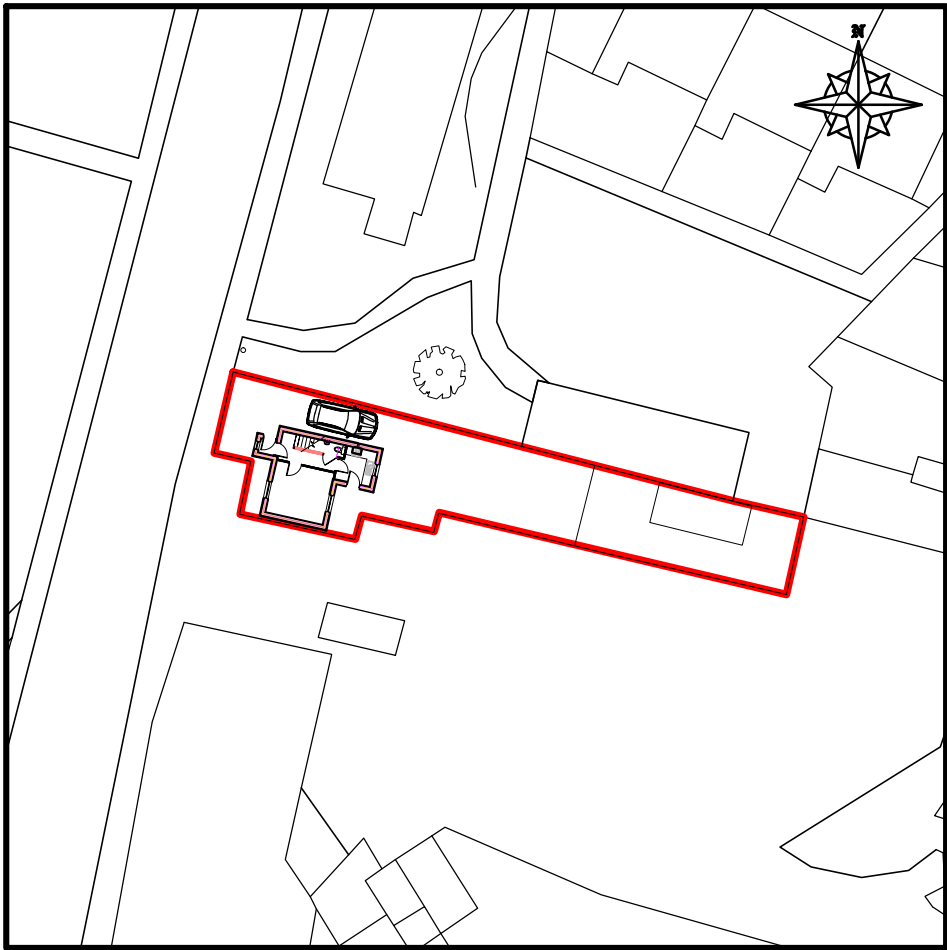
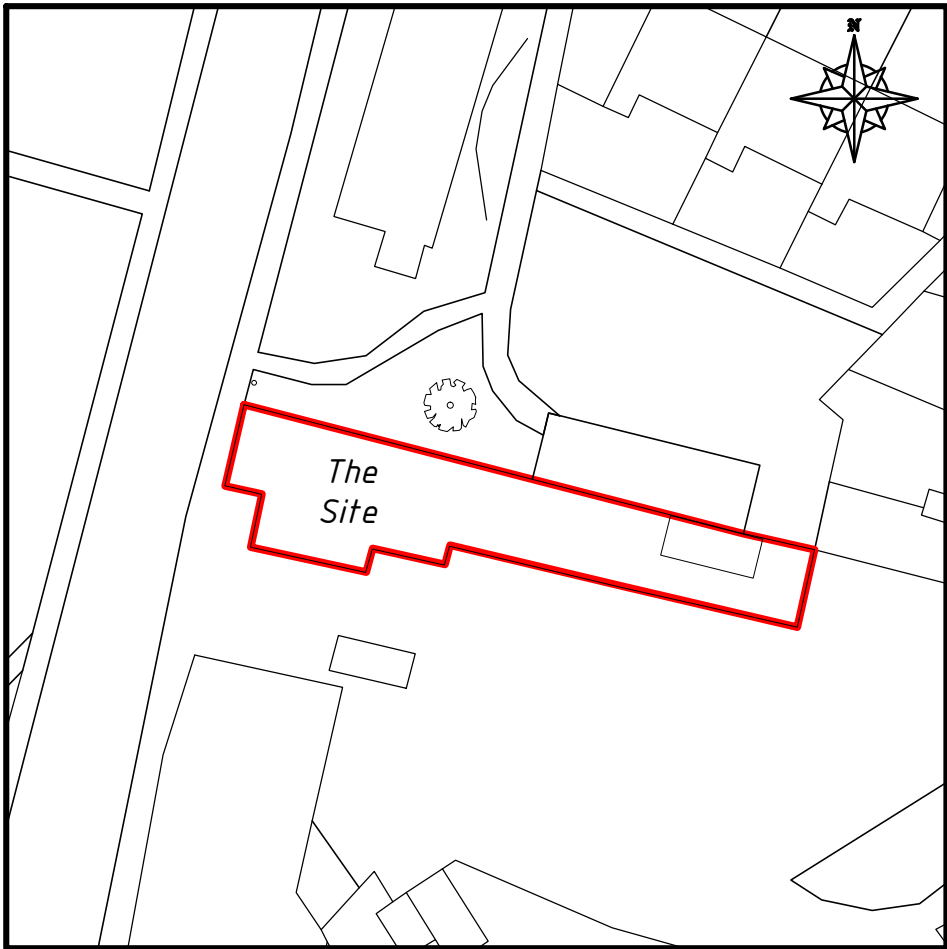
