



FIGURE 1: LOCATION PLAN
SCALE 1:1250

General Notes

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CONSULTATIONS WITH OTHER AUTHORITIES

The applicant is reminded of the need to consult with other departments such as Planning, Conservation, Environmental Health, Water Authorities, Private Sector Housing etc. Issues which may arise include:

- Parking and cycling facilities
- Conversion of listed buildings
- Conversion in conservation areas
- Crime prevention and security
- Disabled access provision
- Conversion to HMO and private sector housing requirement
- Flat layout requirements
- Room size requirements
- Design statements
- Other issues may also apply.

PLANNING NOTE

HMOs with seven or more occupiers require planning permission and owners and managers are recommended to contact the Planning Service to clarify the planning status of the property.

HMOs occupied by between three and six unrelated individuals are defined as Use Class C4 by the Town and Country Planning (Use Classes) Order 1987 (as amended). Dwellings occupied by families or less than 3 unrelated people are defined as Use Class C3. The government has granted planning permission in the form of permitted development rights for changes of use between these two Use Classes. Because of the potential implications of large numbers of properties in an area changing to Use Class C4 the Council has removed the permitted development right to change between use Class C3 and Use Class C4 although it is still permitted development to change from Use Class C3 to Use Class C4 (Use Class C3). This change came into effect on February 24th of 2012 and means that planning permission is now required from the Council to change the use of a dwelling to an HMO in Use Class C4. Any property already in Use Class C4 before this date does not need planning permission to continue as an HMO.

CDM REGULATIONS

The owner, should they need to do so, must abide by the Construction Design and Management Regulations 2007 which relate to any building works involving more than 500 man hours or longer than 30 days duration. It is the client's responsibility to appoint a Planning Supervisor on all projects that require compliance with the CDM Regulations.

PARTY WALL ACT

The owner should they need to do so under the requirements of the Party Wall Act 1996 has a duty to serve a Party Structure Notice on any adjoining owner if the building work involves works on or to an existing Party Wall including:

- Support of beam
- Insertion of DPC through wall
- Raising of wall or cutting of projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings
- Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party wall agreement is to be in place prior to start of works on site.

LANDLORDS AND MANAGERS ARE RESPONSIBLE FOR: -

The display, in a prominent position, of a notice giving the name, address and telephone number of the manager.

Maintaining the means of escape in case of fire.

The protection of the occupiers within the HMO with particular reference to ensuring no access to a roof or balcony that is unsafe and ensuring safeguards against falls from windows.

Ensuring that the water supply and drainage installations are maintained in good, clean and working condition and are not interrupted.

Maintaining gas and electricity supplies to residents and ensuring that competent persons test the systems at appropriate intervals and provide copies of the certificates to the occupiers.

Ensuring that all common parts of the HMO are maintained in good and clean decorative repair, maintained in a safe working condition and kept reasonably clear from obstruction.

Repair and maintenance of residents' living accommodation and facilities within the accommodation, including means of ventilation.

Ensuring that sufficient bins or other suitable refuse receptacles are provided for the storage of refuse prior to and awaiting disposal.

MATERIALS AND WORKMANSHIP

All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

SITE PREPARATION

Ground to be prepared for new works by removing all unsuitable material, vegetable matter and tree or shrub roots to a suitable depth to prevent future growth. Seal up, cap off, disconnect and remove existing redundant services as necessary. Reasonable precautions must also be taken to avoid danger to health and safety caused by contaminants and ground gases e.g. landfill gases, radon, vapours etc. on or in the ground covered, or to be covered by the building.

EXISTING STRUCTURE

Existing structure including foundations, beams, walls and lintels carrying new and altered loads are to be exposed and checked for adequacy prior to commencement of work and as required by the Building Control Officer.

THERMAL BRIDGING

Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings)

HEALTH AND SAFETY

The contractor is reminded of their liability to ensure due care, attention and consideration is given in regard to safe practice in compliance with the Health and Safety at Work Act 1974.

Notes:

1. This drawing remains the copyright of En-Plan Ltd.
2. All dimensions are to be checked on site by Contractor.
3. All dimensions in millimetres unless otherwise stated.
4. Do not scale copies of this drawing.
5. Any discrepancies should be reported to En-plan Ltd for advice before proceeding.
6. All timber to be treated with preservative to BS.1282 prior to use and made good thereafter.Thisplan must be read in conjunction with other plans in this set, Structural Engineer's and specialist details.
7. All work to be carried out in a good and workmanlike manner and with proper care and skill.
8. All goods and materials shall be of good quality and reasonably fit for their intended purpose.

9. PROTECTED SPECIES:

Bats, birds, great crested newts and certain other species are protected by law. It is therefore essential that, if any such species are discovered, during, or before, the construction process the works are suspended and the local office of English Nature are contacted for advice.

10.

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ELECTRICAL WORKS

All electrical work required to meet the requirements of Part P (electrical safety) must be designed, installed, inspected and tested by a competent person registered under a competent person self certification scheme such as BRE certification Ltd, BSI, NICEIC Certification Services or Zurich Ltd. An appropriate BS7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so. A copy of the certificate to be given to Building Control on completion of the work.

