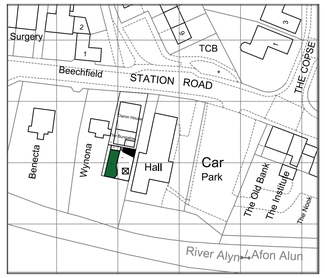
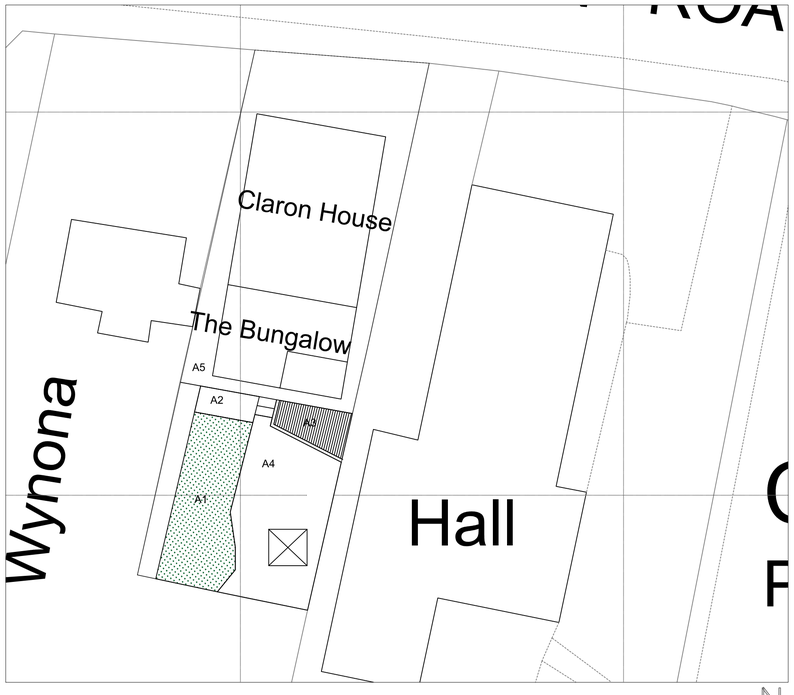
Existing Site Location Plan



Scale 1:1250



Scale 1:200

Area of Claron House - 96 Sq m.

Area of the Bungalow (House) - 42 Sq m. (ground floor)

A1 = 46 sqm Lawn

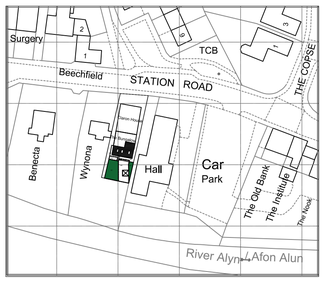
A2 = 6.7 sqm Planted area

A3 = 11.3 sqm - Existing Bin Store

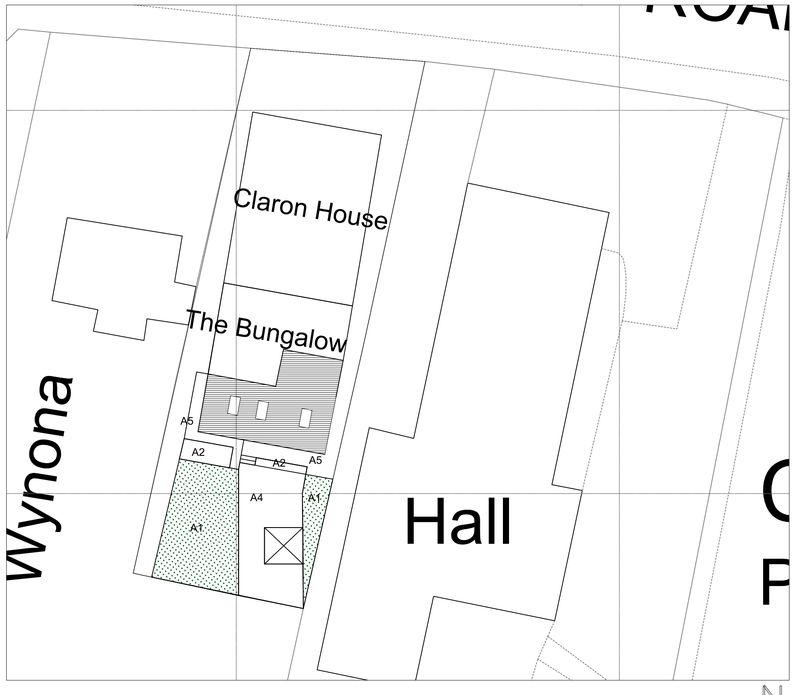
A4 = 65 sqm - Existing gravel hard landscaping

A5 = Existing hard landscaping to perimeter for access and maintenance
Soft Landscaping A1 + A2 = 52.7 sqm

Proposed Site Location Plan



Scale 1:1250



Scale 1:200

Area of Extension - 35 Sq m.

A1 = 38 sqm + 8 sqm Lawn

A2 = 7 sqm - Planted area

A4 = 38 sqm - Existing gravel hard landscaping (reduced)

A5 = Proposed hard landscaping to perimeter for access and maintenance
Soft Landscaping A1 + A2 = 54 sqm

Scope of Work:
GF Rear extension of 35 sqm. Landscaping proposal
Hard landscaping maintenance to perimeter. Hard landscaping to lower level to be reduced, additional soft landscaping see additional (A1 and A2). Total Soft landscaping increase 2 sqm

Biodiversity to be read in conjunction with Proposed landscaping drawing AL-00-001

A bat and bird box is to be installed to one elevation to ensure that the development meets Net Biodiversity benefit requirements.

Bird boxes

Wherever possible bird boxes should be built into new builds or new extensions, rather than attached externally. Woodcrete boxes (such as those built by Vivara or Schwegler) provide the most longevity and best conditions. wooden boxes should only be used in specific circumstances when woodcrete is not suitable.

Bird boxes should be a minimum four metres up a tree or a wall.
Unless there are trees or buildings which shade the box during the day, face the box between north and east, thus avoiding strong sunlight and the wettest winds.

Make sure that the birds have a clear flight path to the nest without any clutter directly in front of the entrance. Tilt the box forward slightly so that any driving rain will hit the roof and bounce clear.

NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE. NO DIMENSIONS TO BE SCALED FROM THIS DRAWING UNLESS OTHERWISE STATED

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ISSUE DESCRIPTION	Revision Description	Date	Issued By	Issued To
		DATE	DRWN	ISTO

DRAWING STAGE **Planning**

CLIENT
Rossett Dental Practice

SITE ADDRESS
Rossett Dental Practice Station Rd, Rossett, Wrexham LL12 0HE

PROJECT MANAGER	PROJECT SITE MANAGER
RH	
PROJECT DESIGNER	PROJECT TECH DESIGNER
SP	

DRAWING No.
AL - 00 - 001

DRAWING TITLE	STATUS	REVISION
Site Location and Landscape		**C**

SCALE **As indicated**
PROJECT NO. **0872.25**