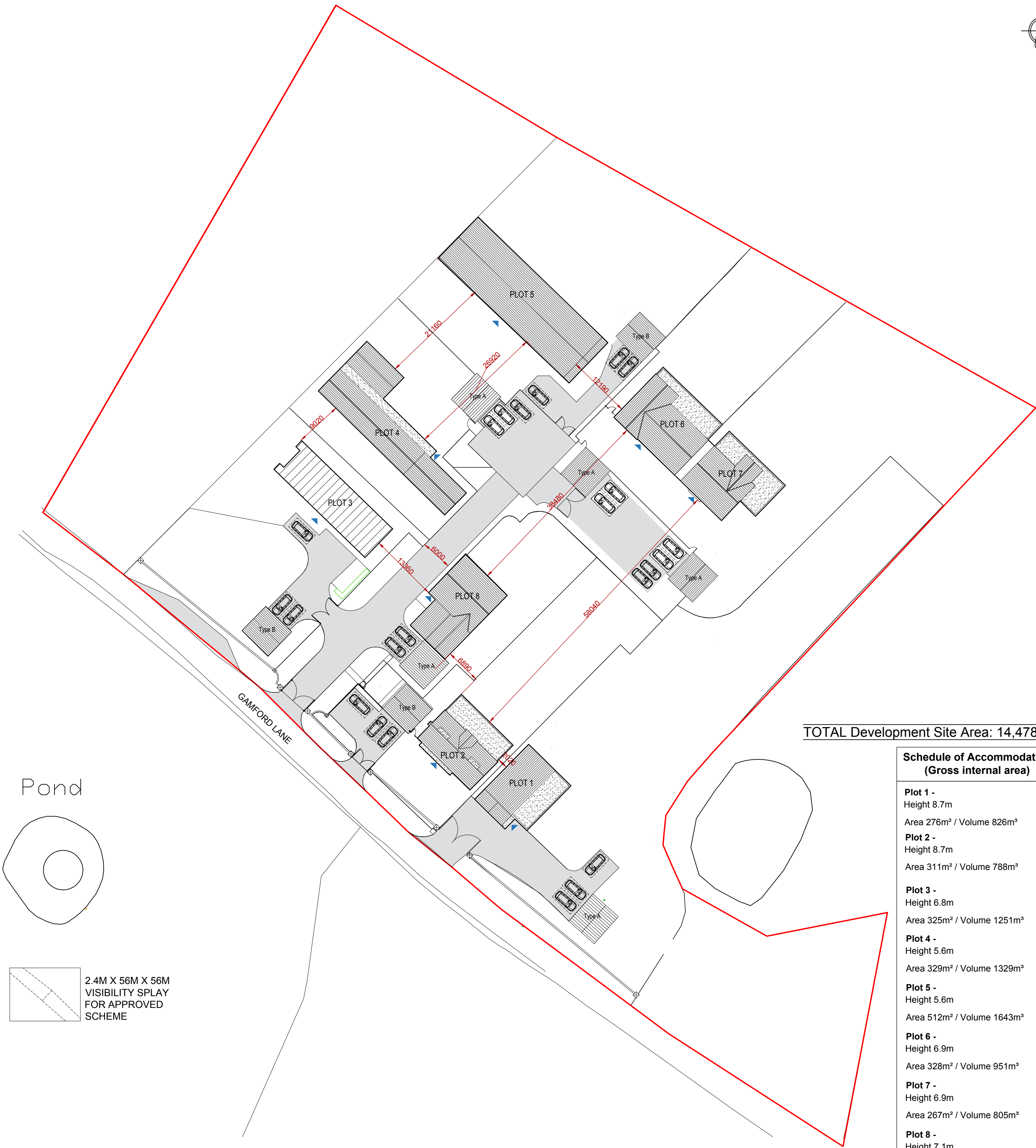
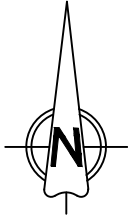
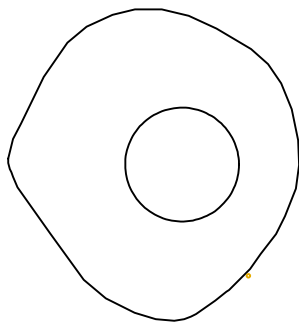




