

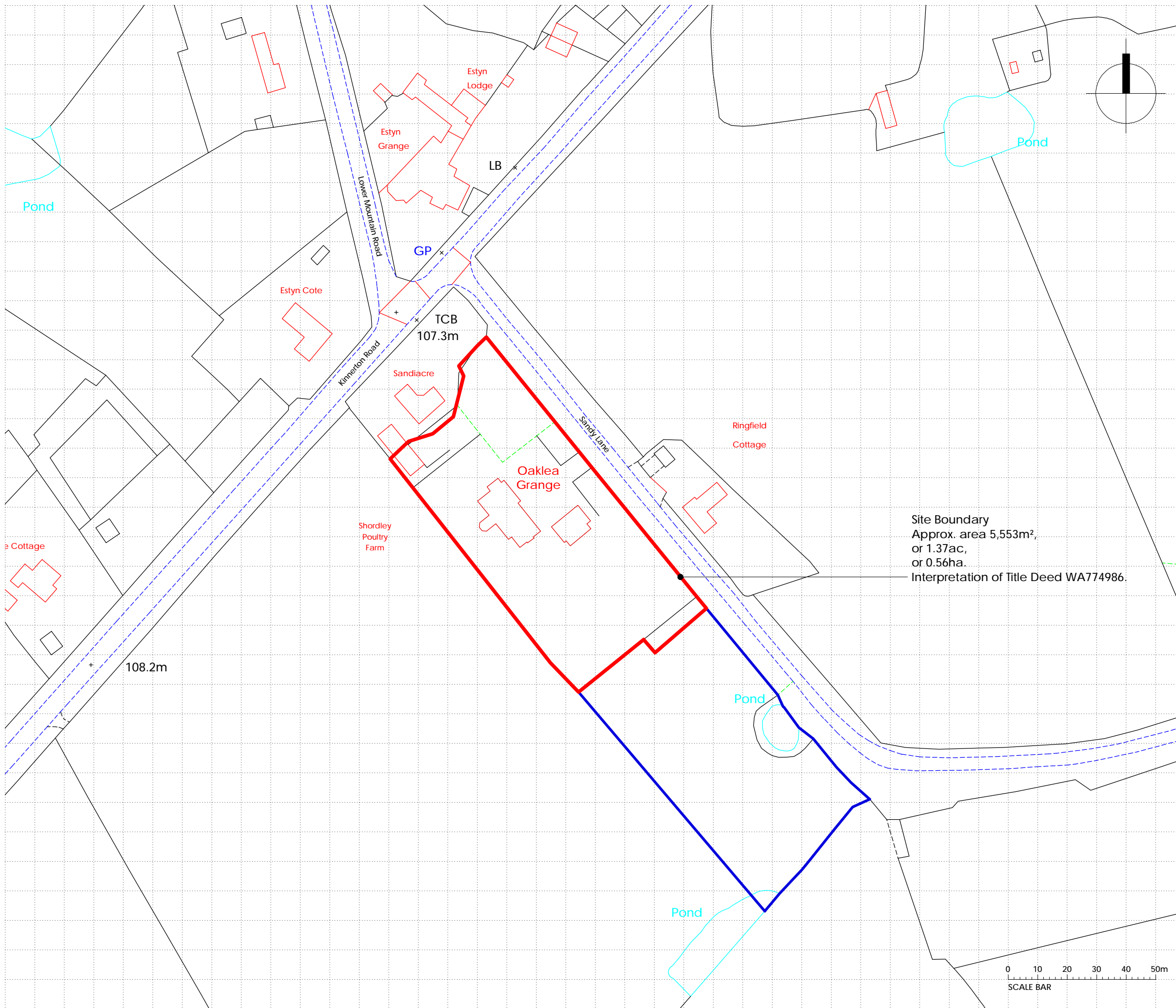
Planning, Environment & Economy,
 Flintshire County Council, County Hall,
 Mold, Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Legend

-  Planning Application Site
-  Adopted Flintshire Unitary Development Plan Settlement Boundary

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Map Scale	1:1250
OS Map ref	SJ 3159
Planning Application	60792



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MATERIALS PROHIBITED

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- d) asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2012' or any other statutory modification or re-enactment thereof;
- e) any naturally occurring or man made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
- f) aggregates for use in reinforced concrete which do not comply with:
 - *BS EN 12620:2002: Properties of aggregates used in concrete.
 - *BS EN 13139:2002: Properties of aggregates used in mortar.
 - *BS EN 13055 (Parts 1 & 2): Properties of lightweight aggregates.
 - *Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 330 (2004) & 'Concrete Society Technical Report 30 (1999)'
- g) lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
- h) urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive;
- i) calcium silicate bricks or tiles;
- j) vermiculite unless it is established as being fibre-free; calcium silicate bricks or tiles;
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-
- Ⓑ House shape amended. Feb 2020 / SAJ
- Ⓐ Site boundary line amended. Dec 2019 / SAJ
- First Issue Sept 2019 / pjw

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

CLIENT

Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Site Location Plan

SCALE drawn by date

1:1250@A3 pjw Sept 2019

DRAWING NO. revision

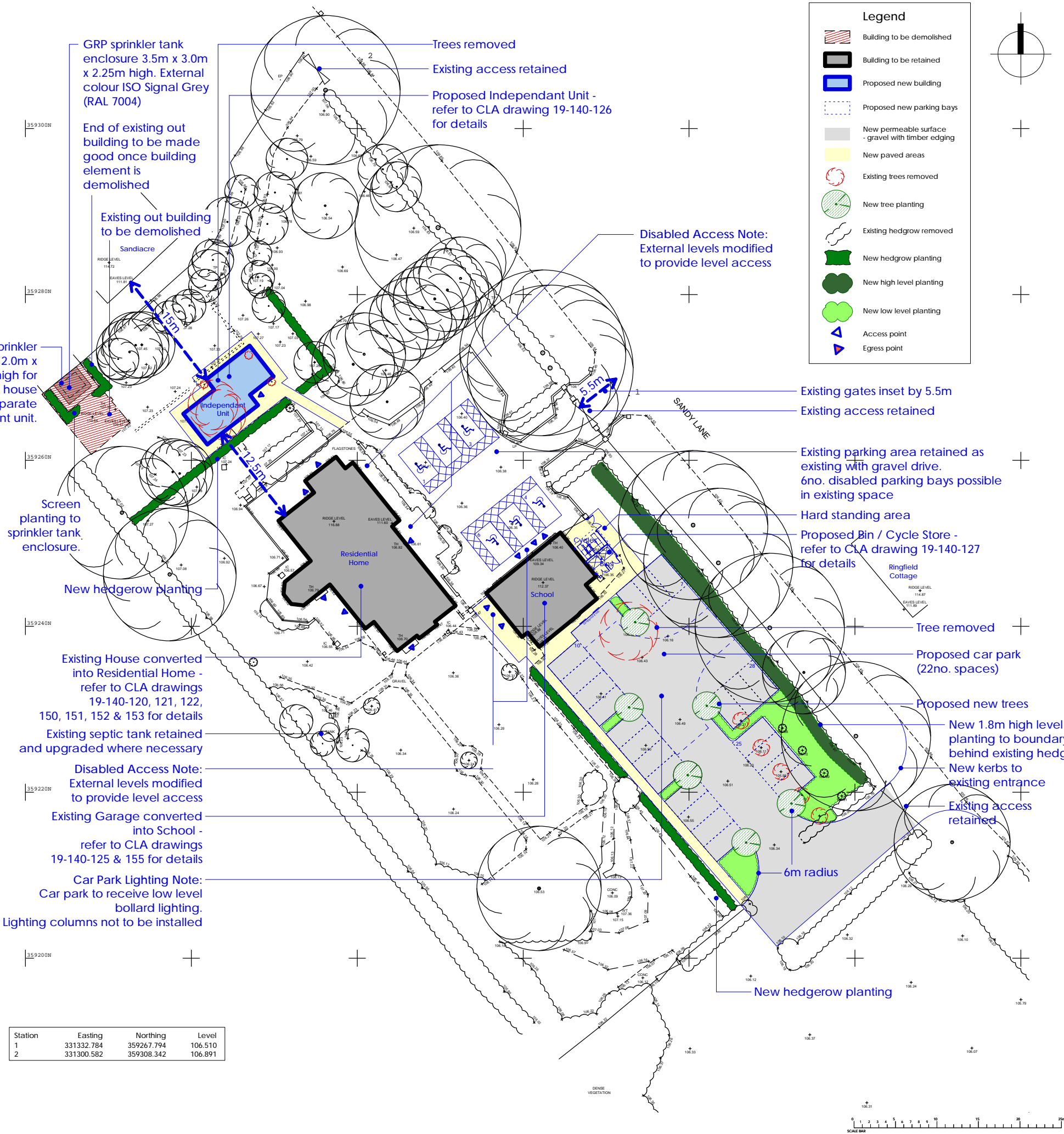
19-140-100 Ⓑ



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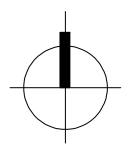
Abbreviations/Symbols (Measured Building Surveys):	
C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
FL:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling
Line types	
	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables
Symbols	
	Tree/Bush
	Control Station
	Borehole
	Trial Hole
	Glass House
	Osbn
Abbreviations (Topographic Survey):	
AH:	Arch Height
AV:	Air Valve
BB:	Bellisha Beacon
BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CAIV:	CAIV Inspection Chamber
CCIV:	Closed Circuit Television
CL:	Cellar Light
C.PIT:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
T:	Telecom Inspection Chamber
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter
Fence Descriptions:	
B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain Link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Note:
Drawing based on Chris Partington
Land Surveyors (CPLS) drawing
011019CP-01 dated October 2019



Station	Easting	Northing	Level
1	331332.784	359267.794	106.510
2	331300.582	359308.342	106.891

Legend	
	Building to be demolished
	Building to be retained
	Proposed new building
	Proposed new parking bays
	New permeable surface - gravel with timber edging
	New paved areas
	Existing trees removed
	New tree planting
	Existing hedgerow removed
	New hedgerow planting
	New high level planting
	New low level planting
	Access point
	Egress point



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- ① 1.8m high level screen planting added to boundary to Sandy Lane opposite Ringfield Cottage. Independent Unit repositioned 15m from Sandiacre building on adjacent land. Existing septic tank identified. Key updated. Feb 2020 / SAJ
- ② Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

CLIENT
Young Foundations

PROJECT
Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE
Proposed Site Plan

SCALE drawn by date
1:500@A3 SAJ Nov 2019

DRAWING NO. revision
19-140-102 ①



T: 0151 207 4371 • F: 0151 207 7087

Proposed Site Plan
1:500 @ A3

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TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbn
	Borehole		
	Trial Hole		

