Biodiversity Enhancement

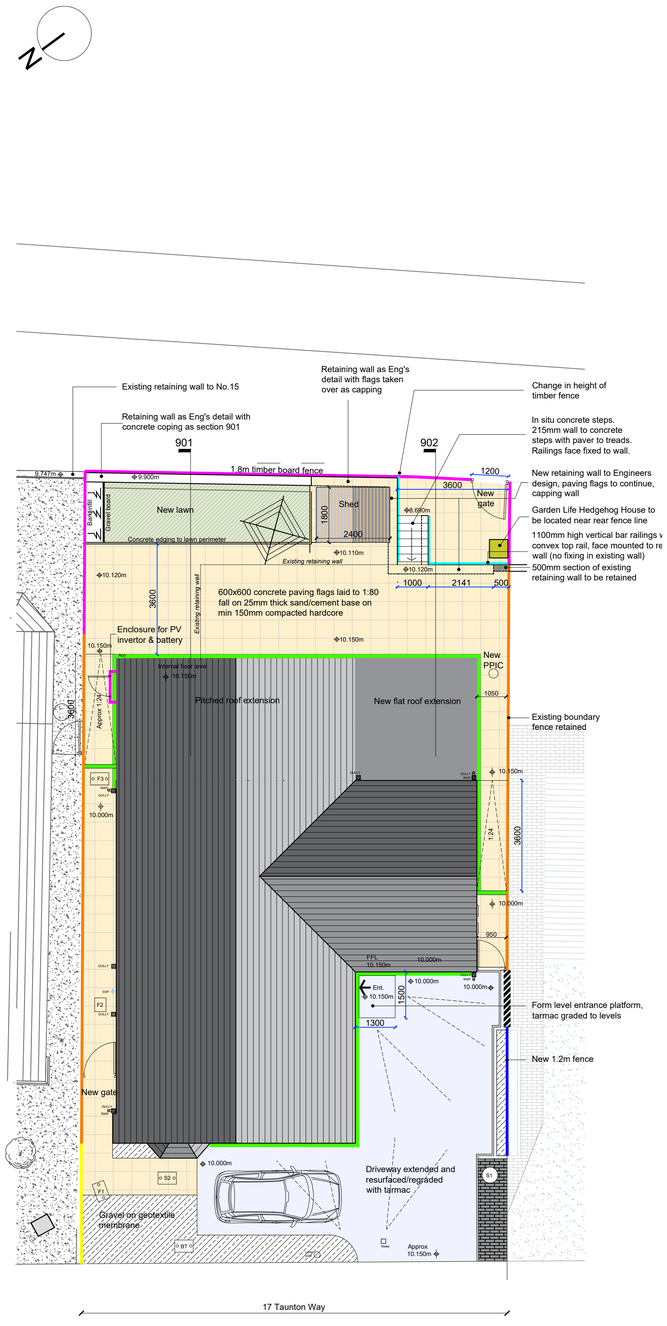
Context: The development site is very small in scale and focuses on the a single storey extension to the South East (rear) of the property.

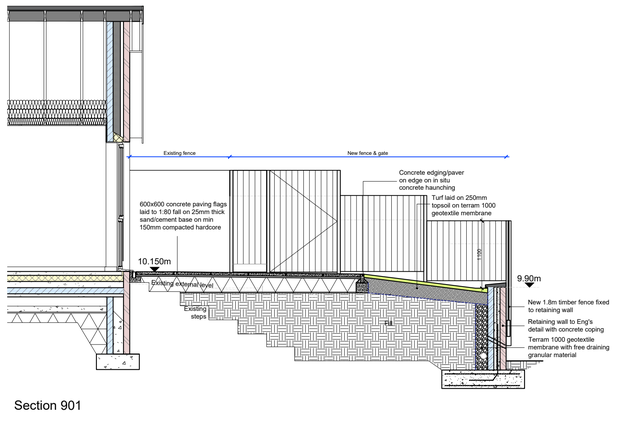
Mitigating Impact: Our approach focuses on minimizing any adverse effects on the local ecosystem. We will adhere to best practices for stormwater management, and biodiversity enhancement. Due to the nature of the works and the existing landscaping of the site there are no trees to be removed to accommodate the development and as such will not negatively impact the site.

Enhancements:

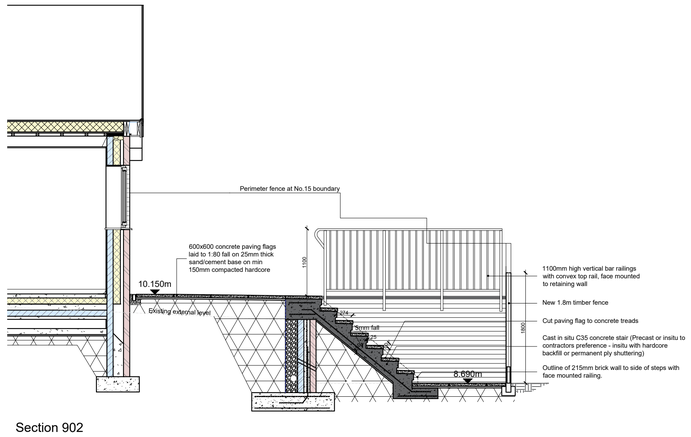
- Vivara Pro Build-In Half Open Nest Box to rear elevation (see SE elevation)
- Vivara Pro Beaumaris 'midi' bat box to top of rear gable elevation (see SE elevation)
- Garden Life Hedgehog House to be located in rear garden

Timetable: All enhancements to be implemented before occupation of the extension and retained perpetually.





Section 901



Section 902

0m 1 2 3 6m

1:100

KEY:

- Existing Soft boundary (Shrubs or heading)
- Existing Brick Retaining wall
- Existing 1.2m Timber fence (Good condition)
- Existing 1.8m Timber fence (Good condition)
- Existing slot drain
- Existing brick boundary wall
- Existing Flag Paved Areas
- Existing Block Paved Areas
- Existing Lawn Areas
- Existing Gravel Areas
- Existing Asphalt/Tarmac areas
- 10.000m Existing Levels
- New 1.8m Timber fence
- New 1.2m Timber fence
- New Hand Railing
- New Retaining Wall
- New ACO Channel
- 10.000m Proposed Levels
- New Paved Areas
- New lawn area on 250mm topsoil
- Proposed Pea Gravel / Bark / Rubber Chip Areas
- New tarmac

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Any discrepancies must be reported to JPH Architects Ltd.immediately.

All drainage runs, connections, lines, levels and inverts are assumed, these are to be confirmed on site and agreed with the Building Inspector and the Water Authority if necessary.This drawing to be read in conjunction with consultants drawings, calculations and report, and the designer's risk assessment. The Architect will not be held responsible for any works carried out prior to Building Regulation/Planning Approval. JPH Architects Ltd. takes no responsibility for any material/product changes/alterations on site without their written consent.

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Rev.	Description	Issued	Date

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DATE:	STATUS:	REVISION:
04.08.25	S2	
SCALE:	PURPOSE OF ISSUE:	
1:100 @ A1	Coordination	

PROJECT
17 Taunton Way, Wrexham

DRAWING NAME:
Proposed Site Plan

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