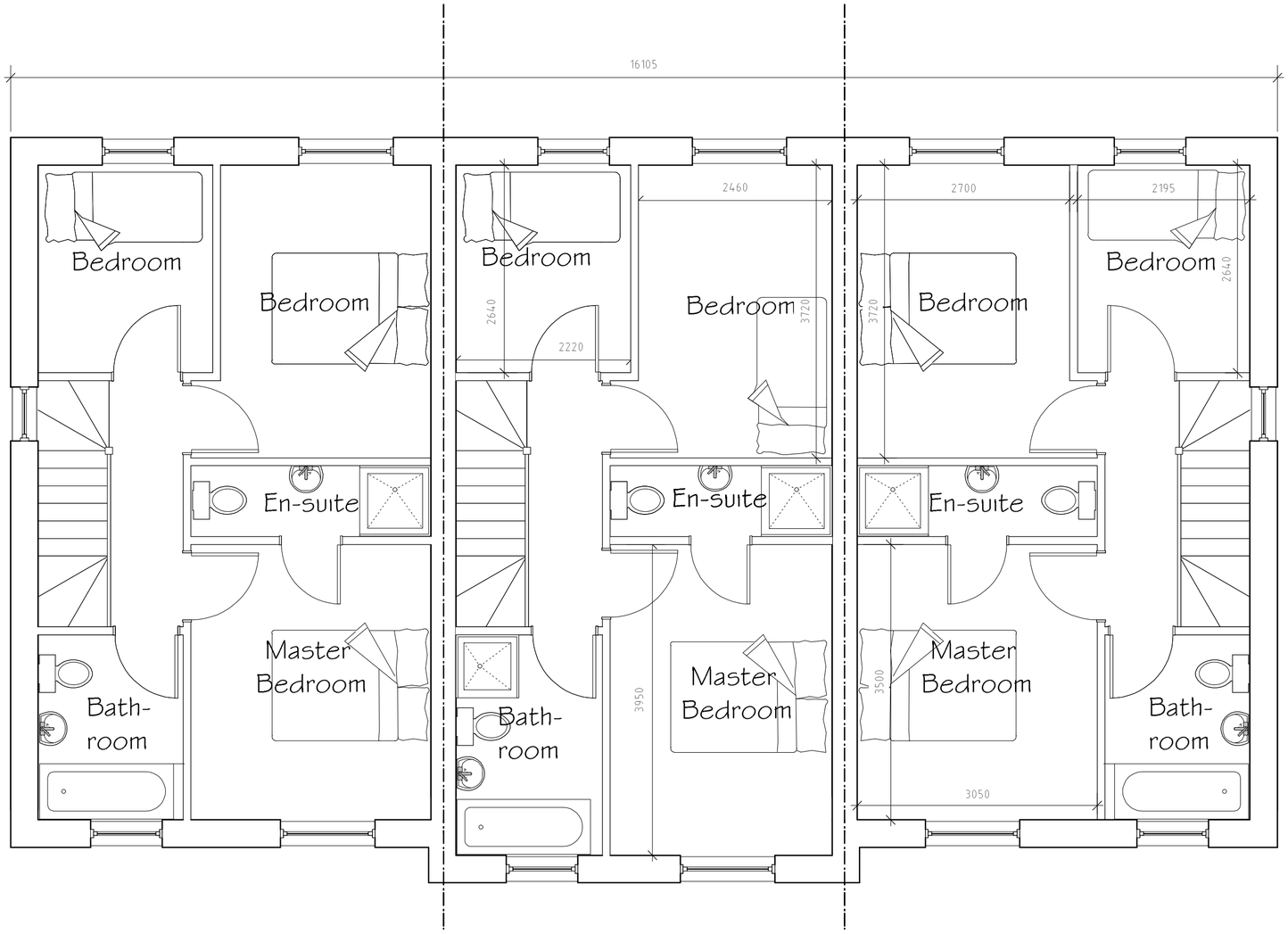



First Floor Plan 1:50

External Facing Materials
External walls are to comprise brickwork finish to local authority approval.

Roofing Materials
Roof coverings are to be concrete Marley Modern roof tiles to Local Authority approval.

