

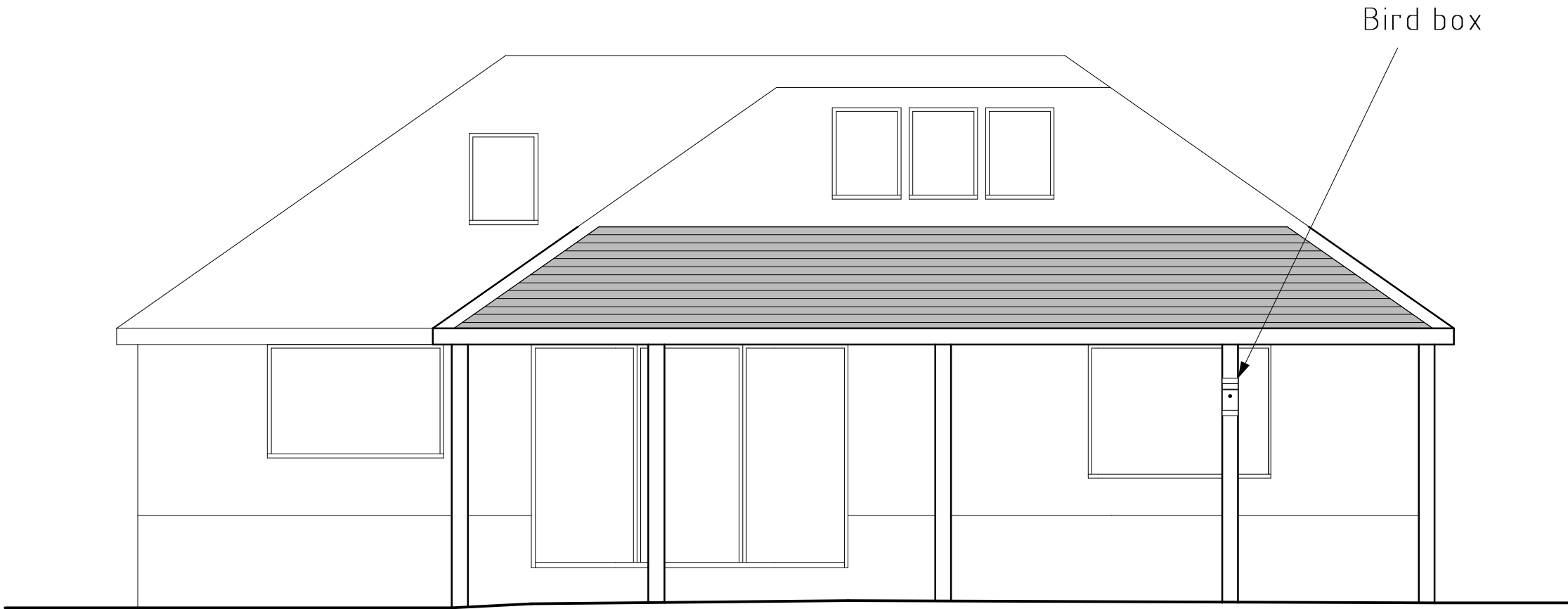
External Facing Materials
Supporting posted to be 150mm x 150mm softwood with stained finish

Roofing Materials
Roof coverings are to be concrete tiles to match existing roof slopes with angle and colour.

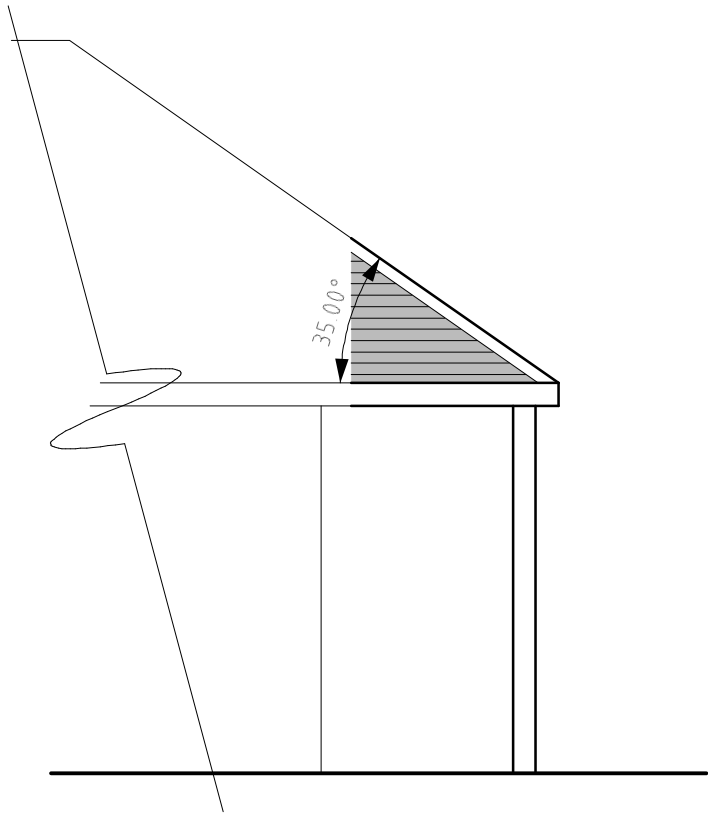
All fascias and soffits are to comprise white uPVC to match windows.

Rainwater to be collected in 1 uPVC guttering downpipes to match existing, to discharge to existing surface water drainage system.

