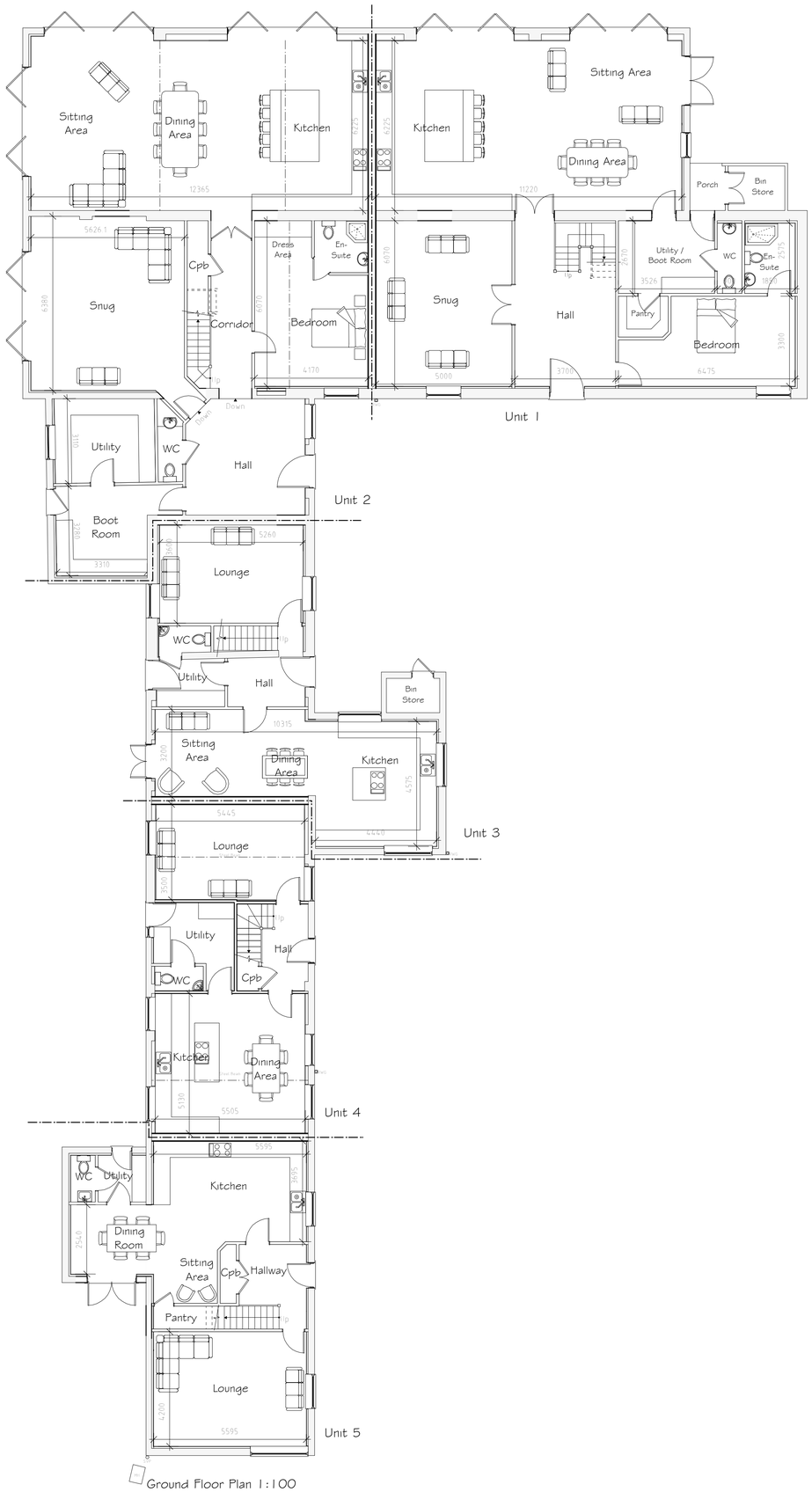