Windows
All windows are to comprise sealed double glazed units set in white 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 site occupies a previously developed plot of land within the settlement boundary limit. Currently the site is occupied by a community centre which has been unused for a number of years with associated car parking area. In total the site has 808m$^2$ of green space, this is under utilized and has been left for a number of years which has been detrimental to the area. As part of the development it was important the dwellings didn't dominate or over occupy the land with significant loss of Green space. The site proposed provides 673m$^2$ of green space allowing the developer to segregate land for private back gardens and communal areas to the property frontages. All areas will be maintained and provide a huge benefit and enhancement to the GI in the local Area. As documented it is proposed the development includes the erection of bird boxes and planting of Field Maple trees to provide a net bio-diversity gain for the site.

| Rev | Date | Detail | Initial |
|---|---|---|---|
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| | | | |
| | | | |
| | | | |
| B | 02/25 | GI statment Update | D.J.E. |
| A | 10/24 | Title Change | L.F. |

Project: Proposed Development at Sydallt Ln, Cefn-y-bedd, Wrexham, LL12 9SL

Title: Planning: Plot 1 - 3

Scale: (A2) 1:50¢ 1:100

Drawn By: L. Fowles

Date: Sept 2024

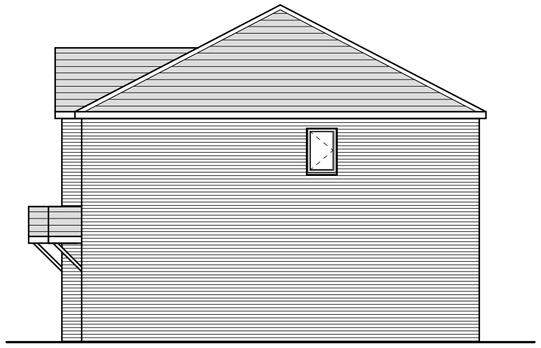
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Sheet: 2 of 2

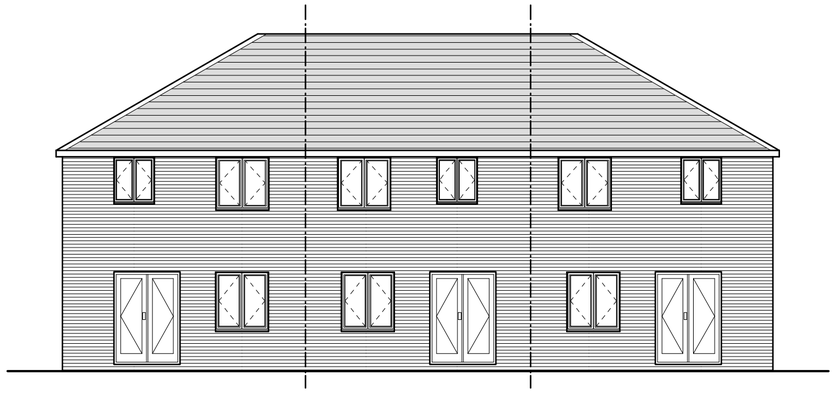
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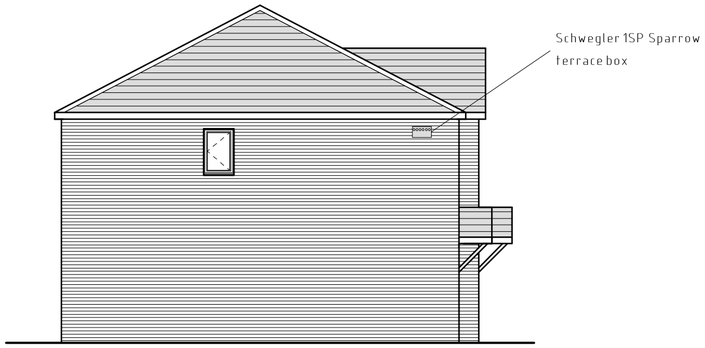
Front Elevation 1:100