Switches and sockets, including door bells, entry phones, light switches power sockets, tv aerials, and telephone jacks serving habitable rooms throughout the dwelling have their centre line 450mm and 1200mm above floor level.

Consumer units are to be mounted so that switches are between 1350mm and 1450mm above floor level, this will also apply to the existing flat if teh consumer unit needs to be relocated.

INTERNAL LIGHTING

Install low energy light fittings that only take lamps having a luminous efficiency greater than 45 lumens per circuit watt and a total output greater than 400 lamp lumens. Not less than three energy efficient light fittings per four of all the light fittings in the dwelling spaces to comply with Part L of the current Building Regulations.

HEATING

Extend all heating and hot water services from existing and provide new TVRs to radiators. Heating system to be designed, installed, tested and fully certified by a GAS SAFE registered specialist. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation and Use) Regulations 1998 and IEE Regulations.

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If there is found to be a requirement for a new boiler a new wall mounted pressurised boiler with a min SEDBUK rating of 90% will be provided. No combustible materials within 50mm of the flue. System to be fitted with thermostatic valves and all necessary zone controls and boiler control interlocks. The system will be installed by a "competent person" and a certificate issued that the installation complies with the requirements of Part L. All work to be in accordance with the Local Water Authorities bye laws, the Gas Safety (Installation & Use) Regulations 1998 and IEE Regulations.

Minimum Standard of control

- Timer for heating and hot water with independent times
- A room thermostat for the living zone
- A room thermostat for the sleeping zone
- Two motorised zone valves
- A cylinder thermostat
- A hot water motorised zone valve
- An automatic bypass valve
- Radiator thermostats on all radiators

MEANS OF ESCAPE - Fire doors

Form a protected escape stairway by providing half hour fire resistance to all partitions as well as floors and ceilings above and below rooms. Stairway to be protected at all levels - from the loft room/rooms then leading directly to an external door at ground level (no inner rooms allowed). All doors on to the stairway must be FD20 rated fire doors to BS 476-22:1987 or the European equivalent BS EN 1634 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). Where applicable, any glazing in fire doors to be half hour fire resisting and glazing in the walls forming the escape route enclosure to have 30 minutes fire resistance and be at least 1.1m above the floor level or stair pitch line.

SMOKE DETECTION

Mains operated linked smoke alarm detection system to BS EN 14604 and BS5839-6:2004 to at least a Grade D category LD3 standard to be mains powered with battery back up to be placed in the hall way of each flat with an additional interlinked heat detector at ceiling level in kitchens if required by BCO. Smoke alarms should be sited so that there is a smoke alarm in the circulation space on all levels/ storeys and within 7.5m of the door to every habitable room. If ceiling mounted they should be 300mm from the walls and light fittings. Interlinked smoke detection to be provided in the common ways if required by Building Control in accordance with Approved Document B and the Regulatory Reform (Fire Safety) Order 2005.

COMMON STAIRS AND CORRIDORS

Common corridors and stairs should be protected, i.e. within a 30 minute fire resisting enclosure, and should lead directly to outside. Wall and ceiling surfaces are to have the appropriate linings to inhibit surface spread of flame in accordance with BS476. Meters located within the stairway should be enclosed with a secure cupboard which is separated from the escape route with fire resisting construction. All gas services within a protected stairway must be installed in accordance with The Gas Safety (Installation and Use) Regulations 1998.

INTERNAL STUD PARTITIONS (within flat)

100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm ctrs. Provide min10kg/m³ density acoustic soundproof quilt tightly packed (e.g. 100mm Rockwool or Isowool mineral fibre sound insulation) in all voids the full depth of the stud. Partitions built off doubled up joists where partitions run parallel or provide noggins where at right angles. Walls faced throughout with 12.5mm Gyproc FireLine board with skim plaster finish. Taped and jointed complete with beads and stops.

BASIC RADON PROTECTION

Provide a 1200g (300 um) radon membrane over existing floor slab, lapped 300mm, double welted and taped with gas proof tape at joints and service entry points. Carry membrane over cavity and provide suitable cavity tray and weep holes.

UPGRADING EXISTING SOLID FLOOR

To meet min U value required of 0.25 W/m²K
The existing solid floor slab must be checked for stability and be free from defects as required by Building Control. The existing floor will need upgrading to ensure adequate damp protection and to prevent heat loss. Provide 1200 gauge polythene DPM or 3 coats RIW over existing concrete slab (if required). DPM to be lapped in with DPC in walls. Floor to be insulated over slab and DPM with min 75mm thick Celotex GA4000, 25mm Celotex insulation to continue around floor perimeters to avoid thermal bridging. A VCL should be laid over the insulation boards and turned up 100mm at room perimeters behind the skirting, all joints to be lapped 150mm and sealed. Finish with 65mm sand/cement finishing screed with light mesh reinforcement. Care should be taken to ensure any existing airbricks for the main house are not obstructed by this work. If so, they should be extended through the new floor to external air. Where drain runs pass under floor provide A142 mesh 1.0m wide and min 50mm concrete cover over length of drain. A lesser provision may be appropriate where meeting such a standard would create significant problems in relation to adjoining floor level

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VENTILATION

BACKGROUND AND PURGE VENTILATION

Background ventilation - Controllable background ventilation via trickle vents to be provided to new habitable rooms at a rate of min 5000mm²; and to kitchens, bathrooms, WCs and utility rooms at a rate of 2500mm²

Purge ventilation - Windows/rooflights to have openable area in excess of 1/20th of the floor area, if the window opens more than 30° or 1/10th of the floor area if the window opens less than 30°

Internal doors should be provided with a 10mm gap below the door to aid air circulation.

