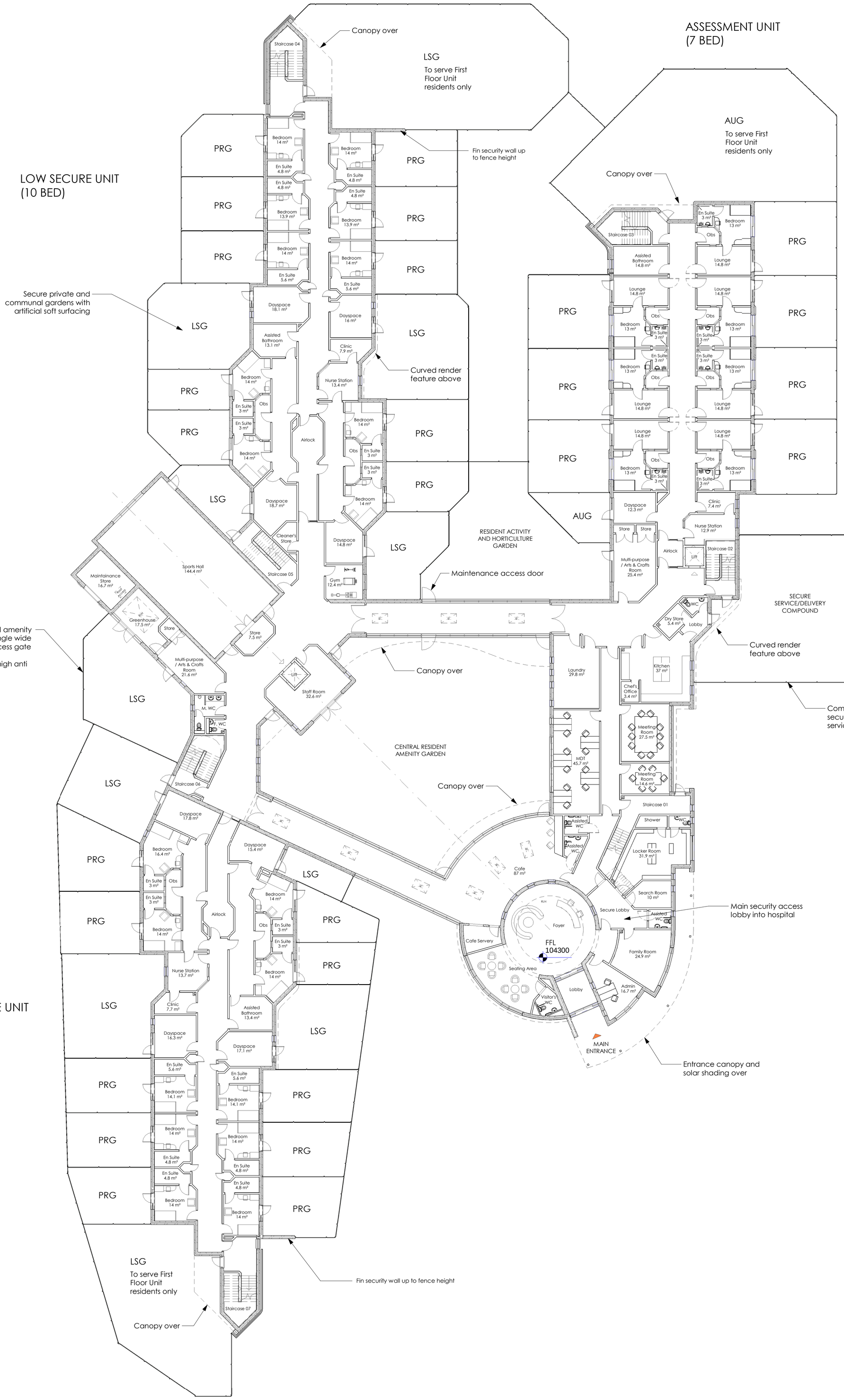


GROUND FLOOR PLAN

NOTES

© This drawing is copyright of Condy and Lofthouse Ltd. and may not be reproduced in any way without their specific permission.

All dimensions are to be checked on site. Do not scale from this drawing, work to figured dimensions only. Any queries please contact the architects.

MATERIALS PROHIBITED

Materials prohibited from use, except where used in accordance with 'Good Practice in the Selection of Construction Materials (March 2011)' or unless required by the Contract:

a) high alumina cement in the structural elements;
b) wood wool slabs in permanent formwork to concrete;
c) calcium chloride admixtures for use in reinforced concrete;
d) asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2006' or any other statutory modification or re-enactment thereof;
e) any naturally occurring or man made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
f) aggregates for use in reinforced concrete which do not comply with:
   'BS EN 12620:2002: properties of aggregates used in concrete.
   'BS EN 13139:2002: Properties of aggregates used in mortar.
   'BS EN 13055 (Parts 1 & 2): properties of lightweight aggregates.
   'Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 330 (2004)' & 'Concrete Society Technical Report 30 (1999)';
g) lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
h) urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive;
i) calcium silicate bricks or tiles;
j) vermiculite unless it is established as being fibre-free: calcium silicate bricks or tiles;
k) any products containing cadmium referred to in Statutory Instrument SI 2006/3311 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE IDGE391 Cadmium and you';
l) any new timber treated with pentachlorophenol;
m) non galvanised mild steel structural fixings for building elements particularly susceptible to erosion;
n) concrete used in circumstances where it is susceptible to alkali/silica reaction;
o) materials containing chlorofluorocarbons (CFC's);
p) solvent based paints except where water based paints are unsuitable for unavailable;
q) any new materials not in accordance with statutory requirements, British Standards, Codes of Practice and good building practice current at the date of incorporation of the relevant materials into the Works or the specifications thereof;

NOTES

1. This scheme is subject to detailed design development and relevant Statutory Approvals
2. Floor level relative to Topographical Survey Ref. 9963_T received on 22.06.2017
3. Refer to site plan for security fencing access points/gates and landscaping context
4. Building designed for safety and protection of residents, including wellbeing, security and anti-ligature
5. All rainwater pipes internal to climbing and ligature risks control

KEY

PRG	Private resident garden
LSG	Low Secure Unit communal garden
AUG	Assessment Unit communal garden
RL	Rooflight over
RLN	Roof lantern over

GIA (Gross Internal Area)

Ground Floor Plan	2740m²
First Floor Plan	2210m²
TOTAL	**4950m²**

FULL PLANNING APPLICATION

REVISION DETAILS date / nome
- ○ Preliminary
- ● For Approval
- ○ Tender
- ○ Construction

CLIENT
ASC Realestate Investments Ltd

PROJECT
Proposed Low Secure Units & Housing
Mold Road, Gwersyllt
Wrexham LL11 4AF

DRAWING TITLE
Ground Floor Plan

SCALE	drawn by	date
1:200 @A1	EFE	07.09.2017

DRAWING NO revision
17-032-120 ○

Condy Lofthouse Architects
T: 0151 207 4371 • F: 0151 207 7087
Condy & Lofthouse Ltd Trading as CLA • Unit 17, Connect Business Village • 24 Derby Road • Liverpool • L5 9PR • E: info@condylofthouse.co.uk • www.condylofthouse.co.uk