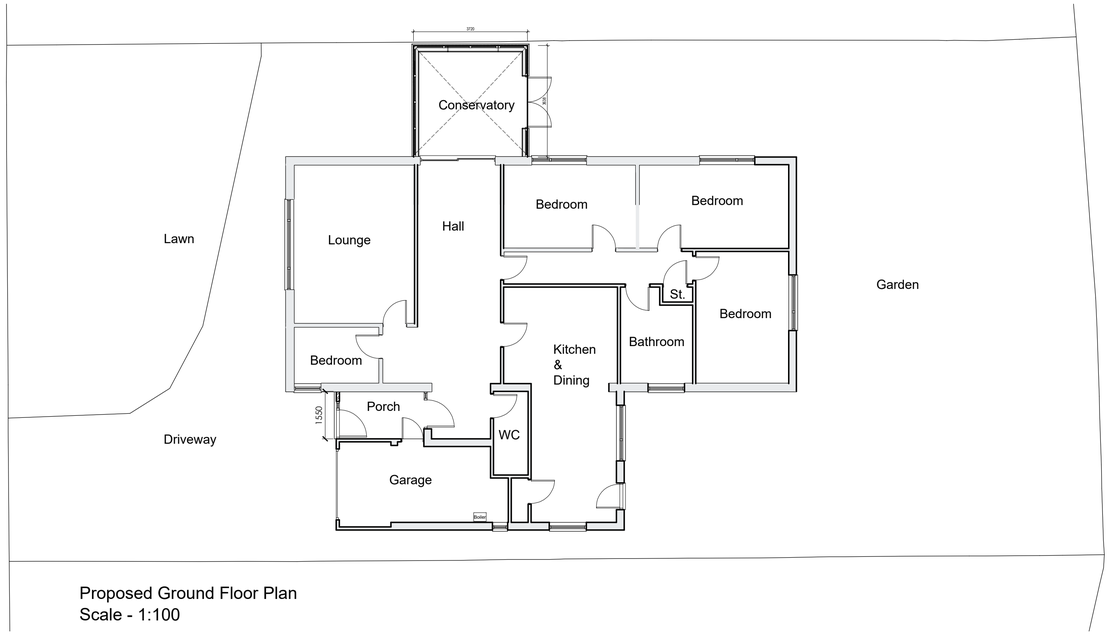
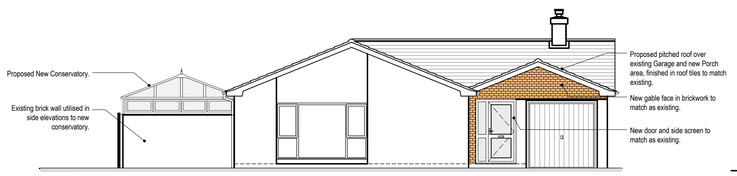
0 1 2 3 4 5m

Scale 1:100

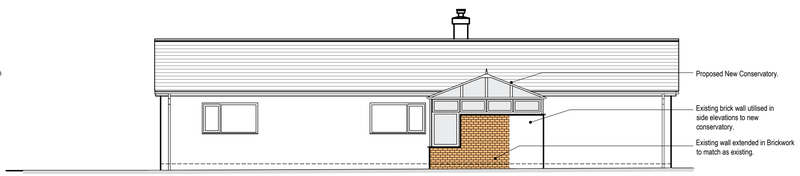
Existing Property not Surveyed by Speaks Design Services.
Drawings for planning purposes only
All measurements to be checked on site.



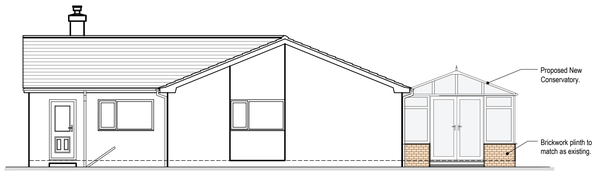
Proposed Ground Floor Plan
Scale - 1:100



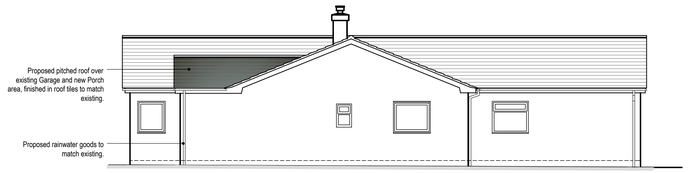
Proposed Front Elevation
Scale - 1:100



Proposed Side Elevation
Scale - 1:100



Proposed Rear Elevation
Scale - 1:100



Proposed Side Elevation
Scale - 1:100

NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of oil/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
A	30/09/2025	SY	TBS
Non-Draft Issue			
-	18/09/2025	SY	TBS
Draft Issue			

SDS
SPEAKS DESIGN SERVICES

Speaks Design Services
Dalton House
35 Chester Street,
Wrexham
LL13 8AH

Tel 01978 592872
Mob 07592 759095
Mail info@speaksds.co.uk
Web www.speaksds.co.uk

CIAT
CHARTERED PRACTICE

Project
98 Jeffrey's Road, Wrexham, LL12 7PG

Client	Purpose of Issue	Drawing Stage
Dr Majumdar	For Information	Planning

Title
Proposed Plan and Elevations

Scale @ A1	Date	Ref	Drawn
1:100	Sept 2025	385	SY

Drg No	Rev
385/JRW/PL/002	A