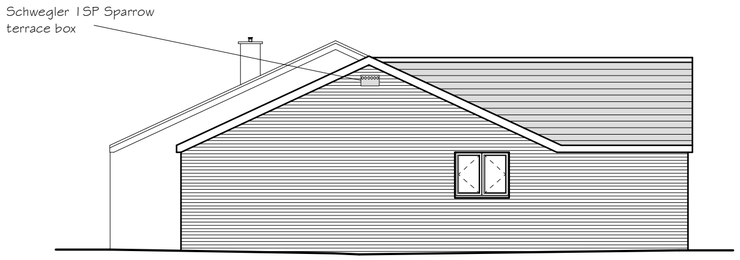
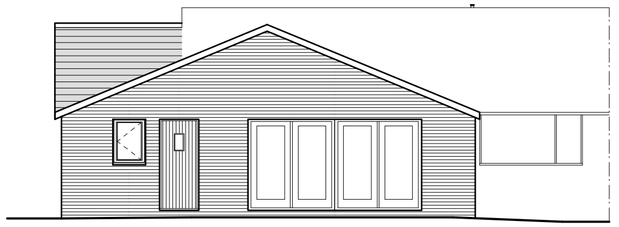


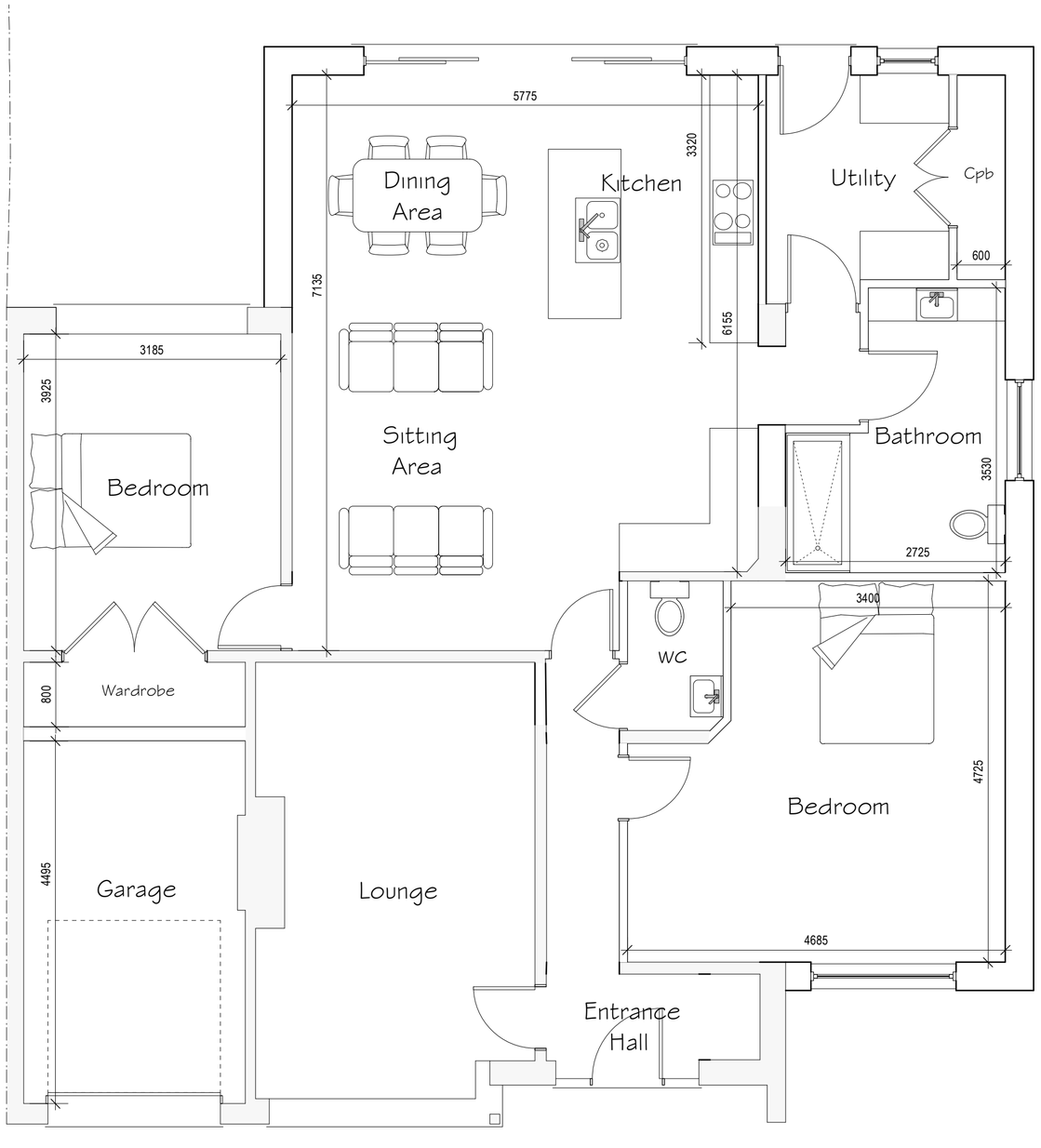
Front Elevation 1:50



Side Elevation 1:100



Rear Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
External walls are to comprise brickwork.

Roofing Materials
Roof coverings are to be Ludlow Major interlocking concrete roof tiles to local authority approval.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Bathroom windows are to be fitted with obscured glass.

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

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 proposed site occupies a developed plot of land. Existing green infrastructure consists of a garden surrounding three sides of the property that is to be retained as part of the proposal. As part of the proposal site boundaries are to be retained. As documented it is proposed the development includes the erection of a bird box in the position indicated and provision for planting of native shrubs in the garden 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 position indicated.

Rev	Date	Detail	Initial

Project:
Proposed alterations to,
30 Winchester Way,
Gresford, Wrexham,
LL12 8HL

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

Drawn By:	Date:
L. Fowles	Sept 2025
Drawing No:	Sheet:
R142/003	1 of 1

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