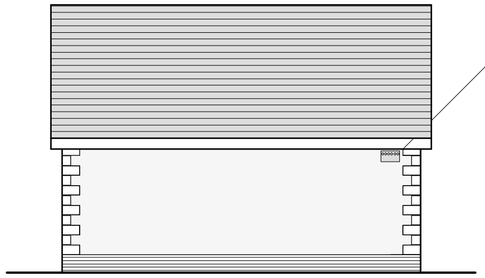


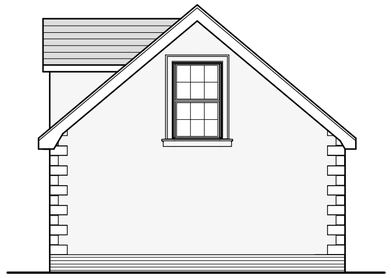
Front Elevation 1:100



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 sand/cement rendered finished with stone quoin corners

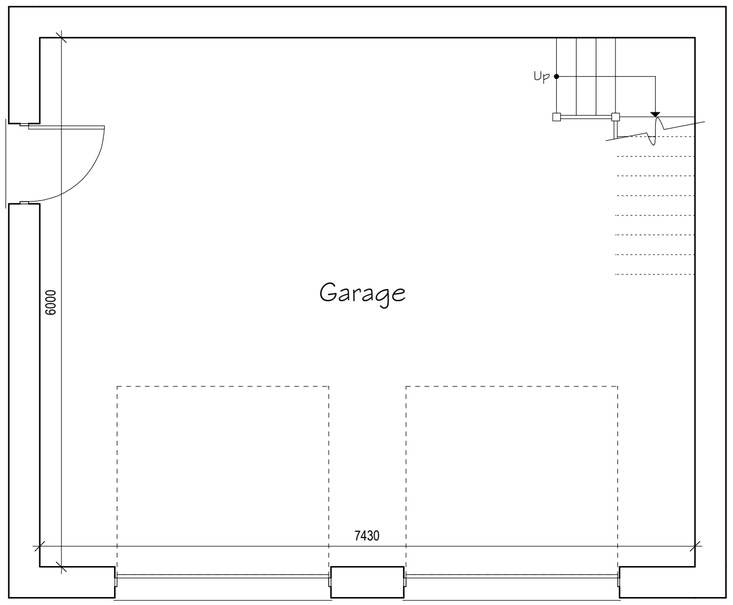
Roofing Materials
Roof coverings are to be slate to match existing house roof covering to local authority aproval

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

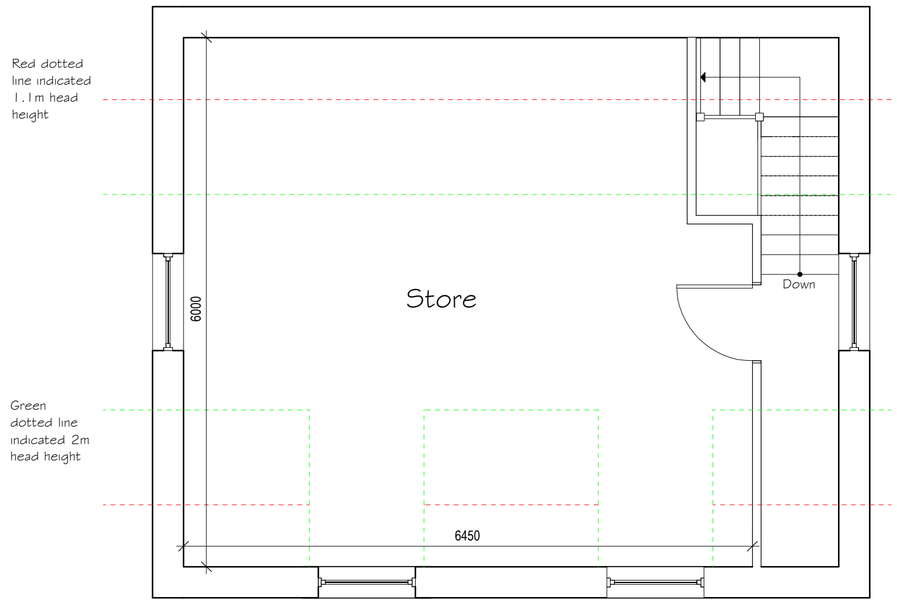
Facias & Soffits
All fascias and soffits are to comprise uPVC to match existing House.

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

Green Infrastructure Statement
The proposed site occupies a developed plot of land. Existing green infrastructure consists of a large rear garden 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 a bird box in the position indicated to provide a net biodiversity gain for the site.



Ground Floor Plan 1:50



First Floor Plan 1:50

Rev	Date	Detail	Initial
B	08/26	Design Amendments	A.W
A	08/26	Design Amendments	L.F

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

Title:	Scale: (A2)
Planning Garage	1:50 & 1:100
Drawn By: A.Whitby	Date: Aug 2026
Drawing No: C168/011	Sheet: 1 of 1

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