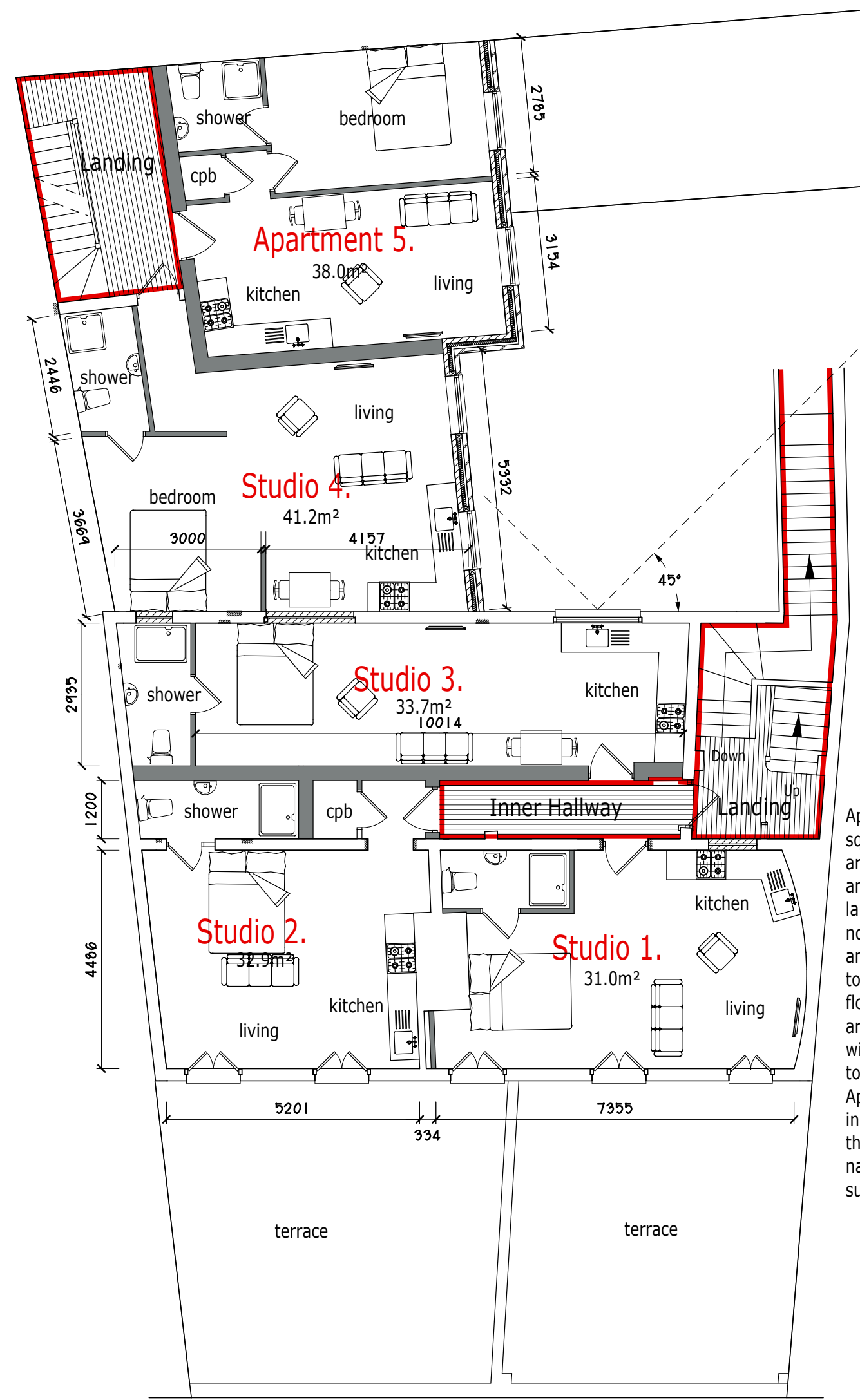


