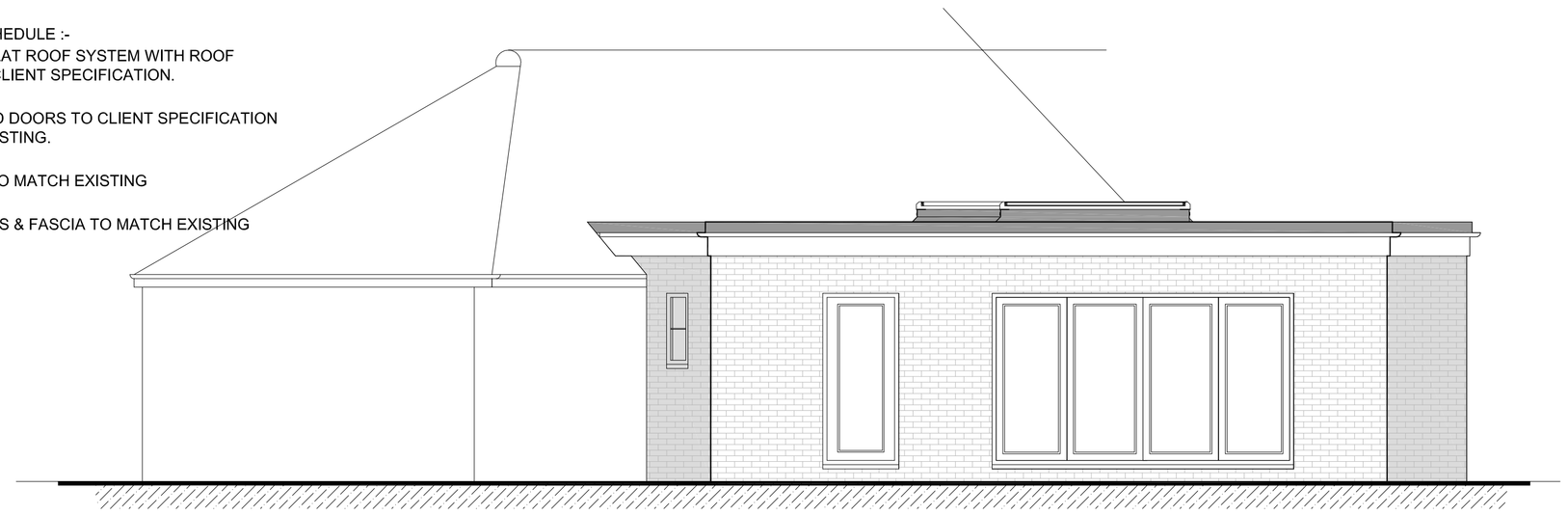
FINISHING SCHEDULE :-
SINGLE PLY FLAT ROOF SYSTEM WITH ROOF LANTERN TO CLIENT SPECIFICATION.

WINDOWS AND DOORS TO CLIENT SPECIFICATION TO MATCH EXISTING.

