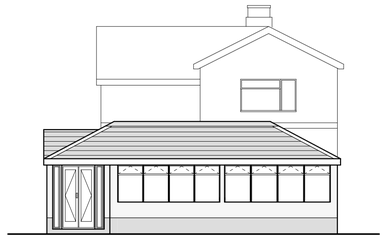
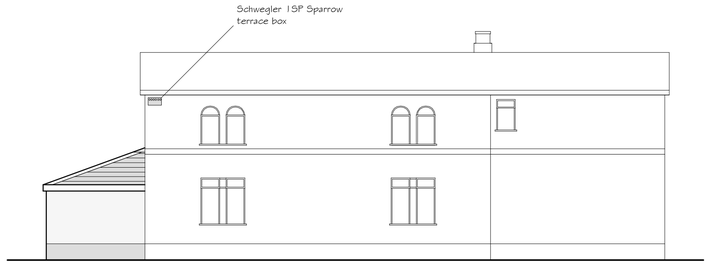


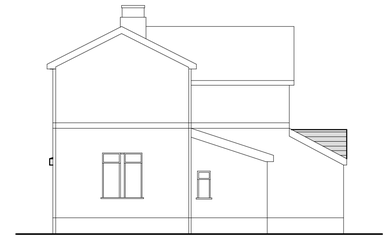
Front Elevation 1:00



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Schwegler 1SP Sparrow terrace box to be installed prior to first beneficial use of the development, located on dwelling in positions indicated.

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

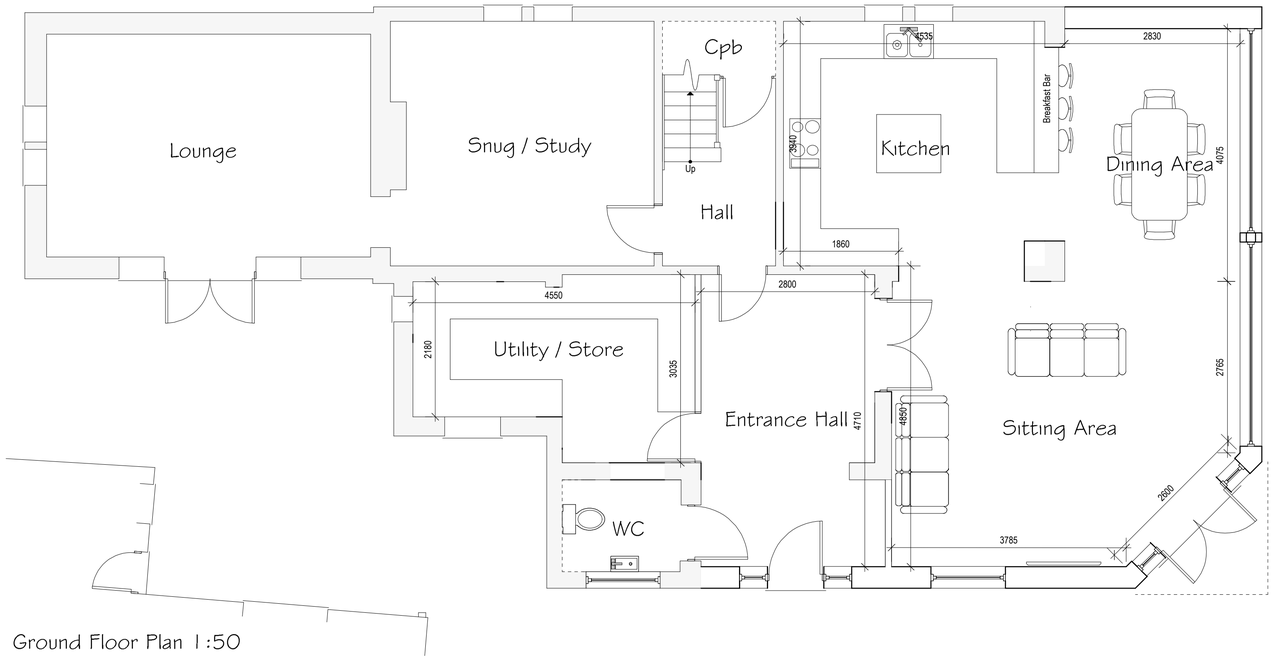
Roofing Materials
Roof coverings are to be natural slate to match existing roof.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames. WC windows are to be fitted with obscured glass.

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

Rainwater Goods
Rainwater to be collected in half square uPVC guttering and square uPVC downpipes.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists of a garden on varied levels including hedgerows, trees and shrubs that is to be retained where possible as part of the proposal. The proposal involves retaining any existing boundaries. As documented it is proposed the development includes the erection of bird boxes in positions indicated to provide a net biodiversity gain for the site.



Ground Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Proposed alterations to Jalna, Station Road, Ruabon, Wrexham LL14 6DL

Title: Planning

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

Drawn By: A.Whitby

Date: Nov 2025

Drawing No: G105/003

Sheet: 1 of 1

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