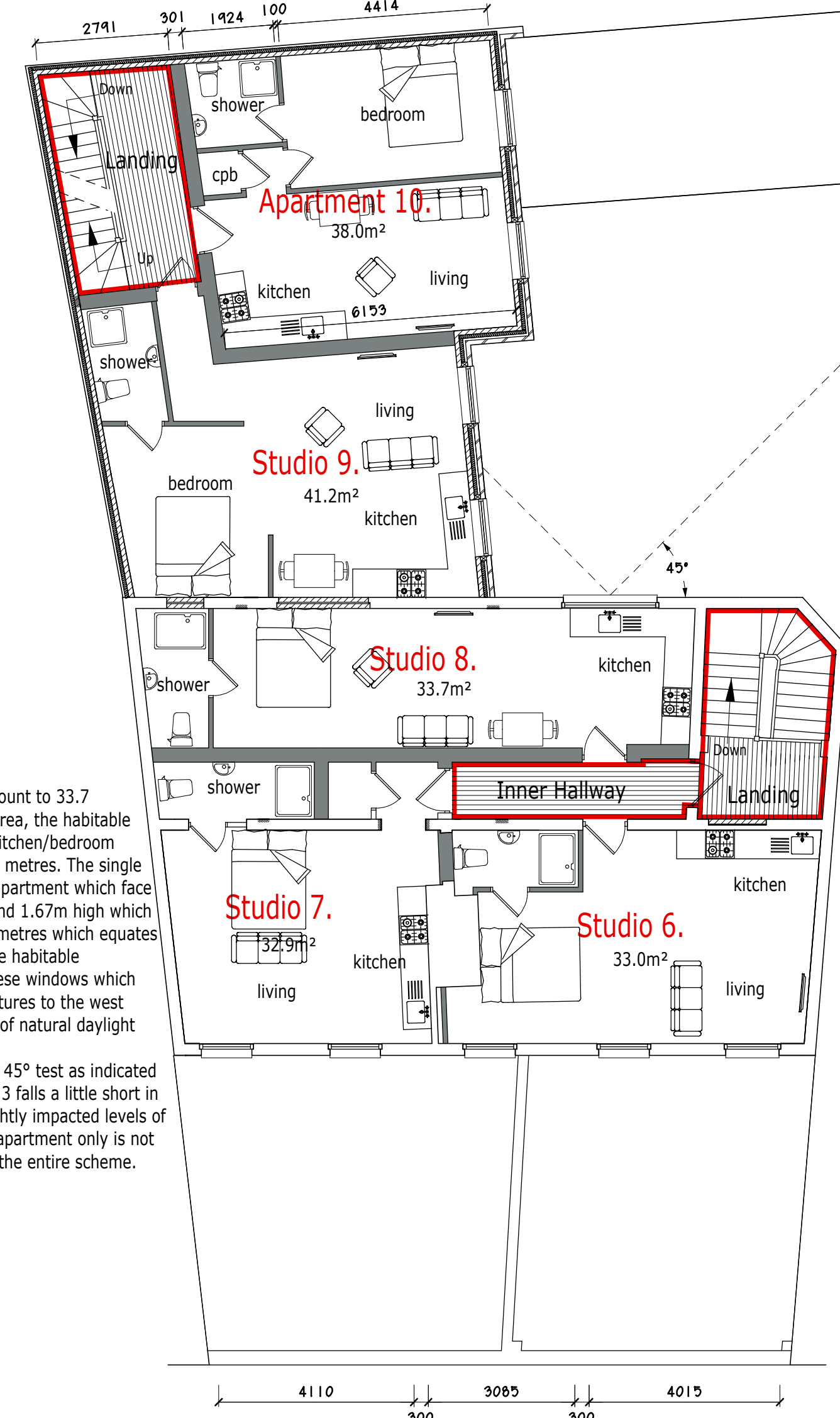


PROPOSED GROUND FLOOR PLAN.

