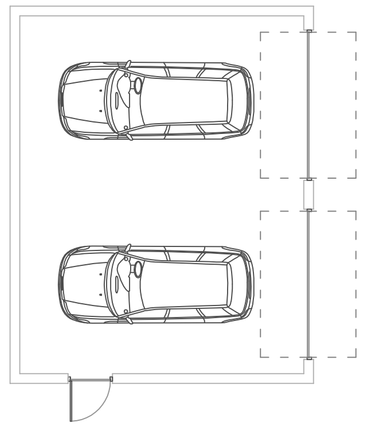
Front Elevation as Proposed

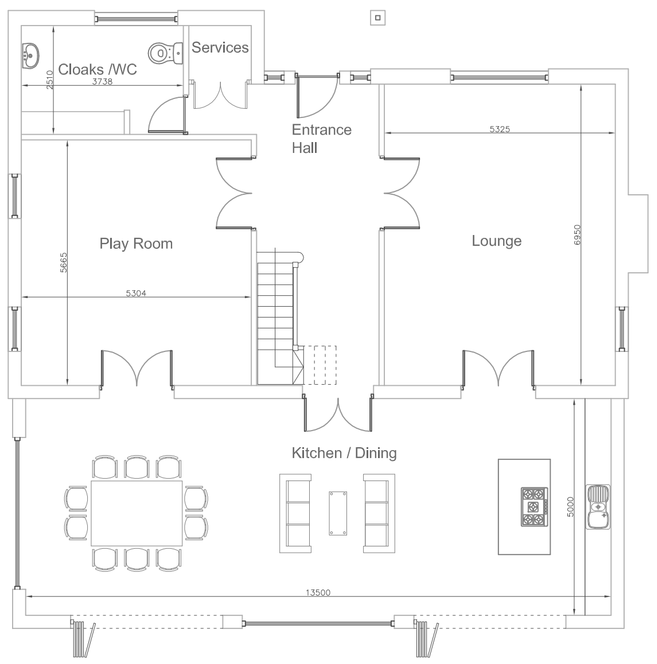
Left Side Elevation as Proposed

Rear Elevation as Proposed

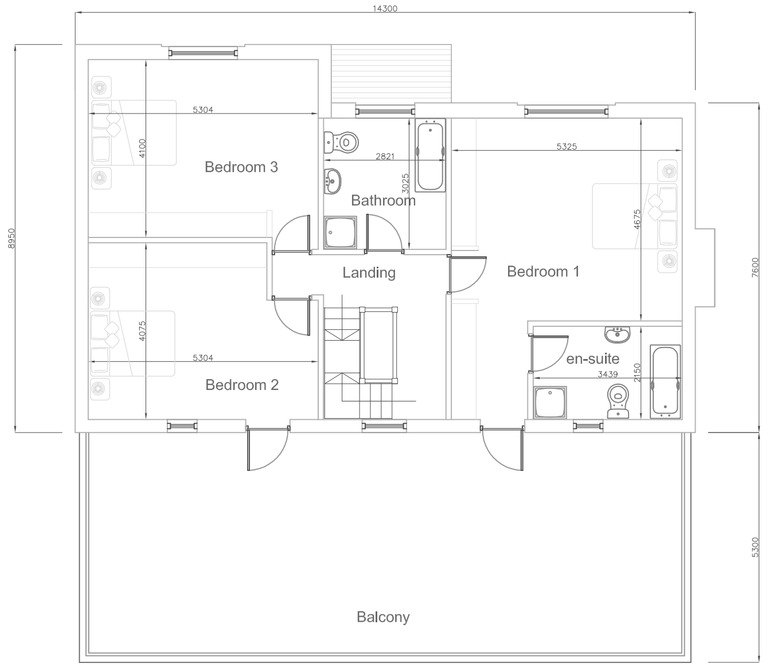
Right Side Elevation as Proposed



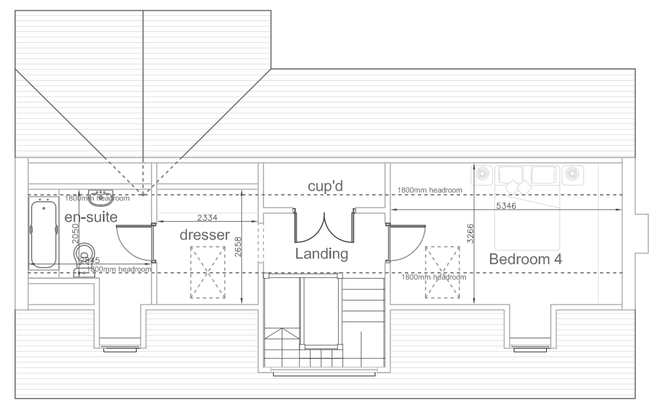
Garage Plan as Proposed
(61m2 footprint)



Ground Floor Plan as Proposed
(192m2 footprint)



First Floor Plan as Proposed
(117m2 footprint)



Second Floor Plan as Proposed
(57m2 footprint)

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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 HASAW 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 (2) (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

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Client:	Urban Developments
Project Title:	New Housing Development
Site Location:	Former Golden Grove Inn, Llyndlr Lane, Rosset, Wrexham LL120AS
Drawing Title:	Preliminary Plans & Elevations Plot 1 as Proposed

Scale:	Drawn:	Date:	Project No.	Drawing No.	Revision:
1:100 @ A1	GLM	03.10.14	-	DC-02	-