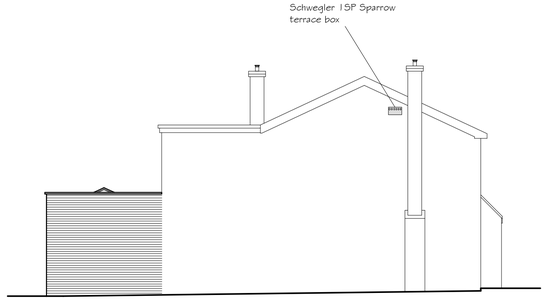
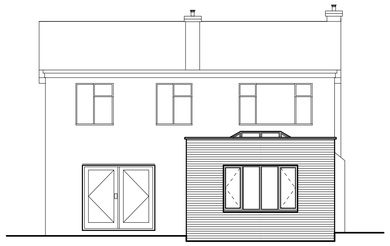


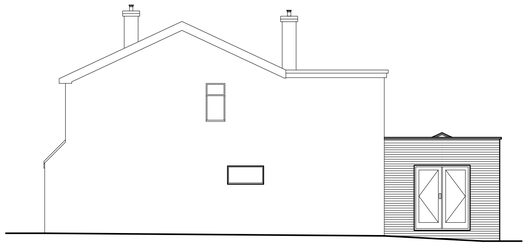
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

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

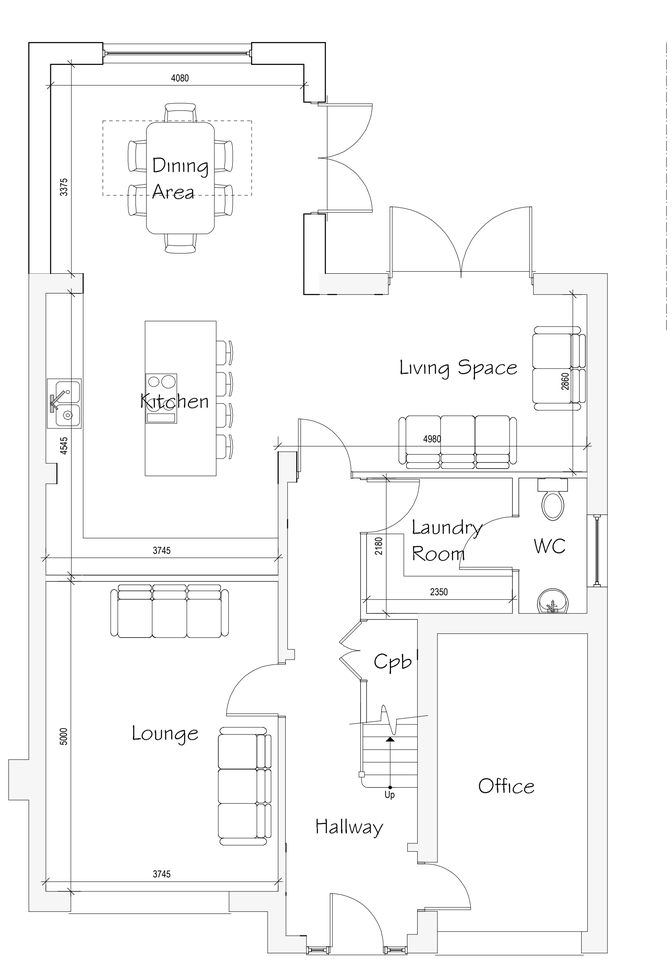
Roofing Materials
Roof finish is to comprise of Polyroof 185 flat roofing system to local authority approval.

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

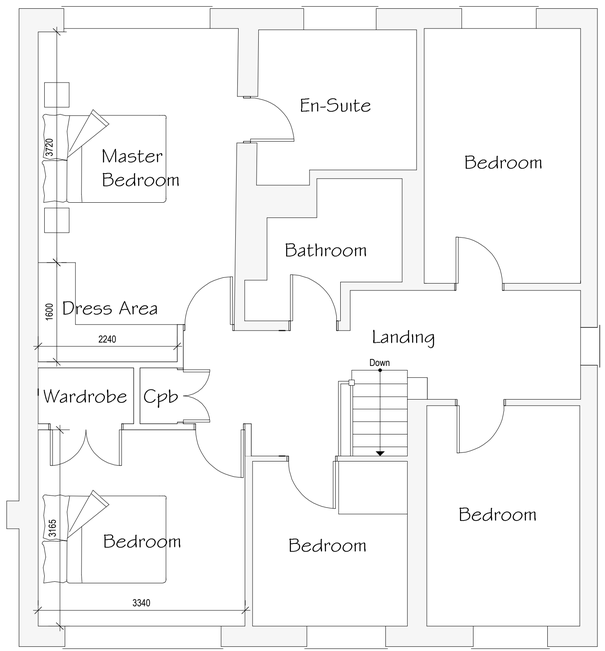
Parapet Wall Finish
Parapet wall to be finished with coping stone mechanically fixed to wall below.

Rainwater Goods
Water to discharge to rainwater hoppers where applicaple and taken to new Polypipe rainwater gullys 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 is to be refurbished to the clients discretion as part of the proposal, while retaining existing boundary treatments. 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.



Ground Floor Plan 1:50



First Floor Plan 1:50



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

Rev	Date	Detail	Initial

Project:
Proposed Alterations at,
58 Woodridge Avenue,
Marford, Wrexham,
LL12 8SS

Title: Planning

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

Drawn By: L. Fowles

Date: October 2025

Drawing No: T096/003

Sheet: 1 of 1

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