

1 **LEVEL 00 PLAN**
1 : 100

SWOT ANALYSIS

Strengths
S1 layout complies with space standards between adjacent dwellings
S2 existing site trees retained
S3 apartments at the western side of the site maintains a street scene
S4 10No parking spaces including 2No disabled spaces.
S5 vehicle and pedestrian access from chester road
S6 apartment bin store with street access for collection
S7 sub station located at 'rear' of the site with unobstructed access
S8 no undercroft parking
S9 parking space adjacent to sub station widened to ease access
S10 4.8m wide access road
S11 site investigation and arb consultation concluded that buiding can encroach 3 meters into tree root protection zone. building moved north to suit.

Weakness
W4 no access for bin wagon onto site - bin collection will be street side
W5 change in level at the eastern end of the site - retaining structures may be required

Opportunities
O1 soft landscaping to enhance the street scene and biodiversity of the site

Threats

AREAS NET INTERNAL 00		
Level	Name	Area
Level 00	app 01	51 m²
Level 00	app 02	51 m²
Level 00	app 03	51 m²
Level 00	app 04	51 m²
Level 00	app 05	51 m²
Level 00	app 06	51 m²
Level 00	bike store	21 m²
Level 00	circulation	50 m²
Level 00	lift	3 m²
Level 00	plant & str	29 m²
Level 00	riser 01	1 m²
Level 00	riser 02	1 m²
Level 00	riser 03	1 m²
Level 00	riser 04	1 m²
Level 00	stair	19 m²

gross internal area = 470m/sq

Revision	Description	Date of Revision	Issued by
T	bike store revised	2026.06.11	AJR
S	cant brick added to elevation. shared for planning	2026.05.13	AJR
R	bin store adjusted and setting out shown. bin setting down space omitted, note added re site gate and drop kerb shown	2026.03.10	AJR
P	bike store/ plant layout revised	2026.03.04	AJR
N	bin store adjusted and bin allocation shown	2026.01.07	AJR
M	pedestrian visibility splay shown. boundary wall adjusted to suit	2025.10.23	AJR
L	net and gross internal areas shown	2025.07.04	AJR
K	boundary wall, fence and railing shown	2025.06.07	AJR
J	car park retaining walls and timber fencing shown. 2 meter high fence and gate around escape stair	2025.06.01	AJR
H	shared for approval	2025.05.30	AJR
G	stone cills added to ground and first windows. parking space ommited. bin setting out area shown	2025.05.14	AJR
F	revised and issued for comment/ review	2025.04.14	AJR
E	lift and stair configuration shown, sub station moved, vehicle access barrier shown, building encroaches 2 meters into tree exclusion zone, buiding footprint adjusted to wall constsruction buildups, cycle storage shown	2025.03.31	AJR
D	topo updated to latest verion. northern vehicle access moved to follow boundary. building moved to the north to reduce impact on tree exclusion zone	2025.03.17	AJR
C	arb drg mar.25 added. drainage shown, parking bay next to sub station and access road widened, bin store path to highways shown	2025.03.07	AJR
B	revised following client meeting	2025.01.29	AJR
A	issued for discussion	2025.01.27	AJR

S11

drawing status: for construction · for approval · for discussion

Scale@A1: As indicated **Project:** 2 CHESTER STREET, WREXHAM
Date: 2025.01.27 **Sheet name:** LEVEL 00 PROPOSED PLAN
Project name C527 **Drawing No** 020 **Revision** T

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