

BASE

Domestic:

GREEN INFRASTRUCTURE STATEMENT

PROJECT REFERENCE: BA4227

PROJECT NAME: 40 Sandringham Road

PROJECT DESCRIPTION: Proposed side & rear extension with internal reconfiguration and replacement windows and doors

PROJECT LOCATION: 40 Sandringham Road, Wrexham, LL11 2RE

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- 3 Existing Green Infrastructure
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EXECUTIVE SUMMARY

- This statement has been produced in support of a householder planning application at 40 Sandringham Road, Wrexham.
- The proposal seeks to provide a subservient side and rear extension to the existing home.
- The proposal seeks to improve the green infrastructure within 40 Sandringham.
- The proposal seeks to have no impact on the surrounding green infrastructure.
- The proposal seeks to improve the Net Biodiversity on site.

1.0 INTRODUCTION

This Green Infrastructure Statement has been produced in support of a householder application at 40 Sandringham Road, Wrexham.

This statement is to be read in conjunction with the associated supporting documents including;

Application Form

EX-001 Existing Floor Plans

EX-002 Existing Elevations

PL-001 Location & Block Plan

PL-002 Proposed Block Plan

PL-003 Proposed Plans

PL-004 Proposed Elevations

PL-005 Proposed 3D Visualisations 1/2

PL-006 Proposed 3D Visualisations 2/2

BA4227 - Design & Access Statement

2 THE LOCATION AND CONTEXT



Aerial View of 40 Sandringham Road (Source: Google Earth)

3.0 EXISTING GREEN INFRASTRUCTURE

This Green Infrastructure Statement has been produced in support of a householder application at 40 Sandringham Road, Wrexham.

3.1 LANDSCAPE

The current front garden is an overgrown lawned area with picket fencing and shrub borders.

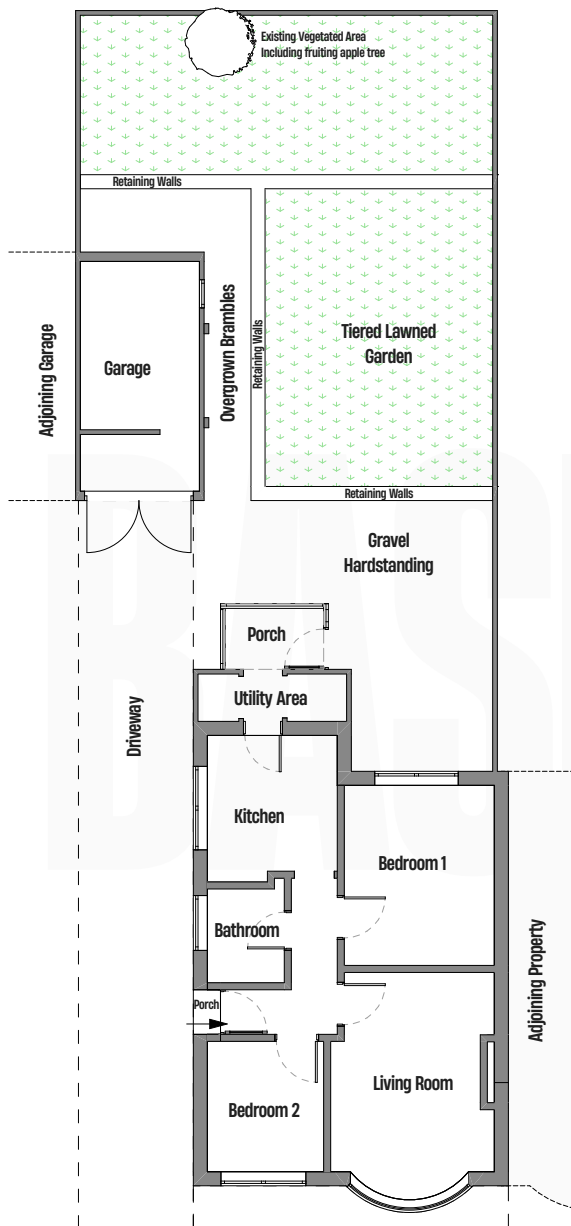
The current rear garden is an overgrown scrub and pebbled area with a small lawned space to the rear. The garden is tiered and stepped into 3 different levels with brambles surrounding the garage and paved paths dividing the garden.

