

Front Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise timber cladding.

Roofing Materials
Roof coverings are to be black onduline sheet roofing.

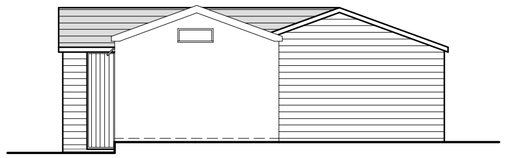
Facias & Soffits
All fascias and soffits are to comprise good quality timber to match existing.

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. 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.



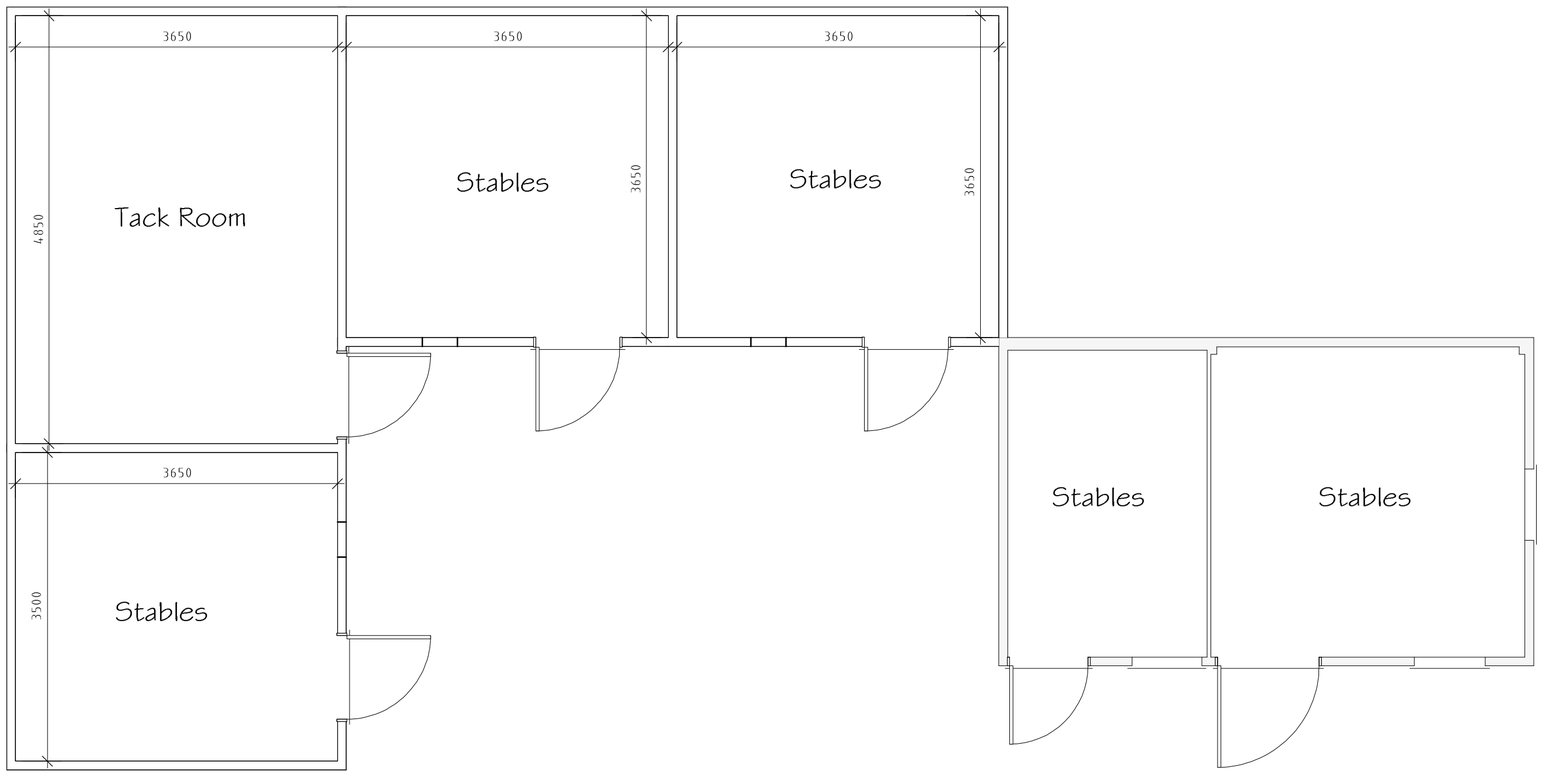

Rear Elevation 1:100



Side Elevation 1:100



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




Ground Floor Plan 1:50

| Rev | Date | Detail | Initial |
|---|---|---|---|
| C | 11/24 | Design Amendment | L.F |
| B | 08/24 | Design Amendment | L.F |
| A | 08/24 | Design Amendment | L.F |

Project: Proposed Alterations at
Coniston,
Wynstay Lane,
Marford,
Wrexham,
LL12 8YA

| Title: | Scale: (A2) |
|---|---|
| Planning | 1:50 & 1:100 |
| Drawn By: L. Fowles | Date: July 2024 |
| Drawing No: B182/003 | Sheet: 1 of 1 |

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