



Welding workshop & Store - highlighted aerial image



Welding workshop & Store A1 - Exterior Image



Welding workshop & Store A2 - Exterior Image



Welding workshop & Store A1 - Exterior Image



Welding workshop & Store A2 - Exterior Image

Area A1 and A2 : B1 light industrial workshops

This building is currently a welding workshop and was constructed between 1961 - 1979. The buildings are of steel frame construction, pitched roofed with approximate heights of 6.0m (A1) and 6.1m (A2).

A1 GFA - 181sqm.

A2 GFA - 541sqm.

Number of employees - 5.

Use Class - B2.

Additional storage GEA totals - 112sqm



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area A]
Drawing no:	2007-029
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter



Garage - highlighted aerial image



Garage - Exterior Image



Garage - Exterior Image

Area B : sui generis vehicle repair

This building is currently a vehicle repair workshop and was constructed post 1992. The garage is of steel frame construction, pitched roofed with an approximate height of 6.9m.

GEA - 342sqm.

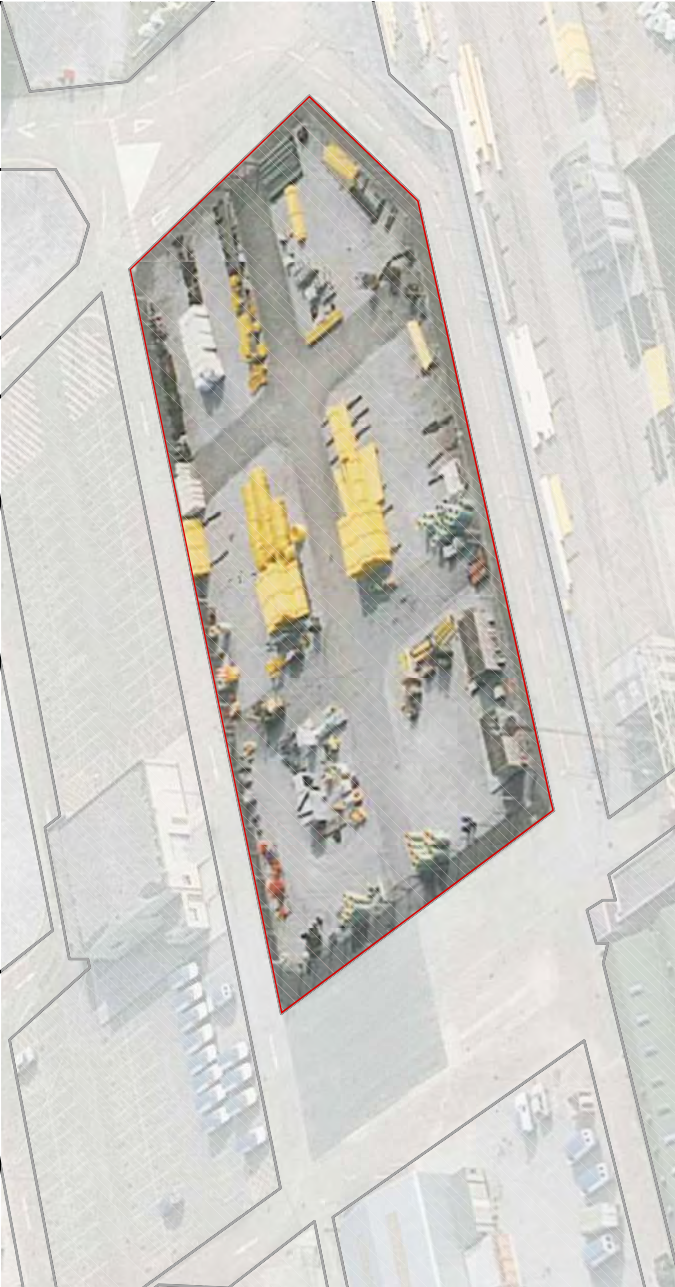
Number of employees - 10.

Use Class - Sui Generis.



