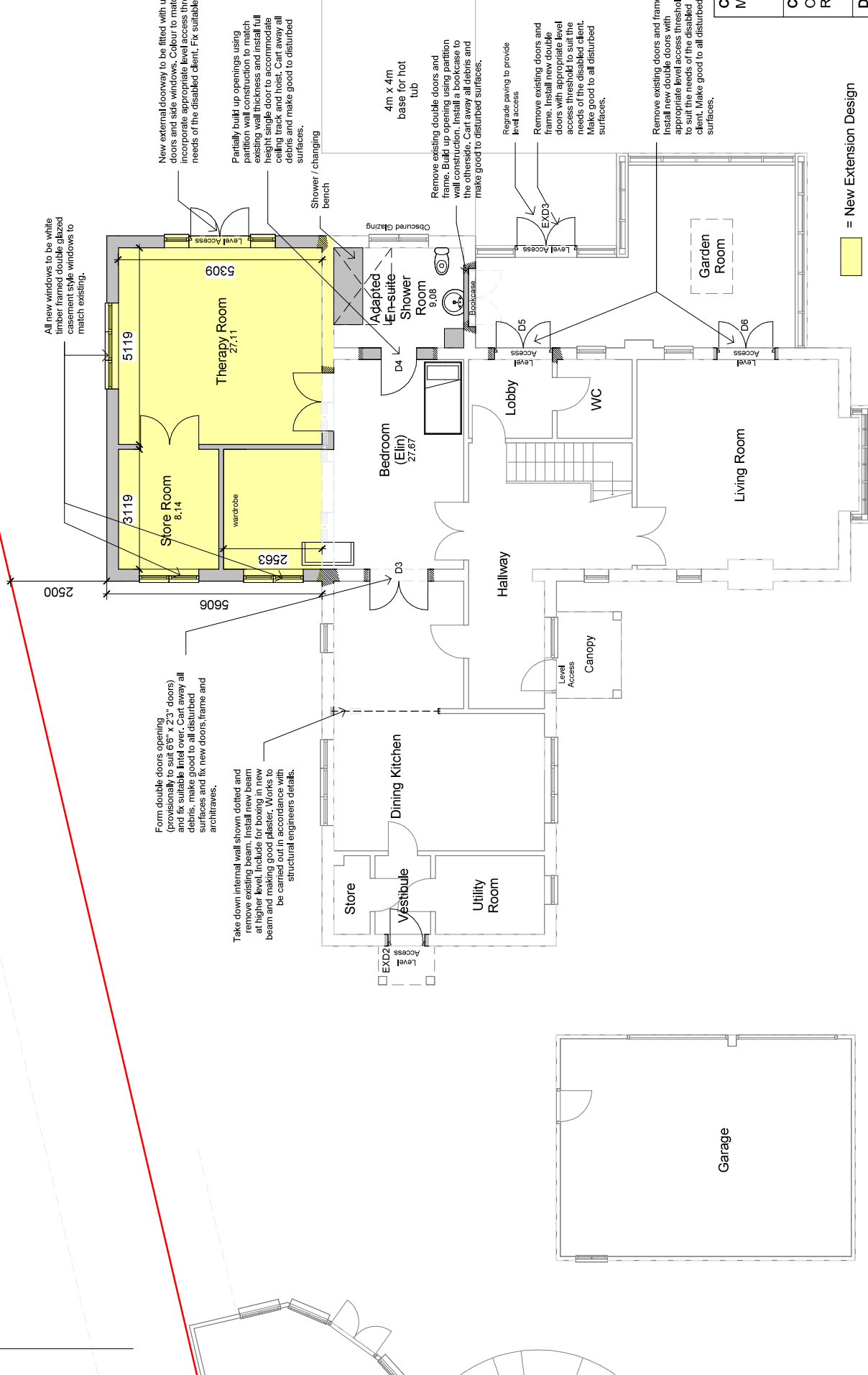




## GROUND FLOOR LAYOUT PLAN

**GENERAL** All works shall be carried out strictly in accordance with current British Standards and Codes of Practice. All specialist or named products shall be fitted in strict accordance with the manufacturer's recommendations. Contractor to check all dimensions and conditions prior to work on site. All excavations to be carried out in accordance with BS 5931:1981 and BS8004:1986. All discarded materials to be carted away from site. All new formation levels below any new floors or external pavements to be free of top soil, vegetable matter or other organic material.

**NEW INTERNAL DOORS.**  
Form new internal doors opening and install new door and frame with suitable cantic or equally approved lintels over opening. Make good to all disturbed surfaces. Fix new door and frame.

