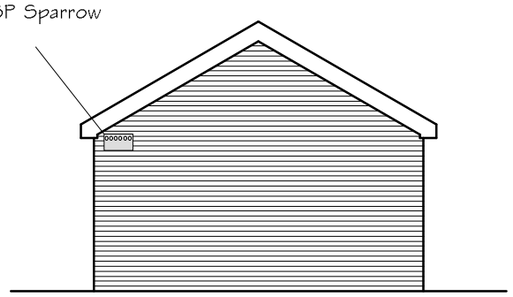


Front elevation 1:100



Side elevation 1:100



Rear elevation 1:100



Side elevation 1:100

External Facing Materials
External walls are to comprise brickwork finish.

Roofing Materials
Roof coverings are to be natural slate to match existing house roof.

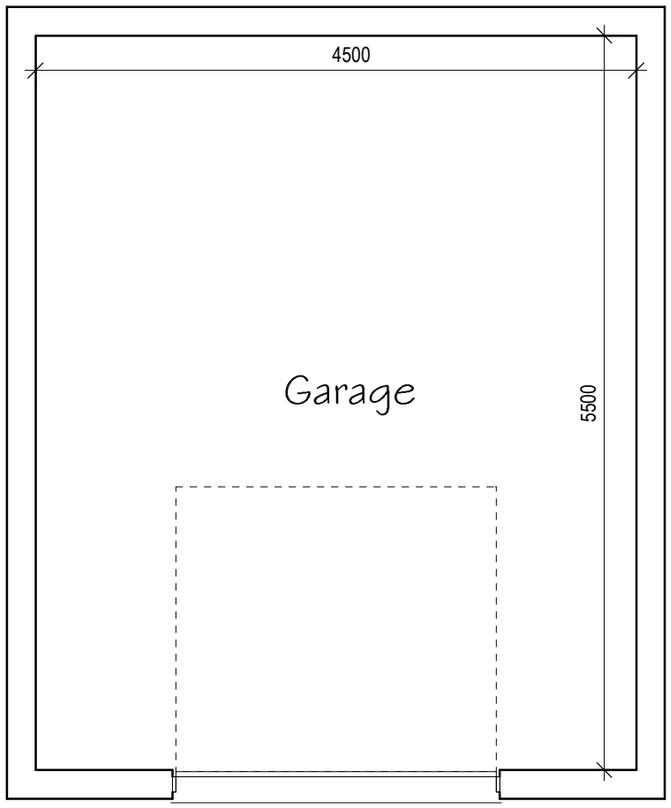
Facias & Soffits
All fascias and soffits are to comprise uPVC to match existing.

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 consists of a garden on varied levels including hedgerows, trees and shrubs that is to be retained where possible as part of the proposal. The proposal involves retaining any existing boundaries. 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.



Ground Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Proposed alterations at Caegwyn, Gatewen road, New Broughton, Wrexham, LL11 6YA

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

Drawn By:	Date:
A.Whitby	Aug 2026
Drawing No:	**Sheet:**
R149/004	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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