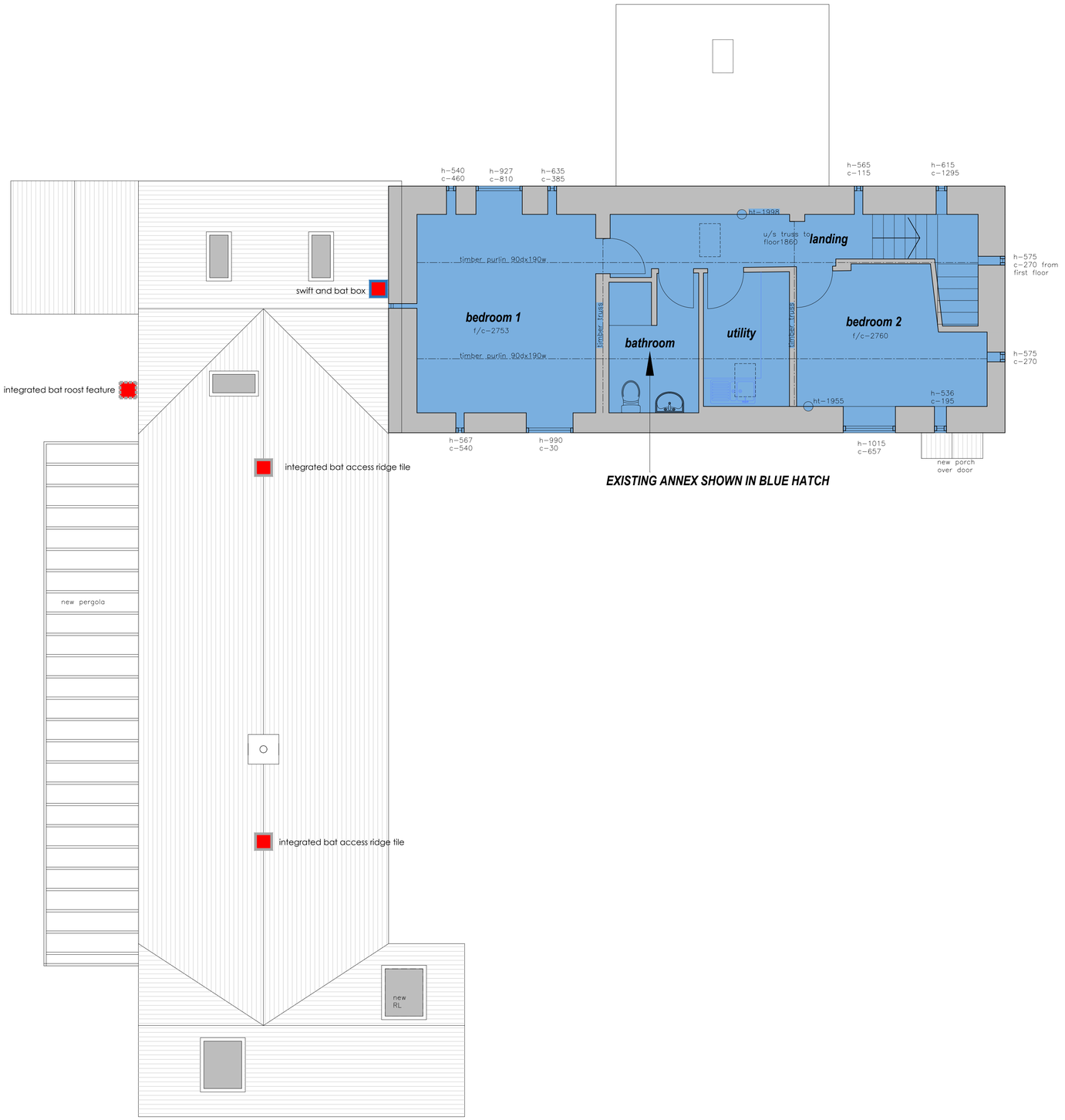



**FIRST FLOOR PLAN AS PROPOSED** 1:50@A1

# FIRST FLOOR PLAN AS PROPOSED

**IMPORTANT**
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEER'S DRAWINGS & INFORMATION

PLEASE NOTE

Due to the age, materials, construction & layout of existing buildings dimensions and levels may vary according to location.
Whilst best efforts are made, wall thicknesses sometimes differ according to height & walls which are not straight & may 'bend' mid-run. Also due to slightly sloping ceilings/floors, clear heights may differ dependant on where existing measurements are taken.

This drawing and the works depicted are the copyright of Design and Planning Associates Ltd (DPA) and may only be reproduced with written permission. No alteration to the design or specification in part or whole to be made without the written approval of DPA.

All dimensions and levels depicted are subject to checking and verified on site prior to construction. Any discrepancies are to be immediately notified to DPA. Figured dimensions to be used only.

The information contained in this drawing must only be used at the named location. The location of any services indicated on this drawing are approximate only and must be checked on site by the main contractor before commencing works.

Client/Contractor is to be responsible for locating any underground services.

CDM Regulations - Where applicable the designers hazard identification sheets to be read in conjunction with all consultants drawings, specifications and existing record drawings. It is considered that a competent contractor will be able to identify hazards associated with the project from the information above, and take the necessary precautions to deal with any risks to health and safety.
CDM - for the avoidance of doubt the Principal Contractor is reminded that he is fully and solely responsible for the day-to-day management of site safety.

Compliance with the construction design and management regulations(CDM) is the sole responsibility of the client unless we are otherwise instructed in writing.

CONSTRUCTION NOTES GENERALLY:
