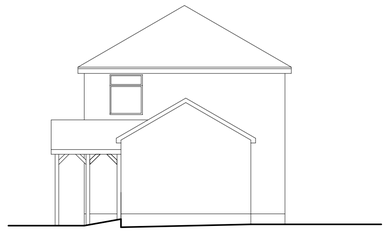
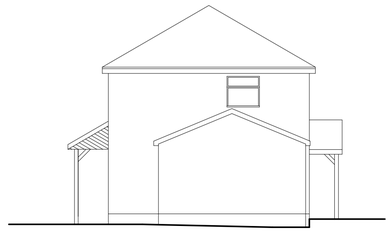


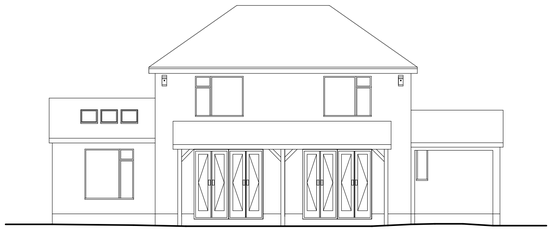
Front Elevation 1:100



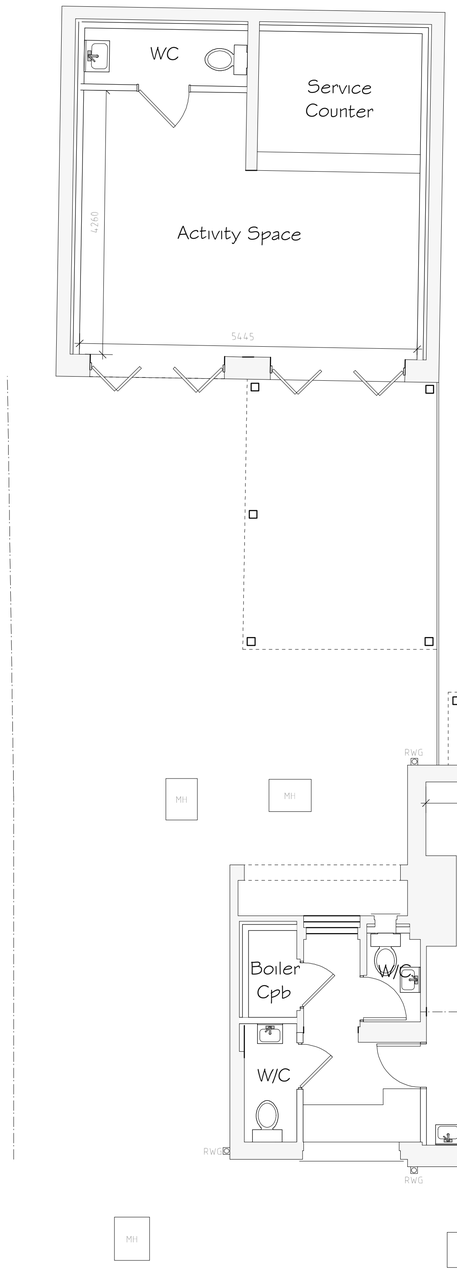
Side Elevation 1:100

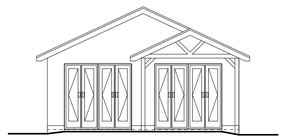


Side Elevation 1:100

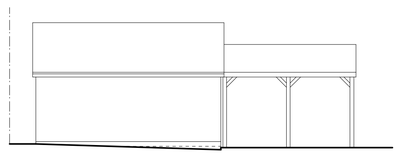


Rear Elevation 1:100

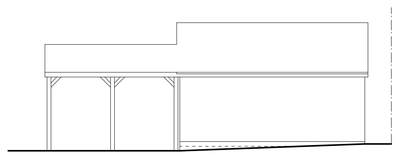




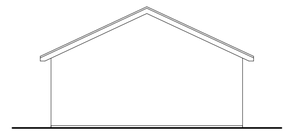
Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Example of Birdbox

Bird Box to be RSPB Apex classic nestbox installed upon completion of the proposed extension.

