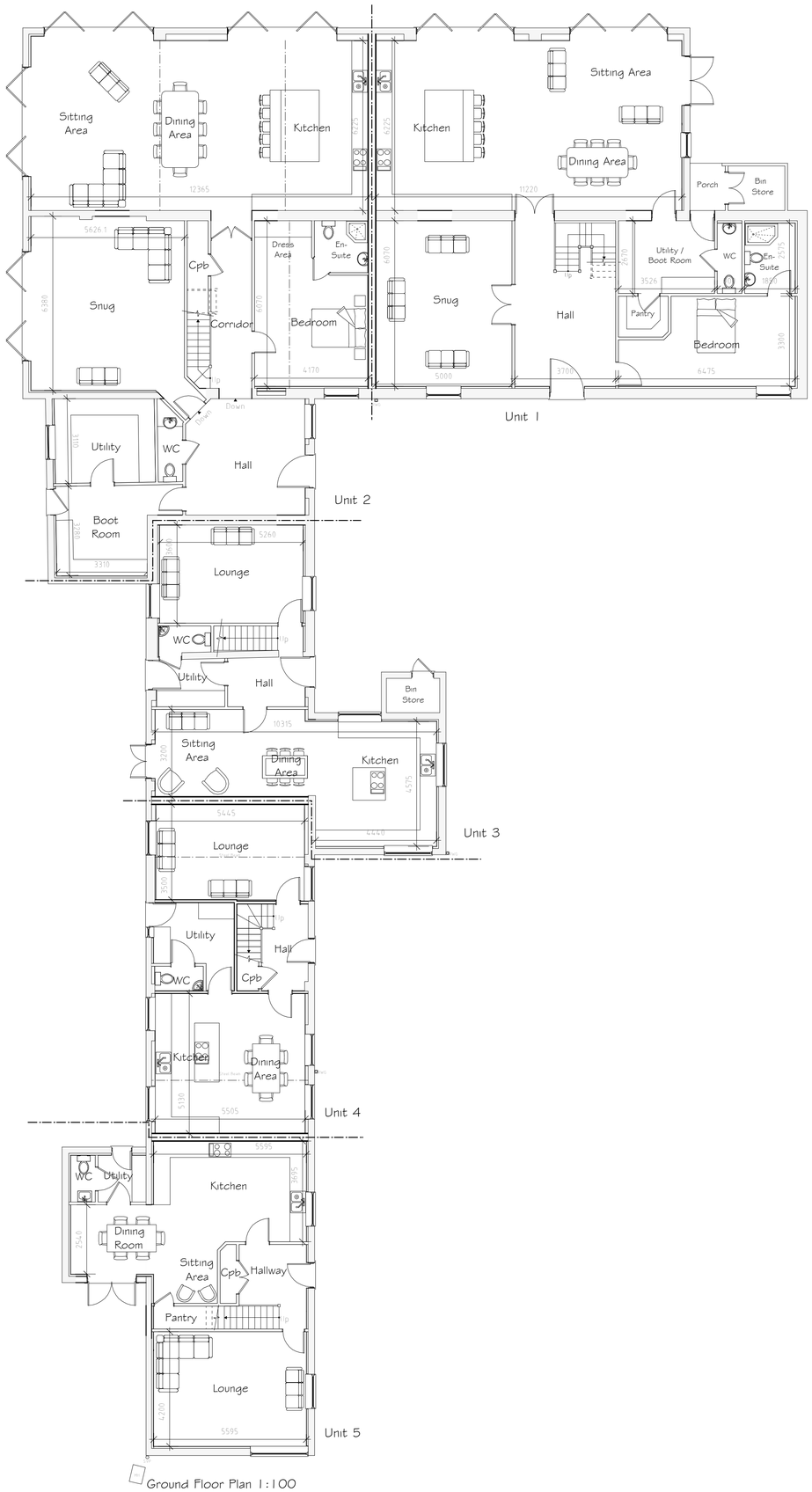
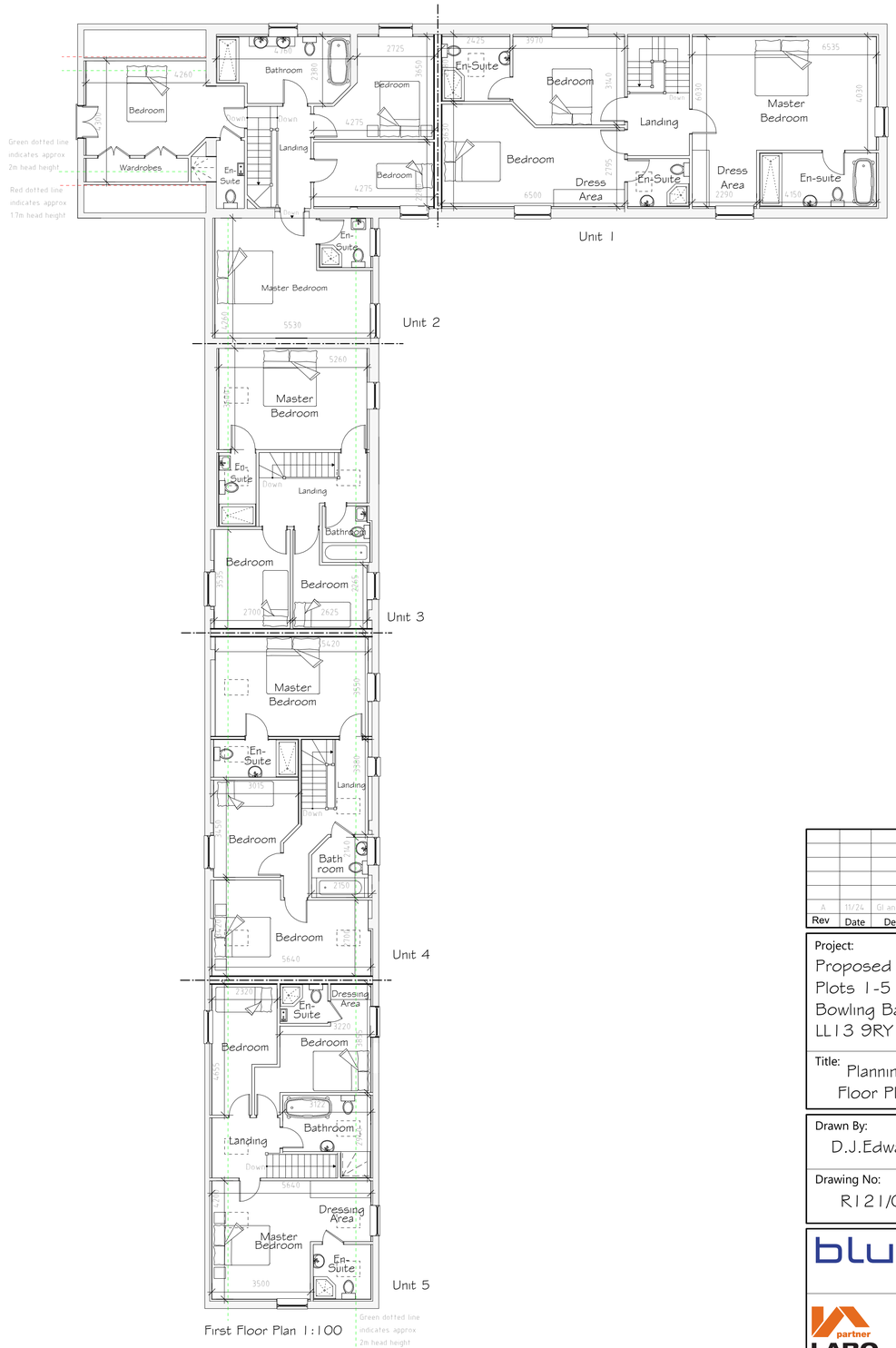




