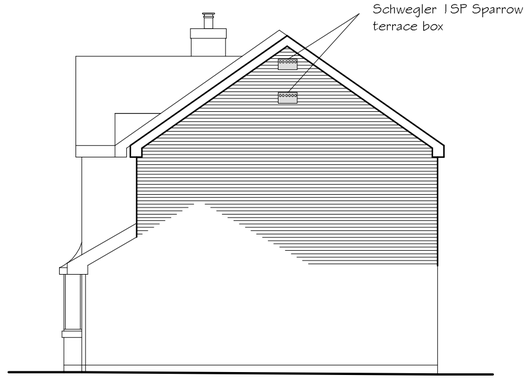


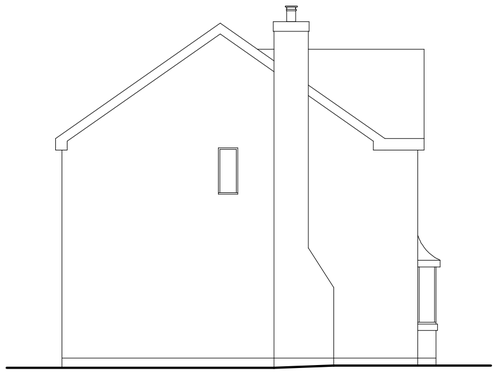
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

EXTERNAL WALLS
External walls are to comprise brickwork to match existing.

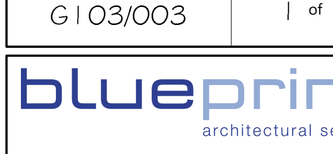
ROOFING MATERIALS
Roof coverings are to be marley modern interlocking concrete roofing tiles to match existing.

WINDOWS
All 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.

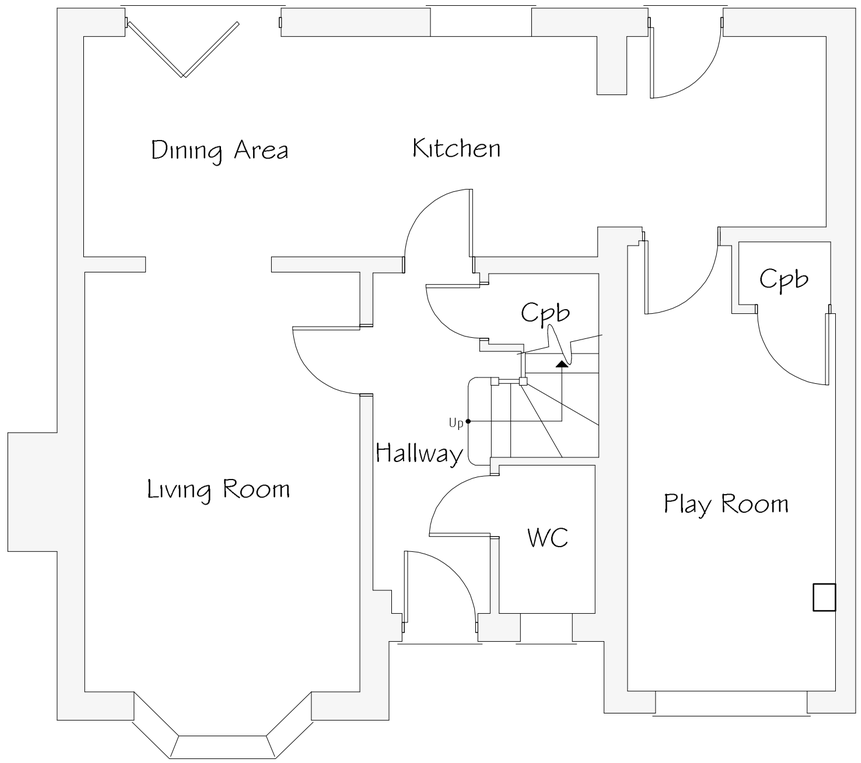
FACIAS & SOFFITS
All fascias and soffits are to comprise white uPVC to match existing.

RAINWATER GOODS
Rainwater to be collected in half square uPVC guttering and square uPVC downpipes, to discharge to soakaways located in garden.

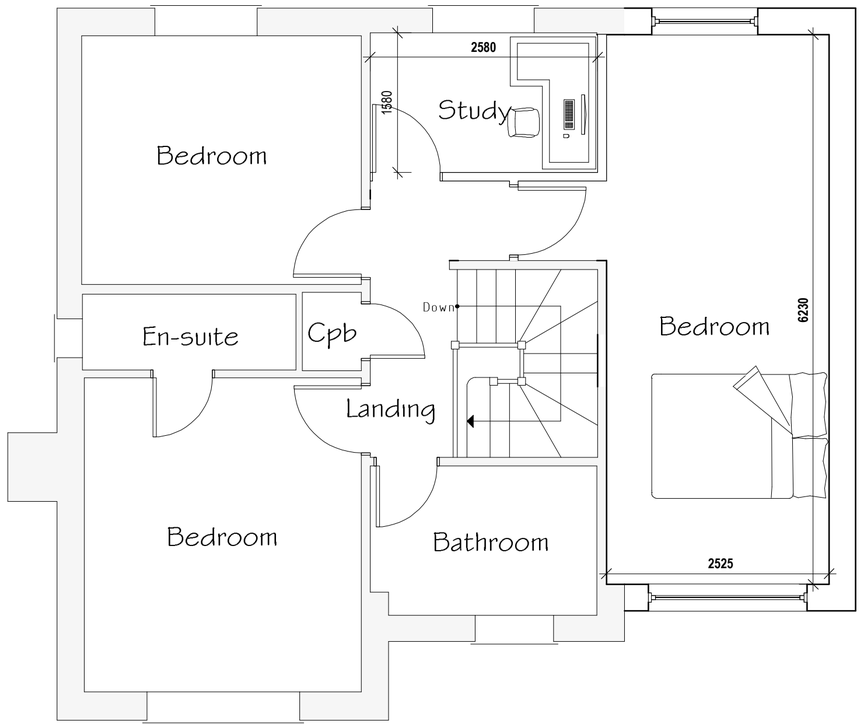
GREEN INFRASTRUCTURE STATEMENT
The proposed site is located within the settlement boundary limit. Existing green infrastructure consists of a rear garden and grassed area to the front, which is to be retained as part of the proposal. The existing garden areas are to remain as existing to prevent a negative impact on the site. It is proposed the development will provide a Net-bio diversity gain by implementing Schwegler 1SP Sparrow terrace boxes as indicated.



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



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial
D	05/25	Planning Amendments	D.J.E.
C	02/25	Design Amendments	L.F
B	01/25	Design Amendments	L.F
A	01/25	Design Amendments	L.F

Project: Proposed Alterations at 4 Chatsworth Gardens, Pandy, Wrexham, LL12 8EZ

Title: Planning

Scale: (A2) 1:50 & 1:100

Drawn By: L. Fowles

Date: January 2025

Drawing No: G103/003

Sheet: 1 of 1

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