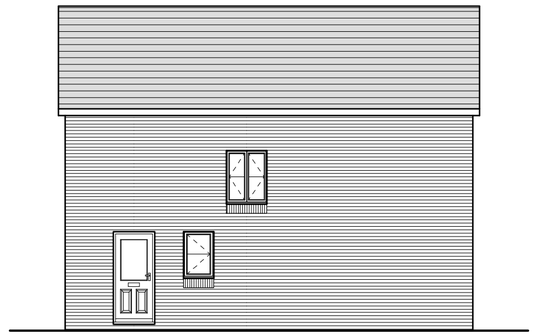


Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise 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 interlocking concrete roofing tile to Local Authority approval.

All windows are to comprise sealed double glazed units set in white 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.

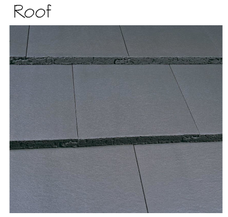
MATERIALS

Walls



Forterra Hampton Rural Blend

Roof

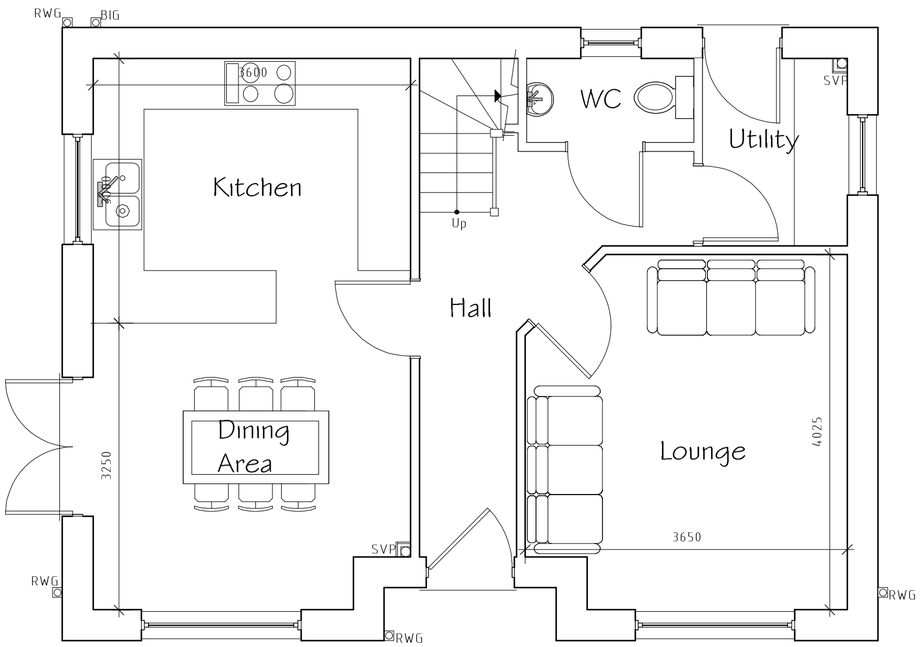


Marley Modern Roofing Tiles

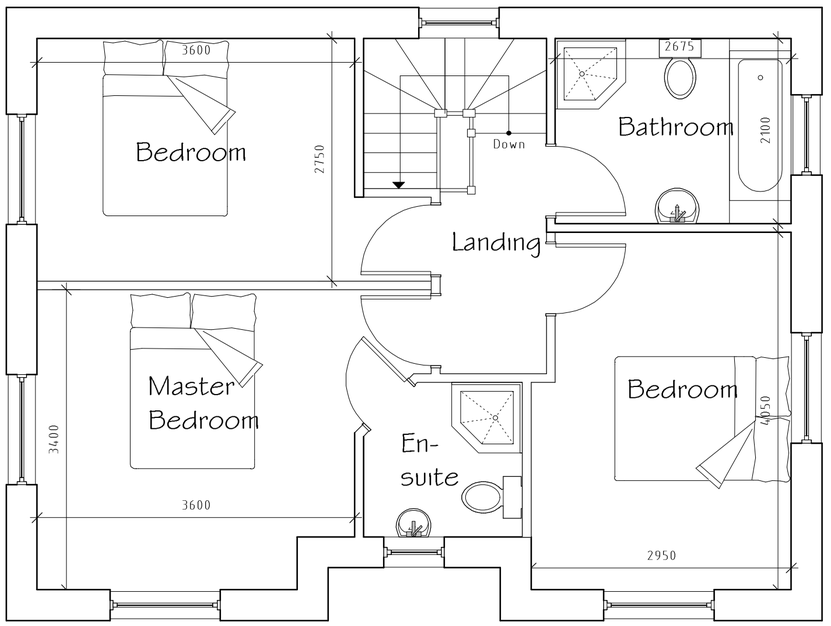
Windows



Anthracite Grey uPVC



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial
A	12/25	Design amends	SIH

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

Title:	Scale: (A2)
Planning Plot 1	1:50 & 1:100

Drawn By:	Date:
D.J.Edwards	Nov 2025
Drawing No:	Sheet:
C167/001	1 of 1

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