0 1 2 3 4 5m

Scale 1:100

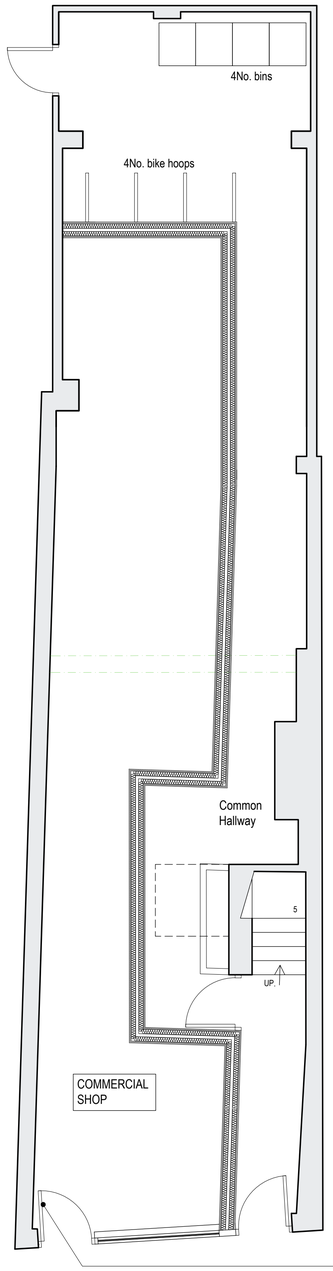
0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50

Schedule of Areas	m²
Existing Ground Floor GIA	81.4
Existing A1 GIA	74.2

Schedule of Areas	m²
Existing Ground Floor GIA	81.4
Proposed A1 GIA	38.5
Proposed C3 GIA	35.5

Existing Ground Floor Plan
Scale 1:100



Proposed new door to replicate style of existing RHS door. Identical shopfront style to be maintained.

Proposed Ground Floor Plan
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
D	11/12/2024	TBS	TBS
Planning Consultant's comments incorporated			
C	21/08/2024	TBS	TBS
Planning Consultant's comments incorporated			
B	07/07/2024	TBS	TBS
Planning Consultant's comments incorporated			
A	19/12/2023	TBS	TBS
Non-draft Issue			
-	04/12/2023	TBS	TBS
Draft Issue - Issued for client's information			

SDS
SPEAKS DESIGN SERVICES

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CIAT
CHARTERED PRACTICE

Project
36 Brook Street, Wrexham, LL13 7LL

Client	Purpose of Issue	
Violetta Niklas-Pecha	For Approval	Planning

Title
Existing and Proposed Ground Plan

Scale @ A1	Date	Ref	Drawn
As Indicated	Dec 2024	289	TBS

Drg No	Rev
289/BSW/PL/003	D