Notwithstanding anything contained in this document or any other document forming part of the basis of the works every aspect of the works/installation is to comply with all requirements and all recommendations of all relevant Associations, Manufacturers, BRE Digests, British Standards, Codes of Practice, Building Regulations, Bye-Laws, Acts, Regulations, Planning Authority, Environmental Health Department, Fire Authorities, Water Authorities, Gas Autghority, Electricity Authority, Institute of Heating and Ventilating Engineers and IEE Regulations.

PRE- CONSTRUCTION GOODWILL ADVICE NOTES GENERALLY:
Prior to commencement of **any** site works ensure the following(where applicable) have been fully addressed:

- Local Authority Pre-commencement Planning Conditions have been submitted and discharged.
- CIL (Community Infrastructure Levy) Pre-commencement CIL forms have been completed and submitted to the local authority CIL team and an acknowledgement from LA CIL team received.
- Ecology Licence is in place prior to any demolition works on site.
- Demolition Notice Section 80 has been completed and submitted to the necessary authority
- Building Regulations Conditional Approval has been received.
- All public services locations, depths and types - eg gas, water, electricity, drainage, telecoms - to be fully identified
- All Covenants, Rights of Way etc to be investigated

1:50 1m 2m 3m

Scale bars for information only and not for construction

NOT APPROVED FOR CONSTRUCTION

| rev | description | date | author | checked |
|---|---|---|---|---|
| C | amended following clients comments | 14/01/26 | GP | - |
| B | pergola and porch added<br>bat box info added | 07/01/26 | GP | - |
| A | Existing coach house shown hatched<br>Drawing description amended | 29/09/25 | GP | - |

PLANNING

client
MR ANDREW BURGESS

project
PROPOSED CONVERSION OF PART WORKSHOPS INTO AN EXTENSION TO THE COACH HOUSE AT
BRYN EGLWYS, CASTLE ROAD CHIRK, LL14 5BS

drawing
FIRST FLOOR PLAN AS PROPOSED

project no.
25025

date
09/25
drawn
GP

scale
1/50 @A1
1/100 @A3

drawing no.
P-11

revision
C

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S=SURVEY
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AB=AS BUILT