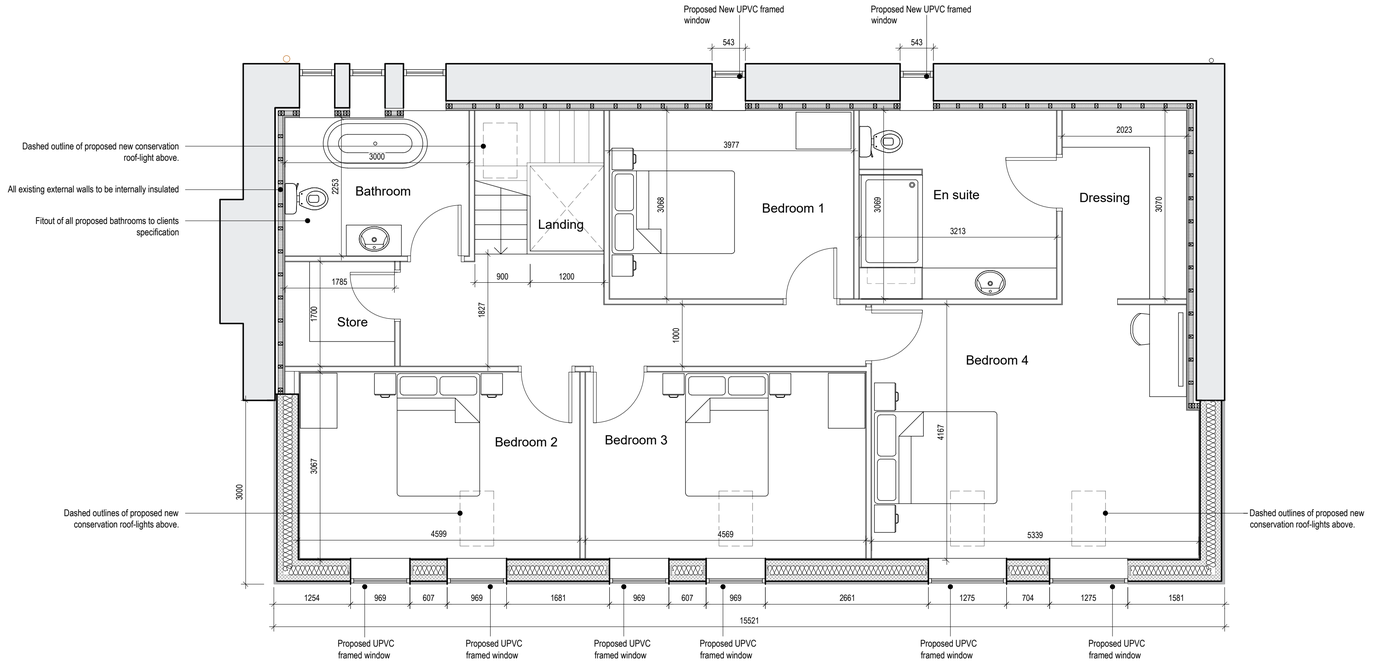
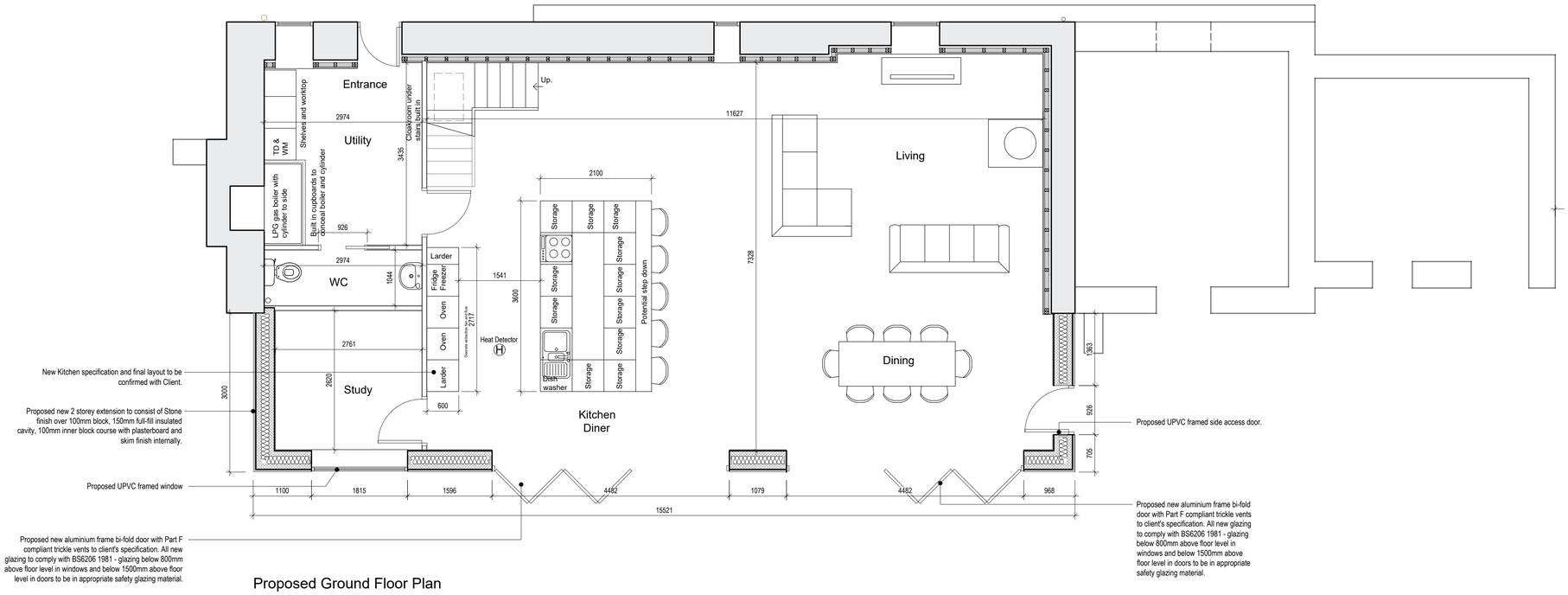
0 1 2 3 4 5m

Scale 1:100



Proposed First Floor Plan

Scale - 1:50



Proposed Ground Floor Plan

Scale 1:50

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.
- Any discrepancies to be reported to SDS prior to commencement of works.
- This drawing is to be used for LPA appraisal only.

CDM 2015 Notes

- Proposed layout subject to Building Control approval of fire strategy and access arrangements.
- Any identifiable structural works to be designed by Structural Engineer if requested by Building Control.
- Client to seek specialist advice regarding relocation of oil/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 on site projection for client and Contractor to be arranged by Contractor / Builder prior to commencement on site.

Rev	Date	Drawn by	Checked by
E	18/08/2026	SY	TBS
Non Draft			
D	18/08/2026	SY	TBS
Non Draft			
C	17/08/2026	SY	TBS
Draft - For Review			
B	16/04/2026	SY	TBS
Non Draft			
A	02/04/2026	PB	TBS
Non Draft			
-	01/04/2026	PB	TBS
Draft Issue			

SDS
SPEAKS DESIGN SERVICES

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Mob 07592 759095
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CIAT
CHARTERED PRACTICE

Project
Cae Hovah, Wern, Bersham, Wrexham, LL14 4LU

Client	Purpose of Issue	Drawing Stage
Ross and Suzanne Lloyd	For Information	Feasibility

Title
Proposed Plans

Scale @ A1	Date	Ref	Drawn
1:50	April 2026	360	PB

Drg No	Rev
360/CHW/FE/003	E