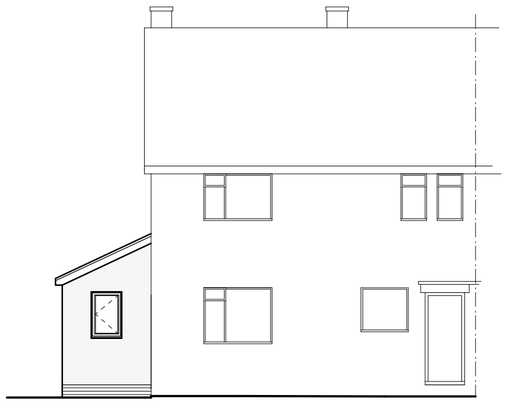
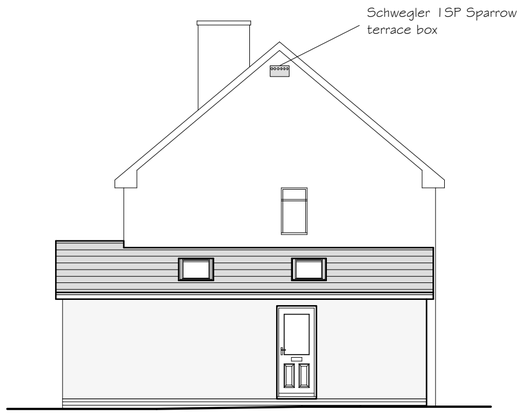
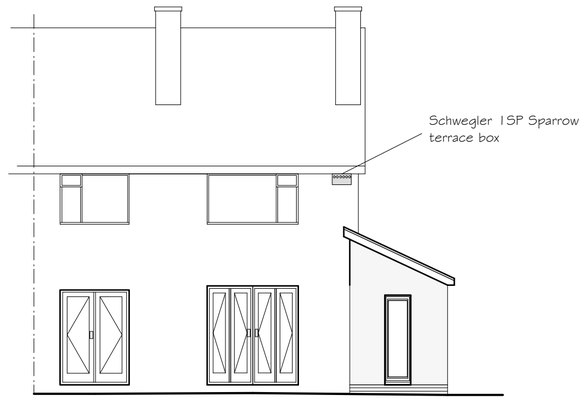


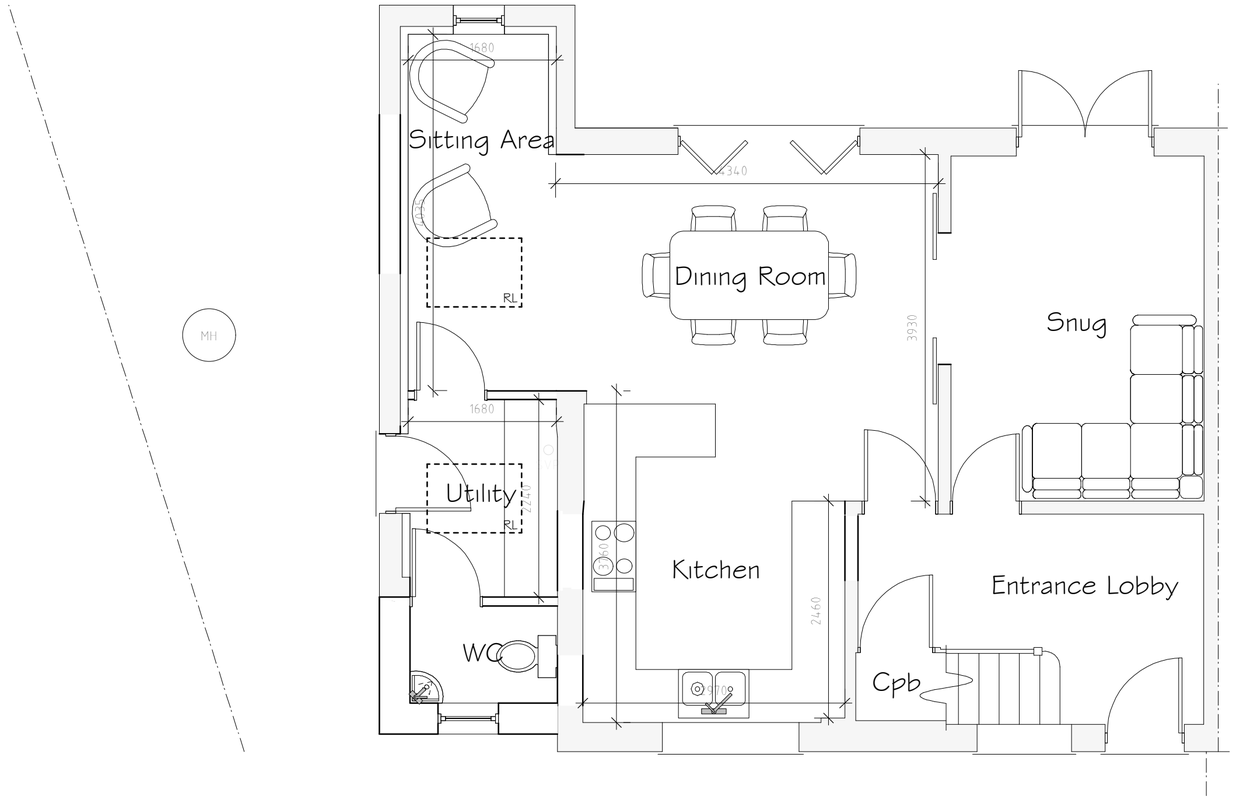
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:50

EXTERNAL WALLS
External walls are to comprise rendered finish to local authority approval.

ROOFING MATERIALS
Roof coverings are to be Ashmore Interlocking Double Plain Roof Tiles.

WINDOWS
All windows are to comprise sealed double glazed units set in anthracite grey uPVC frames. Bathroom and WC windows are to be fitted with obscured glass.

FACIAS & SOFFITS
All fascias and soffits are to comprise white uPVC to match existing.

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

GREEN INFRASTRUCTURE STATEMENT
The proposed site is located within the settlement boundary limit. It is proposed the development will provide a Net-bio diversity gain by implementing Schwegler 1SP Sparrow terrace boxes as indicated. The existing garden areas are to be improved as part of the development.



Schwegler 1SP Sparrow terrace box to be fitted prior to first beneficial use of the development.

Rev	Date	Detail	Initial
A	01/25	Material Amendments	L.F

Project: Proposed Alterations at 4 Bedwell Crescent, Cross Lanes, Wrexham, LL13 0TT

Title: Planning

Scale: (A2) 1:50 & 1:100

Drawn By: L. Fowles

Date: January 2025

Drawing No: M138/003

Sheet: 1 of 1

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