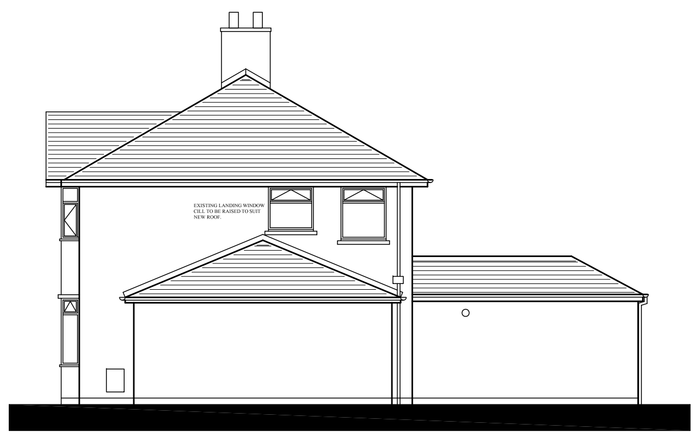


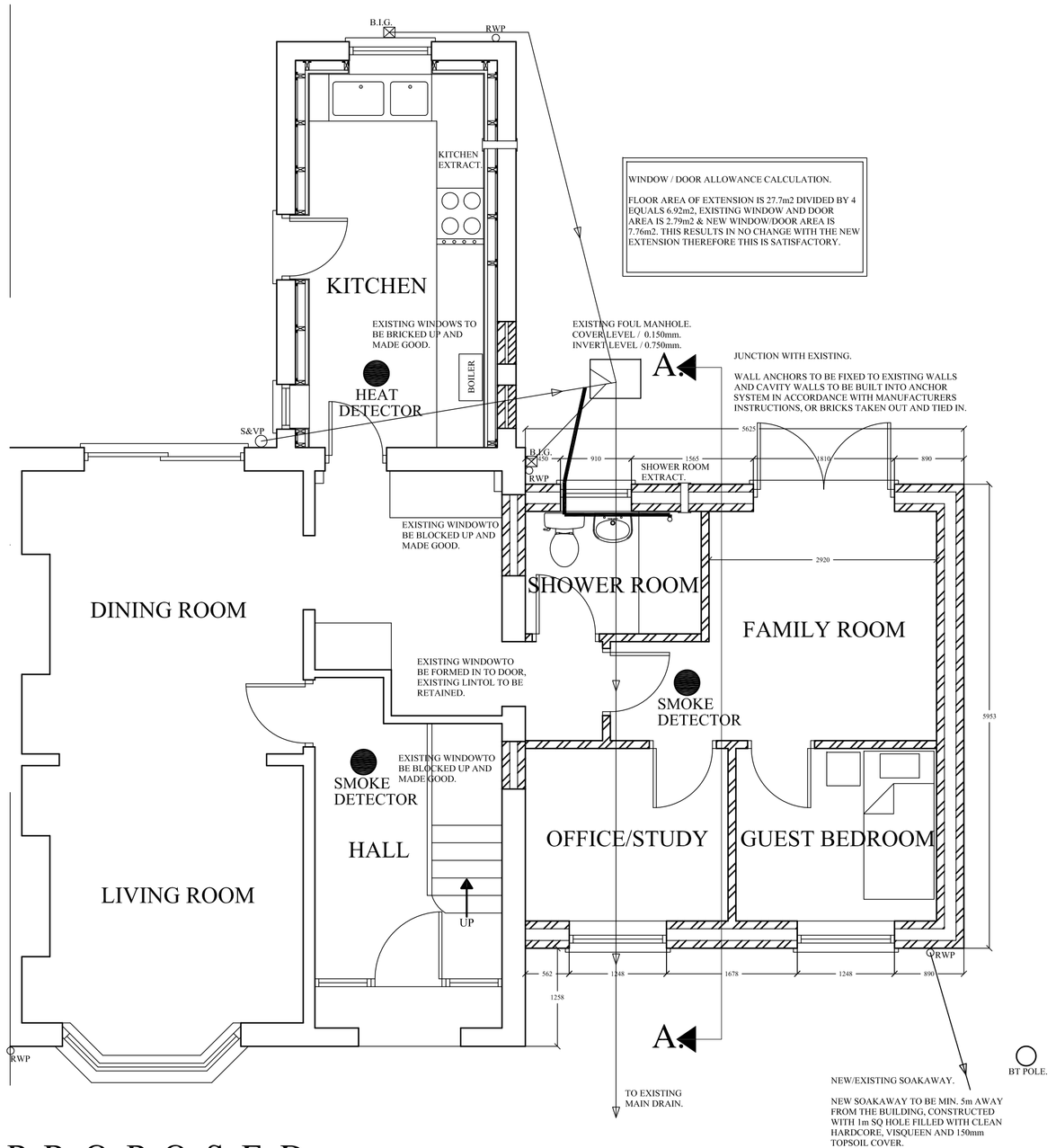
PROPOSED
FRONT ELEVATION
SCALE 1:100



PROPOSED
SIDE ELEVATION



PROPOSED
REAR ELEVATION



PROPOSED
GROUND FLOOR PLAN
SCALE 1:50.

NET BIODIVERSITY BENEFITS

This development is to include net gain biodiversity enhancement by the integration of bat and or bird nesting features to existing / proposed structures. House Sparrow Terraces & Starling Boxes to be positioned at least 3.0M above ground on North or East facing elevations (either integrated or externally mounted) or fixed on trees. At least .5M away from doors, windows, vents,downpipes or vegitation which could be used by predators (domestic cats, rats etc). Starling boxes are to be installed in groups of at least two boxes placed a minimum of 1.0M apart. Sparrow Terraces must have a minimum of two nest chambers or be installed in pairs. External boxes to be constructed from woodstone, woodcrete or similar blend to ensure durability - wooden boxes are not appropriate. To be installed in accordance with the manufacturers guidance. Boxes installed on trees must be attached using aluminium nails or screws.
Externally mounted bat box surface mounted using screws available in a range of sizes to sut different species and roost types. Located on a sunny elevation, ideally facing Southwards, at least 3.0M above ground and