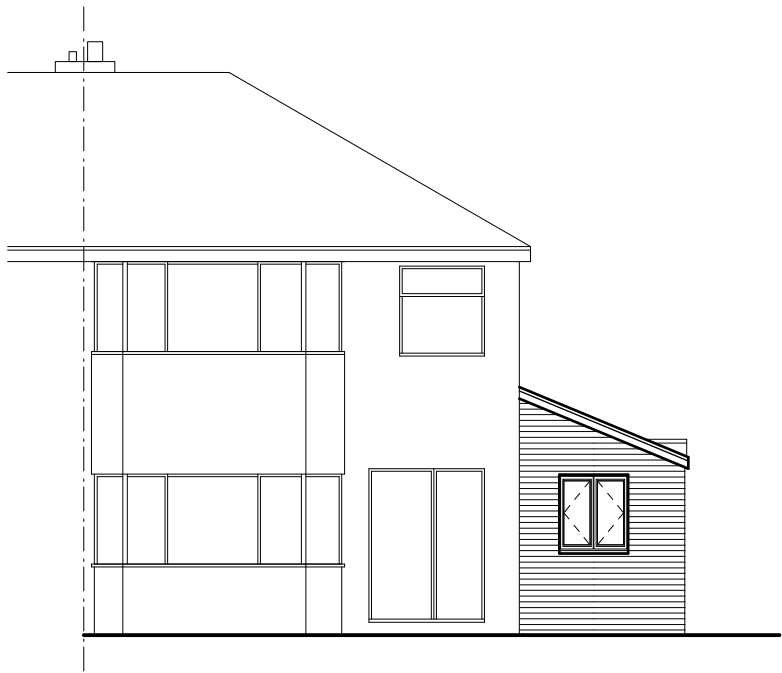
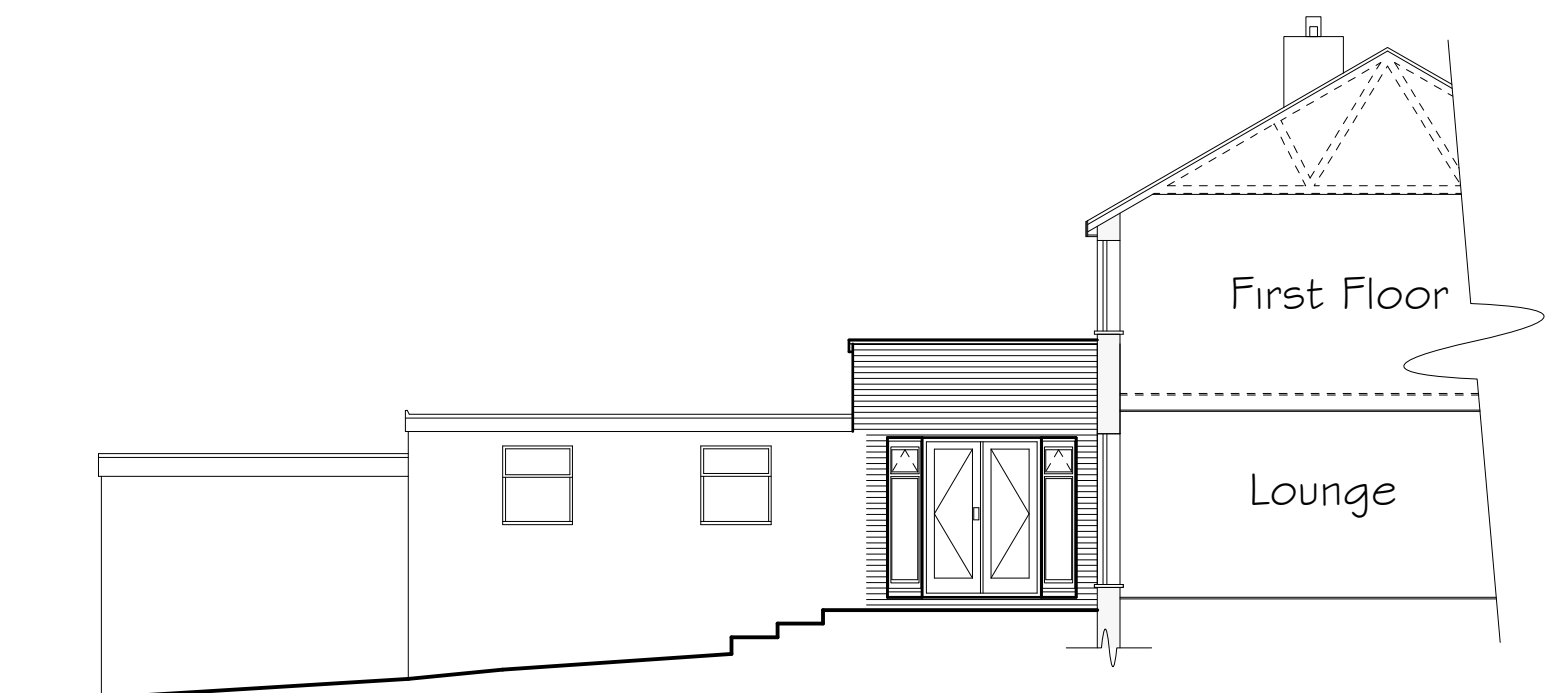
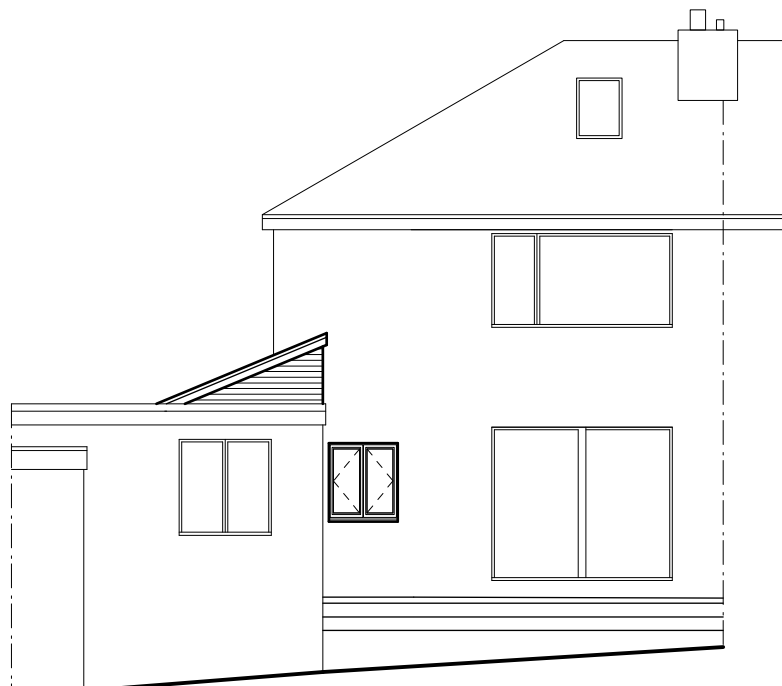




