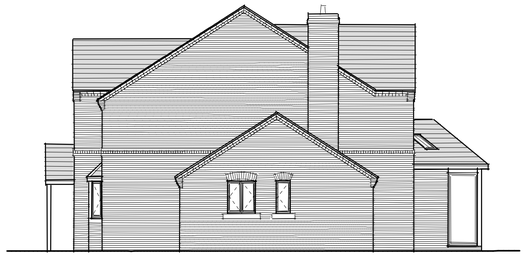


Front Elevation 1:100



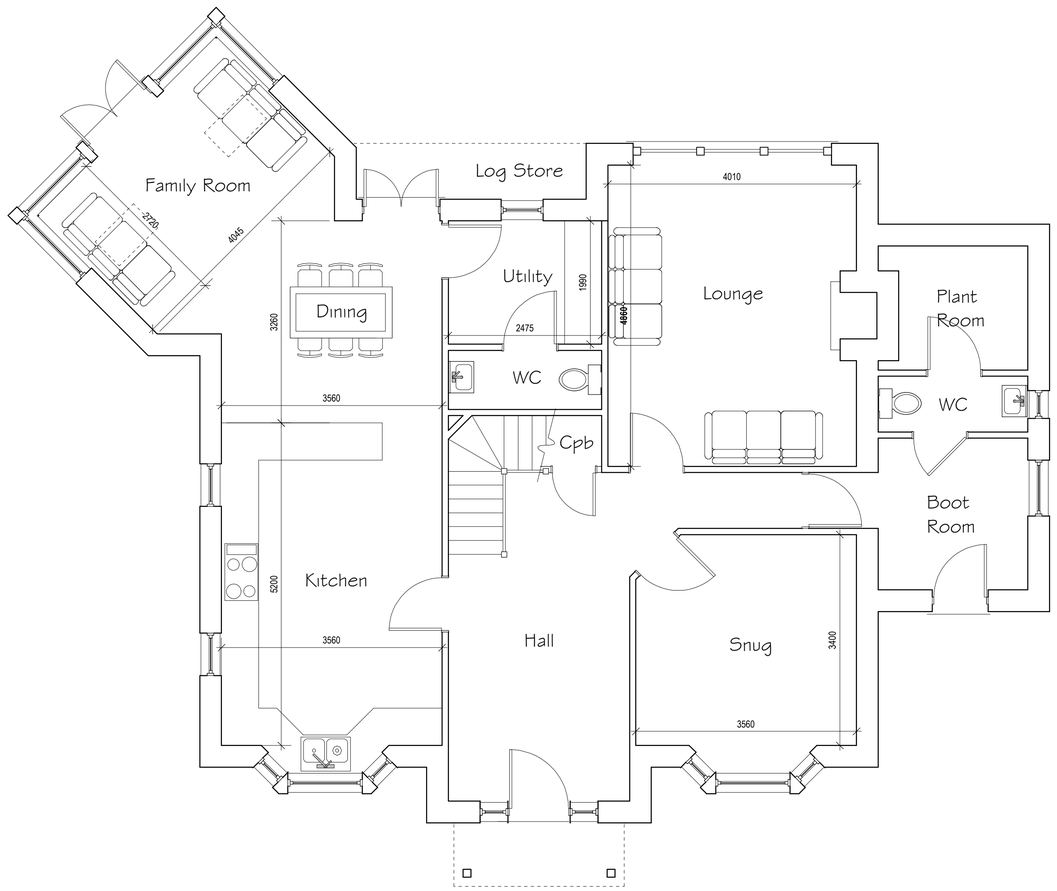
Side Elevation 1:100



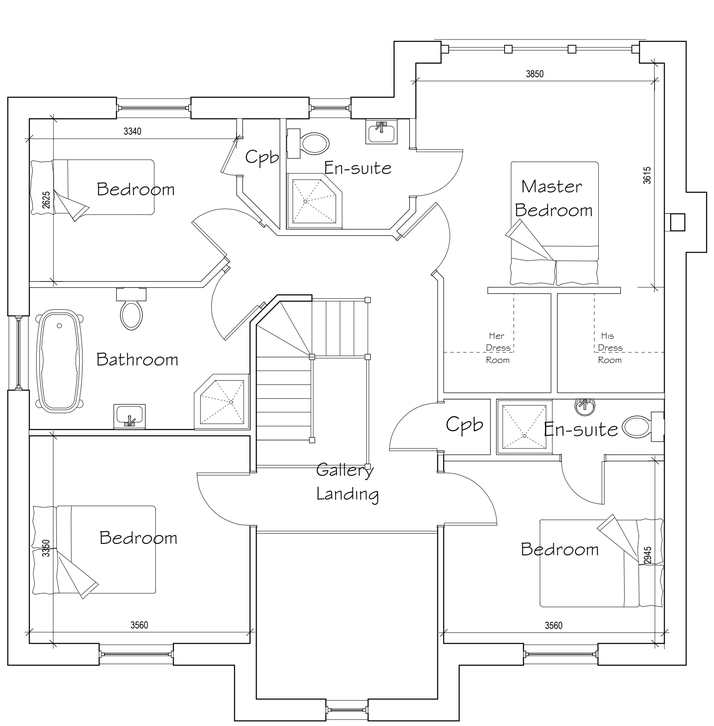
Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

WALL MATERIALS
External walls are to comprise of facing brickwork to compliment barns on site. Brick to be of rustic appearance to local authority approval.

ROOFING MATERIALS
Roof coverings are to be re-claimed natural slate to local authority approval.

WINDOWS
All windows are to comprise sealed double glazed units set in softwood frames. En-suite and bathroom windows are to be fitted with obscured glass.

FACIAS AND SOFFITS
All fascias and soffits are to comprise softwood painted black.

RAINWATER GOODS
Rainwater to be collected in 100mm diameter half round aluminium guttering and 65mm diameter aluminium downpipes powder coated black and supplied by guttercrest or similar, to discharge to soakaways located in garden.

GREEN INFRASTRUCTURE STATEMENT
The existing dwelling occupies a developed plot of land within an existing farm enterprise. Established gardens are to be improved and maintained following the construction of a replacment dwelling which is proposed. As documented on the site plan it is proposed the development includes the planting of a trees to provide a net bio-diveisity enhancment for the site.

Rev	Date	Detail	Initial

Project:
Replace dwelling at Pickhill Farm, Cross Lanes Wrexham

Title: Planning

Scale: (A1) 1:50 & 1:100

Drawn By: D.J.Edwards

Date: Dec 2024

Drawing No: JL195/002

Sheet: 1 of 1

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