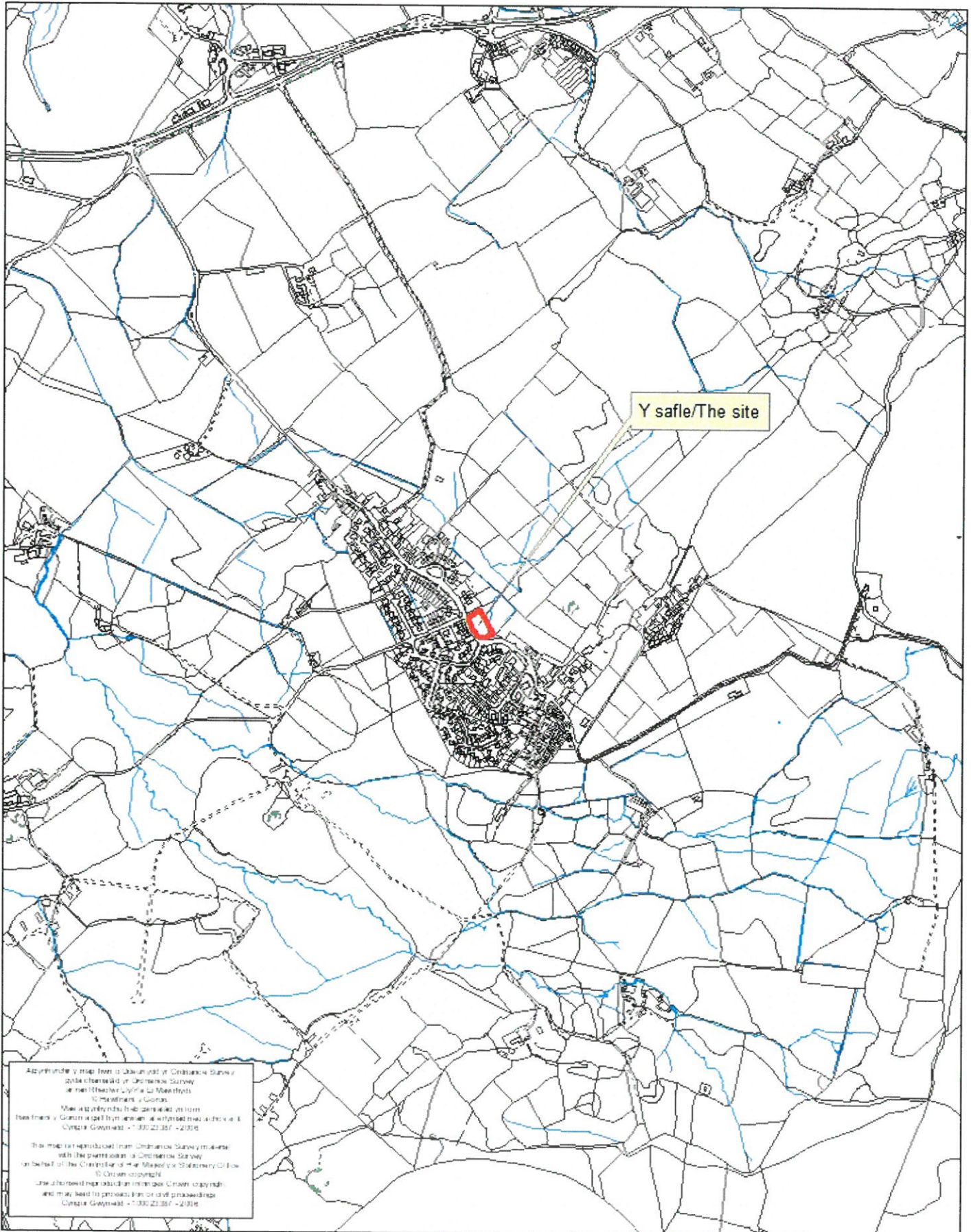


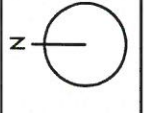
Rhif y Cais / Application Number : C17/0846/18/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.





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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS
 P&S HENNESSEY BUILDERS LOCATION PLAN



matthewjonesarchitects

DRAWING NUMBER	SCALE	DRAWN	DATE
D-1234-08/16-PL00	1:1250 @A4	RP	14.12.2016
CONWY 01492 583036 DENBIGH 01745 817169 www.matthewjonesarchitects.com web: www.matthewjonesarchitects.com			

Dining areas

- a dining table and chairs to seat the maximum number of occupants.