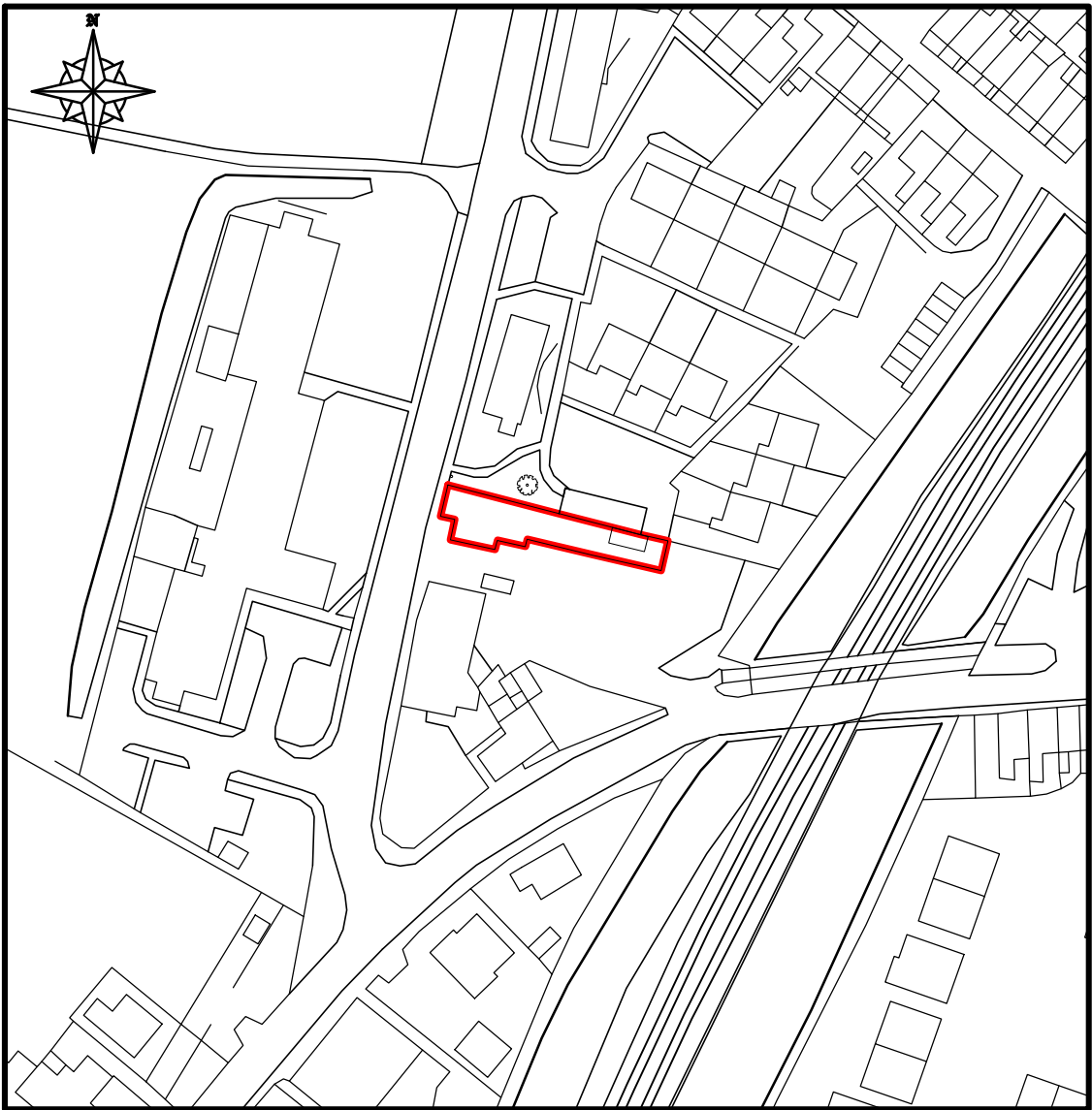




