

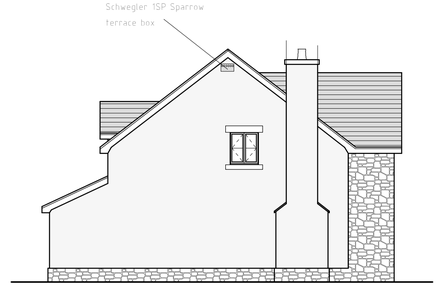
Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

Schwegler 1SP Sparrow terrace box to be installed prior to completion of development in positions as indicated.



Schwegler 1 Bat Box to be installed prior to completion of development in positions as indicated.



WALL MATERIALS
External walls are to comprise of stonework and blockwork with render finish to match existing.

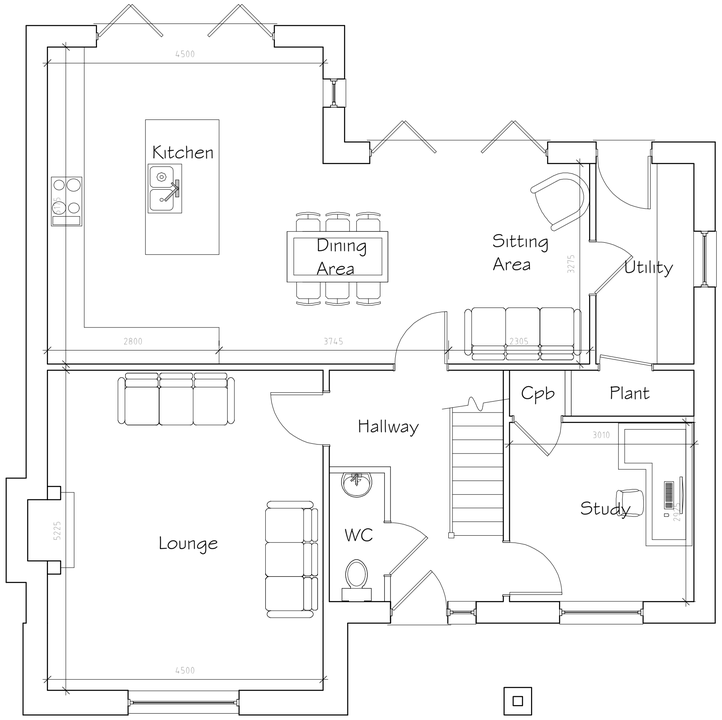
ROOFING MATERIALS
Roof coverings are to be Natural slates to local authority approval.

WINDOWS
Windows to be heritage 9 windows black in colour. All windows to be double glazed units. Bathroom/En-suite window to be fitted with obscured glass.

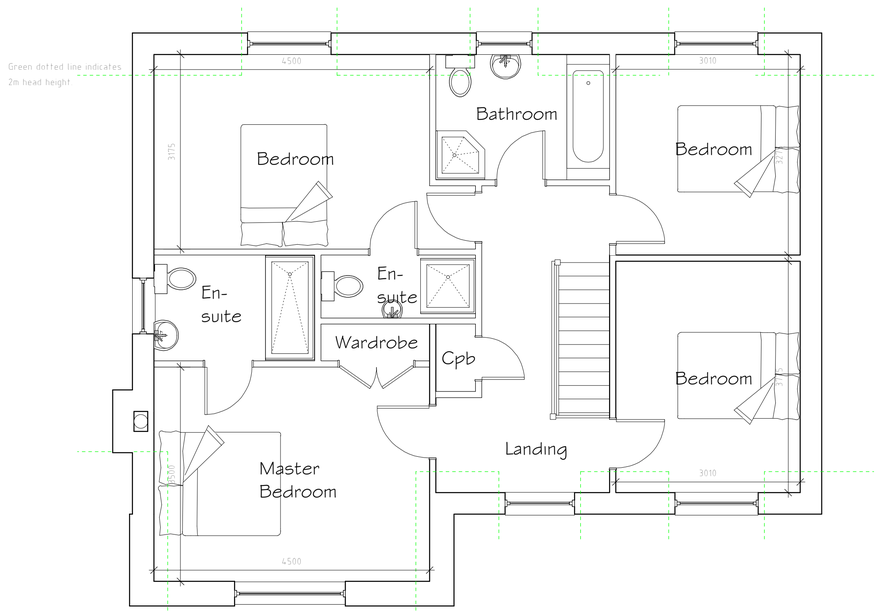
FACIAS AND SOFFITS
All fascias and soffits are to comprise black uPVC to match windows.

RAINWATER GOODS
Rainwater to be collected in 100mm diameter half round aluminium guttering and 65mm diameter aluminium downpipes powder coated black and supplied by guttercrest or similar.

GREEN INFRASTRUCTURE STATEMENT
The parcel of land is within the settlement boundary limit of the village. Gardens created will be maintained with opportunity for low level shrubbery which will be planted at the discretion of the owner/occupier. As documented within the ecological report it is proposed the development includes the planting of native trees and installation of bat and bird boxes on the dwelling to provide a net bio-diversity gain for the site.



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Residential Development on land at 10 Poplar Road, Penycae, Wrexham

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

Drawn By:	Date:
D.J.Edwards	July 2024
Drawing No: D132/012	Sheet: 1 of 1

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