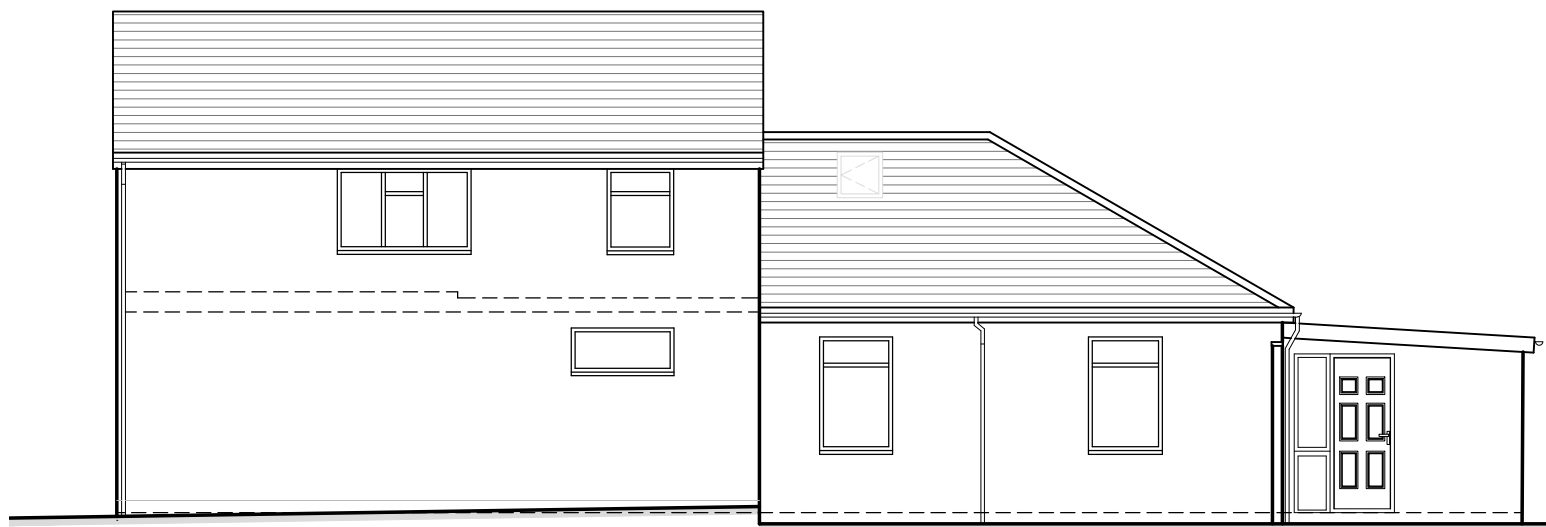
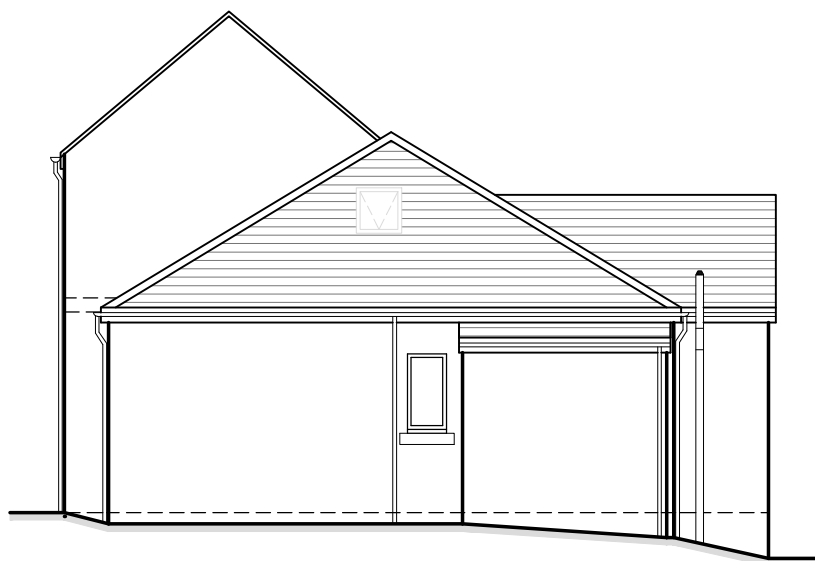