Kitchen

The risk of accident can be reduced in a well-organised working area with adequate work surfaces for resting pans and food preparation and adequate space for appliances. All kitchens should provide:

- space at least 600mm wide for a cooker and a refrigerator. In most cases a 600mm wide space will also be required for a washing machine (see also under washing and drying clothes). The cooker space should be safely positioned in relation to doors, windows, wall units, electric sockets, etc.;
- enough clear space in front of the cooker and other units and appliances to operate safely (1200mm in front of the cooker, otherwise 1000mm);
- an adequate work surface for safe and convenient food preparation (500mm deep, 800mm along the front edge if straight, 1000mm if 'L' shaped);
- adequate and convenient storage cupboards for food, crockery and pots and pans;
- at least 1 convenient power socket close to the main food preparation worktop in addition to those at fixed appliance positions.

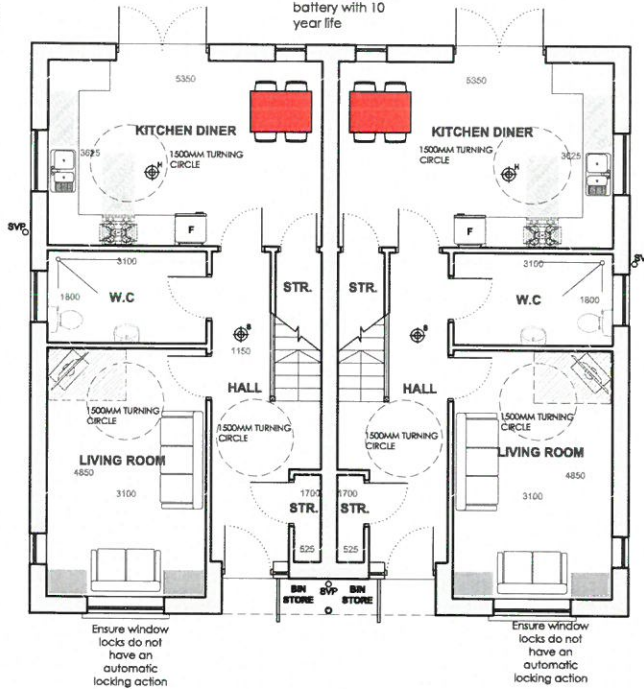
Through floor lift provision

a suitable route for a wheelchair accessible through-the-floor lift from the entrance level should be identified. This route should enable potential access to those rooms listed in the preceding sentence that are not on the dwelling's entrance level. The identified route for the lift may be from a living room/space directly into a bedroom above. Alternatively, the route may be from, or arrive in, circulation space.

The potential aperture size for the route through the floor should be a minimum 1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services. This area is shown dashed and hatched on the plan. The aperture is to be constructed with a knock out hatch to allow for future lift use.

Fire

Hard wired, linked smoke and heat detector with lithium back up battery with 10 year life



General

There should be adequate facilities for washing, drying and airing clothes.

Space for appliances

All dwellings should have space, power and plumbing connections for a washing machine. If an external clothesline cannot be provided there should also be space and power connections for a 600mm wide tumble dryer, positioned so that it can be vented directly to the outside air. These spaces will normally be in the kitchen but may be in a utility area.

Flexible use

Dwelling must have a room adaptable to act as a bedroom on the entry level if required. Wheel chair accessible shower to be provided on entry level.

Storage

minimum of 3m³ storage area is to be provided

Living rooms

- armchairs and settees to seat the maximum number of occupants;
- 3 small or 2 large storage units, one of which may be in the dining area (in single person dwellings, requirements reduces to 2 small or 1 large unit);
- 22
- a television.

