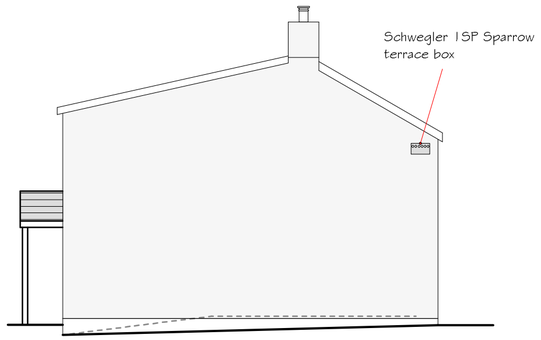
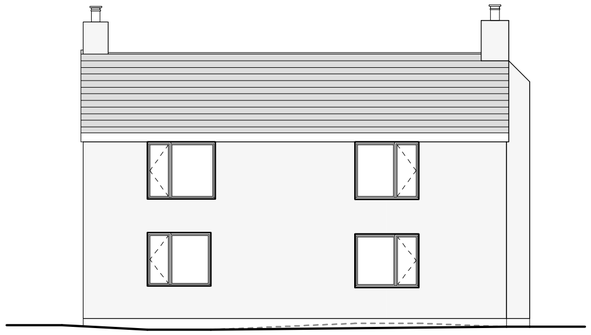


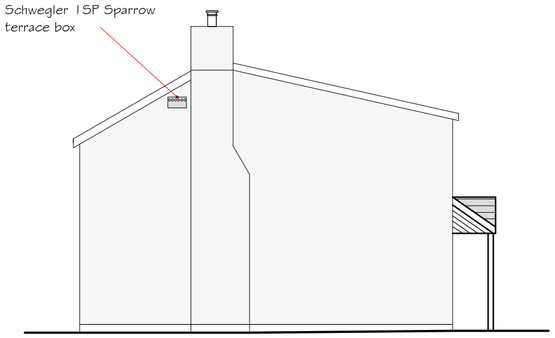
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise rendered finish as indicated.

Roofing Materials
Roof coverings are to remain as existing.

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

Facias & Soffits
All fascias and soffits are to remain as white uPVC.

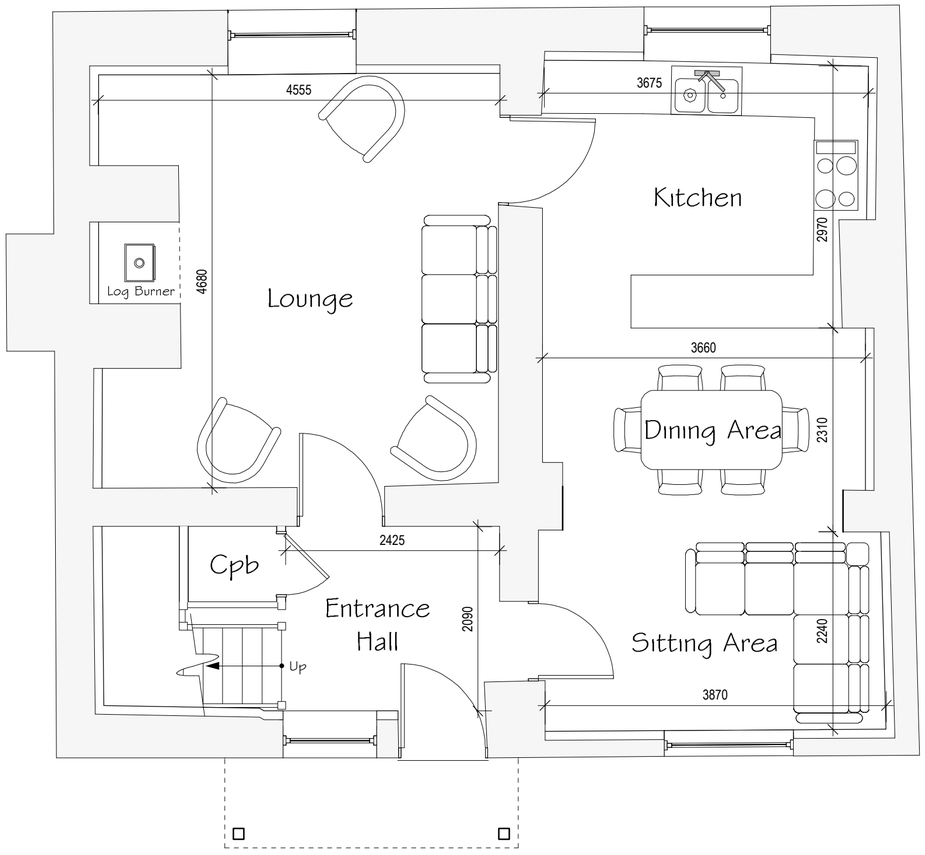
Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists of an overgrown surrounding garden that is to be altered and refurbished as part of the proposal. Boundaries are to be retained where possible with alterations where required to provide suitable access and parking provision. As documented it is proposed the development includes the erection of bird boxes in positions indicated and provision for planting of native shrubs in the refurbished garden to provide a net biodiversity gain for the site.