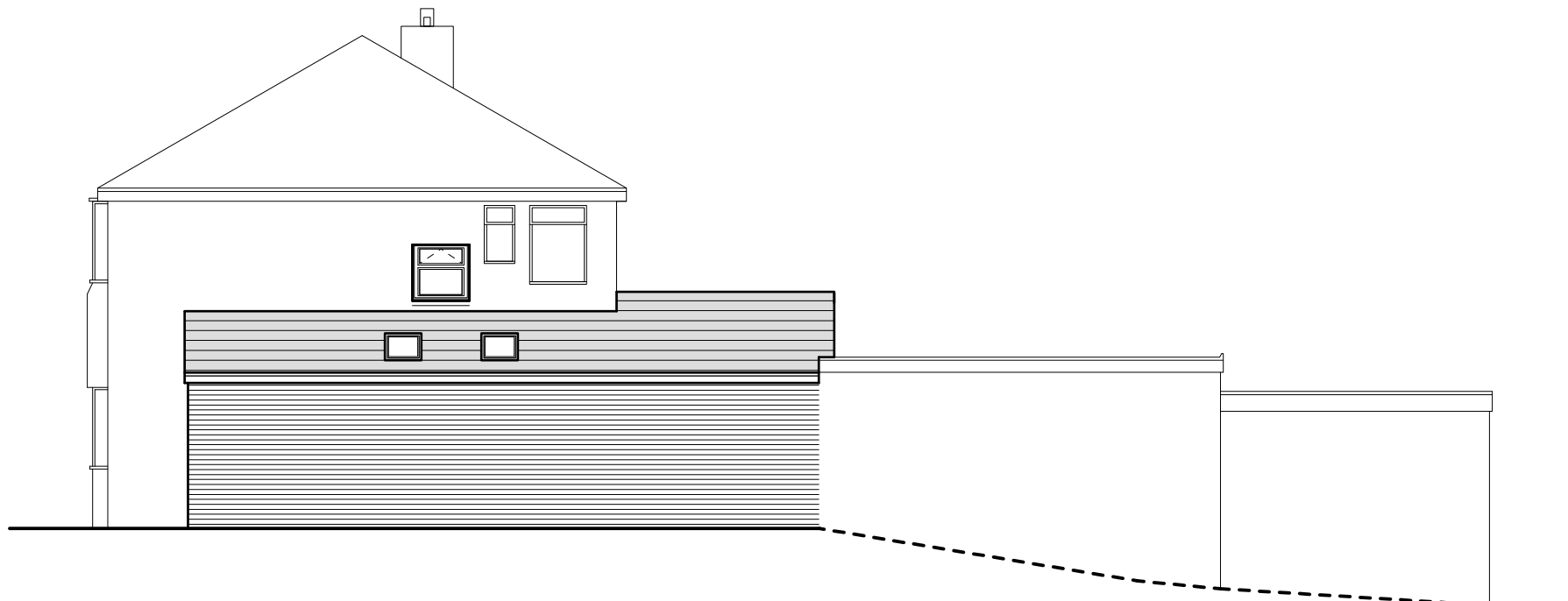
Front Elevation 1:100



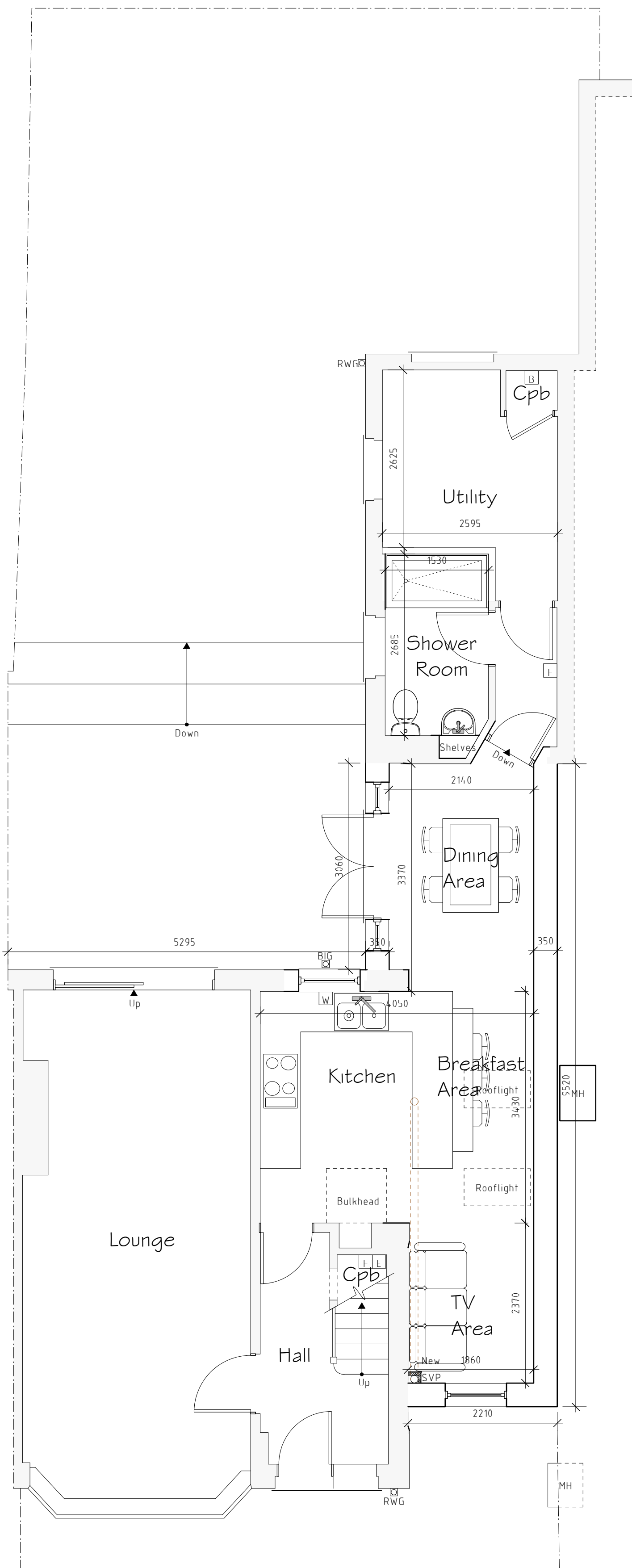
Side Section & Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50

External Facing Materials
External walls are to comprise facing brick to match existing and Local Authority approval.

Roofing Materials
Roof coverings are to be grey Ludlow Major concrete roofing tiles to match existing and are to be supplied from Marley's or similar.

All windows are to comprise sealed double glazed units set in brown uPVC frames to match existing. En-suite and bathroom windows are to be fitted with obscured glass.

All fascias and soffits are to comprise white uPVC.

Rainwater to be collected in 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

A	06/24	Green Infrastructure details	SLH
Rev	Date	Detail	Initial
Project: Proposed Alterations to, 83 High Street, Gwersyllt, Wrexham, LL11 4LS			
Title: Planning		Scale: (A1) 1:50 & 1:100	
Drawn By: L. Fowles		Date: Feb 2024	
Drawing No: PI48/004		Sheet: 1 of 1	
blueprint architectural services			
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