

Front Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to remain as brickwork.

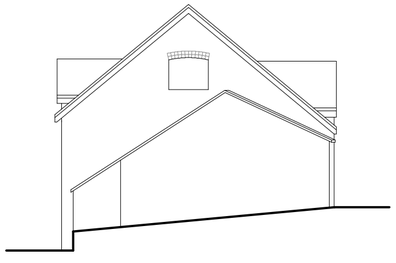
Roofing Materials
Roof coverings are to be natural slates to local authority approval.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Shower room windows are to be fitted with obscured glass.

Facias & Soffits
All fascias and soffits are to match existing.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round black powdercoated Aluminium imitation cast guttering and 65mm diameter downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed site occupies a developed plot of land formally for use as a farm. Unusually there is little existing hard standing surrounding the unit it is suurounded by greenery which is to be improved with landscaping provisions as part of the scheme with some low level shrubs to be planted. In addition to the shrubs to be planed it is proposed the development includes the erection of a bird box in position indicated to provide a net biodiversity gain for the site.



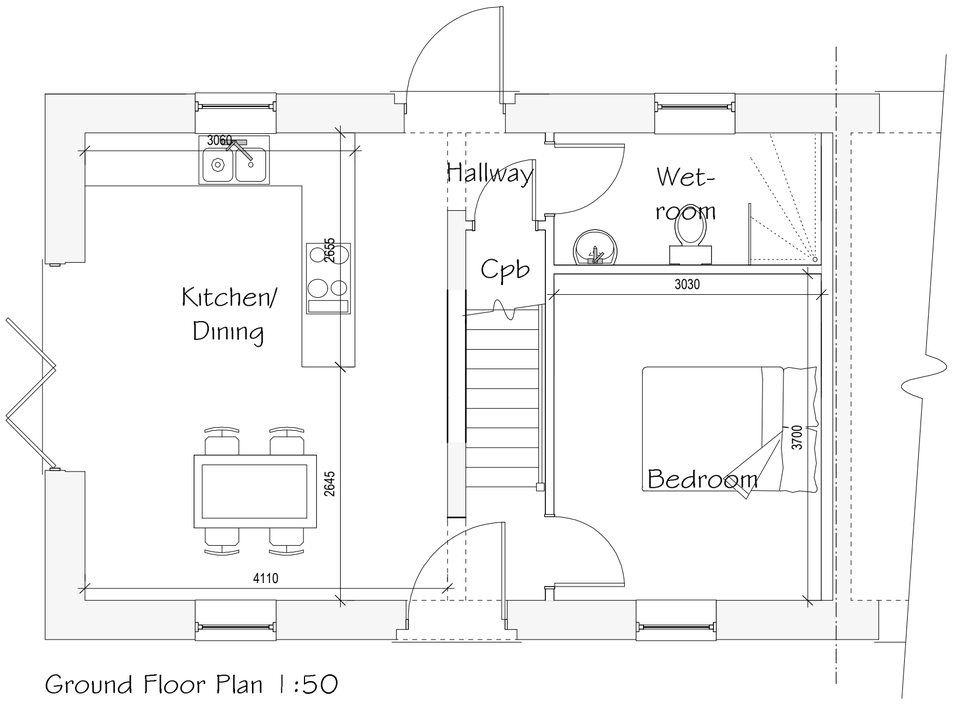
Side Elevation 1:100



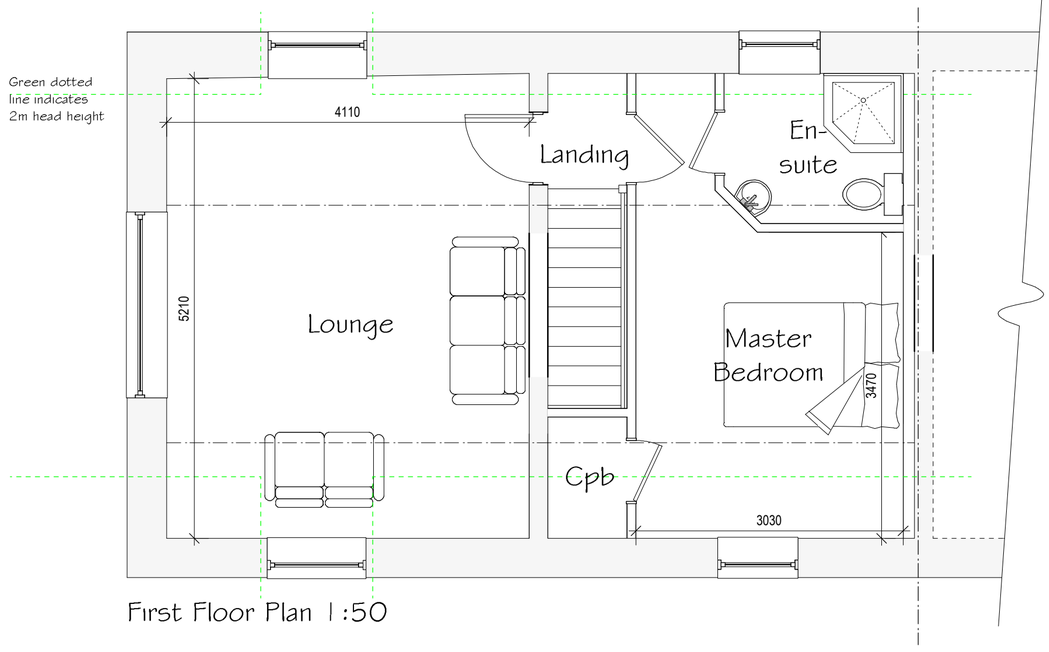
Rear Elevation 1:100



Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
Drefechan Farm,
Pen-Y-Cae, Wrexham,
LL14 1UE.

Title:	Scale: (A2)
Planning	1:50 & 1:100
Drawn By: D.J.Edwards	Date: May 2026
Drawing No: M147/004	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