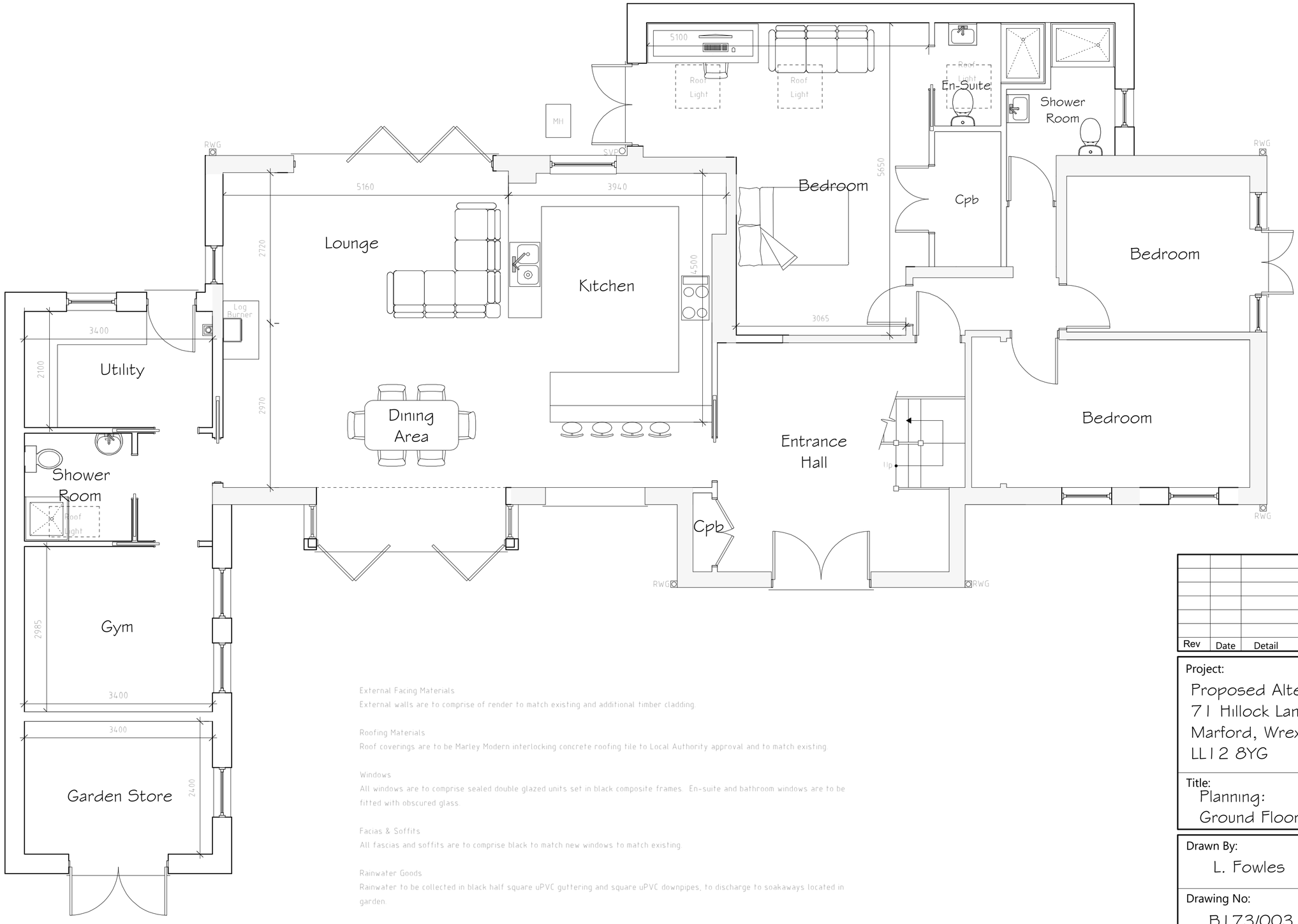


Ground Floor Plan 1:50

External Facing Materials
External walls are to comprise of render to match existing and additional timber cladding.

Roofing Materials
Roof coverings are to be Marley Modern interlocking concrete roofing tile to Local Authority approval and to match existing.

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

Facias & Soffits
All fascias and soffits are to comprise black to match new windows to match existing.

Rainwater Goods
Rainwater to be collected in black half square uPVC guttering and square uPVC downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The dwelling occupies a developed plot of land within the settlement boundary limit of the village. Established gardens are to be improved and maintained following the refurbishment and extensions proposed at the property. As documented, it is proposed the development includes the erection of a bird box to provide a net bio-diversity gain for the site.

Services Key

MH Existing Man Hole Position

Existing Rain Water Gully (RWG) Position

Existing Back Inlet (BIG) Gully Position

Existing Soil Vent Pipe (SVP) Position

Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
71 Hillock Lane,
Marford, Wrexham,
LL12 8YG

Title: Planning: Ground Floor

Scale: (A2) 1:50

Drawn By: L. Fowles

Date: May 2024

Drawing No: B173/003

Sheet: 1 of 3

blueprint
architectural services

partner LABC

Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com

© copyright all rights reserved