Ventilation provision in accordance with the Domestic ventilation compliance guide.

EXTRACT TO BATHROOM

Bathroom to have mechanical vent ducted to external air to provide min 15 litres / sec extraction. Vent to be connected to light switch and to have 15 minute over run if no window in room. Internal doors should be provided with a 10mm gap below the door to aid air circulation. Ventilation provision in accordance with the Domestic ventilation compliance guide. Intermittent extract fans to BS EN 13141-4. All fixed mechanical ventilation systems, where they can be tested and adjusted, shall be commissioned and a commissioning notice given to the Building Control Body.

DRAINAGE

RAINWATER DRAINAGE

Existing in place

FOUL DRAINAGE

ABOVE GROUND DRAINAGE

All new above ground drainage and plumbing to comply with BS EN 12056-2:2000 for sanitary pipework. All drainage to be in accordance with part H of the Building Regulations. Wastes to have 75mm deep anti vac bottle traps and rodding eyes to be provided at changes of direction.

Size of wastes pipes and max length of branch connections (if max length is exceeded then anti vacuum traps to be used)

Wash basin - 1.7m for 32mm pipe 3m for 40mm pipe

Bath/shower - 3m for 40mm pipe 4m for 50mm pipe

W/c - 6m for 100mm pipe for single WC

All branch pipes to connect to 110mm soil and vent pipe terminating min 900mm above any openings within 3m.

Or to 110mm upvc soil pipe with accessible internal air admittance valve complying with BS EN 12380, placed at a height so that the outlet is above the trap of the highest fitting.

Waste pipes not to connect within 200mm of the WC connection. Supply hot and cold water to all fittings as appropriate

UNDERGROUND FOUL DRAINAGE

Underground drainage to consist of 100mm diameter UPVC proprietary pipe work to give a 1:40 fall. Surround pipes in 100mm pea shingle. Provide 600mm suitable cover (900mm under drives). Shallow pipes to be covered with 100mm reinforced concrete slab over compressible material. Provide rodding access at all changes of direction and junctions. All below ground drainage to comply with BS EN 1401-1: 2009.

INSPECTION CHAMBERS

Underground quality proprietary UPVC 450mm diameter inspection chambers to be provided at all changes of level, direction, connections and every 45m in straight runs. Inspection chambers to have bolt down double sealed covers in buildings and be adequate for vehicle loads in driveways.

Soil and Vent Pipe

SVP to be extended up in 110mm dia upvc and to terminate min 900mm above any openings within 3m. Provide a long radius bend at foot of SVP.

PIPEWORK THROUGH WALLS

Where new pipework passes through external walls form rocker joints either side wall face of max length 600mm with flexible joints with short length of pipe bedded in wall.

Alternatively provide 75mm deep pre-cast concrete plank lintels over drain to form opening in wall to give 50mm space all round pipe: mask opening both sides with rigid sheet material and compressible sealant to prevent entry of fill or vermin.

GLAZING & EXTERNAL DOORS

SAFETY GLAZING

All glazing in critical locations to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current building regulation, i.e. within 1500mm above floor level in doors and side panels within 300mm of door opening and within 800mm above floor level in windows.

ESCAPE WINDOWS

Provide emergency egress windows to any newly created first floor habitable rooms and ground floor inner rooms. Windows to have an unobstructed openable area that complies with:

- minimum height of 450mm and minimum width of 450mm.
- minimum area 0.33m².
- the bottom of the openable area should be not more than 1100mm above the floor.

The window should enable the person to reach a place free from danger from fire.

All door and window frames to be mechanically fixed to the structure in accordance with manufacturers instructions.

FRE DOORS

If the dwelling has a protected route for means of escape or is a 3 storey house new doors on to the hallway are to be half hour fire doors.

NEW EXTERNAL DOORS

New external doors to achieve a U-Value of 1.80W/m²K. Glazed areas to be double glazed with 16mm argon gap and soft low-E glass. Glass to be toughened or laminated safety glass to BS 6206, BS EN 14179 or BS EN ISO 12543-1:2011 and Part K (Part N in Wales) of the current Building Regulations.

PART C (MOISTURE & CONTAMINANTS)

PART C

1 - Site Preparation and Resistance to Contaminants

Reasonable precautions must be taken to ensure protection from contaminants and ground gases e.g. landfill gases, radon, vapours etc. in accordance with Approved Document C.