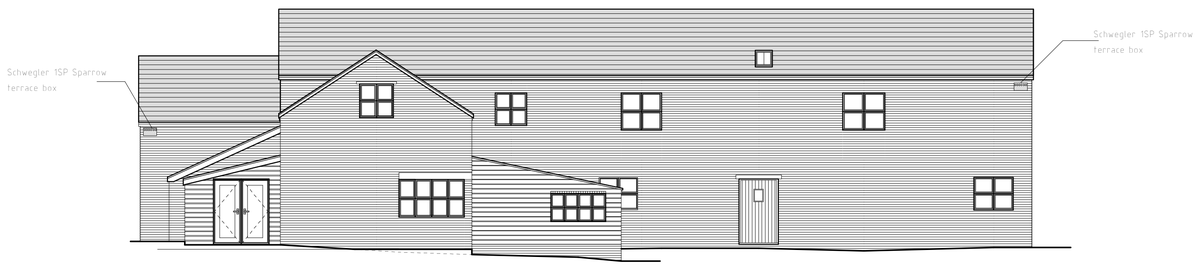
Rev	Date	Detail	Initial
A	11/24	GI and NRB added to Plan	D.J.E

Project:
Proposed Alterations to, Plots 1-5 Lower Farm, Bowling Bank, Wrexham LL13 9RY