Proposed Block plan 1:500



Block plan 1:500



Location plan 1:1250

LOCATION / SITE PLAN

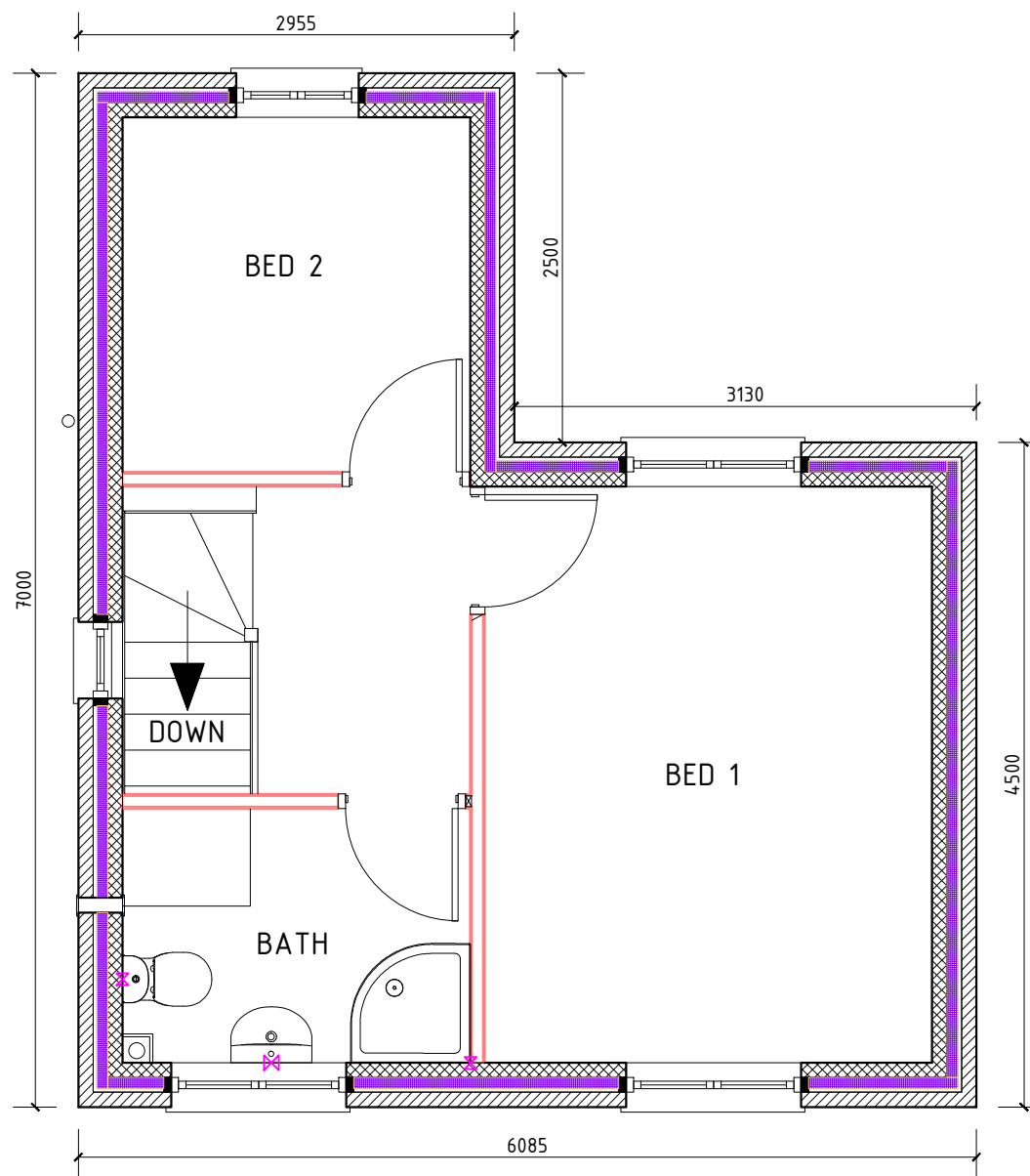
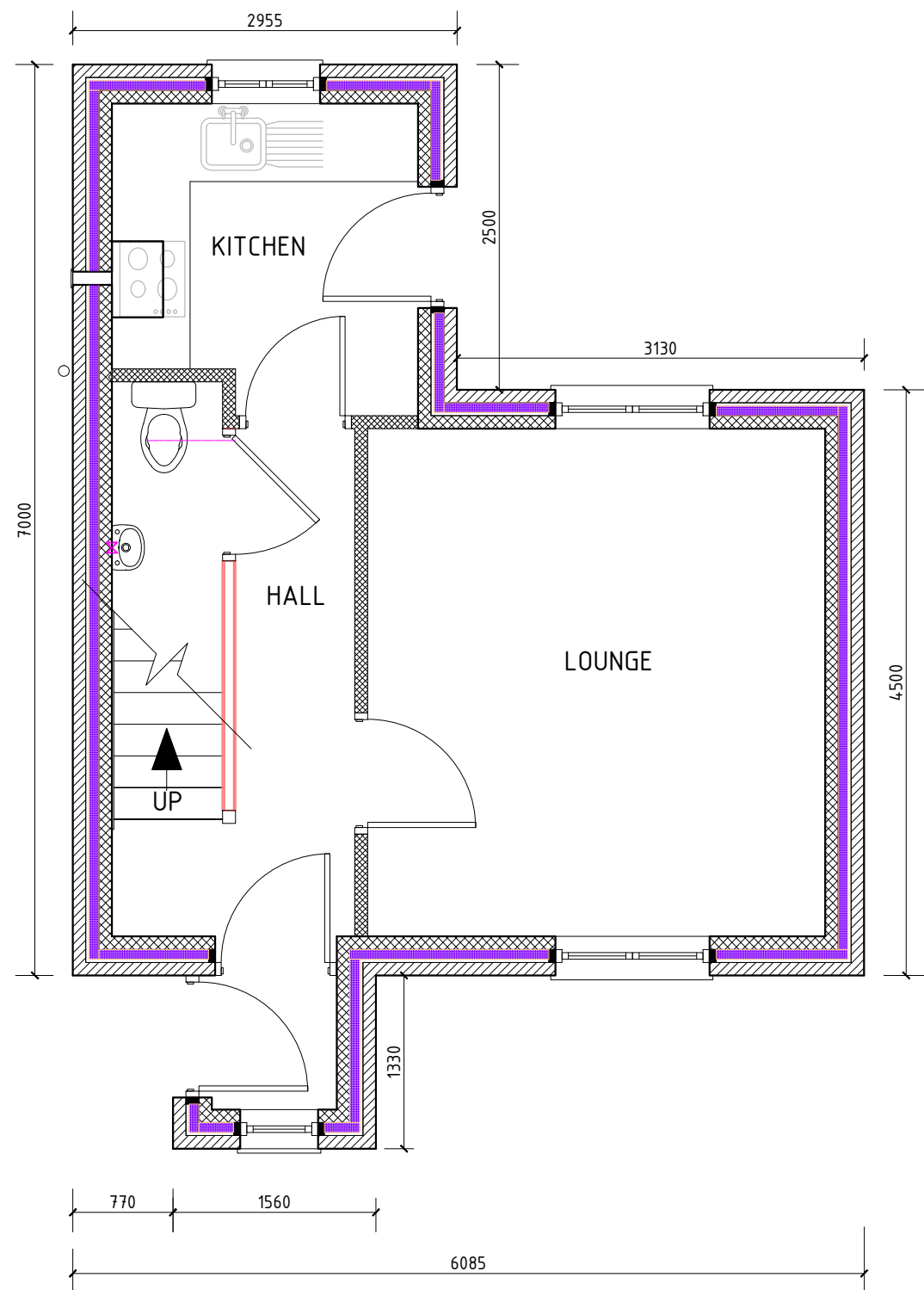
No.	Revision/Issue	Date

