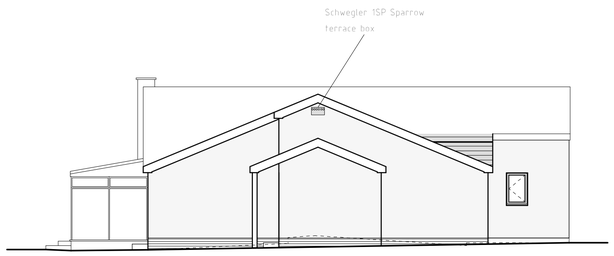
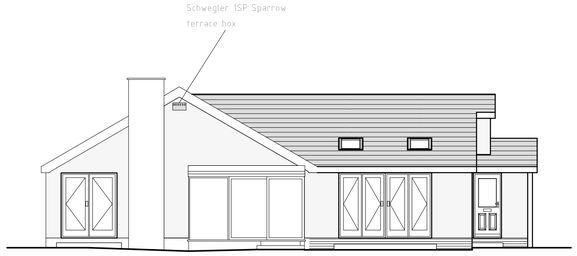


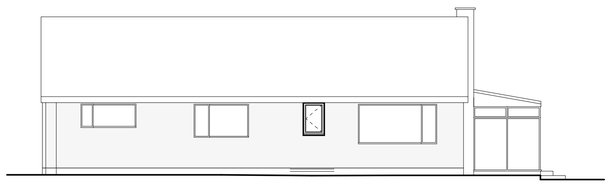
Front Elevation 1:100



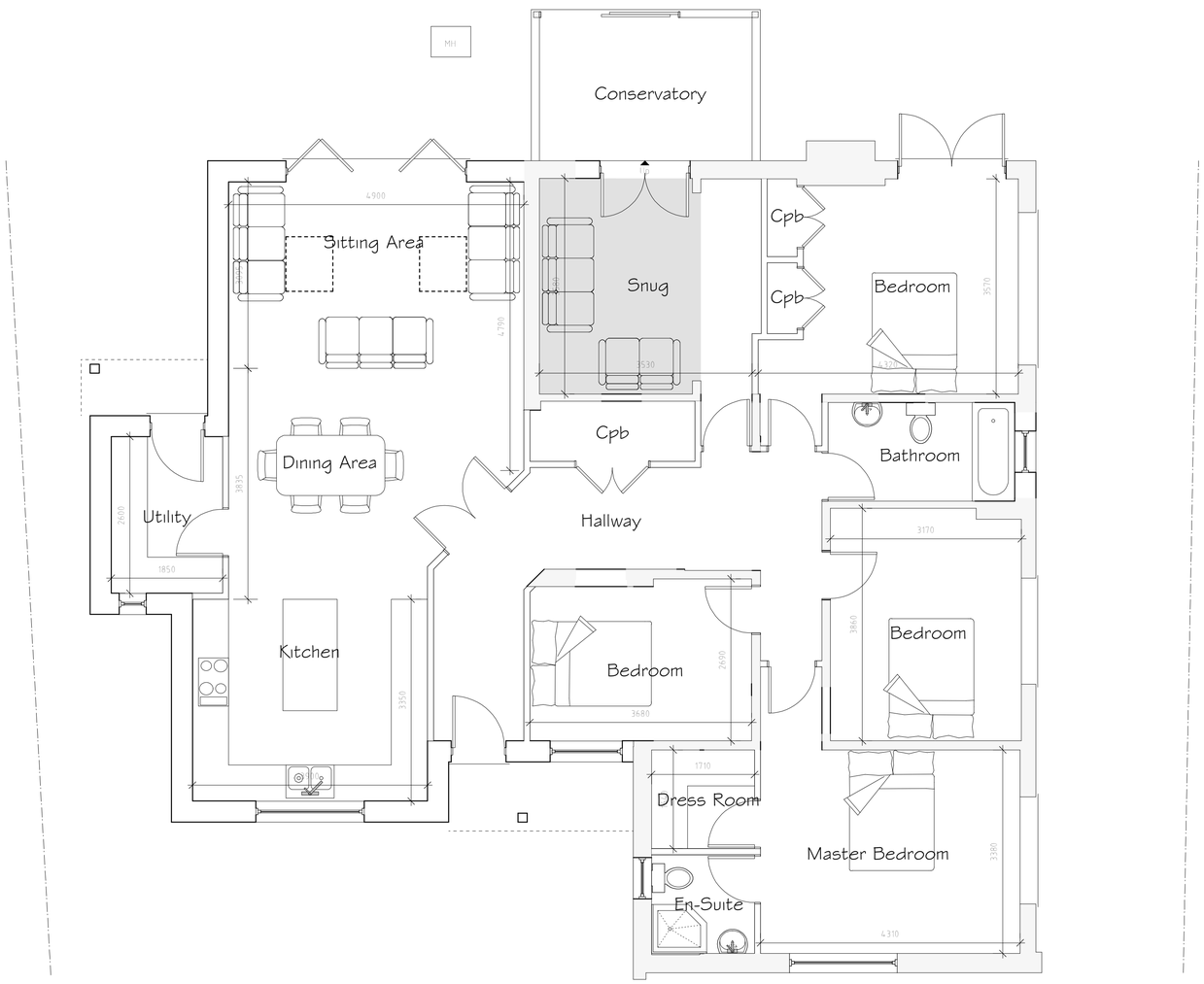
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
External walls are to comprise rendered finish.

Roofing Materials
Roof coverings are to be double roman concrete roofing tiles to Local Authority approval.

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

Facias & Soffits
All fascias and soffits are to comprise white 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 proposed parcel of land occupies a developed plot of land within the settlement boundary limit. Established gardens are to be improved and 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.

Floor Level To Be Lowered to match Existing Floor Level

Rev	Date	Detail	Init
A	10/24	Specification amends	SW

Project: Proposed Alterations at 1 Abbeygate Walk, Bangor-on-Dee, Wrexham, LL13 0BA

Title: Planning

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

Drawn By: L. Fowles

Date: Oct 2024

Drawing No: C157/003

Sheet: 1 of 1

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