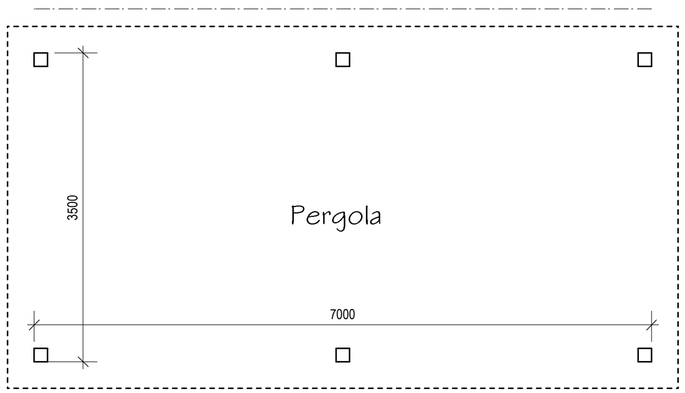
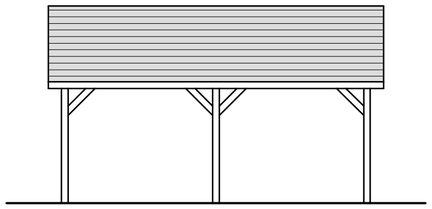
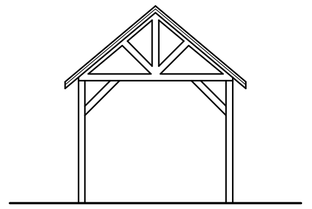


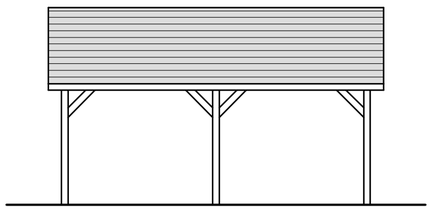
Pergola Plan 1:50



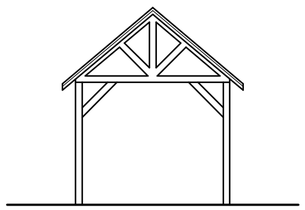
Pergola Front Elevation 1:100



Pergola Side Elevation 1:100



Pergola Rear Elevation 1:100



Pergola Side Elevation 1:100

Pergola

External Facing Materials
Timber will be used to form the Pergola as indicated.

Roofing Materials
Roof coverings are to be concrete roof tiles to local authority approval.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

Workshop

External Facing Materials
External walls are to comprise brickwork and rendered finish.

Roofing Materials
Roof coverings are to be concrete roof tiles to local authority approval.

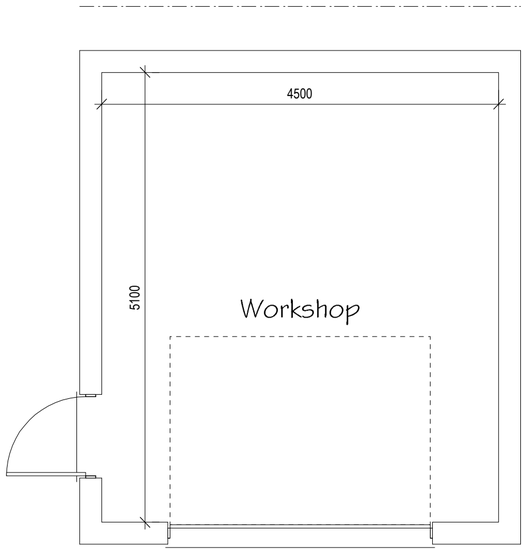
Facias & Soffits
All fascias and soffits are to comprise anthracite uPVC to match existing.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

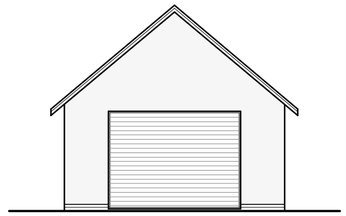
Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists of a generous garden / amenity space surrounding the existing dwelling that accomodates a variety of trees and greenery, including various field maple trees. Existing plants / shrubs are to be retained as part of the proposal, and the proposal put foward will have no impact on the existing green infrastructure. As documented it is proposed the development includes the erection of bird boxes in positions indicated to provide a net biodiversity gain for the site.



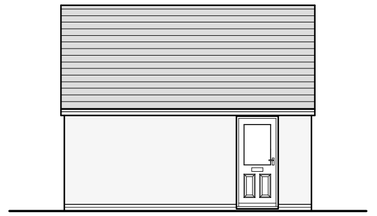
Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.



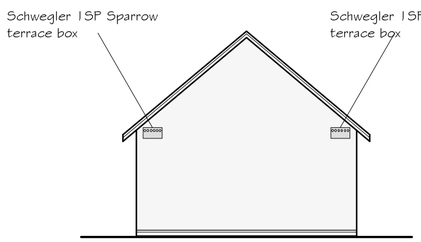
Workshop Plan 1:50



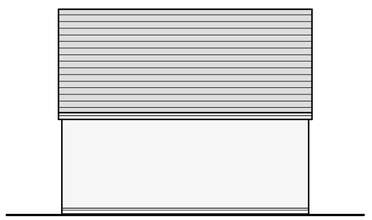
Workshop Front Elevation 1:100



Workshop Side Elevation 1:100



Workshop Rear Elevation 1:100



Workshop Side Elevation 1:100

Rev	Date	Detail	Initial

Project:
Proposed Alterations at,
Maple Grange,
Kiln Lane, Cross Lanes,
Wrexham

Title:	Scale: (A2)
Planning: Workshop & Pergola	1:50 & 1:100

Drawn By:	Date:
L. Fowles	April 2025
Drawing No:	Sheet:
S095/011	1 of 1

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