**DEMOLITION etc.**  
Allow for all temporary propping and supports as required to minimise risk and comply with all HSE guidelines to ensure loads are carefully supported and transmitted safely to the ground. Remove all walls, doors, windows etc, where shown dotted and include for all works required for making good. Making good is deemed to include all works to walls, floors and ceilings following demolition / disturbance of above mentioned items.

**□ = New Extension Design**

Revision A: 10.12.19 - Planning Application Amendment  
(New Design Proposal).

|                                                                                                                                                                                               |                          |                         |                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------|-------------------|
| <b>Client</b><br>Miss Elin Drake                                                                                                                                                              |                          |                         |                   |
| <b>Contract</b><br>Oak Lodge, Pen Y Lan,<br>Ruabon, Wrexham                                                                                                                                   |                          |                         |                   |
| <b>Drawing</b><br>Proposed Ground Floor Layout<br>Plan<br>Revision A                                                                                                                          |                          |                         |                   |
| <b>Drawn by</b><br>ME                                                                                                                                                                         | <b>Checked by</b><br>JPC | <b>Date</b><br>Dec 2019 |                   |
| <b>Drawing No</b><br>D&FM 3292<br>— / 08                                                                                                                                                      | <b>Rev</b><br>*          | <b>Scale</b><br>1 : 100 | <b>Size</b><br>A3 |
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**E:** [info@stevendocker.co.uk](mailto:info@stevendocker.co.uk) **F:** 01477 544433

PROPOSED SINGLE STOREY PITCHED  
ROOF EXTENSION (WITH CENTRAL  
HIDDEN FLAT ROOF AREA).

New lantern to be  
Polyurethane finish and  
double glazed.

 = New Extension Design

Revision A: 10.12.19 - Planning Application Amendment  
(New Design Proposal).

