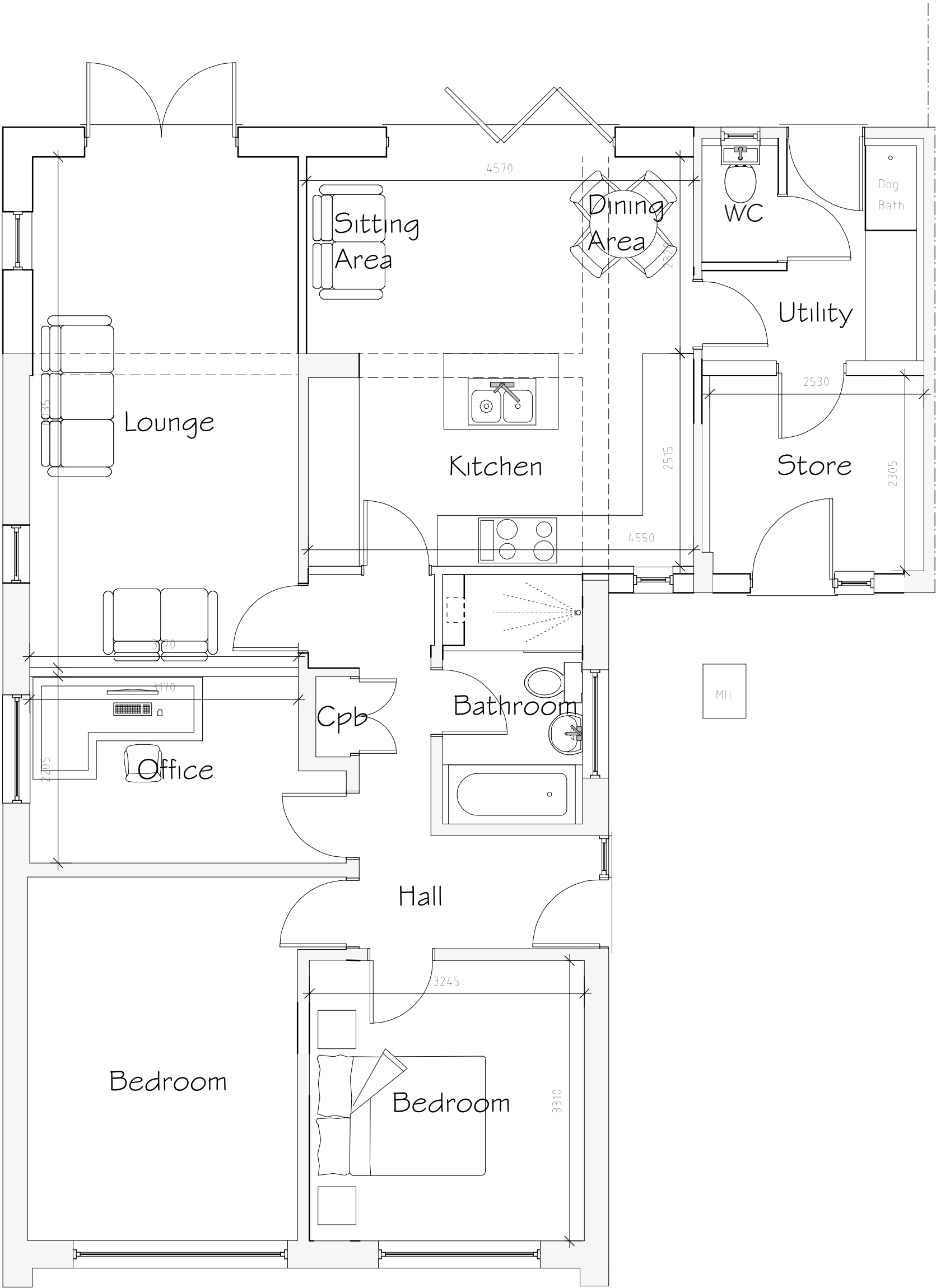
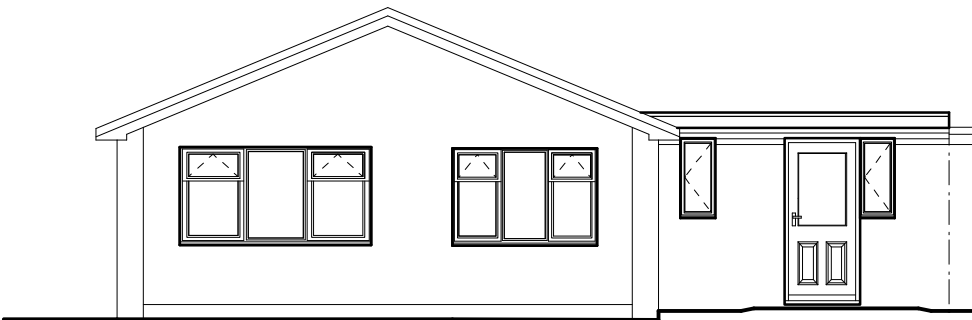
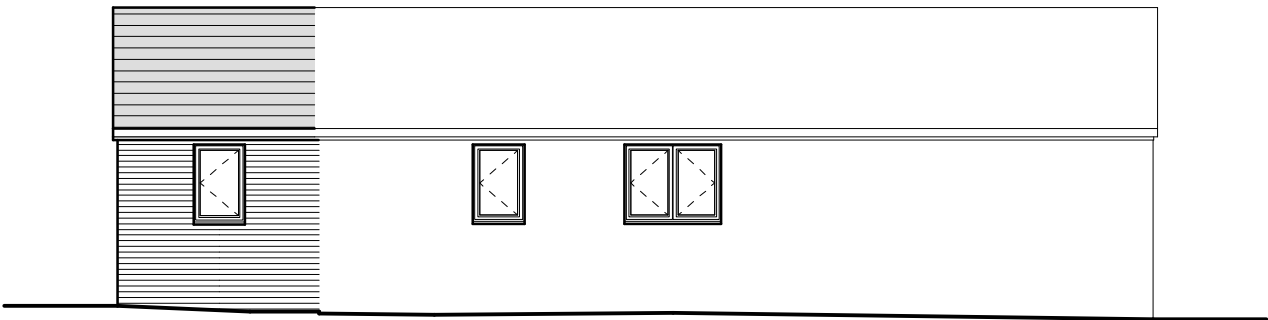




