EXTERNAL WALLS
External walls are to remain as existing.

ROOFING MATERIALS
Roof coverings are to remain as existing.

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

FACIAS & SOFFITS
All fascias and soffits are to remain as existing.

RAINWATER GOODS
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to existing rainwater gulleys.

GREEN INFRASTRUCTURE STATEMENT
The proposed site occupies a developed plot of land within the settlement boundary limit. Externally to the rear the plot comprises of hardstanding with very little in regards to existing green infrastructure for the site. To the site frontage there are small shrubs that consist of native species set within a gravelled planter base. The proposal cannot impact existing green infrastructure and can only benefit the biodiversity of the site. As documented it is proposed the development includes the erection of a Schwegler 1SP Sparrow terrace box in the position indicated to provide a net biodiversity gain for the site. As part of the proposal the dwelling is to be granted a rear amenity space and parking spaces as indicated.

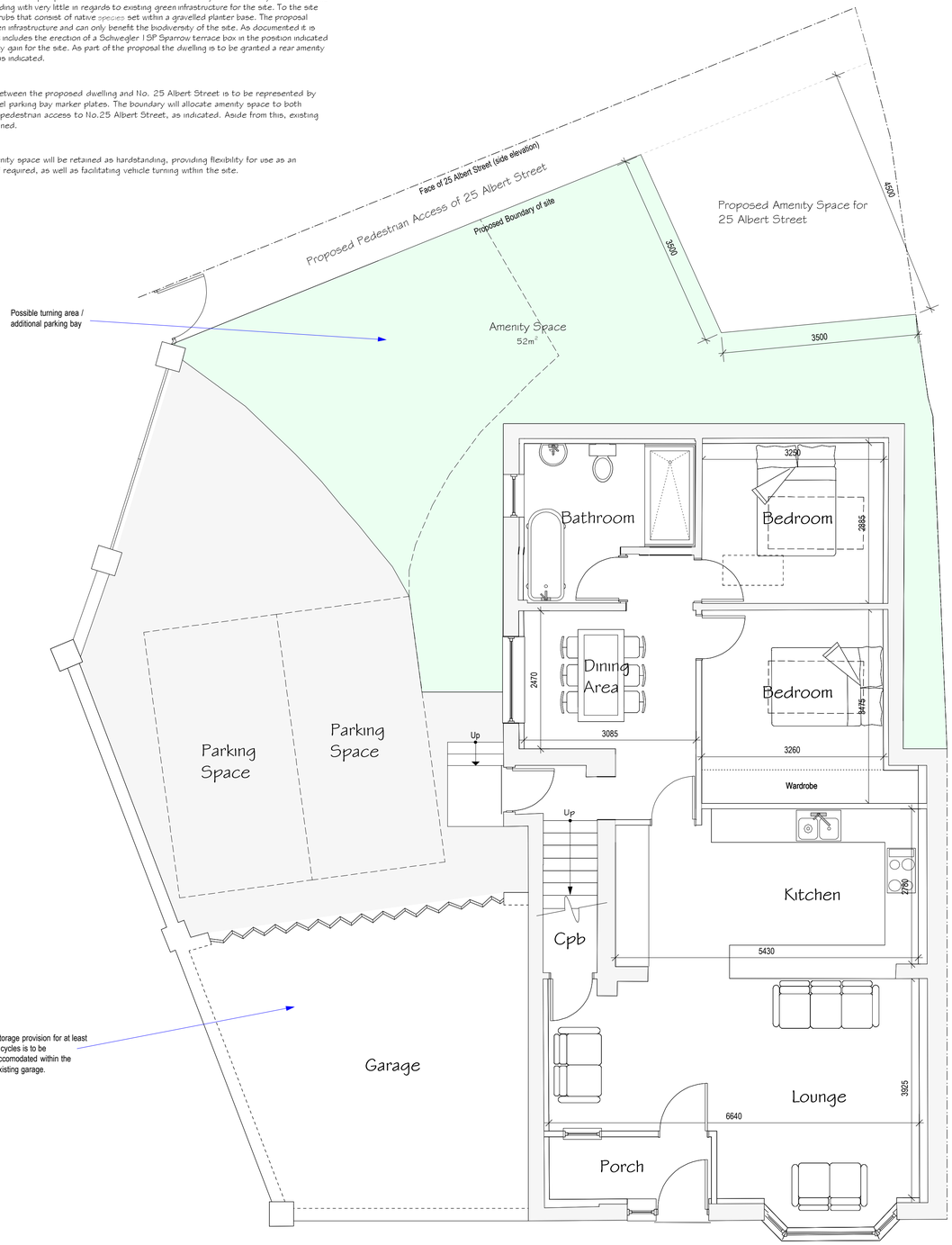
BOUNDARY TREATMENT
The proposed boundary between the proposed dwelling and No. 25 Albert Street is to be represented by ground fixed stainless steel parking bay marker plates. The boundary will allocate amenity space to both properties while retaining pedestrian access to No.25 Albert Street, as indicated. Aside from this, existing boundaries are to be retained.

AMENITY SPACE
The proposed private amenity space will be retained as hardstanding, providing flexibility for use as an additional parking space if required, as well as facilitating vehicle turning within the site.

KEY

Proposed Private Amenity Space

Proposed Driveway



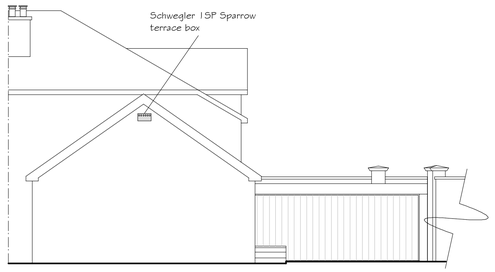
Ground Floor Plan 1:50



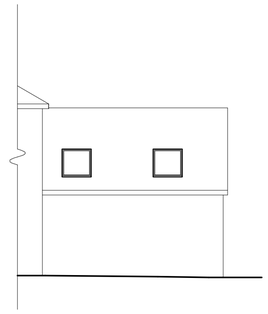
Front Elevation 1:100



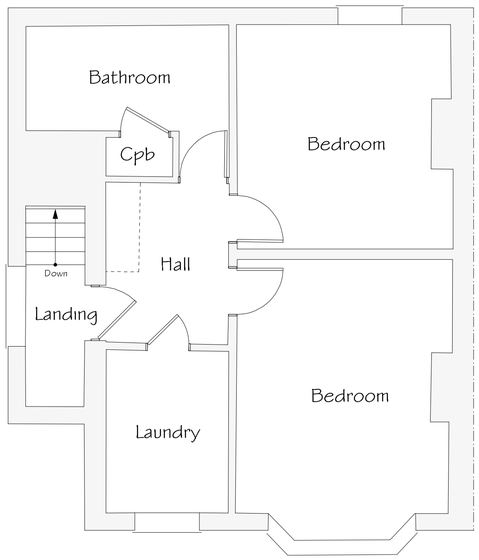
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



First Floor Plan 1:50



Schwegler 1SP Sparrow terrace box to be fitted prior to first beneficial use of the development.

Rev	Date	Detail	Initial
C	11/25	Parking Amendments	LF
B	09/25	Boundary amendments	LF
A	09/25	Boundary amendments	LF

Project:
Proposed Alterations at,
Old Post Office,
49 Kings Mills Road,
Wrexham, LL13 8NL

Title: Planning: Dwelling

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

Drawn By: L. Fowles

Date: September 2025

Drawing No: S108/007

Sheet: 1 of 1

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