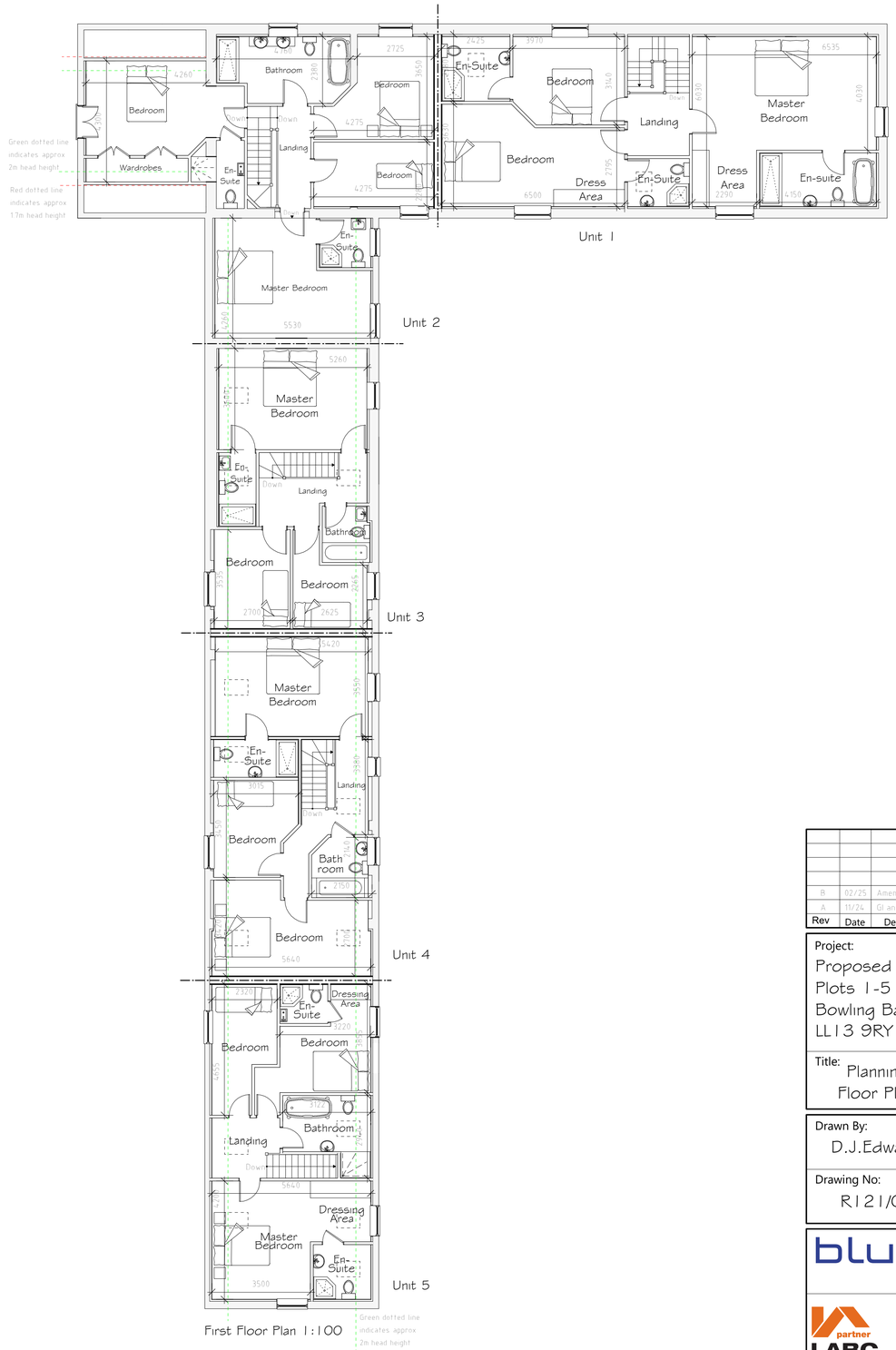




