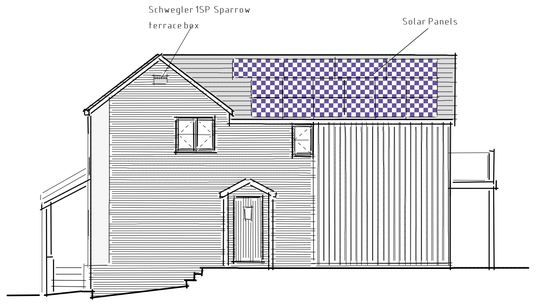
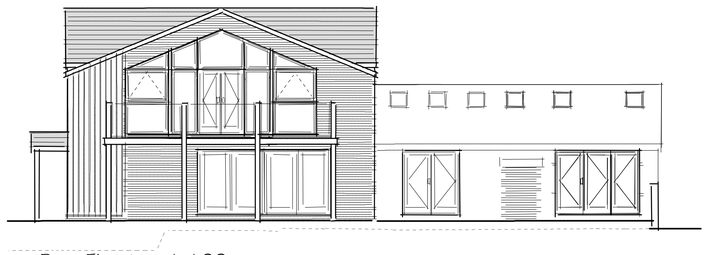


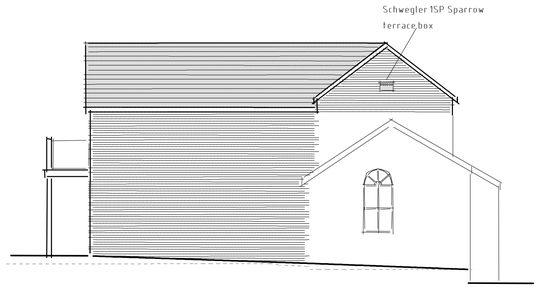
Front Elevation 1:100



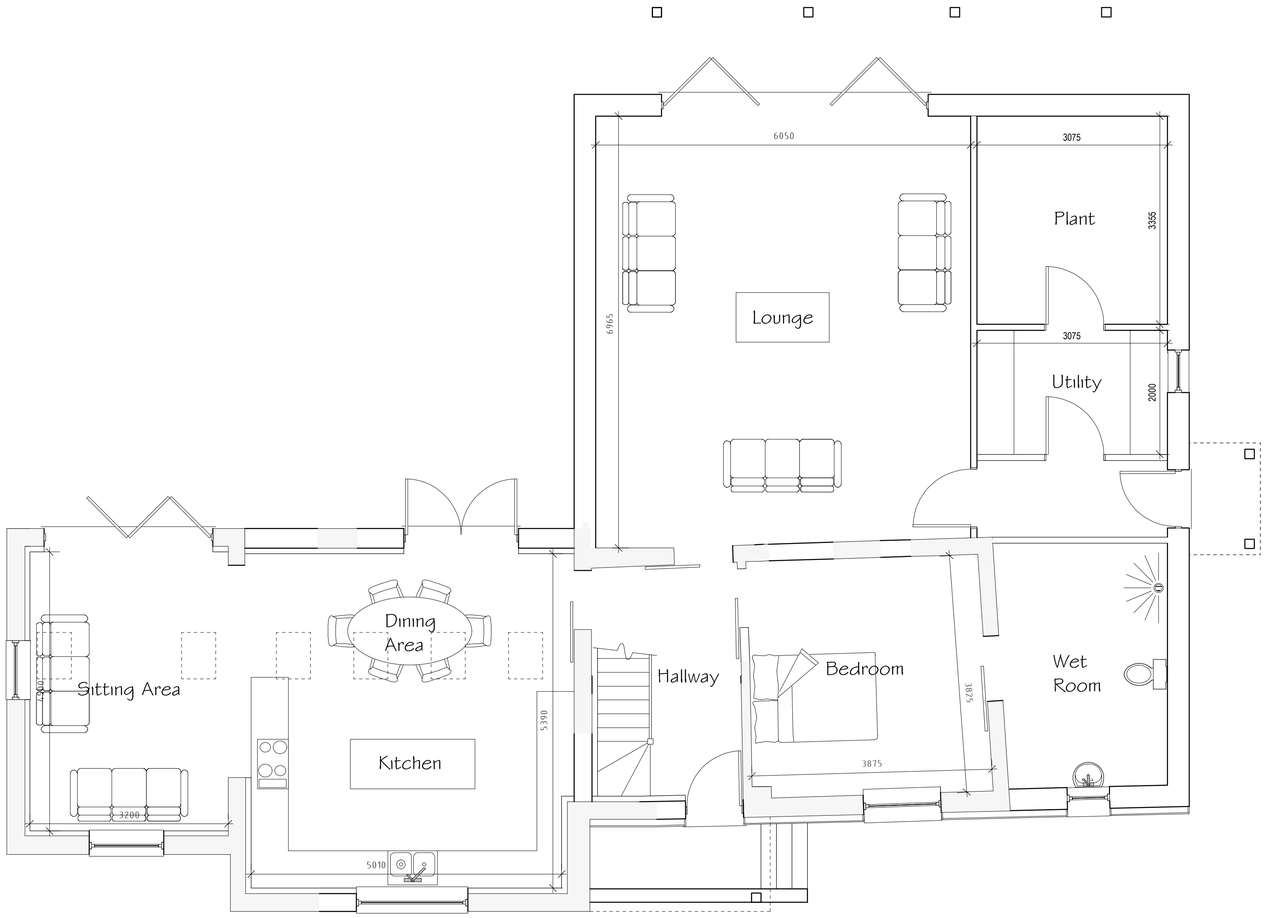
Side Elevation 1:100



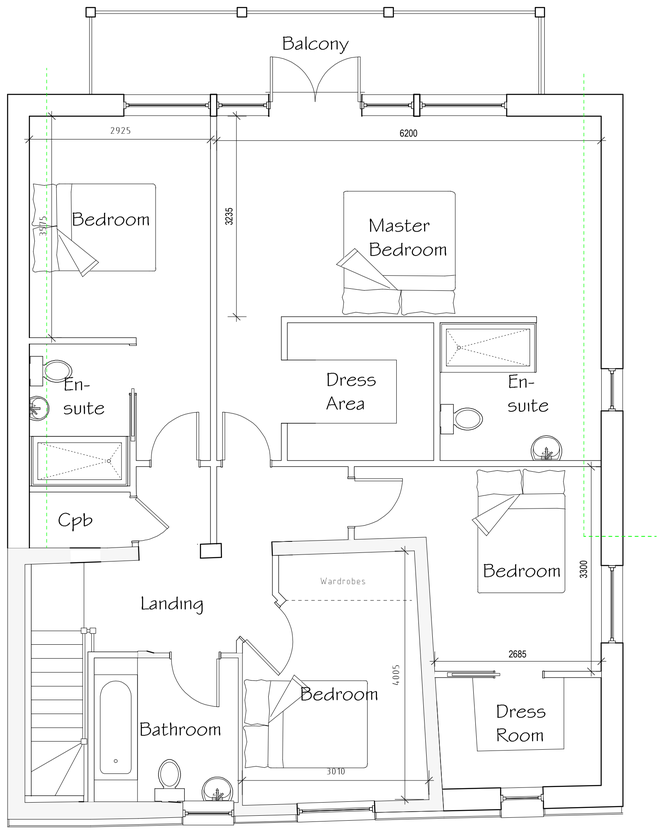
Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



First Floor Plan 1:50

External Facing Materials
External walls are to comprise timber cladding and brickwork to match existing.

Roofing Materials
Roof coverings are to be natural slate roofing tiles to match existing.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames.

Facias & Soffits
All fascias and soffits are to comprise white 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 parcel of land occupies a developed plot of land. Established gardens are to be improved and maintained following the alterations proposed at the property. As documented, it is proposed the development includes the erection of bird boxes to provide a net bio-diversity gain for the site.



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

Rev	Date	Detail	Initial
E	07/25	40mm FFL increase	D.J.E.
D	06/25	Design Amendment	D.J.E.
C	06/25	Design Amendment	D.J.E.
B	06/25	Design Amendment	D.J.E.
A	10/24	Design Amendment	L.F.

Project: Proposed Alterations at
Meadow Farm,
Trevalyn,
Rossett,
Wrecsam,
LL12 OBT

Title: Planning

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

Drawn By: L. Fowles

Date: Oct 2024

Drawing No: G101/003

Sheet: 1 of 1

blueprint
architectural services

partner LABC

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

© copyright all rights reserved