Client Name and Address

Project details
 New Dwelling on Land adjacent to
 The Jolly Masons Inn
 Rock Road
 Rhosymedre
 WREXHAM
 LL14 3YF

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PLANNING



FLOOR PLANS

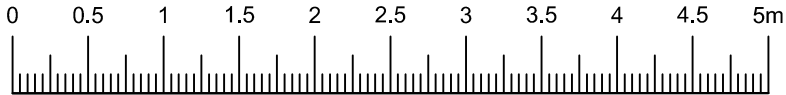
No.	Revision/Issue	Date
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Client Name and Address

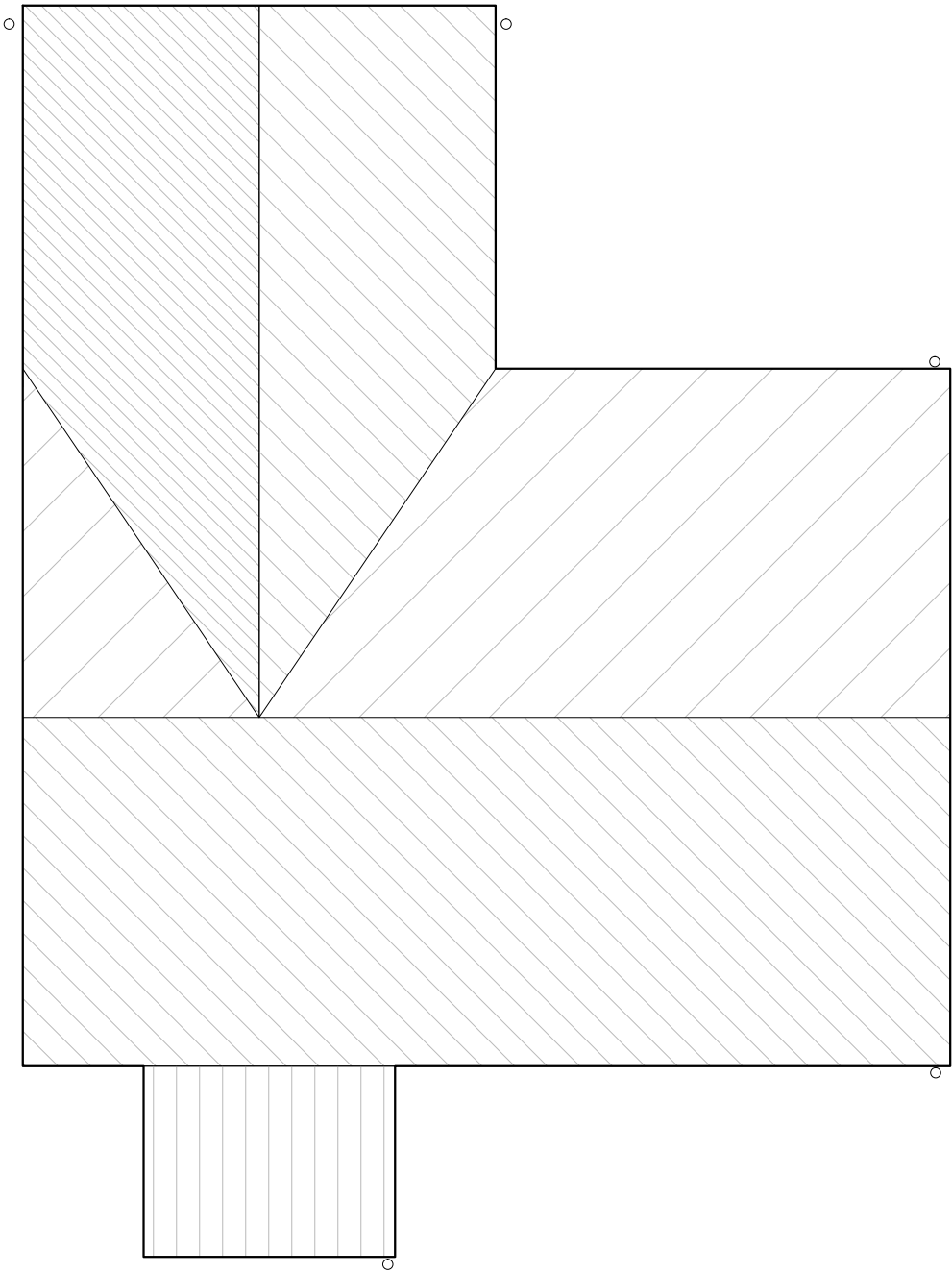
Project details
New Dwelling on Land adjacent to
The Jolly Masons Inn
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Rhosymedre
WREXHAM
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Date January 2018	Revision
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PLANNING