Bathroom & WC Provision

- All dwellings should have a bathroom with a bath, washand basin and wc. (the wc. may be separate). In circumstances where it is practically impossible to provide a bath a shower will be acceptable.
- All dwellings provided with a bath should also have a shower.
- In dwellings with more than one bedroom it should be possible to reach the bathroom without passing through a bedroom.
- Bathrooms should not be more than one storey away from the bedrooms

PROPOSED GROUND FLOOR PLAN

Bathroom & WC Provision

- All dwellings should have a bathroom with a bath, washand basin and wc. (the wc. may be separate). In circumstances where it is practically impossible to provide a bath a shower will be acceptable.
- All dwellings provided with a bath should also have a shower.
- In dwellings with more than one bedroom it should be possible to reach the bathroom without passing through a bedroom.
- Bathrooms should not be more than one storey away from the bedrooms

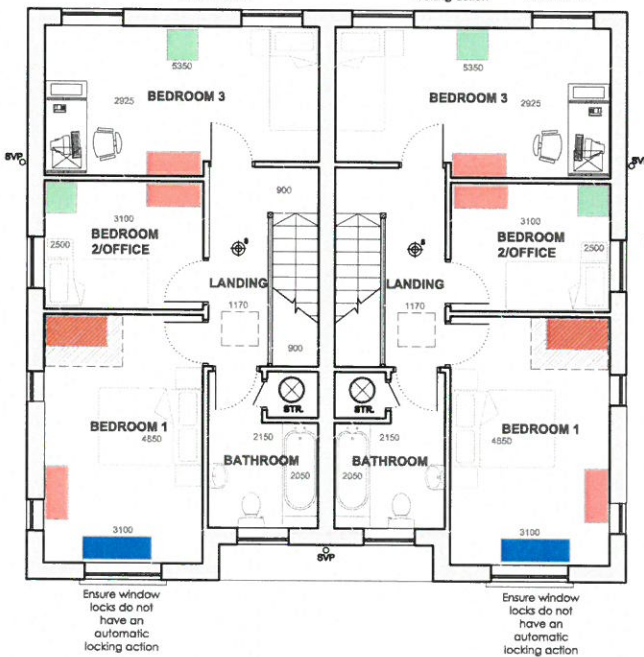
left space to be accessed through hatch above landing, no hatch is to be placed over any stair well

Two person bedrooms

- one bedroom should be able to contain a double bed and further large bedrooms 2 single beds or a double bed;
- a bedside table;
- a large chest of drawers (this may be in an adjacent box room or on the landing if it does not impede circulation space);
- a dressing table;
- one double or two single wardrobes (free standing or built in).

One person bedrooms

- a single bed and bedside table;
- a medium chest of drawers (this may be in an adjacent box room or on the landing if it does not impede circulation space);
- a single wardrobe (free standing or built in). work desk



Heated storage

Cylinder cupboards should be fitted with a reasonable amount of shelving (minimum 1m). Dwellings without hot water storage should have a heated airing cupboard. Access to the airing cupboards should be from a circulation space or bathroom.

Ensure window locks do not have an automatic locking action

Electrical Installations

Under provision of power sockets will lead to overloading of adapters and excessive use of trailing flexes and extension leads.

The following is the minimum provision of power sockets:

- living rooms: 4 double;
 - dining rooms: 2 double or 1 double in the dining area of a kitchen/dining room;
 - double and twin bedrooms: 3 double;
 - single bedrooms: 2 double;
 - further single sockets are required in halls and landings.
- As a minimum TV aerial sockets and a telephone should be provided in suitable locations in the living room.

FURNITURE KEY

	600x600mm single robe		800x1200mm table
	1200x600mm double robe		750x450mm small storage
	1050x450mm chest of drawers		1350x450mm dressing table

PROPOSED FIRST FLOOR PLAN

PLOT 1 TOTAL AREA = 108M ²
PLOT 2 TOTAL AREA = 108M ²
PLOT 3 TOTAL AREA = 108M ²
PLOT 4 TOTAL AREA = 108M ²

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS
P&S HENNESSEY BUILDERS PROPOSED LAYOUTS FOR PLOTS 1,2,3 & 4

DRAWING NUMBER	SCALE	DRAWN	DATE
D-1234-08/16-PL02	1:100 @A3	RP	27.07.2017

Dining areas

- a dining table and chairs to seat the maximum number of occupants.

Kitchen

The risk of accident can be reduced in a well-organised working area with adequate work surfaces for resting pans and food preparation and adequate space for appliances. All kitchens should provide:

- space at least 600mm wide for a cooker and a refrigerator. In most cases a 600mm wide space will also be required for a washing machine (see also under washing and drying clothes). The cooker space should be safely positioned in relation to doors, windows, wall units, electric sockets, etc.;
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- adequate and convenient storage cupboards for food, crockery and pots and pans;
- at least 1 convenient power socket close to the main food preparation worktop in addition to those at fixed appliance positions.

