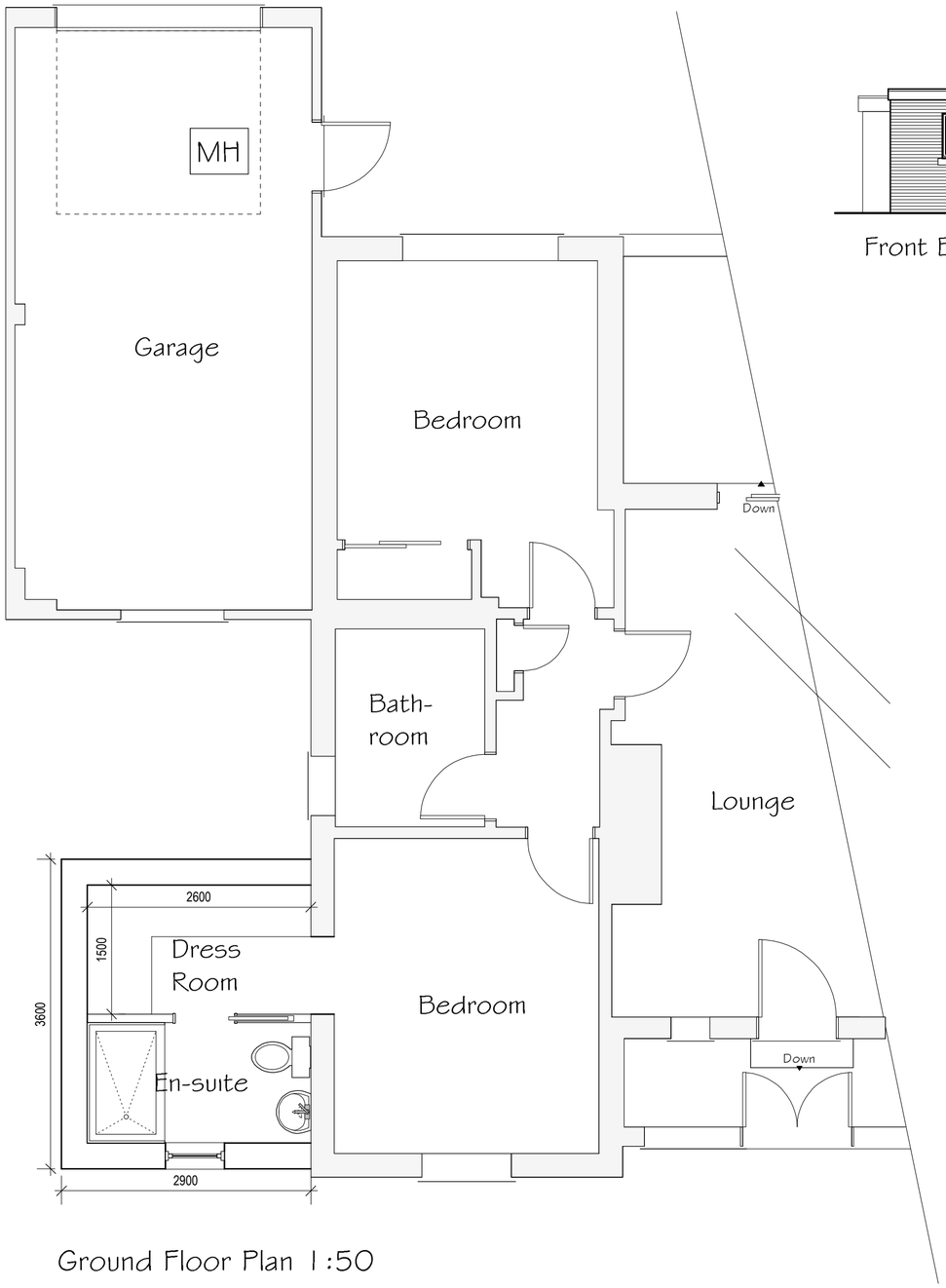
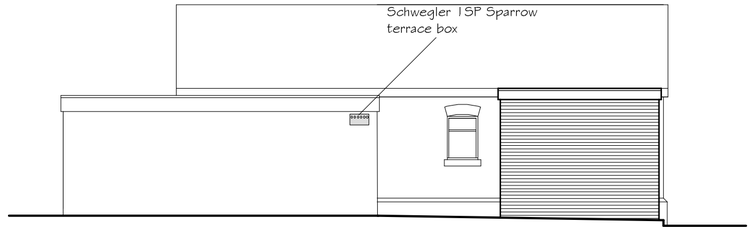


Ground Floor Plan 1:50



Front Elevation 1:100



Side Elevation 1:100

Rear Elevation 1:100

WALL MATERIALS
External walls are to comprise of brickwork to match existing.

ROOFING MATERIALS
Roof coverings are polyroof 185 flat roofing system or similar.

WINDOWS
All windows are to comprise sealed double glazed units set in white uPVC frames. En-suite and bathroom windows are to be fitted with obscured glass.

FACIAS AND SOFFITS
All fascias and soffits are to comprise uPVC to match windows.

RAINWATER GOODS
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes to discharge to soakaways located in garden.

GREEN INFRASTRUCTURE STATEMENT
The dwelling occupies a developed plot of land. Established gardens will be unaffected by the development with the extension formed on a parcel of ground to the rear of the existing garage. As documented it is proposed the development includes the erection of bird box to provide a net bio-divesity enhancment for the site.



Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.

Rev	Date	Detail	Initial
A	07/25	GI and NBB added	D.J.E.

Project: Proposed alterations to,
Holly Lodge,
Pentre Bychan Road ,
Pentre Bychan,
Wrexham,
LL14 4EP

Title:	Scale: (A2)
Planning	1:50 & 1:100

Drawn By:	Date:
D.J.Edwards	May 2025
Drawing No:	Sheet:
T094/003	1 of 1

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