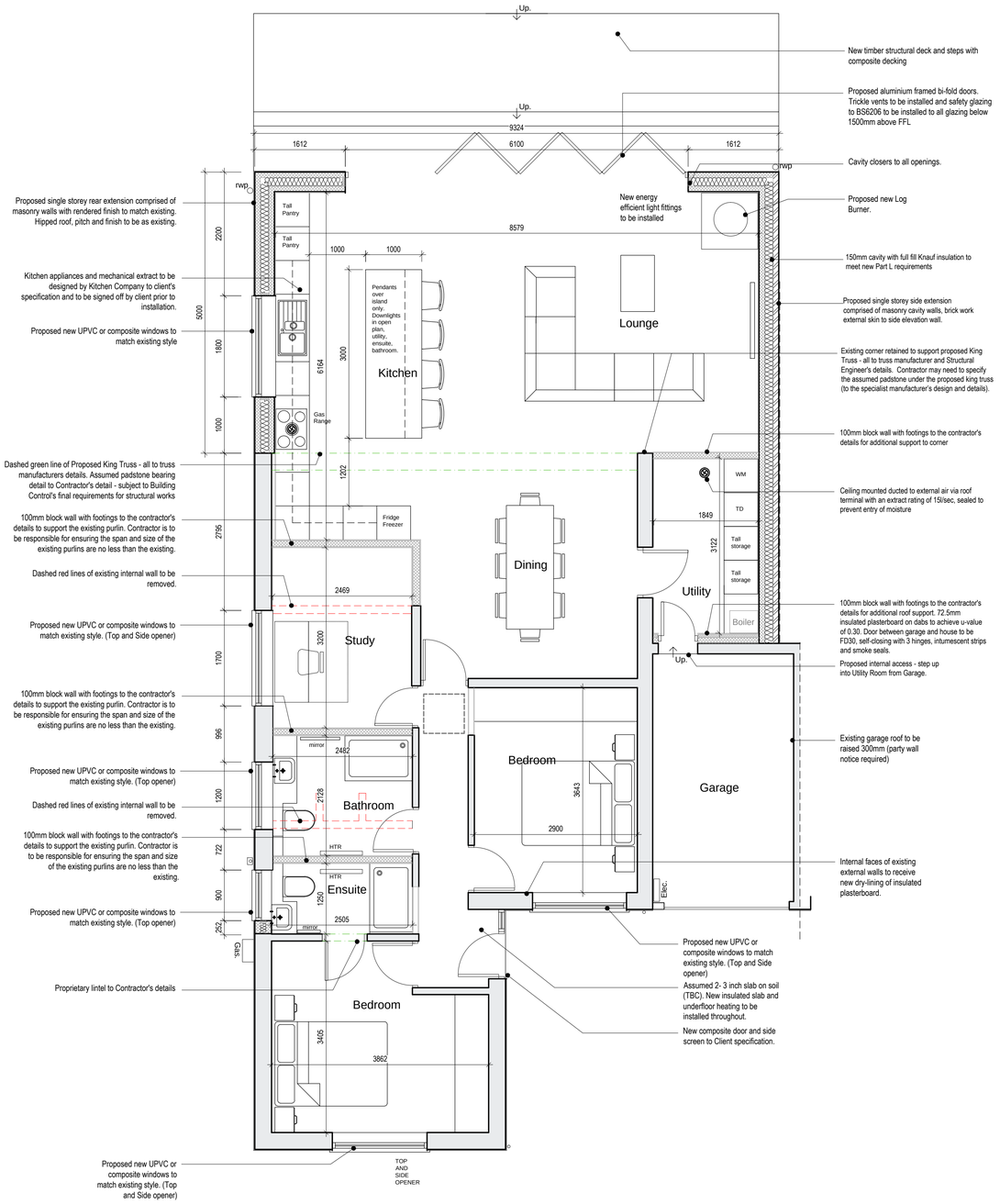
0 0.5 1.0 1.5 2.0 2.5m

Scale 1:50

The Client is the Contractor and subsequently will act as Principal Designer under the Building Regulations 2010 (as amended) and shall take responsibility for coordinating and managing all design work undertaken during the construction phase to ensure compliance with the Building Regulations



Proposed Ground Floor Plan
Scale - 1:50

Ex. MH

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.

Rev	Date	Drawn by	Checked by
F	22/09/2026	TBS	TBS
Non-draft issue - Updated as per client's comments			
E	21/09/2026	TBS	TBS
Non-draft issue - Updated as per client's comments			
D	21/09/2026	TBS	TBS
Non-draft issue - Updated as per client's comments			
C	19/09/2026	TBS	TBS
Non-draft issue - Updated as per client's comments			
B	14/09/2026	TBS	TBS
Draft Issue - Issued for client's information			
A	07/09/2026	SY	TBS
Draft Issue - Issued for client's information			
-	04/09/2026	SY	TBS
Draft Issue - Issued for client's information			

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CHARTERED PRACTICE

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.

Project
9 Bryn Siriol, Coedpoeth
Wrexham, LL11 3PZ

Client	Purpose of Issue	Drawing Stage
Martin & Tracey Edwards	For Information	Feasibility

Title
Proposed Floor Plan

Scale @ A1	Date	Ref	Drawn
1:50	Sept. 2026	441	PB

Drg No	Rev
441/BSC/FE/102	F