3.2 TREES & HEDGES

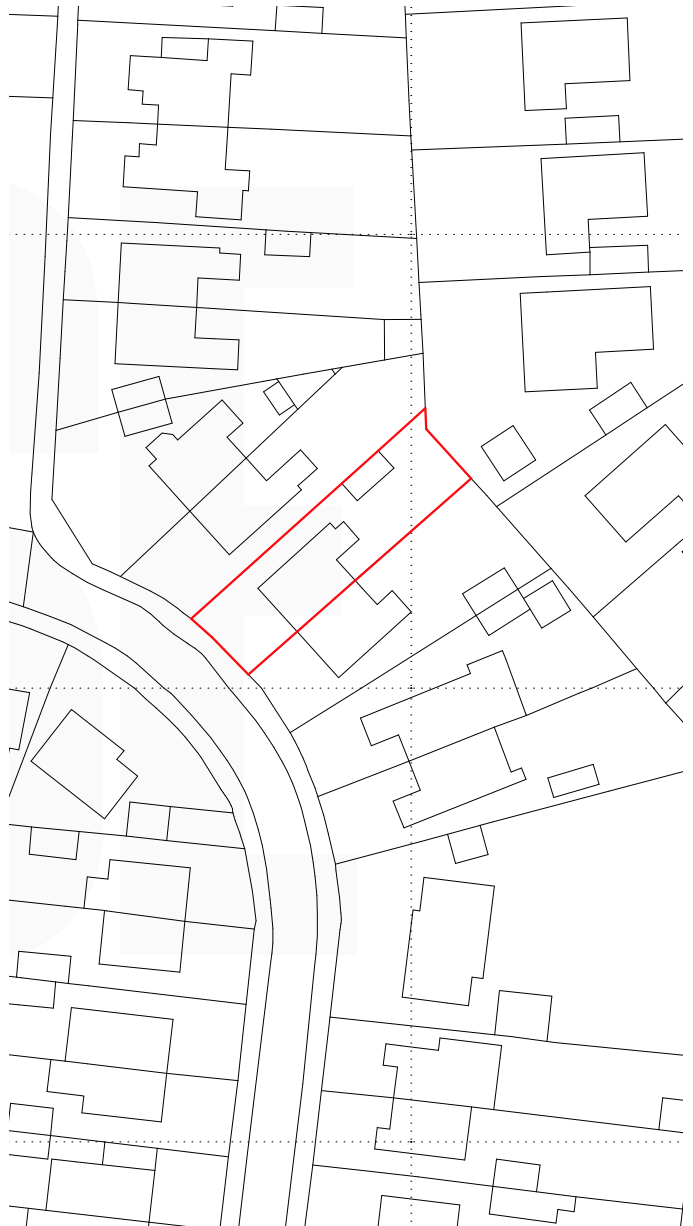
A single, domestic fruit tree is located within curtilage.

3.3 NEARBY LANDSCAPING, TREES & HEDGES

No nearby landscaping, trees or hedges outside of curtilage will be affected by the proposal. There are no protected landscaping features within the site.



Existing Floor plan of 40 Sandringham



Site Block Plan of 40 Sandringham

4.0 PROPOSED GREEN INFRASTRUCTURE

The proposal improves the green infrastructure and usability of 40 Sandringhams outdoor space.

4.1 LANDSCAPE

The front garden is to be changed into a tarmac driveway for the use of the residents. Planted borders will be introduced to soften the visual impact and provide habitats.

The Rear garden is proposed to be simplified into two tiers with a larger lawned area and provision for climbing plants on the garage wall and potted plants on the patio.

4.2 TREES & HEDGES

The single fruit tree is located within curtilage and will be retained.

4.3 NEARBY LANDSCAPING, TREES & HEDGES

No nearby landscaping, trees or hedges outside of curtilage will be affected by the proposal.



Proposed Block Plan of 40 Sandringham

5.0 NET BIODIVERSITY BENEFIT

The proposal includes provision for a bird box and is noted on the proposed elevations and floor plans.

Vivara Pro Woodstone - Sparrow Nest Box (or similar)

To be built into the structure or fixed onto the external structure with screws and wall plugs.



Vivara Sparrow Nest Box



In-built Vivara Sparrow Nest Box

6.0 CONCLUSION

- The proposal will provide a subservient side and rear extension to the existing home in combination with green infrastructure and Net Biodiversity benefits in line with planning policy.
- The proposal has improved the green infrastructure within 40 Sandringham with a larger lawned area, retained tree and new planted borders.
- The proposal has had no impact on the surrounding green infrastructure.
- The proposal has improved the Net Biodiversity on site with the introduction of a Sparrow Nest Box.

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