2 - Resistance to Moisture

Assess all moisture risks including precipitation, wind driven spray, moisture emanating from the ground, as well as interstitial and surface condensation. Make appropriate provision to reduce all risks in accordance with the requirements of Approved Document C2.

Ventilation to roof voids to be provided and any new roof insulation should be kept sufficiently clear of the eaves to maintain adequate ventilation.

The ability of the walls, floors and roof to resist the passage of moisture to the inside of the building to be assessed and damp proof courses and membranes to be provided where necessary.

SOUND PROTECTION AND TESTING

Separating walls, floors, stairs and party walls to achieve a performance standard of 43 dB (minimum values for airborne sound insulation) and 64 dB to floors and stairs (maximum values for impact sound insulation) to demonstrate compliance with Approved Document E1.

Pre completion sound testing to be carried out by a suitably qualified person with appropriate third party accreditation (either UKAS accreditation or be a member of the Association of Noise Consultants Registration Scheme). Test to be carried out once the dwelling is complete but before carpeting and a copy of the test results given to Building Control.

If any elements were to fail the sound test, remedial works must be undertaken before retesting to the satisfaction of the Building Control Surveyor.

Where flanking walls or floors are continuous across separating walls specialist advice is to be sought to ensure additional treatments are provided to control flanking transmission.

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COLD WATER SUPPLY

There must be a suitable installation for the provision of a wholesome water supply in accordance with Approved Document G. Cold water supply to be provided to washbasins, bidets, baths, WCs, showers, any place when drinking water is drawn off and to any sink provided in areas where food is prepared. Supply of cold water to comply with section 67 of the Water Industry act 1991 and the Water Supply Regulations 2000.

HOT WATER SUPPLY

All bathrooms, washbasins, bidet, baths and showers to be provided with adequate hot and cold water supply in accordance with Approved Document G3. A washbasin with hot and cold water supply to be provided in or adjacent to all rooms containing a WC. A sink with hot and cold water also to be provided to any area where food is being prepared.

CONTROL OF WATER TEMPERATURE

The installation of the hot water supply to comply with Approved Document G3. All baths and showers are to be fitted with an in-line thermostatic mixing valve to ensure that the temperature of the water delivered to the bath is limited to 48°C.

HOT WATER STORAGE SYSTEMS

Hot water storage systems should be designed and installed in accordance with BS 12897 2006. Hot water vessels, cisterns etc and must be adequately supported. Any hot water storage system including any cistern or other vessel shall incorporate precautions to ensure suitable pressure relief and that any discharge from safety devices is safely conveyed to where it is visible but will not cause harm to persons in or about the building. Precautions to be in place to prevent stored water exceeding 100°C. Hot water vessels to be fitted with a non self resetting energy cut out to instantly disconnect the power supply. Outlets from domestic hot water storage vessels to be fitted with an in-line valve to prevent water temperatures exceeding 60°C. All pipes carrying hot water to be insulated where they pass through unheated spaces. Hot water storage system to be provided with suitable warning labels. Relevant certificates for the heating system i.e. Benchmark certificate, and commissioning certificates for fixed building services are to be given to the building owner and a copy provided to Building Control on completion

SOLID WASTE STORAGE (REFUSE)

Adequate provision shall be made for the collection of waste as required by the Waste Collection Authority. The new dwelling is to be provided with an area of 1.2m x1.2m for refuse storage containers. Separate containers are to be provided for recycling and non recycling household waste. Waste collections that are less than weekly may require increased capacity as agreed with the Waste Collection Authority. If a communal solid waste storage facility is used, storage to have a combined capacity of 0.25m³ per dwelling or as agreed with the Waste Collection Authority. Refuse storage areas to be sited within 25m of the waste collection point or as specified by the Waste Collection Authority, and placed so that the householder does not need to carry refuge more than 30m. Refuse storage areas are to be positioned away from any windows and ventilators and are not to impede access into the dwelling.

Construction Notes

1.0 General

1.11 These notes have been compiled for the submission of the application for Full Building Regulation approval and are not comprehensive or complete construction details. The contractor is expected to make reasonable consideration for all of the works necessary or implied on the drawings, construction notes and their observations on site for the proper completion of the works on site.

1.2 All materials, fittings and workmanship must be to current British Standards and where applicable Agreement Certificates and used in accordance with all relevant Codes of practice and manufacturers instructions.

1.3 All dimensions are to be checked on site prior to works commencing and any discrepancies reported to the client.

1.4 The contractor shall be responsible for all statutory insurances, third party insurances and damage to persons and property due to the works.

1.5 The contractor is responsible for the normal day to day supervision, the provision of a competent foreman on the site for the control of the quality of the works and the materials supplied, for the supervision, attendance upon and co-ordination of the works carried out by all trades and sub-contractors. The contractor will be responsible for any defects occurring in the work for bad workmanship and for the rectification/replacement where necessary.

1.6 The contractor will take delivery of all materials and ensure that they are stored correctly, including all sub-contractors materials.

