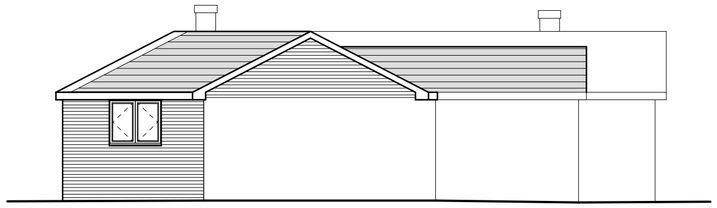
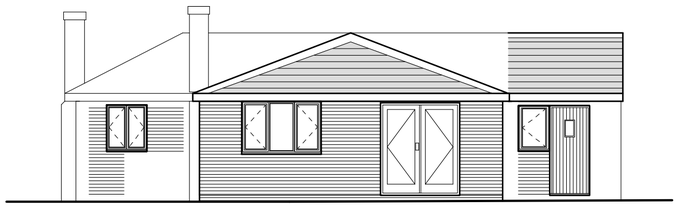


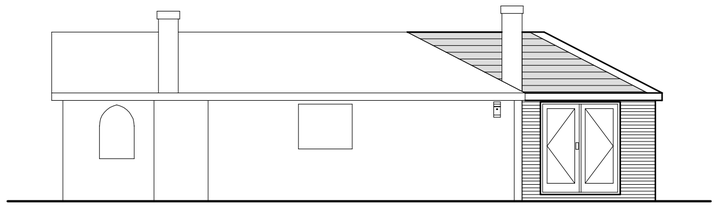
Front Elevation 1:100



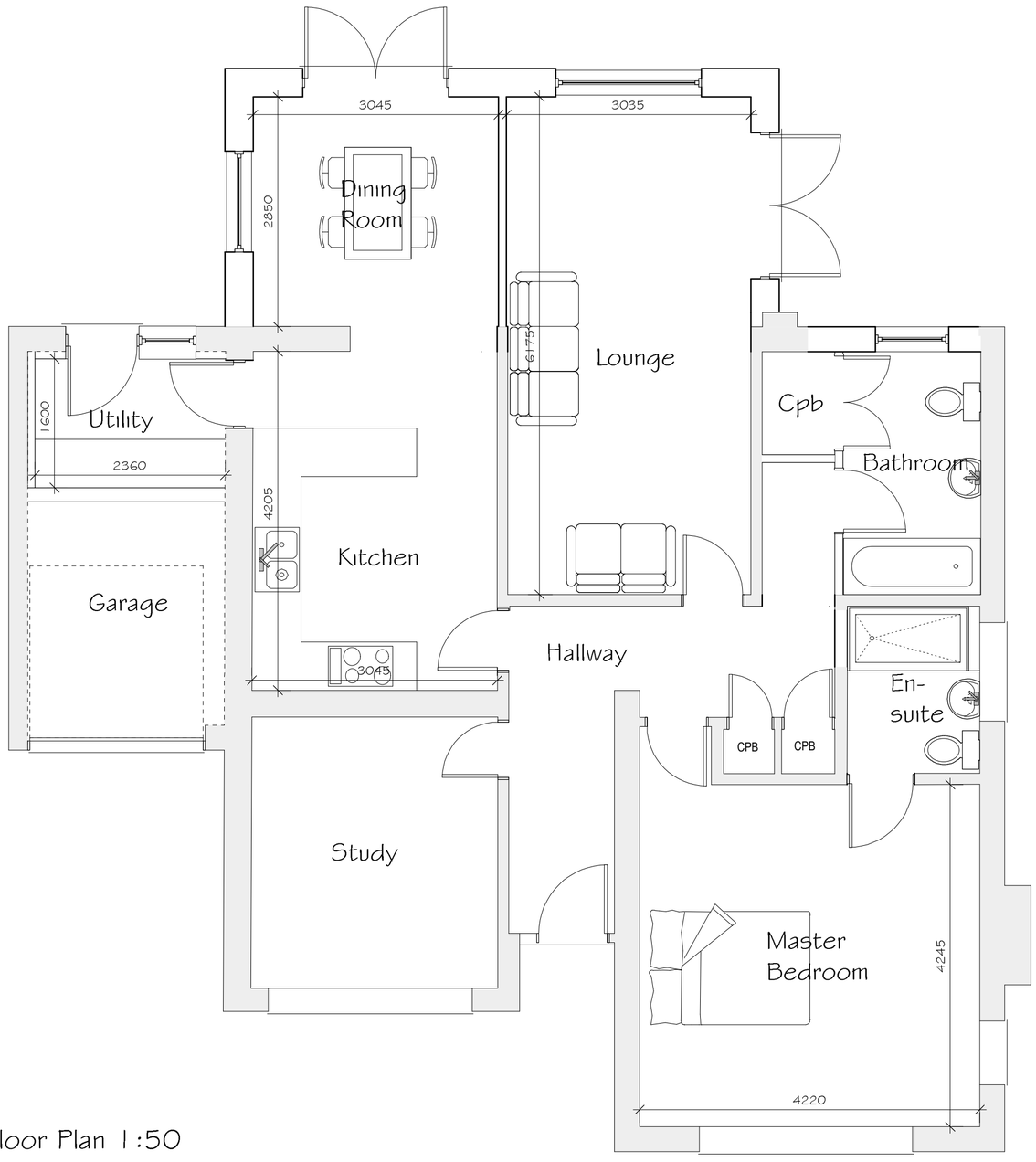
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Floor Plan 1:50

WALL MATERIALS
External walls are to comprise of brickwork to match existing to local authority approval..

ROOFING MATERIALS
Roof coverings are to be concrete Interlocking tiles to match existing..

WINDOWS
All windows are to comprise sealed double glazed units set in white frames. En-suite, bathroom and windows facing neighbouring properties are to be fitted with obscured glass.

FACIAS AND SOFFITS
All fascias and soffits are to comprise white uPVC to match existing.

RAINWATER GOODS
Rainwater to be collected in grey half square uPVC guttering and square uPVC downpipes, to discharge to soakaways located in garden.

GREEN INFRASTRUCTURE STATEMENT
The dwelling occupies a developed plot of land within the settlement boundary limit of the village. Established gardens are to be improved and maintained following the refurbishment and extensions proposed at the property. As documented it is proposed the development includes the erection of a bird box to provide a net bio-diversity gain for the site.



Example of Birdbox

Bird Box to be RSPB Apex classic nestbox Installed upon completion of the proposed extension.

Rev	Date	Detail	Initial

Project:

Extension and alterations to 35 Woodridge Avenue, Marford, Wrexham

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

Drawn By:	Date:
D.J.Edwards	Sept 2025
Drawing No:	**Sheet:**
B191/003	1 of 1

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