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

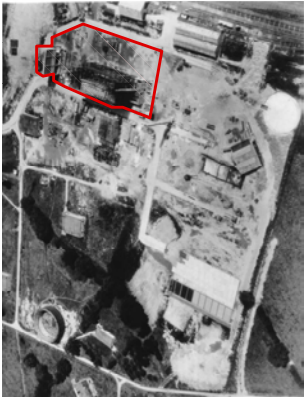
Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area B]
Drawing no:	2007-028
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter



Open storage - highlighted aerial image



Concrete hard standing of open storage area (cleared)



Retort house (under construction) with hoppers adjacent

Area C : B8 open storage compound

This land is currently open storage following the demolition of the retort house (built 1949 to 1954, and demolished between 1964 and 1979). The retort house was a building in which, prior to the use of natural gas, coke was baked to release gas that was collected for combustion. The ICM site plan of 2007 shows this as an open storage compound. All three aerial images (1992, 2000, 2020) show the area as an open storage compound

Site Area - 4086 sqm.

Number of employees - X.

Use Class - Sul Generis.



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area C]
Drawing no:	2007-041
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	14.06.2022
Issue:	Unrevised
Drawn:	Chris Halter



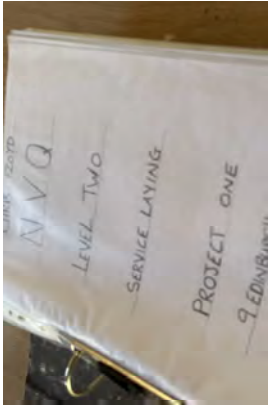
Training Centre of WWU - highlighted aerial image



Training centre of WWU - Exterior Image



Training centre of WWU - Exterior Image



NVQ folder image



Training centre of WWU - Interior Image



Training centre of WWU - Interior Image



Training wall - Interior Image

Area D : D1 training centre

This building is currently the training centre for Wales and West Utilities and was constructed between 1948 - 1961. The training centre is of masonry construction, single-storey with an internal mezzanine and flat roofed, with an approximate height of 10.1m.

GFA - 708sqm.

Site area - 3208sqm.

Number of employees - 6.

Use Class - D1.

Additional storage GEA totals -57sqm



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area D]
Drawing no:	2007-027
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter



Former training centre - highlighted aerial image



Training centre - Exterior image of cleared land

Area E : D1 training centre and parking (demolished in 2020)

This building was a training centre with workshop and store facilities.
Site area - 3257sqm.

Number of employees - 10.
Use Class - Sui Generis.



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area E]
Drawing no:	2007-038
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter



Office of Flogas - highlighted aerial image



Office of Flogas - Exterior Image

Area F : B1 offices

This building is currently an office for Flogas and was constructed between 1950 - 1960. The building is of masonry construction, flat roofed, externally rendered with an approximate height of 4.2m.

GEA - 259sqm.

Number of employees - 30.

Use Class - B1.



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area F]
Drawing no:	2007-030
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter



Office of WWU - highlighted aerial image



Office of WWU - Exterior Image



Office of WWU - Exterior Image



Office of WWU - Interior Image



Office of WWU - Interior Image

Area G: B1 offices

This building is currently the office for Wales and West Utilities and was constructed between 1948 - 1961. The office is of masonry construction, single-storey and flat roofed, with an approximate height of 3.5m.

Office GFA - 349sqm.

Number of employees - 30.

Use Class - B1.

Additional storage GFA totals - 29sqm



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

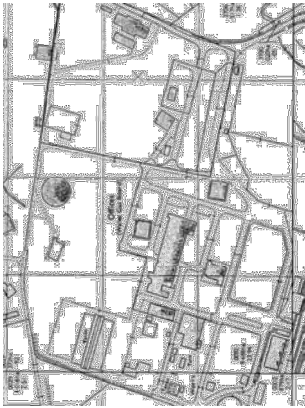
Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area G]
Drawing no:	2007-026
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter



Workshop - highlighted aerial image



Workshop - Exterior Image



Wales Gas Board Workshop - Historic mapping

Area H : B1 light industrial workshops (demolished in 2020)

This site housed a former ROF Marchwiel Blending House, which was erect in 2020 but has fallen into disrepair and was removed for safety.

Site area - 1380sqm.

Number of employees - X.

Use Class - Sui Generis.



Manchester
M3 5JZ
Liverpool
L3 5PF
T 0151 709 2897
T @drome-arch
E mail@drome-architects.com
W www.drome-architects.com

Project:	2007 Maelor Works
Client:	Clover & Thomas Investments Ltd
Drawing Title:	Use History - [Area H]
Drawing no:	2007-043
Status:	RIBA Stage 1 - Site information
Scale:	NTS@ A3
Date:	04.03.2022
Issue:	Unrevised
Drawn:	Chris Halter