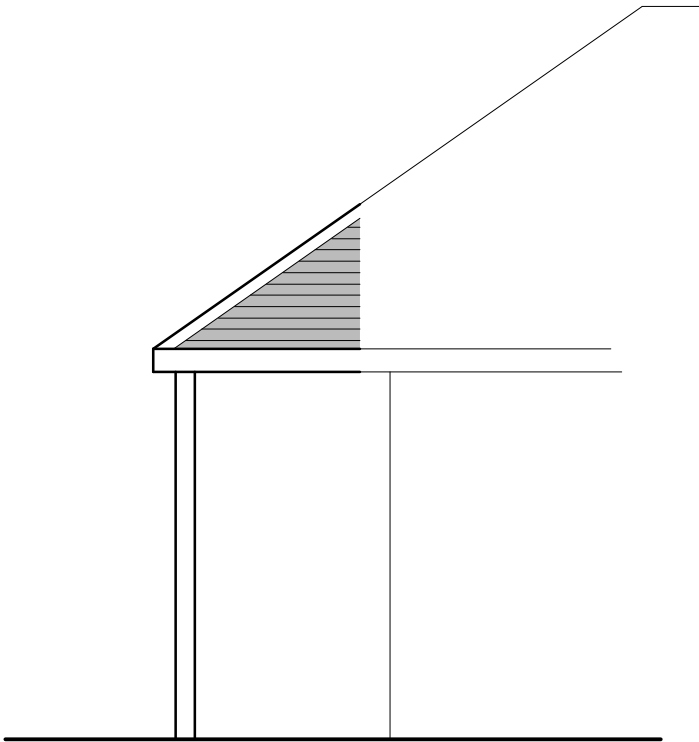
Green Infrastructure Statement
The dwelling occupies a developed plot of land within the settlement boundary limit of the village. Established gardens are to be maintained following the canopy extension proposed at the property. As documented it is proposed the development includes the erection of a bird box to provide a net bio-diversity gain for the site.



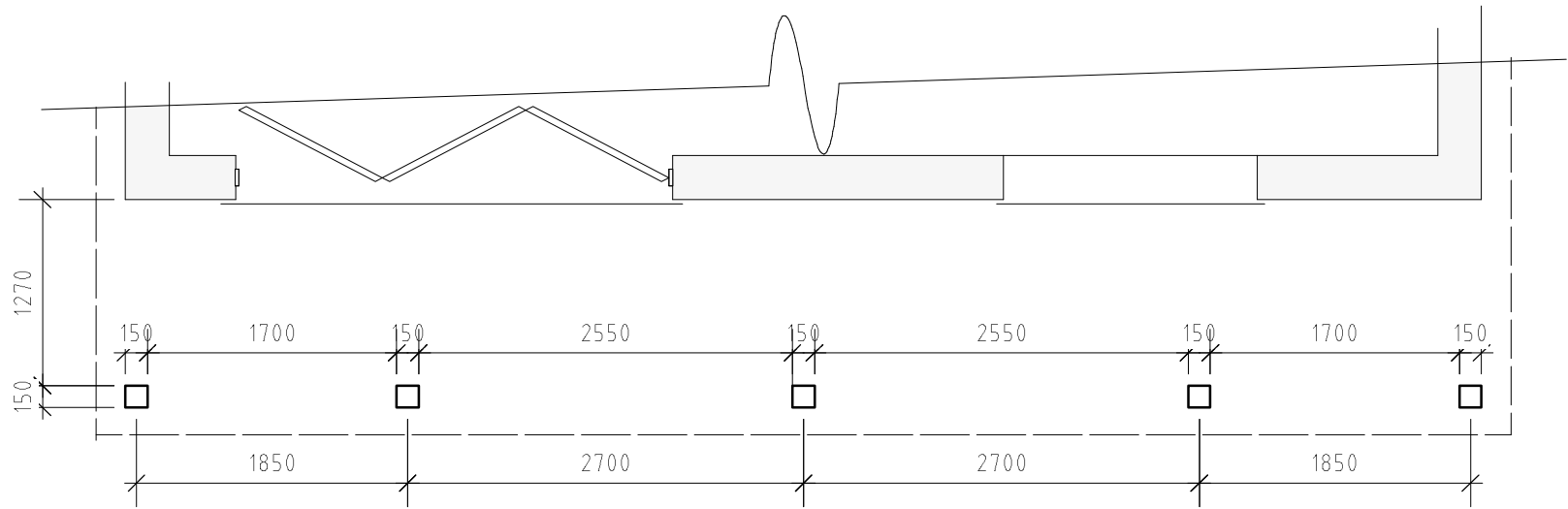
Rear Elevation 1:50



Side Elevation 1:50



Side Elevation 1:50



Floor Plan 1:50



Example of Birdbox

Bird Box to be RSPB Apex classic nestbox installed within 3 months of obtaining planning approval.

C	05/24	Net Biodiversity Gain	L.F
B	04/24	Design Amends	SIH
A	03/24	Design Amends	D.J.E
Rev	Date	Detail	Initial

Project: Proposed Alterations at
Rose Cottage,
Newell Drive,
Ruabon,
Wrexham,
LL14 6PT

Title: Planning	Scale: (A2) 1:50
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Drawn By: S Hatherall	Date: Mar 2024
Drawing No: R134/003	Sheet: 1 of 1

Office 3K4,
Redwither Business Tower,
Wrexham. LL13 9XT
Tel: 01978 356500
www.blueprintarchitectural.com

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