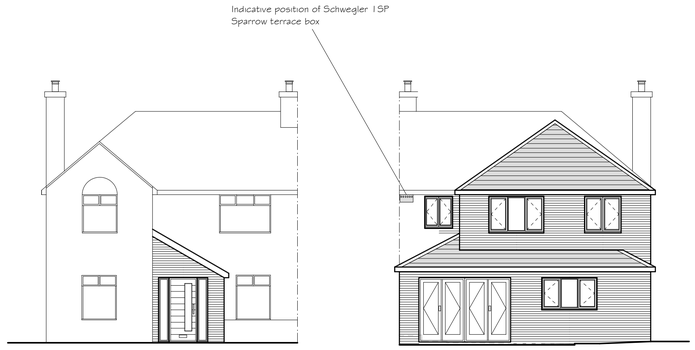
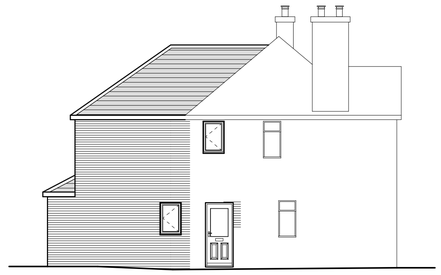
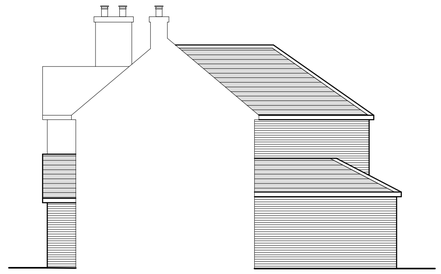



Front Elevation 1:100

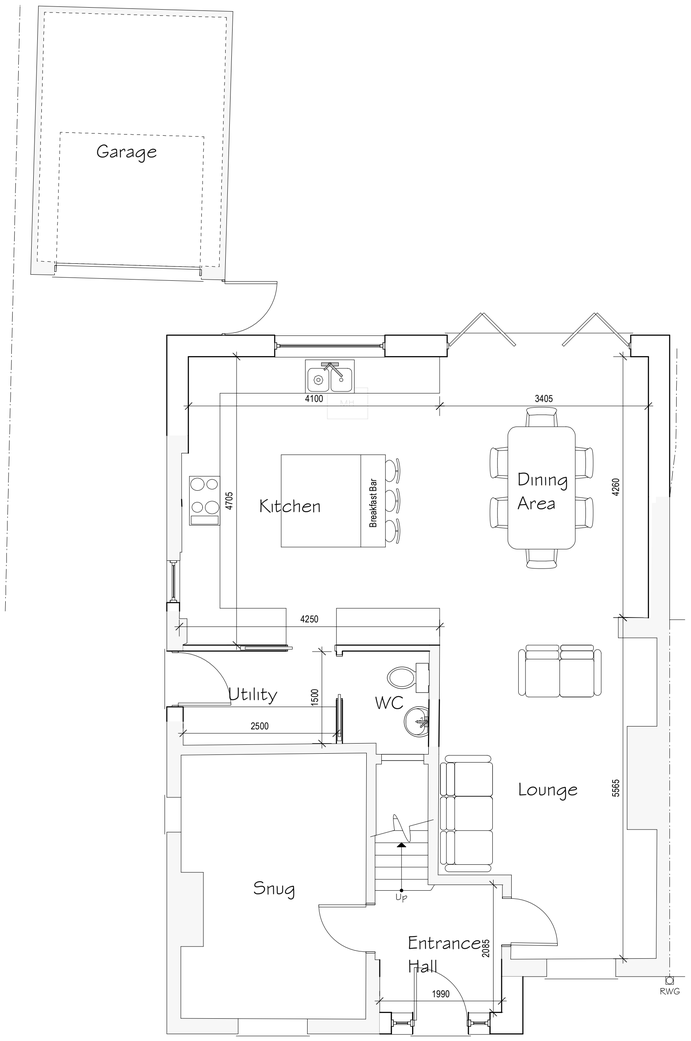
Rear Elevation 1:100



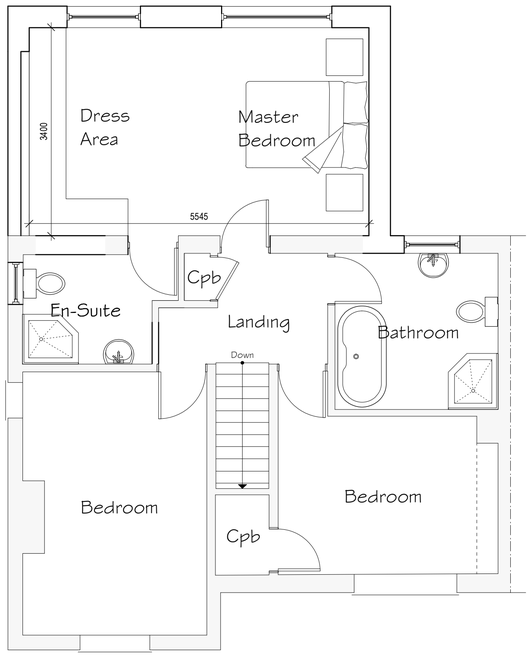
Side Elevation 1:100



Side Elevation 1:100




Ground Floor Plan 1:50




First Floor Plan 1:50

External Facing Matenals
External walls are to comprise brickwork.

Roofing Materials
Roof covennqs are to be Ludlow Major interlocking concrete roof tiles to match existing.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Bathroom and en-suite 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 half square uPVC guttering and square 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 to the rear 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 at, 26 Wats Dyke Way, Garden Village, Wrexham, LL13 7QB

Title: Planning

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

Drawn By: L. Fowles

Date: Sept 2025

Drawing No: D154/003

Sheet: 1 of 1

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