

PROPOSED
FRONT ELEVATION
SCALE 1:100



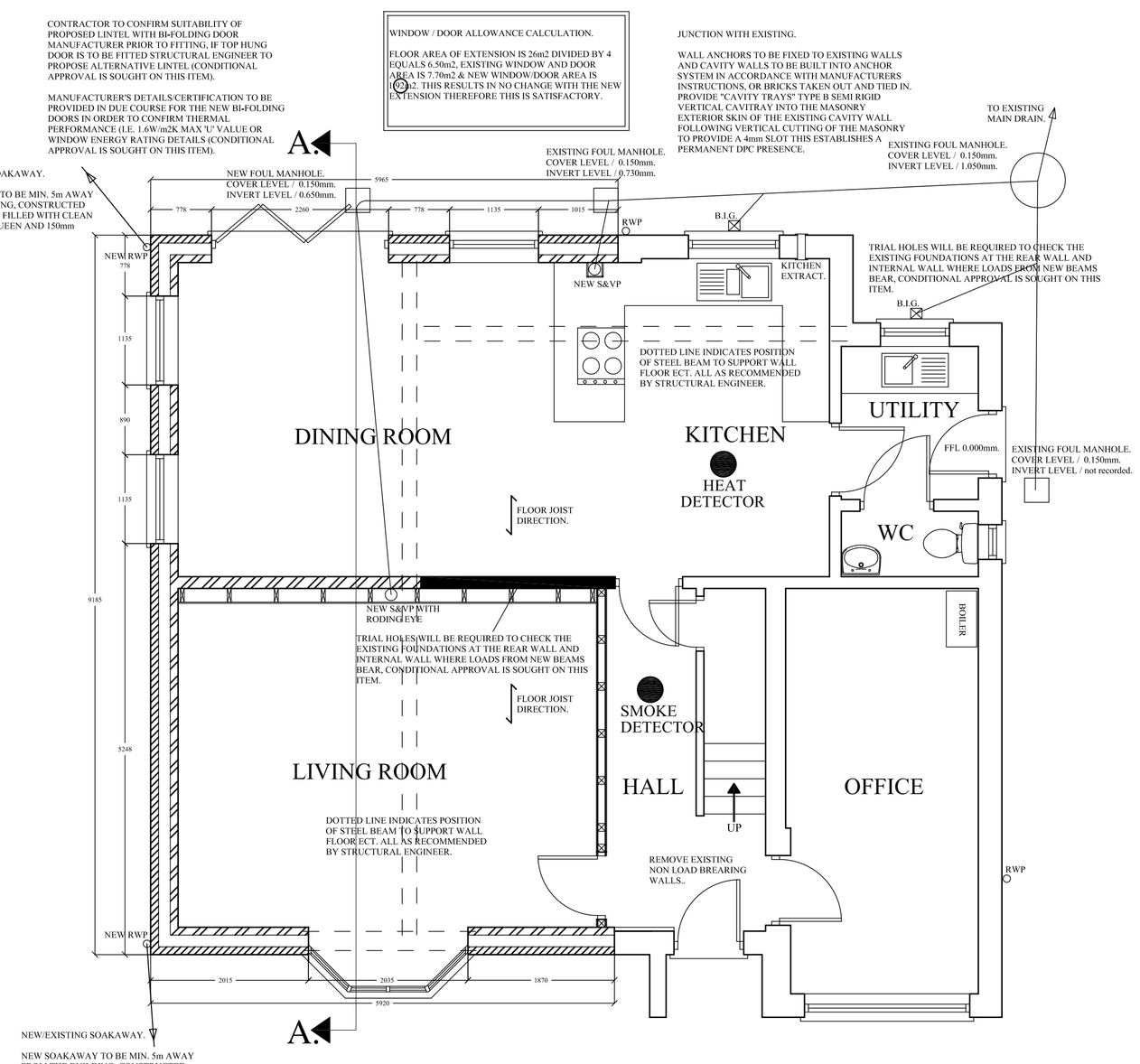
PROPOSED
REAR ELEVATION




PROPOSED
SIDE ELEVATION




PROPOSED
SIDE 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 aluminum nails or screws.
Externally mounted bat box surface mounted using screws available in a range of sizes to suit 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. Proprietary 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 RED BRICK OUTER SKIN , GREY TILES 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 |
|---|---|---|---|---|

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Client:
Mr. R. Green.

Project:
Proposed Ground Floor Extensions
At No 28 St Giles Park, Gwersyllt,
Wrexham.

Proposed Plans & Elevations
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-

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

partner LABC