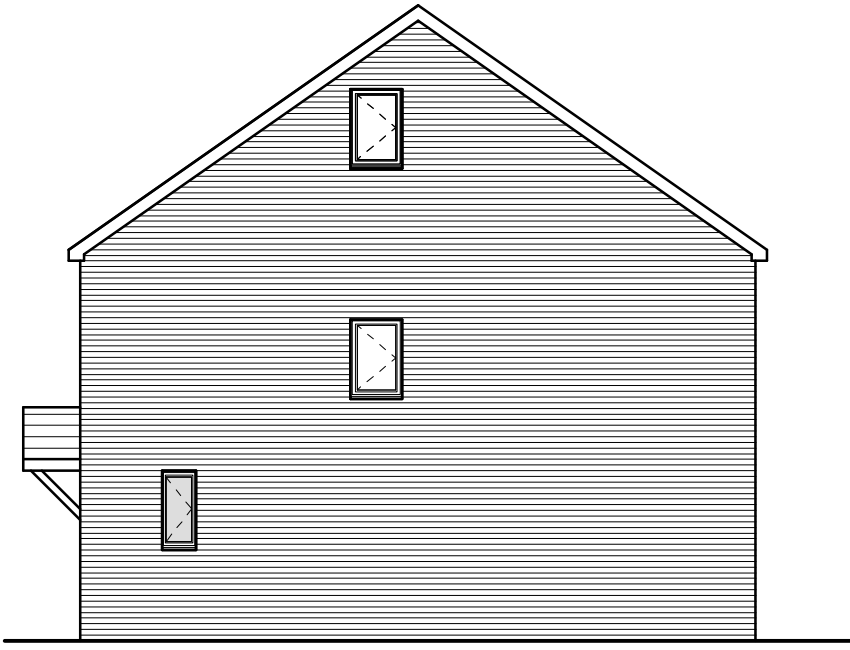
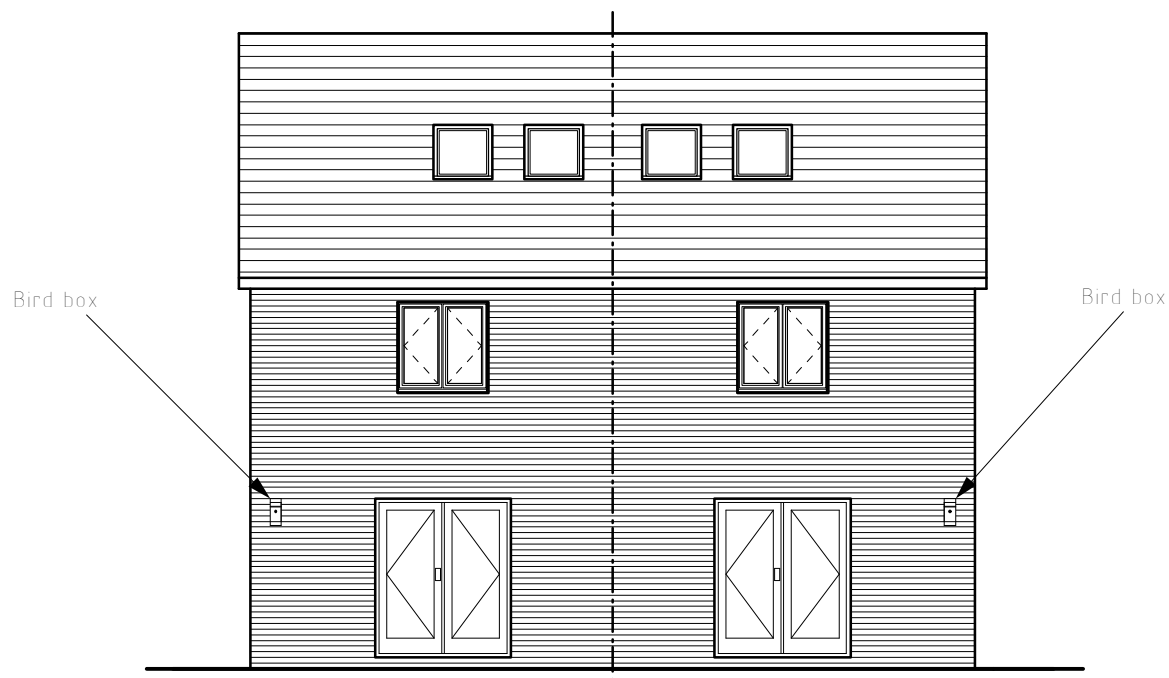




