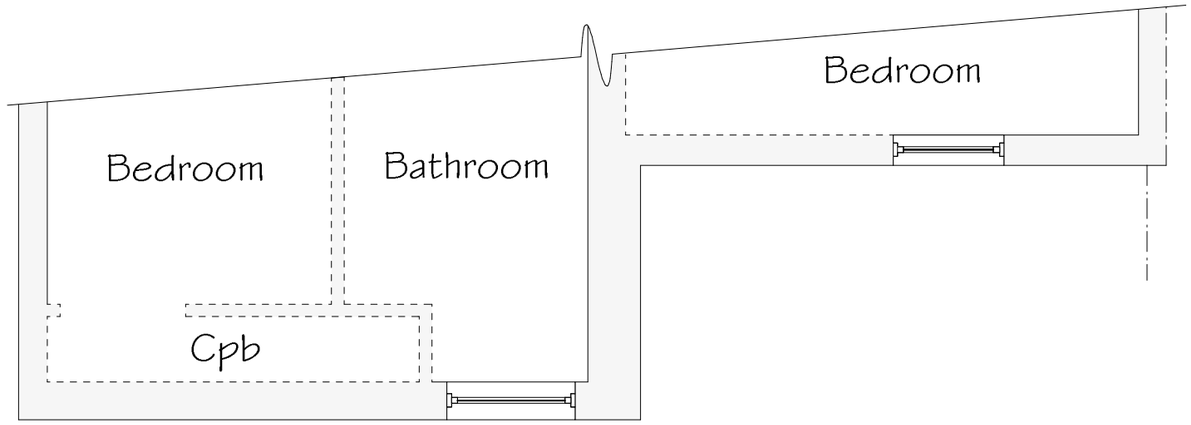
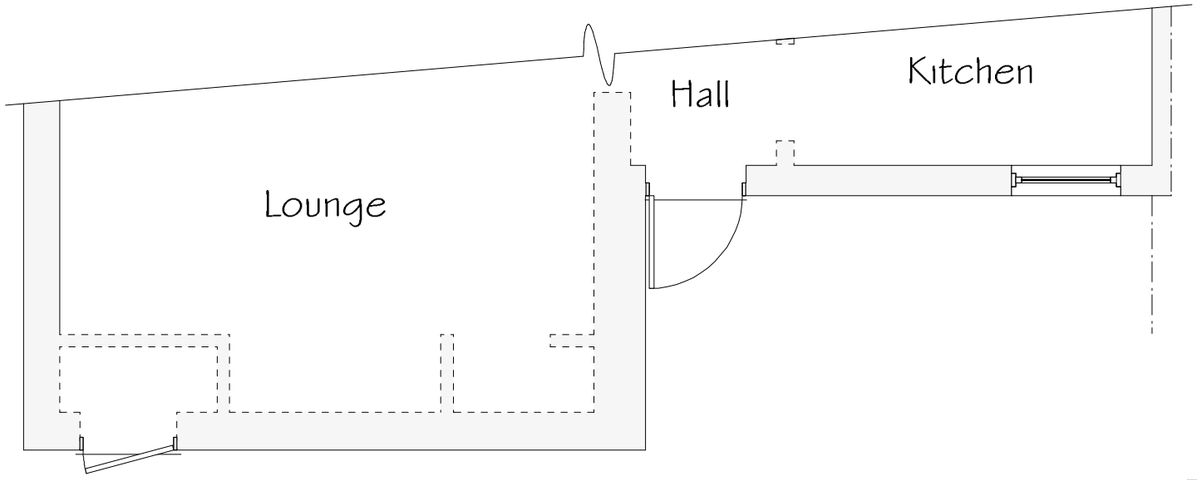


First Floor Plan 1:50



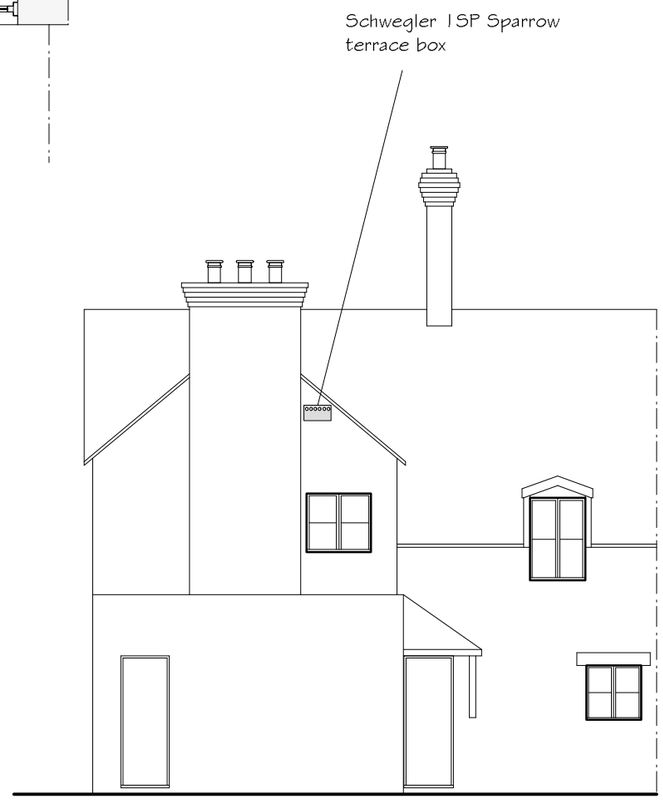
Ground Floor Plan 1:50

WINDOWS

All windows are to comprise sealed double-glazed sealed units with slimline spacer bars, using low-emissivity (Low-E) glass to meet thermal performance requirements without compromising historic aesthetics. The glazing incorporates clear glass with no applied tints or patterns set withing good quality softwood frames. High-quality, sustainably sourced timber, treated for durability and long-term resistance to weathering and decay. The timber will be finished to a high standard to replicate the character of traditional joinery. Factory-applied RAL 9016 (Traffic White) microporous paint finish to match white of existing heritage windows on the property, also allowing the timber to breathe while protecting it from moisture and UV degradation. The finish has a smooth texture consistent with traditional painted timber sash windows.

GREEN INFRASTRUCTURE STATEMENT

The proposed site is located within the Overton conservation area. The application will have no impact on the green infrastructure or biodiversity within the local area. The proposal for a replacement window is a very minimal change, to satisfy the requirements of the conservation area. As documented it is proposed the development includes the erection of bird box in positions indicated and provision for planting of native shrubs in the refurbished garden to provide a net biodiversity gain for the site.



Side Elevation 1:100



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
B	03/26	Note Amends	D.J.E.
A	07/25	Replacement window details	L.F

Project:

Proposed atlerations at, But n Ben, Peel Close, Overton, Wrexham, LL13 0FB

Title:	Scale: (A3)
Planning	1:50 & 1:100

Drawn By:	Date:
L. Fowles	March 2025
Drawing No: P165/002	Sheet: 1 of 1

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