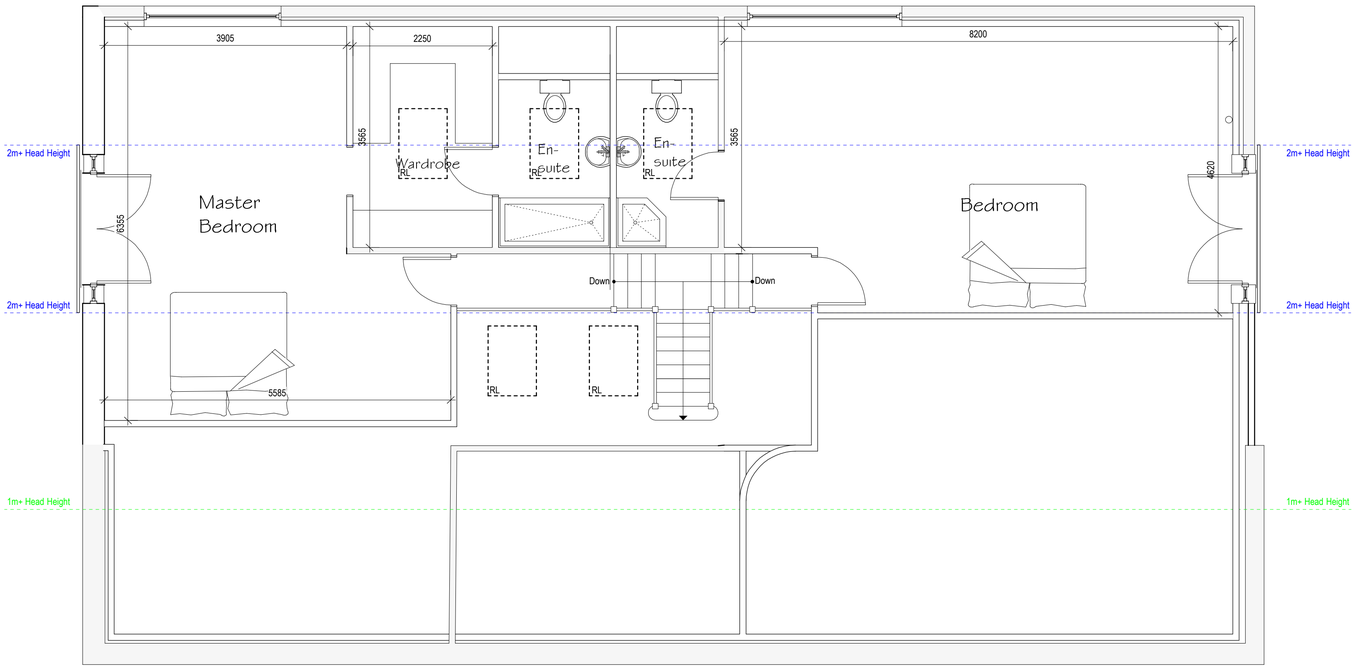
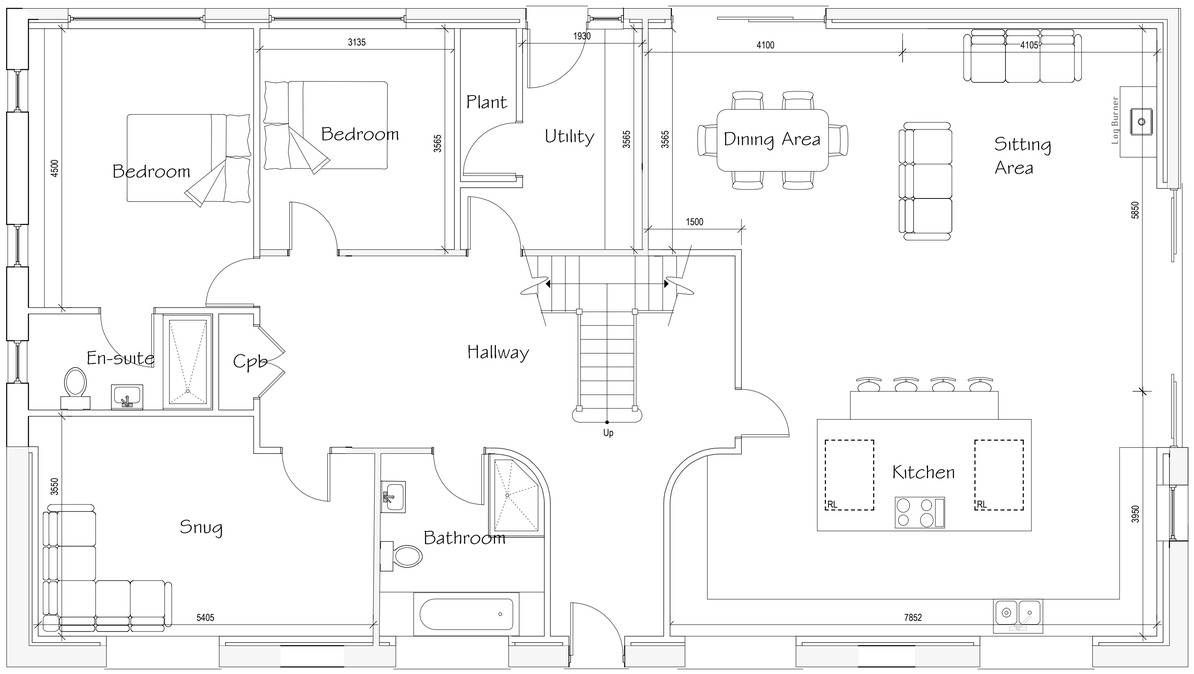


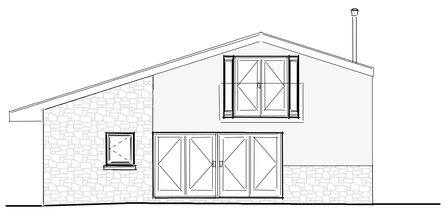
First Floor Plan 1:50



Ground Floor Plan 1:50



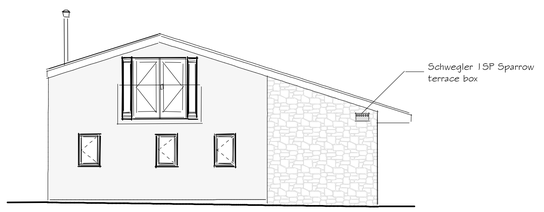
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to be render and stonework as illustrated.

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 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 within this parcel of developed land is limited. Removal of an attched structure will allow the site to be improved naturally allowing lawned and landscaped areas to be included as part of the proposed change of use. Existing boundaries are to remain as existing with suitable changes to the boundary treatment, such as erection of fences where required to ensure security of the site. As documented it is proposed the development includes the erection of a bird box in position indicated to provide a net biodiversity gain for the site.



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

Rev	Date	Detail	Initial

Project: Proposed Alterations at,
Bryn y Cabanau Farm,
Marchwiel,
Wrexham,
LL13 0SR

Title: Planning

Scale: (A1) 1:50 & 1:100

Drawn By: D.J.Edwards

Date: May 2025

Drawing No: H178/003

Sheet: 1 of 1

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