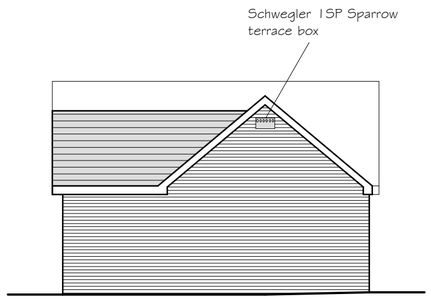
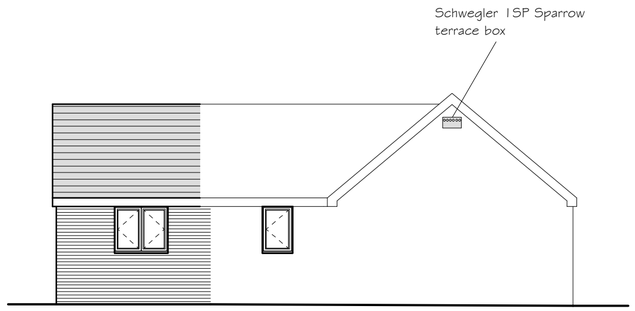


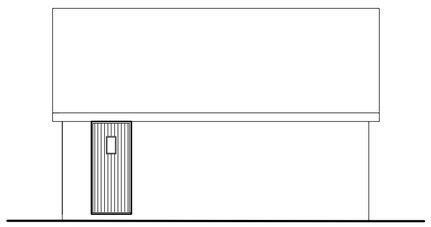
Front Elevation 1:100



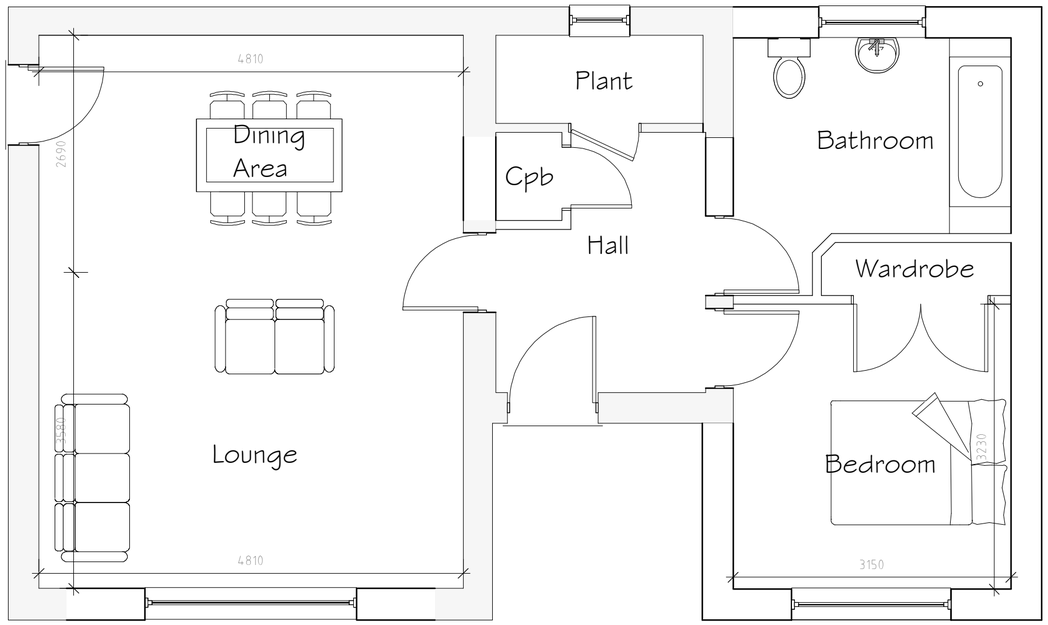
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Floor Plan 1:50

External Facing Materials
External walls are to comprise facing brickwork to match existing structure to local authority approval.

Roofing Materials
Roof coverings are to be concrete roof tile to match existing to Local Authority approval.

Windows
All windows are to comprise sealed double glazed units set in oak coloured uPVC frames to match main dwelling.

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 development with within the residential curtilage of no 4 plas acton, occupying a large parcel of land the within the settlement boundary limit, established gardens are present which the property can enjoy. No alteration is proposed to the existing greenary, shrubs at the site the gardens will continue to be maintained. 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.

Rev	Date	Detail	Initial

Project:
Proposed Alterations at
4 Plas Acton Close,
Wrexham,
LL12 8ED

Title:	Scale: (A2)
Planning	1:50 & 1:100
Drawn By: D.J.Edwards	Date: Dec 2024
Drawing No: F056/003	Sheet: 1 of 1

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