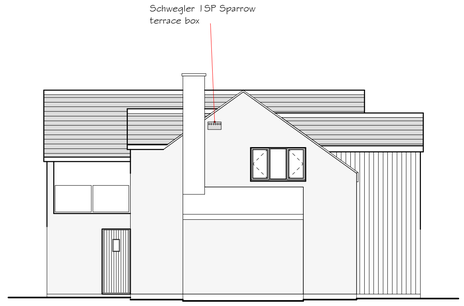
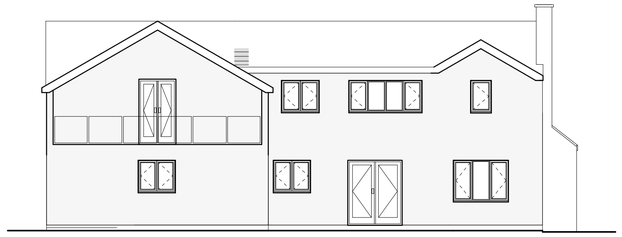


Front Elevation 1:100



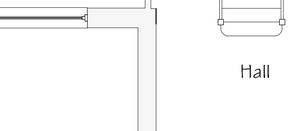
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



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

External Facing Materials
External walls are to comprise timber cladding and rendered finish.

Roofing Materials
Roof coverings are to be Marley Modern interlocking concrete roof tiles to match existing.

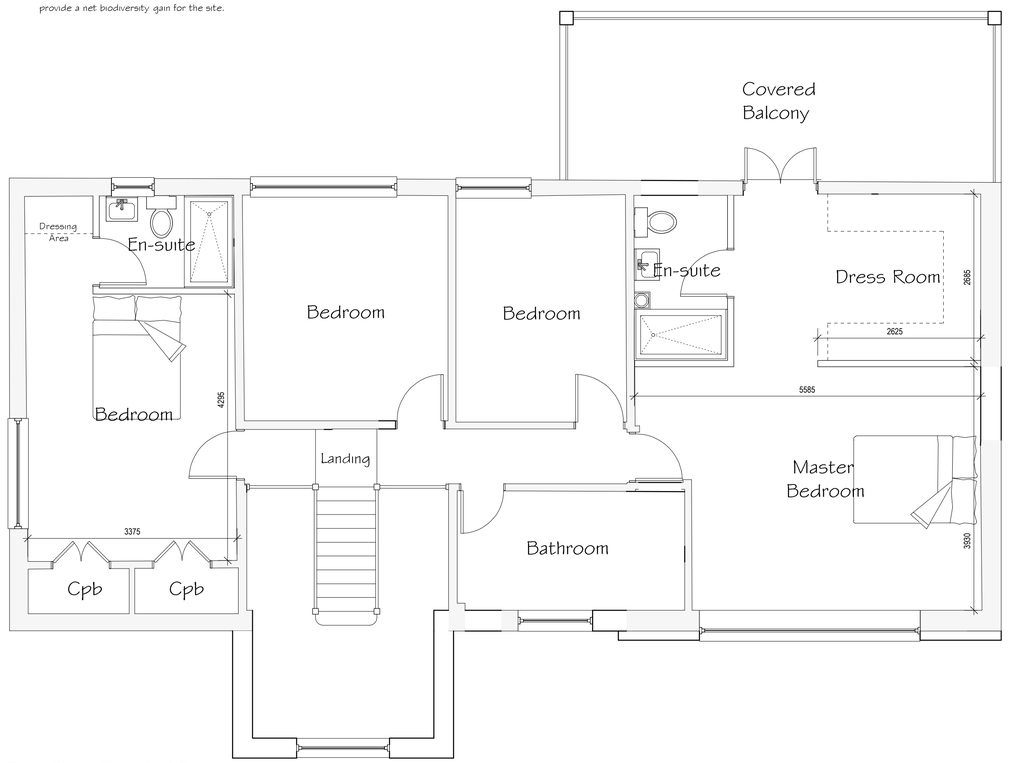
Windows
All windows are to comprise sealed double glazed units set in uPVC frames. Bathroom, WC and en-suite windows are to be fitted with obscured glass.

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, to discharge to soakaways located in garden.

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists of a large surrounding garden that is to be partially altered as part of the proposal, with the introduction of new hardstanding to provide access to the proposed garage. Existing boundaries are to be retained as existing. 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



First Floor Plan 1:50

Rev	Date	Detail	Initial

Project:
Proposed Alterations at Haddon Bank, Erbistock, Wrexham LL13 0DW

Title: Planning

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

Drawn By: L. Fowles

Date: April 2026

Drawing No: E099/007

Sheet: 1 of 1

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