Through floor lift provision

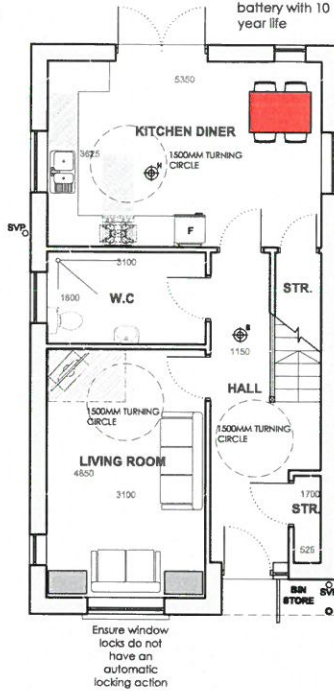
a suitable route for a wheelchair accessible through-the-floor lift from the entrance level should be identified. This route should enable potential access to those rooms listed in the preceding sentence that are not on the dwelling's entrance level.

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The potential aperture size for the route through the floor should be a minimum 1000mm x 1500mm - with the potential approach to the lift being to one of the shorter sides. This potential aperture area should be clear of services. This area is shown dashed and hatched on the plan.

the aperture is to be constructed with a knock out hatch to allow for future lift use.

Fire
Hard wired, linked smoke and heat detector with lithium back up battery with 10 year life



General

There should be adequate facilities for washing, drying and airing clothes.
Space for appliances
All dwellings should have space, power and plumbing connections for a washing machine. If an external clothesline cannot be provided there should also be space and power connections for a 600mm wide tumble dryer, positioned so that it can be vented directly to the outside air. These spaces will normally be in the kitchen but may be in a utility area.

Flexible use

Dwelling must have a room adaptable to act as a bedroom on the entry level if required. Wheel chair accessible shower to be provided on entry level.

Storage

minimum of 3m³ storage area is to be provided

Living rooms

- armchairs and settees to seat the maximum number of occupants;
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- 22
- a television.

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- All dwellings provided with a bath should also have a shower.
- In dwellings with more than one bedroom it should be possible to reach the bathroom without passing through a bedroom.
- Bathrooms should not be more than one storey away from the bedrooms

PROPOSED GROUND FLOOR PLAN

One person bedrooms

- a single bed and bedside table;
- a medium chest of drawers (this may be in an adjacent box room or on the landing if it does not impede circulation space);
- a single wardrobe (free standing or built in), work desk

Ensure windows locks do not have an automatic locking action

Bathroom & WC Provision

- All dwellings should have a bathroom with a bath, washhand basin and wc. (the wc. may be separate). In circumstances where it is practically impossible to provide a bath a shower will be acceptable.
- All dwellings provided with a bath should also have a shower.
- In dwellings with more than one bedroom it should be possible to reach the bathroom without passing through a bedroom.
- Bathrooms should not be more than one storey away from the bedrooms

loft space to be accessed through hatch above landing, no hatch is to be placed over any stair well

Two person bedrooms

- one bedroom should be able to contain a double bed and further large bedrooms 2 single beds or a double bed;
- a bedside table;
- a large chest of drawers (this may be in an adjacent box room or on the landing if it does not impede circulation space);
- a dressing table;
- one double or two single wardrobes (free standing or built in).

Heated storage

Cylinder cupboards should be fitted with a reasonable amount of shelving (minimum 1m). Dwellings without hot water storage should have a heated airing cupboard. Access to the airing cupboards should be from a circulation space or bathroom.

Ensure window locks do not have an automatic locking action

Electrical Installations

Under provision of power sockets will lead to overloading of adapters and excessive use of trailing flexes and extension leads. The following is the minimum provision of power sockets:

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 - double and twin bedrooms: 3 double;
 - single bedrooms: 2 double;
 - further single sockets are required in halls and landings.
- As a minimum TV aerial sockets and a telephone should be provided in suitable locations in the living room.