1:50 SCALE



ROOF PLAN

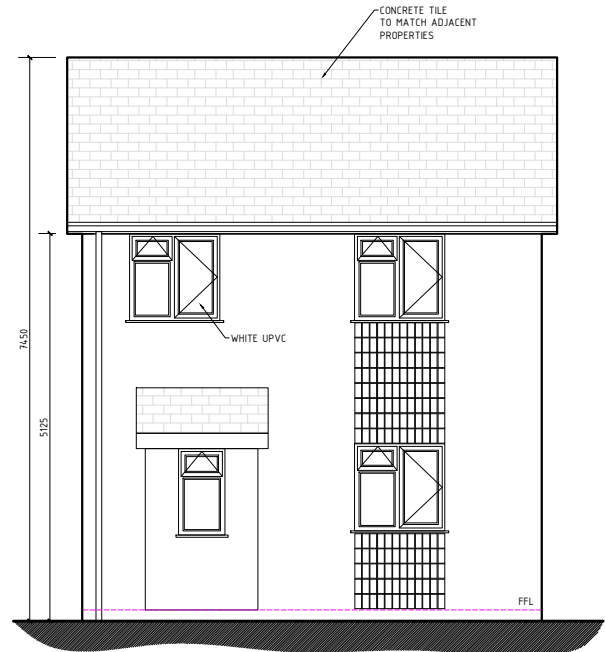
No.	Revision/Issue	Date

Client Name and Address

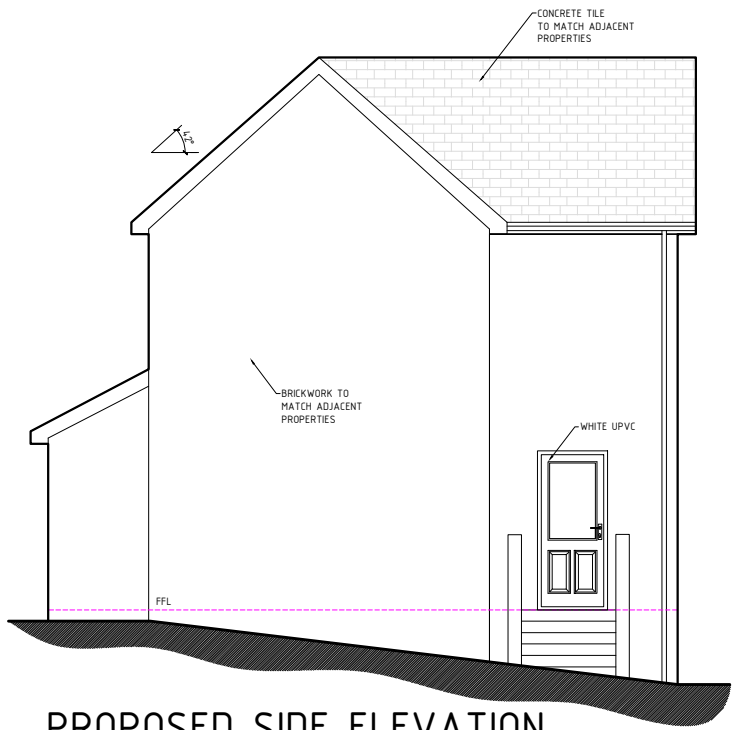
Project Details
New Dwelling on Land adjacent to
The Jolly Masons' Inn
Rock Road
Rhosymedre
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Date January 2018	Revision
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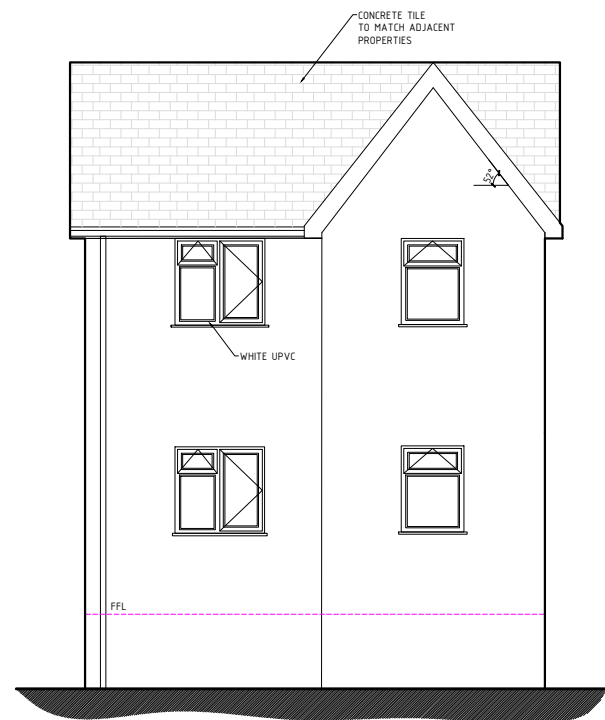
PLANNING



