

Ground Floor Plan 1:50

Rear Elevation 1:100

Side Elevation 1:100

Side Elevation 1:100

External Facing Materials
External walls are to comprise brickwork and rendered finish.

Roofing Materials
Roof coverings are to be interlocking concrete roofing tiles to match existing to local authority approval.

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

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

Rainwater Goods
Rainwater to be collected in uPVC guttering and downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure is limited to hedgrows and trees that define boundaries with minimal small areas of planting throughout the site. The site is predominantly hardstanding including the area of the proposed extension meaning existing green infrastructure is not negatively impacted by the proposal. Existing site boundaries are to be retained as existing. As documented it is proposed the development includes the erection of a bird box in the position 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 where indicated on elevations.

Rev	Date	Detail	Initial
A	09/26	Room Info	L.F

Project:
Proposed alterations at Magnolia House, Park Road, Rhosymedre, Wrexham, LL14 3EF

Title:	Scale: (A1)
Planning	1:50 & 1:100
Drawn By: L. Fowles	Date: Sept 2026
Drawing No: S118/004	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