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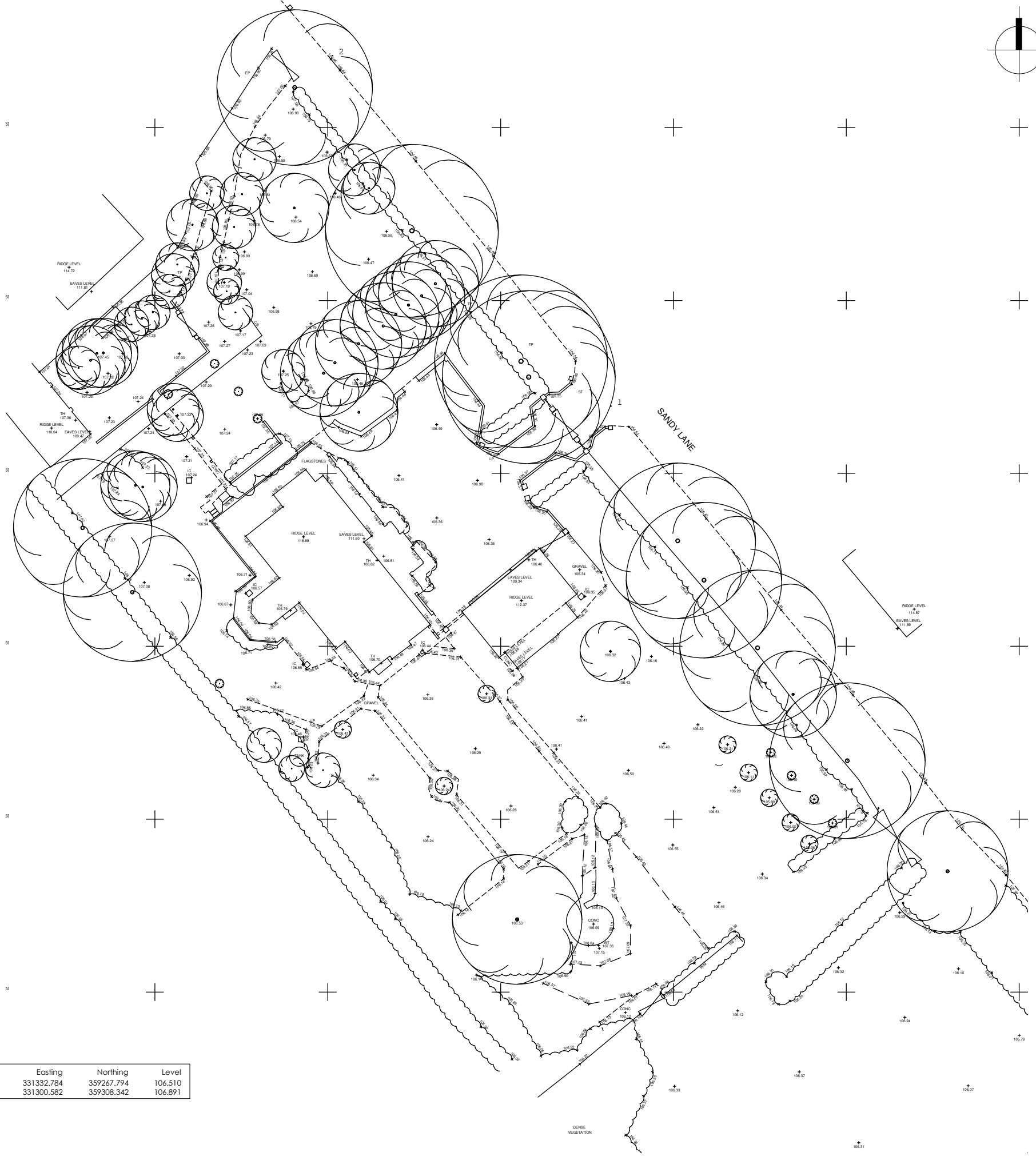
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LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
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011019CP-01 dated October 2019

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- Existing trees added. Nov 2019 / SAJ
- First Issue Nov 2019 / SAJ

REVISION	DETAILS	date / by
○ Preliminary		
● For Approval		
○ Tender		
○ Construction		

CLIENT
Young Foundations

PROJECT
Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE
Existing Site Plan

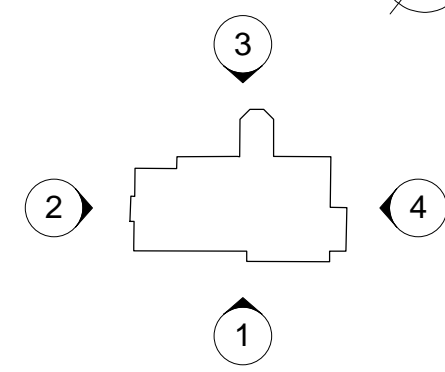
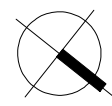
SCALE: drawn by date
1:500@A3 SAJ Nov 2019

DRAWING NO. revision
19-140-101 (A)



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Existing Site Plan
1:500 @ A3



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- Ⓑ Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ
- Ⓐ Key plan & north point added. Design development. Nov 2019 / SAJ
- First Issue Nov 2019 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

CLIENT

Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed Elevation 1 of 4

SCALE drawn by date
1:100@A3 SAJ Nov 2019

DRAWING NO. revision

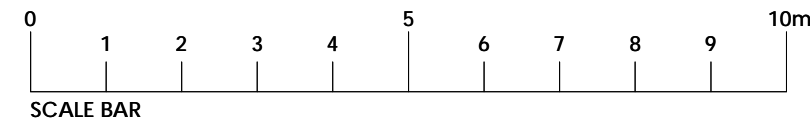
19-140-150 Ⓑ

Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-01 dated October 2019

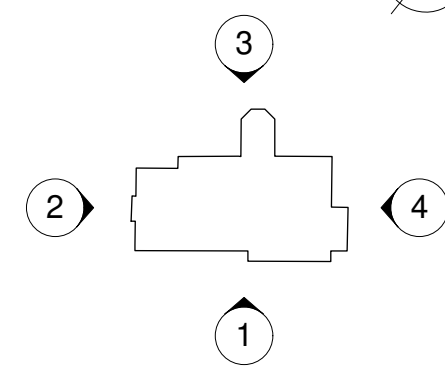
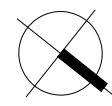
Key

- Existing retained
- New proposed works removed

Home - Proposed Elevation 1 of 4
1:100 @ A3



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- Ⓐ Key plan & north point added. Nov 2019 / SAJ Design development.
- First Issue Nov 2019 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

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Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed Elevation 2 of 4

SCALE: drawn by date

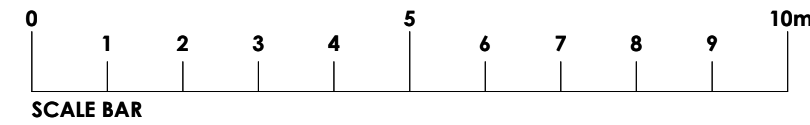
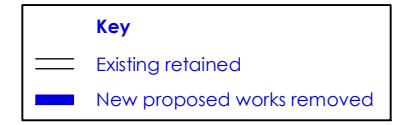
1:100@A3 SAJ Nov 2019

DRAWING NO. revision

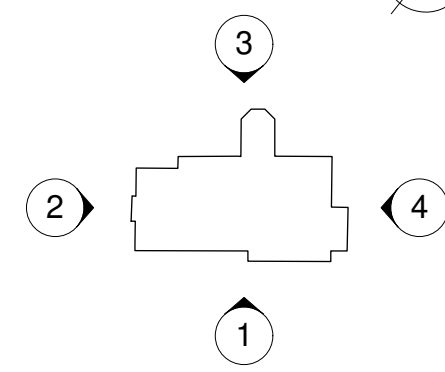
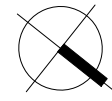
19-140-151 Ⓐ

Note:
 Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-01 dated October 2019

○ Home - Proposed Elevation 2 of 4
 1:100 @ A3



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Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed Elevation 3 of 4

SCALE: drawn by date

1:100@A3 SAJ Nov 2019

DRAWING NO. revision

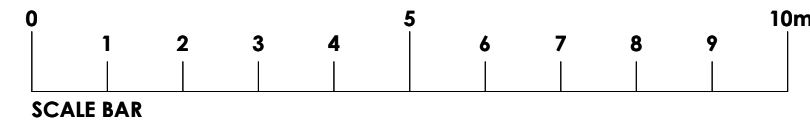
19-140-152 Ⓐ

Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-01 dated October 2019

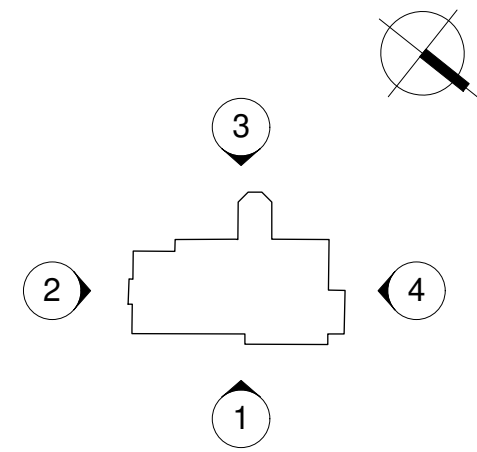
Key

- Existing retained
- New proposed works removed

○ Home - Proposed Elevation 3 of 4
1:100 @ A3



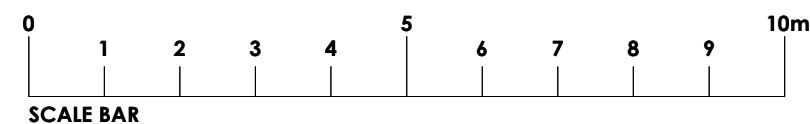
T: 0151 207 4371 • F: 0151 207 7087



Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-01 dated October 2019

Home - Proposed Elevation 4 of 4
1:100 @ A3

Key	
	Existing retained
	New proposed works removed



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 - e) any naturally occurring or man-made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
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 - BS EN 13139:2002: Properties of aggregates used in mortar.
 - BS EN 13055 (Parts 1 & 2): properties of lightweight aggregates.
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Ⓐ Key plan & north point added. Nov 2019 / SAJ
Design development.

