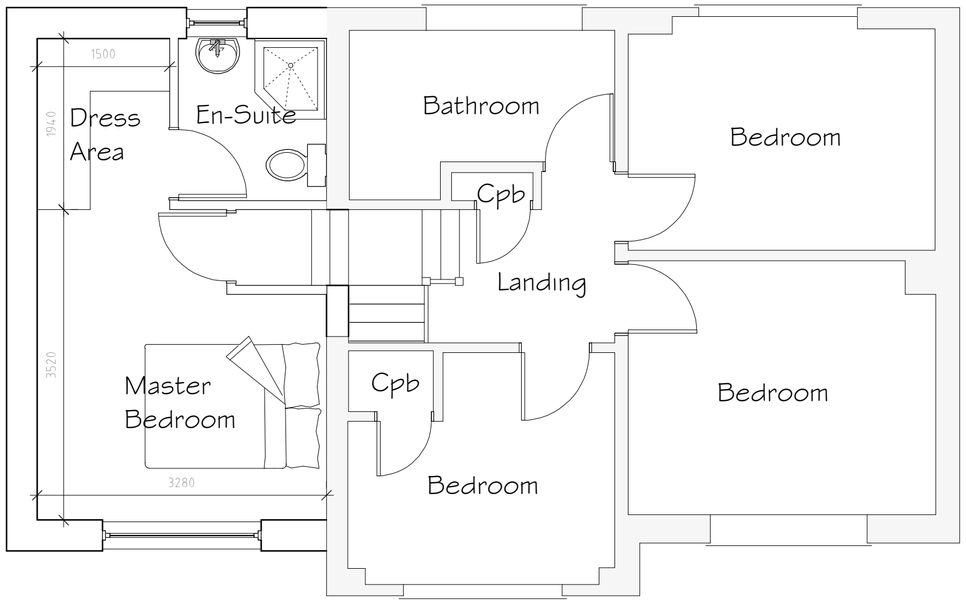
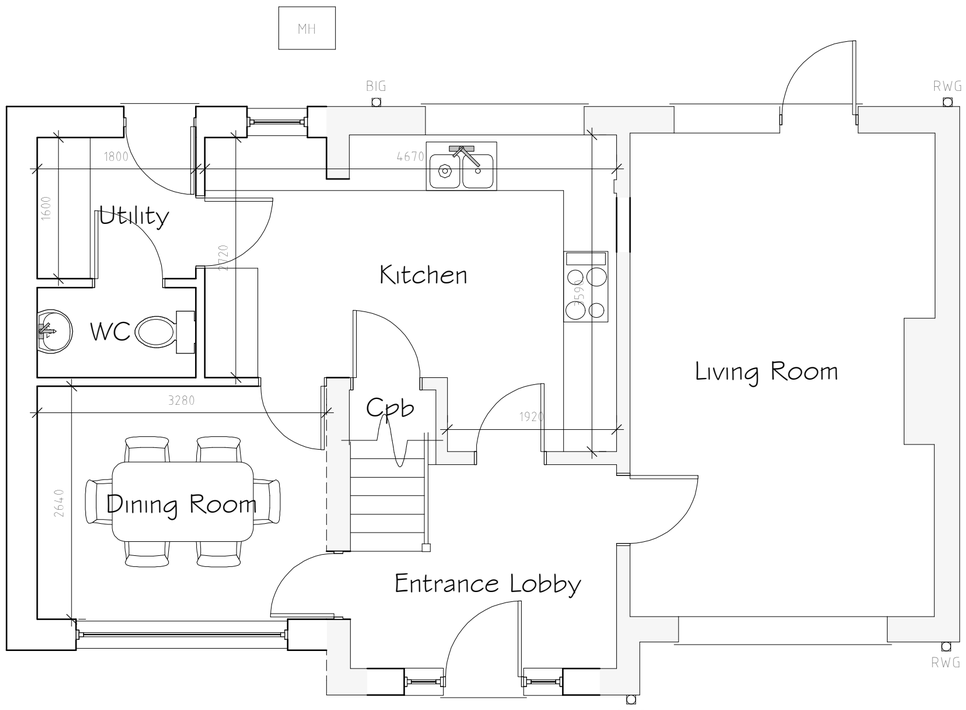


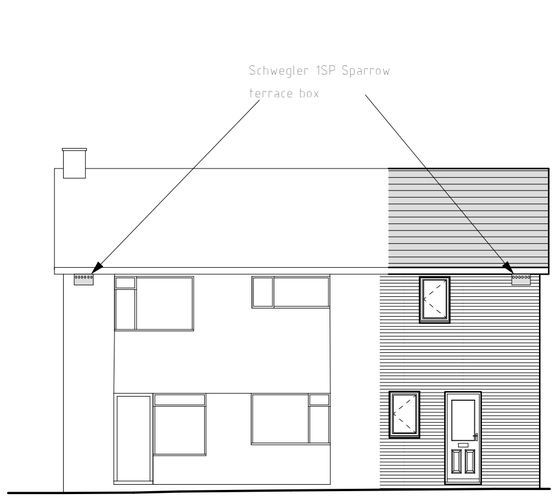
First Floor Plan 1:50



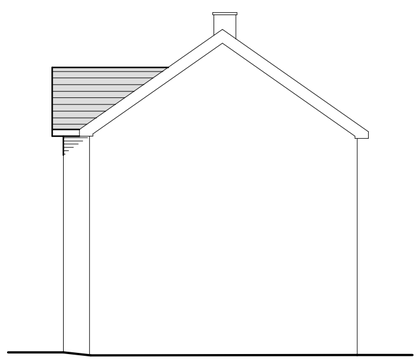
Ground Floor Plan 1:50



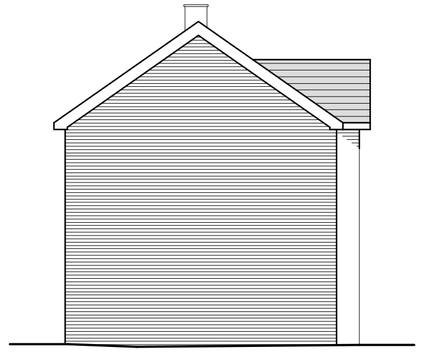
Front Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise rendered finish to match existing.

Roofing Materials
Roof coverings are to be concrete Anglia Interlocking 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 half square uPVC guttering and square uPVC downpipes, to discharge to soakaways located in garden.

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



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

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

Project:
Proposed Alterations at
3 Plas Acton Close,
Wrexham,
LL12 8ED

Title: Planning

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

Drawn By: L. Fowles

Date: Dec 2024

Drawing No: F055/003

Sheet: 1 of 1

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partner LABC

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

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