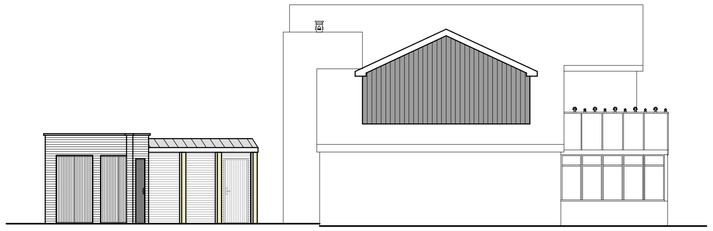
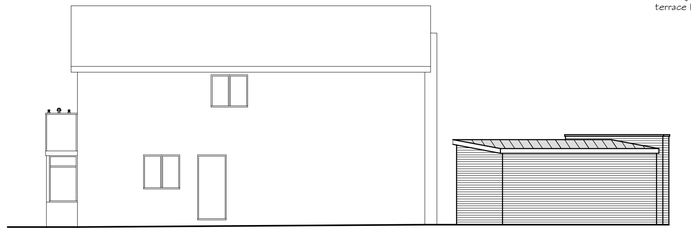


Front Elevation 1:100



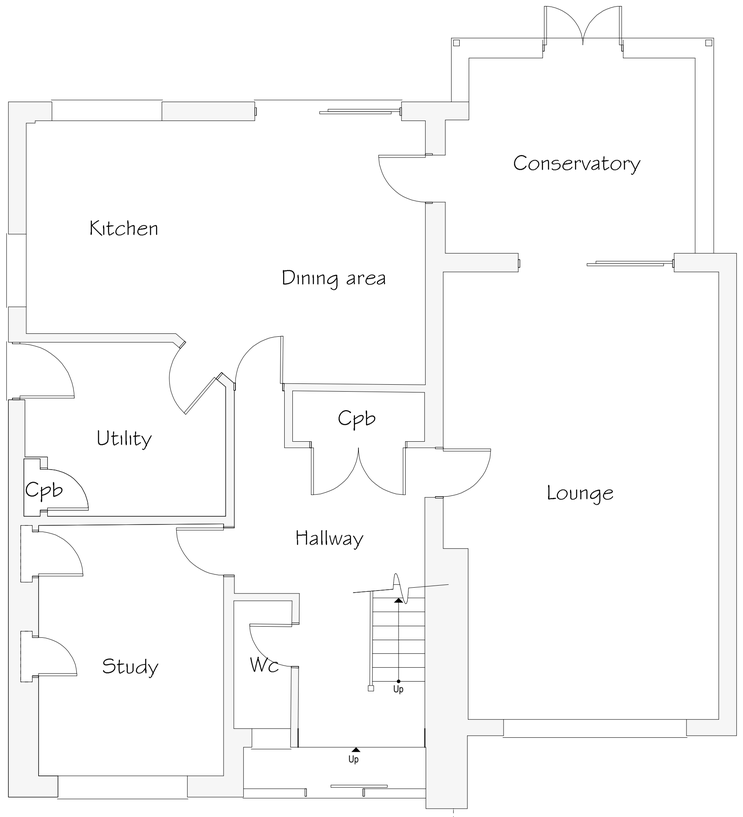
Side Elevation 1:100

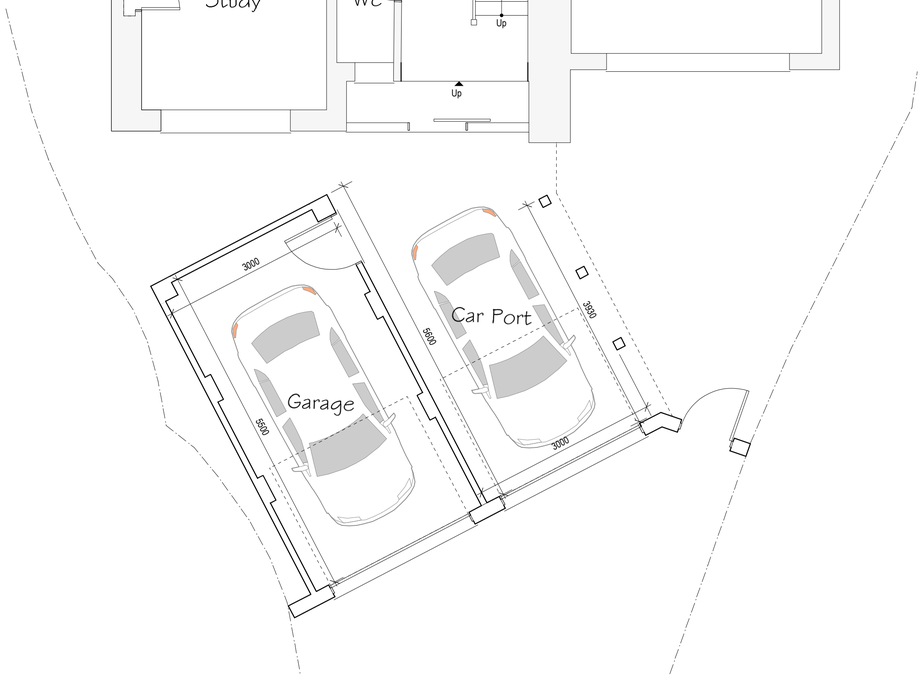


Side Elevation 1:100

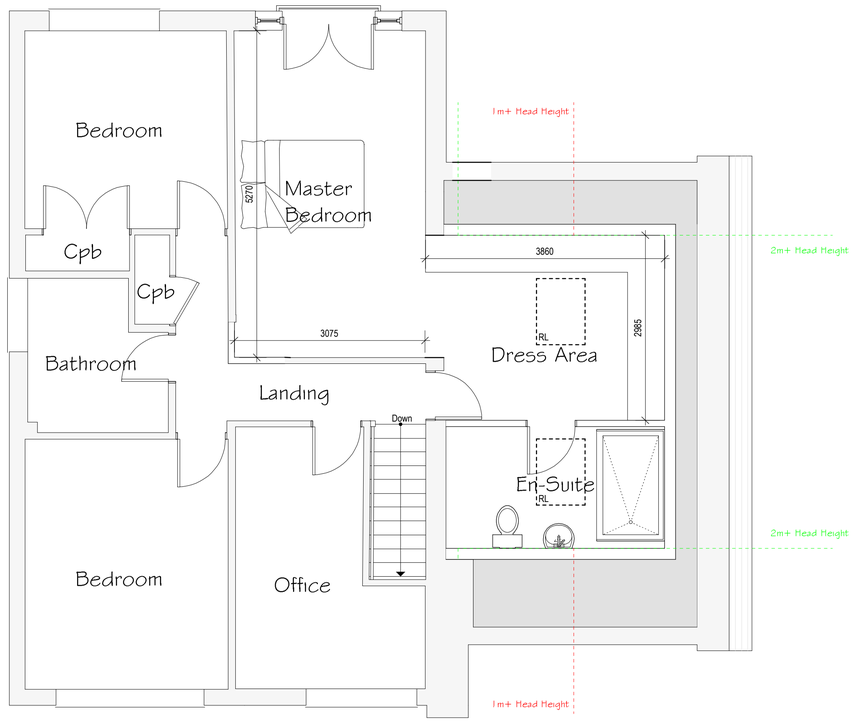


Rear Elevation 1:100





Ground Floor Plan 1:50



First Floor Plan 1:50

External Facing Materials
External walls are to comprise brickwork and black composite cladding.

Roofing Materials
Roof coverings are to be catnic urban sheets and concrete tiles to macth existing.

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.

Rainwater Goods
Rainwater to be collected in half round uPVC guttering and 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.



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

Key

- Roof Void
- 2m+ Head Height
- 1m+ Head Height

Rev	Date	Detail	Initial
A	10/26	Roof amends	SIH

Project:
Proposed alterations at
9 Coed Y Ffynnon,
Coed-Y-Glyn, Wrexham
LL13 7QF

Title: Planning

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

Drawn By: A.Whitby

Date: Oct 2026

Drawing No: W239/005

Sheet: 1 of 1

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