

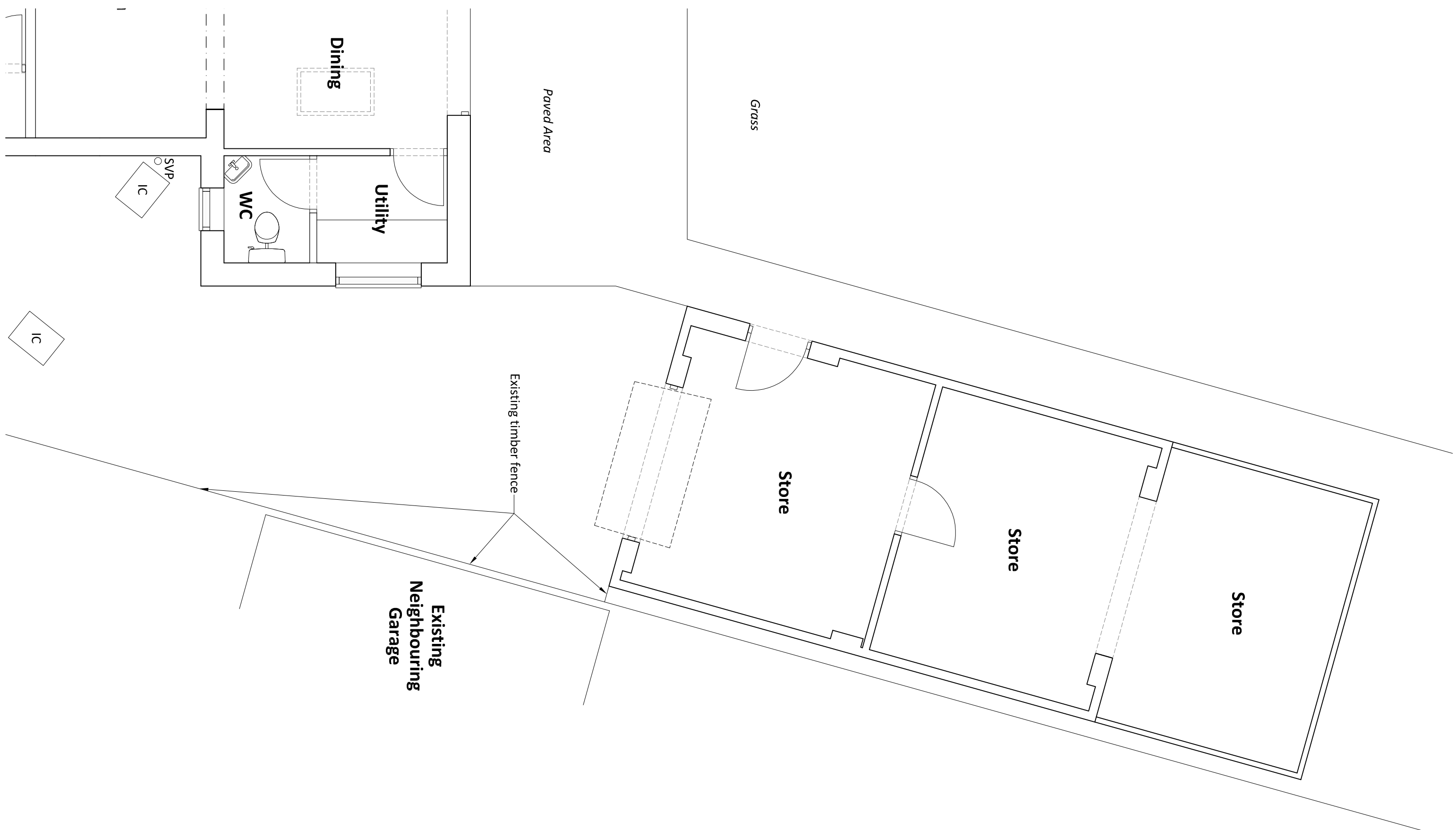
SUPPORTING STATEMENT:-

These proposals are for the change of use of part of the Existing Garage/External Store to a Dog Groomers business.

