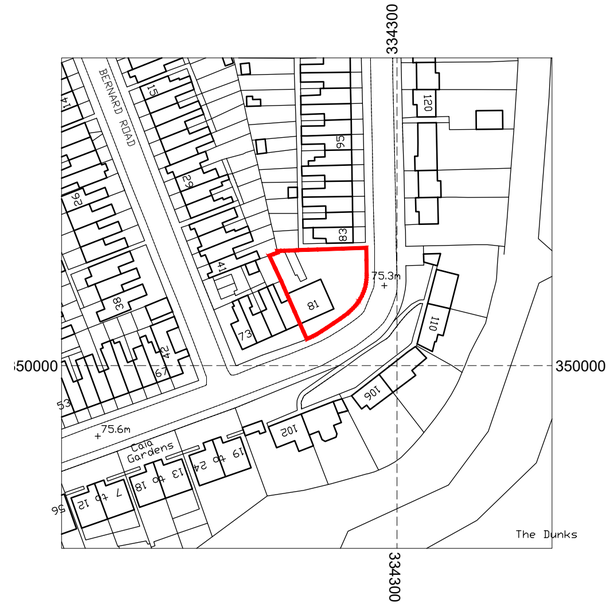


Existing Site plan 1:200



Proposed Site plan 1:200



Site location plan 1:1250

1:1250 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

1:200 1m 2m 4m 6m 8m 10m 12m 14m 16m 18m 20m

©Crown Copyright and database rights 2023 OS 100047474

Parking

No off road parking is provided at the site. There is on street parking on Benjamin Road. As a 5 bedroom house under the existing occupation it would require No.4 spaces as defined in Wrexham supplementary local planning guidance note 16. The requirement for a HMO for 8 people would be No.5 spaces. The dwelling is a corner plot and has a significantly longer frontage for parking than its neighboring dwellings.

Bike storage

No.5 secure bike spaces have been provided in the existing out building

HDS ARCHITECTURAL SERVICES
HDS Architectural Services, The Foundry,
15 Yorke Street, Wrexham
LL13 8LW
Tel (01978) 345250
www.hdsarchitectural.co.uk

Project;
81 Benjamin Road, Wrexham, LL13 8EG

Title;	**Scale (A2);**
07-Site location plan and Site plans	1:200/1250
Dwg No;	**Date;**
BR/PD/07	11.09.24

Revision;
Rev-A tree & Fence added to garden, stair note amended 04.11.24