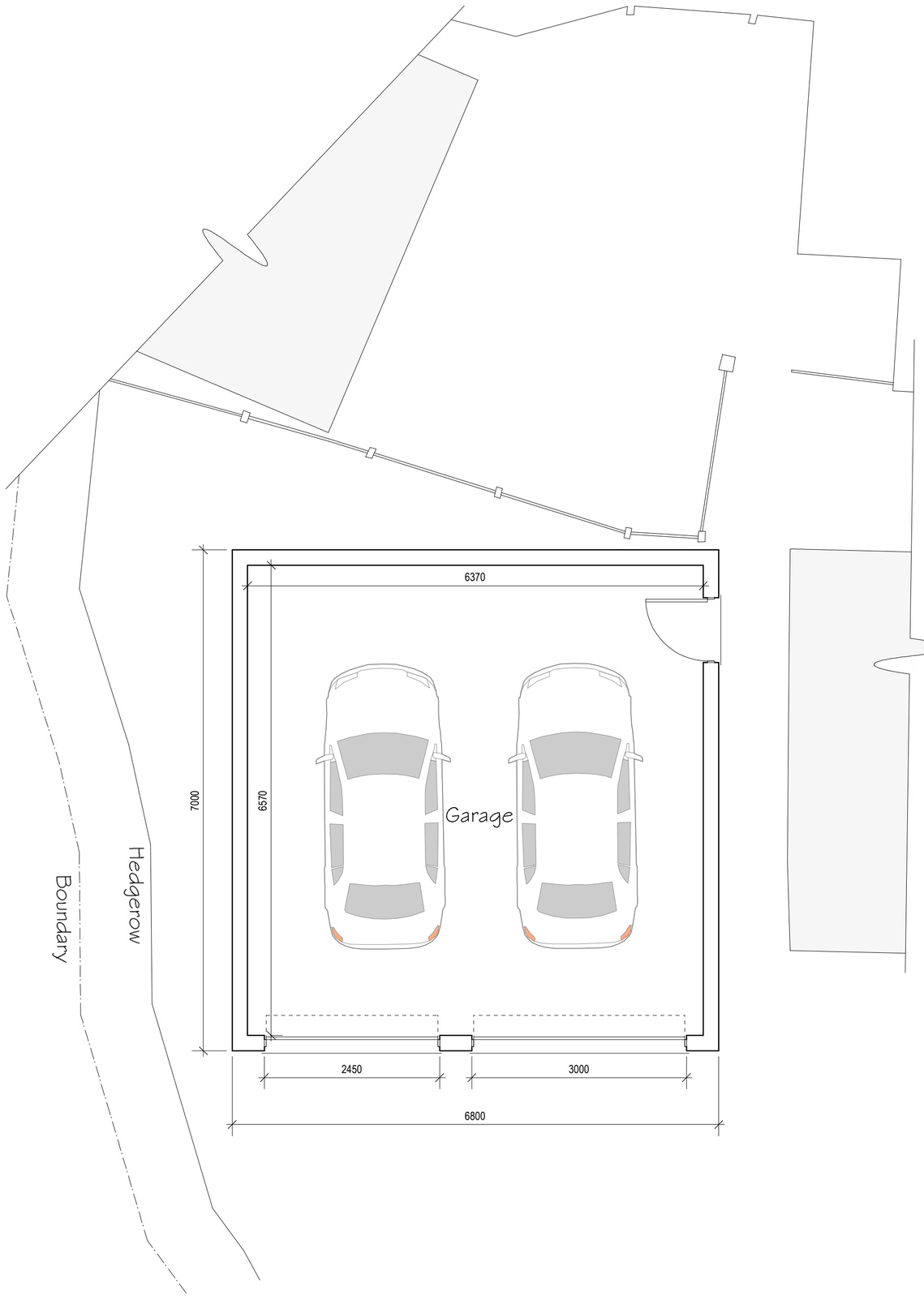
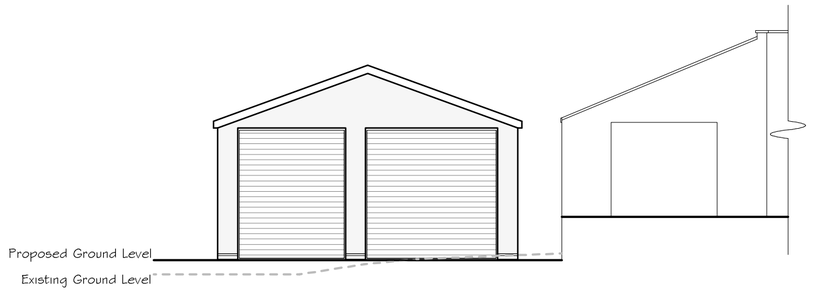
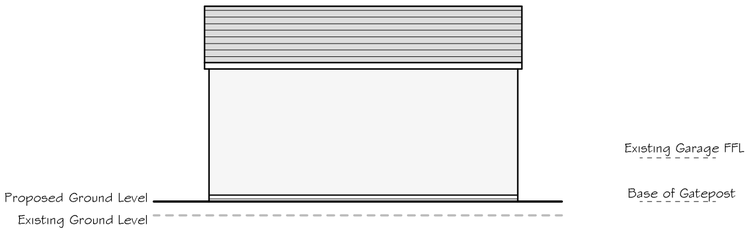


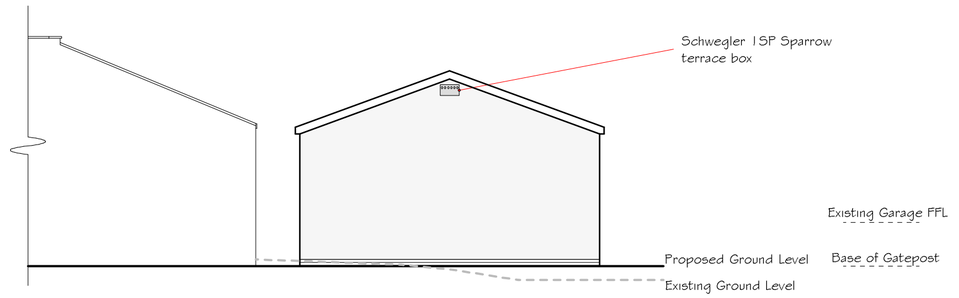
Ground Floor Plan 1:50



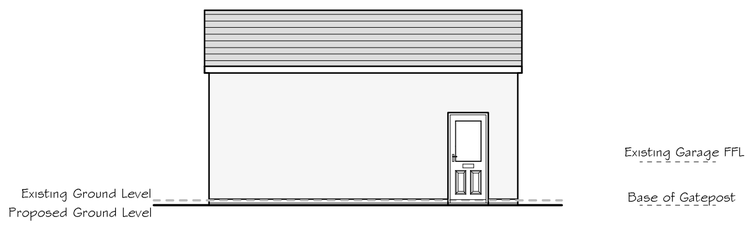
Front Elevation 1:100



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 blockwork with rendered finish.

Roofing Materials
Roof coverings are to be composite slates to local authority approval.

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

Rainwater Goods
Rainwater to be collected in 100mm diameter half round uPVC guttering and 65mm diameter 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 surrounding garden to the front and side of the property. Existing boundaries are to be retained. 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.

Rev	Date	Detail	Initial
A	09/26	Design amends	A.W

Project:
Proposed alterations at Gwynlys, Ruthin Road, Bwlchgwyn, Wrexham, LL11 5UR

Title:	Scale: (A2)
Planning	1:50 & 1:100
Drawn By: L. Fowles	Date: June 2026
Drawing No: A072/005	Sheet: 1 of 1

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