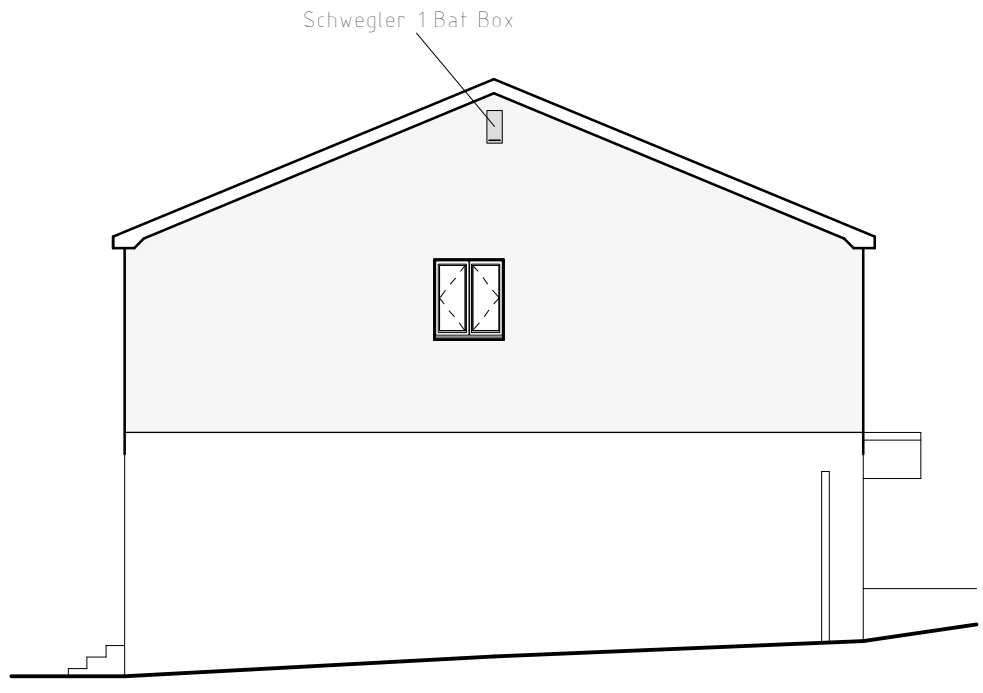




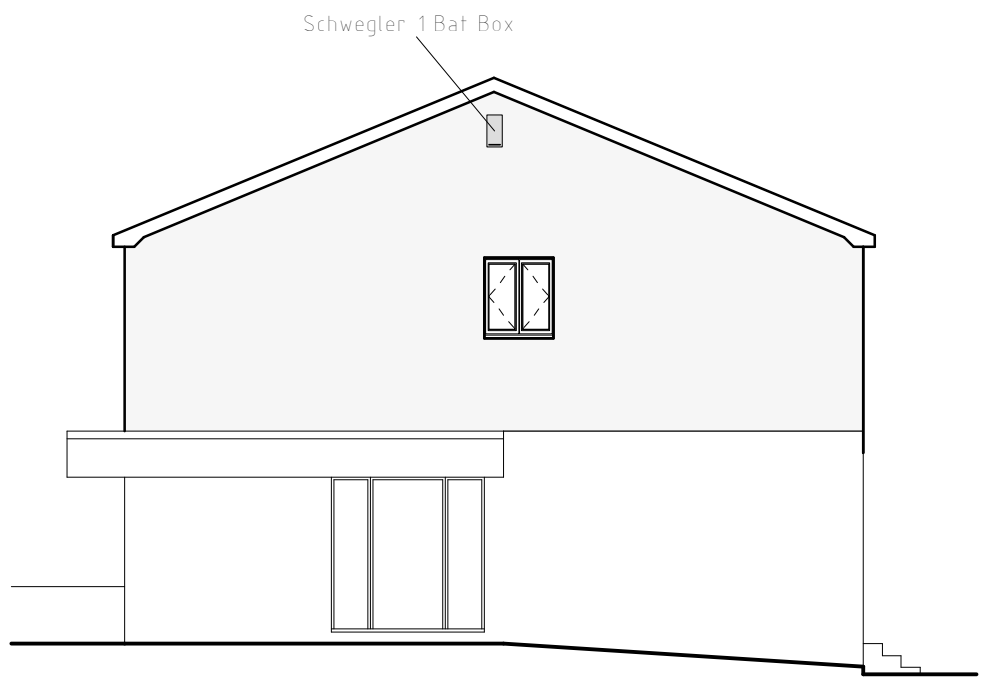
Front Elevation 1:100



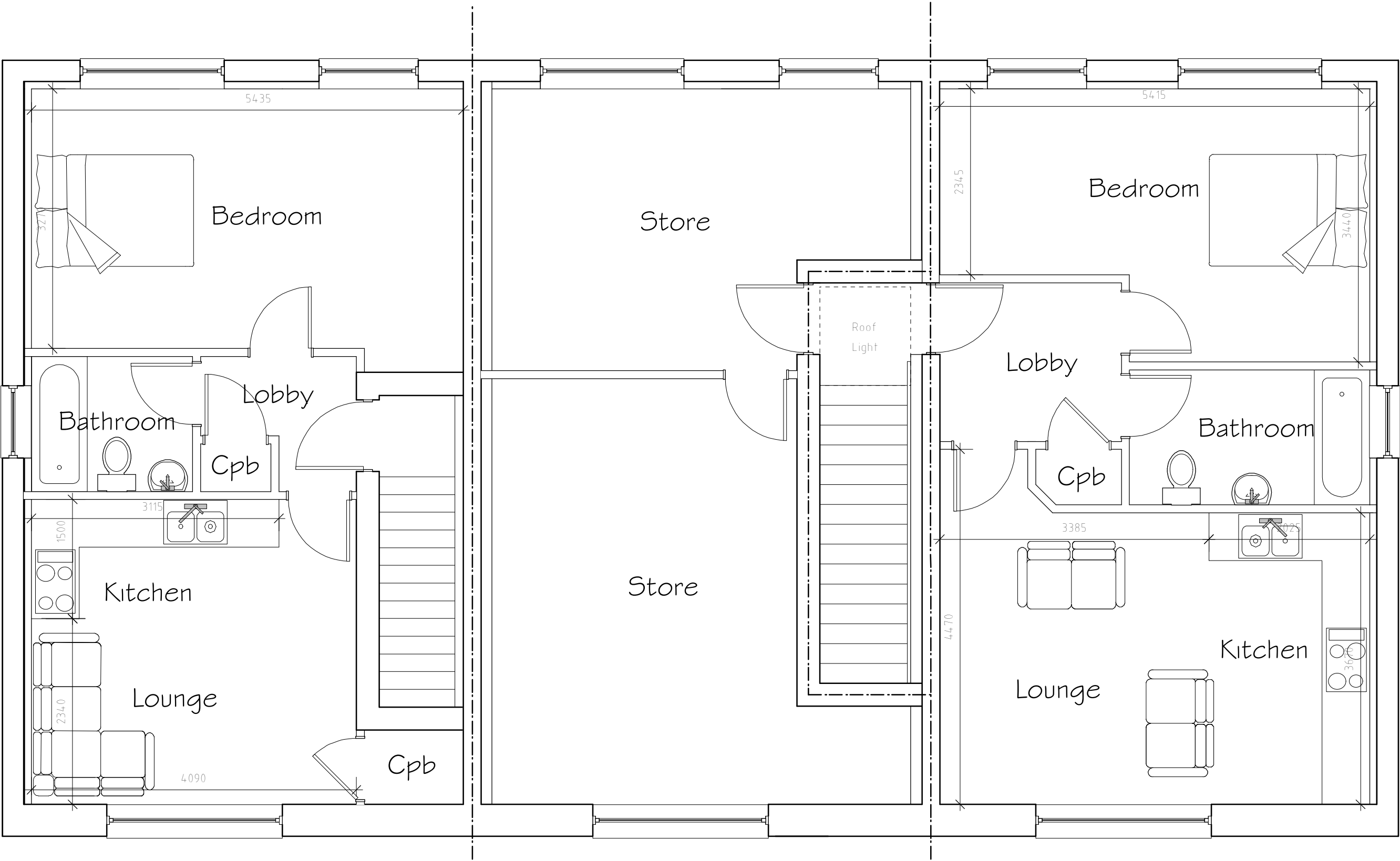
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:50

WALL MATERIALS

External walls are to comprise blockwork with k-renderfinish. any openings that are to be altered at ground floor level to be done using re-claimed facing brick from site to Local Authority approval laid stretcher bond in a natural toned mortar. Brickwork to be pointed to give a weather struck finish.

ROOFING MATERIALS

Roof coverings are to be Slate grey Marley Modern interlocking concrete roofing tile to Local Authority approval.

WINDOWS

All windows are to comprise sealed double glazed units set in Grey uPVC frames. Bathroom windows are to be fitted with obscured glass.

