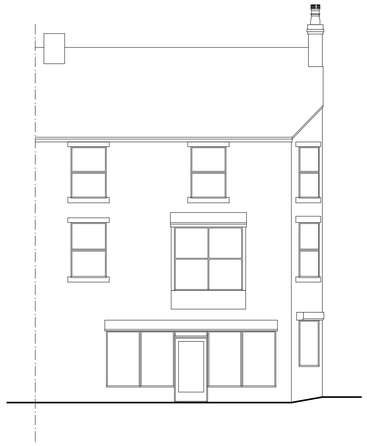
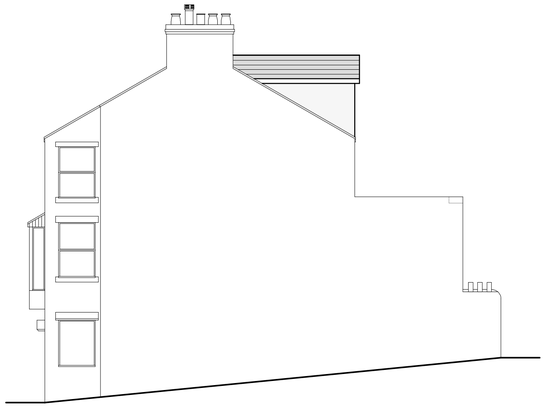


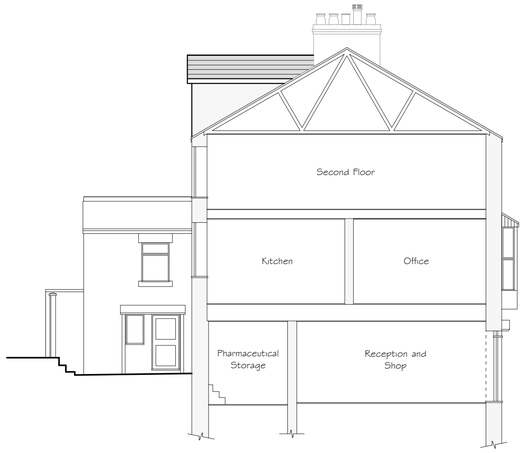
Front Elevation 1:100



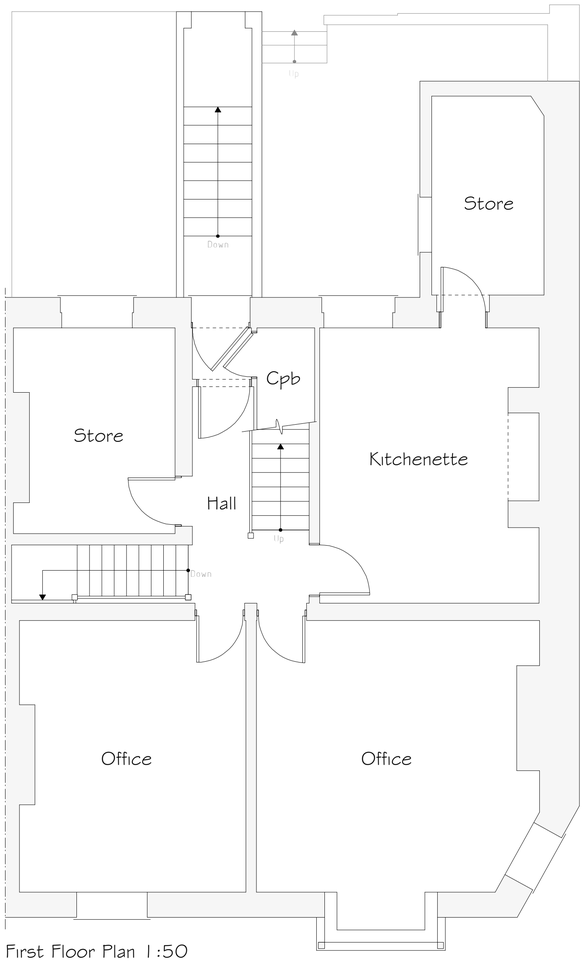
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation & Section 1:100



First Floor Plan 1:50

External Facing Materials
External walls are to comprise render to local authority approval.