with the entrance at least 0.5M away from the eaves, branches or ledges to reduce predation risk. In a dark location, away from any sources of artificial light. Entrance must be at least 2.0M away from windows. Propnetary bat boxes constructed from woodstone, woodcrete or a similar blend to ensure durability. Wooden boxes are not suitable. Fully installed in accordance with manufacturers guidance. Boxes that do not allow droppings to fall away should be cleaned regularly by a licensed ecologist.

BRIEF EXTENSION SPECIFICATION

NEW EXTENSION TO BE CONSTRUCTED WITH MATERIALS TO MATCH EXISTING HOUSE AS CLOSELY AS POSSIBLE.

WALLS TO BE RENDRED BLOCK OUTER SKIN , GREY SLATES TO PITCHED ROOF AND WHITE UPVC WINDOWS / DOORS IN STYLES TO MATCH EXISTING.

RAINWATER GOODS TO MATCH THOUGH'S ON EXISTING HOUSE AND TO BE DISPOSED OF IN TO EXISTING/NEW SOAKAWAYS.

Ph/Rev.	Revision Details	Rev.by	Chk.by	Date

andrew hannett limited
civil | structural | architectural
Office 14, Redwither Business Centre, Wrexham. LL13 9XR.
Tel. 01978 664256 Mobile 07761 346542 e-mail ah.ltd@talktalk.net

partner LABC

Client: Mr. R. Watts.

Project:
Proposed Ground Floor Extension
At Newlands, Chapel Street,
Acrefair, Wrexham.

Proposed Plans & Elevations,
Block Plan & Location Plan.

-

Drawn by:	A Hannett	Date:	June 2024	Sheet 2 of 3
Scales: As shown @ A1	Drawing No: 2024/08/02			Phase/Rev: -