NOTES

Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. The contractor must verify all dimensions on site before commencing any work or shop drawings. The contractor must report any discrepancies to Hughes O'Hanlon before commencing work. If this drawing exceeds the quantities taken in any way, Hughes O'Hanlon is to be informed before the work is initiated.
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Details shown represent the minimum indicative requirement. The installer is responsible for all detailed design. The designer shall be responsible for developing the principles indicated to a complete design and for coordinating with the latest building arrangements. The installer shall be deemed to have included within their tender offer all necessary provision over and above the minimum requirements indicated on the drawings and within the specification to provide a complete and functional installation.

UNSURVEYED

New fire escape stair

Existing bin positioning tbc

Apartment bin store - provision required tbc

48no. of 60no. bicycle store to WCBC guidance note no.16

15no. 4800x2400mm parking spaces

+ 4no. visitor spaces (LIGHT GREY)

6000 MIN AISLE WIDTH

01 V 02 V 03 V 04 V 05 V 06 V 07 V 08 V 09 V 10 11 12 13 14 15

RISER

12no. of 60no. bicycle store to WCBC guidance note no.16

Unsurveyed area to remain as existing

Theatre fire exit - keep clear

Substation entrance - keep clear

Post boxes

Dry riser outlet

WCBC CENSUS DATA - CT21-0014

FLAT, MAISONETTE OR APARTMENT - SHARED OWNERSHIP: RENTED OR LIVES RENT FREE - 1-3 ROOMS

		Car or Van Availability		
		Zero	*One*	*Two+*
Surrounding Wards	*Bryn*	46%	43%	11%
	Offa	58%	36%	6%
	Grosvenor	60%	35%	5%
	Erddig	61%	36%	3%
	Smithfield	58%	35%	7%
	AVERAGE	**57%**	**37%**	**6%**

(ONS 2021)

ROXBURGH HOUSE

	Zero	*One*	*Two+*
	57%	37%	6%
30 APTS	17	11	2
SPACES	**0**	**11**	**4**

SPACES NEEDED = 15 SPACES

PROPOSED GROUND FLOOR PLAN
1 : 100

0 2m 4m 6m 8m 10m
GRAPHICAL SCALE 1:100

REV	DESCRIPTION	DRAWN BY	CHECKED BY	APPROVED BY	DATE
P05	PLANNING ISSUE	DJH	DGH	DGH	22/10/25
P04	DESIGN UPDATE	DJH	DGH	DGH	25/09/25
P03	DESIGN UPDATE	DJH	DGH	DGH	19/09/25
P02	UPDATED LAYOUTS	DJH	DGH	DGH	10/09/25
P01	INITIAL ISSUE	DJH	DGH	KOH	08/08/25

PROJECT TITLE
ROXBURGH HOUSE, WREXHAM

CLIENT
M1 INVESTMENTS Ltd

DRAWING TITLE
PROPOSED - GROUND FLOOR PLAN

SCALE @ A1
As indicated

DO NOT SCALE Any discrepancy or query concerning this drawing should be reported

PROJECT No | DRAWING No (PROJECT - ORIGINATOR - FUNCTION - LEVEL - FORM - DISCIPLINE - NUMBER) | REVISION
23790 RHW-HOH-XX-00-DR-A-4100- **P05**

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