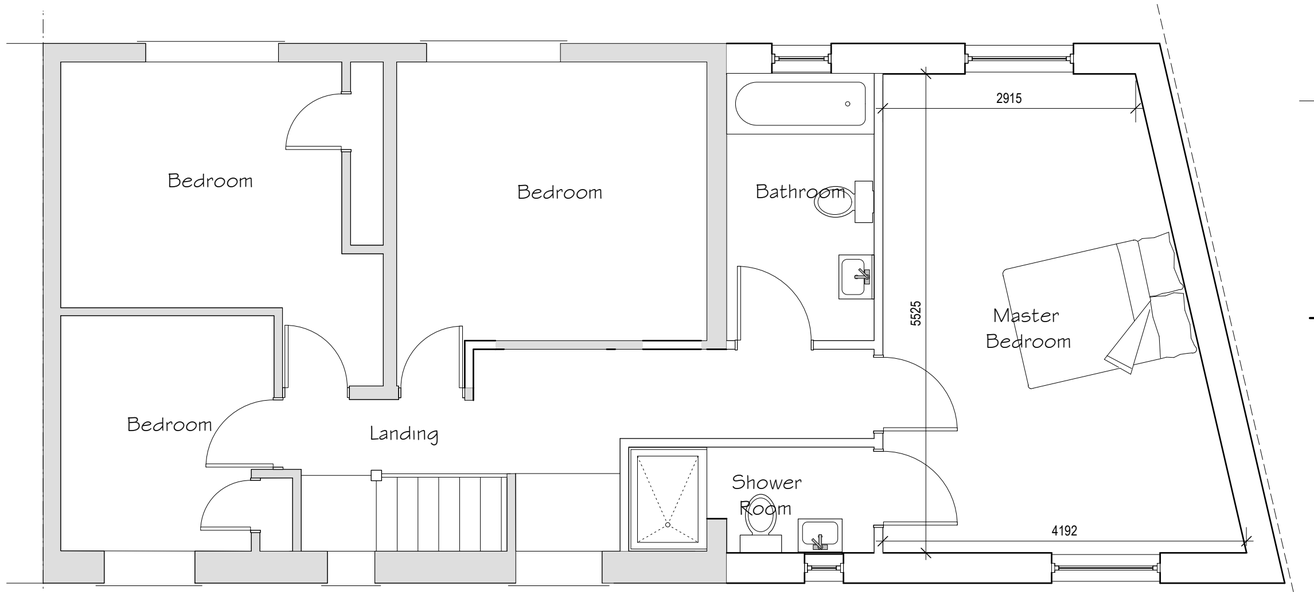
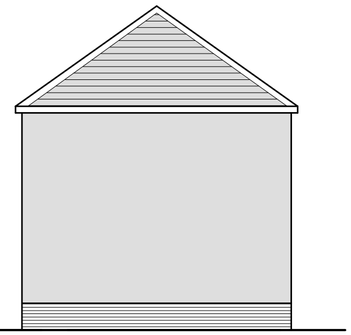