1.7 The client shall provide water and electricity to the contractor, but the contractor will be responsible and supply all connections to the existing supplies.

1.8 The contractor shall provide plant, tools and scaffolding, rules and templates necessary for carrying out the works.

1.9 The contractor shall cover up and protect the works during progress and provide protection against damage from any cause including frost, rain and wind and make good any damage sustained.

1.10 All works should be carried out as not to cause undue inconvenience to the occupants and neighbours during the period of construction.

1.11 The contractor is responsible to ensure that the premises are water and wind tight at all times and that the construction site is left secure and tidy at the end of the working day.

2.0 Demolition and Alterations

2.1 The words “make good” shall include all necessary renewal works to the structure disturbed in the operations which is to be left in a sound condition and also include for removal of fittings, doors, etc. and joinery to include all plugs, screws and the like.

2.2 Cutting openings to include inserting lintels and sills, for wedging and pinning-up and any necessary taking down and rebuilding of brickwork/blockwork above and making good around ends.

2.3 All items of demolition, breaking out, taking down etc. to include for removing debris from site.

2.4 Where drainage is indicated to be removed, drains are to be broken out upto 300mm from the manhole/inspection chamber and filled with concrete.

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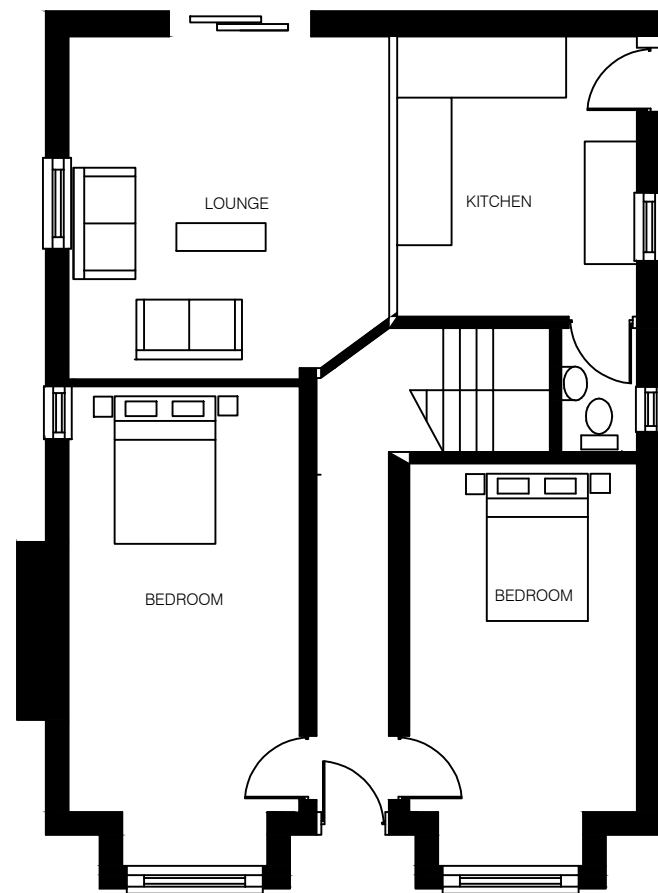
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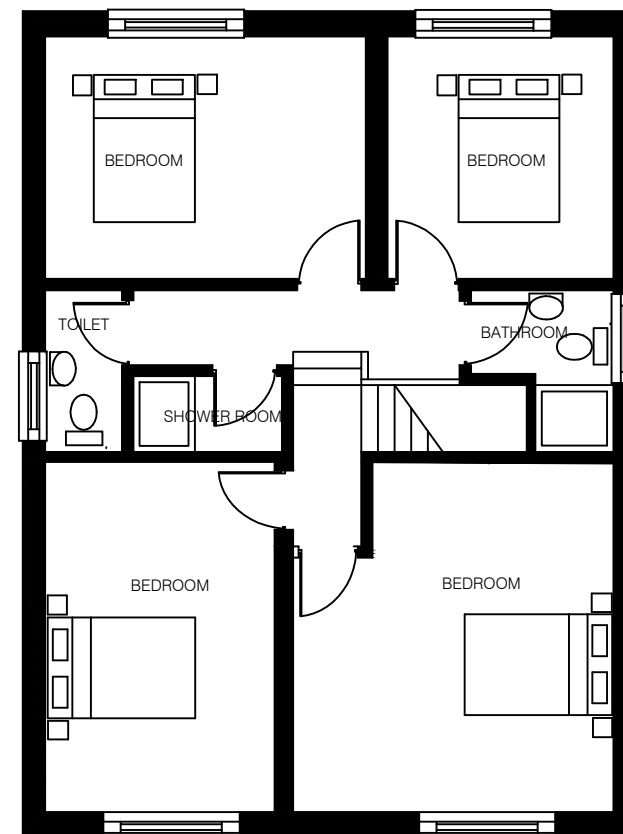
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**FIGURE 2: EXISTING
GROUND FLOOR
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**FIGURE 3: EXISTING
FIRST FLOOR
SCALE 1:100**