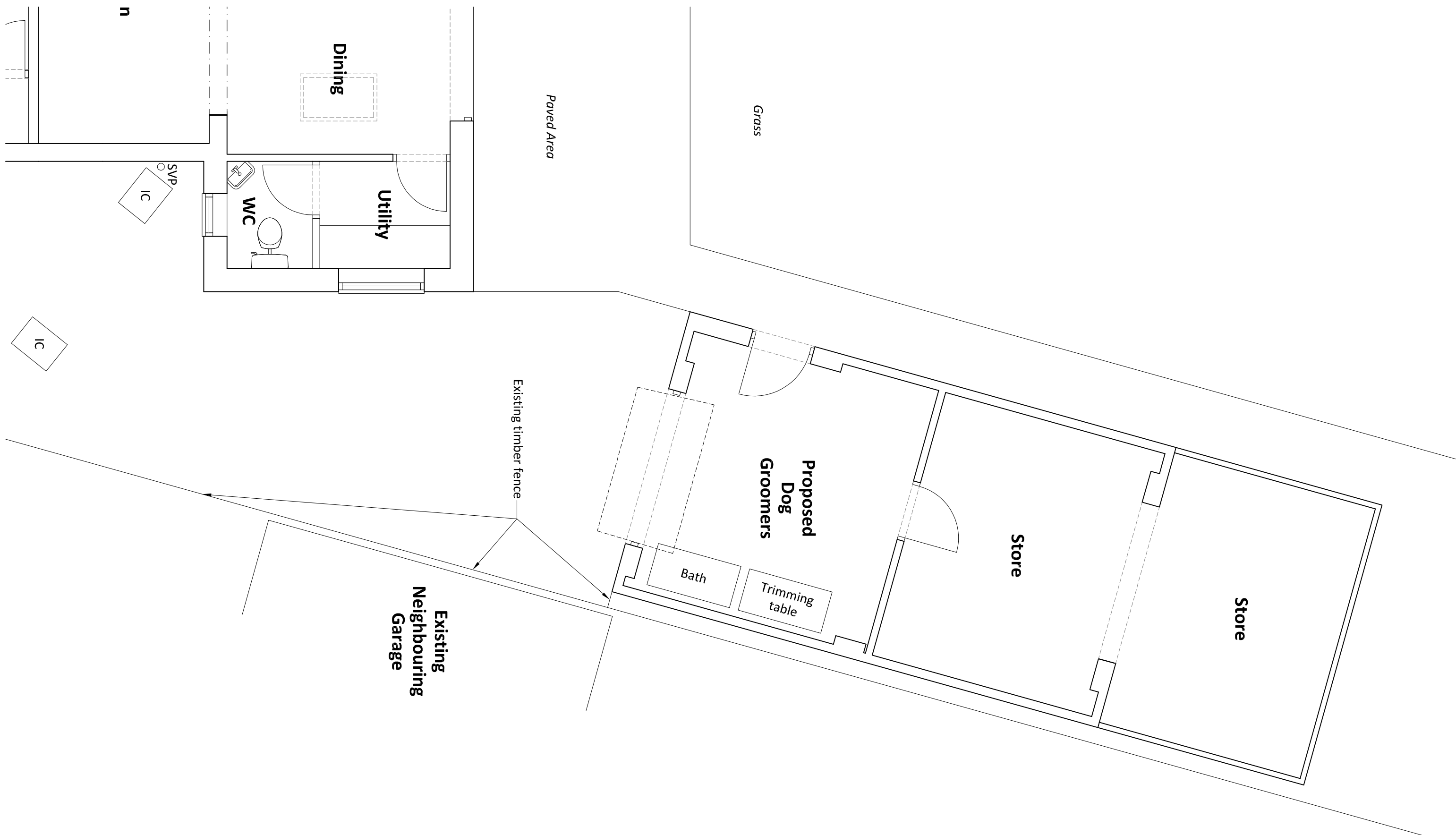
There are to be no changes to the external appearance of the existing building and surrounding features, nor to the internal layout other than the addition of a trimming table and bath.

