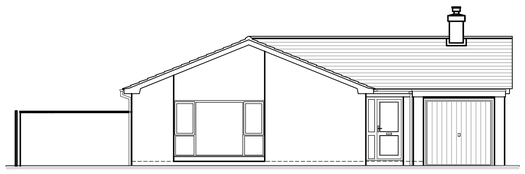
0 1 2 3 4 5m

Scale 1:100

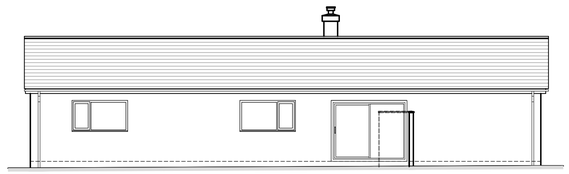
Existing Property not Surveyed by Speaks Design Services.
Drawings for planning purposes only
All measurements to be checked on site.



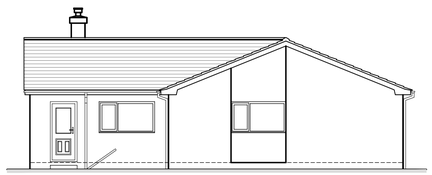
Existing Ground Floor Plan
Scale - 1:100



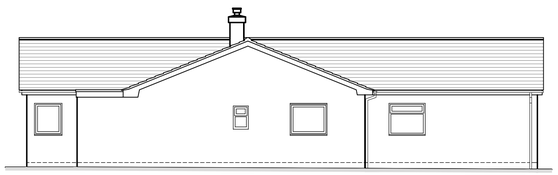
Existing Front Elevation
Scale - 1:100



Existing Side Elevation
Scale - 1:100



Existing Rear Elevation
Scale - 1:100



Existing 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

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CIAT
CHARTERED PRACTICE

Project: 98 Jeffrey's Road, Wrexham, LL12 7PG			
Client: Dr Majumdar		Purpose of Issue: For Information	Drawing Stage: Planning
Title: Existing Plan and Elevations			
Scale @ A1: 1:100	Date: Sept 2025	Ref: 385	Drawn: SY
Drg No: 385/JRW/PL/001			Rev: A