○ First Issue Nov 2019 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

CLIENT

Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed Elevation 4 of 4

SCALE: drawn by date

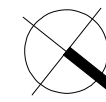
1:100@A3 SAJ Nov 2019

DRAWING NO. revision

19-140-153 Ⓐ



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- © Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ
- Ⓑ DWC added to front entrance Nov 2019 / SAJ lobby.
- Ⓐ North point added. Nov 2019 / SAJ
- First Issue Nov 2019 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

CLIENT

Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed Ground Floor Plan

SCALE drawn by date

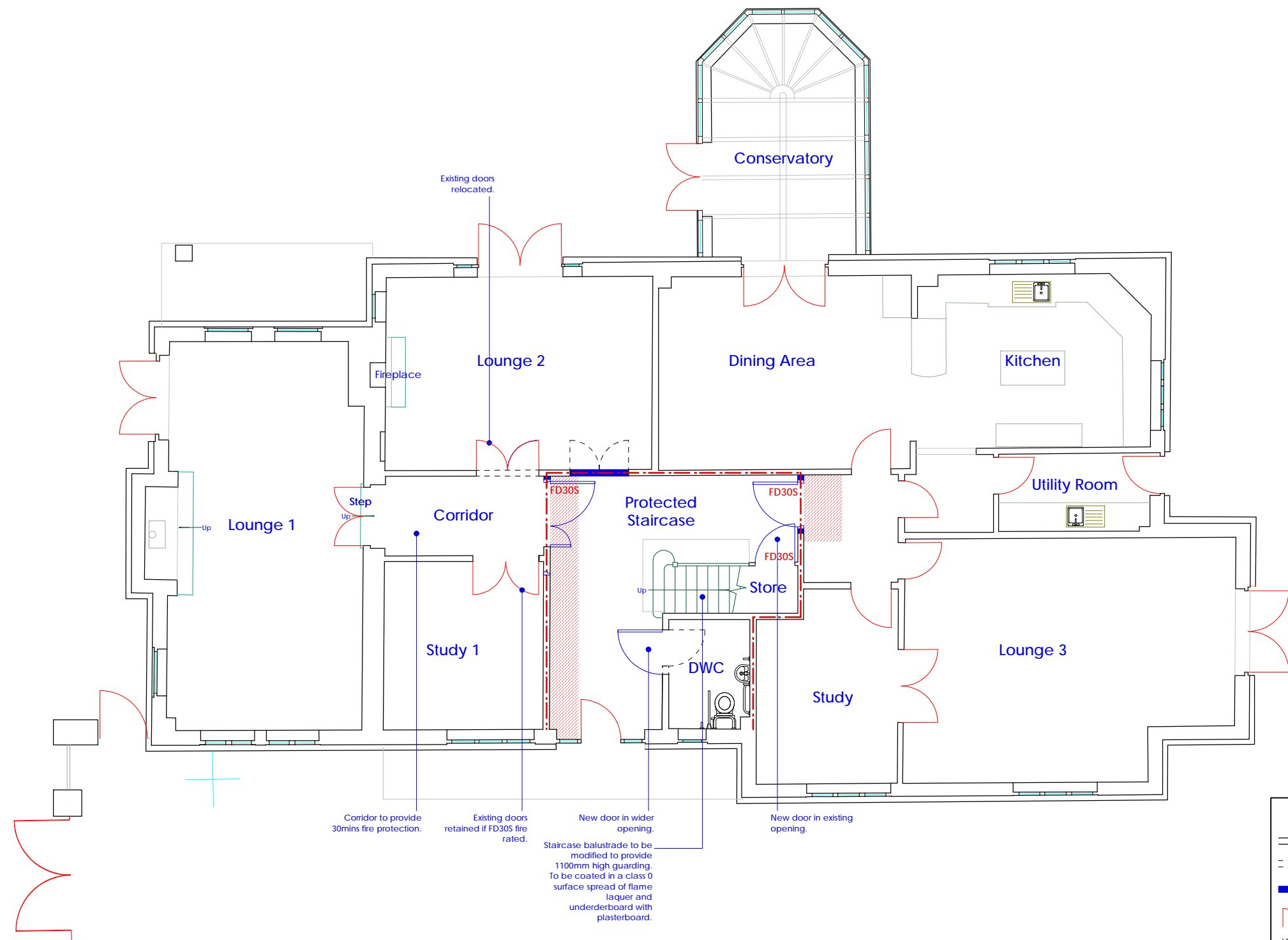
1:100@A3 SAJ Nov 2019

DRAWING NO. revision

19-140-120 ©



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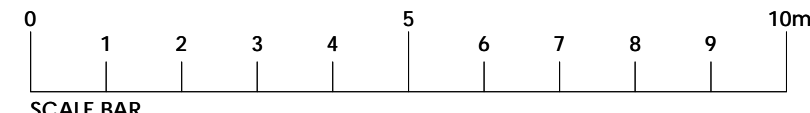
- Corridor to provide 30mins fire protection.
- Existing doors retained if FD30S fire rated.
- New door in wider opening.
- New door in existing opening.
- Staircase balustrade to be modified to provide 1100mm high guarding. To be coated in a class 0 surface spread of flame laquer and underboard with plasterboard.

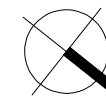
Key

- Existing wall retained
- - - Existing wall removed
- New wall
- Existing door retained
- - - Existing door removed
- New door
- - - 60mins. Fire compartmentation
- FD30S Fire rating of door
- 60mins. Fire rated ceiling

Note:
 Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-02 dated October 2019

○ Home - Proposed Ground Floor Plan
 1:100 @ A3





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- (B) Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ
- (A) North point added. Design development. Nov 2019 / SAJ
- () First Issue Nov 2019 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval
- Tender
- Construction

CLIENT

Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed First Floor Plan

SCALE drawn by date

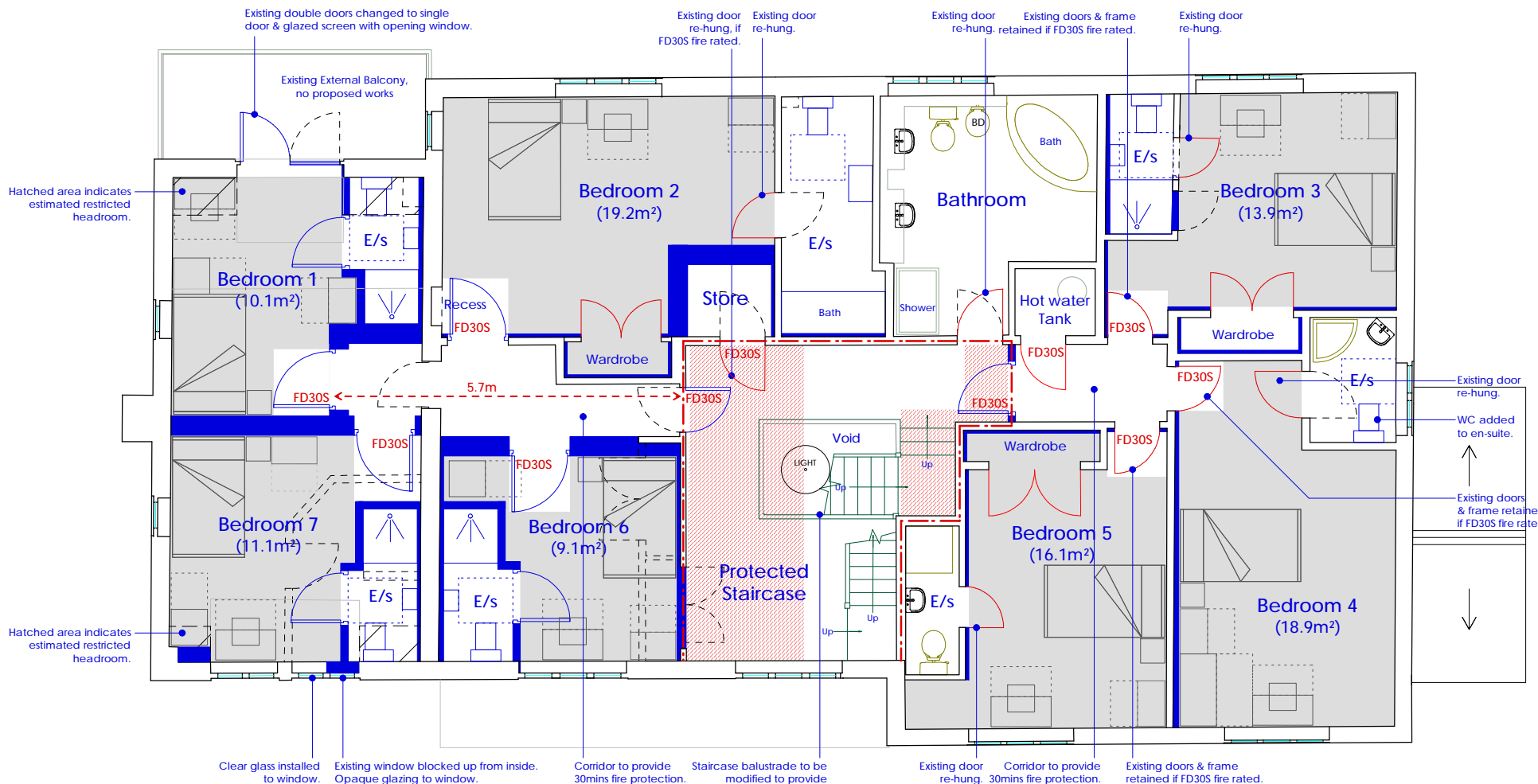
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DRAWING NO. revision

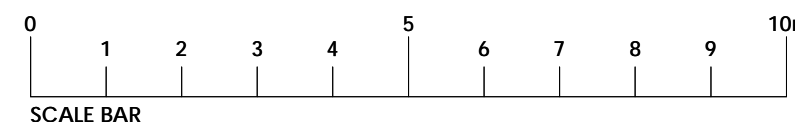
19-140-121 (B)



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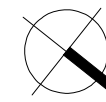


Key	
	Existing wall retained
	Existing wall removed
	New wall
	Existing door retained
	Existing door removed
	New door
	60mins. Fire compartmentation
	Fire rating of door
	60mins. Fire rated ceiling
	Shaded area indicates bedroom space inc. in area calculation



Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-02 dated October 2019

Home - Proposed First Floor Plan
1:100 @ A3



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- Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ
- North point added. Design development. Nov 2019 / SAJ
- First Issue Nov 2019 / SAJ

