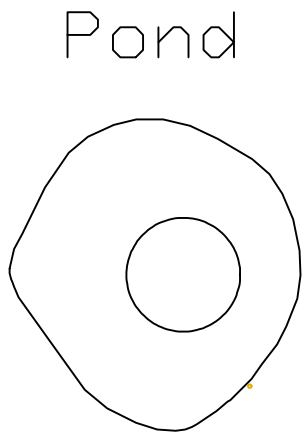


TOTAL Development Site Area: 14,478m²

Schedule of Accommodation (Gross internal area)
Plot 1 - Height 8.7m Area 276m² / Volume 826m³
Plot 2 - Height 8.7m Area 311m² / Volume 788m³
Plot 3 - Height 6.8m Area 325m² / Volume 1251m³
Plot 4 - Height 5.6m Area 329m² / Volume 1329m³
Plot 5 - Height 5.6m Area 512m² / Volume 1643m³
Plot 6 - Height 6.9m Area 328m² / Volume 951m³
Plot 7 - Height 6.9m Area 267m² / Volume 805m³
Plot 8 - Height 7.1m Area 294m² / Volume 816m³
Garage Type A Height 4.6m Area 45m² / Volume 159m³
Garage Type B Height 4.6m Area 45m² / Volume 159m³

Key:
2.4M X 56M X 56M
VISIBILITY SPLAY
FOR APPROVED
SCHEME



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 HSWA 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: Site Layout Plan as Proposed			
Scale:	Drawn:	Date:	Project No:
1:500 @ A2	DCA	06.03.19	PP18-1275
		Drawing No:	Revision:
		PL-01	