Roofing Materials
Roof coverings are to be Slate to match existing.

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

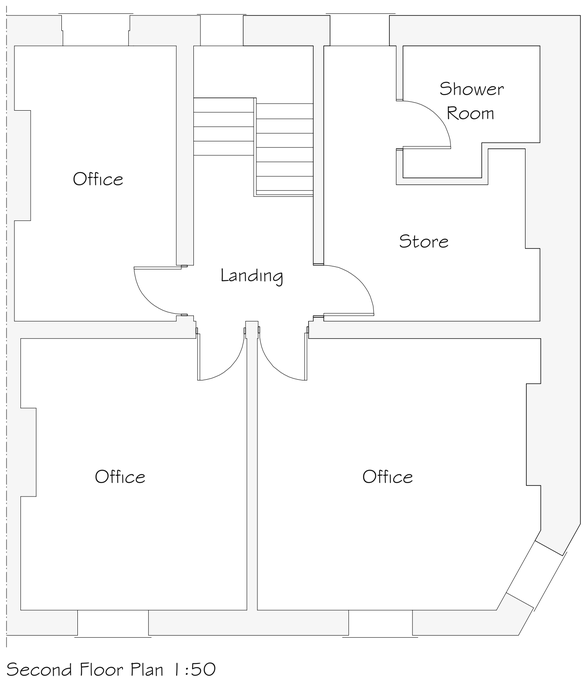
All fascias and soffits are to comprise uPVC to match windows.

Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

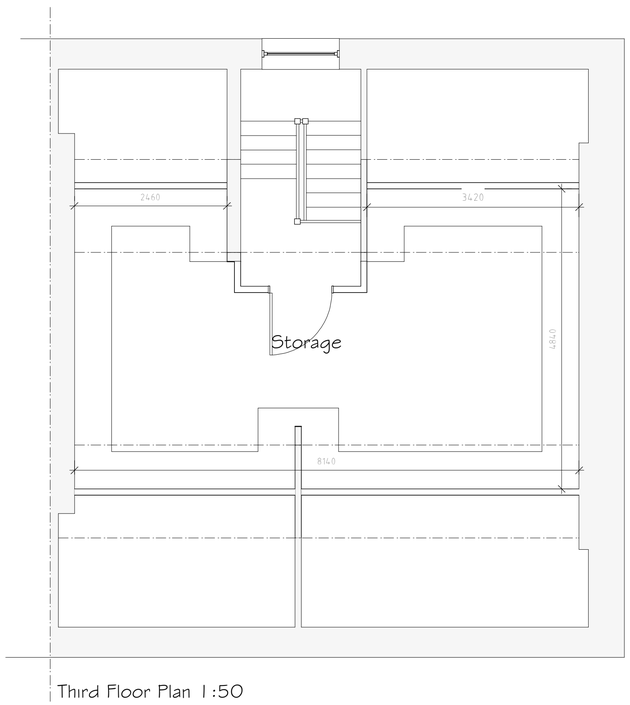
Green Infrastructure Statement
The proposed parcel of land occupies a developed plot of land within the settlement boundary limit and village centre. Established gardens are to be maintained following the alterations proposed at the property. As documented it is proposed the development includes the erection of bird boxes to provide a net bio-diversity gain for the site.



Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development



Second Floor Plan 1:50



Third Floor Plan 1:50

Services Key

MH Existing Man Hole Position

Existing Rain Water Gully (RWG) Position

Existing Back Inlet (BIG) Gully Position

Existing Soil Vent Pipe (SVP) Position

Rev	Date	Detail	Initial

Project:
Proposed Alterations to, Pharmacy, Manchester House, High Street, Coedpoeth, LL11 3LS.

Title: Planning

Scale: (A1) 1:50 & 1:100

Drawn By: L. Fowles

Date: June 2024

Drawing No: P158/003

Sheet: 1 of 1

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