REVISION DETAILS date / by

- Preliminary
- For Approval**
- Tender
- Construction

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Young Foundations

PROJECT

Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE

Residential Home - Proposed Second Floor / Roof Plan

SCALE drawn by date

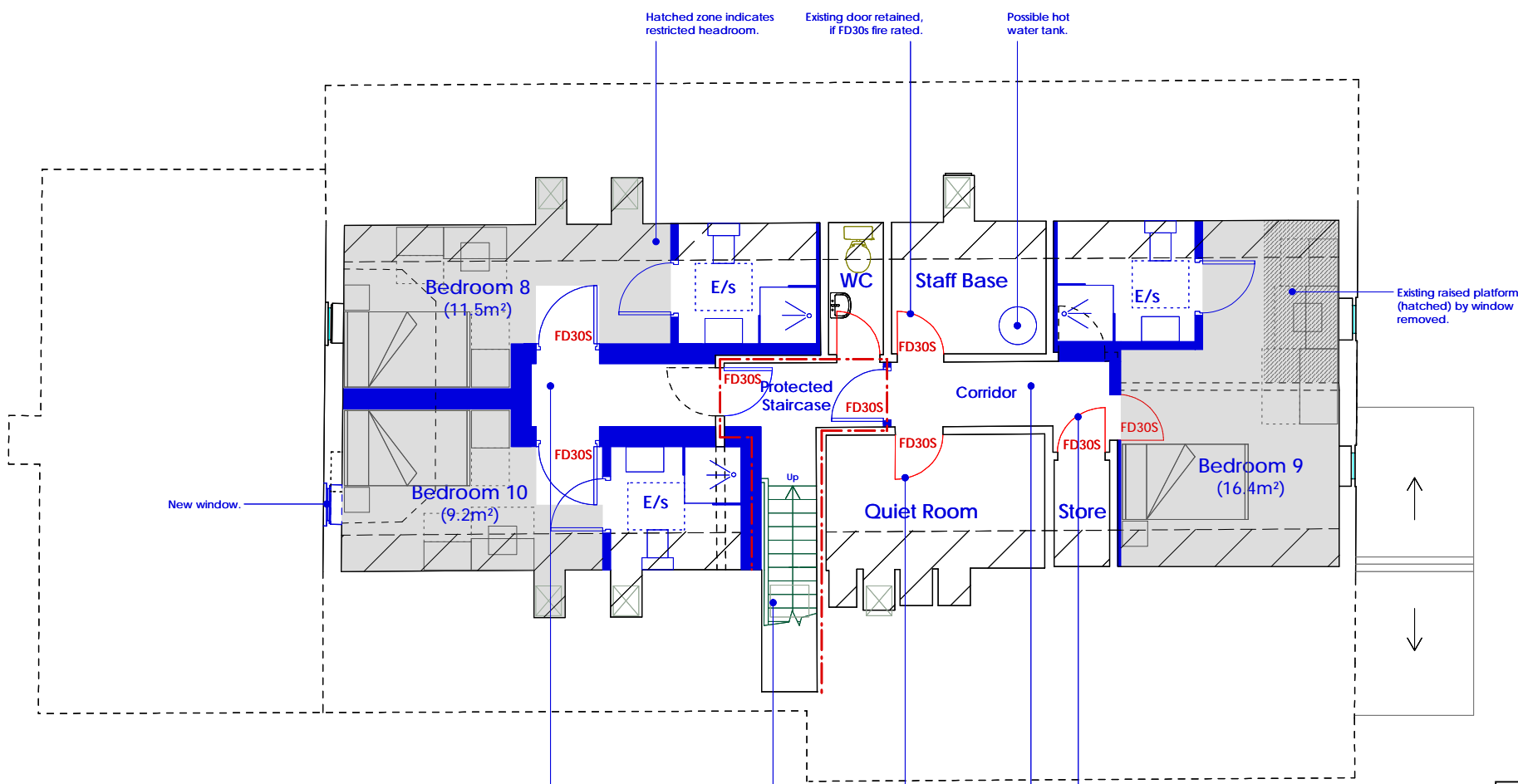
1:100@A3 SAJ Nov 2019

DRAWING NO. revision

19-140-122 (B)



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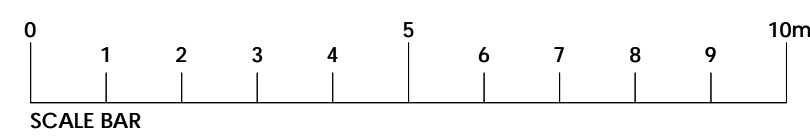


Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-02 dated October 2019

Home - Proposed Second Floor / Roof Plan
1:100 @ A3

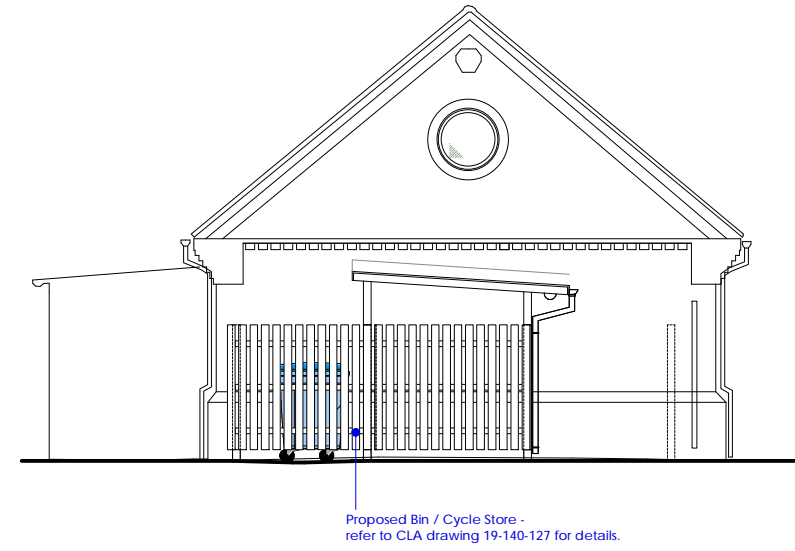
Key

- Existing wall retained
- Existing wall removed
- New wall
- Existing door retained
- Existing door removed
- New door
- 60mins. Fire compartmentation
- FD30S Fire rating of door
- 60mins. Fire rated ceiling
- Shaded area indicates bedroom space inc. in area calculation

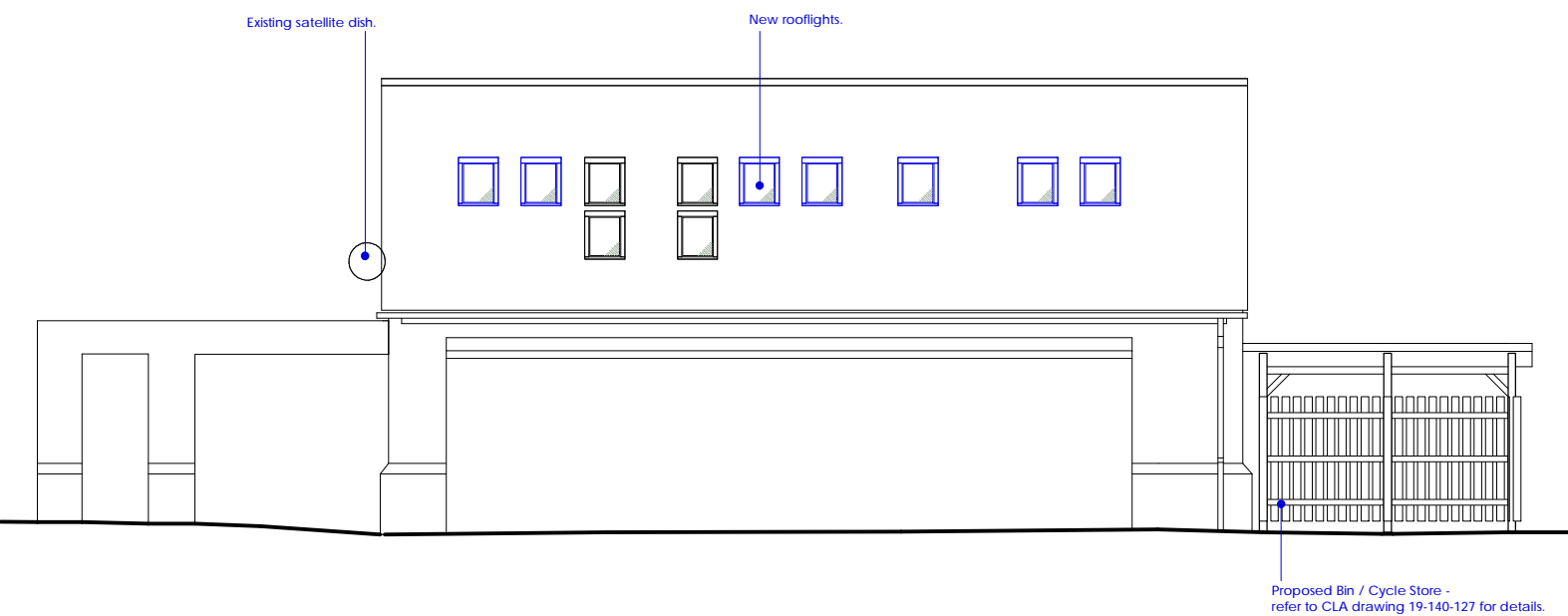




Elevation 1

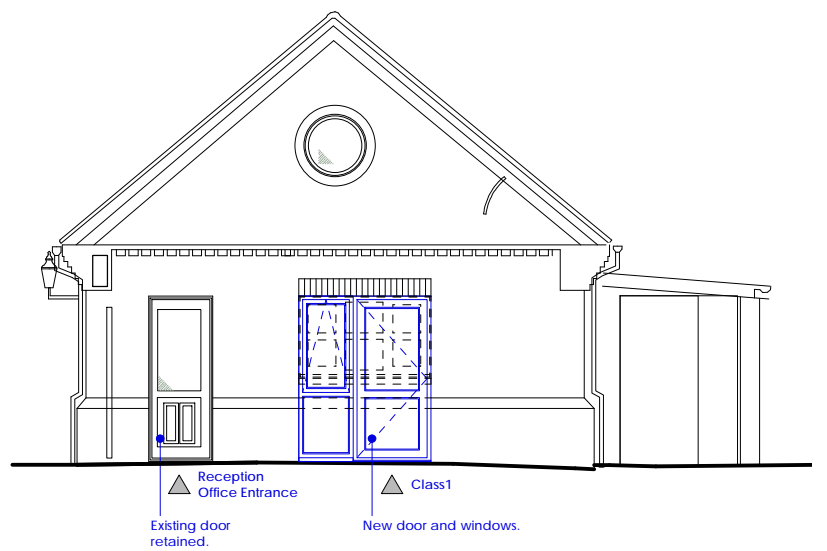


Elevation 2



Elevation 3

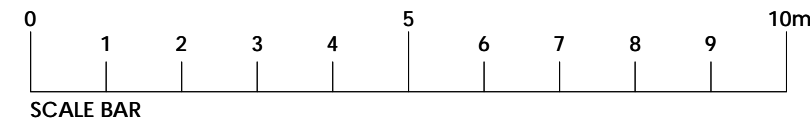
Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-02 dated October 2019



Elevation 4

Key

- Existing retained
- New proposed works removed



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- B Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ
- A Key plan & north point added. Design development. Nov 2019 / SAJ
- First Issue. Nov 2019 / SAJ

- REVISION DETAILS** date/by
- Preliminary
 - For Approval
 - Tender
 - Construction

CLIENT
Young Foundations

PROJECT
Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE
School - Proposed Elevations

