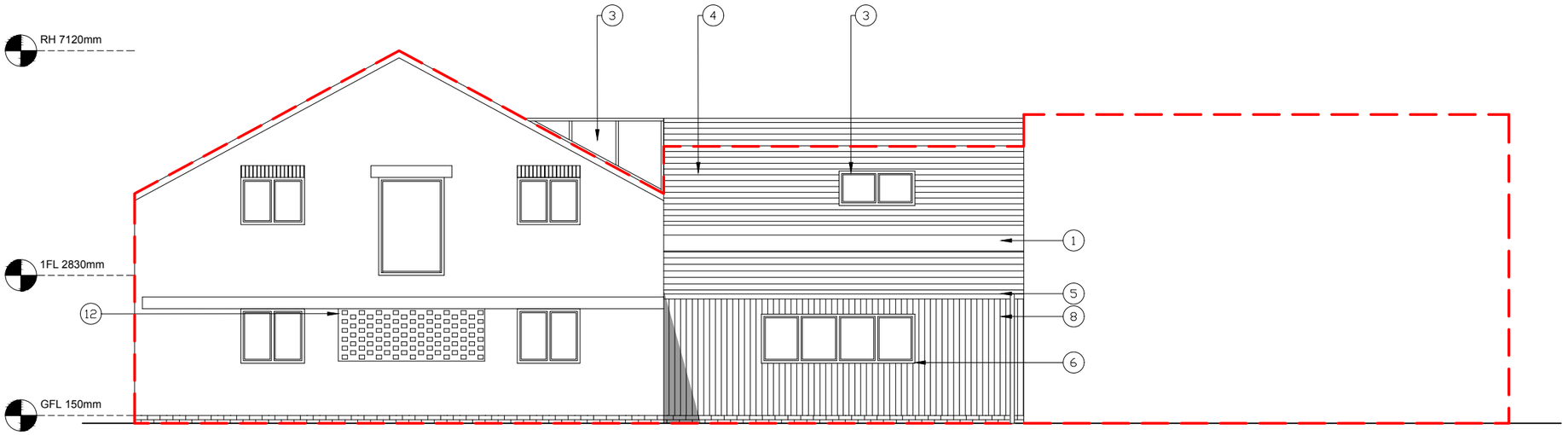
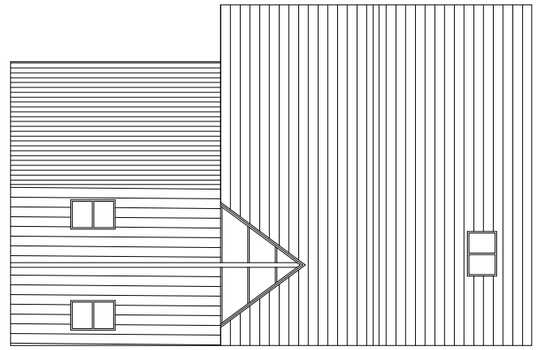
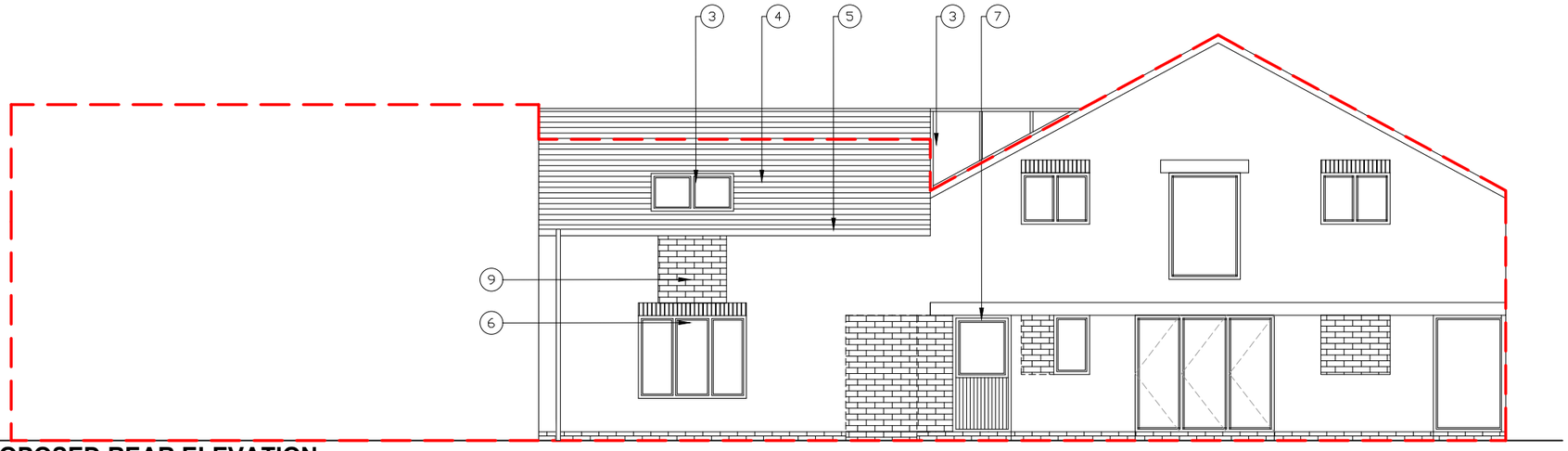