Ensure window locks do not have an automatic locking action

PROPOSED FIRST FLOOR PLAN

FURNITURE KEY

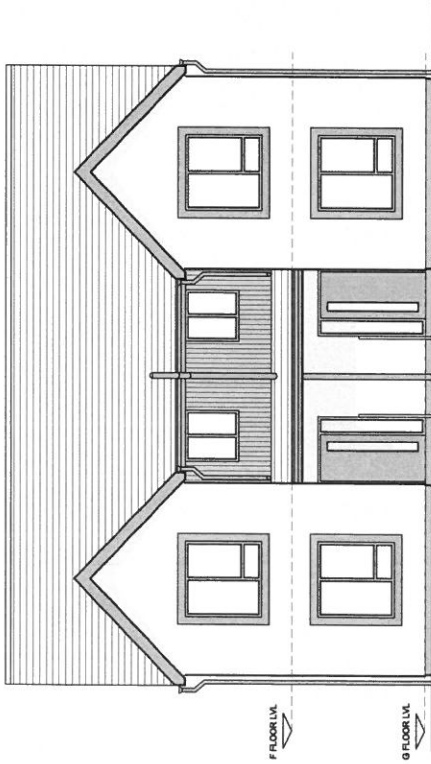
	600x600mm single robe		800x1200mm table
	1200x600mm double robe		750x450mm small storage
	1050x450mm chest of drawers		1350x450mm dressing table

PLOT 1 TOTAL AREA = 108M²

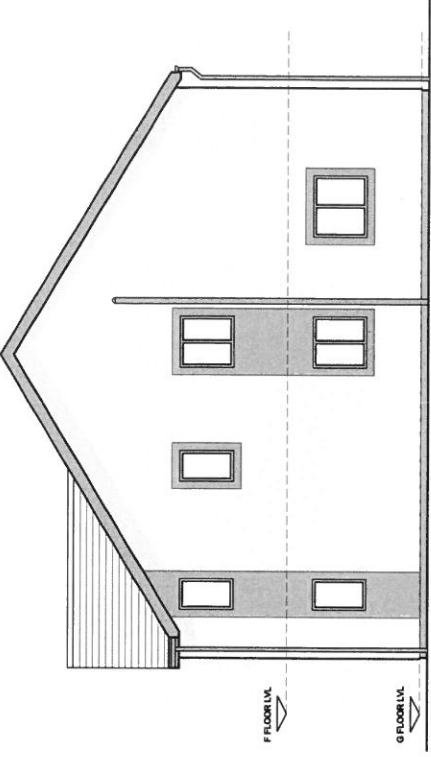
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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS
P&S HENNESSEY BUILDERS PROPOSED LAYOUTS FOR PLOT 5

DRAWING NUMBER	SCALE	DRAWN	DATE
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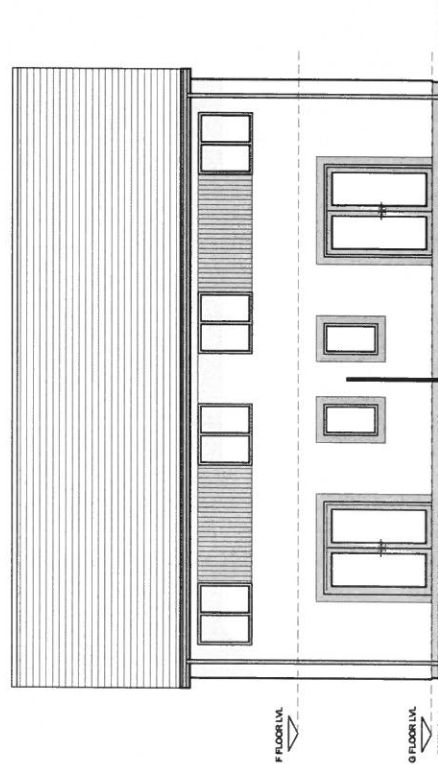
PROPOSED FRONT ELEVATION



