

External Facing Materials
External walls are to receive a rendered finish to match existing.

Roofing Materials
Roof coverings are to be duo modern interlocking concrete roof tiles to match existing.

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

All fascias and soffits are to comprise white uPVC to match windows.

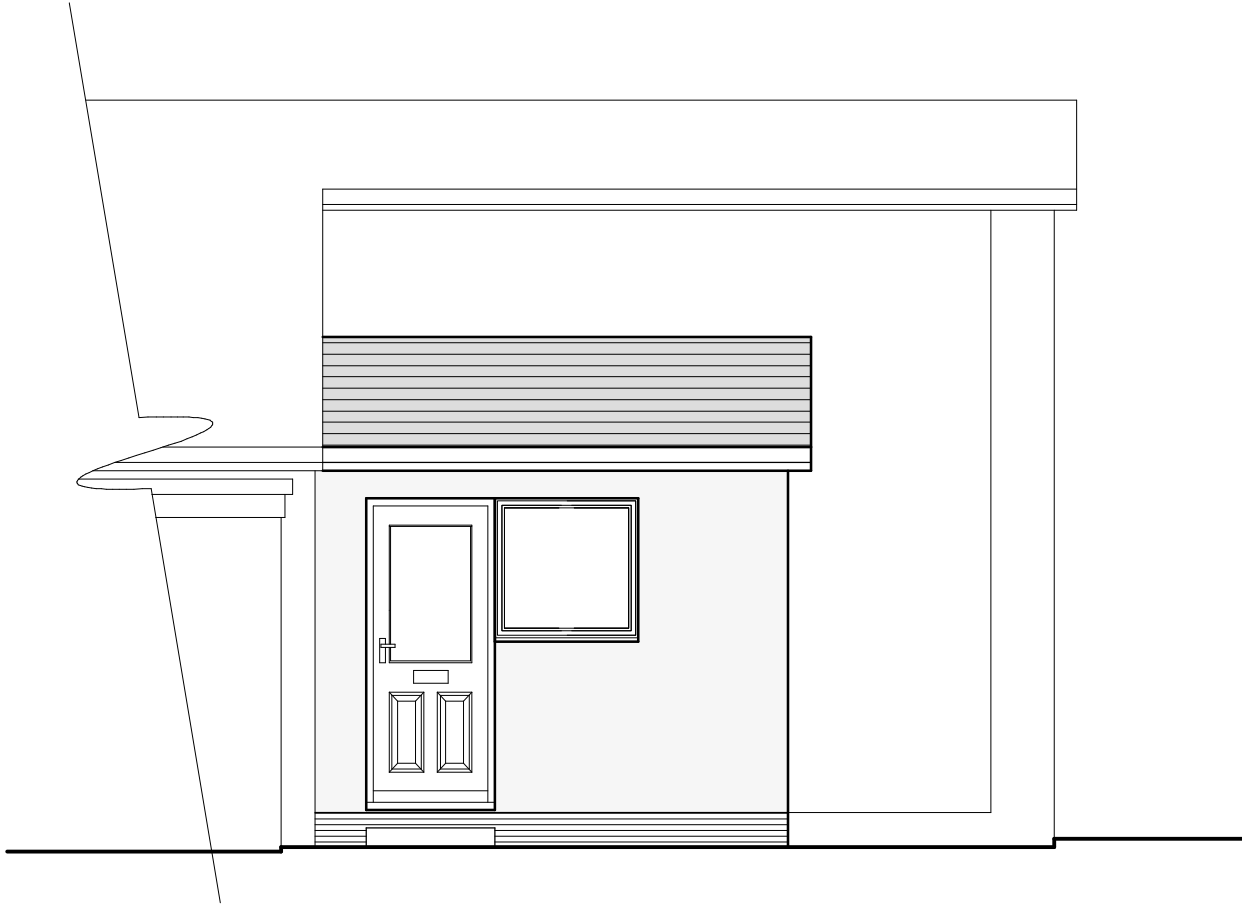
Rainwater to be collected in half square uPVC guttering and square uPVC downpipes, to discharge to soakaways located in garden.