GREEN INFRASTRUCTURE STATEMENT

The unit occupies a developed plot of land within the settlement boundary limit of the village. The previous use of the property has meant all of the amenity spaces comprise of hardstanding. The unit offers little to no value to the green infractructure locally, the property is surrounded by residential dwellings with well maintained gardens. Together with the propsal to include for Bird Boxes to be fitted to the rear of the unit it will ensure the unit provides a Net Biodiversity Benefit if the unit was left undeveloped.

External Facing Materials

External walls are to be cover with sand cement render decorated off white as existing. Front elevation to have timber paneling with random pattern as indicated to create irregular stepped feature.

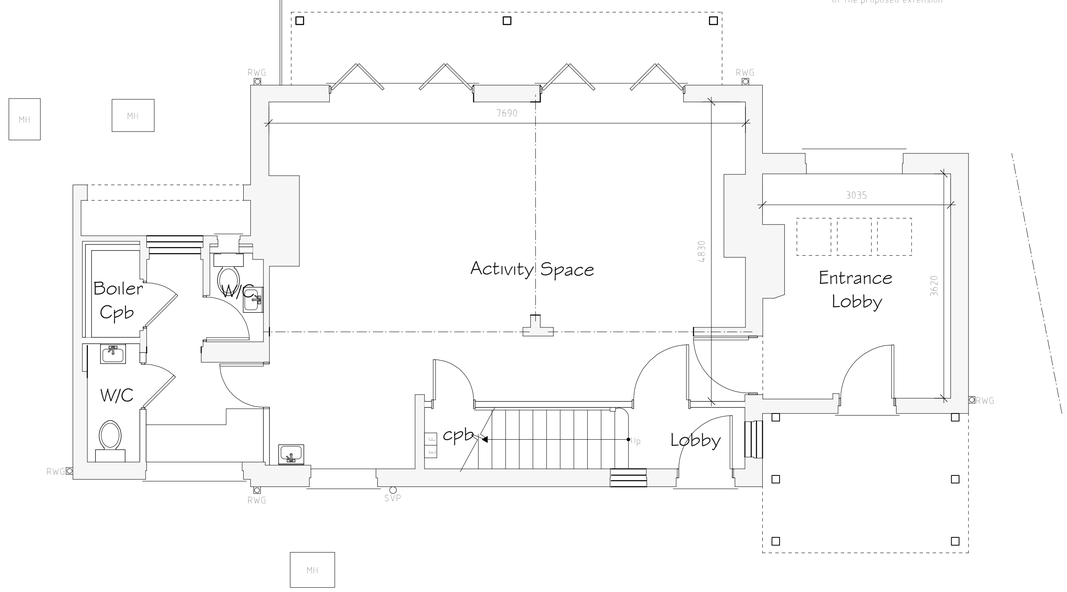
Roofing Materials

Roof coverings to new porch canopies are to be reclaimed second hand slates to match main roof coverings.

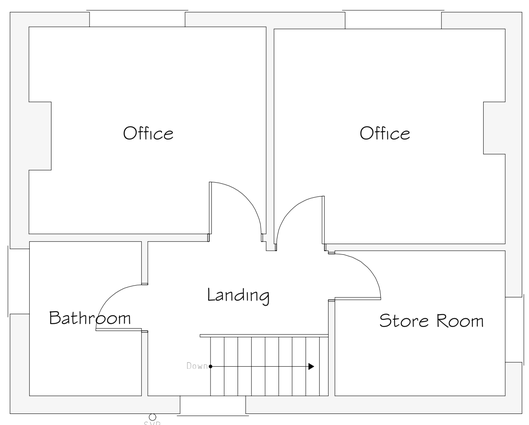
All windows are to comprise sealed double glazed units set in white uPVC frames. Doors to be good quality softwood items.

All fascias and soffits are to comprise softwood decorated black.

Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to existing system.



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Change of use from Children Nursery to New Community Facility, Chester Road, Gresford, Wrexham. LL12 8NT

Title: Planning

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

Drawn By: L. Fowles

Date: Dec 2024

Drawing No: L102/101

Sheet: 1 of 1

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