

EXISTING SITE PLAN



BUILDING FOOTPRINT AREA

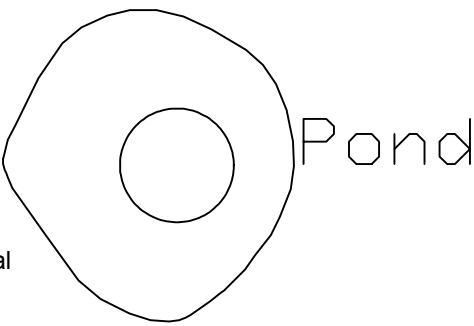
Building No.1 Area = 322m² Volume = 1495m³ Ridge Height = 6.00m	Building No.11 Area = 102m² Volume = 212m³ Ridge Height = 2.65m
Building No.2 Area = 55m² Volume = 160m³ Ridge Height = 2.95m	Building No.12 Area = 202m² Volume = 140m³ Ridge Height = 2.2m
Building No.3 Area = 174m² Volume = 949m³ Ridge Height = 6.46m	Building No.13 Area = 262m² Volume = 606m³ Ridge Height = 2.33m
Building No.4 Area = 105m² Volume = 380m³ Ridge Height = 4.47m	Building No.14 Area = 77m² Volume = 221m³ Ridge Height = 3.72m
Building No.5 Area = 128m² Volume = 462m³ Ridge Height = 4.66m	Building No.15 Area = 112m² Volume = 621m³ Ridge Height = 7.02m
Building No.6 Area = 90m² Volume = 375m³ Ridge Height = 5.1m	Building No.16 Area = 99m² Volume = 244m³ Ridge Height = 4.85m
Building No.7 Area = 250m² Volume = 1035m³ Ridge Height = 5.3m	Building No.17 Area = 35m² Volume = 159m³ Ridge Height = 5.3m
Building No.8 Area = 389m² Volume = 1776m³ Ridge Height = 5.73m	Building No.18 Area = 48m² Volume = 229m³ Ridge Height = 5.9m
Building No.9 Area = 395m² Volume = 1776m³ Ridge Height = 5.70m	Building No.19 Area = 32m² Volume = 82m³ Ridge Height = 2.55m
Building No.10 Area = 362m² Volume = 2110m³ Ridge Height = 6.94/5.7m	Building No.20 Area = 285m² Volume = 1543m³ Ridge Height = 8.78m

TOTAL FOOTPRINT AREA 3,524m²

TOTAL BUILDING VOLUME 14,676m³

BUILDING KEY

- Brick buildings 11No. total
- Agricultural sheds - 9No. total
- Hardstanding Areas - Approx 2455m²
- Residential Garden Area - Approx 4805m²
- Green Space - Approx 8421m²



DISCLAIMER

1. THIS DOCUMENT AND ALL DRAWINGS ARE COPYRIGHT OF **HARDIE BRACK** AND MAY NOT BE REPRODUCED WITHOUT THEIR SPECIFIC PERMISSION.

2. DRAWINGS MUST BE READ IN ASSOCIATION WITH THE RELEVANT **HARDIE BRACK** SPECIFICATIONS & SCHEDULE OF WORKS.

3. THE DRAWINGS SHOULD NOT BE SCALED FROM. THE CONTRACTOR MUST SITE CHECK ALL DIMENSIONS PRIOR TO ORDERING MATERIALS. FIGURED DIMENSIONS ARE TO BE USED FOR TENDER PURPOSES ONLY. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE CONTRACT ADMINISTRATOR BEFORE PROCEEDING.

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.

Revision	Drawn by:	Date:	Details:
Hardie Brack Pekin Building 23 Harrington Sreet Liverpool L2 9QA T : 0151 242 1500 F : 0151 231 1096 www.dearsbrack.co.uk			

Client:

Mr Nathan Cunningham

Project Title:

8 No Dwelling House Development

Site Location:

Gamford House, Gamford lane Rosset, Wrexham
LL12 0EW

Drawing Title:

Existing Site Plan

Scale:	Drawn:	Date:	Project No.	Drawing No.	Revision:
1:500 @ A2	DCA	19.03.19	PP18-1275	PL-EX02	