TRINITY STREET

Construction (Design and Management) Regulations

Design risk assessments are carried out throughout the design stage of this project in accordance with company procedures and manuals. Where reasonably possible all areas of risk applicable to design and end use of the construction have been identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-construction Information and all related documents prepared in accordance with the current Construction (Design and Management) Regulations 2015 and all applicable Health and Safety legislation as currently amended.

Area Legend

Existing GIFA: **400m²**

RETAIL UNITS, TRINITY HOUSE APARTMENTS ABOVE
5 - 9 Trinity Street

4.8 m² GL.32 Store
SVP
RWP
VEHICULAR ENTRANCE
30.3 m² GL.31 Staff Room
Rooflight
RWP
14.2 m² GL.30 Meeting Room
Beam Above **+2320mm**
12.2 m² GL.28 Circulation
22.1 m² GL.29 Store
Ramp
REAR ENTRANCE
IJAZZ INDIAN CUISINE
25 Egerton Street
RWP
7.6 m² GL.26 Store
5.9 m² GL.27 Meeting Room
9.2 m² GL.22 Meeting Room
SVP
RWP
11.5 m² GL.21 Circulation
22.3 m² GL.24 Meeting Room
Ramp
RWP
4.4 m² GL.23 Store
5.3 m² GL.20 Kitchen
3.8 m² GL.19 Lobby
2.2 m² GL.10 Store
SVP
RWP
4.8 m² GL.25 Elec Cupboard
Beam Above **+3700mm**
4.4 m² GL.09 Photocopier Room
3.8 m² GL.18 Basement Entrance
7.7 m² GL.06 WCs
2.9 m² GL.07 Acc. WC
2.1 m² GL.08 Lobby
14.2 m² GL.17 We Mind The Gap Office
1.7 m² GL.05 Lift
4 m² GL.03 Lobby
UP
22.4 m² GL.02 Reception
Beam Above **+2700mm**
10.9 m² GL.14 We Mind The Gap Store (Old Vault)
3.8 m² GL.15 Server Room
Reception Desk
30.6 m² GL.04 Support / Engagement Office
13 m² GL.01 Entrance Foyer
4.2 m² GL.12 We Mind The Gap
4 m² GL.13 We Mind The Gap Consulting Room
Beam Above **+ 3230mm**
35.1 m² GL.11 We Mind The Gap Office
16.1 m² GL.16 We Mind The Gap Office
RWP
FRONT ENTRANCE
EGERTON STREET

Existing Ground Floor Plan
1 : 50

0.0 1.0m 2.0m 3.0m 4.0m 5.0m
GRAPHICAL SCALE 1:50

REV	DESCRIPTION | DRAWN BY | CHECKED BY | APPROVED BY	DATE
P02	Stage 3 issue | AJ | CB | MWR	16/12/2025
P01	Revised issue | AJ | CB | MWR	24/07/2025
P00	Initial input and issue | AJ | CB | MWR	24/06/2025

RIBA PLAN OF WORK WORKSTAGE	LEVEL OF MODEL DEFINITION (LoD)
Stage 3 - Spatial Coordination	LoD 4b - Coordinated Model
PURPOSE OF ISSUE - SUITABLE FOR ...	STATUS or SUITABILITY
Costing	Status S2 - Delivery Team Information

lawray architects

CARDIFF 029 2052 8140
LONDON 0207 138 3560
WREXHAM 01978 357 887
www.lawray.co.uk

CLIENT
AVOW

PROJECT TITLE
AVOW, 21 Egerton Street

DRAWING TITLE
Existing Ground Floor Plan

PROJECT No
20171

SCALE @ A1
1 : 50

DRAWING No (BS1192:2007 +A2:2016) & BS EN ISO19650
1192: Project - Originator - Volume - Level - Type - Role - Number Breakdown
19650: Project - Originator - Functional - Spatial - Form - Discipline - Number Breakdown
AES-LAW-X-G01-DR-**A-031002**

REVISION
P02

DO NOT SCALE Any discrepancy or query concerning this drawing should be referred to the Architect
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