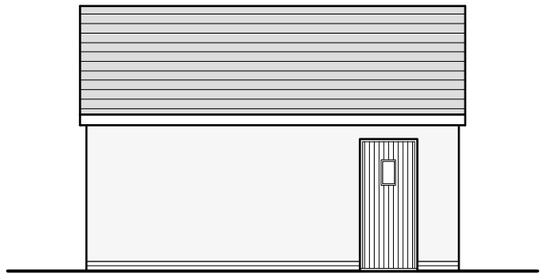
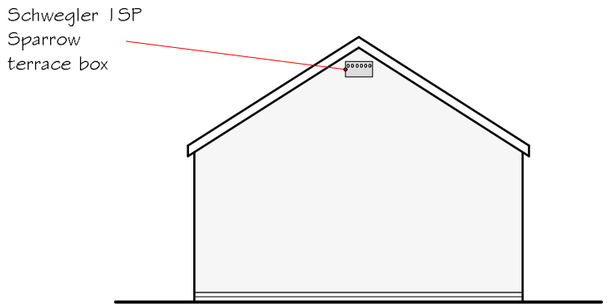


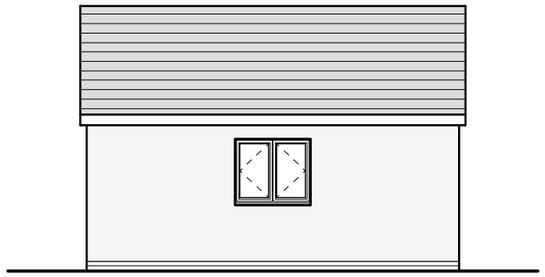
Front Elevation 1:100



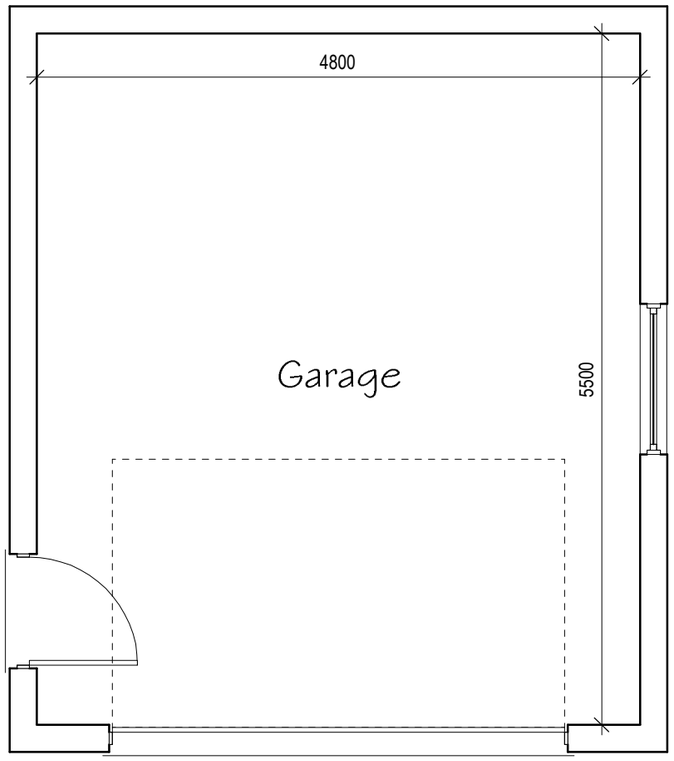
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
External walls are to comprise rendered finish.

Roofing Materials
Roof coverings are to be Marley Modern interlocking concrete roof tiles to match dwelling.

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

Rainwater Goods
Rainwater to be collected in half square uPVC guttering and square 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 large surrounding garden that is to be partially altered as part of the proposal, with the introduction of new hardstanding to provide access to the proposed garage. Existing boundaries are to be retained as existing. 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.

Rev	Date	Detail	Initial

Project:

Proposed Alterations at Haddon Bank, Erbistock, Wrexham LL13 0DW

Title:	Scale: (A3)
Proposed: Garage	1:50 & 1:100

Drawn By:	Date:
L. Fowles	April 2026
Drawing No:	**Sheet:**
E099/008	1 of 1

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partner LABC

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

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