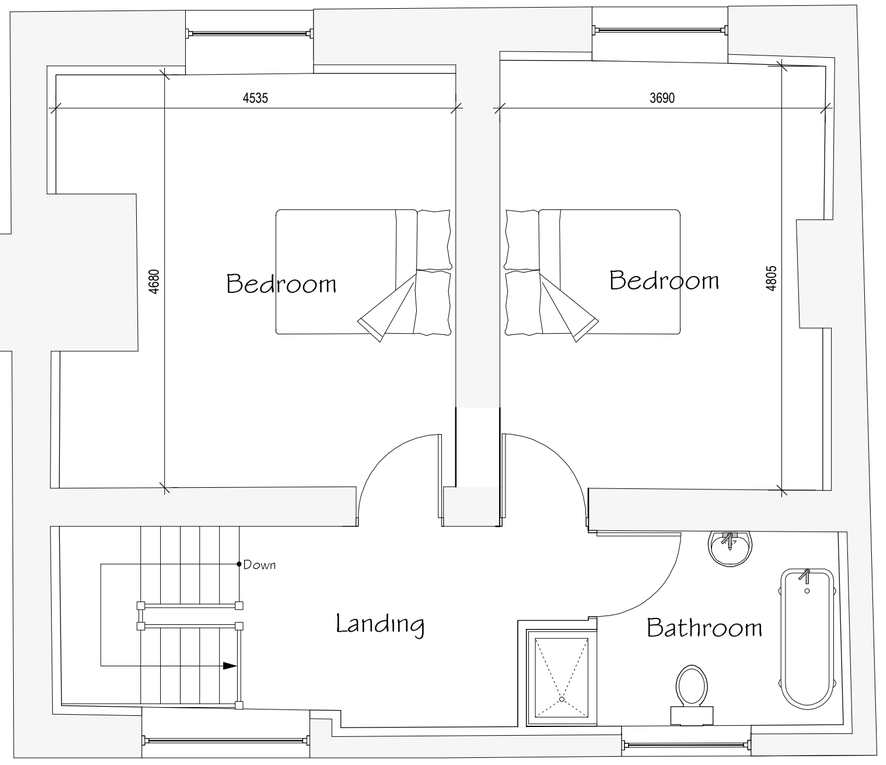


Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.

The first floor was not accessible at the time of the measured survey. All dimensions are to be verified on site.



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Proposed alterations at Hafod y Bryn, Old Road, Bwlchgwyn, Wrexham, LL11 5UH

Title:	Scale: (A2)
Planning	1:50 & 1:100

Drawn By:	Date:
L. Fowles	April 2026

Drawing No:	Sheet:
J203/003	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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