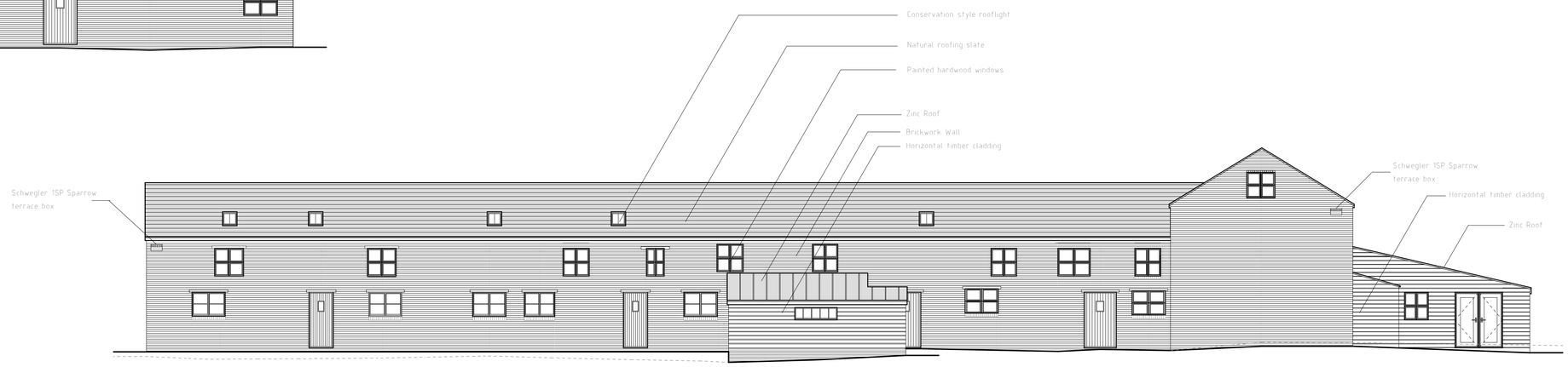
Title:	Scale: (A1)
Planning: Floor Plans	1:100
Drawn By: D.J.Edwards	Date: March 2023
Drawing No: R121/006	Sheet: 1 of 2

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Front Elevation 1:100



Side Elevation 1:100

EXTERNAL FACING MATERIALS
External walls are to comprise facing brick to match existing where brickwork needs to be repaired or rebuilt or horizontal timber boards as illustrated.

ROOFING MATERIALS
Roof covenngs are to be reclaimed slate to match existing. lean-to structures finised with zinc sheet roofing as illustrated, roof system installed by specialist contractor.

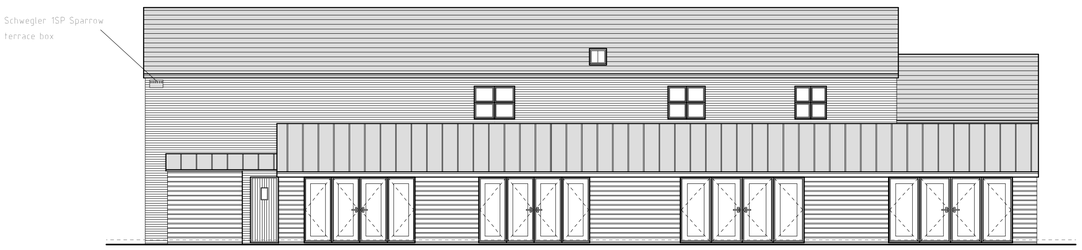
WINDOWS
All windows are to comprise sealed double glazed units set in painted hardwood frames to front elevations with powder coated aluminium to rear larger glazed panels. Bathroom and en-suite windows to be fitted with obscured glass.

RAINWATER GOODS
Rainwater to be collected in powder coated half round aluminium guttenng and downpipes, to discharge to system as specified by civil engineer.

GREEN INFRASTRUCTURE STATEMENT
The proposed development will create an enhanced green/shrubbery space from the existing with large hard standing areas which simply served a working farm. Diversification of the farm has occurred with this development having permission for conversion back in 2020. The intention has always been to landscape the area to suit a high quality residential development, the type of plants/trees to be included in the scheme which will enhance green infrastructure will be specified in the landscaping plan which is a condition on the approval. The development includes the erection of a bird boxes to provide a net bio-diversity gain for the site.



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



Rear Elevation 1:100



Side Elevation 1:100

Rev	Date	Detail	Initial
A	11/24	GI and NBR added to Plan	D.J.E

Project:
Proposed Alterations to, Plots 1-5 Lower Farm, Bowling Bank, Wrexham LL13 9RY

Title: Planning: Elevations

Scale: (A1) 1:100

Drawn By: D.J.Edwards

Date: March 2023

Drawing No: R121/006

Sheet: 2 of 2

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