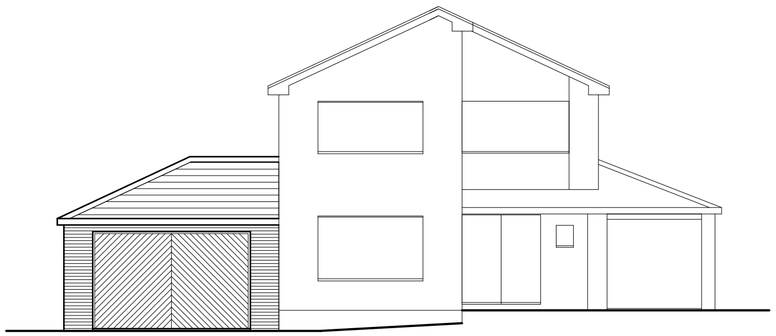
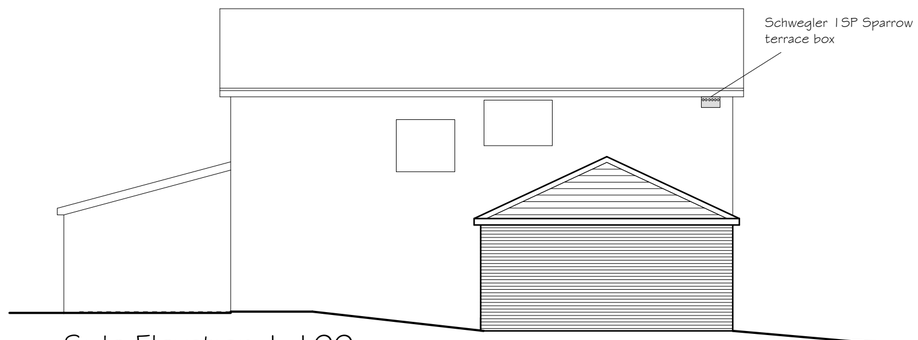


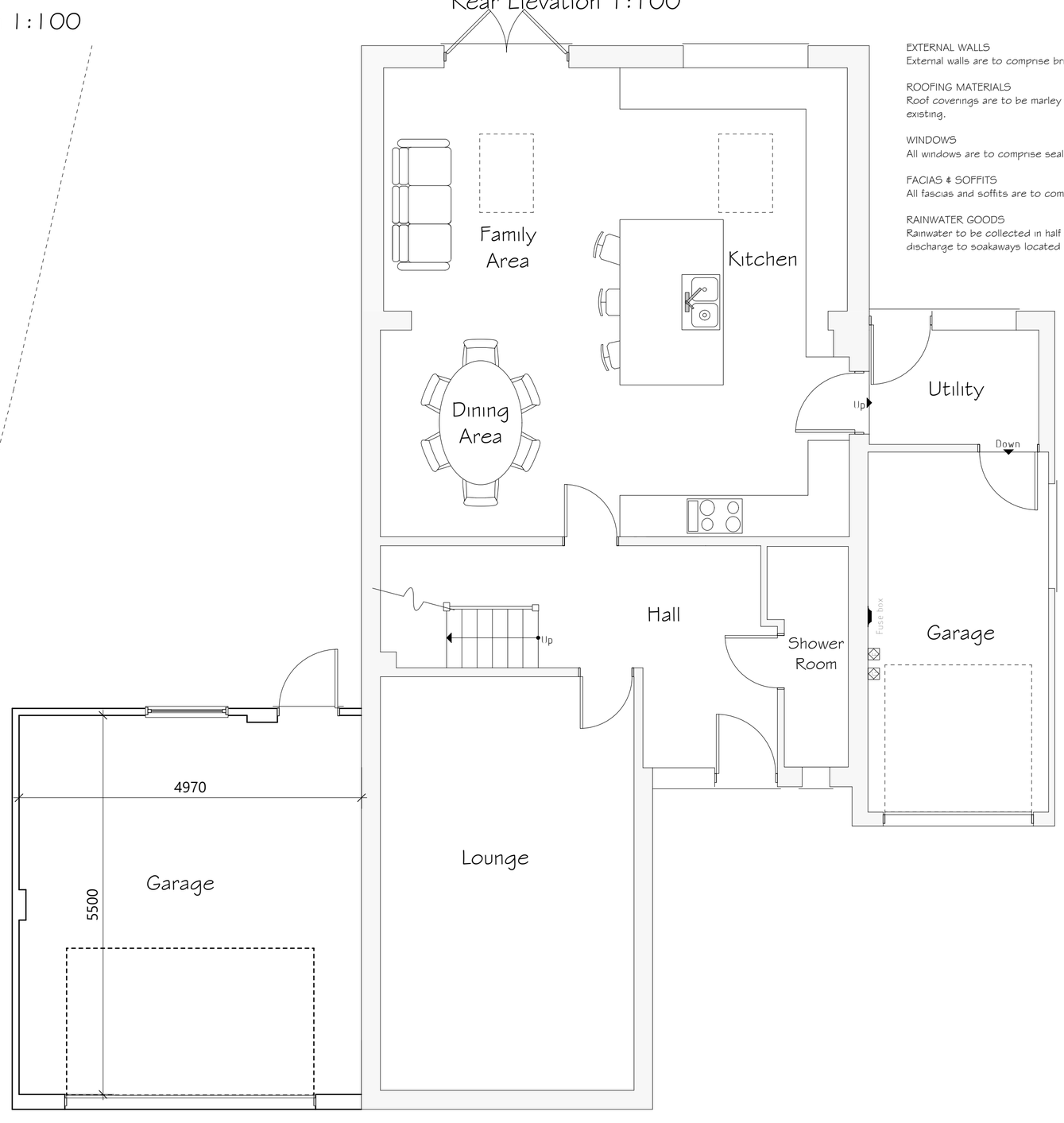
Front Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor
Plan 1:50

EXTERNAL WALLS
External walls are to comprise brickwork to match existing.

ROOFING MATERIALS
Roof coverings are to be marley modern interlocking concrete roofing tiles to match existing.

WINDOWS
All windows are to comprise sealed double glazed units set in white uPVC frames.

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 is located within the settlement boundary limit. Existing green infrastructure consists of a rear garden and grassed area to the front, which is to be retained as part of the proposal. The existing garden areas are to remain as existing to prevent a negative impact on the site. It is proposed the development will provide a Net-bio diversity gain by implementing Schwegler 1SP Sparrow terrace boxes as indicated.

Rev	Date	Detail	Initial
A	11/25	Position change	SIH

Project:
Proposed Alterations at
27 Berwyn Drive,
Marchwiel,
Wrexham, LL13 0AJ.

Title: Planning

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

Drawn By: S Hatherall

Date: Nov 2025

Drawing No: E098/003

Sheet: 1 of 1

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