Pond



2.4M X 56M X 56M
VISIBILITY SPLAY
FOR APPROVED
SCHEME

TOTAL Development Site Area: 14,478m²

Schedule of Accommodation (Gross internal area)

Plot 1 - Height 8.7m Area 276m ² / Volume 826m ³
Plot 2 - Height 8.7m Area 311m ² / Volume 788m ³
Plot 3 - Height 6.8m Area 325m ² / Volume 1251m ³
Plot 4 - Height 5.6m Area 329m ² / Volume 1329m ³
Plot 5 - Height 5.6m Area 512m ² / Volume 1643m ³
Plot 6 - Height 6.9m Area 328m ² / Volume 951m ³
Plot 7 - Height 6.9m Area 267m ² / Volume 805m ³
Plot 8 - Height 7.1m Area 294m ² / Volume 816m ³
Garage Type A Height 4.6m Area 45m ² / Volume 159m ³
Garage Type B Height 4.6m Area 45m ² / Volume 159m ³

Key:

DISCLAIMER

1. THIS DOCUMENT AND ALL DRAWINGS ARE COPYRIGHT OF HARDIE BRACK AND MAY NOT BE REPRODUCED WITHOUT THEIR SPECIFIC PERMISSION.

2. DRAWINGS MUST BE READ IN ASSOCIATION WITH THE RELEVANT HARDIE BRACK SPECIFICATIONS & SCHEDULE OF WORKS.

3. THE DRAWINGS SHOULD NOT BE SCALED FROM. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.

4. ALL BUILDING MATERIALS SPECIFIED SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS, BRITISH STANDARDS, BRITISH STANDARD CODES OF PRACTICE AND SHALL BE TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER & CONTRACT ADMINISTRATOR.

5. ALL STRUCTURAL WORKS ARE TO BE CARRIED OUT IN FULL ACCORDANCE WITH STRUCTURAL ENGINEER'S APPROVED CALCULATIONS AND DETAILS AND TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

6. DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE HASAM ACT 1974 & THE CONSTRUCTION DESIGN & MANAGEMENT (CDM) REGULATIONS 2007. THE CONTRACTOR SHALL NOT DISTURB ANY ASBESTOS PRODUCTS DURING THE WORKS. ANY DISCOVERY OF ASBESTOS OR SUSPECTED ASBESTOS PRODUCTS, WHICH ARE LIKELY TO BE DISTURBED DURING THE WORKS, SHALL IMMEDIATELY BE REPORTED TO THE CONTRACT ADMINISTRATOR. WHERE SPECIFIED WORKING WITH ASBESTOS SHALL BE CARRIED OUT IN FULL ACCORDANCE WITH THE CONTROL OF ASBESTOS REGULATIONS 2006.

7. THE PLANS MUST NOT BE ACTED UPON UNTIL THEY HAVE BEEN APPROVED IN ACCORDANCE WITH CLAUSE 14 & 12 (1) (b) OF BUILDING REGULATIONS. SHOULD THE OWNER OR CONTRACTOR COMMENCE WORK WITHOUT THE ABOVE APPROVALS, THEY DO SO AT THEIR OWN RISK.

8. TO BE READ IN CONJUNCTION WITH SPECIALIST DRAWINGS FOR STRUCTURAL ENGINEERING, DRAINAGE AND SERVICES DESIGN.

Revision	Drawn by	Date	Details
	Hardie Brack Pekin Building 23 Harrington Street Liverpool L2 9QA T : 0151 242 1500 F : 0151 231 1096 www.dearsbrack.co.uk		HBA
Client:	Mr Nathan Cunningham		
Project Title:	8 No Dwelling House Development		
Site Location:	Gamford House, Gamford lane Rosset, Wrexham LL12 0EW		
Drawing Title:	Site Layout Plan as Proposed		
Scale:	1:500 @ A2	Drawn:	DCA
Date:	23.04.19	Project No:	PP18-1275
Drawing No:	PL-01	Revision:	A