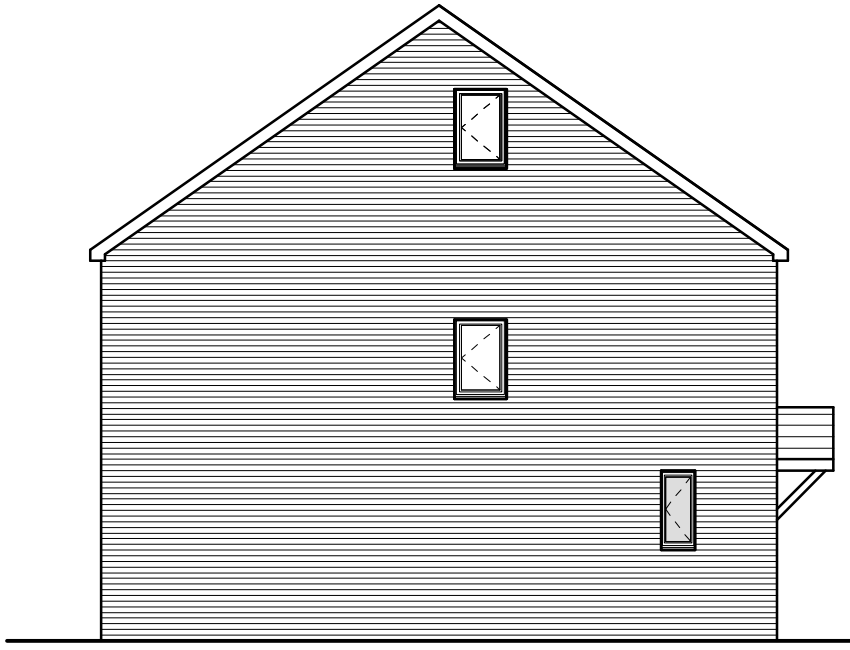
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



