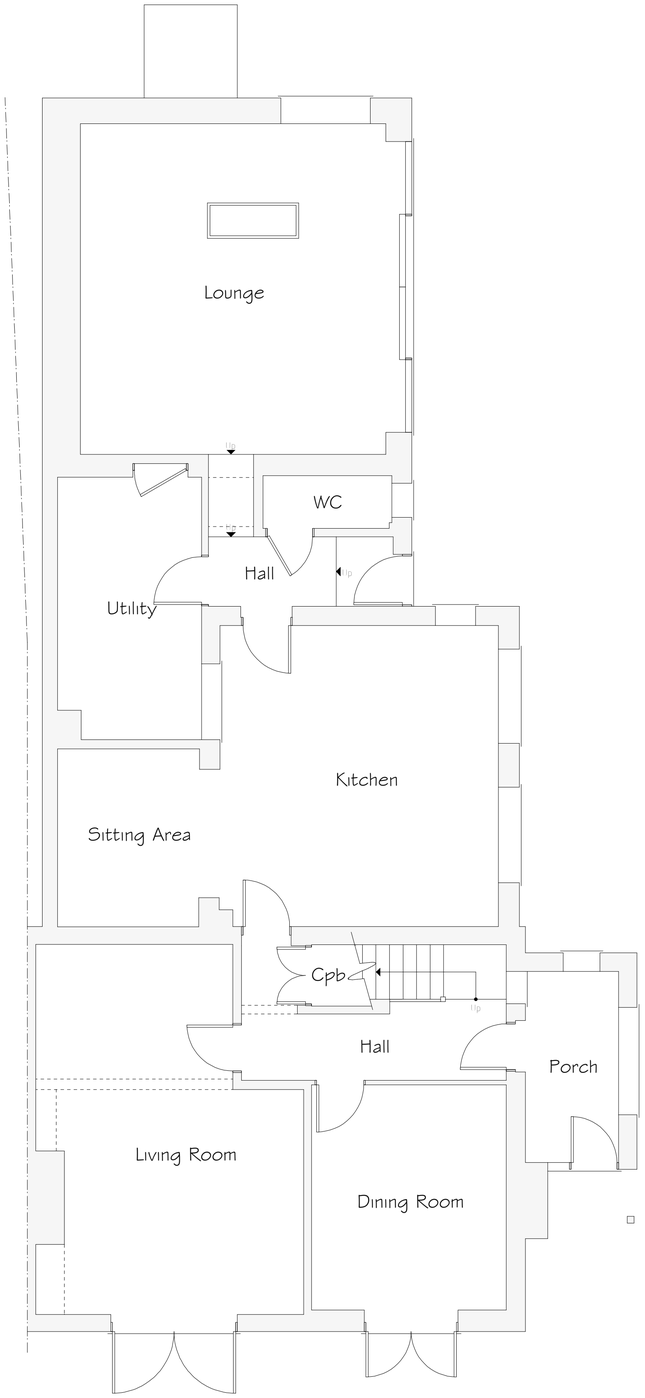
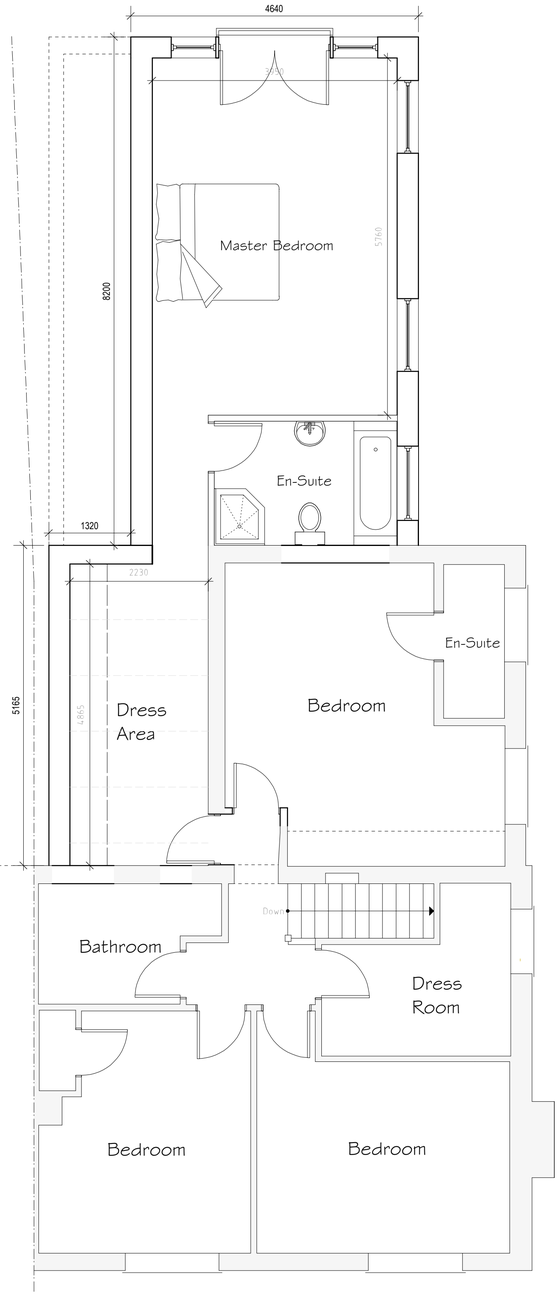