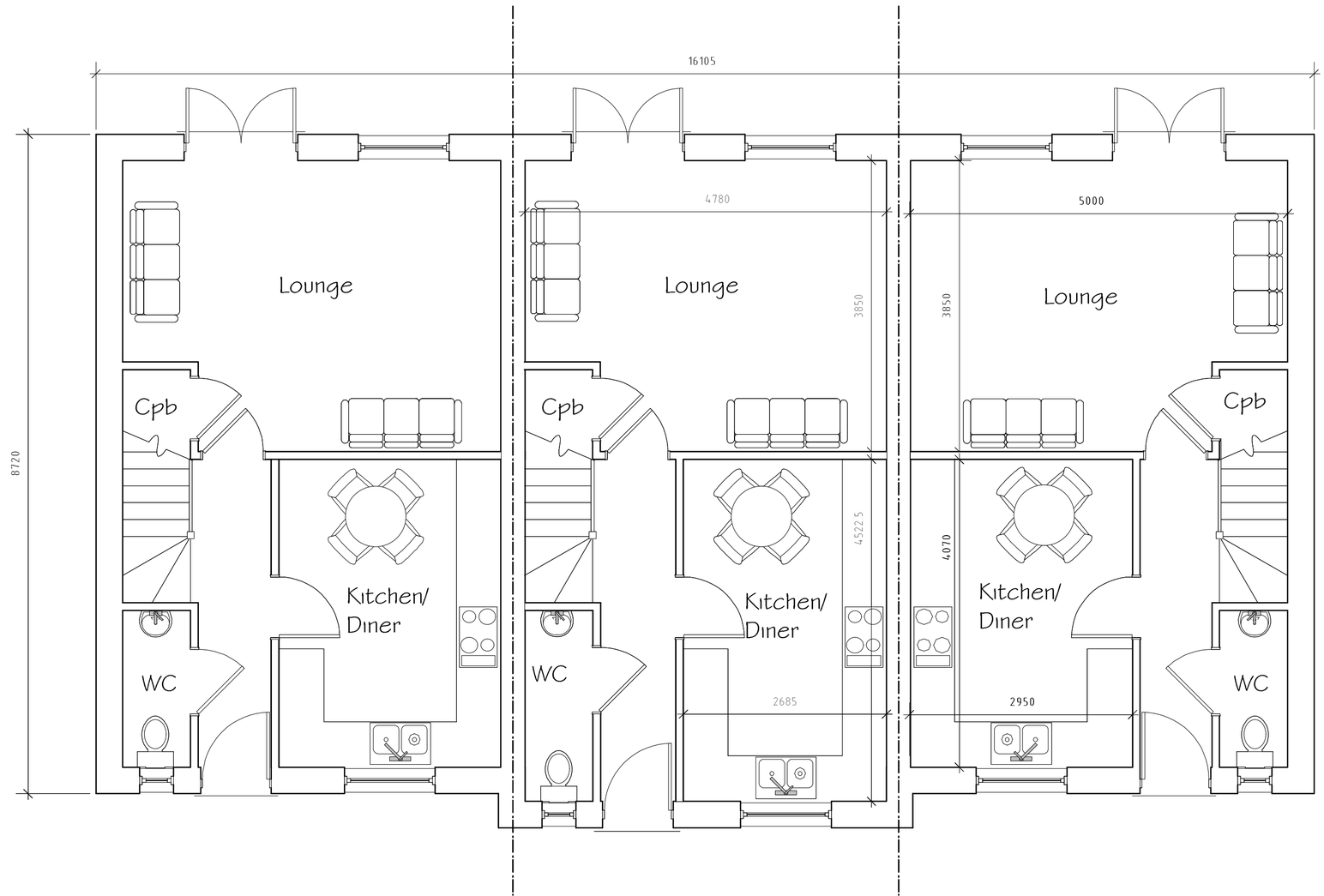
Side Elevation 1:100



Rear Elevation 1:100




Side Elevation 1:100




Ground Floor Plan 1:50



Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development.

| Rev | Date | Detail | Initial |
|---|---|---|---|
| C | 07/25 | Design change | D.J.E. |
| B | 11/24 | Design change | L.F. |
| A | 10/24 | Title Change | L.F. |

Project: Proposed Development at Sydallt Ln, Cefn-y-bedd, Wrexham, LL12 9SL

Title: Planning: Plot 1 - 3

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Drawn By: L. Fowles

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Drawing No: E095/005

Sheet: 1 of 2

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