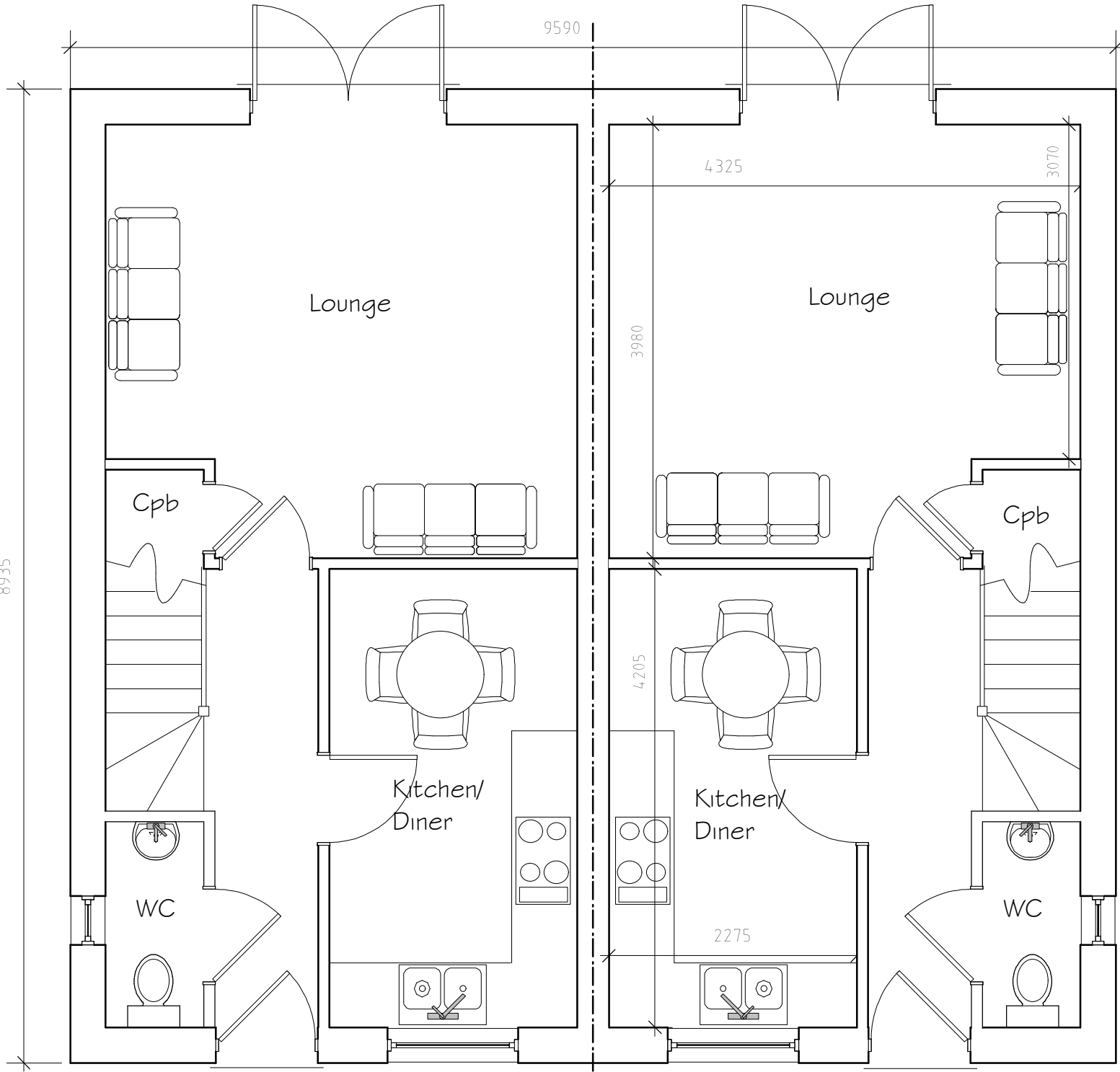
Side Elevation 1:100



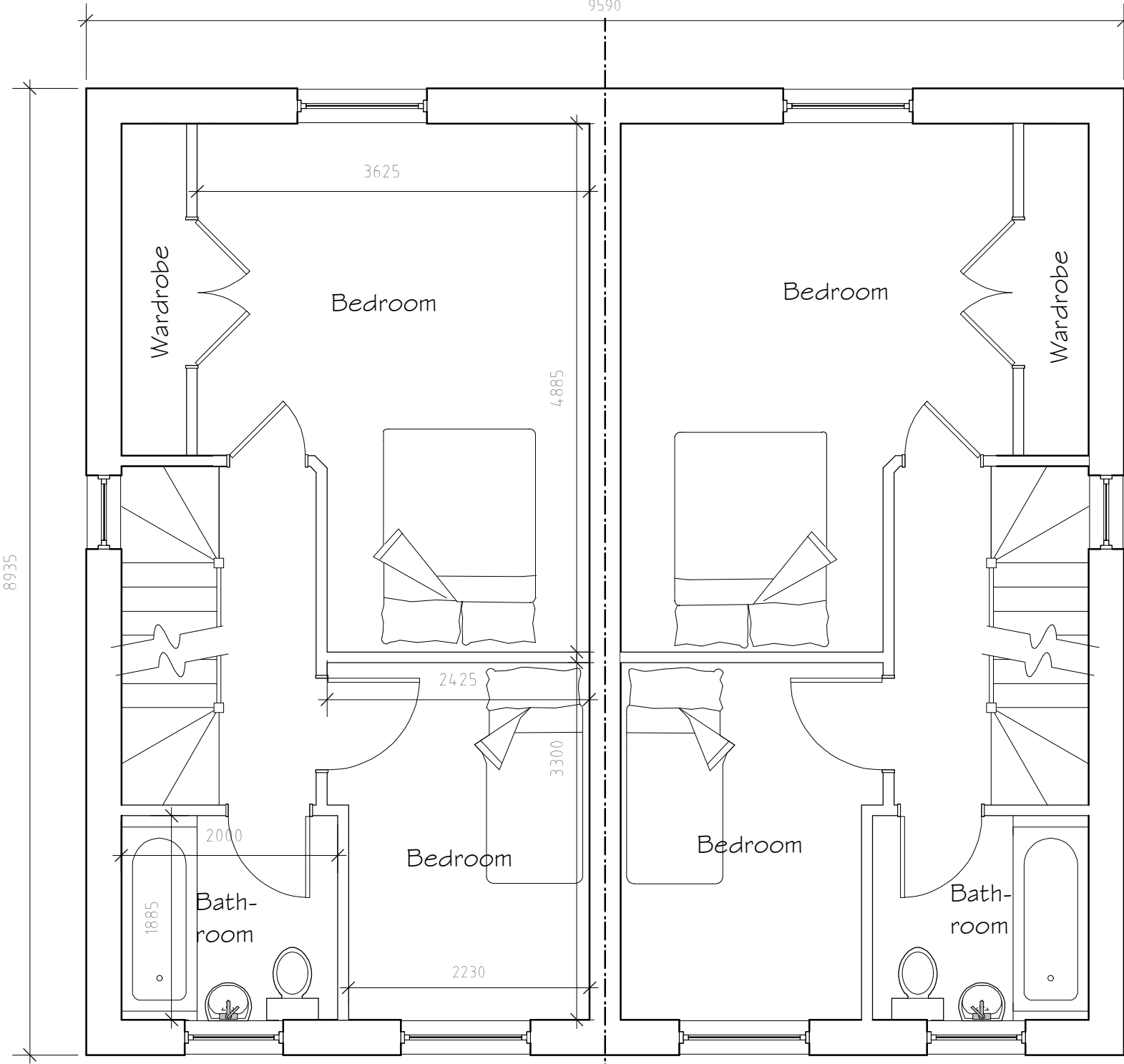
Example of Birdbox

Bird Box to be RSPB Apex classic nestbox installed within 3 months of obtaining planning approval

