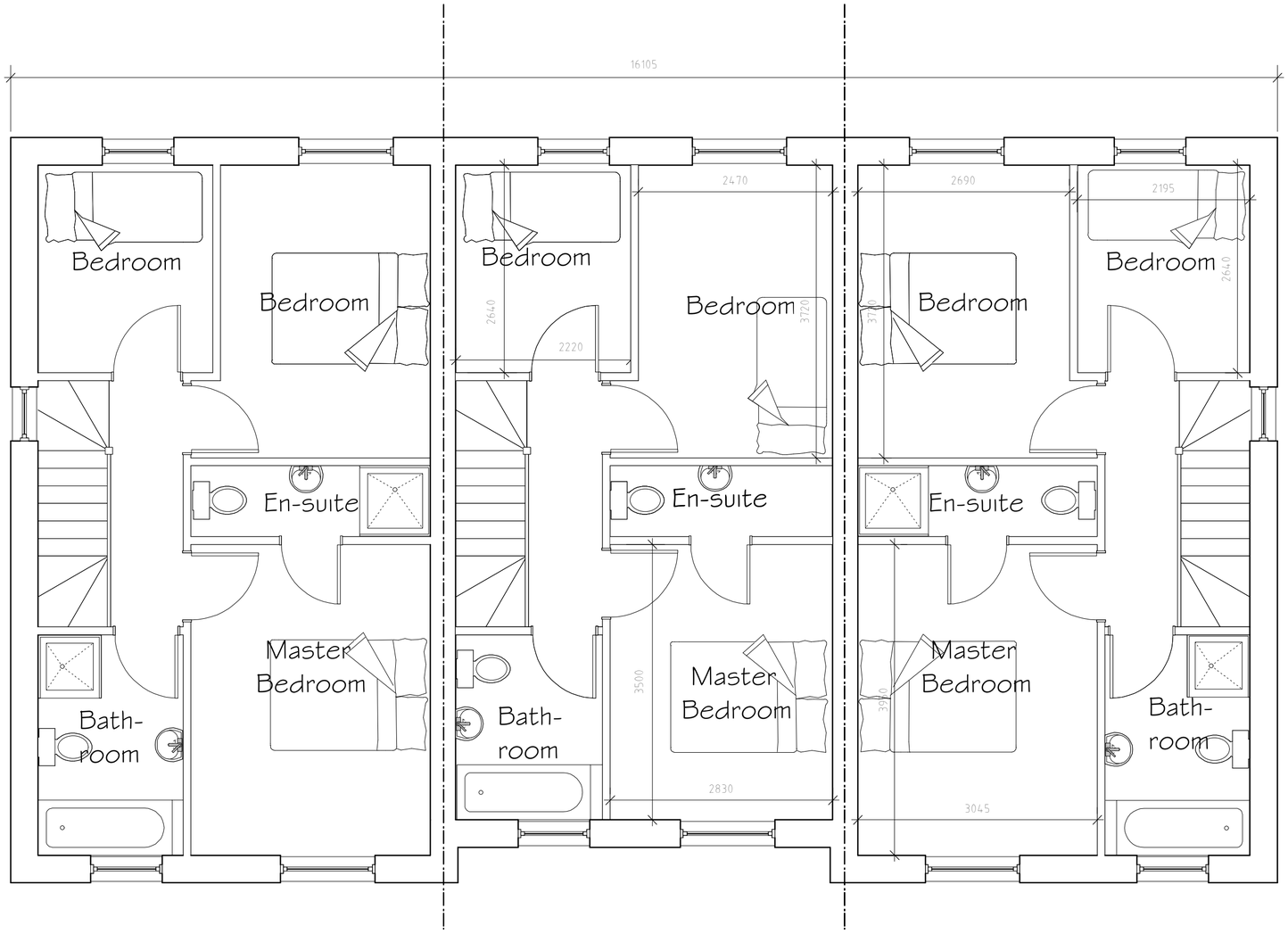


First Floor Plan 1:50

External Facing Materials
External walls are to comprise brickwork finish to local authority approval.

