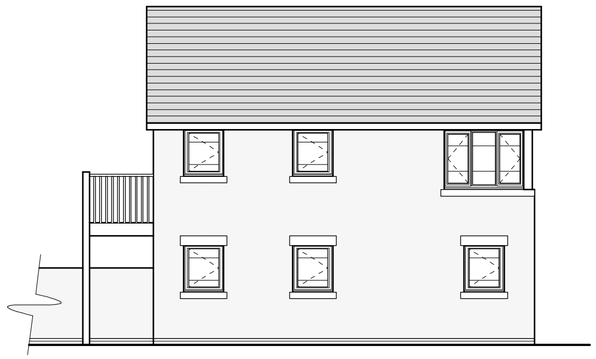


Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100 (facing Road)



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.

External Facing Materials
External walls are to comprise render.

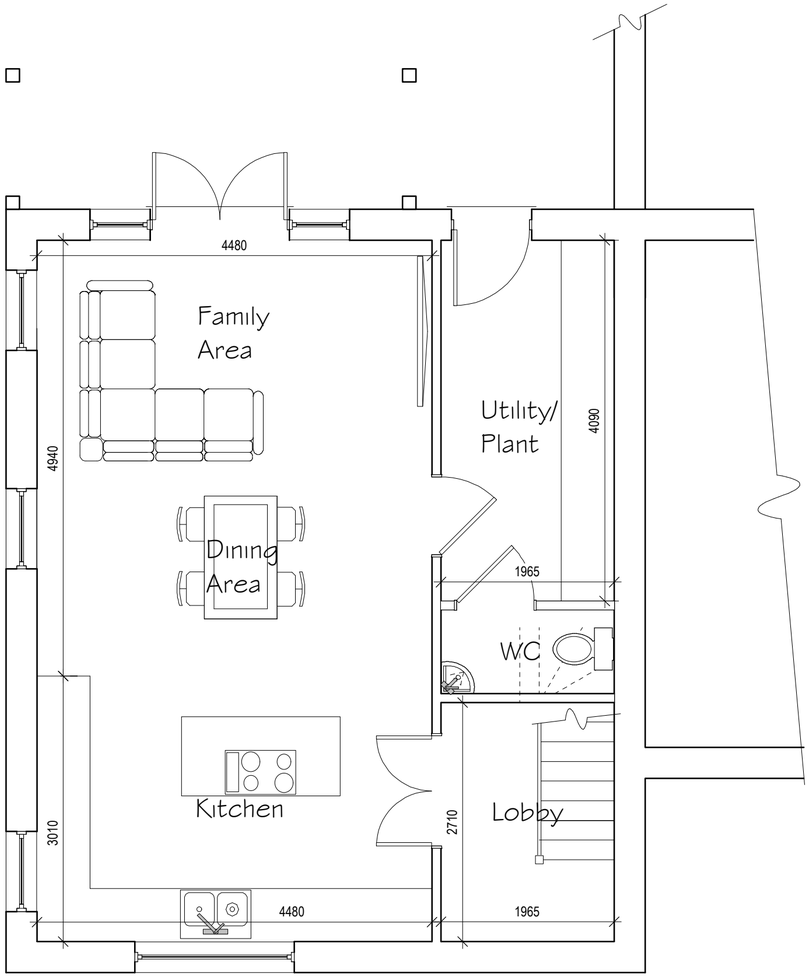
Roofing Materials
Roof coverings are to be natural slate.

Windows
All windows are to comprise sealed double glazed units set in good quality softwood timber frames. WC windows are to be fitted with obscured glass.

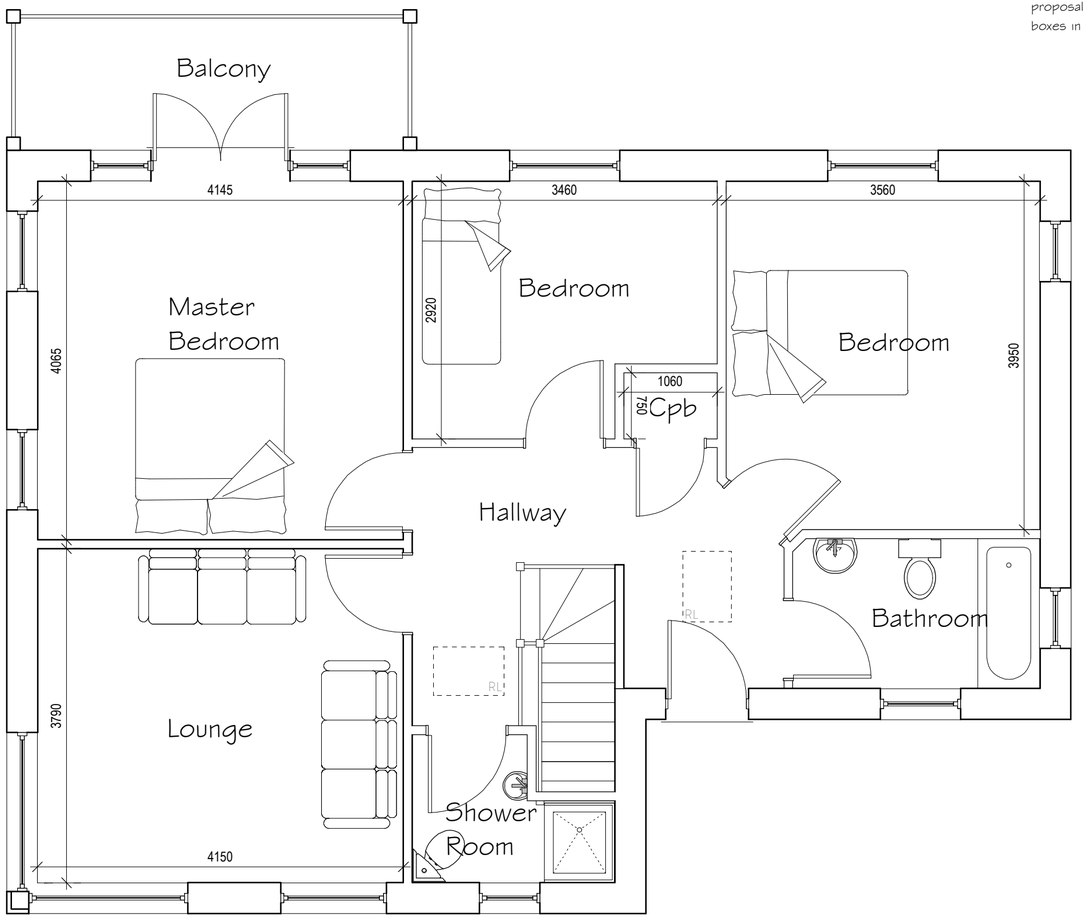
Facias & Soffits
All fascias and soffits are to comprise uPVC.

Rainwater Goods
Rainwater to be collected in half square uPVC guttering and square uPVC downpipes.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure involves hedgerows and shrubs that are to be retained where possible as part of the proposal. 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.



Lower Ground Floor Plan 1:50



Ground Floor Plan 1:50

Rev	Date	Detail	Initial

Project: Land adjacent to Oakdale Minshalls Croft Cefn Mawr LL14 3RB	
Title: Planning	Scale: (A2) 1:50 & 1:100
Drawn By: A.Whitby	Date: July 2026
Drawing No: B195/003	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