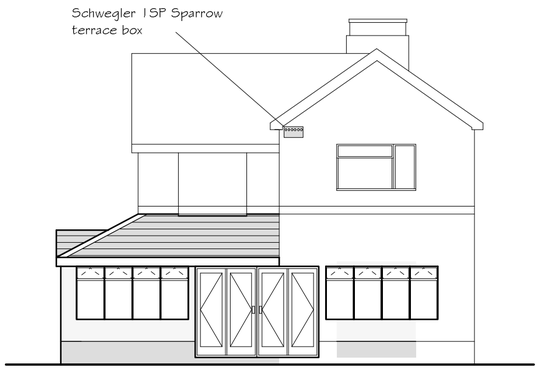
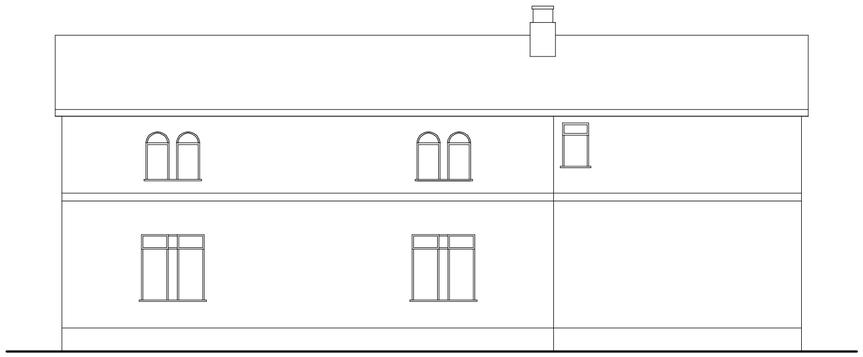


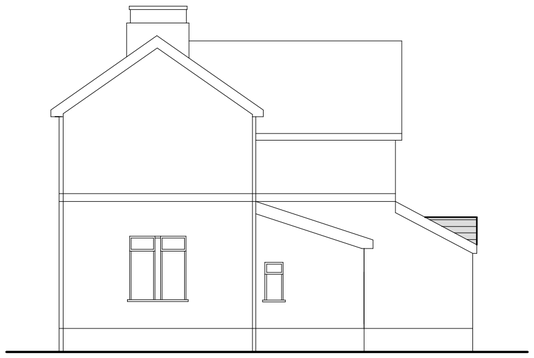
Front Elevation 1:00



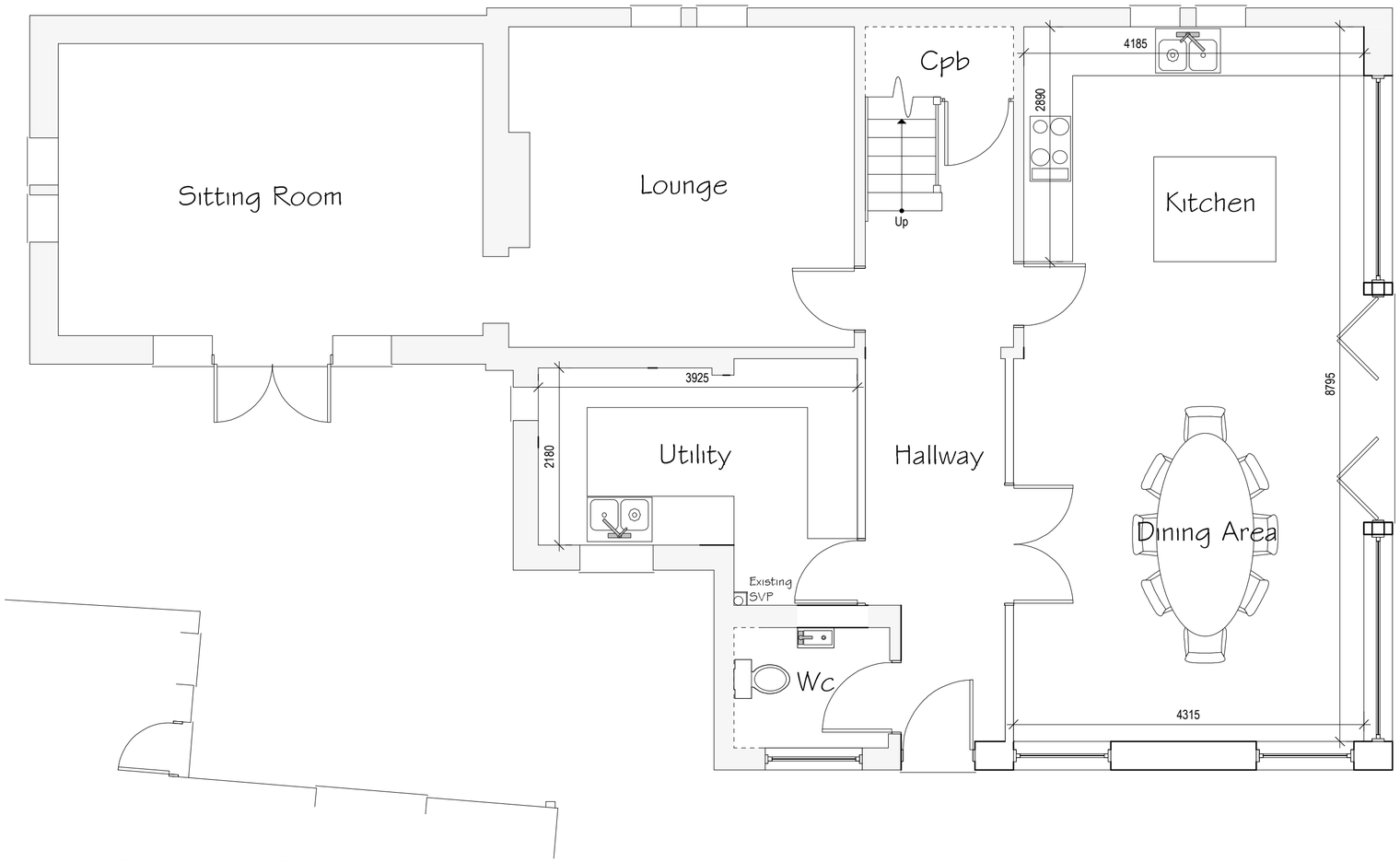
Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100



Ground Floor Plan 1:50



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 composite slate to match existing roof.

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

Facias & Soffits
All fascias and soffits are to comprise uPVC as indicated on elevations.

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.

Rev	Date	Detail	Initial

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

Title:	Scale: (A2)
Planning	1:50 & 1:100

Drawn By:	Date:
A. Whitby	Sep 2026
Drawing No: G105/008	Sheet: 1 of 1

blueprint
architectural services

partner LABC

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

© copyright all rights reserved