Roofing Materials
Roof coverings are to be concrete Marley Modern roof tiles to Local Authority approval.

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

Facias & Soffits
All fascias and soffits are to comprise white uPVC to match existing.

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

Green Infrastructure Statement
The proposed site occupies an undeveloped plot of land within the settlement boundary limit. Established gardens are to be improved and maintained following the proposed development. As documented it is proposed the development includes the erection of bird boxes to provide a net bio-diversity gain for the site.

Rev	Date	Detail	Initial

Project: Proposed Development at Sydallt Ln, Cefn-y-bedd, Wrexham, LL12 9SL

Title: Planning: Plots 4 - 6

Scale: (A2) 1:50¢ 1:100

Drawn By: L. Fowles

Date: Oct 2024

Drawing No: E095/006

Sheet: 2 of 2

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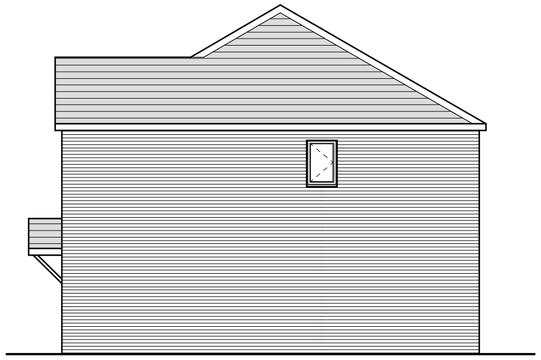
