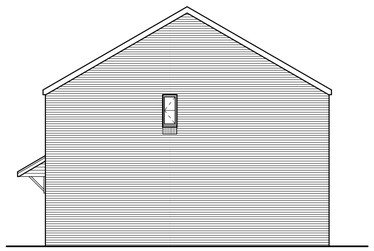
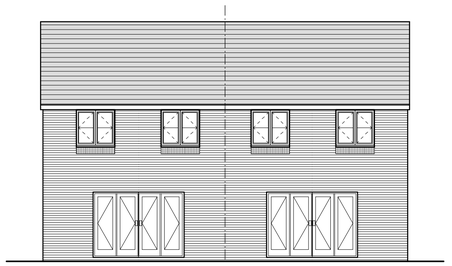


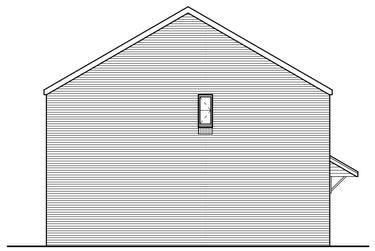
Front Elevation 1:100



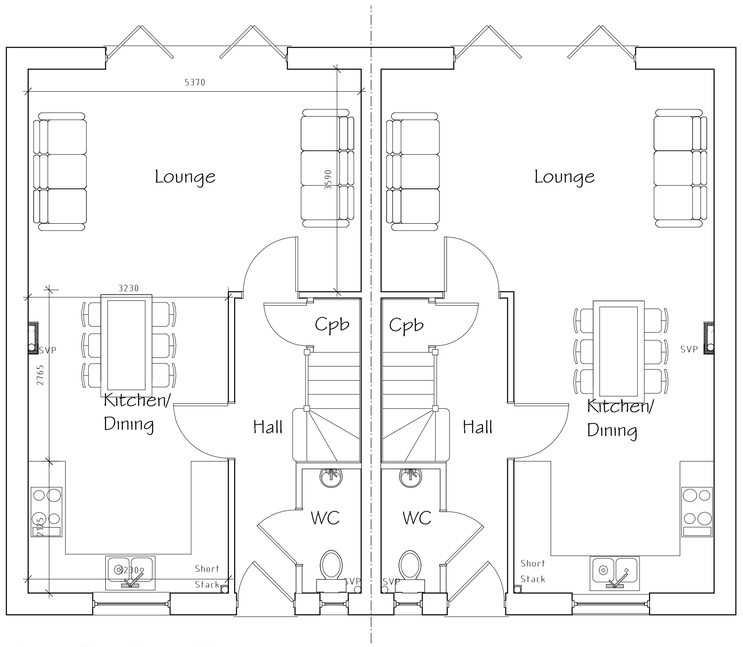
Side Elevation 1:100



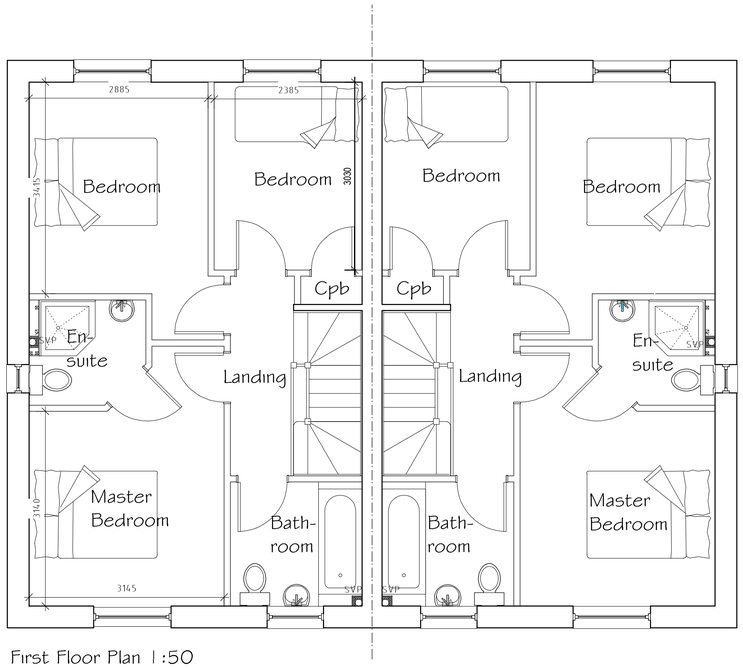
Rear Elevation 1:100



Side Elevation 1:100




Ground Floor Plan 1:50




First Floor Plan 1:50

External Facing Materials
External walls are to comprise Forterra Hampton Rural Blend facing brick to Local Authority approval. Brickwork to be pointed to give a weather struck finish.

Roofing Materials
Roof coverings are to be Slate grey Marley modern interlocking concrete roofing tile to Local Authority approval.

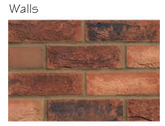
All windows are to comprise sealed double glazed units set in Anthracite uPVC frames. En-suite and bathroom windows are to be fitted with obscured glass.

All fascias and soffits are to comprise good quality uPVC.

Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

MATERIALS

Walls



Forterra Hampton Rural Blend

Roof



Marley Modern Roofing Tiles

Windows



Anthracite Grey uPVC

| Rev | Date | Detail | Initial |
|---|---|---|---|
| A | 12/25 | Design Amends | D.J.E. |

Project:
Proposed Residential Development at Moreton Inn, Ruabon Road. Johnstown, Wrexham LL14 6PD

| Title: | Scale: (A1) |
|---|---|
| Planning: Plot 3-4 | 1:50 & 1:100 |

| Drawn By: | Date: |
|---|---|
| D.J.Edwards | Nov 2025 |
| Drawing No: C167/003 | Sheet: 1 of 1 |

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