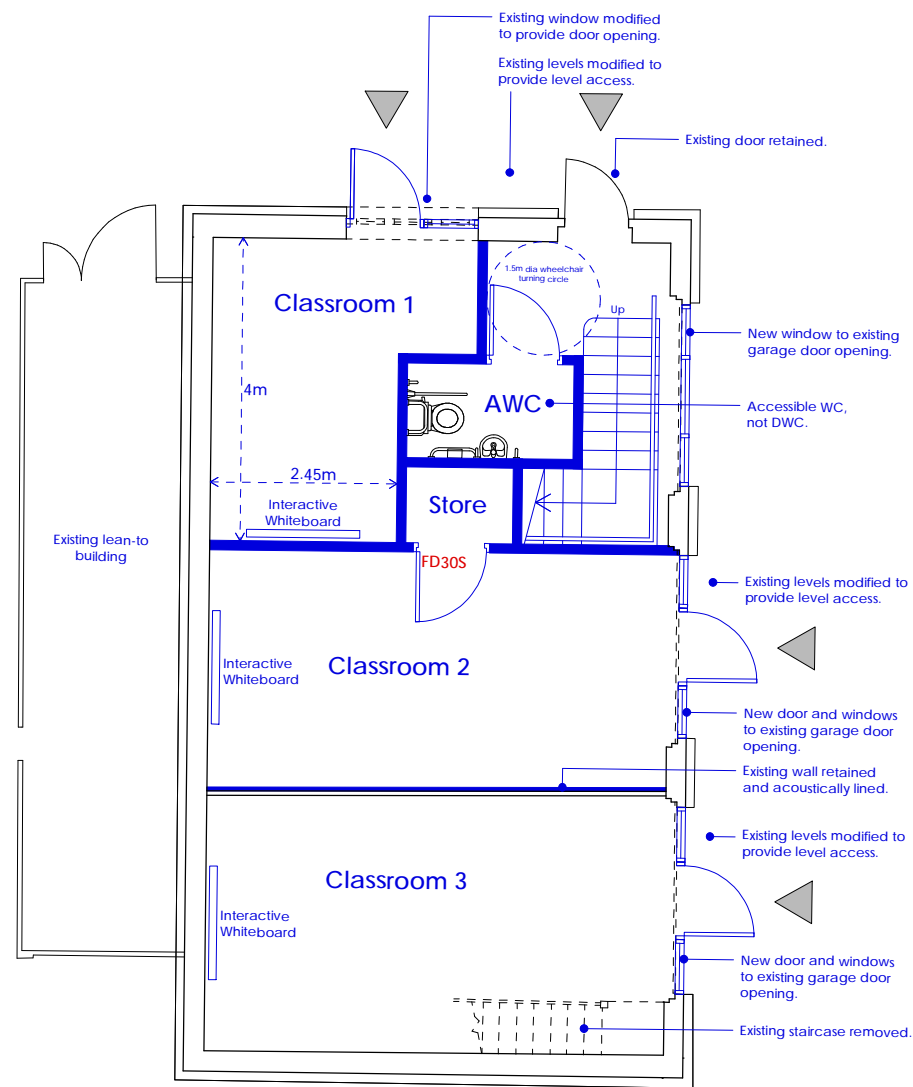
SCALE 1:100@A3
drawn by SAJ Nov 2019

DRAWING NO. 19-140-155
revision B

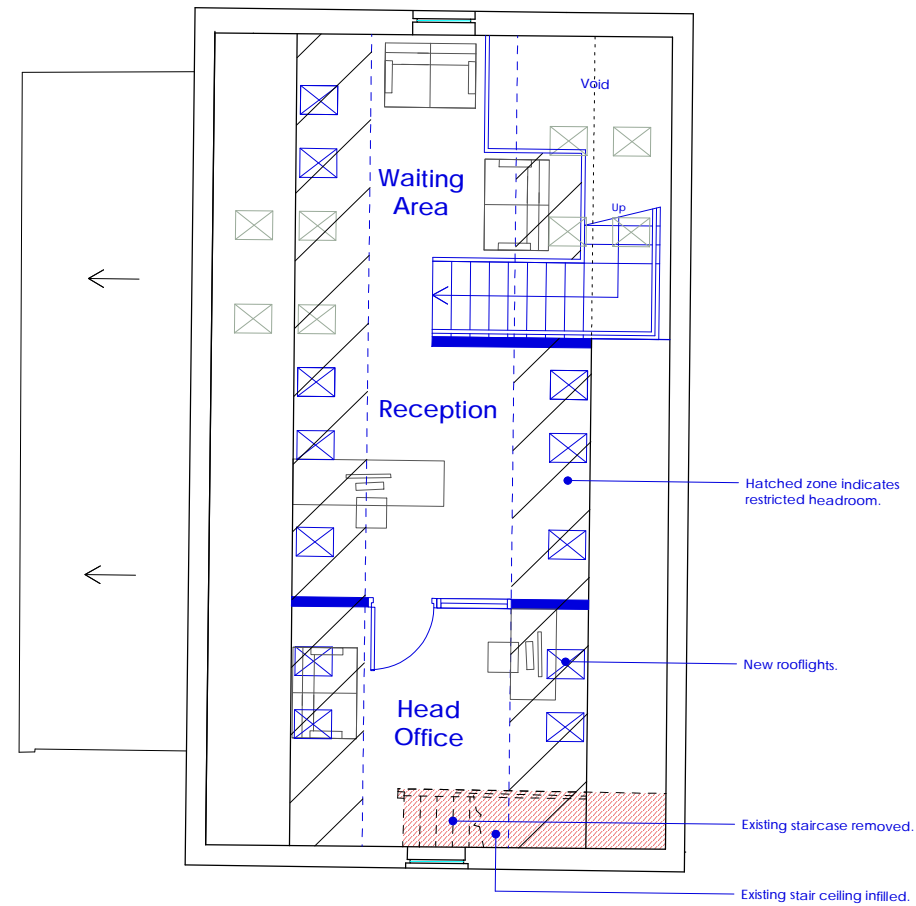


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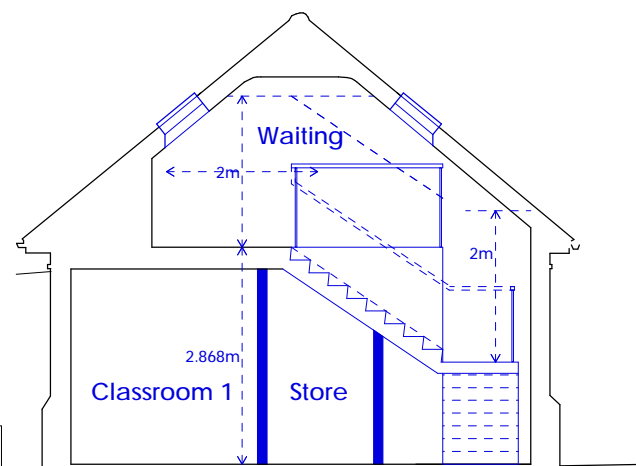
School - Proposed Elevations
1:100 @ A3



Ground Floor



First Floor



Typical Section

STAIRCASE FLOOR TO FLOOR - 2868mm
GOINGS - 250mm with 20mm NOSINGS
RISERS - 17 No. 168.7mm with contrasting nosings
34 Degree Pitch (approximately)
General Notes:
Headroom not less than 2 metres, measured vertically above pitch line.
All handrails to be 900mm above pitch line to stairs, 1000mm above floor level at half landings and 1100mm at first floor landings
Clear width of 900mm between handrail and wall

Key	
	Existing wall retained
	Existing wall removed
	New wall
	Existing door retained
	Existing door removed
	New door
	60mins. Fire compartmentation
	Fire rating of door
	60mins. Fire rated ceiling

Note:
Drawing based on Chris Partington Land Surveyors (CPLS) drawing 081019HH-02 dated October 2019

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B	Updated in accordance with meeting comments 06-02-2020.	Feb 2020 / SAJ
A	North point added.	Nov 2019 / SAJ
1	First Issue	Nov 2019 / SAJ

REVISION	DETAILS	date / by
<input type="radio"/>	Preliminary	
<input checked="" type="radio"/>	For Approval	
<input type="radio"/>	Tender	
<input type="radio"/>	Construction	

CLIENT
Young Foundations

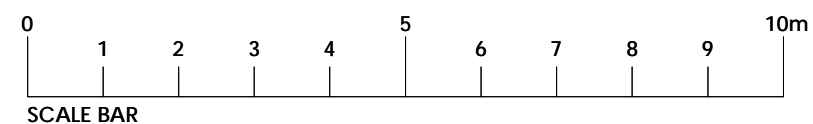
PROJECT
Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE
School - Proposed Floor Plans & Section

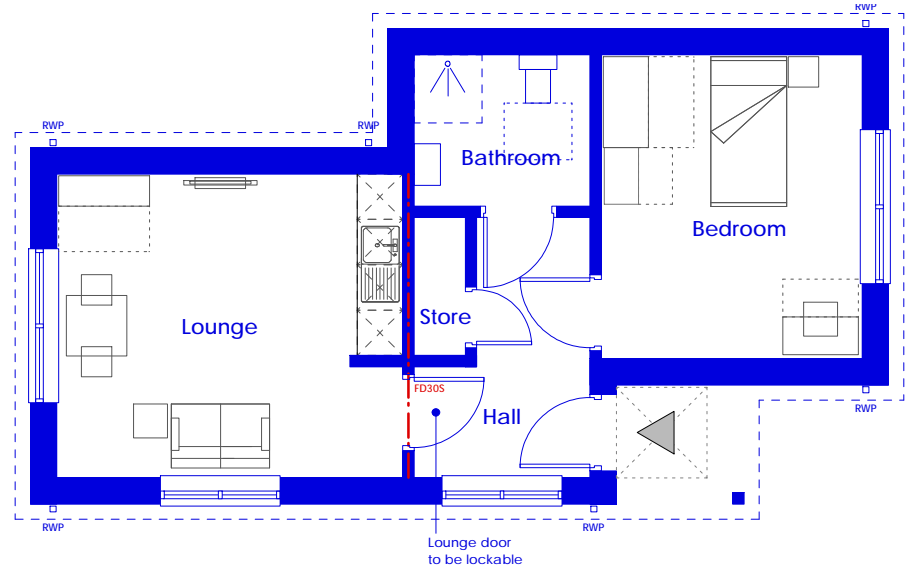
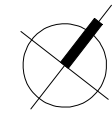
SCALE drawn by date
1:100@A3 SAJ Nov 2019

DRAWING NO. revision
19-140-125 **B**

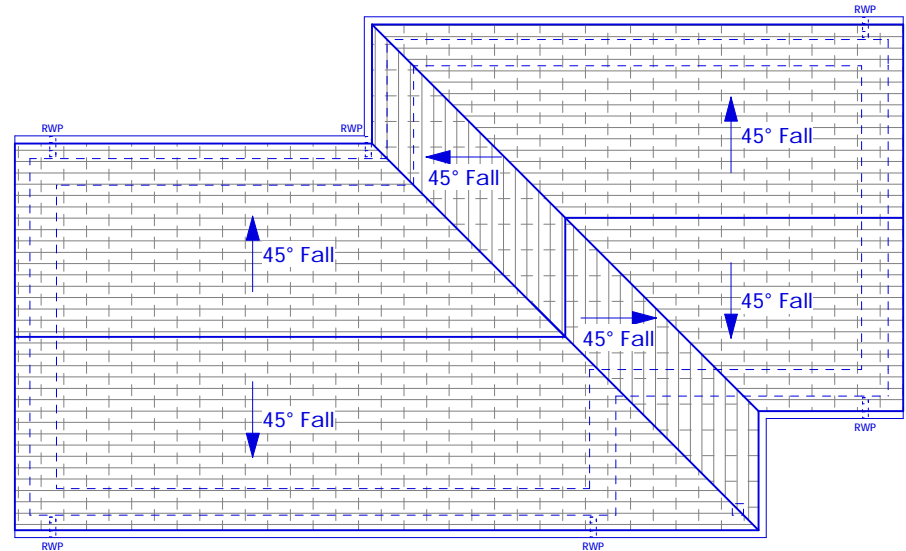
School - Proposed Ground & First Floor Plans & Section
1:100 @ A3



