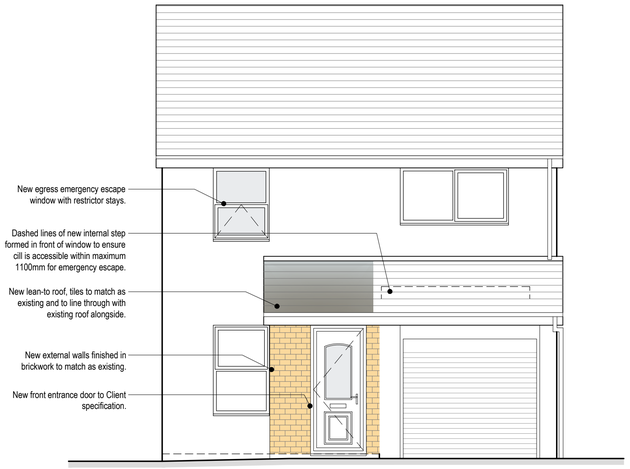
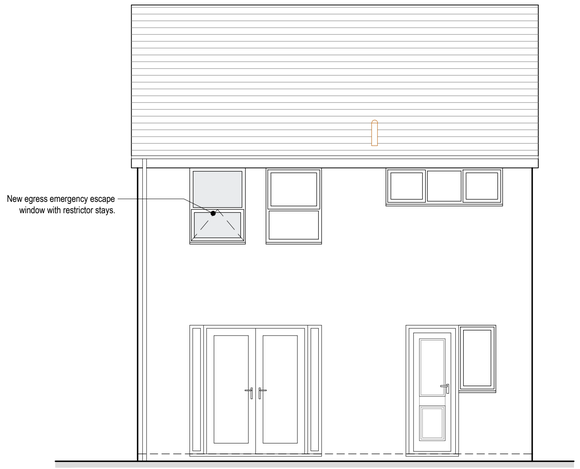
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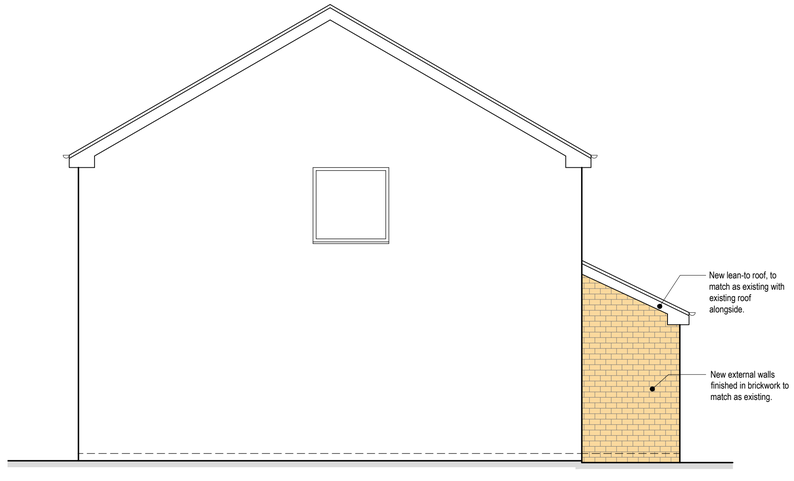
Scale 1:50



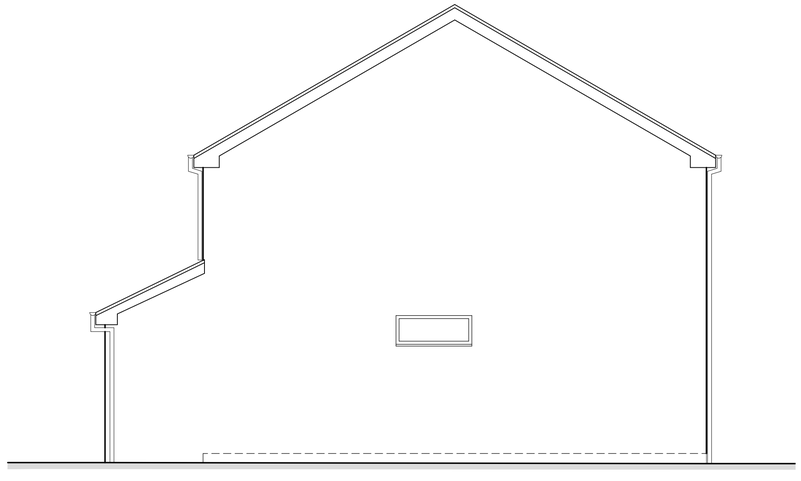
Proposed Front Elevation
Scale - 1:50



Proposed Rear Elevation
Scale - 1:50



Proposed Side Elevation
Scale - 1:50



Proposed Side Elevation
Scale - 1:50

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DESIGN AND SPECIFICATION, INCLUDING ALL NEW LINTELS, PADSTONES AND BEAMS