There is also parking to the side and front of the property. With a minimum of two parking spaces for the owners of the property to the rear and side, and a minimum of two parking spaces therefore for customers to the front. A dropped kerb is already in-place along the entire width of the front of the property to facilitate this. Due to the nature of the business, customers will arrive as the previous customer leaves. So the two spaces available for customers to park, should be available for the next customer. It is not an accommodation, this eventually should arise, however the majority of the time the previous customer will have already left before the next one arrives.

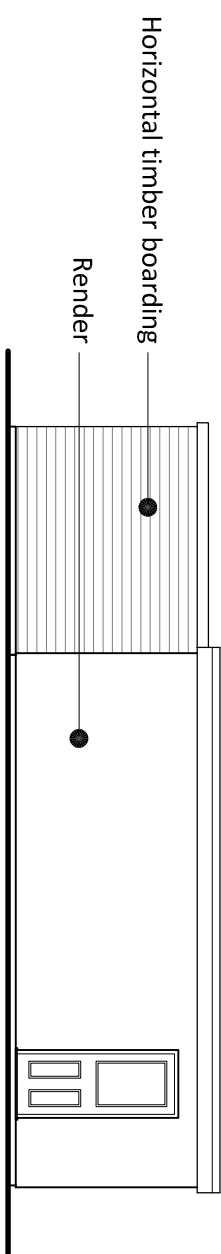
There is to be one sole staff member, who is the owner of the property and business. Business hours will be 9.30am - 5pm, Monday to Friday.



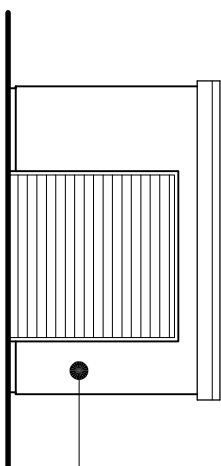
Existing Floor Plan



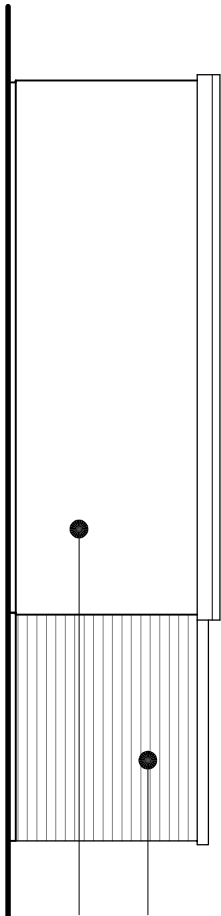
Proposed Floor Plan



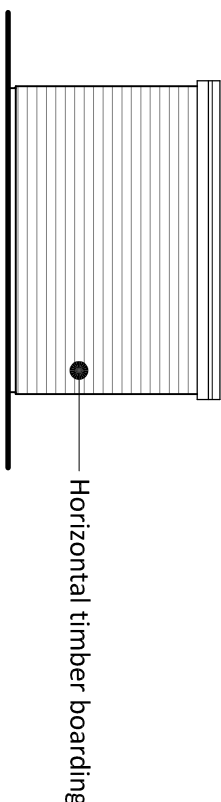
**Proposed
South East Elevation
(As Existing)**



**Proposed
North East Elevation
(As Existing)**



**Proposed
North West Elevation
(As Existing)**



**Proposed
South West Elevation
(As Existing)**

NWD Architects

Old Coach Road, Kelsall, Tarporley, Cheshire CW6 0GG
01829 751555 | enquiries@nwdarchitects.co.uk | nwdarchitects.co.uk

Mr. & Mrs. L. Harper
34 Ffordd Gryffydd, Llay
Wrexham LL12 0RT

PROJECT
Proposed Change of Use of Part of
Existing Garage/External Store at
34 Ffordd Gryffydd, Llay

DRAWING TITLE

Existing & Proposed Floor Plans and Elevations

SCALE A1 A1 / SCALE A1 A3
1:50 & 1:100 / 1:100 & 1:200

DRAWING NUMBER

REVISION

6960/010