



NOTE.
Existing rear service and access yard is to remain as existing. The existing tarmacadam surface is to be cleaned and made free of weeds and other detritus in order to form a pleasant entry to the commercial and residential uses to the rear of the building.
The existing security gates are to be retained and are to be fitted with an intercom system allow access for visitors.
General waste and recycling bins are to be provided as indicated for the use of residents. Arrangements for the collection and disposal of commercial waste are to be made separately for the commercial retail unit at ground floor level.

Existing manhole / inspection chamber and private length of 150mm ø combined drain is to be retained and re-used as part of the development. The existing chamber situated between the entrance gates and Argyle Street which provides the existing connection to the combined sewer is also to be retained. Whilst it is accepted that the proposed development will result in additional foul flows, the footprint of the building is not changing and so there will be no additional impact as a result of the development on the volume of surface water entering the public sewerage system.

REVISION B. 09/2021. Existing and proposed drainage arrangements indicated / confirmed.

REVISION A. 10/2020. Notes added re the clean up and use of the service yard / access area.

Project.
PROPOSED CONVERSION OF AND EXTENSION TO UPPER FLOORS TO PROVIDE APARTMENTS at 4 - 6, REGENT STREET, WREXHAM, LL11 1SA.

Client.
HARDING COMMERCIAL.

Title.
PROPOSED SITE LAYOUT / BLOCK PLAN.

Drawing No.
10441.02B.dsj

Date.
June 2020.

Scale.
1:200@A2.

D.S. Jones & Co.

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