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Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
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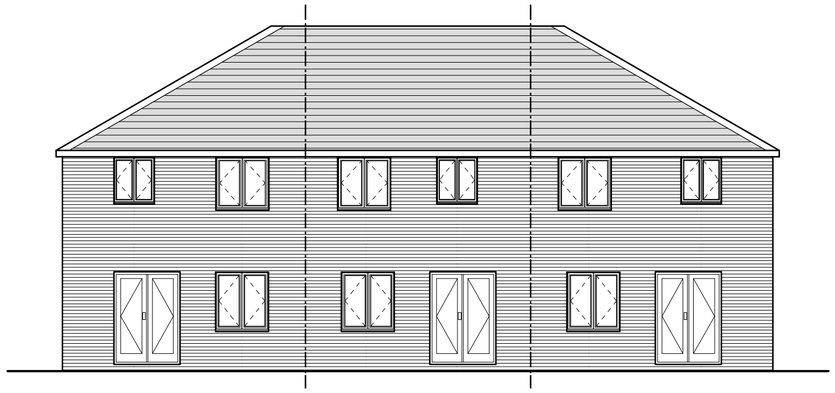
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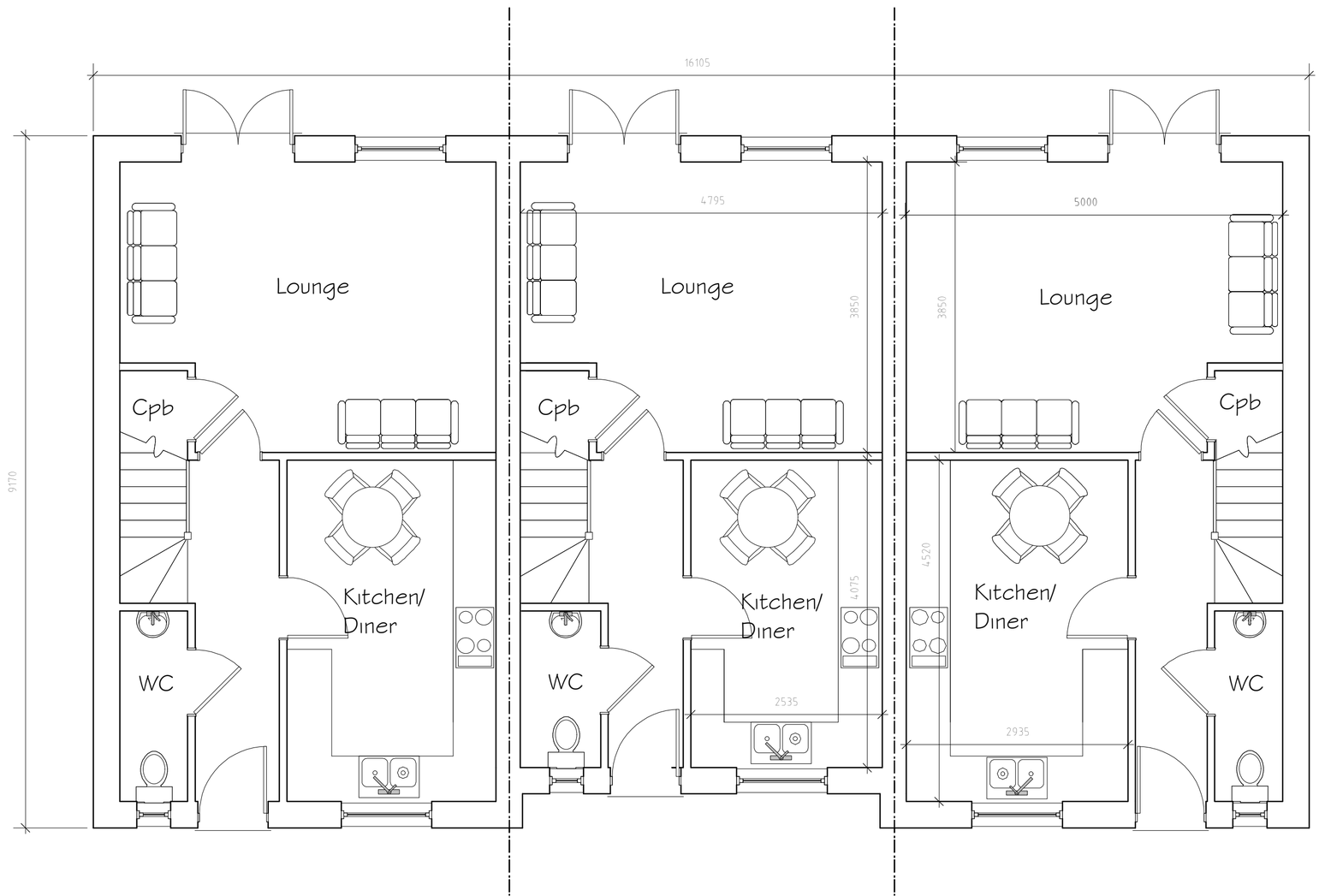
Front Elevation 1:100



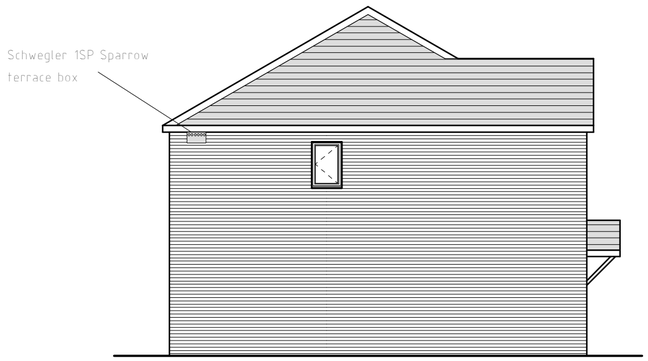
Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:50



Side Elevation 1:100



Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development

Rev	Date	Detail	Initial

Project: Proposed Development at Sydallt Ln, Cefn-y-bedd, Wrexham, LL12 9SL

Title:	Scale: (A2)
Planning: Plots 4 - 6	1:50¢ 1:100

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L. Fowles	Oct 2024
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E095/006	1 of 2

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Redwither Business Tower,
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