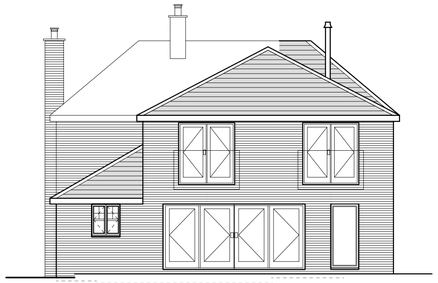


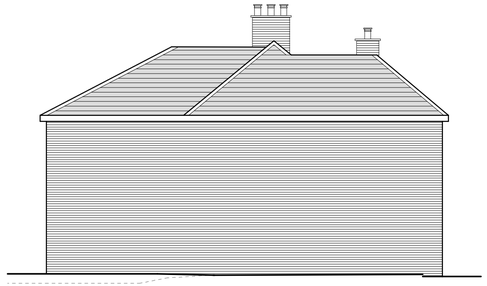
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

External Facing Materials
External walls are to comprise foterra hampton rural blend brickwork finish, with timber cladding as noted on elevations.

Roofing Materials
Roof coverings to match existing roofing tiles to Local Authority approval.

Windows
All windows are to comprise sealed double glazed units set in white uPVC frames.

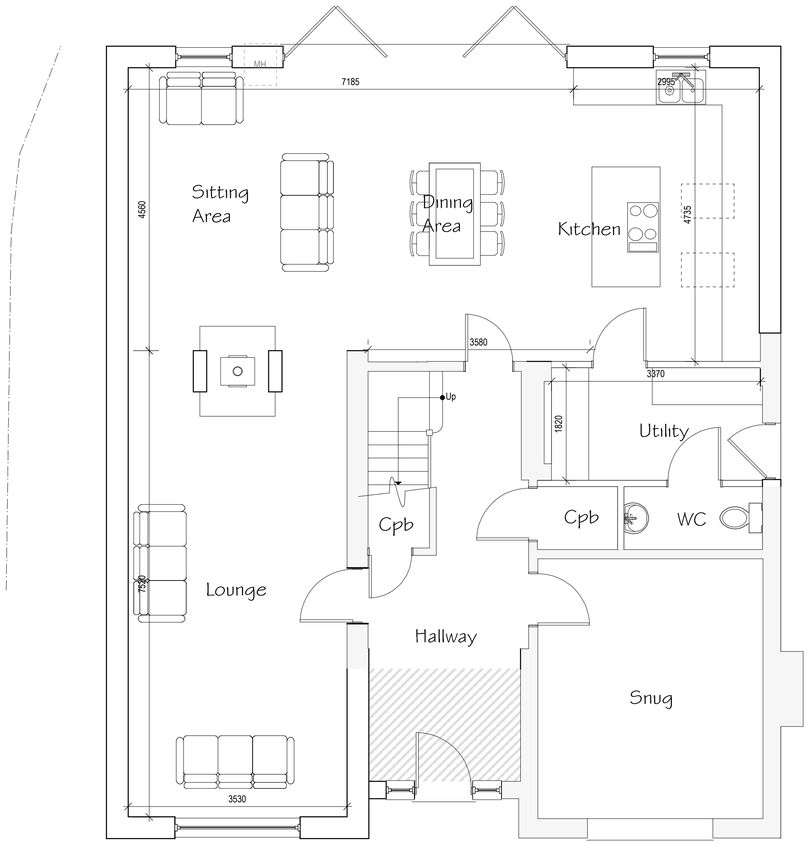
Facias & Soffits
All fascias and soffits are to comprise white uPVC to match existing.

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.

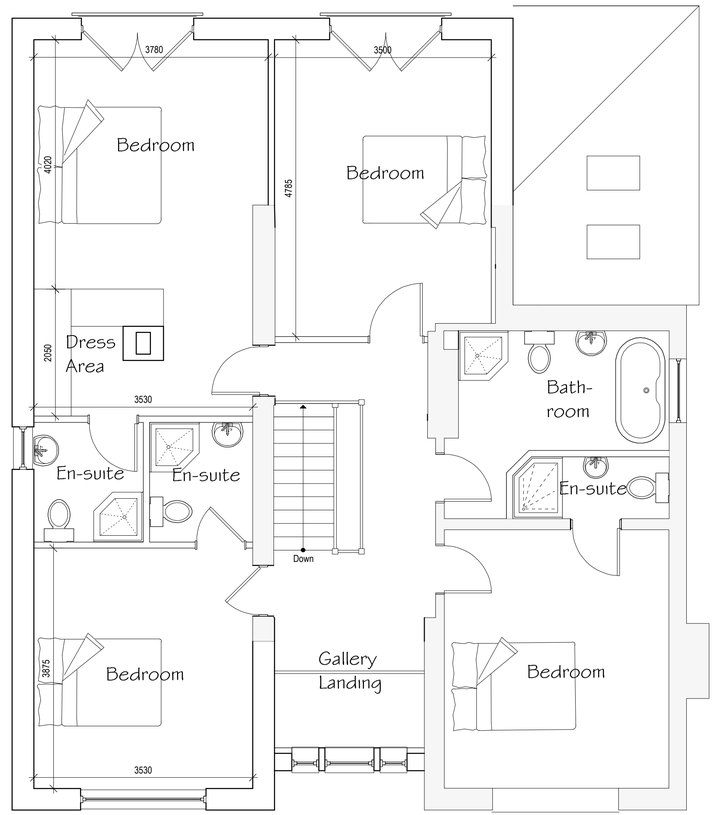
Green Infrastructure Statement
The proposed parcel of land occupies a developed plot of land within the settlement boundary limit. Established gardens are to be improved and maintained following the alterations proposed at the property. As documented it is proposed the development includes the erection of bird boxes to the rear of the Garage to provide a net bio-diversity gain for the site.



Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development.




Ground Floor Plan 1:50




First Floor Plan 1:50

| Rev | Date | Detail | Initial |
|---|---|---|---|
| A | 04/26 | Alterations to plans & Elevations | A.W |

Project:
Proposed alterations at Sheridan, Wrexham Road, Marchwiel, Wrexham, LL13 0PF

Title: Planning

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

Drawn By: D.J.Edwards

Date: March 2026

Drawing No: R144/003

Sheet: 1 of 1

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