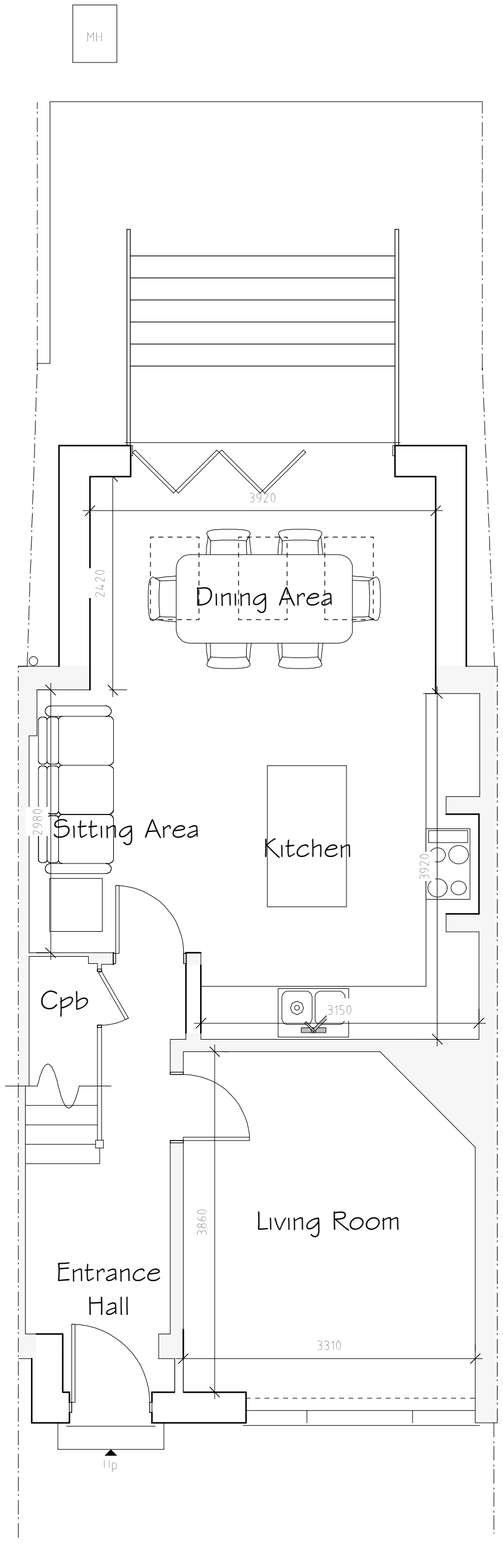


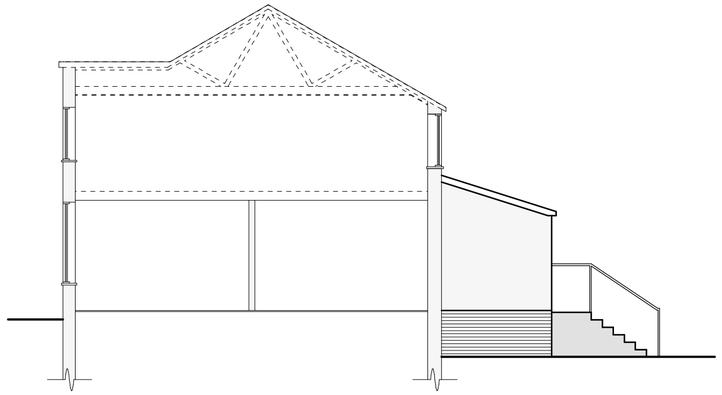
Ground Floor Plan 1:50



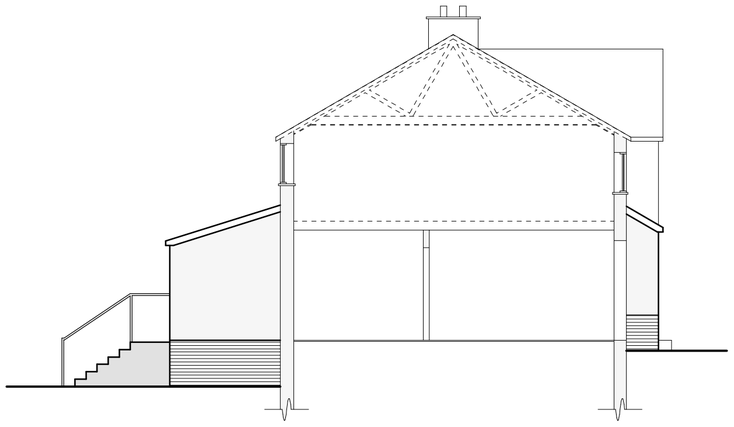
Front Elevation 1:100



Rear Elevation 1:100



Side Section / Elevation 1:100



Side Section / Elevation 1:100



Example of Birdbox

Bird Box to be RSPB Apex classic nestbox installed within 3 months of obtaining planning approval.

WALL MATERIALS

External walls are to comprise of brickwork and white render to match existing to local authority approval.

ROOFING MATERIALS

Roof coverings are to be slate to Local Authority approval.

WINDOWS

All windows are to comprise of sealed double glazed units set in white uPVC frames.

FACIAS AND SOFFITS

All fascias and soffits are to comprise black uPVC 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 dwelling occupies a developed plot of land within the settlement boundary limit of the village. Established gardens are to be improved and maintained following the refurbishment and extensions proposed at the property. As documented it is proposed the development includes the erection of a bird box to provide a net bio-diversity gain for the site.

Rev	Date	Detail	Initial

Project:

Proposed Alterations at
198 Chester Road,
Wrexham
LL12 8DT

Title:	Scale: (A2)
Planning	1:50 & 1:100
Drawn By: L. Fowles	Date: May 2024
Drawing No: D144/003	Sheet: 1 of 1

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