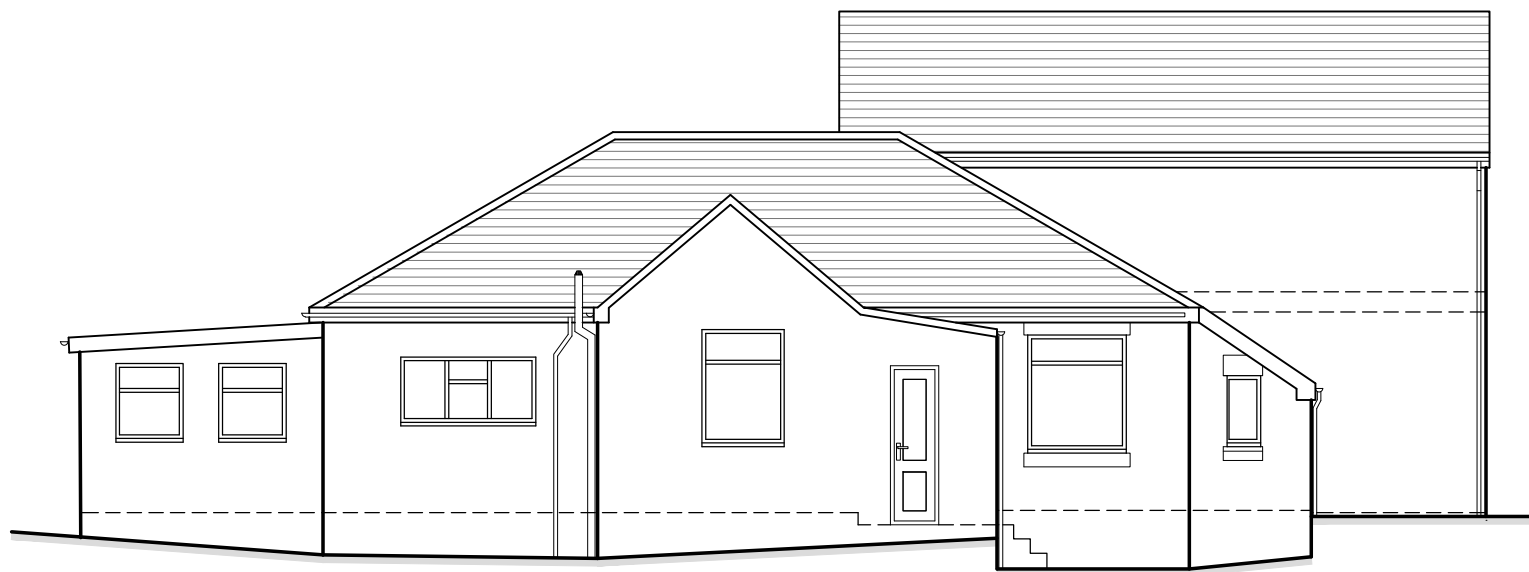
Existing Front Elevation
Scale - 1:100



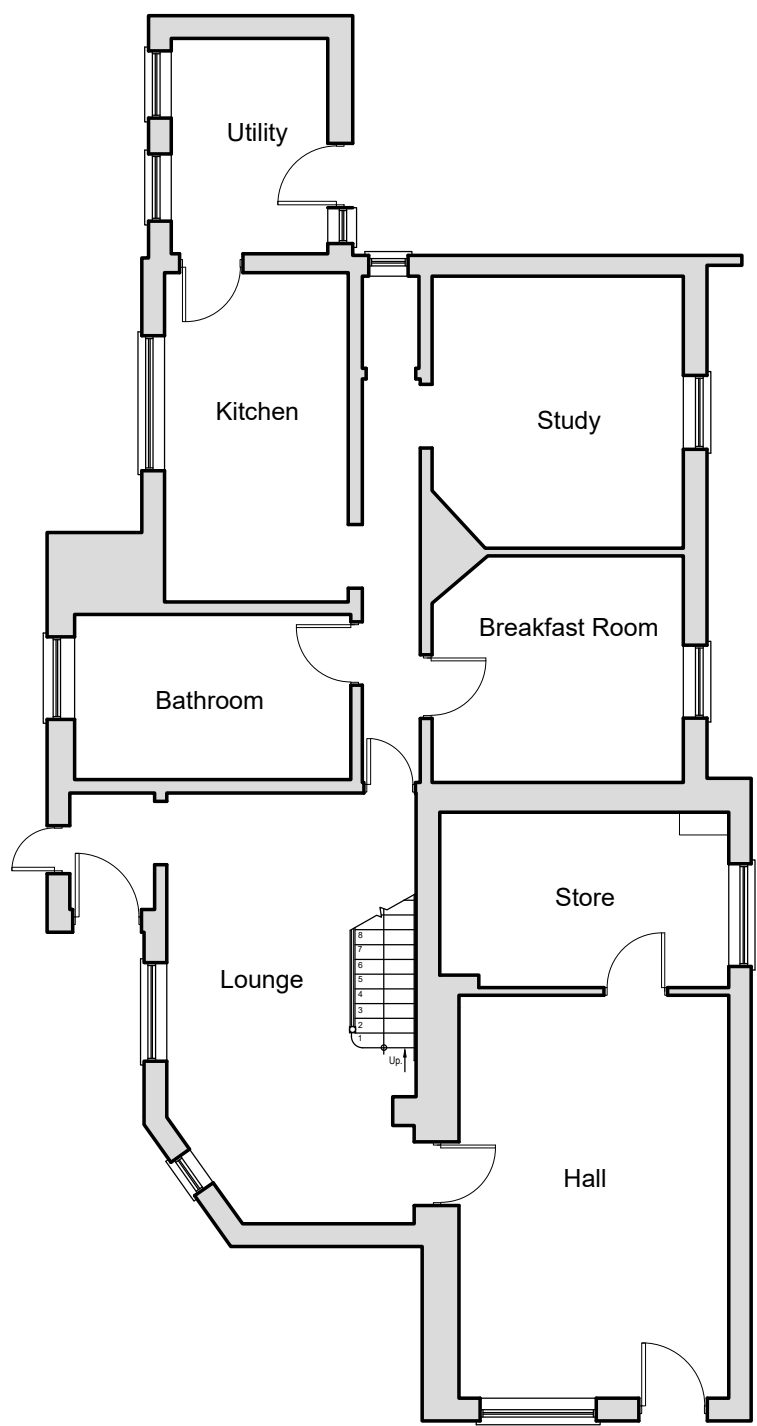
Existing Side Elevation (Clayton Road)
Scale - 1:100



