Lower Farm, Bowling Bank, Wrexham. LL13 9RY

blueprint
architectural services

Floor Plan and Elevation changes to previous approved plans under P/2019/0647.

Unit 1 Ground Floor:
Repositioning Kitchen to rear open plan area.
Retention of internal wall and formation of snug.
Addition of ground floor bedroom with en-suite.

Unit 1 First Floor:
Altered position of Master Bedroom En-suite.
Re working stud partitions to provide better portioned bedrooms.

Unit 2 Ground Floor:
Addition of boot room within footprint and altered position of WC.
Kitchen altered to rear open planned aspect.
Creation of snug in previous location of Kitchen.

Unit 2 First Floor:
Additional bedroom provided to front of unit.
Re-working of partition walls to provide improved layouts for bedrooms and en-suites.

Unit 3 Ground Floor:
Altered Position of Party wall between unit 3 & 4.
Layout altered to provide open plan Kitchen/dining/sitting area.
Separate lounge within previous GF bedroom and WC.

Unit 3 First Floor:
Party wall position alterations between units 3 & 4.
Inclusion of 3 bedrooms at first floor level with altered layout to first floor.

Unit 4 Ground Floor:
Altered position of party wall between unit 3 & 5.
Creation of utility room.
Open Plan Kitchen Dining Room.
Superior Lounge with altered internal layout.

Unit 4 First Floor:
Party wall position altered between unit 3 & 5.
Inclusion of 3 bedrooms at first floor level with altered layout to first floor.

Unit 5 Ground Floor:
Altered position of party wall between 4 & 5.
Open plan Kitchen/dining/sitting area replacing second bedroom.

Better proportioned Lounge with altered internal layout.

Unit 5 First Floor:
Altered position of party wall between unit 4 & 5.
Inclusion of 3 bedrooms at first floor level with altered layout to first floor.

North Elevation:
Removal of 3 new windows proposed on previous scheme at first floor level.
Inclusion of 1 no: conservation style rooflight within main gable roof.
Reduction of large ground floor opening to 4 from 5 with 4 pane bi-folding doors.

South Elevation:
Removal of rooflight to gable projection.
Installation of french doors to mono pitch projection. (removing glazing).
Window replacing french doors within gable end.
French Doors at first floor replaced with window openings.
Altered position of entrance door.

East Elevation:
Altered position of roof lights within main roof of barn.
Repositioning of entrance door. (reducing new openings required) Unit 5.
Altered previous entrance door to window.
Re-positioning entrance door to Unit 4.
Altered position of First floor windows.
Simplified roof design above front mono pitch projection.
Re-positioned window to unit 3.
Inclusion of window and french doors to mono pitch ground floor structure.

West Elevation:
4 pane bi-folding doors within mono pitch ground floor structure.
French doors withing gable wall to serve first floor bedroom.
5 pane window within gable to be reduced to 4 panes.
Repositioning and addition 2 rooflights to main roof of barn.
Removal of glazed panel to entrance doorway.
Installation of french doors within wall.
Removal of 3 pane opening and formation of smaller window opening.
Formation of new entrance point.
Replacement of entrance point with window.
Retention of window and omission of previously approved french doors.
Additional first floor window.

Please note all elevation changes described when reading plans left to right to assist in reading notes in conjunction with previously approved and new plans.