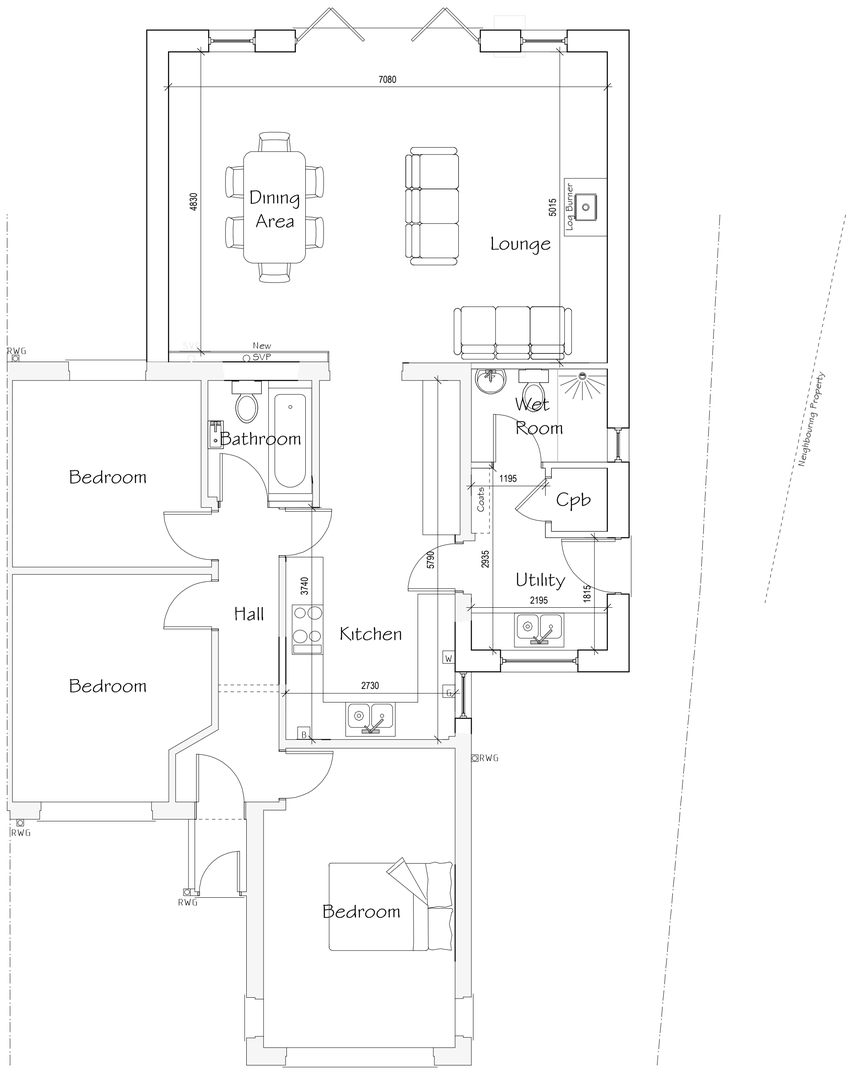
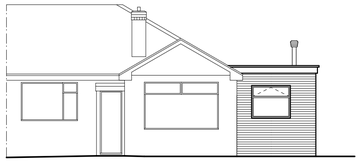
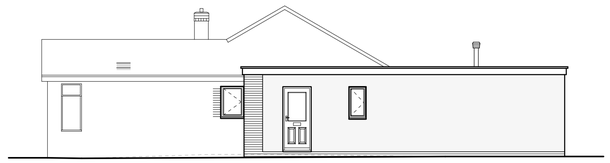


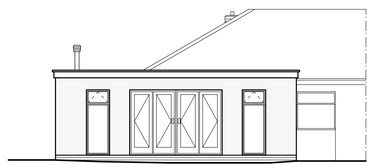
Ground Floor Plan 1:50



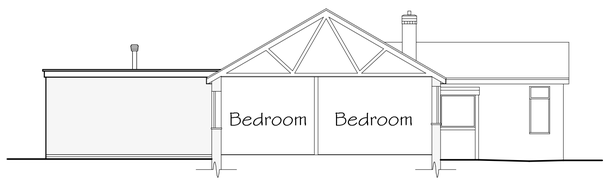
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

EXTERNAL FACING MATERIAL
External walls are to comprise brickwork to match existing and render to local authority approval.

ROOFING MATERIAL
Roof coverings are to be Polyroof 185 flat roofing system.

WINDOWS
All windows are to comprise sealed double glazed units set in white uPVC frames. Wetroom windows are to be fitted with obscured glass.

FACIAS & SOFFITS
All fascias and soffits are to comprise white uPVC to match windows.

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 dwelling occupies a developed plot of land within the settlement boundary limit of the village. Existing green infrastructure consists of an established garden which is to be improved and maintained following the refurbishment and extension proposed at the property. Existing boundaries are to be retained. As documented on the site plan it is proposed the development includes the planting of a tree to provide a net bio-divesity enhancment for the site.

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
- Existing Soil Vent Pipe (SVP) Position

Rev	Date	Detail	Initial

Project:
Proposed Alterations to,
16 Buckingham Road,
Wrexham,
LL11 2RH

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

Drawn By:	Date:
L. Fowles	March 2026
Drawing No:	Sheet:
E088/013	1 of 1

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