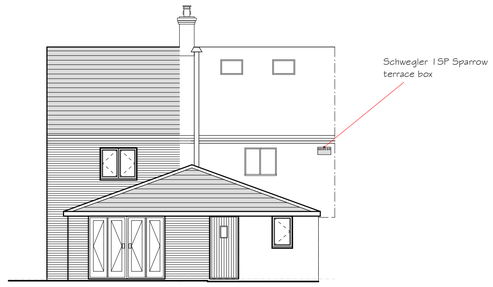


Front Elevation 1:100



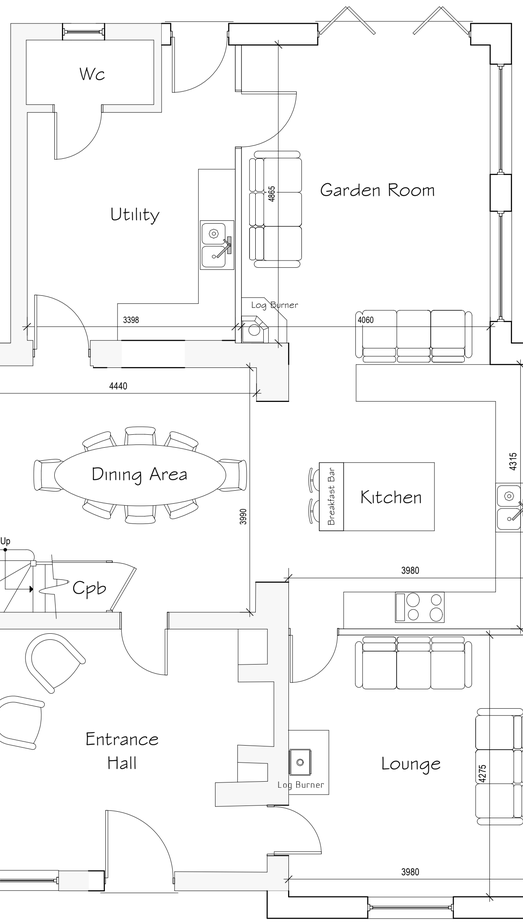
Side Elevation 1:100



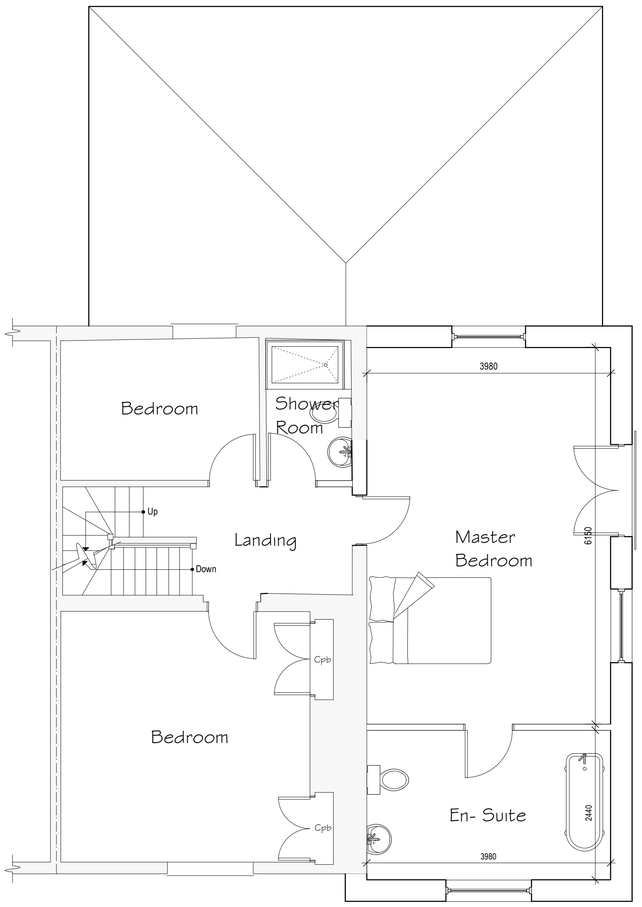
Rear Elevation 1:100



5. irst
beneficial use of the development, located on dwelling in positions indicated.



Ground Floor Plan 1:50



First Floor Plan 1:50

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

Roofing Materials
Roof coverings are to be natural slates to local authority approval.

Windows
All windows are to comprise sealed double glazed units set in good quality timber frames. En-suite and WC windows are to be fitted with obscured glass.

Facias & Soffits
All fascias and soffits are to comprise brick corbel detailing to match existing.

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 front and rear garden that is be largely retained. Existing boundaries are to remain as existing. As documented it is proposed the development includes the erection of a bird box in the position indicated to provide a net biodiversity gain for the site.

Rev	Date	Detail	Initial
A	05/26	Design amends	SIH

Project: Proposed alterations at 2 Nant y LLadron Cottages, Erbistock, Wrexham LL13 0DD

Title: Planning

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

Drawn By: L. Fowles

Date: May 2026

Drawing No: H186/003

Sheet: 1 of 1

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