PROPOSED FRONT ELEVATION



PROPOSED ROOF PLAN SCALE 1:200

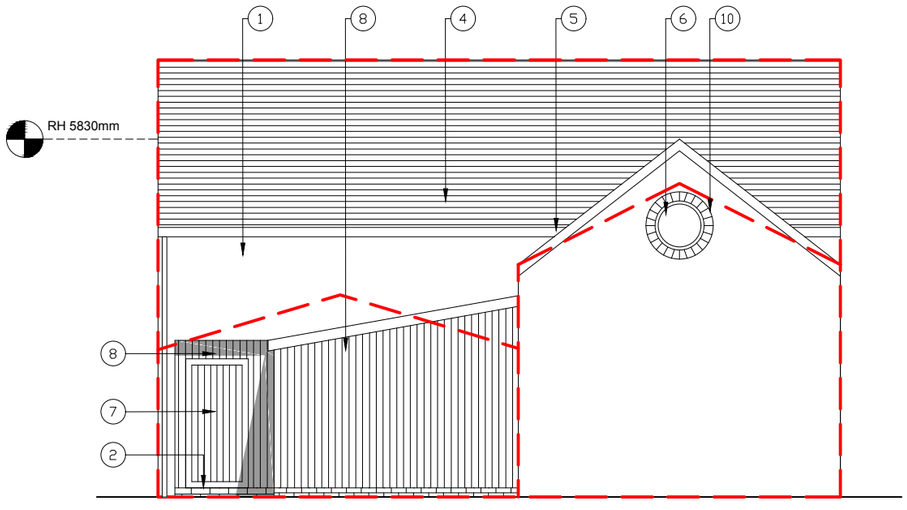


PROPOSED REAR ELEVATION

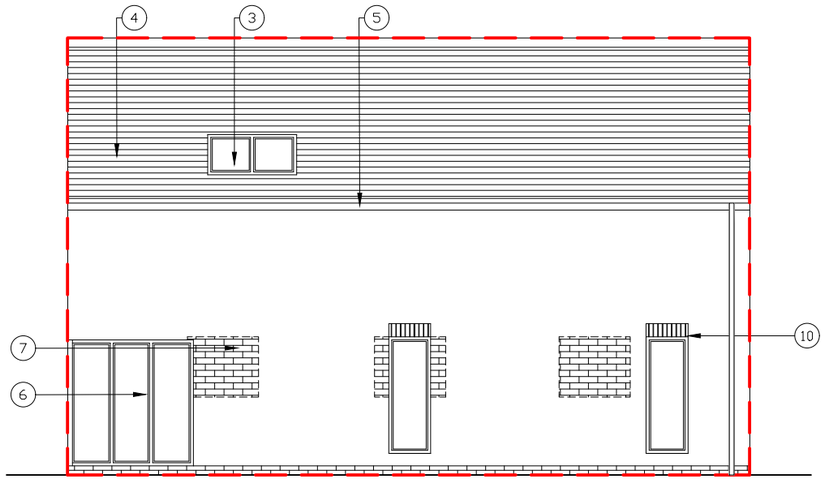
Key

1. Red facing brick to match existing
2. Red facing brickwork plinth course below dpc
3. Conservation roof lights
4. Natural slate roof to match existing
5. Black halfround UPVC gutters
6. Anthracite grey aluminum powder coated windows/doors
7. Timber hardwood entrance door
8. Siberian larch silver/grey vertical cladding
9. Reclaimed brickwork to brick up opening
10. Reclaimed brick headers to match existing
11. Replacement sandstone lintel
12. Decorative brick paneling
13. Fascia & Verge board UPVC colour black

Existing Building Outline



PROPOSED RIGHT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

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4. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER & CONTRACT ADMINISTRATOR.
5. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.
6. DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HASAW ACT 1974 & THE CONSTRUCTION DESIGN & MANAGEMENT [CDM] REGULATIONS 2007. THE CONTRACTOR SHALL NOT DISTURB ANY ASBESTOS PRODUCTS DURING THE WORKS, ANY DISCOVERY OF ASBESTOS OR SUSPECTED ASBESTOS PRODUCTS, WHICH ARE LIKELY TO BE DISTURBED DURING THE WORKS, SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR. WHERE SPECIFIED WORKING WITH ASBESTOS SHALL BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2006.
7. THE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 & 12 [2] (b) OF BUILDING REGULATIONS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK.
8. TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR STRUCTURAL ENGINEERING, DRAINAGE AND SERVICES DESIGN

Revision	Drawn by:	Date:	Details:

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HBA DESIGN

Client:	Urban Developments
Project Title:	8 No. Dwelling House Development
Site Location:	Gamford House, Gamford Lane, Rossett, Wrexham LL12 0EW
Drawing Title:	Plot 8 - Proposed Elevations & Sections

Scale:	Drawn:	Date:	Project No.	Drawing No.	Revision:
1:100 @ A3	DCA	06.03.19	PP18-1275	PL-115	