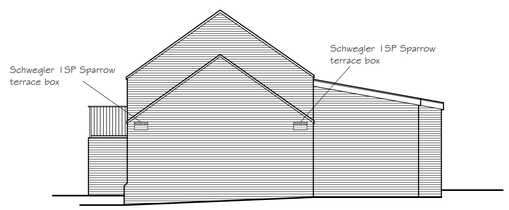


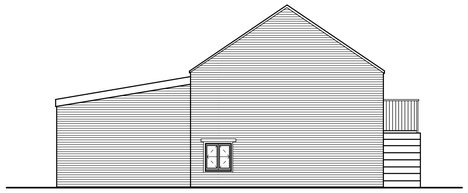
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

External Facing Materials
External walls are to comprise facing brick to match existing.

Roofing Materials
Roof coverings are to be reclaimed slate to match existing

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.

Rainwater to be collected in powder coated half round aluminium guttering and downpipes, to discharge to soakaways located in garden.

GREEN INFRASTRUCTURE STATEMENT
The proposed extension which would infill an area which had previous permission as a car port area wouldnt affect the existing green infrustructure of the site, this area is currently marked as hard standing. The conversion of the main barn was completed several years ago with elements awaiting finishing touches. The parcel where the extension is to be formed which in reality is the construction of two walls from the previous permission offers little in terms of habitat for mammals however, the proposal gives opportunity to enhance the NBB for the site and introduce features to provide a net bio diversity gain for the site. As noted on the elevations it is proposed 2 Schwegler 1SP Sparrow terrace boxes are installed as indicated. All lawned areas will continue to be maintained by owners of the site will ensure the GI will not be affected by the proposal put forward.

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



Rev	Date	Detail	Initial

Project:
Design alterations to Lounge
Lower Farm, Bowling Bank,
Wrexham

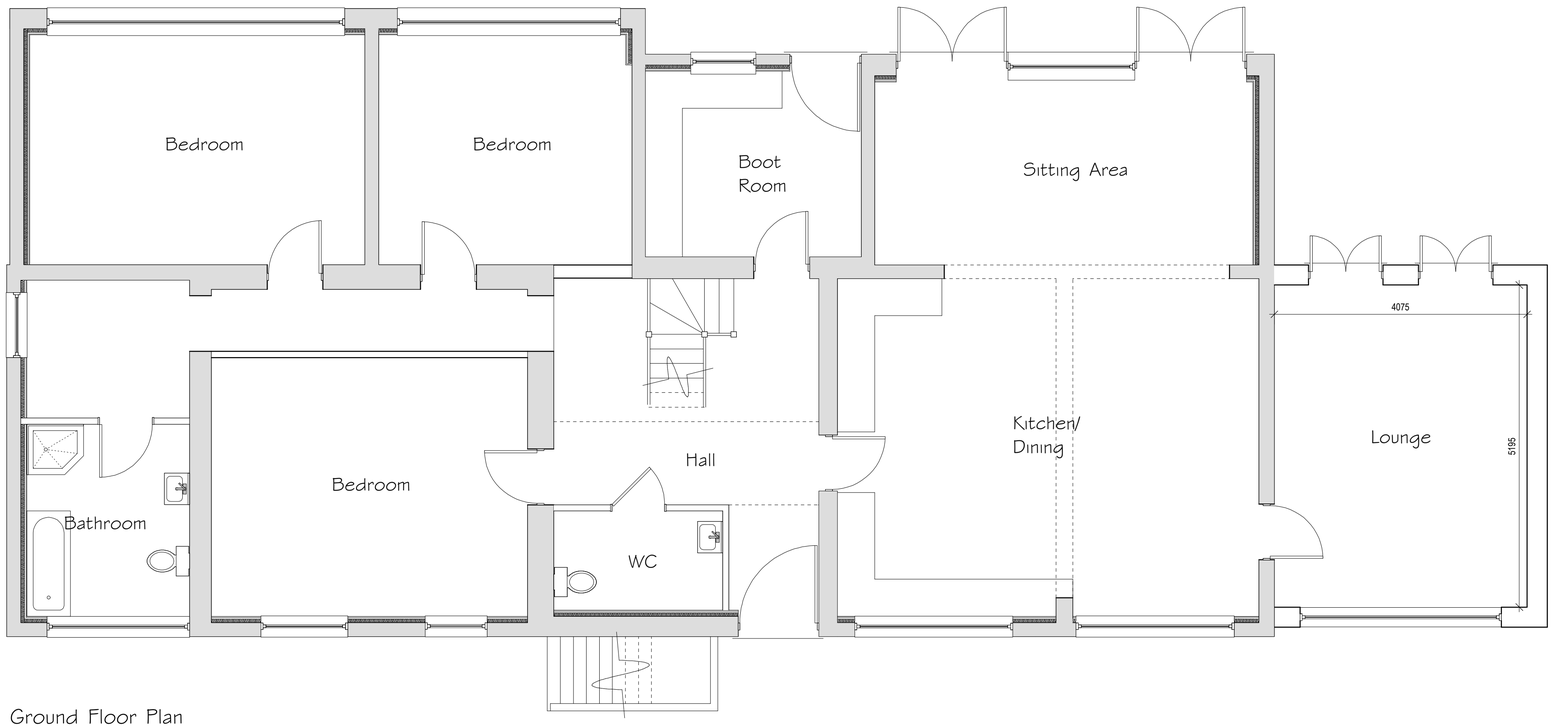
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Elevations	1:100