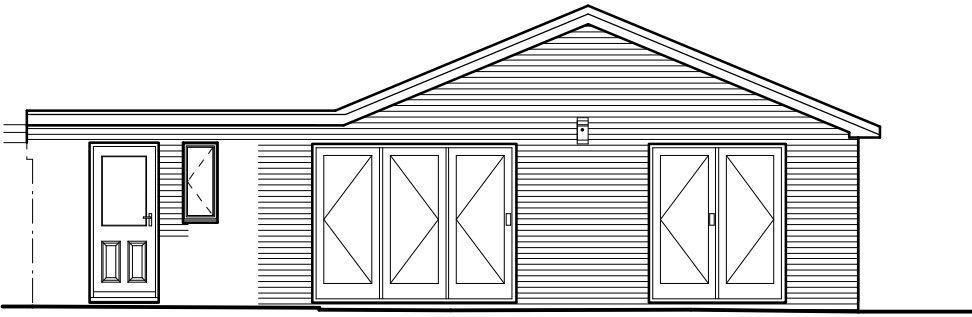
Ground Floor Plan 1:50



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

- WALL MATERIALS**
External walls are to comprise of brickwork to match existing to local authority approval.
- ROOFING MATERIALS**
Roof coverings are to be concrete Ashmore Interlocking Double Plain Roof Tiles supplied from Marleys or similar.
- WINDOWS**
All windows are to comprise sealed double glazed units set in grey anthracite frames. En-suite, bathroom and windows facing neighbouring properties are to be fitted with obscured glass.
- FACIAS AND SOFFITS**
All fascias and soffits are to comprise white uPVC to match existing
- RAINWATER GOODS**
Rainwater to be collected in grey half square uPVC guttering and square uPVC downpipes, to discharge to soakaways located in garden.
- GREEN INFRASTRUCTURE STATEMENT**
The dwelling occupies a developed plot of land within the settlement boundary limit of the village. Established gardens are to be improved and maintained following the refurbishment and extensions proposed at the property. As documented it is proposed the development includes the erection of a bird box to provide a net bio-diversity gain for the site.



Example of Birdbox

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

B	04/24	Design Amends	D J E
A	03/24	Design Amends	L F
Rev	Date	Detail	Initial

Project: Extension & Reconfiguration to 27 Woodridge Ave Marford Wrexham LL12 8SU	
Title: Planning	Scale: (A2) 1:50 & 1:100

Drawn By: L. Fowles	Date: Mar 2024
Drawing No: J191/003	Sheet: 1 of 1

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