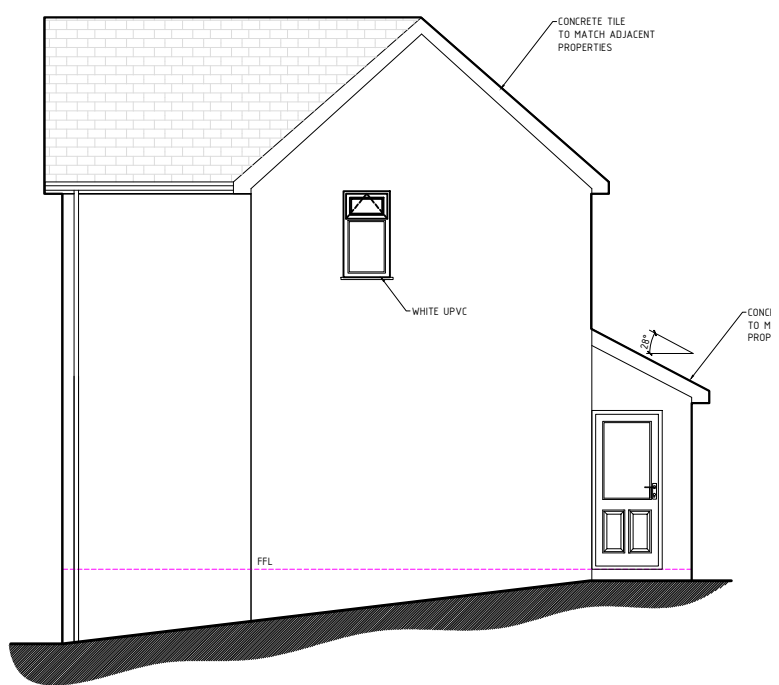
PROPOSED FRONT ELEVATION



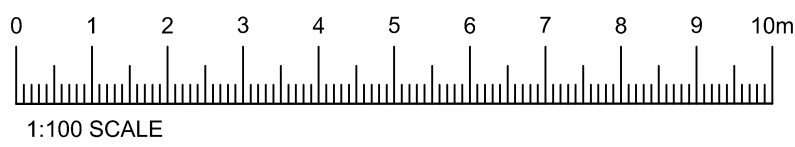
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



Drawings and associated specification documents are to obtain planning/building regulations approval/conditional approval only. All drawings are based upon information provided by the client. All work is to be carried out in accordance with local authority/approved inspector requirements, to manufacturers recommendations/instructions, all relevant British standard codes of practice and good building practices generally. All heating appliances are to be installed in accordance with the relevant regulations and certificates of installation shall be provided upon completion of the works. All electrical works are to be completed by a competent Part P qualified electrician. All existing services within the vicinity of the works are to be located and suitably protected. The contractor is to check and verify all building conditions, dimensions, levels and sewer invert levels before the commencement of works on site. This drawing must be read in conjunction and checked against any structural or other specialist drawings provided.

The safety requirements of the health and safety at work act 1974, the management of health and safety at work regulations 1992 and the construction (health, safety and welfare) regulations 1996 are to be adhered to where appropriate. At all times on site operatives at work must wear full protective clothing in accordance with the regulations. The contractor is to comply in all respects with the current building regulations whether specifically stated on this drawing or not. Approved Inspector/Building control must be notified at each stage of the building operation. All planning approval conditions, whether stated on the drawing or not must be complied with (client to be consulted). Any constructional variation must have the approval of planning, building control and the client. The client is to be notified by the nominated contractor of any cost variation to building work before it is carried out. Any deviations from the drawings are carried out at the risk of the contractor/client. Do not scale off the drawings. All dimensions are indicative, and to be checked on site first. Client is responsible for fulfilling their obligations under the party wall act. Construction of the following requires notice as specified; 1) New walls or buildings on boundaries between adjoining properties or land, and or 2) carry out repairs or modifications etc to existing party wall including underpinning or inserting a damp proof course (DPC) and 3) Excavations near to a neighbors buildings or wall and excavate deeper than the adjacent structures, foundation, or base of the structure. The owner should give notice using the appropriate letter format, within the specified time to the neighbor or parties involved prior to work commencing. Failure to comply with the terms of the party wall act 1997 may result in prosecution for a fine and/or paying compensation to the adjacent owner. Further information on the party wall act can be found at www.gov.uk/party-wall-etc-act-1996-guidance. Similarly, the client is responsible for fulfilling their obligations of a build over or near to agreement with the necessary utility authority if works are to be carried out on, or near to the drain run, inspection chamber or manhole that is a public sewer. Client/contractor to investigate prior to commencement of works on site, and liaise with the client, relevant authorities and Approved Inspector/Building Control, as required. Existing foundations, walls, roof and associated structural support, and all other necessary aspects of existing construction to be investigated by the contractor on site and where required proved to be adequate/suitable prior to commencement of works.

PROPOSED ELEVATIONS

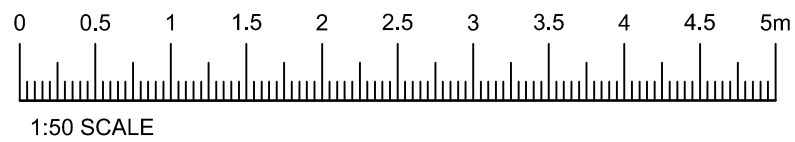
No.	Revision/Issue	Date

Client Name and Address

New Dwelling on Land adjacent to
The Jolly Masons Inn
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Rhosymedre
WREXHAM
LL14 3YF