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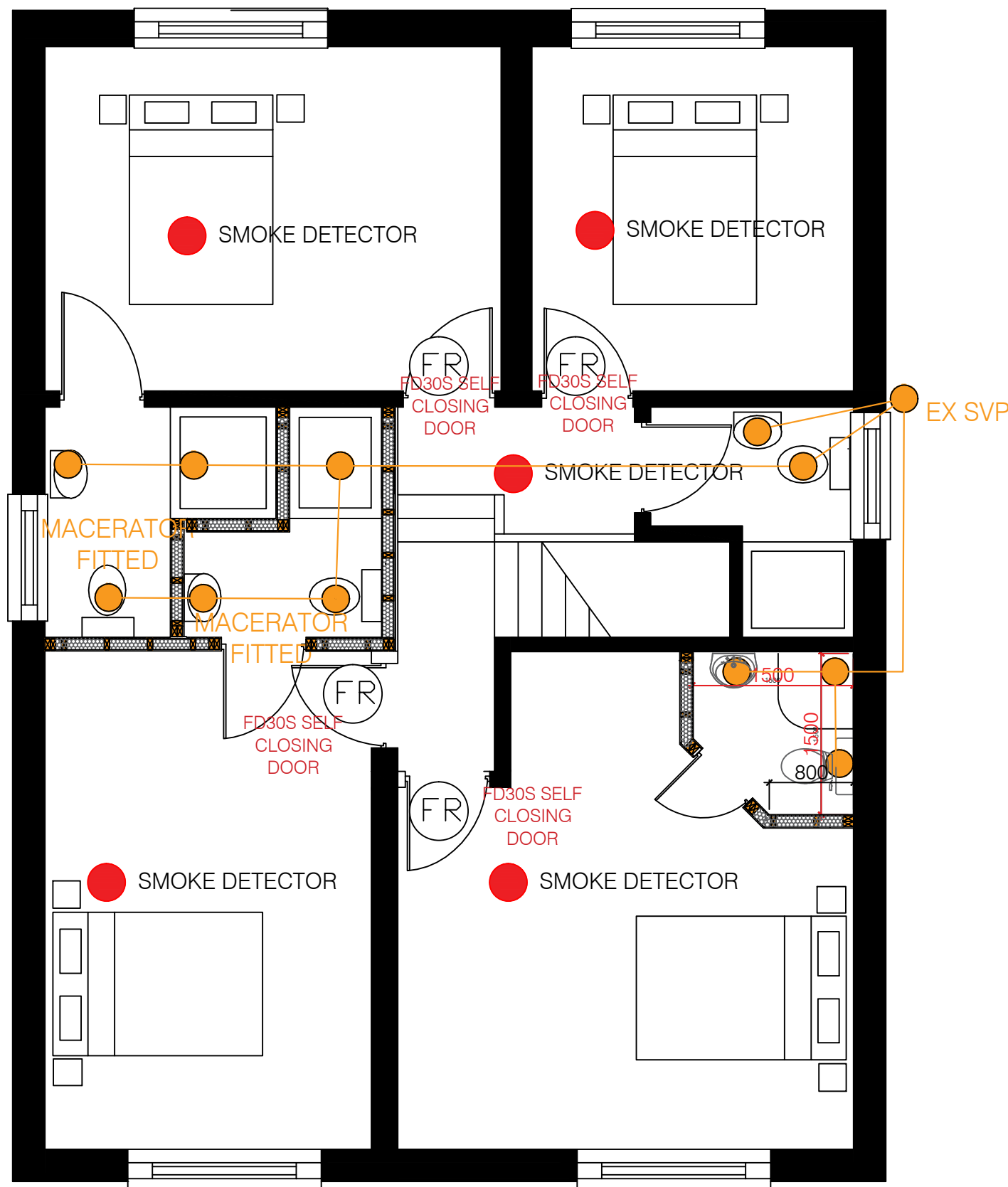
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- B BOILER UNIT
- SMOKE DETECTOR
- FR FIRE RESISTANT DOORS
- E EMERGENCY LIGHTING

**FIRE ALARM
INSTALLED TO
LACORS CASE
STUDY D8: BEDSIT
TYPE HMO
OF THREE OR FOUR
STOREYS.**

Emergency lighting to be fitted to BS 5266 Part 1
Fire alarm to be fitted to BS 5839 Part 1
All doors leading to staircase to be FD30s fire doors self-closing
Protected lobbies should be provided to all rooms and at all storeys above ground, except the top storey as there is only one staircase serving the building. AD-B Para 3.34

**FIGURE 5: PROPOSED
FIRST FLOOR
SCALE 1:50**

General Notes

1. Contractor to check all dimensions on site. Should any discrepancies be identified between the dimensions, and or details determined on site, and those shown on the relevant drawings, the architect shall be notified immediately, and his instructions obtained prior to the commencement of work.
2. The Contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of new works and adjacent structures during construction.
3. Where a product is specified to be obtained from a manufacturer supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer.
4. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect before proceeding.

