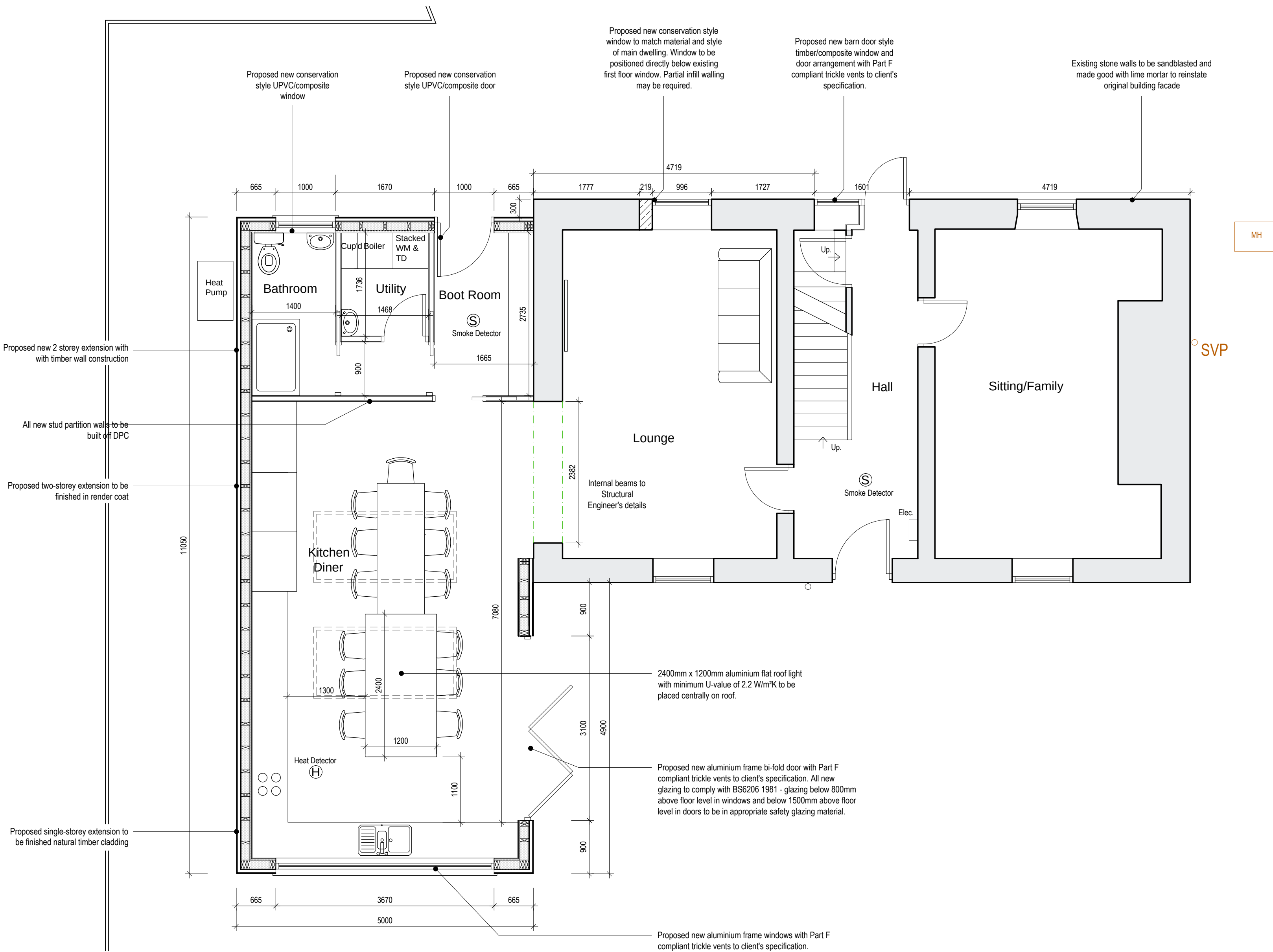
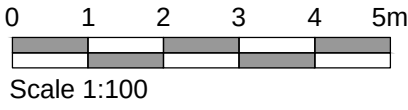




Proposed Ground Floor Plan  
Scale 1:50

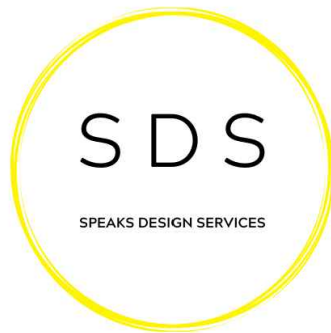
## NOTES

- 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 client appraisal only.

## CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- All proposed structural works to be designed by Structural Engineer.
- 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 scaffolding to be arranged by Contractor / Builder prior to commencement on site.

|                                                                                                                    |            |          |            |
|--------------------------------------------------------------------------------------------------------------------|------------|----------|------------|
| K                                                                                                                  | 04/10/2024 | TBS      | TBS        |
| Non-draft issue                                                                                                    |            |          |            |
| J                                                                                                                  | 04/10/2024 | TBS      | TBS        |
| Updated for client's comments                                                                                      |            |          |            |
| H                                                                                                                  | 04/10/2024 | TBS      | TBS        |
| Updated for client's comments                                                                                      |            |          |            |
| G                                                                                                                  | 03/10/2024 | PB       | TBS        |
| Updated for client's comments                                                                                      |            |          |            |
| F                                                                                                                  | 27/09/2024 | PB       | TBS        |
| Updated for client's comments                                                                                      |            |          |            |
| E                                                                                                                  | 02/08/2024 | TBS      | TBS        |
| Non-draft issue                                                                                                    |            |          |            |
| D                                                                                                                  | 02/08/2024 | TBS      | TBS        |
| Client's comments incorporated                                                                                     |            |          |            |
| C                                                                                                                  | 01/08/2024 | TBS      | TBS        |
| Client's comments incorporated                                                                                     |            |          |            |
| B                                                                                                                  | 25/07/2024 | TBS      | TBS        |
| Footprint reconfigured as per comments from Matthew Phillips and Tyler Fox, whilst acknowledging external comments |            |          |            |
| A                                                                                                                  | 20/05/2024 | TBS      | TBS        |
| Non-draft issue. Client's comments incorporated.                                                                   |            |          |            |
| -                                                                                                                  | 19/05/2024 | PB       | TBS        |
| Draft issue - issued for client's information                                                                      |            |          |            |
| Rev                                                                                                                | Date       | Drawn by | Checked by |



Speaks Design Services  
1 Beaconsfield Terrace  
Mordla  
Oswestry  
SY10 9PE  
Tel 01978 592872  
Mob 07592 759095  
Mail info@speaksds.co.uk  
Web www.speaksds.co.uk



Project  
Ty Mawr Farm, Cae Gwilym Road,  
Newbridge, Wrexham, LL14 3JG

|                       |                                  |                           |
|-----------------------|----------------------------------|---------------------------|
| Client<br>Emma Forest | Purpose of Issue<br>For Approval | Drawing Stage<br>Planning |
|-----------------------|----------------------------------|---------------------------|

Title  
Proposed Ground Floor Plan

|                          |                   |            |             |
|--------------------------|-------------------|------------|-------------|
| Scale @ A1<br>1:50       | Date<br>Oct. 2024 | Ref<br>308 | Drawn<br>PB |
| Dwg No<br>308/TMF/PL/003 |                   |            | Rev<br>K    |