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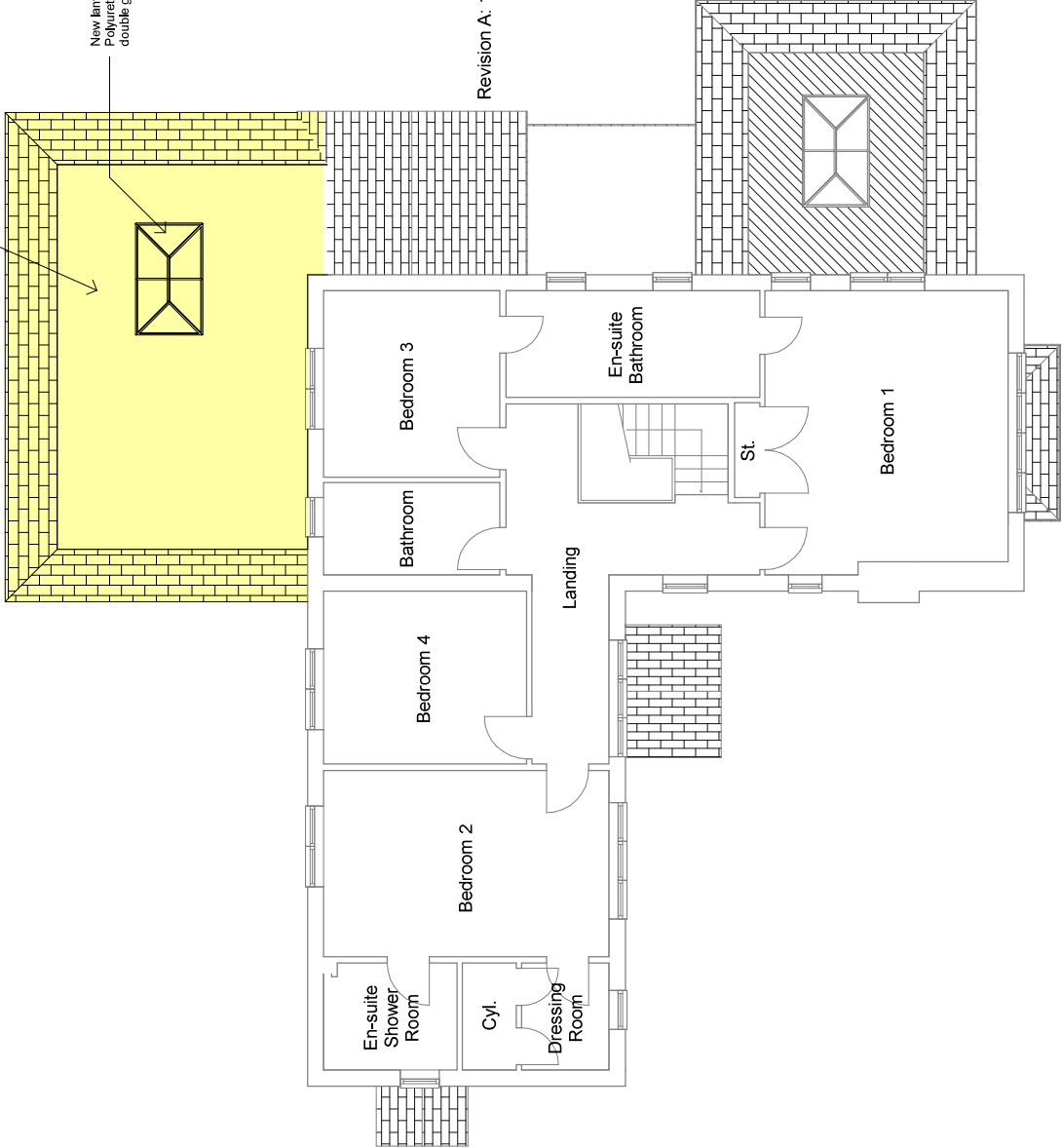
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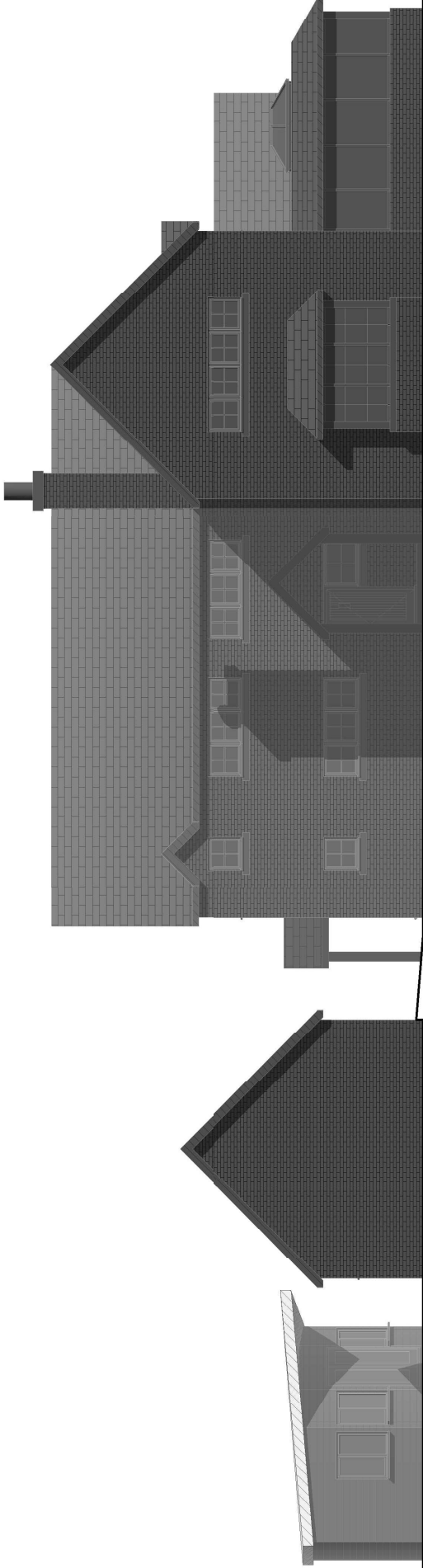
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Cheshire, CW4 7BA

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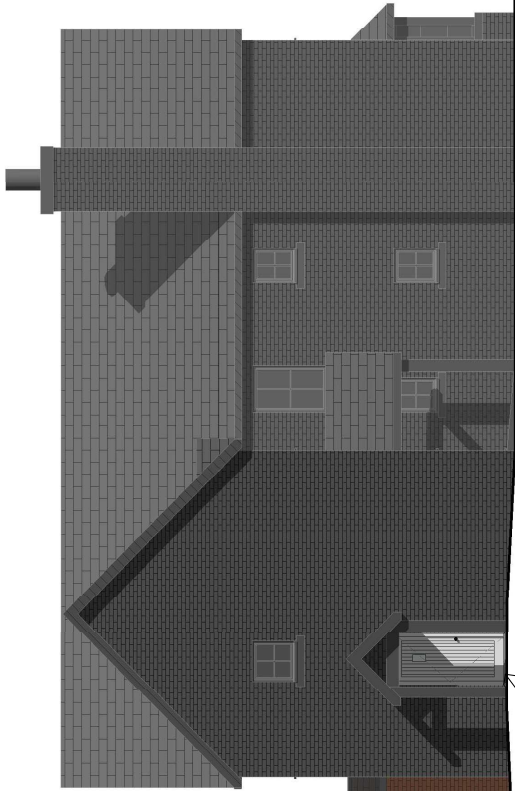
|                                                                                                                                                                                                        |                          |                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------|
| <b>Applicant</b><br>Miss Elin Drake                                                                                                                                                                    |                          |                         |
| <b>Contract</b><br>Oak Lodge, Pen Y Lan,<br>Ruabon, Wrexham                                                                                                                                            |                          |                         |
| <b>Drawing</b><br>Proposed First Floor Plan<br>Revision A                                                                                                                                              |                          |                         |
| <b>Drawn by</b><br>ME                                                                                                                                                                                  | <b>Checked by</b><br>JPC | <b>Date</b><br>Dec 2019 |
| <b>Drawing No</b><br>D&PM 3292<br>/ 09                                                                                                                                                                 | <b>Rev</b><br>*          | <b>Scale</b><br>1 : 100 |
|                                                                                                                                                                                                        |                          | <b>Size</b><br>A3       |
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FIRST FLOOR LAYOUT PLAN