Rev	Date	Detail	Initial
B	02/25	Amended GI Statement	D.J.E
A	11/24	GI and NRB added to Plan	D.J.E

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

Title: Planning: Floor Plans

Scale: (A1) 1:100

Drawn By: D.J.Edwards

Date: March 2023

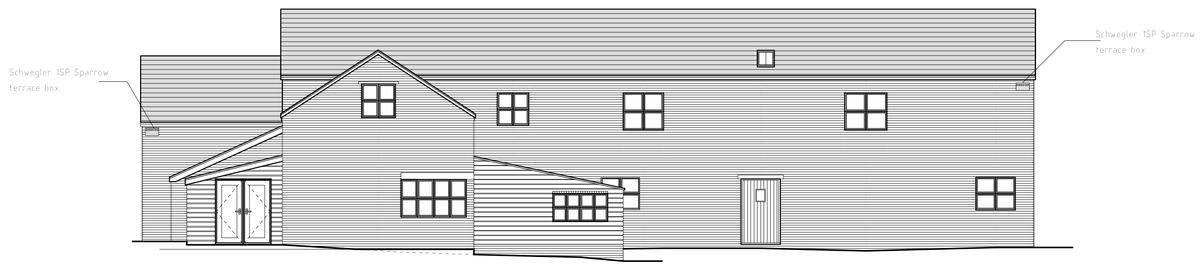
Drawing No: R121/006

Sheet: 1 of 2

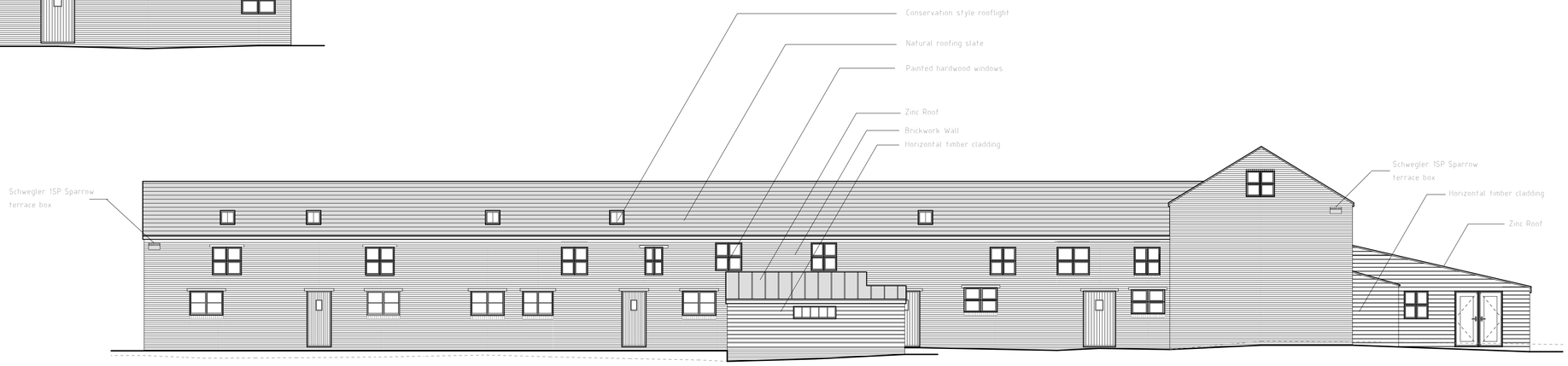
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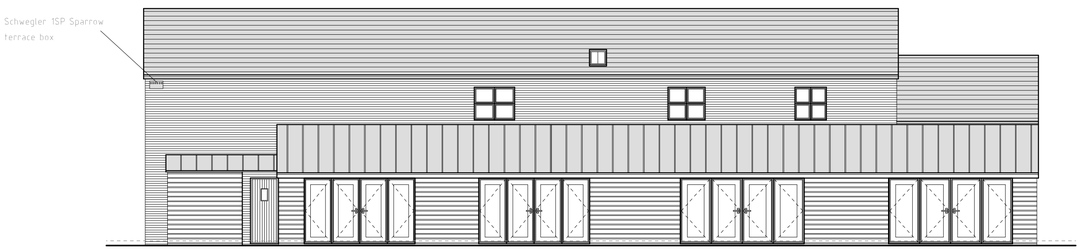
Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development.



South Elevation 1:100



East Elevation 1:100



North Elevation 1:100



West 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 coverings 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 guttering 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. As noted on the supplied site and location plan the planing of trees will enhance the site providing a net bio diversity gain and add to the green infrastructure of the site. In addition to the information supplied within the site plan a landscaping scheme will be completed and submitted to the LA to further enhance the spaces and satisfy the relevent planning condition, A scheme for SUDS has also been produced and provided which concides with information supplied within the Site and location plan. The development includes the erection of a bird boxes to provide a net bio-diversity gain for the site.

Rev	Date	Detail	Initial
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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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