EN-PLAN

PLANNING & ARCHITECTURE

No.	Revision/Issue	Date

Firm Name and Address
EN-PLAN
MISSENDEN
BACK LANE
BOMERE HEATH
NR SHREWSBURY
SHROPSHIRE
SY4 3PH
TEL: 07931 541 804

Project Name and Address
32 DRAYCOTT
HOLINSWOOD
TELFORD
SHROPSHIRE
TF3 2DN

Project C3 TO C4 HMO	Sheet 8
Date 01.10.2020	
Scale N/A	

TIMBER FLOOR (as detailed in Approved Document E1)

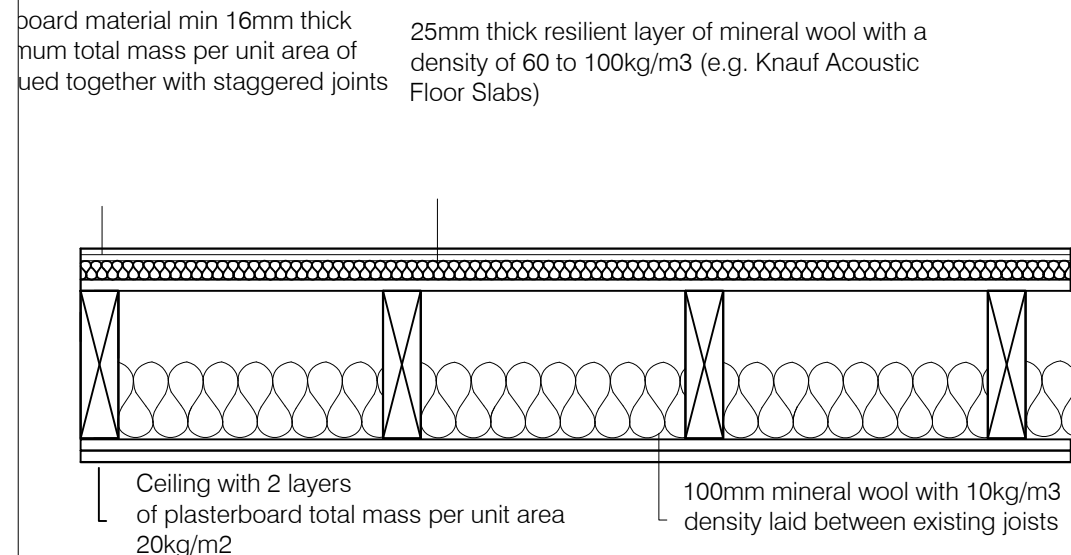
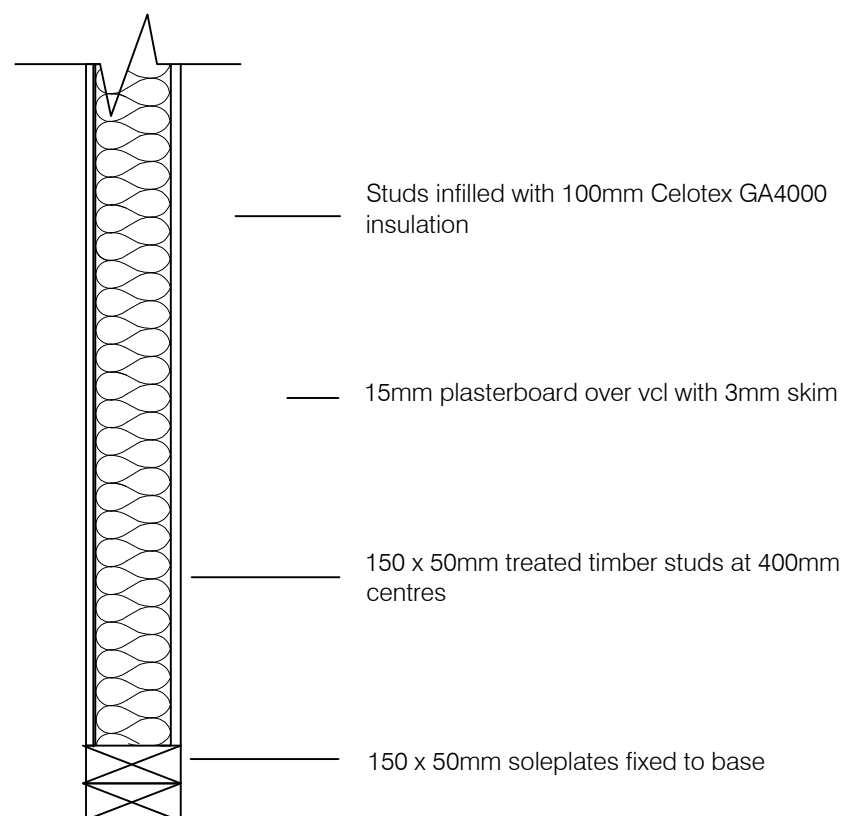
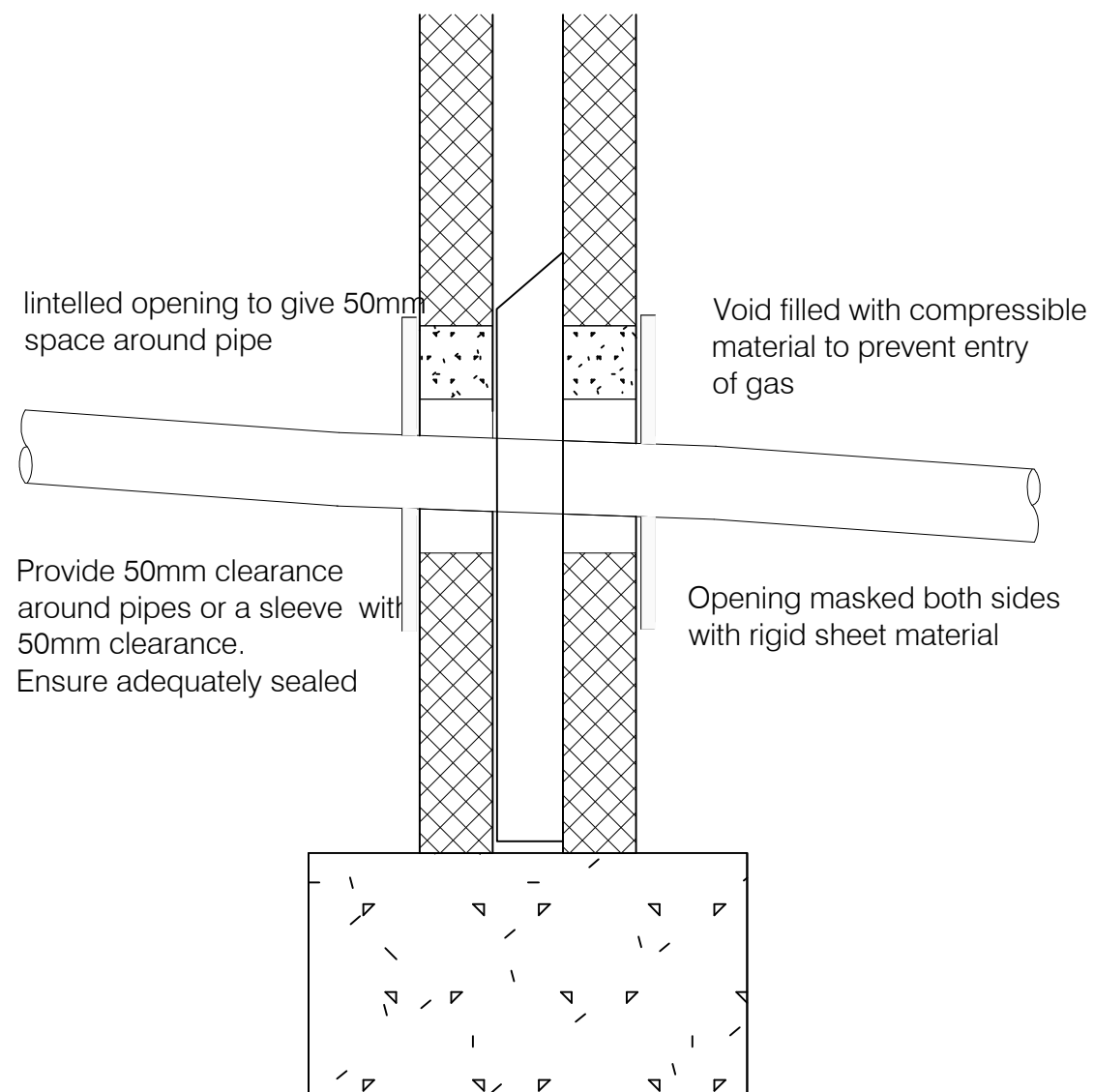