PROPOSED FRONT ELEVATION



PROPOSED COURTYARD ELEVATION

New lantern to be  
polyurethane finish and  
double glazed.

PROPOSED SINGLE STOREY PITCHED  
ROOF EXTENSION (WITH CENTRAL  
HIDDEN FLAT ROOF AREA).

All new windows to be white timber  
framed double glazed casement style  
windows to match existing.

All new external walls to be  
constructed in conventional cavity wall  
construction finished externally with  
facing brickwork to match existing.

External ground levels are to be regraded where  
required in order to provide suitable level access into the  
adapted and extended property

Revision A: 10.12.19 - Planning Application Amendment  
(New Design Proposal).

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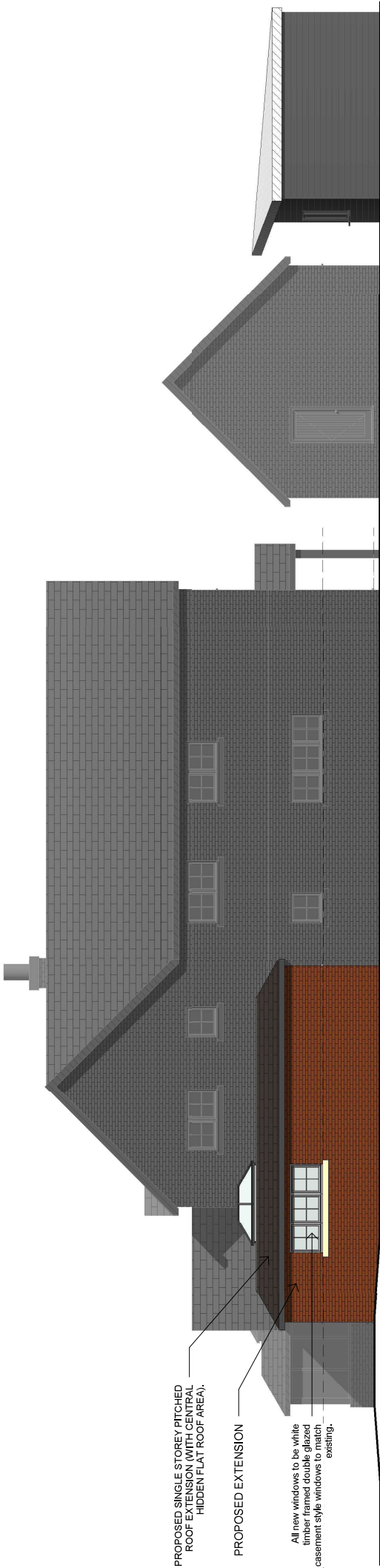
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|                                                                                                                                                                                                 |                   |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| Applicant<br>Miss Elin Drake                                                                                                                                                                    |                   |                  |
| Contract<br>Oak Lodge, Pen Y Lan,<br>Ruabon, Wrexham                                                                                                                                            |                   |                  |
| Drawing<br>Proposed Elevations (1 of 2)<br>Revision A                                                                                                                                           |                   |                  |
| Drawn by<br>ME                                                                                                                                                                                  | Checked by<br>JPC | Date<br>Dec 2019 |
| Drawing No<br>D&PM 3292<br>/ 10                                                                                                                                                                 | Rev<br>*          | Scale<br>1 : 100 |
|                                                                                                                                                                                                 |                   | Size<br>A3       |
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PROPOSED REAR ELEVATION

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|                              |                   |                                                                                                                                                                                                 |                  |                                                       |            |
|------------------------------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------|------------|
| Applicant<br>Miss Elin Drake |                   | Contract<br>Oak Lodge, Pen Y Lan,<br>Ruabon, Wrexham                                                                                                                                            |                  | Drawing<br>Proposed Elevations (2 of 2)<br>Revision A |            |
| Drawn by<br>ME               | Checked by<br>JPC | Date<br>Dec 2019                                                                                                                                                                                | Scale<br>1 : 100 | Rev<br>*                                              | Size<br>A3 |
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PROPOSED SIDE ELEVATION