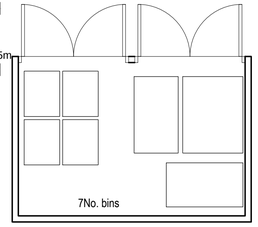
0 1 2 3 4 5m

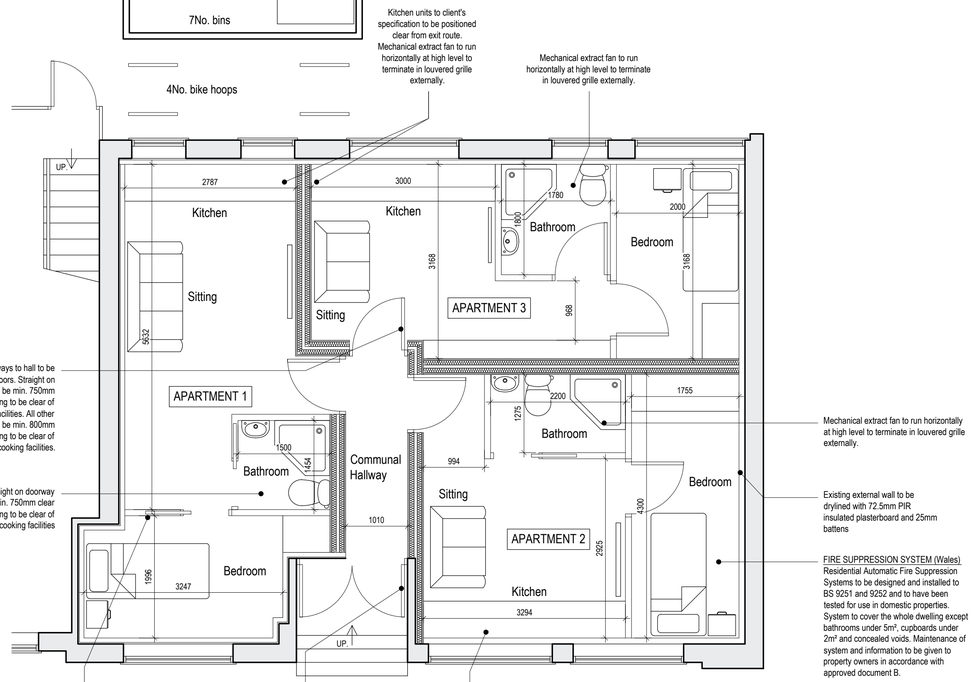
Scale 1:100

0 0.5 1.0 1.5 2.0 2.5m

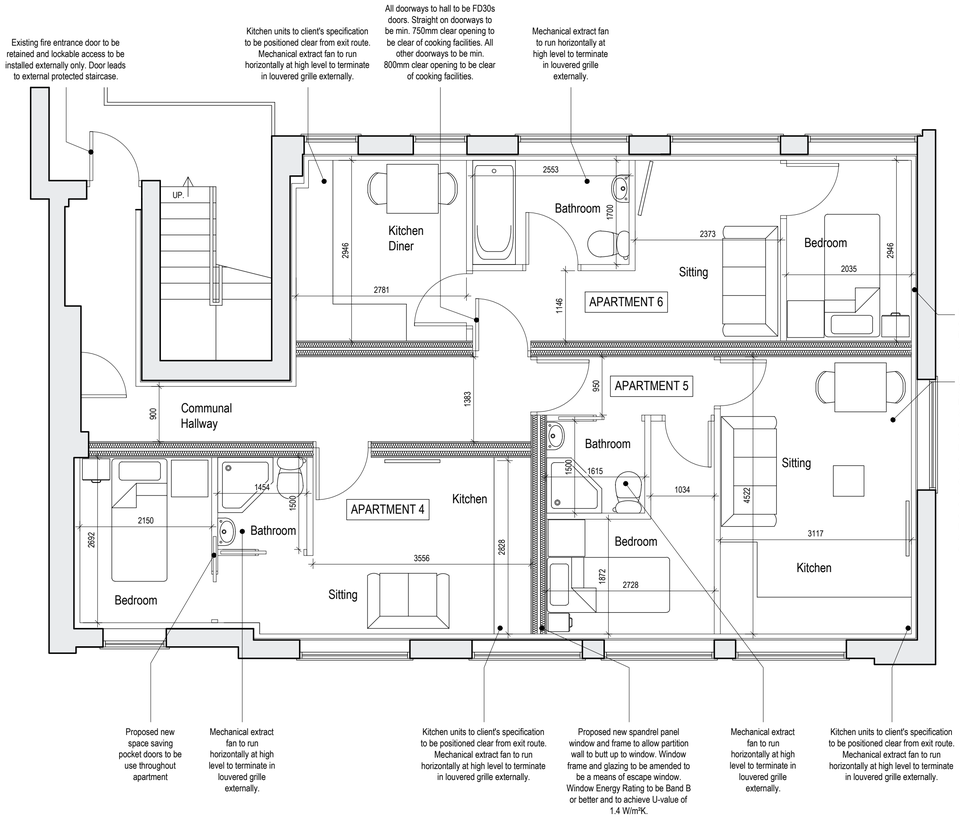
Scale 1:50



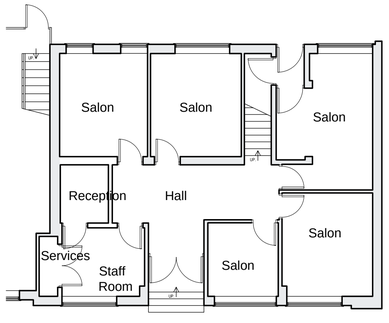
4No. bike hoops



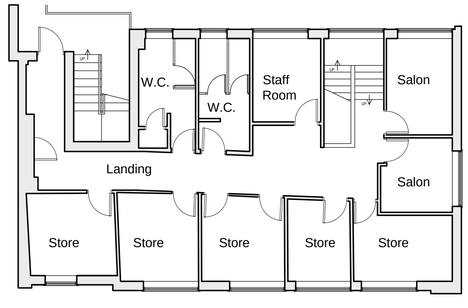
Proposed Ground Floor Plan - Flats Option
Scale 1:50



Proposed First Floor Plan - Flats Option
Scale 1:50



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

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
G	23/01/2025	TBS	TBS
Updated as per Planning Consultant's comments			
F	20/01/2025	TBS	TBS
Bin storage enclosure added			
E	10/12/2024	TBS	TBS
Updated as per Planning Consultant's comments			
D	06/12/2024	TBS	TBS
Updated as per Planning Consultant's comments			
C	06/12/2024	TBS	TBS
Updated as per Planning Consultant's comments and client's information			
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

Speaks Design Services
6A Middle Road
Coedpoeth
Wrexham
LL11 3TN

Tel 01978 592872
Mob 07592 759095
Mail info@speaksds.co.uk
Web www.speaksds.co.uk

CIAT
CHARTERED PRACTICE

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: G