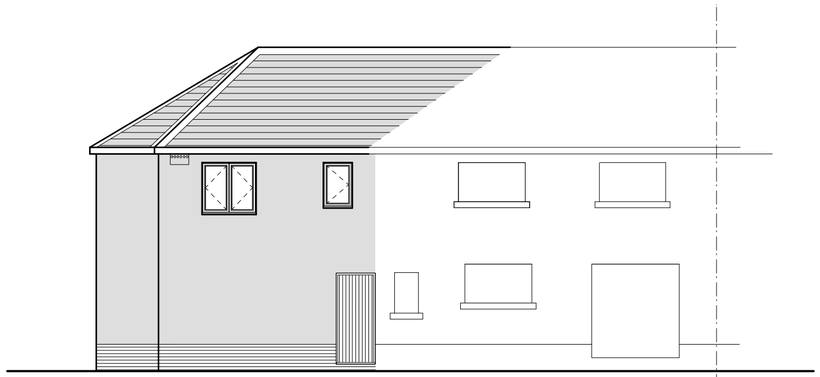
First Floor Plan



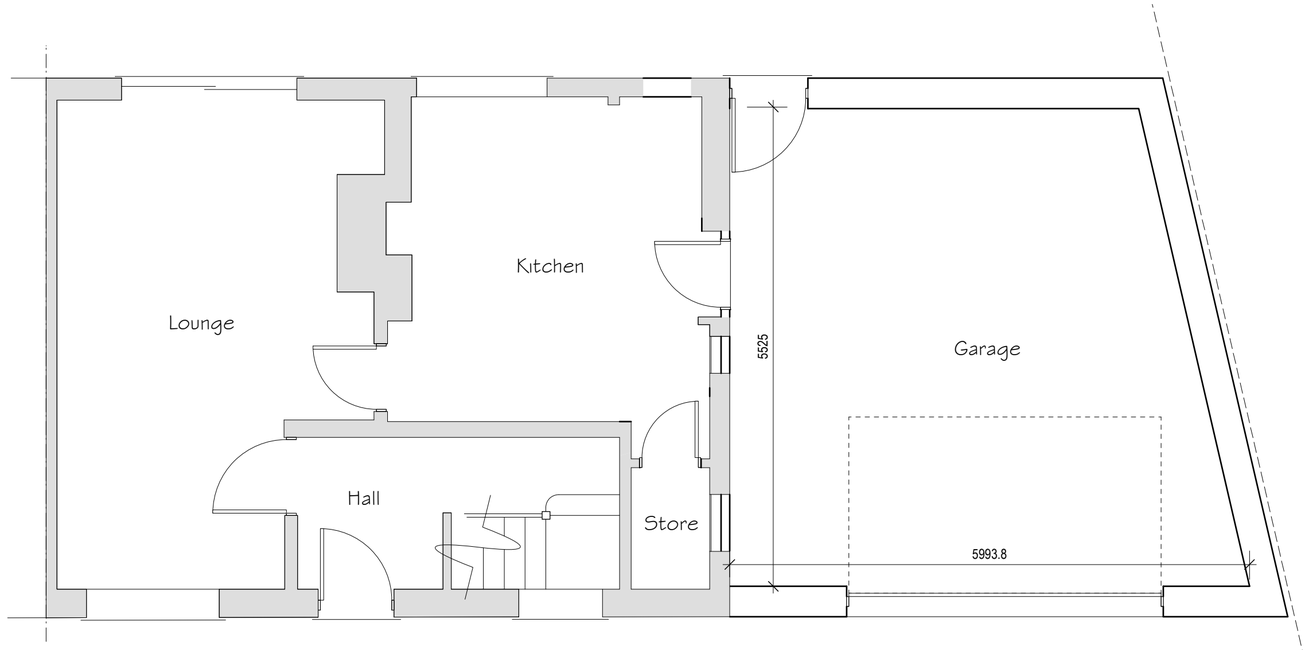
Front Elevation



Side Elevation



Rear Elevation



Ground Floor Plan

External Facing Materials
External walls are to comprise rendered finish to match existing.

Roofing Materials
Roof coverings are to be clay tiles to match existing to Local Authority approval.

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

Facias & Soffits
All fascias and soffits are to comprise white uPVC to match existing.

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

Green Infrastructure Statement
The proposed parcel of land occupies a developed plot of land within the settlement boundary limit. Established gardens are to be maintained following the alterations proposed at the property. As documented it is proposed the development includes the erection of bird boxes to provide a net bio-diversity gain for the site.



Schwegler 1SP Sparrow terrace box to be fitted before the first beneficial use of the development.

Rev	Date	Detail	Initial

Project:

Extension to side of 80 Bron Y Waun, Chirk, Wrexham

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

Drawn By:	Date:
S Hatherall	August 2025

Drawing No:	Sheet:
F058/003	1 of 1

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