FIGURE 6: FLOOR DETAIL (1:10)



**FIGURE 7: SEPARATING
WALLS (1:10)**

PIPES PASSING THROUGH WALL (LINTEL)



**FIGURE 8: PIPE WORK DETAIL
SCALE (1:10)**

General Notes

1. Contractor to check all dimensions on site. Should any discrepancies be identified between the dimensions, and or details determined on site, and those shown on the relevant drawings, the architect shall be notified immediately, and his instructions obtained prior to the commencement of work.

2. The Contractor shall be responsible for the design and implementation of all temporary works, and the safety and stability of new works and adjacent structures during construction.

3. Where a product is specified to be obtained from a manufacturer supplier, the contractor shall install the product in accordance with the instructions supplied by the manufacturer.

4. Should there be any variation between the work specified on the drawings and the manufacturers instructions, the contractor shall refer the matter to the architect before proceeding.

EN-PLAN

PLANNING & ARCHITECTURE

No.	Revision/Issue	Date

Firm Name and Address
EN-PLAN
MISSENDEN
BACK LANE
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NR SHREWSBURY
SHROPSHIRE
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TEL: 07931 541 804

Project Name and Address
2 STANSTY ROAD
WREXHAM
WALES
LL11 2HR

Project 7 BED HMD	Sheet 9
Date 05.12.2020	
Scale N/A	