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PLANNING



PLANNING

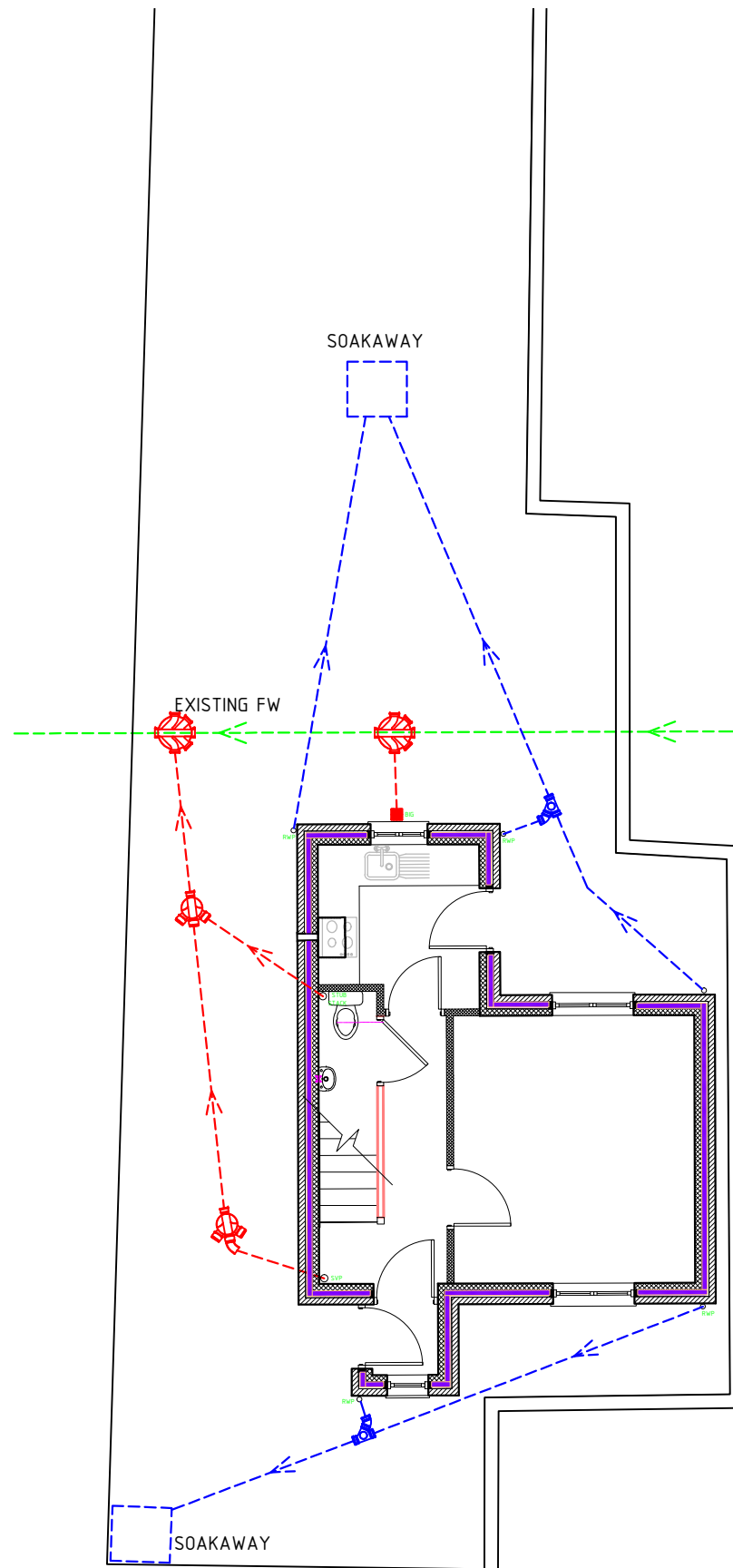
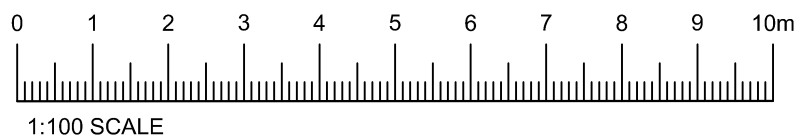
PROPOSED SECTION A-A

No.	Revision/Issue	Date

Client Name and Address

Project details
New Dwelling on Land adjacent to
The Jolly Masons Inn
Rock Road
Rhosymedre
WREXHAM
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DRAINAGE DETAILS

