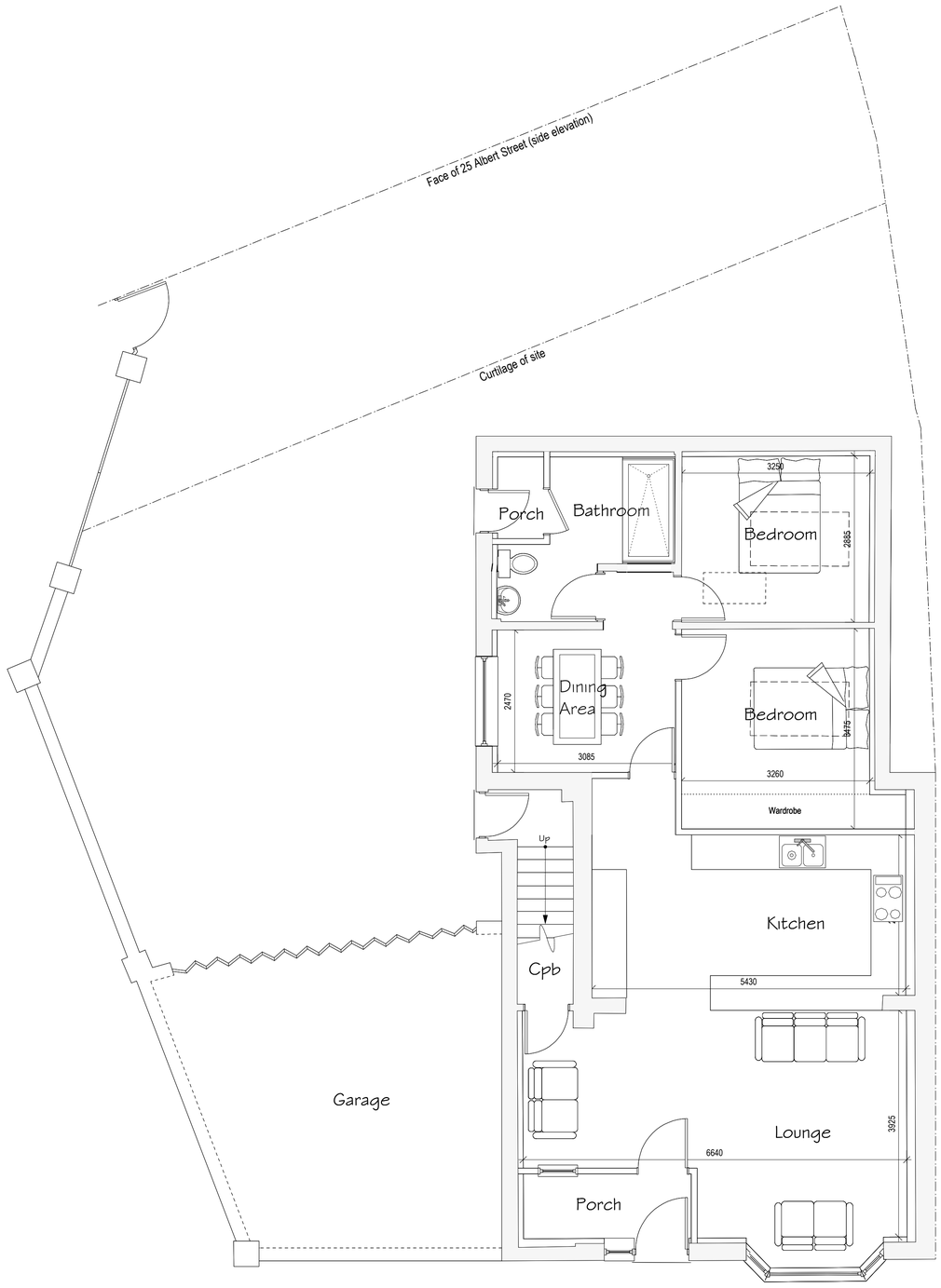
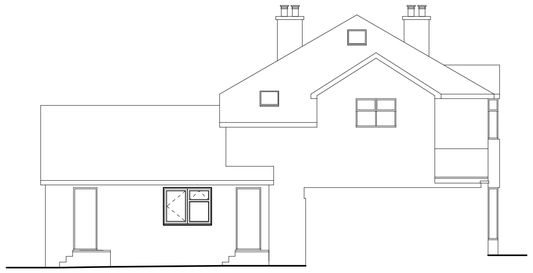


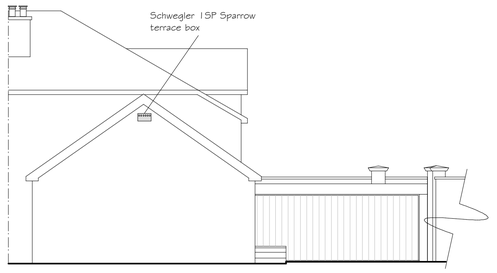
Ground Floor Plan 1:50



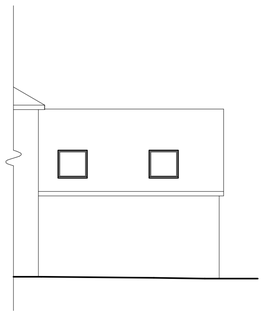
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

EXTERNAL WALLS
External walls are to remain as existing.

ROOFING MATERIALS
Roof coverings are to remain as existing.

WINDOWS
All new windows are to comprise sealed double glazed units set in white uPVC frames. En-suite and bathroom windows are to be fitted with obscured glass.

FACIAS & SOFFITS
All fascias and soffits are to remain as existing.

RAINWATER GOODS
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to existing rainwater gulleys.

GREEN INFRASTRUCTURE STATEMENT
The proposed site occupies a developed plot of land within the settlement boundary limit. Externally to the rear the plot comprises of hardstanding with very little in regards to existing green infrastructure for the site. To the site frontage there are small shrubs that consist of native species set within a gravelled planter base. The proposal cannot impact existing green infrastructure and can only benefit the biodiversity of the site. As documented it is proposed the development includes the erection of a Schwegler 1SP Sparrow terrace box in the position indicated to provide a net biodiversity gain for the site. As part of the proposal the flats are to be granted a shared rear amenity space as indicated on the site plan.



Schwegler 1SP Sparrow terrace box to be fitted prior to first beneficial use of the development.

Rev	Date	Detail	Initial
A	04/25	Curtilage of site noted	D.J.E.

Project:
Proposed Alterations at,
Old Post Office,
49 Kings Mills Road,
Wrexham, LL13 8NL

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

Drawn By:	Date:
D.J.Edwards	March 2025
Drawing No: S108/004	Sheet: 1 of 1

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