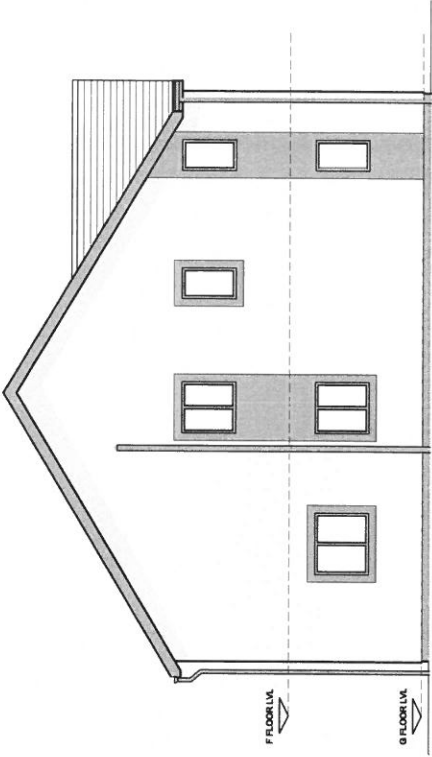
PROPOSED SIDE ELEVATION 01

MATERIAL FINISHES
WALLS

- WHITE THRU RENDER
- WARM GREY WINDOW FEATURE BANDS
- WINDOWS**
- GREY POWDERCOATED ALUMINIUM
- WINDOWS**
- DOORS**
- GREY POWDERCOATED ALUMINIUM
- DOORS**
- ROOF**
- SLATE ROOF
- RW GOODS**
- GREY POWDERCOATED ALUMINIUM



