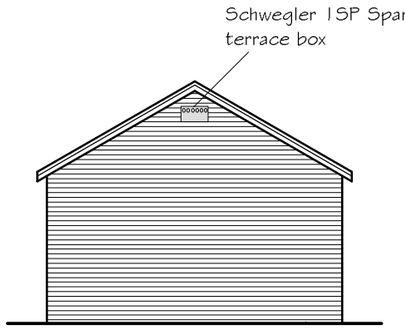


Front Elevation
1:100



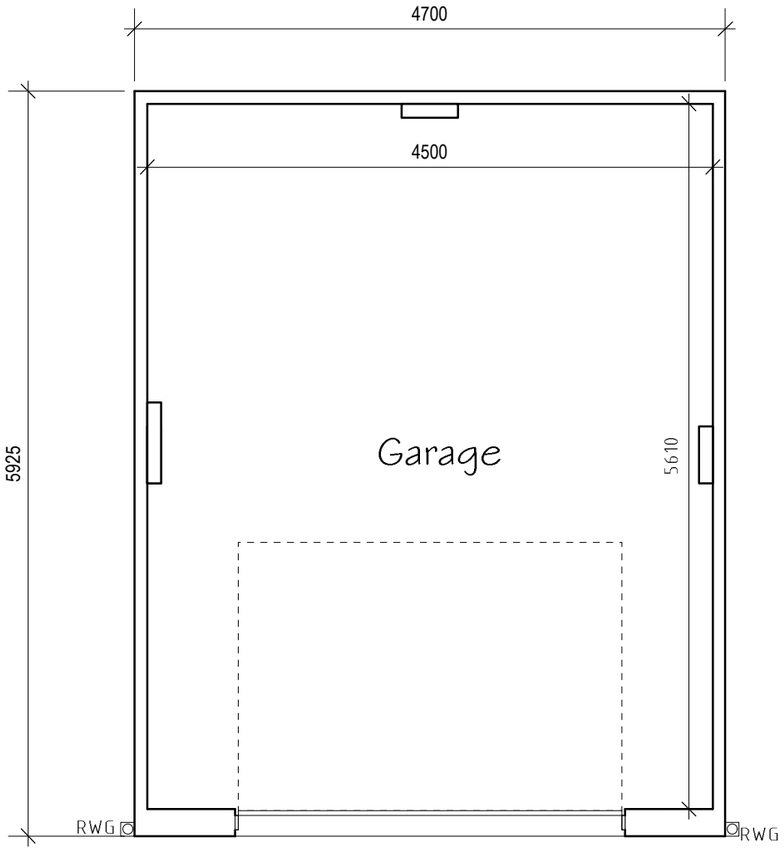
Side Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100



Floor Plan 1:50

External Facing Materials
External walls are to comprise facing brick to match existing dwelling.

Roofing Materials
Roof coverings are to be concrete roofing tiles to match existing dwelling.

All fascias and soffits are to comprise white uPVC.

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

Green Infrastructure Statement
The proposed site occupies a developed plot of land. The proposed garage is to be built on an existing area of hardstanding ensuring loss of green areas is kept to a minimum. Existing plants / shrubs are to be kepts where possible. New shrubs planted to the disgression of the occupant. As documented it is proposed the development includes the erection of bird boxes in positions indicated to provide a net biodiversity gain 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	Planning Amends	D.J.E.

Project:

Detached garage at Kimberley, Clappers Lane, Gresford, Wrexham

Title:	Scale: (A3)
Planning	1:50 & 1100

Drawn By:	Date:
S Hatherall	June 2025
Drawing No:	**Sheet:**
H182/001	1 of 1

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