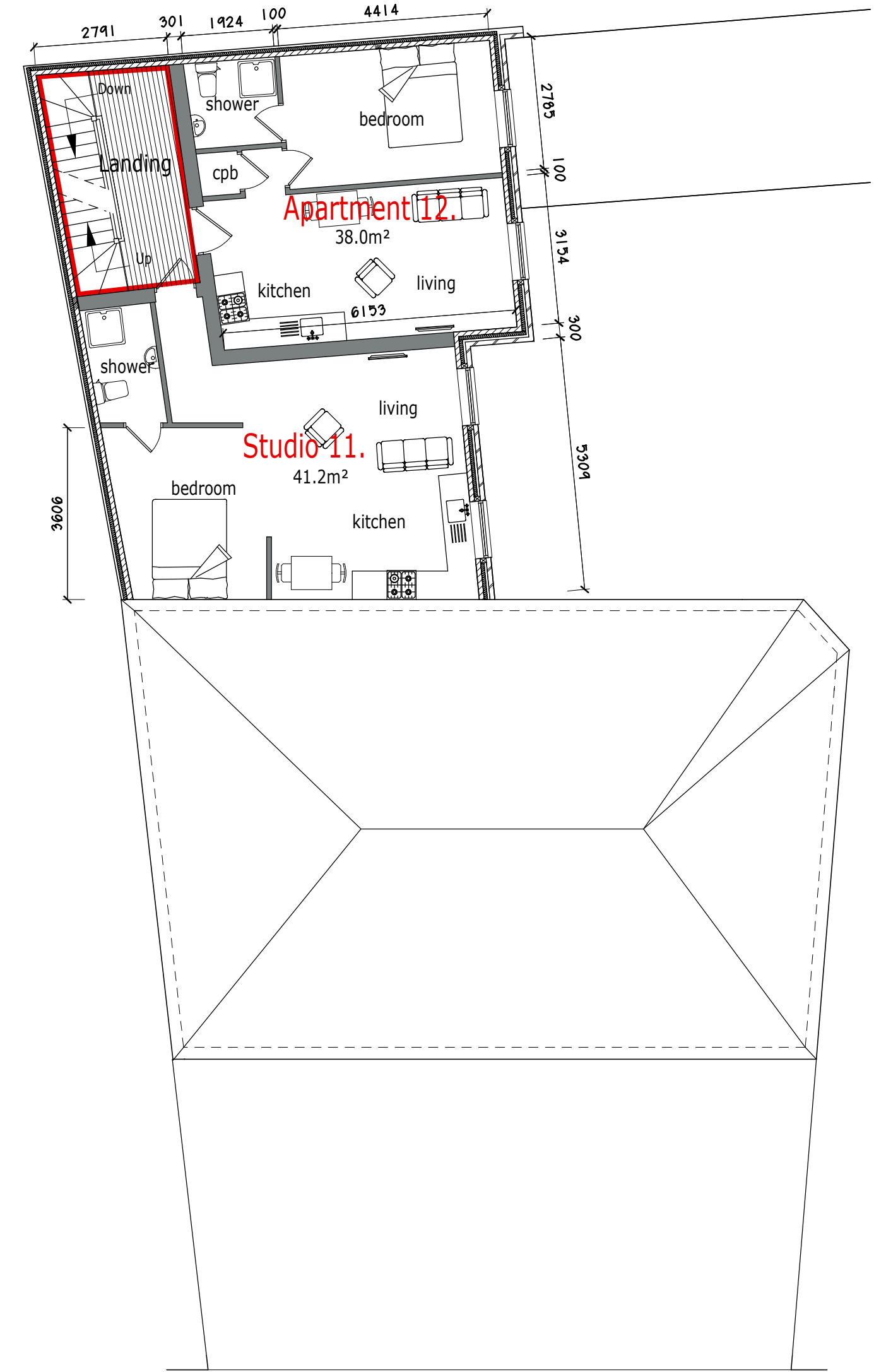


PROPOSED FIRST FLOOR PLAN.

Apartments 3 and 8 amount to 33.7 square metres in floor area, the habitable area of which (lounge/kitchen/bedroom) amounts to 29.5 square metres. The single large windows to each apartment which face north are 1.97m wide and 1.67m high which amounts to 3.3 square metres which equates to more than 10% of the habitable floor area. Therefore these windows which are unimpeded by structures to the west will provide good levels of natural daylight to these apartments. Apartment 8 passes the 45° test as indicated in elevation. Apartment 3 falls a little short in the 45° test but the slightly impacted levels of natural daylight to this apartment only is not sufficient to undermine the entire scheme.



PROPOSED SECOND FLOOR PLAN.



PROPOSED THIRD FLOOR PLAN.

REVISION D. 05/2021. Annotation of units 1, 2, 3, 4, 6, 7, 8, 9 and 11 changed to "Studio".

REVISION C. 03/2021. Scheme amended as indicated, front elevation at 1st and 2nd floors omitted, numbers reduced from 14 to 12.

REVISION B. 03/2021. Additional internal alterations and reasoned justification to windows to apartments 4 and 10.

REVISION A. 01/2021. Internal layouts altered slightly to adopt a more "open plan living" approach.

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 FLOOR
LAYOUT PLANS.

Drawing No.
10441.05D.dsj

Date.
April 2020.

Scale.
1:100@A1.

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