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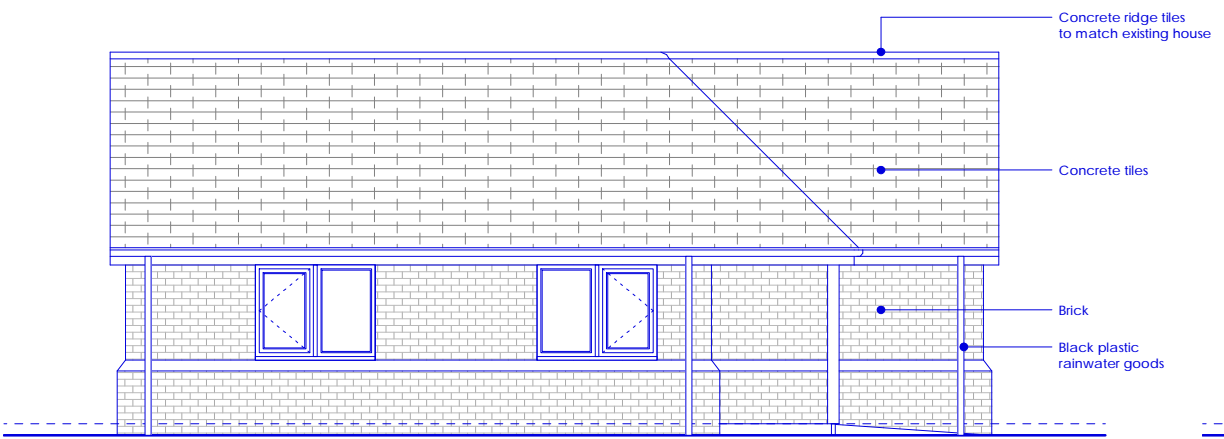


Ground Floor



Roof Plan

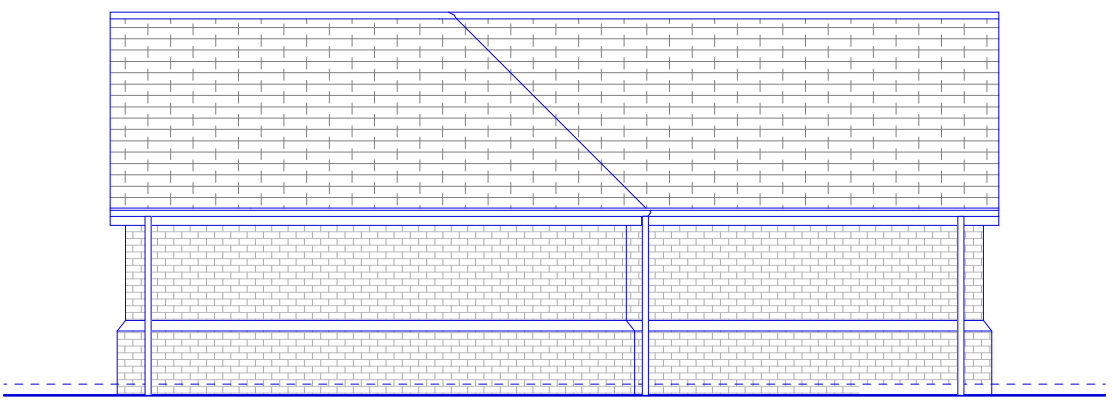
Independant Unit
1 Bed dwelling
GIA - 46.4 sqm
Floor to ceiling level 2400mm



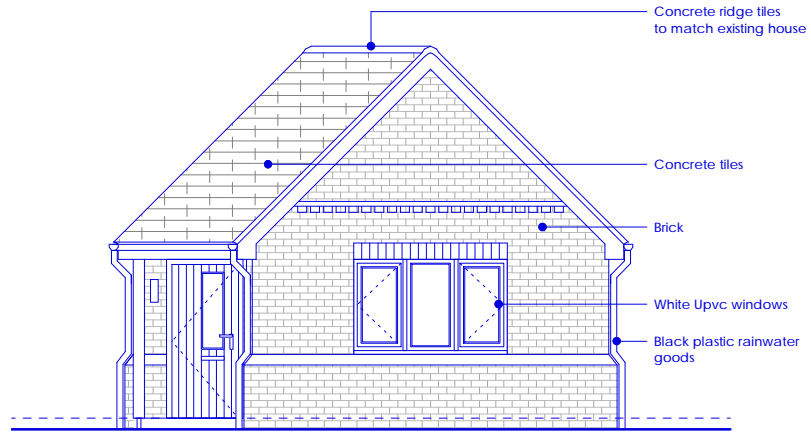
Elevation 1



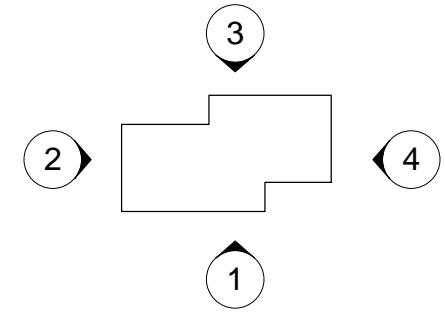
Elevation 2



Elevation 3



Elevation 4



Key

- Existing wall retained
- Existing wall removed
- New wall
- Existing door retained
- Existing door removed
- New door
- 60mins. Fire compartmentation
- Fire rating of door
- 60mins. Fire rated ceiling

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- Materials prohibited from use, except where used in accordance with 'Good Practice in the Selection of Construction Materials (March 2011)' or unless required by the Contract:
- a) high alumina cement in the structural elements;
 - b) wood wool slabs in permanent formwork to concrete;
 - c) calcium chloride admixtures for use in reinforced concrete;
 - d) asbestos or asbestos-containing products, as defined in the 'Control of Asbestos at Work Regulations, as amended 2012' or any other statutory modification or re-enactment thereof;
 - e) any naturally occurring or man made mineral fibres (for example, rock-wool or slag wool) with a thickness of 3 microns or less and a length of 200 microns or less, unless they are appropriately sealed to prevent migration of fibres;
 - f) aggregates for use in reinforced concrete which do not comply with:
 - BS EN 12620:2002: properties of aggregates used in concrete;
 - BS EN 12139:2002: Properties of aggregates used in mortar;
 - BS EN 13055 (Parts 1 & 2): properties of lightweight aggregates;
 - 'Guidance on avoiding alkali-silica reaction and limitations on alkali content in BRE Digest 330 (2004) & 'Concrete Society Technical Report 30 (1999)';
 - g) lead, lead paint or any other materials containing lead which may be ingested, inhaled or absorbed, except where copper alloy fittings also containing lead are specifically required in drinking water pipework by any relevant statutory requirement or where lead flashings or other lead roof coverings are specifically provided for in the Contract;
 - h) urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive;
 - i) calcium silicate bricks or tiles;
 - j) vermiculite unless it is established as being fibre-free; calcium silicate bricks or tiles;
 - k) any products containing cadmium referred to in Statutory Instrument 'SI 2006/3311 Controls on dangerous substances and preparations Regulations 2006'. Reference should also be made to 'HSE IDGE391 Cadmium and you';
 - l) any new timber treated with pentachlorophenol;
 - m) non galvanised mild steel structural fixings for building elements particularly susceptible to erosion;
 - n) concrete used in circumstances where it is susceptible to alkali/silica reaction;
 - o) materials containing chlorofluorocarbons (CFC's);
 - p) solvent based paints except where water based paints are unsuitable for unavailable;
 - q) any new materials not in accordance with statutory requirements, British Standards, Codes of Practice and good building practice current at the date of incorporation of the relevant materials into the Works or the specifications thereof.

Ⓑ	Updated in accordance with meeting comments 06-02-2020.	Feb 2020 / SAJ
Ⓐ	Key plan & north point added. Design development.	Nov 2019 / SAJ
○	First Issue	Nov 2019 / SAJ

- REVISION DETAILS** date / by
- Preliminary
 - For Approval
 - Tender
 - Construction

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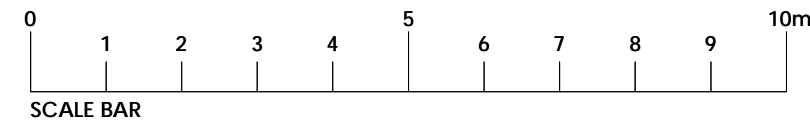
PROJECT
Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE
Independant Unit - Proposed Plans & Elevations

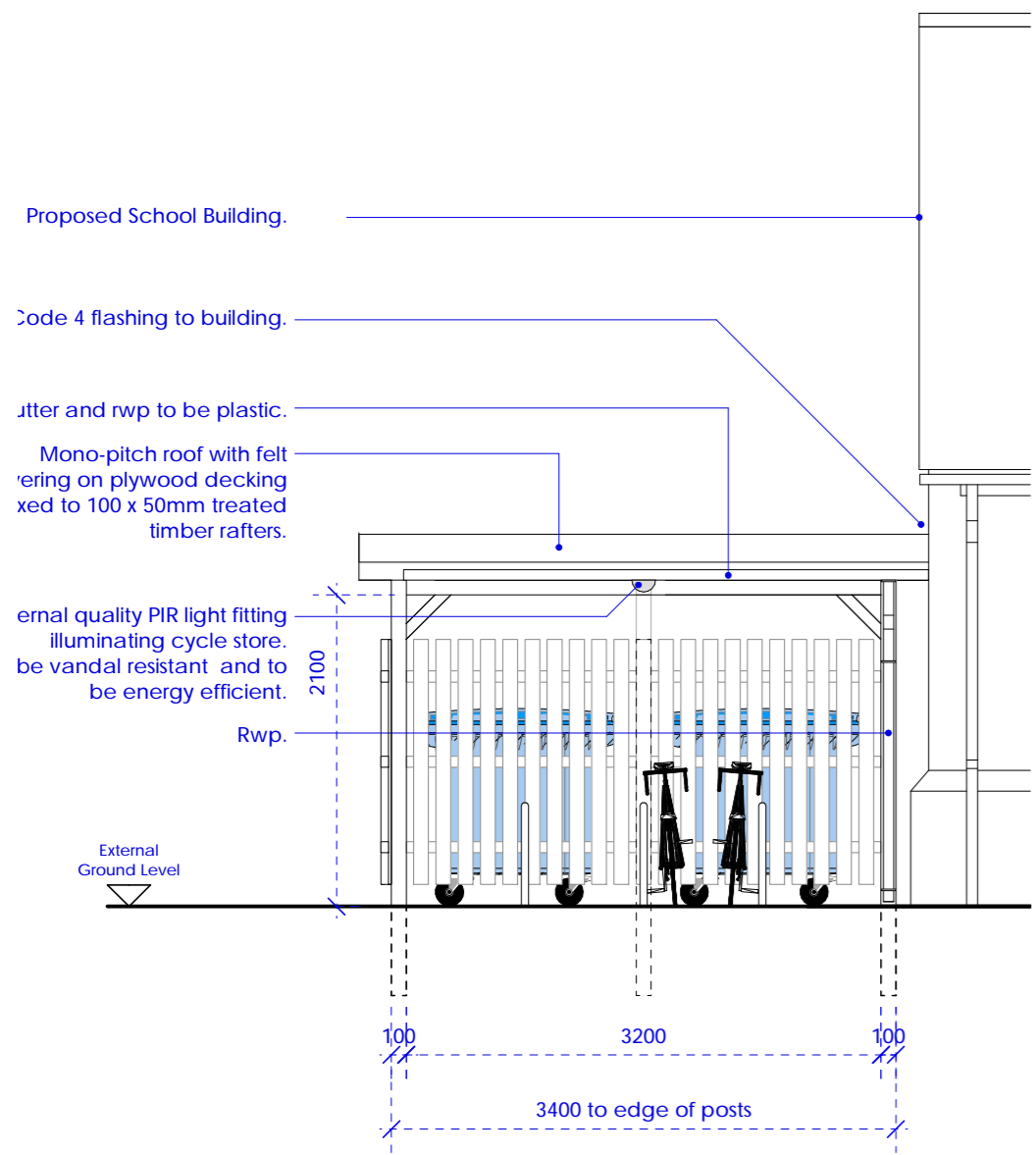
SCALE drawn by date
1:100@A3 SAJ Nov 2019