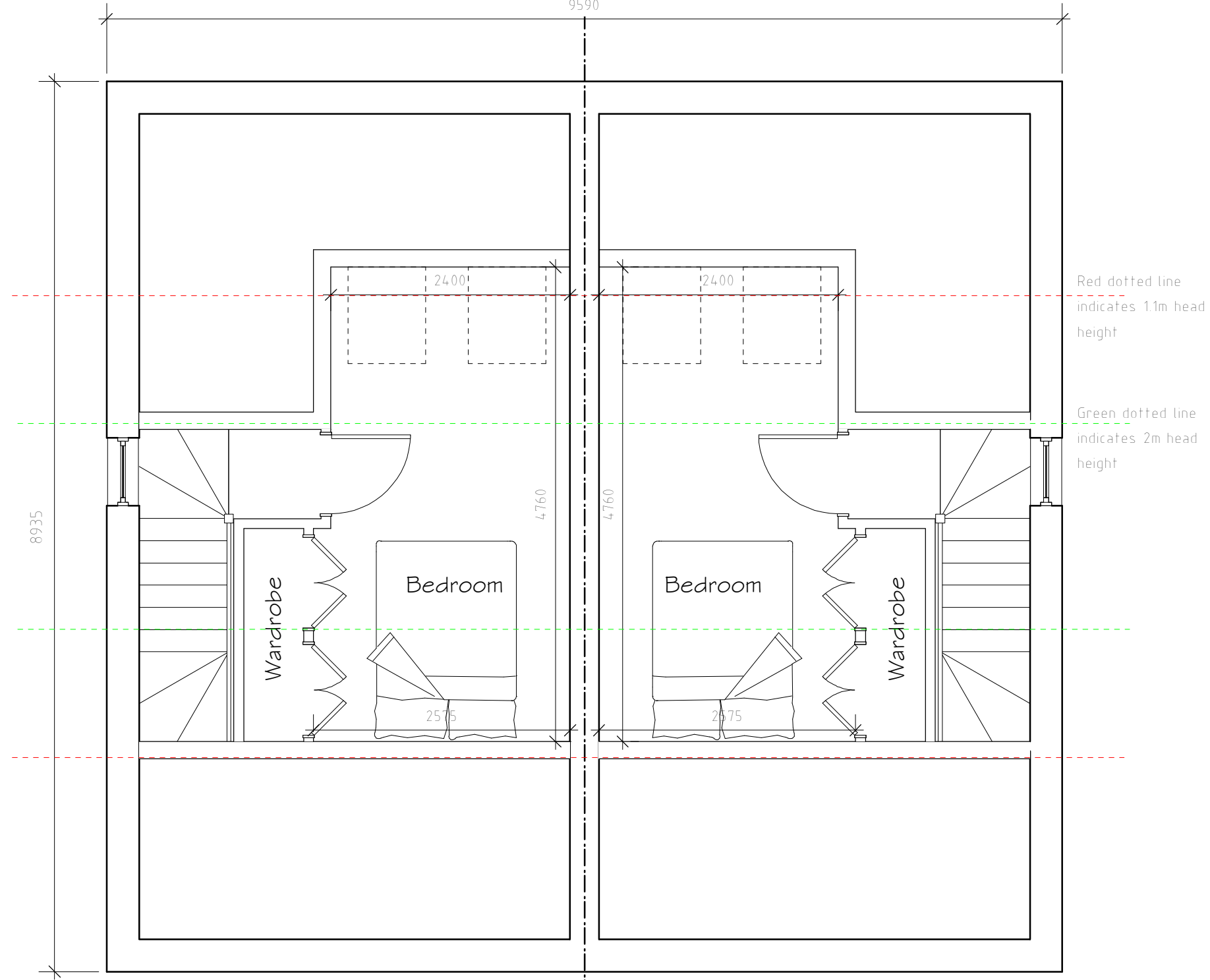
- External Facing Materials
External walls are to comprise facing brick to Local Authority approval. Brickwork to be pointed to give a weather struck finish
- Roofing Materials
Roof coverings are to be Slate grey interlocking concrete roofing tile to Local Authority approval
- All windows are to comprise sealed double glazed units set in uPVC frames. WC and bathroom windows are to be fitted with obscured glass.
- All fascias and soffits are to comprise uPVC to match windows.
- Rainwater to be collected in 100mm diameter half round uPVC gutting and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.
- Green Infrastructure Statement
The proposed development is located within the settlement boundary of the City of Wrexham. The development is to be designed to provide a net biodiversity gain for the site. The development is to include a series of measures to enhance biodiversity, including the installation of bird boxes, the creation of a garden, and the planting of native trees and shrubs.



Ground Floor Plan 1:50



First Floor Plan 1:50



Second Floor Plan 1:50

Rev	Date	Detail	Initial
A	05/24	Net Biodiversity Gain	L F

Project: Proposed residential development at 27 Poyser Street, Wrexham, LL13 7RT.	
Title: Planning	Scale: (A1) 1:50 & 1:100
Drawn By: S Hatherall	Date: Mar 2023
Drawing No: F045/OOG	Sheet: 1 of 1