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 02

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIVEN, RHIVLAS

P&S HENNESSEY BUILDERS PROPOSED ELEVATIONS PLOTS 1,2,3 & 4



matthewjonesarchitects

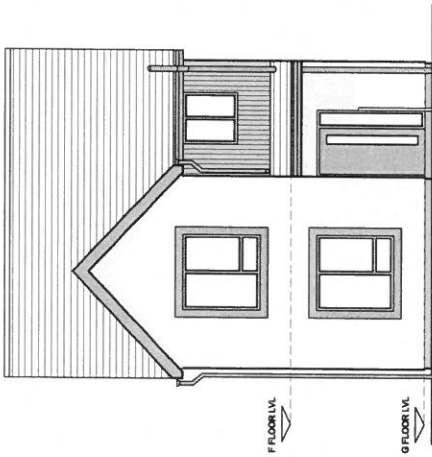
DRAWING NUMBER
D-1234-08/1-6-PL04

SCALE
1:100 @A3

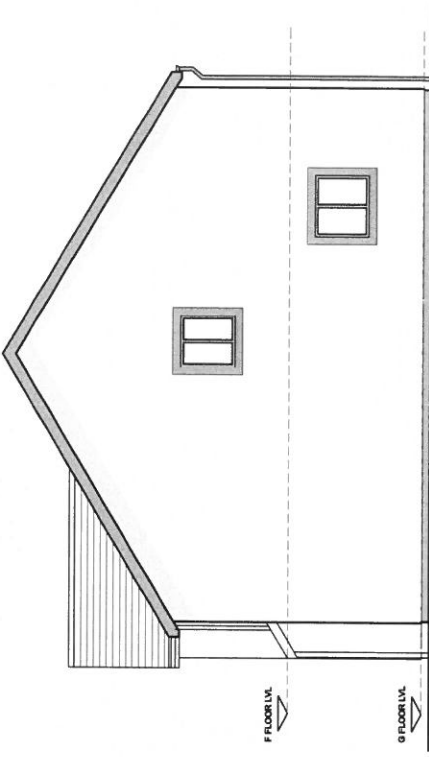
DRAWN
RP

DATE
27.07.2017

CORNYU 01992 583035
DENBIGH 01745 817169
www.matthewjonesarchitects.com

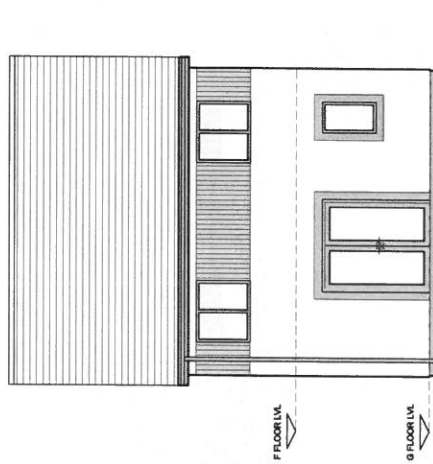


PROPOSED FRONT ELEVATION

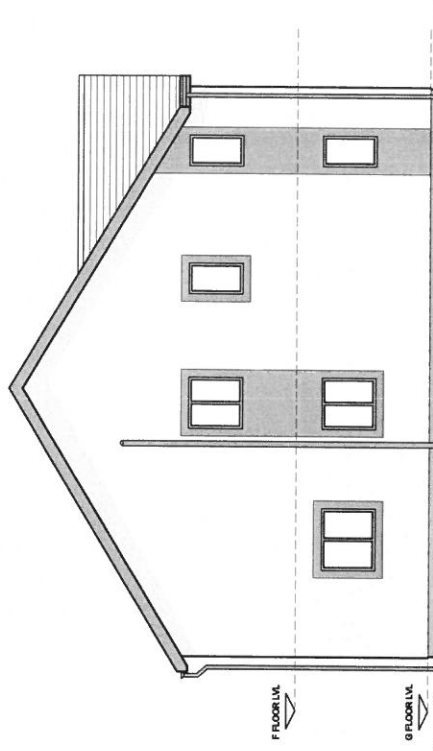


PROPOSED SIDE ELEVATION 01

MATERIAL FINISHES
AS STATED ON PL04



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 02

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIFLAS
P & S HENNESSEY BUILDERS
PROPOSED ELEVATIONS PLOT 5



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DRAWING NUMBER
D-1234-08/1-6-PL05

SCALE
1:100 @A3

DRAWN
RP

DATE
27.07.2017

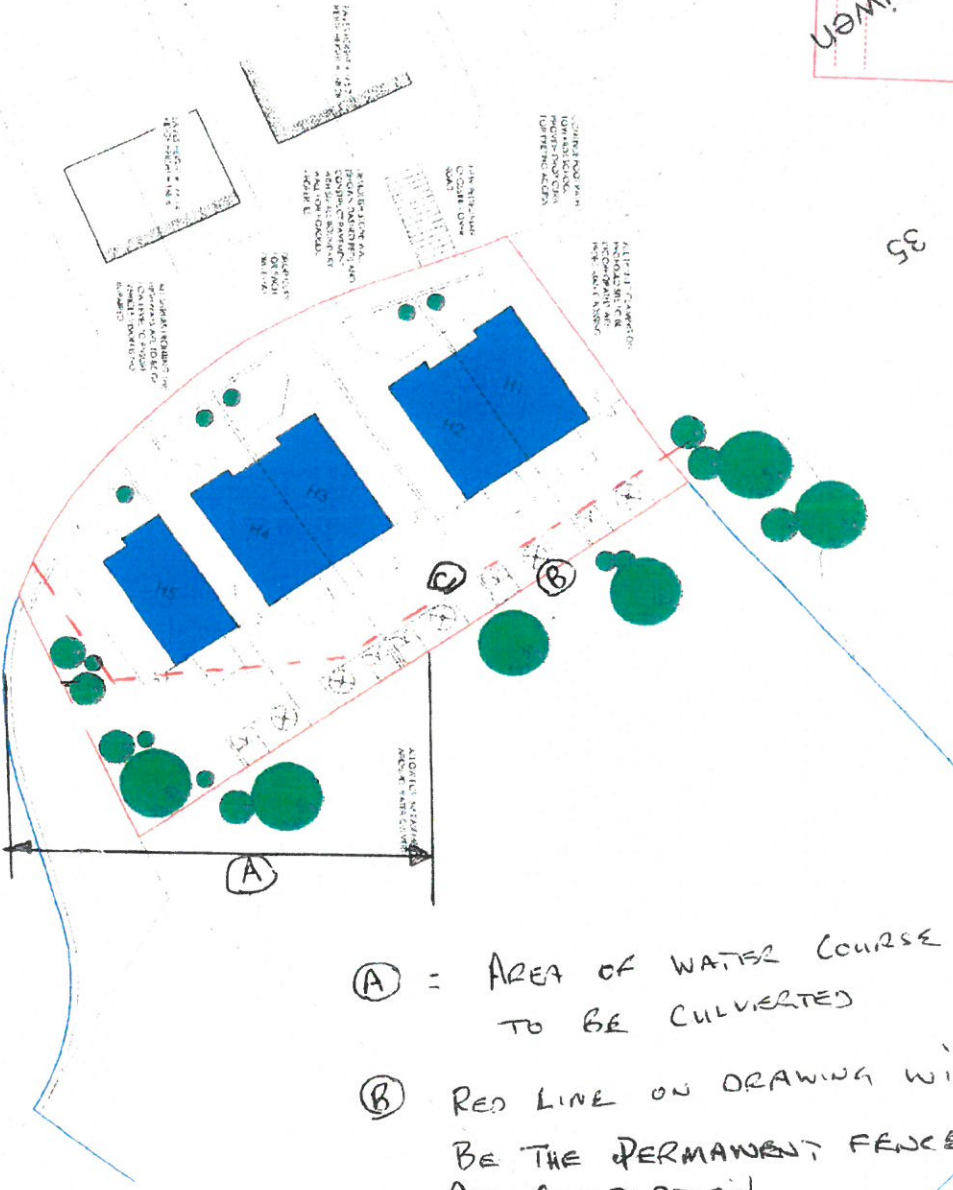
CORNWY 01992 583085
DENBIGH 01745 817169
www.matthewjonesarchitects.com