DRAWING NO. revision
19-140-126 Ⓑ

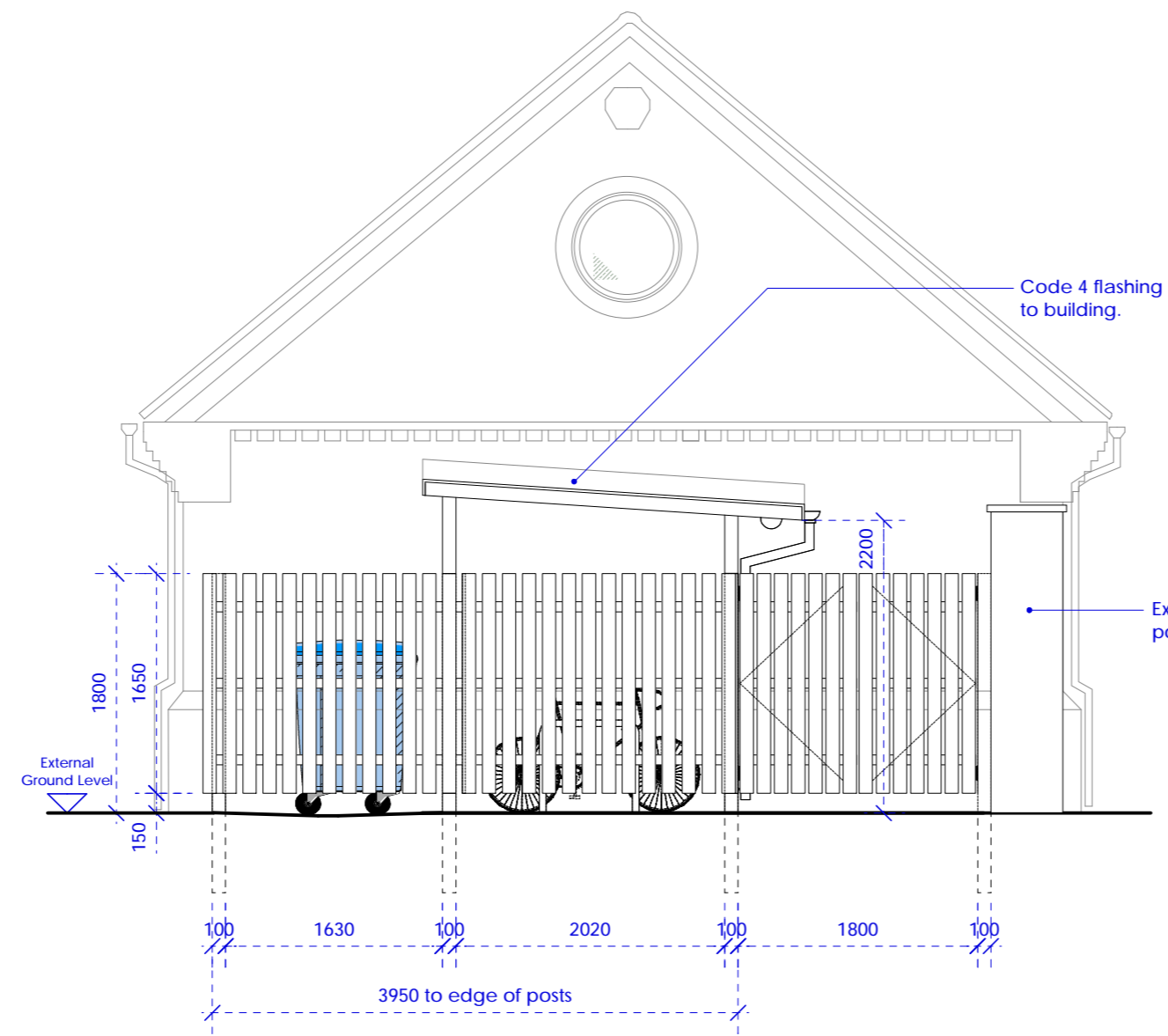
○ Independant Unit - Proposed Plans & Elevations
1:100 @ A3



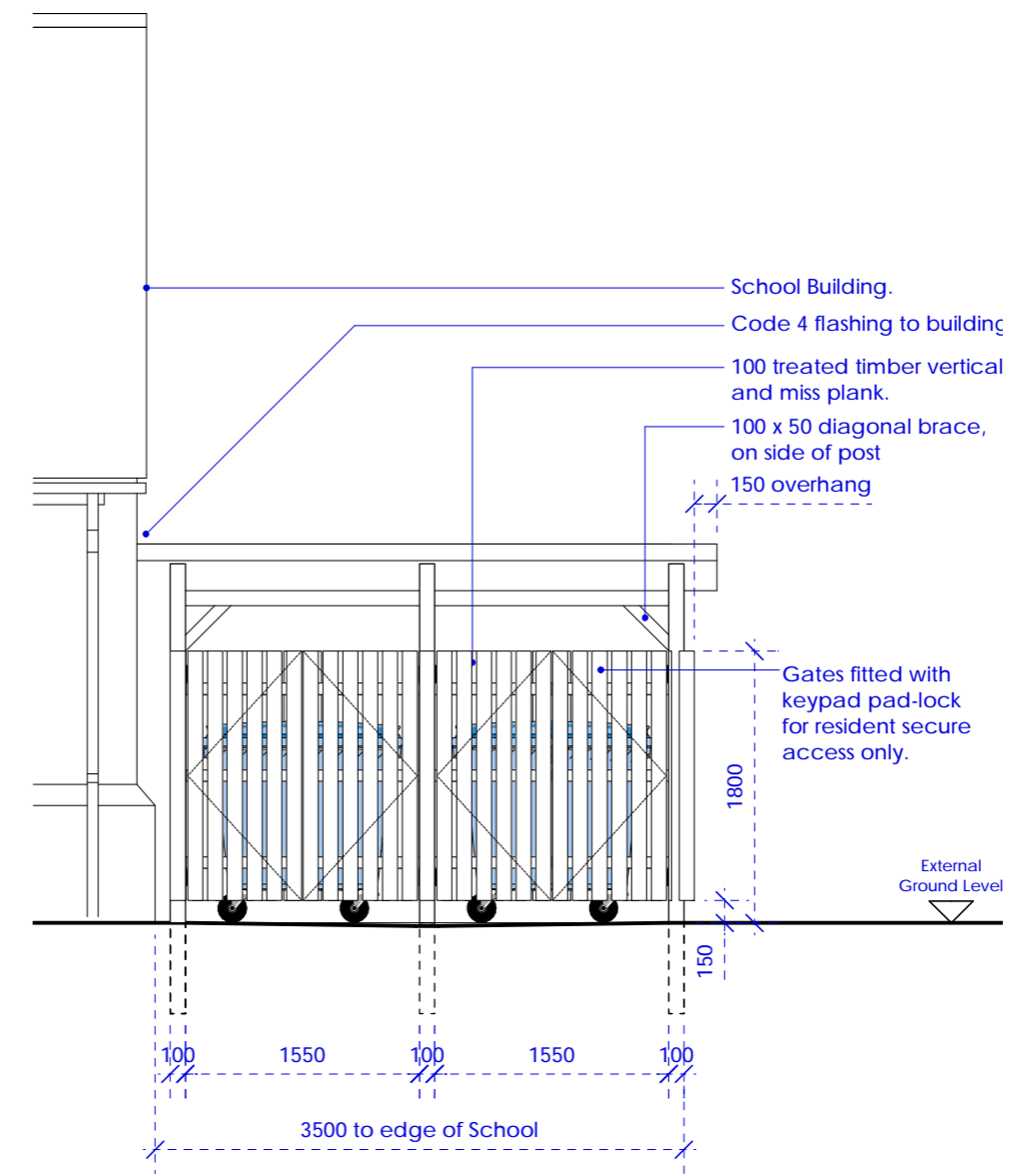
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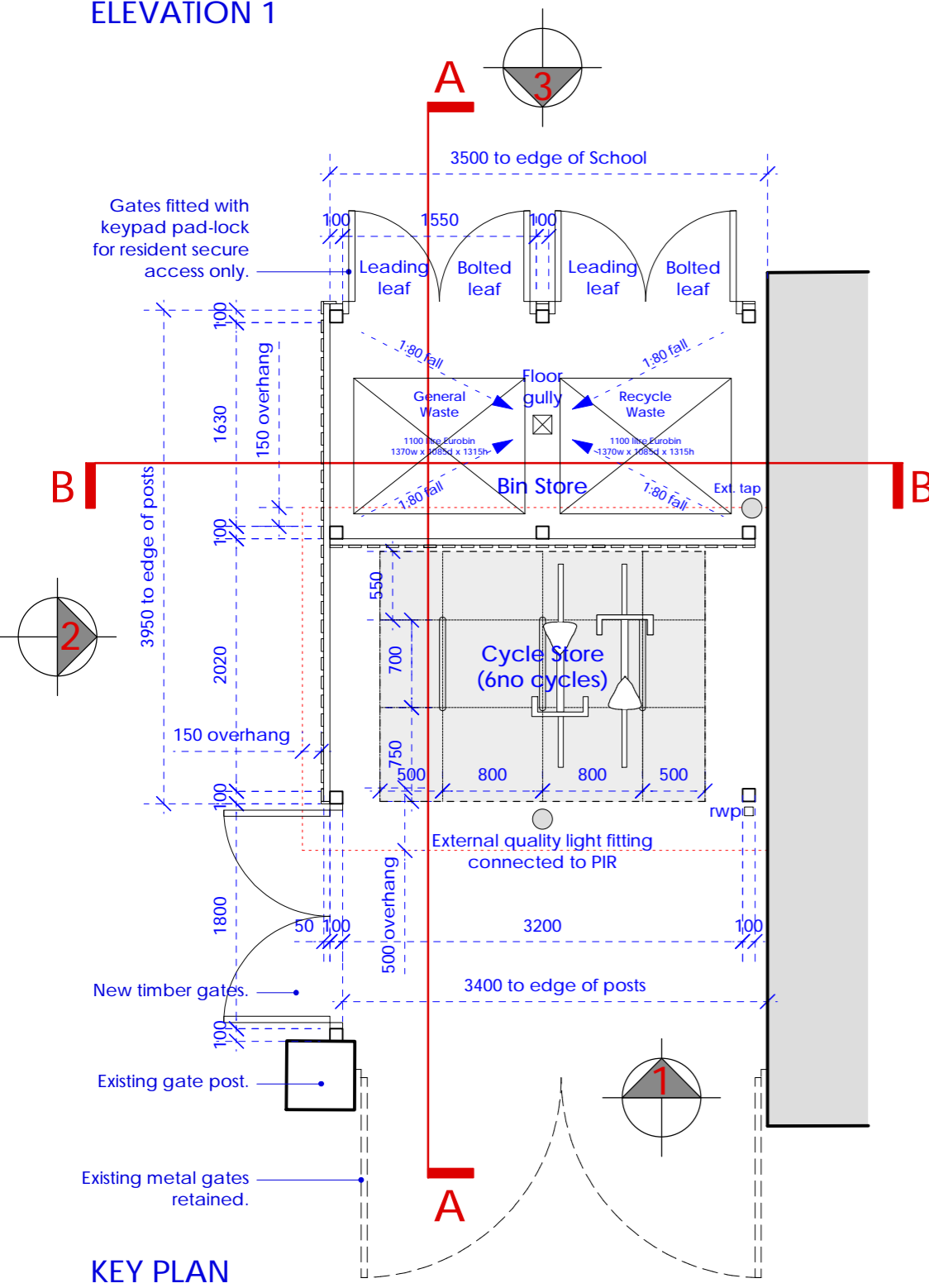
ELEVATION 1



