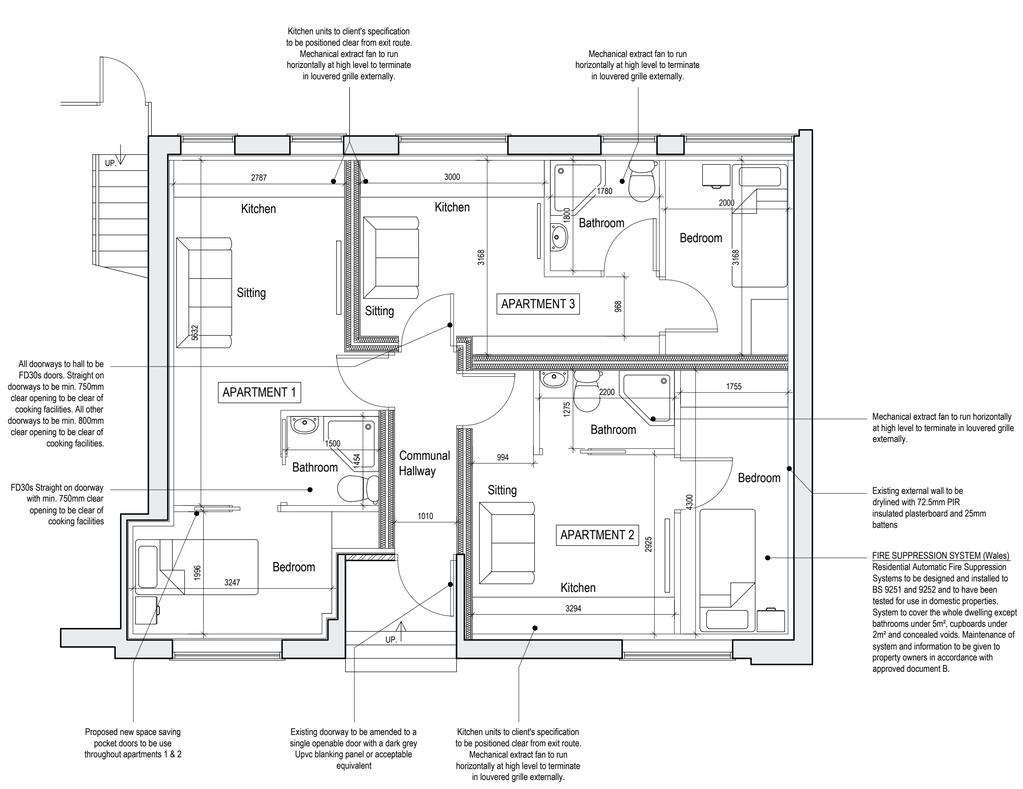
0 1 2 3 4 5m

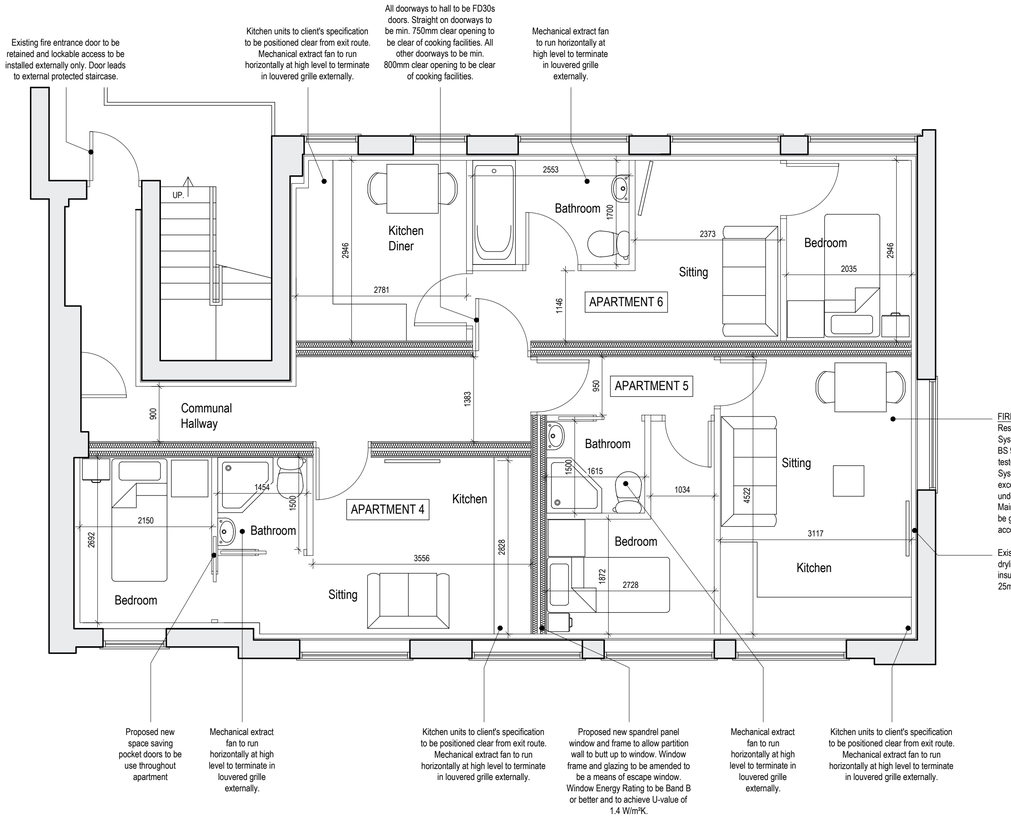
Scale 1:100

0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50



Proposed Ground Floor Plan - Flats Option
Scale 1:50



Proposed First Floor Plan - Flats Option
Scale 1:50

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

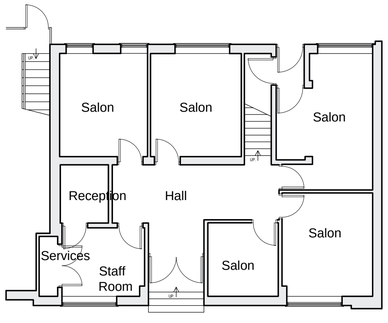
Rev	Date	Drawn by	Checked by
B	24/08/2024	TBS	TBS
Updated with areas			
A	19/12/2023	TBS	TBS
Non-draft Issue			
-	05/12/2023	TBS	TBS
Draft Issue - Issued for client's information			

SDS
SPEAKS DESIGN SERVICES

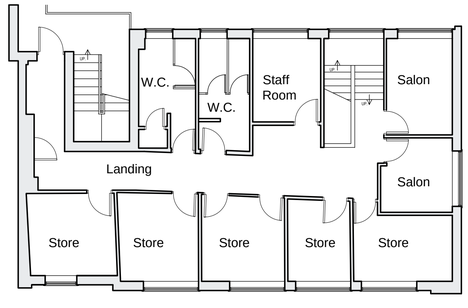
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Mail info@speaksds.co.uk
Web www.speaksds.co.uk

CIAT
CHARTERED PRACTICE



Existing Ground Floor Plan
Scale 1:100



Existing First Floor Plan
Scale 1:100

Schedule of Areas	m²
Existing Ground Floor GIA (A1)	81.5
Existing First Floor GIA (A1)	98.8
Proposed Ground Floor GIA (C3)	75.4
Proposed First Floor GIA (C3)	94.2

Project
17 Egerton Street, Wrexham, LL11 1NB

Client: Violetta Niklas-Pecha
Purpose of Issue: For Approval
Planning

Title
Existing and Proposed Plans

Scale @ A1: As Indicated
Date: Dec 2023
Ref: 288
Drawn: TBS

Drg No: 288/ESW/PL/003
Rev: B