FACIAS AND SOFFITS

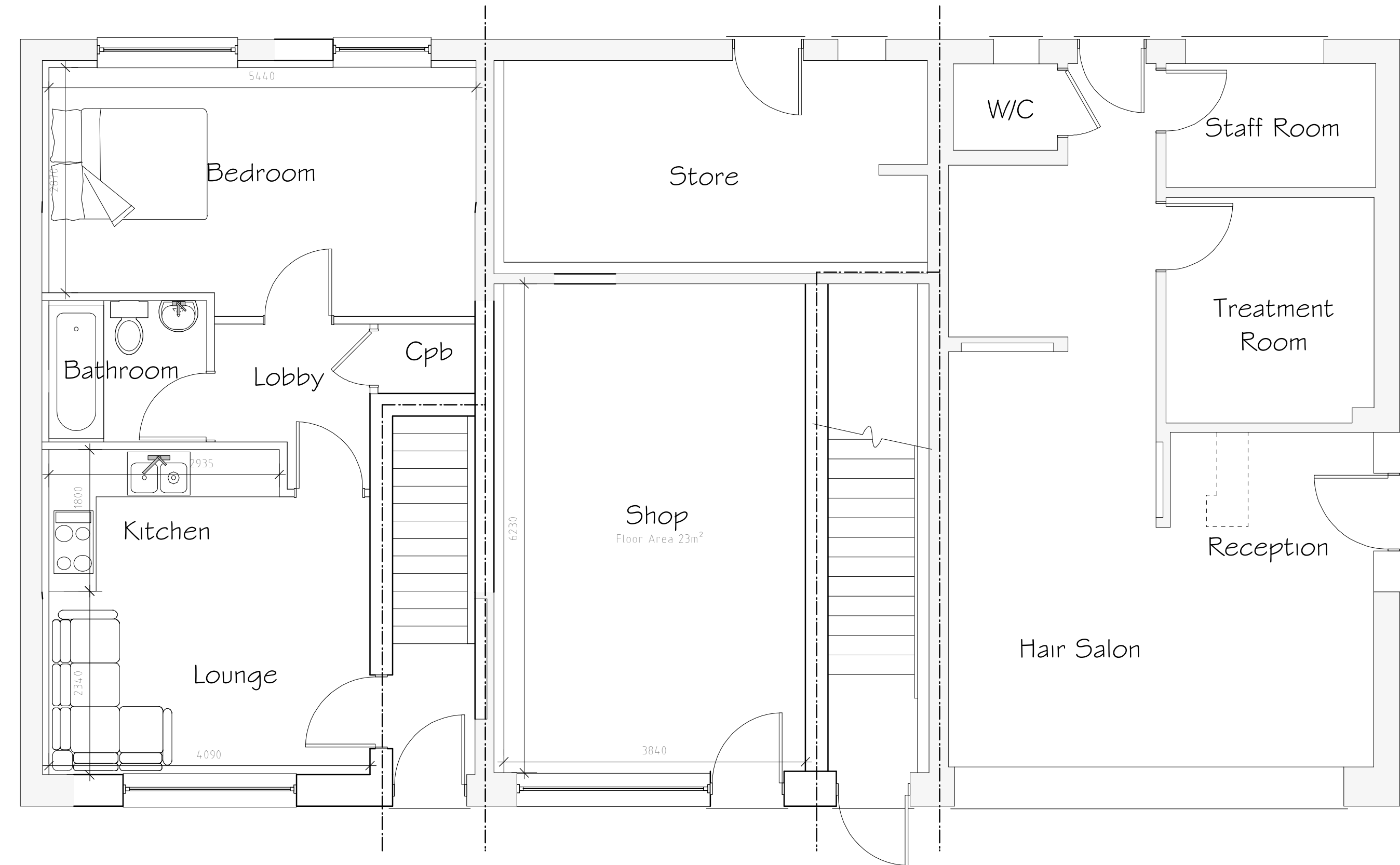
All fascias and soffits are to comprise uPVC to match windows.

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 property occupies a developed plot of land within the settlement boundary limit of the village. Established amenity spaces will be provided with the inclusion of the development to the area which will provide an enhancement to the locality. The vast amount of space within the application site is hardstanding and will be reduced by this development. As documented it is proposed the development includes the planting of a tree and erection of bird boxes & bat boxes to provide a net bio-diversity gain for the site.



Ground Floor Plan 1:50

Rev	Date	Detail	Initial
B	08/24	Design Amends	D.J.E
A	06/24	Green Infrastructure statement	D.J.E

Project: Proposed Residential Development at, Ela-V Maes Isaf, Johnstown, Wrexham, LL14 1UU	
Title: Planning	Scale: (A1) 1:50 & 1:100

Drawn By: D.J. Edwards	Date: Feb 2024
Drawing No: J190/004	Sheet: 1 of 1