

24011- 45 Wynnstay Lane, Marford, LL12 8LH

Rev A- 08.07.24

Green Infrastructure Statement

The proposal are for the replacement of the existing garage and conservatory with a high quality extensions, along with increased rear patio area and new detached garage.

The existing property has a large lawned area to the rear with hedgerow perimeter to the majority of the property. All of the hedgerow will remain unaltered through the proposed works, the large lawn area to the rear will be retained with the proposed patio area squaring off the existing curved patio shape with minimal alteration to the existing lawn.

There are a range of trees existing within the site. The trees are to be retained as part of the proposals.

All the increased roof areas and patio area increase will capture the surface water and take it to soakaways located within the garden space.

Increased insulation to the roof spaces, replacement windows, dormer extension and the highly insulated extensions all assist with the increased energy efficiency of the property. Reducing the running cost and energy requirements of the property.

The proposals enhance the existing building and assist in ensuring the longevity of this building which is in need of refurbishment and development.

Bird Boxes are proposed to the rear elevation to allow for a Biodiversity Net Benefit to the proposals.