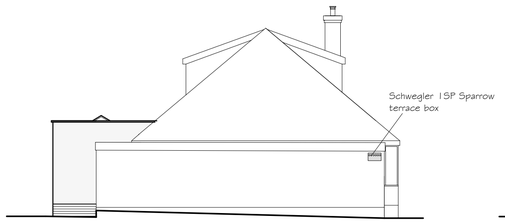
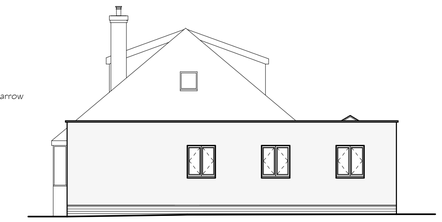


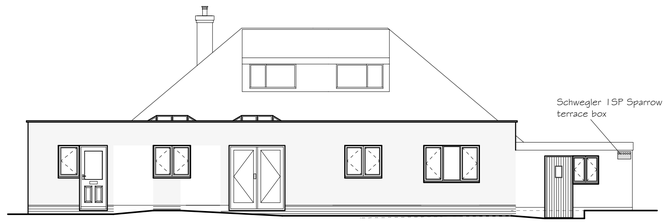
Front Elevation 1:100



Side Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100

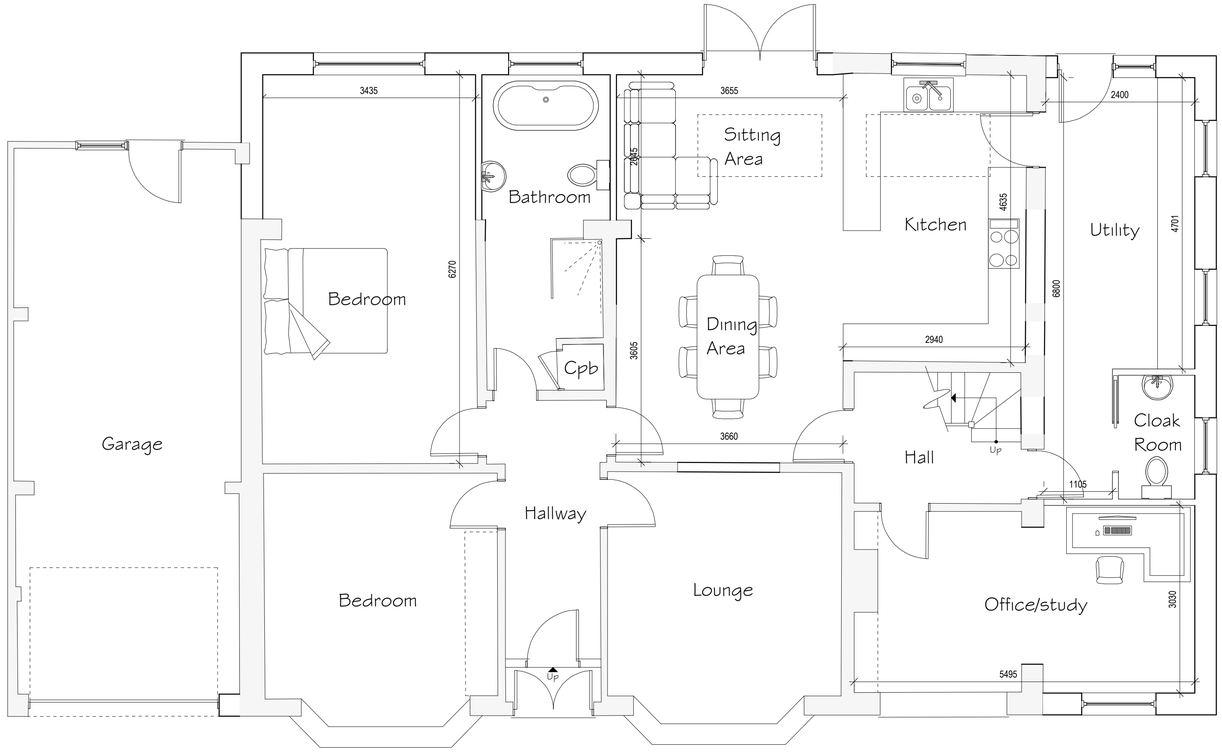
External Facing Materials
External walls are to comprise brickwork and rendered finish.

Roofing Materials
Roof coverings are to be Polyroof 1B5 flat roof system or similar to local authority approval.

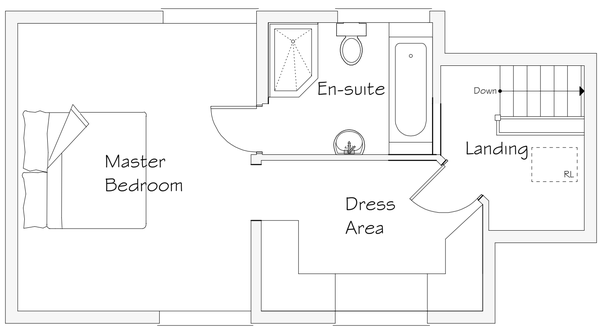
Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Bathroom window to be fitted with obscured glass.

Rainwater Goods
Rainwater to be collected in rainwater black uPVC hopper and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists garden which is well stocked with shrubs. The proposal involves extending the existing property within an area which is fundemntally hardstanding or is occupied by the existing conservatory which is to be removed. To the side elevation the under utilized space will produce a utility and elarged office space which will involve the loss of some shrubs and lawned area. Any plants / shrubs that are of value are removed and kept, to be replanted in an accessible location after the completion of the proposed alterations. As documented it is proposed the development includes the erection of bird boxes in positions indicated and provision for planting of native trees in the refurbished garden to provide a net biodiversity gain for the site.



Ground Floor Plan 1:50



First Floor Plan 1:50



Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.

Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
The Nook,
18 Glyndwr Road,
Wrexham, LL12 8DG

Title: Planning

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

Drawn By: D.J.Edwards

Date: April 2025

Drawing No: T093/003

Sheet: 1 of 1

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