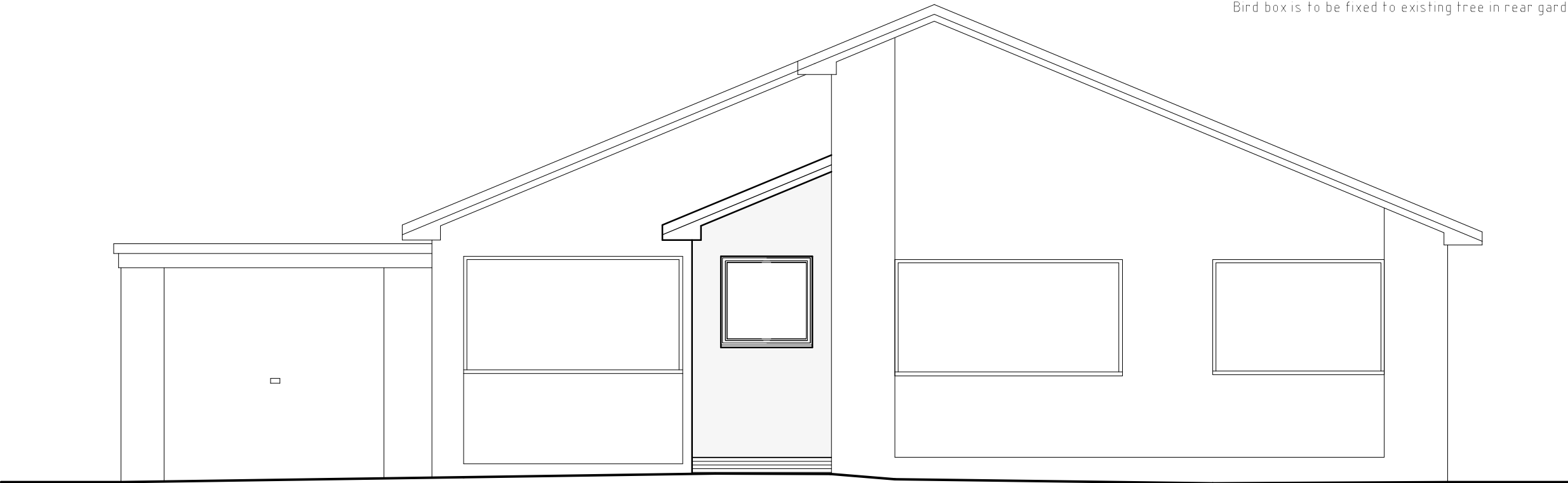
Example of Birdbox

Bird Box Implemented within 3 months of planning approval.

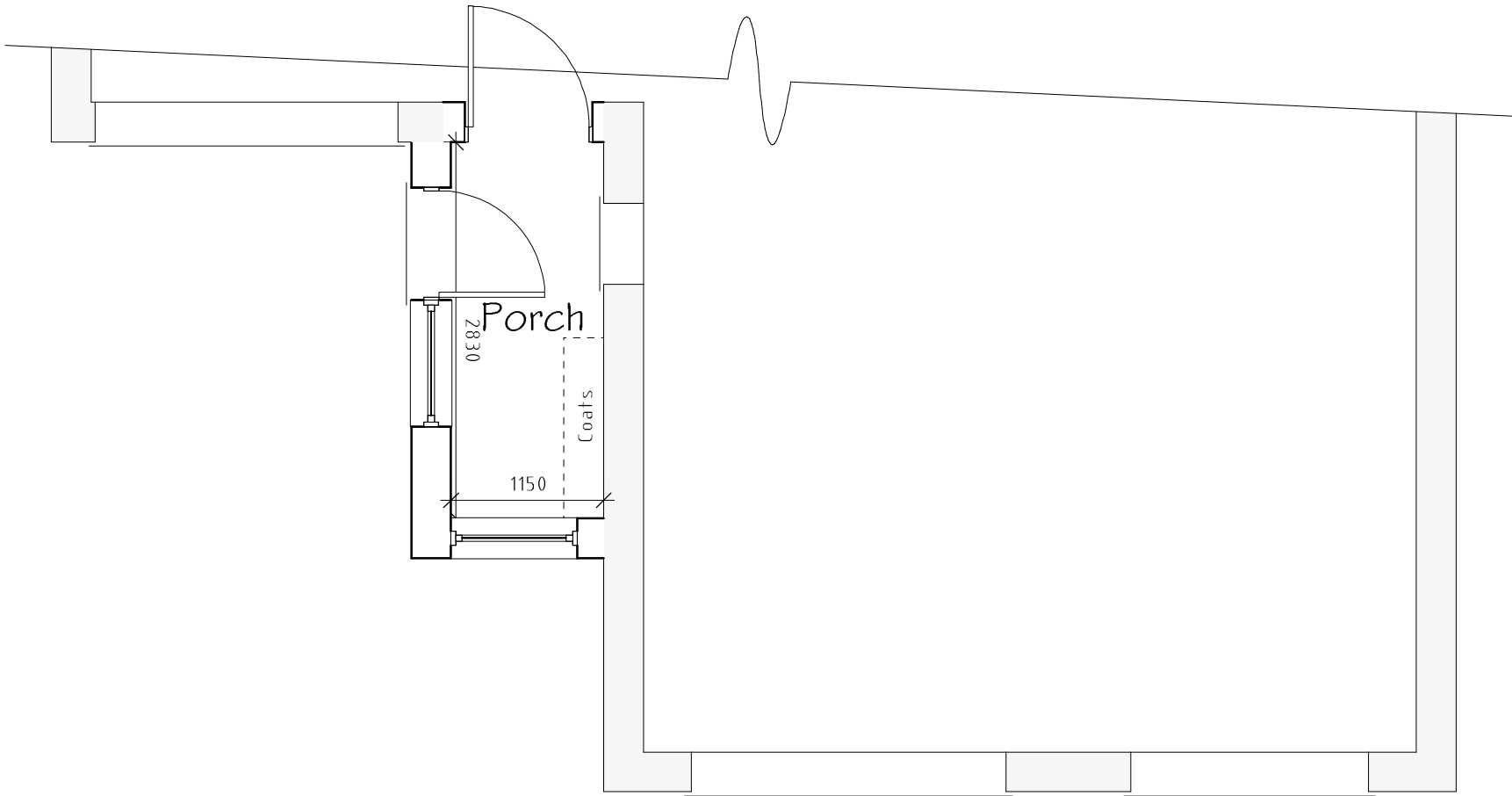
Bird box is to be fixed to existing tree in rear garden.



Side Elevation 1:50



Front Elevation 1:50



Ground Floor Plan 1:50

A	04/24	Net Biodiversity Gain	L.F
Rev	Date	Detail	Initial

Project: Proposed Alterations at 12 Haydock Road Bangor On Dee Wrexham LL13 0JD	
Title: Planning	Scale: (A2) 1:50

Drawn By: L. Fowles	Date: April 2024
Drawing No: M133/003	Sheet: 1 of 1



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