GENERAL CONSTRUCTION NOTES

GENERAL:
All workmanship and materials to comply with current Building Regulations, British Standards, codes of practice, robust construction details and LA inspector requirements. All materials to be fixed, applied or mixed in accordance with manufacturers instructions or specification. All materials to be suitable for their purposes. All works to be carried out to the satisfaction of the 'inspector' whether or not indicated on any of the drawings.

Dimensions to be checked on site before manufacture.

Any discrepancy between this drawing, site conditions and information provided by others to be brought to the attention of the client without delay.

Party Wall Act: The Client must satisfy themselves that the boundaries shown on the plan are correct. In the event of a boundary dispute the client will be required to meet all costs.

CLIENT TO PROVIDE COMMENTS AND AGREE FULL SCOPE OF WORKS WITH BUILDER BEFORE COMMENCING WORKS.

Drawings to be read in conjunction with structural drawings and calculations by appointed Structural Engineer. Structural drawings to be used for fabrication and installation.

GENERAL NOTES

- All dimensions and levels are to be checked on site.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors.
- This drawings shall not be used to ascertain dimensions. Work to figured dimensions only.
- This drawing is for Building Regulations applications only and for no other use.
- All work to be carried out in accordance with the Building Regulations and all other statutory legislation to the satisfaction of the Inspecting Authority. All materials and workmanship is to comply with the appropriate codes of practice, British and/or European standards. All materials used to hold a valid Agrement Certificate for the purpose intended.
- All dimensions are in millimetres unless stated otherwise.
- The contractor MUST check all dimensions and particulars prior to commencement of work.
- All existing structural elements (walls, lintels, beams, foundations etc.) affected by new work are to be exposed by the contractor and arrangements made for the Inspecting Authority to inspect and confirm they are adequate (or otherwise) to sustain new loads. Liaise with the Inspecting officer if strengthening work is necessary.
- All drain runs shown are assumed. The Contractor is to identify all drain routes as work commences and inform both the inspecting officer and SDS if there are any differences to what's shown on these drawings.
- All wiring and electrical work to be designed, installed, inspected and tested in accordance with requirements of BS7671, current edition of IEE wiring guidance and the Approved Document P by a competent person registered with an electrical self-certification scheme authorised by the Secretary of State. The competent person is to send to the Inspecting Authority, a self-certification certificate within 30 days of the electrical works completion. The Client is to receive both a copy of the aforementioned certificate and a BS7671 Installation Test Certificate from the competent person.
- BOUNDARIES as shown are the fence / wall lines and not necessarily the legal boundary.
- PARTY WALL ACT 1996: The Client may have obligations under this act. You must tell your neighbours if you want to carry out any building work near or on your shared property boundary, or 'party wall'. Go to www.gov.uk for further advise.
- CONSTRUCTION, DESIGN AND MANAGEMENT REGULATIONS 2015: The Client has safety responsibilities for the building work and he has an obligation to check his full responsibilities under these regulations, go to www.hse.gov.uk for further information.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Asbestos to be removed by certified professional when found.
- All proposed structural works designed by appointed Structural Engineer.
- Client to seek specialist advice regarding relocation of gas/electric and water supply, meters and appliances.
- Suitable mechanical equipment to be commissioned by Contractor / Builder to lift heavy materials to avoid unnecessary injury on site.
- Appropriate scaffolding to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
B	07/04/2026	PB	TBS
Non Draft Issue - Issues for clients information			
A	27/03/2026	TBS	TBS
Client's comments incorporated			
-	24/03/2026	SY	TBS
Draft Issue - Issued for client's information			

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CHARTERED PRACTICE

Project
12 Trevalyn Way, Rossett, Wrexham, LL12 0EJ

Client	Purpose of Issue	Drawing Stage
Craig Smith	For Information	BControl

Title
Proposed Elevations

Scale @ A1	Date	Ref	Drawn
1:50	April 2026	412	SY

Drg No	Rev
412/TWR/BR/007	B