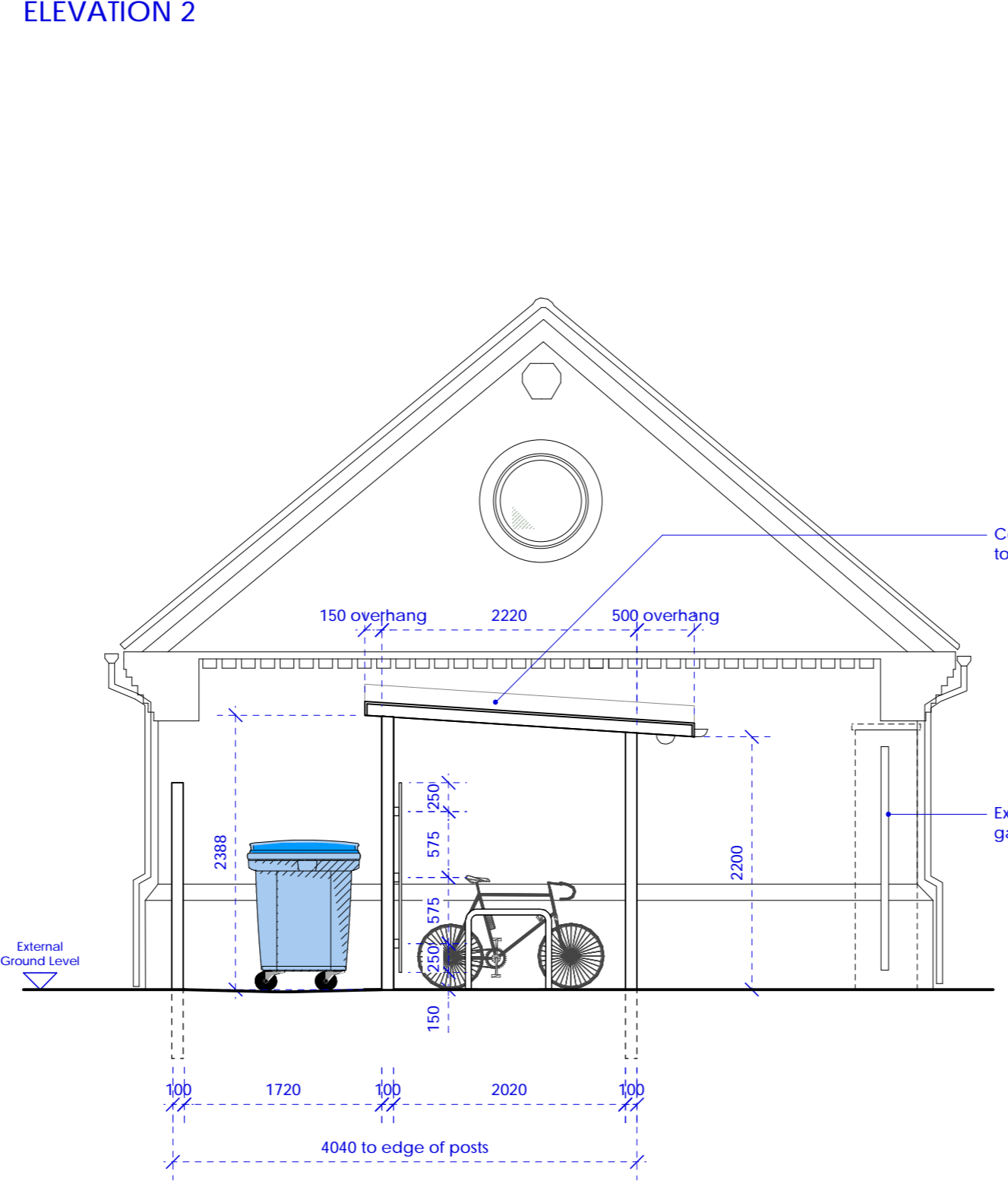
ELEVATION 2



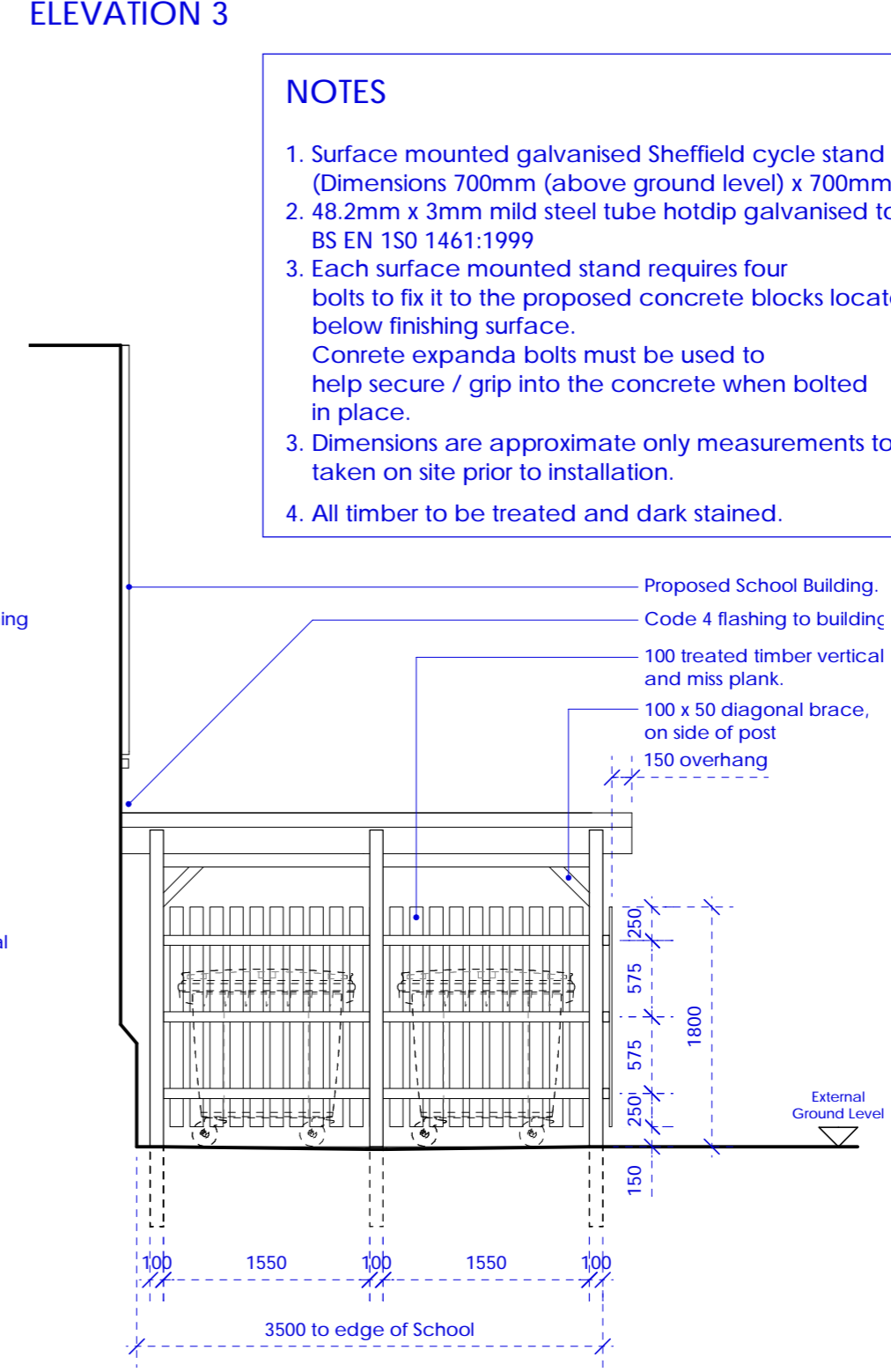
ELEVATION 3



KEY PLAN



SECTION AA



SECTION BB

NOTES

1. Surface mounted galvanised Sheffield cycle stand (Dimensions 700mm (above ground level) x 700mm wide)
2. 48.2mm x 3mm mild steel tube hotdip galvanised to BS EN 150 1461:1999
3. Each surface mounted stand requires four bolts to fix it to the proposed concrete blocks located below finishing surface. Concrete expanda bolts must be used to help secure / grip into the concrete when bolted in place.
3. Dimensions are approximate only measurements to be taken on site prior to installation.
4. All timber to be treated and dark stained.

CONCRETE EXPANDA BOLTS

GALVANISED SURFACE MOUNTED SHEFFIELD CYCLE STAND

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 - BS EN 12195:2000 Properties of aggregates used in mortar
 - BS EN 12655 (Part 1 & 2) properties of lightweight aggregates
 Guidance on avoiding alkali silica reaction and limitations on alkali content in BS EN 12655 (Part 1 & 2) 'Concrete Society Technical Report 30 (1999)'.
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 - urea formaldehyde foam or materials which may release formaldehyde in quantities which may be hazardous with reference to the limits set by the Health and Safety Executive:
 - calcium silicate bricks or flint
 - vermiculite unless it is certified as being free from calcium silicate bricks or flint
 - any products containing caesium referred to in 'Statutory Instrument 20 2864/2011'
 - Controls on dangerous substances and preparations Regulations 2002: Reference should also be made to HSE EDG391 'Cadmium and lead'
 - any new timber treated with pentachlorophenol
 - non galvanised mild steel structural fittings for building elements particularly susceptible to erosion.
 - concrete used in circumstances where it is susceptible to alkali/silica reaction.
 - materials containing chlorofluorocarbons (CFC's)
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Updated in accordance with meeting comments 06-02-2020. Feb 2020 / SAJ

Drawing revised to suit Site Plan 19-140-120C. Feb 2020 / SAJ

First Issue. Nov 2019 / SAJ

REVISIONS

NO	DATE	BY	DESCRIPTION
1			Preliminary
2			For Approval
3			Tender
4			Construction

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PROJECT
Oaklea Grange, Sandy Lane, Hope, Wrexham, LL12 9RP

DRAWING TITLE
Proposed Bin & Cycle Store Details

SCALE
1:50@A2

DRAWING NO
19-140-127

DATE
Nov 2019

REVISION
B

Proposed Bin & Cycle Store Details
1:50 @ A2



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