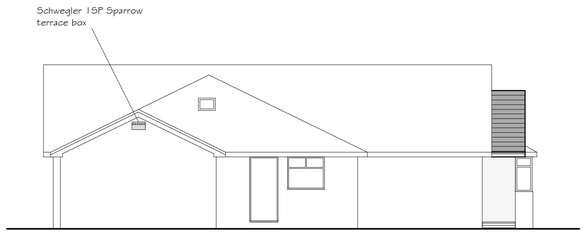
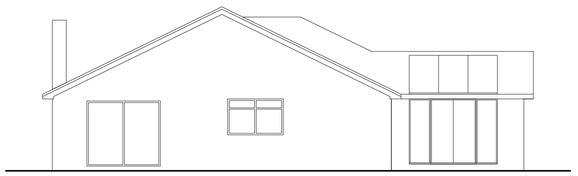


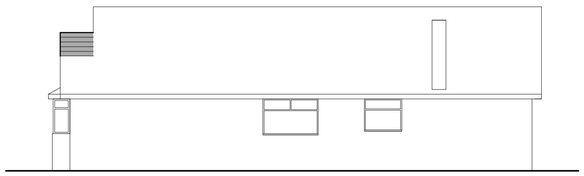
Front Elevation 1:100



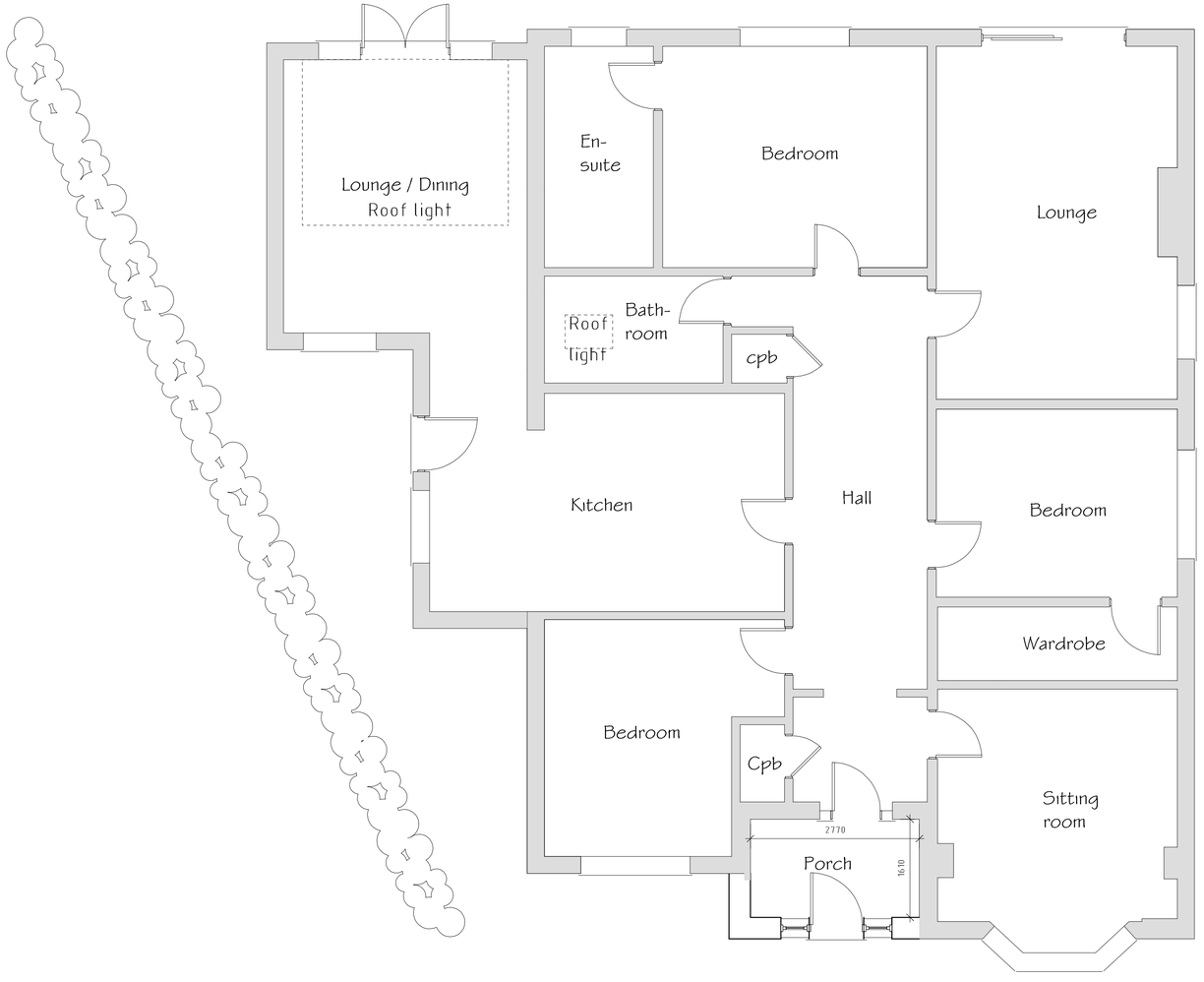
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
Extension to be Render as indicated on elevations to local Authority approval

Roofing Materials
Roof Coverings are to be tiles to local authority approval and to match existing

All Windows are to comprise sealed double glazed units set in UPVC frames.

All fascias and soffits are to comprise UPVC to match windows

Rainwater to be collected in UPVC guttering, to discharge to soakaways located in garden

GREEN INFRASTRUCTURE
The proposed site occupies a developed plot of land. Existing green infrastructure consists of a wrap around garden stocked with flowers with hedges as boundary treatments to the all of which are proposed to remain. The proposal will not affect the existing GI of the site being constructed over an area which is hardstanding as existing. As documented it is proposed the development includes the erection of bird box in position 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	09/25	GI and NBB added	D.J.E.

Project:
Proposed extension at
Maes Hafod, Ffennant Road,
Ponciau, Wrexham.
LL14 1PG

Title: Planning

Scale: (A1) 1:50 & 1:100

Drawn By: A.Valentine

Date: March 2023

Drawing No: D136/003

Sheet: 1 of 1

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