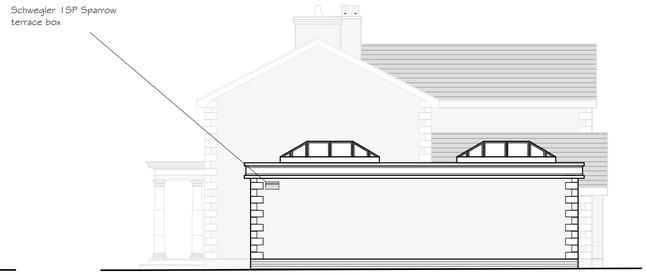


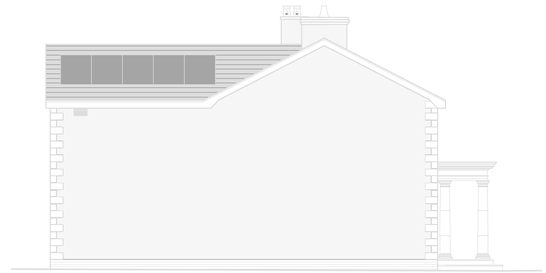
Front Elevation 1:100



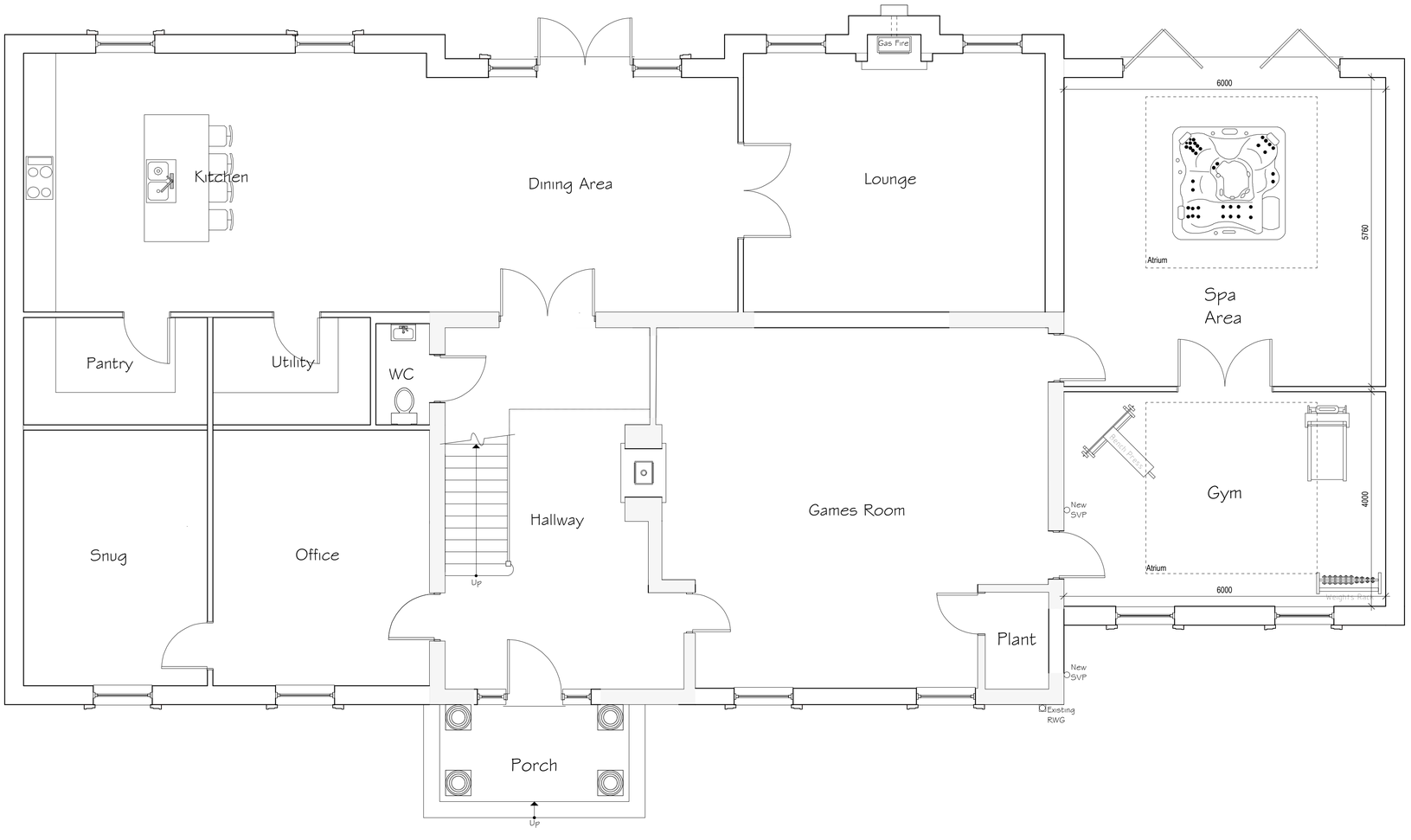
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



Schwegler 1SP Sparrow terrace box to be fitted upon completion of the development.

External Facing Materials
External walls are to comprise sand/cement rendered finish decorated white with stone quoin corners

Roofing Materials
Roof coverings to comprise slate to match existing roof covering to Local Authority approval.

Windows
All windows are to comprise sealed double glazed units set in uPVC frames.

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

Rainwater Goods
Rainwater to be collected in high capacity OGEE guttering and square downpipes.

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

Rev	Date	Detail	Initial
A	8/26	Design amends	A.W

Project:
Proposed alterations at Pinfold House, Trevalyn, Rossett Road, Wrexham, LL12 0DQ

Title: Planning

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

Drawn By: A.Whitby

Date: Aug 2026

Drawing No: C168/013

Sheet: 1 of 1

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