CYLLUN DIWYGIEDIG
REVISED PLAN
 Derbyniwyd/Received 13.12.13
 Llofnod/signature: *Rhwen*

Rhwenfa

13

35



- (A) = AREA OF WATER COURSE TO BE CULVERTED
- (B) RED LINE ON DRAWING WILL BE THE PERMANENT FENCE AT COMPLETION
- (C) THE RED DOTTED LINE WILL BE THE TEMPORARY FENCE DURING CONSTRUCTION

	TWO DWELLING (3 BDR)
	LOCKABLE STORE AND EXTERIOR DRINKING AREA
	SWIMMING AREA

PROPOSED RESIDENTIAL DEVELOPMENT AND SITE PLAN

PROPOSED DEVELOPER: *DR DAVID JONES*

PROPOSED ARCHITECT: *DAVID JONES ARCHITECTS*

PROPOSED LANDSCAPE ARCHITECT: *DAVID JONES LANDSCAPE ARCHITECTS*

PROPOSED CIVIL ENGINEER: *DAVID JONES CIVIL ENGINEERS*

PROPOSED ELECTRICAL ENGINEER: *DAVID JONES ELECTRICAL ENGINEERS*

PROPOSED MECHANICAL ENGINEER: *DAVID JONES MECHANICAL ENGINEERS*

PROPOSED STRUCTURAL ENGINEER: *DAVID JONES STRUCTURAL ENGINEERS*

PROPOSED PLANNING CONSULTANT: *DAVID JONES PLANNING CONSULTANTS*

PROPOSED ENVIRONMENTAL CONSULTANT: *DAVID JONES ENVIRONMENTAL CONSULTANTS*

PROPOSED SOIL CONSTRUCTION CONSULTANT: *DAVID JONES SOIL CONSTRUCTION CONSULTANTS*

PROPOSED SURVEYOR: *DAVID JONES SURVEYORS*

PROPOSED WATER ENGINEER: *DAVID JONES WATER ENGINEERS*

PROPOSED TRANSPORT ENGINEER: *DAVID JONES TRANSPORT ENGINEERS*

PROPOSED FIRE ENGINEER: *DAVID JONES FIRE ENGINEERS*

PROPOSED HEALTH AND SAFETY CONSULTANT: *DAVID JONES HEALTH AND SAFETY CONSULTANTS*

PROPOSED LEGAL CONSULTANT: *DAVID JONES LEGAL CONSULTANTS*

PROPOSED ACCOUNTANT: *DAVID JONES ACCOUNTANTS*

PROPOSED PROJECT MANAGER: *DAVID JONES PROJECT MANAGERS*

PROPOSED CONSTRUCTION MANAGER: *DAVID JONES CONSTRUCTION MANAGERS*

PROPOSED OPERATIONAL MANAGER: *DAVID JONES OPERATIONAL MANAGERS*

PROPOSED MAINTENANCE MANAGER: *DAVID JONES MAINTENANCE MANAGERS*

PROPOSED COMMUNITY DEVELOPMENT OFFICER: *DAVID JONES COMMUNITY DEVELOPMENT OFFICERS*

PROPOSED POLICE OFFICER: *DAVID JONES POLICE OFFICERS*

PROPOSED FIRE OFFICER: *DAVID JONES FIRE OFFICERS*

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PROPOSED ACCOUNTANT: *DAVID JONES ACCOUNTANTS*