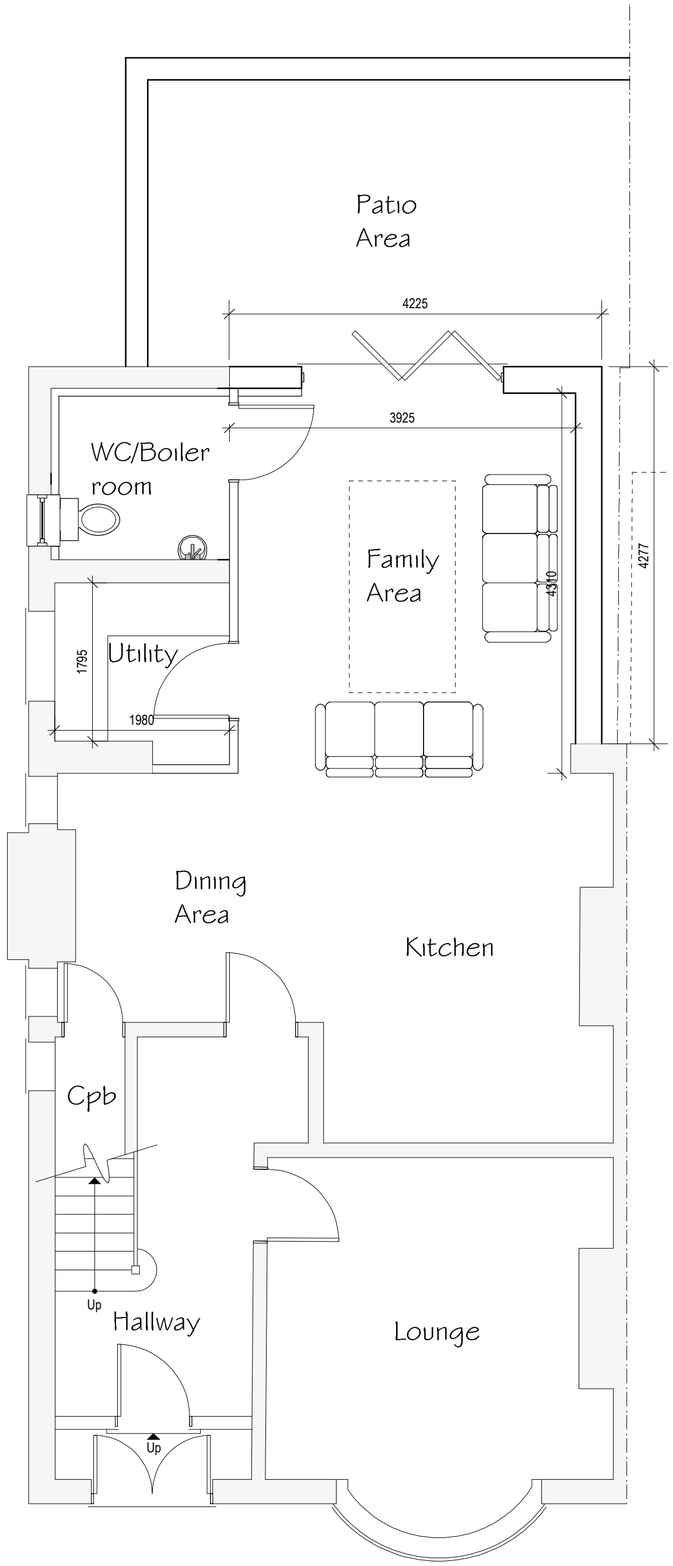
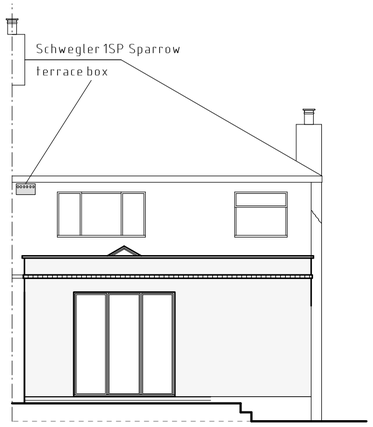


Ground Floor Plan 1:50



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise rendered finish to match existing.

Roofing Materials
Flat roof coverings with glass atrium. Framework to match window frames.

Windows
All windows are to comprise sealed double glazed units set in white uPVC frames.

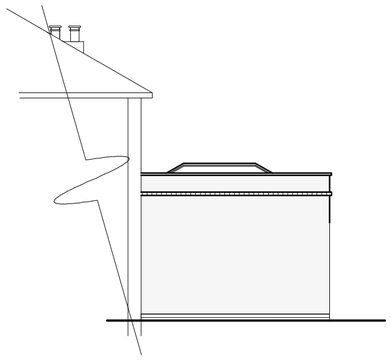
Facias & Soffits
All fascias and soffits are to comprise white uPVC to match existing.

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 parcel of land occupies a developed plot of land within the settlement boundary limit. Established gardens are to be improved and maintained following the alterations proposed at the property. 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.



Side Elevation 1:100

Rev	Date	Detail	Initial
A	07/25	Design Amends	D.J.E.

Project:
Proposed Alterations at,
100 Rhosnesni Lane,
Wrexham,
LL12 7NB

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

Drawn By:	Date:
S Hatherall	July 2025
Drawing No:	Sheet:
M143/003	1 of 1

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