Drawn By:	Date:
D.J.Edwards	March 2025
Drawing No:	Sheet:
W0178/011	2 of 2

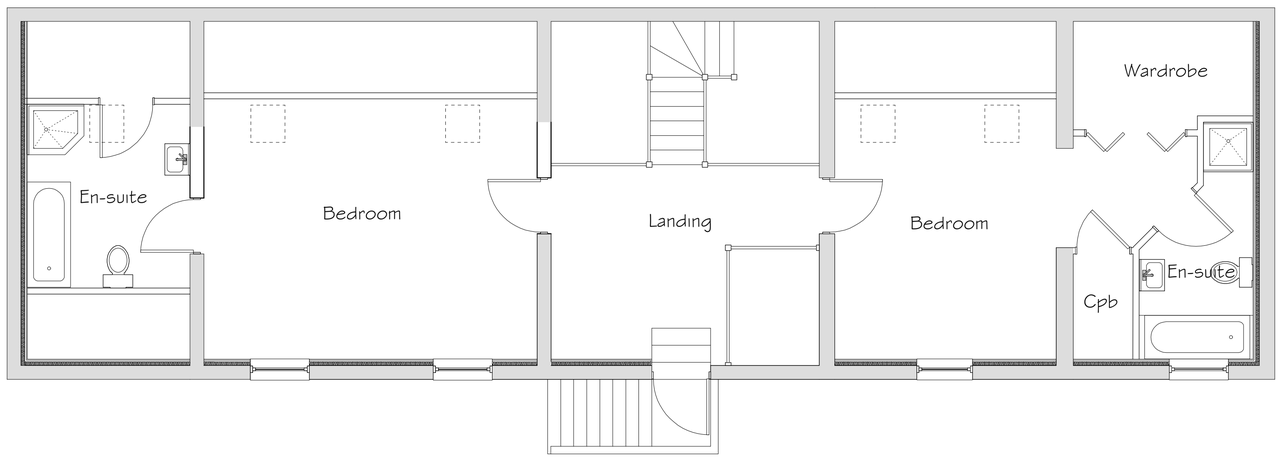
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Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
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Ground Floor Plan



First Floor Plan

Rev	Date	Detail	Initial

Project:
Convert existing farm building to residential dwelling at Lower Farm, Bowling Bank, Wrexham

Title:	Scale: (A1)
Floor Plans	1:50

Drawn By:	Date:
D.J.Edwards	March 2025
Drawing No: W0178/011	Sheet: 1 of 2

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