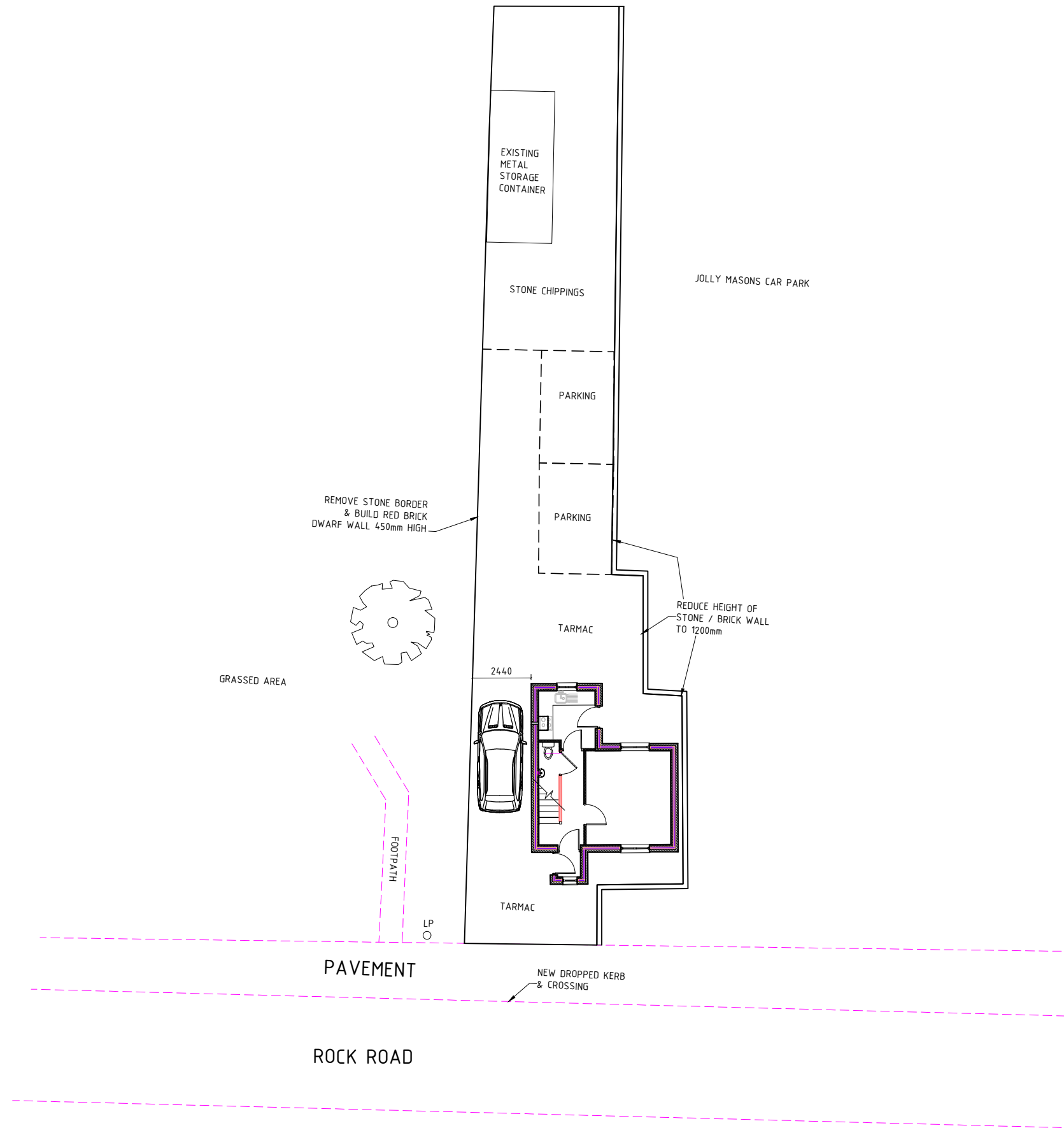
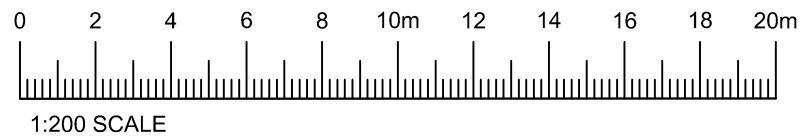
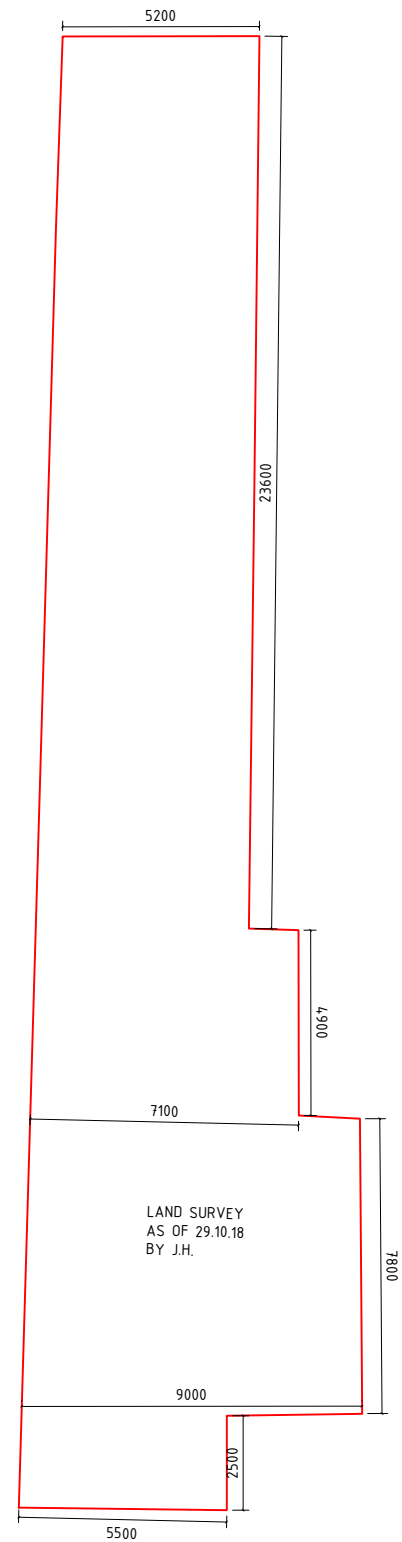
No.	Revision/Issue	Date

Client Name and Address

Project details
New Dwelling on Land adjacent to
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Rhosymedre
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PLANNING



LANDSCAPING BLOCK PLAN

No.	Revision/Issue	Date
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Client Name and Address

Project details
New Dwelling on Land adjacent to
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