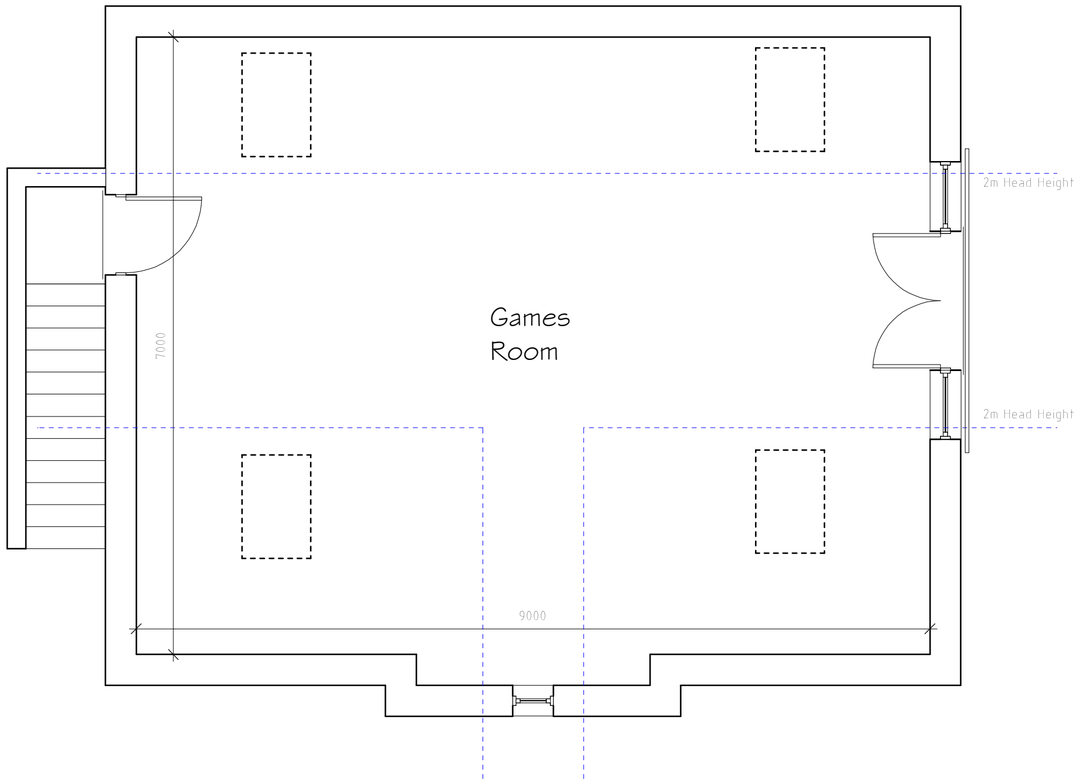
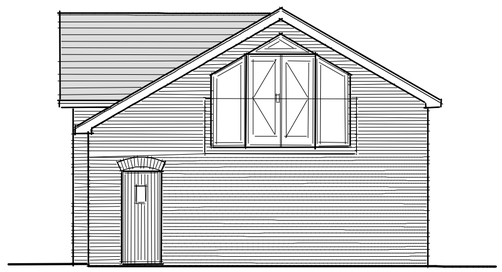


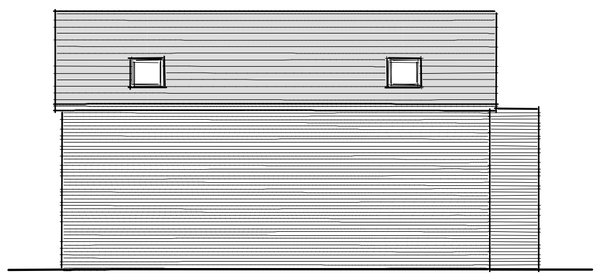
First Floor Plan 1:50



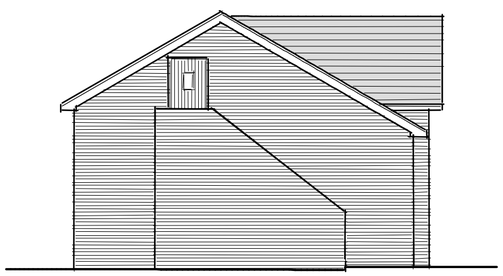
Front Elevation 1:100



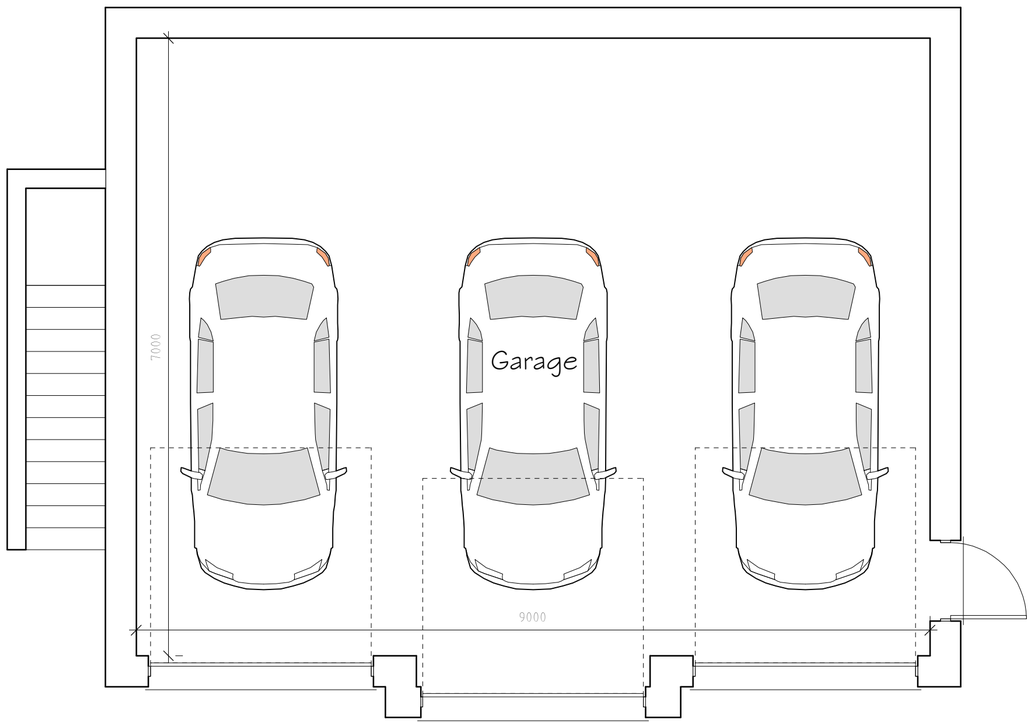
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
External walls are to be facing brickwork to local authority approval.

Roofing Materials
Roof coverings are to natural slate to local authority approval.

Windows
All windows are to comprise sealed double glazed units set good quality uPVC frames.

Facias & Soffits
All fascias and soffits are to be uPVC to match windows.

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 site occupies a developed plot of land. 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.



Sparrow Terrace bird box to be located on either the existing house or garage wall to clients dicretion.

Rev	Date	Detail	Initial

Project: Proposed Alterations at
April Cottage,
Sun Lane,
Bowling Bank,
Wrexham,
LL13 9RW

Title:	Scale: (A2)
Planning	1:50 & 1:100

Drawn By:	Date:
D.J.Edwards	Oct 2024
Drawing No:	**Sheet:**
R136/003	1 of 1

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