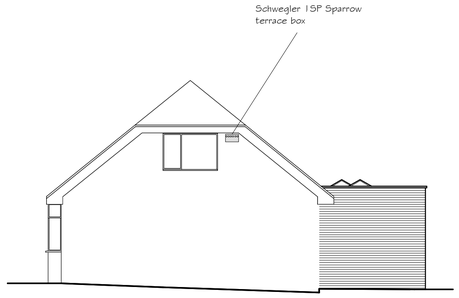
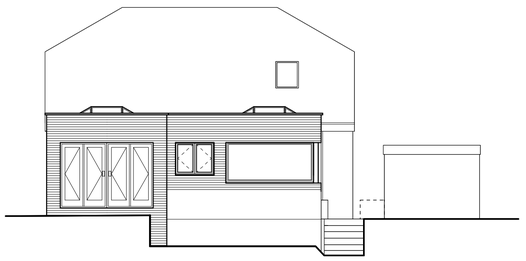


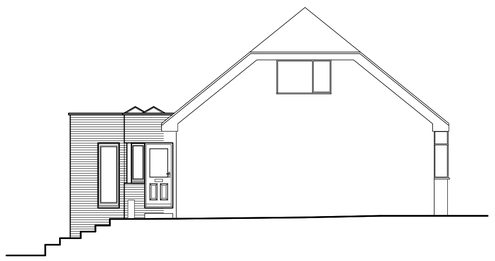
Front Elevation 1:100



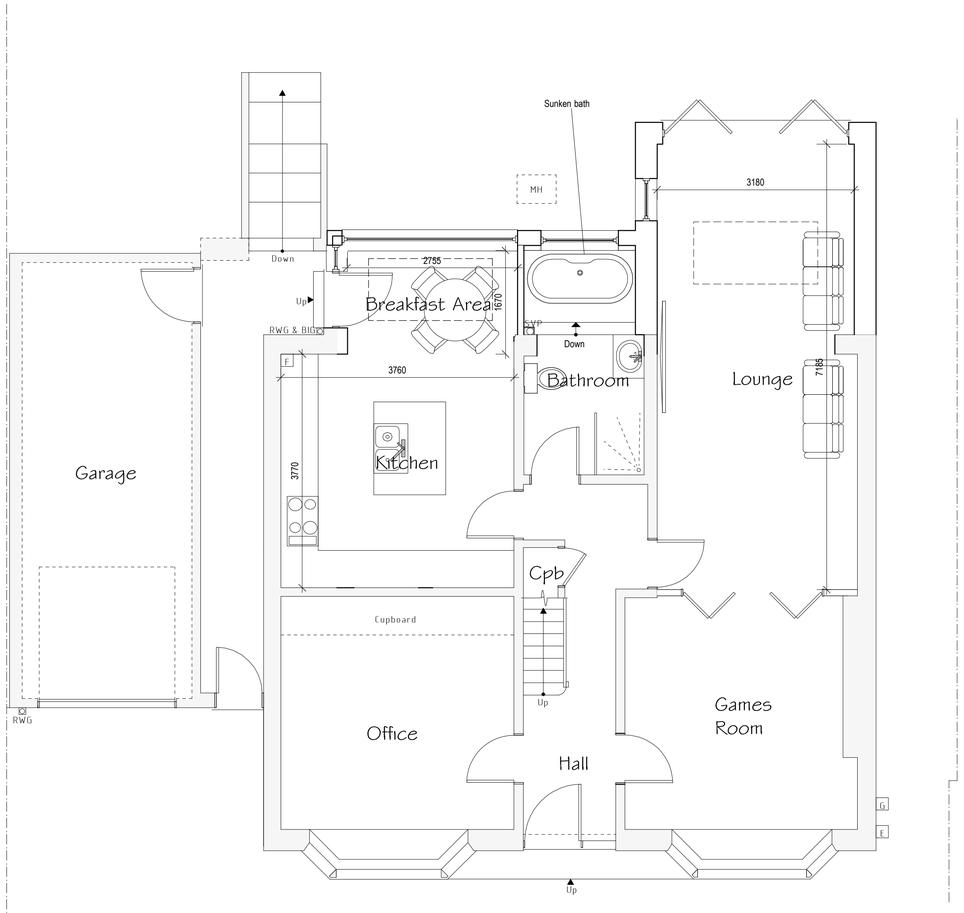
Side Elevation 1:100



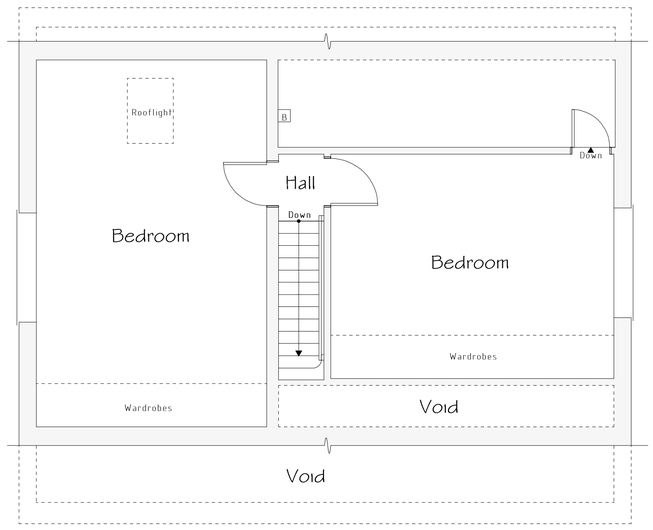
Rear Elevation 1:100



Side Elevation 1:100



Ground Floor 1:50



First Floor 1:50

External Facing Materials
External walls are to comprise brickwork to match existing.

Roofing Materials
Roof materials to be Polyroof 1.85 flat roofing system from Polyroof Products Ltd.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Bathroom window is to be fitted with obscured glass.

Parapet Wall Finish
Parapet wall to be finished with coping stone mechanically fixed to top of wall.

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter uPVC downpipes, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists of a rear garden that varies in levels and is to be retained where possible. The proposal does not involve alterations to existing boundaries. As documented it is proposed the development includes the erection of bird boxes in positions indicated and provision for planting of native shrubs in the refurbished garden to provide a net biodiversity gain for the site.



Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.

Services Key

- B — Existing Boiler Position
- G — Existing Gas Meter Position
- E — Existing Electric Meter Position
- F — Existing Fuse Box Position
- W — Existing Stopcock Position
- MH — Existing Man Hole Position
- Existing Rain Water Gully (RWG) Position
- Existing Back Inlet (BIG) Gully Position

Rev	Date	Detail	Initial
C	11/25	Design Amendment	D.J.E.
B	11/25	Design Amendment	L.F
A	11/25	Window Amendment	L.F

Project:
Proposed Alterations to,
Melverley, Halcog,
Brymbo, Wrexham,
LL11 5DQ

Title: Planning

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

Drawn By: L. Fowles

Date: Nov 2025

Drawing No: H142/008

Sheet: 1 of 1

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