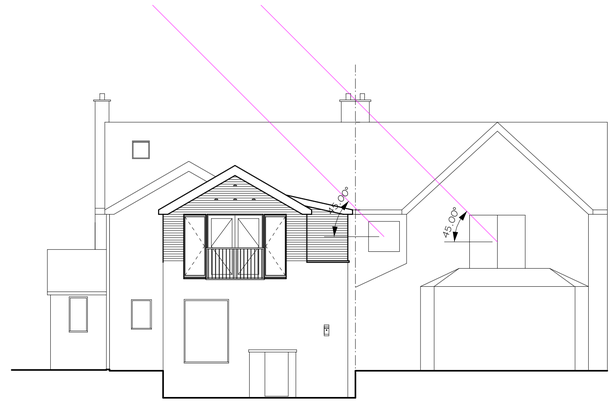

Ground Floor Plan 1:50




First Floor Plan 1:50



Front Elevation 1:100




Rear Elevation 1:100



Side Elevation 1:100

EXTERNAL FACING MATERIALS
External walls are to comprise of brickwork to match existing.

ROOFING MATERIALS
Roof coverings are to be acme single camber clay plain tiles to match existing and to local authority approval.

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

FASCIAS & SOFFITS
All fascias and soffits are to comprise oak effect uPVC to match windows.

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 occupies a developed plot of land. Existing green infrastructure consists of a surrounding garden including grassed areas and various hedgrows, that are to be retained as part of the proposal. Therefore, the proposal will have no impact on the green infrastructure of the site. As documented it is proposed the development includes the erection of bird boxes and bat bricks in positions indicated, to provide a net biodiversity gain for the site.



Example of Birdbox

Bird Box Implemented prior to the first beneficial use of the development.



Example of Bee / Bat Bricks

Bee / Bat bricks are to be implemented to gable end of extension prior to the first beneficial use of the development.

| Rev | Date | Detail | Initial |
|---|---|---|---|
| E | 02/25 | Planning Amends | D.J.E. |
| D | 02/25 | Design Amendment | L.F |
| C | 12/24 | Design Amendment | L.F |
| B | 11/24 | Design Amendment | D.J.E. |
| A | 03/24 | Design Amendment | L.F |

Project: 2 Holt Lodge Cottages, Hugmore Lane, Llan-y-pwll, Holt, LL13 9YD

Title: Planning

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

Drawn By: L. Fowles

Date: Mar 2024

Drawing No: P154/004

Sheet: 1 of 1

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