BRICKWORK TO MATCH EXISTING

UPVC GUTTERS & FASCIA TO MATCH EXISTING

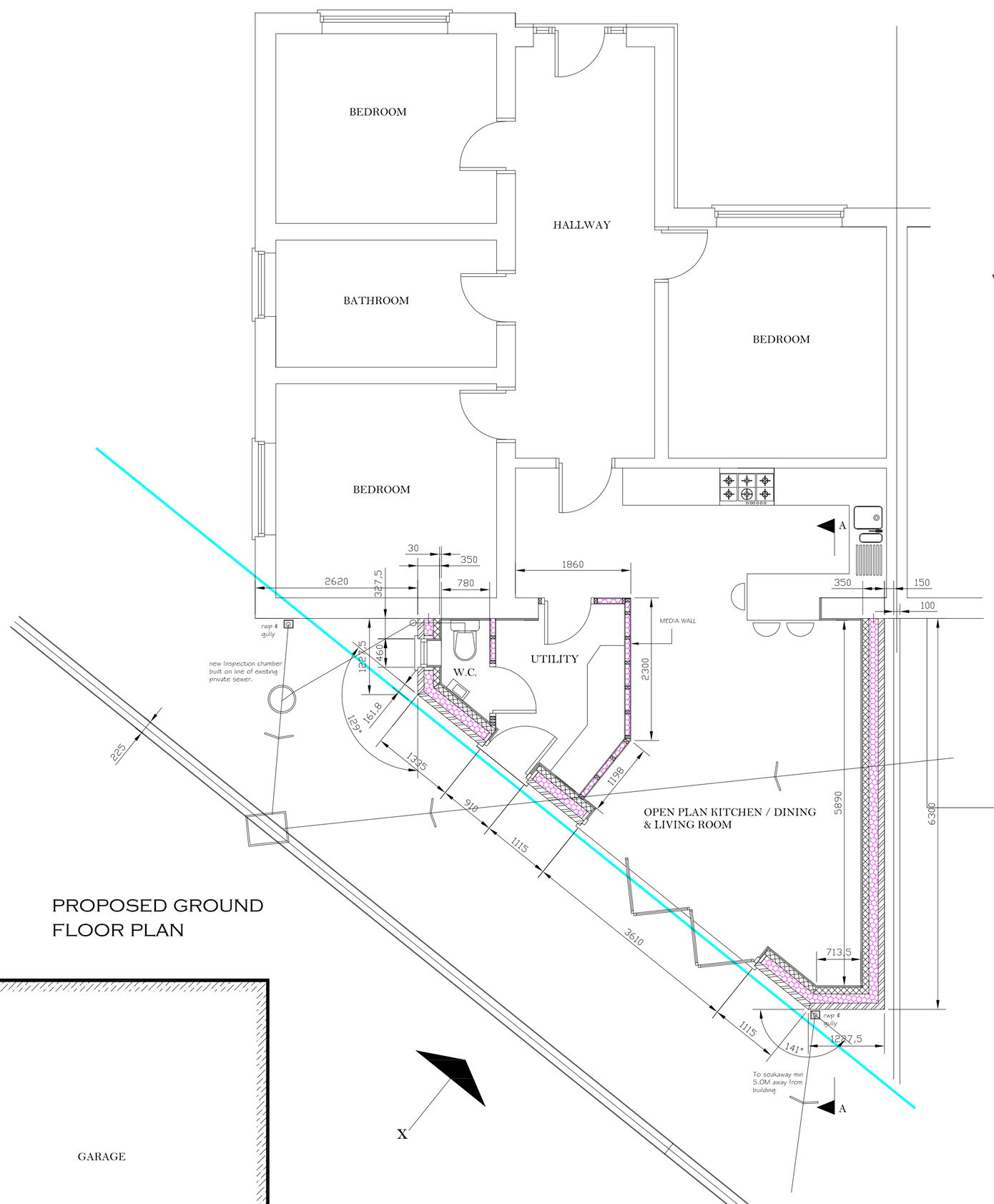


PROPOSED ELEVATION - X

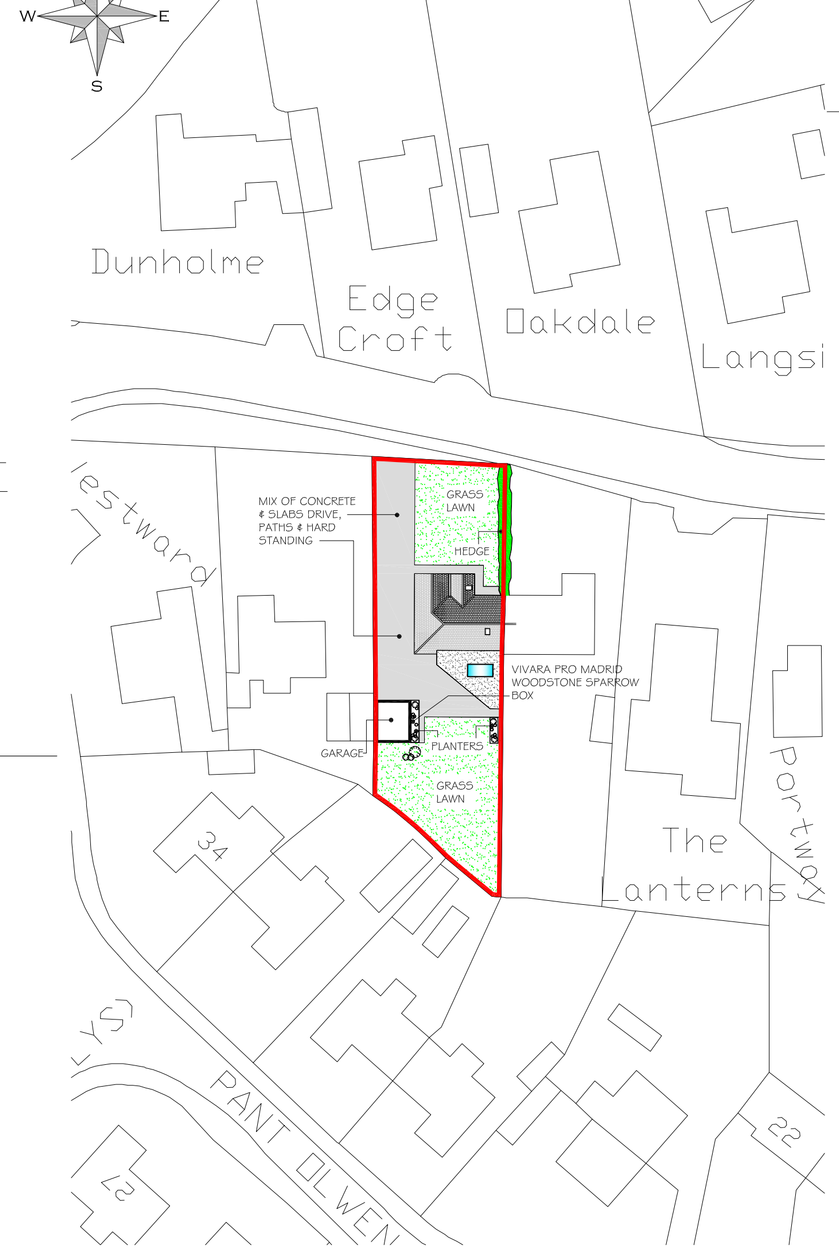


PROPOSED SIDE ELEVATION

FLOOR PLANS SCALE 1:50 AT A1
ELEVATIONS SCALE 1:50 AT A1



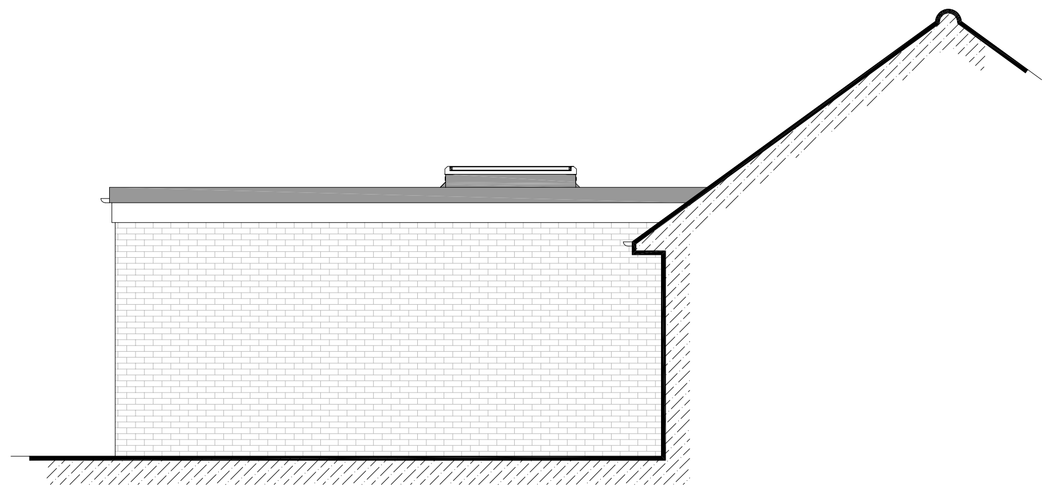
PROPOSED GROUND FLOOR PLAN



PROPOSED BLOCK PLAN
1:500 AT A1



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

BIODIVERSITY STATEMENT

BNG Exemption : This proposal is a Householder Application and is therefore exempt from the mandatory 10% Biodiversity Net Gain requirement.

Local Policy Enhancement Net Benefit for Biodiversity (NBB) :- the following proportional enhancements are provided to secure a net gain in biodiversity :-

Habitat Connectivity : Any new (or retrofit to existing) boundary treatments (fence / walls) will include a 130mm x 130mm "Hedgehog Highway" at the base to maintain local ecological networks

Soft Landscaping : Any new planting including within suitable planters, will use native species (e.g. Hawthorn, Rowan, or lavender) to support local pollinators.

Nesting Provision : 1 x Vivara Pro Madrid Woodstone Sparrow Box (or Schwegler equivalent to be surface-mounted to the existing two storey dwelling. The box shall be sited on either the North or East elevation immediately below the eaves at a minimum height of 4.0M above ground level. The box must have a clear, unobstructed flight path and be situated away from any external artificial lighting. The box is to be constructed from durable wood-concrete/woodstone and shall be retained for the lifetime of the development.

CLIENT :- MR. LEON HUGHES			REVISIONS :-
PROJECT :- PROPOSED EXTENSIONS AT GLYN GARTH, GRESFORD WREXHAM, LL12 8HB			
DRAWING :- PROPOSED PLANS & ELEVATIONS			
DATE :- AUGUST 2026	SCALE :- AT A1 PLANS 1:50 ELEVATIONS SECTION 1:50	DRAWING REF :- 2026/GG/01/PP	