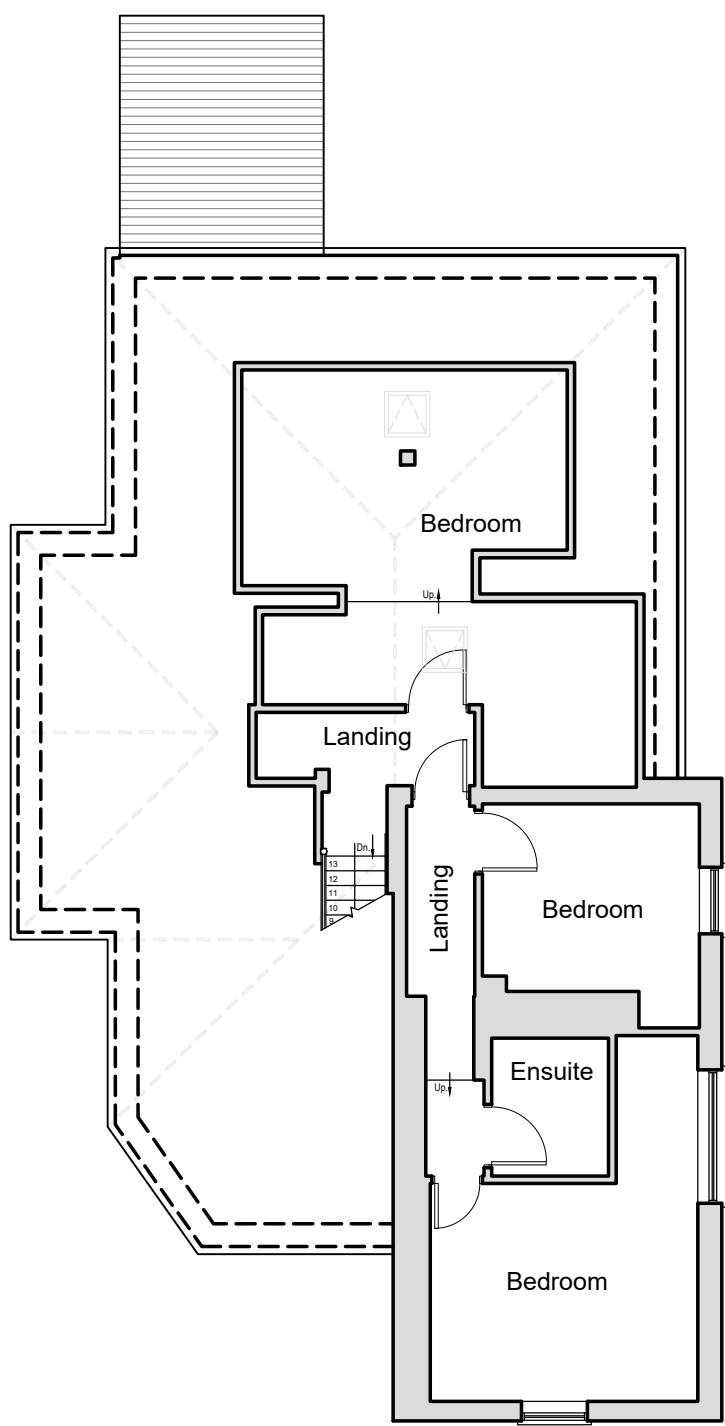
Existing Rear Elevation
Scale - 1:100



Existing Side Elevation (Station Road)
Scale - 1:100



Existing Ground Floor Plan
Scale - 1:100



Existing First Floor Plan
Scale - 1:100

Schedule of Areas	m ²
Existing Residential GF GIA	107.9
Existing Residential 1F GIA	54.7

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 planning 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.

A	10/08/2021	TBS	TBS
Non-draft issue			
-	10/08/2021	SF	TBS
Draft issue			
Rev	Date	Drawn by	Checked by



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Project Nythfa, Station Road, Pentre Broughton, Wrexham, LL11 6BG			
Client Kelly Thacker		Purpose of Issue For Approval	Drawing Stage Planning
Title Existing Plans and Elevations			
Scale @ A0 1:50 / 1:100	Date August 2021	Ref 154	Drawn SF
Dwg No 154/NSP/PL/003			Rev A