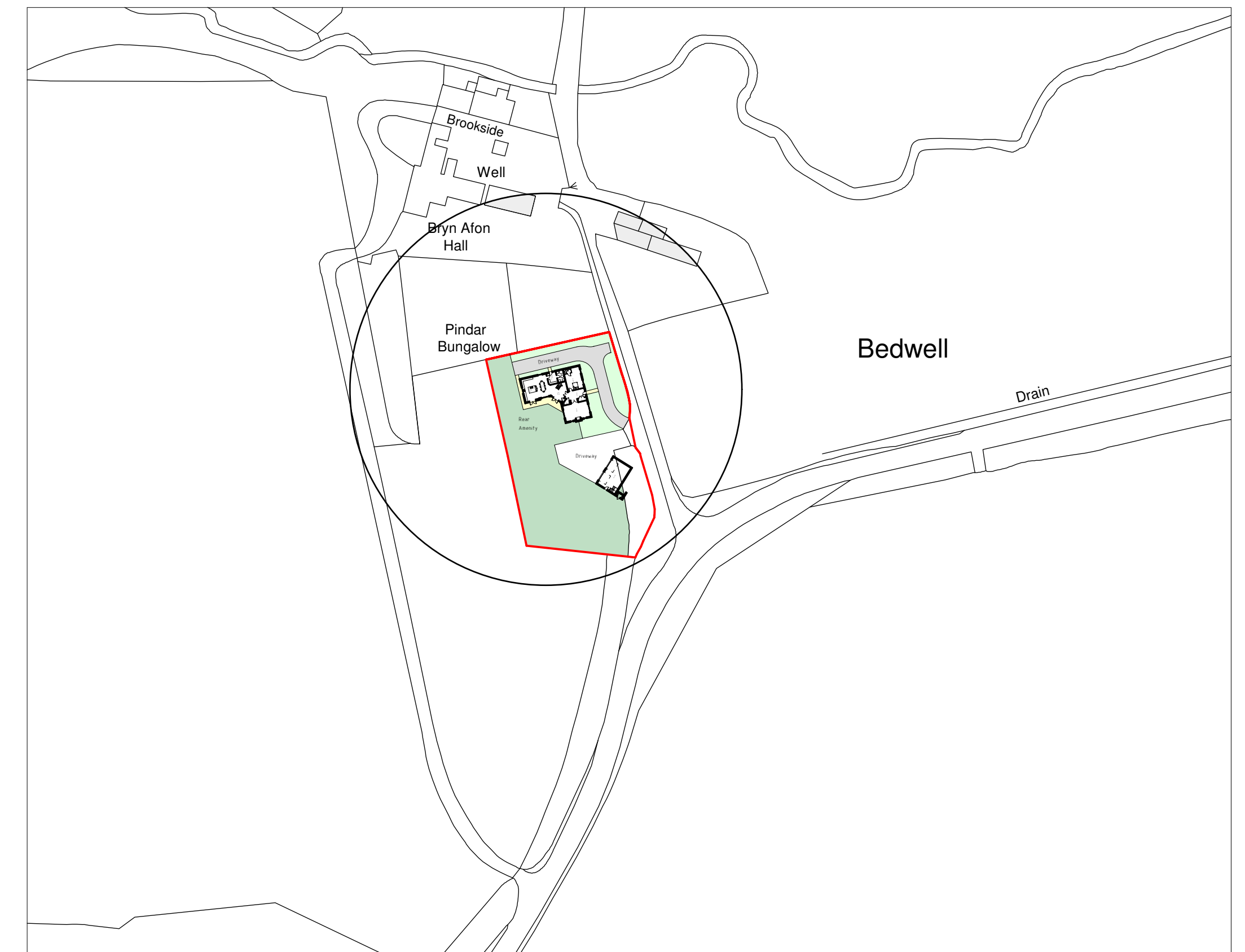
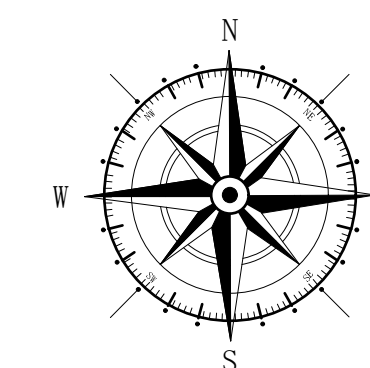
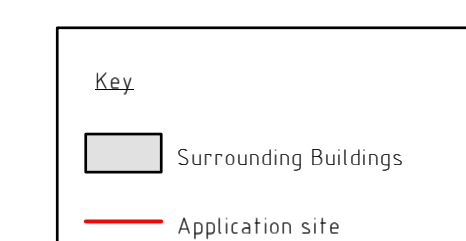


The site plan shows the layout of Bryn Afon Hall and Pindar Bungalow. Bryn Afon Hall is a large building with a detailed floor plan showing rooms such as the Kitchen, Dining Room, Living Room, and Bedrooms. It is surrounded by a green lawn and a grey driveway. Pindar Bungalow is a smaller building located to the right of the hall, also surrounded by a green lawn and a grey driveway. The entire site is enclosed by a red boundary line. The plan also shows a 'Rear Amenity' area and a 'Driveway' area. The text 'Bryn Afon Hall' is written in a large, bold, black font at the top left, and 'Pindar Bungalow' is written in a large, bold, black font at the bottom center.

Site Plan 1:200



Location Plan 1:1250



Landscaping

Soft

All garden areas to front and rear of dwelling to be laid to seed prior to completion, to provide a good quality grassed lawn.

Low level shrub planting to be used to complement lawn at the discretion of the occupier.

Species of trees to be planted to be confirmed with local authority prior to planing of trees.
Trees to be planted in first planting season following completion of dwellings.

Hard

Private driveway to be formed with tarmacadam finish to provide good quality surface for occupants to satisfaction of the Local Authority and client.

Pathways to front door, side of dwelling and rear patio to be formed concrete paving slabs.
Paved areas to be laid with slight fall away from dwelling to discharge surface water.

Boundary Treatments

Existing boundaries to remain as existing. Where areas of existing boundaries have deteriorated, contractor to install timber post and vertical timber board fencing to local authority approval.

A	08/2021	Update	AV
Rev	Date	Detail	Initial

Project:

Proposed replacement dwelling, Pindar Bungalow, Kiln Lane, Cross Lanes, Wrexham

Title:	Scale: (A1)
Planning: Site &	1:200 &
Location Plan	1:1250

Drawn By: D.J.Edwards	Date: July 2021
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Drawing No:	Sheet:
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architectural services

