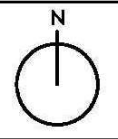




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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS

P&S HENNESSEY BUILDERS

LOCATION PLAN

DRAWING NUMBER

D-1234-08/16-PL00

SCALE

1:1250 @A4

DRAWN

RP

DATE

14.12.2016



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CYNLLUN DIWYGIEDIG
REVISED PLAN
 Rhwfen
 Derbyniwyd/Received 17.12.17
 Llofnod/signature Jd.



(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

SITE PLAN KEY

	100M ² DWELLING (3 BED) TOTAL NO: 7
	LOCABLE STORE AND EXTERIOR DRYING AREA
	3M ² PAVED AREA

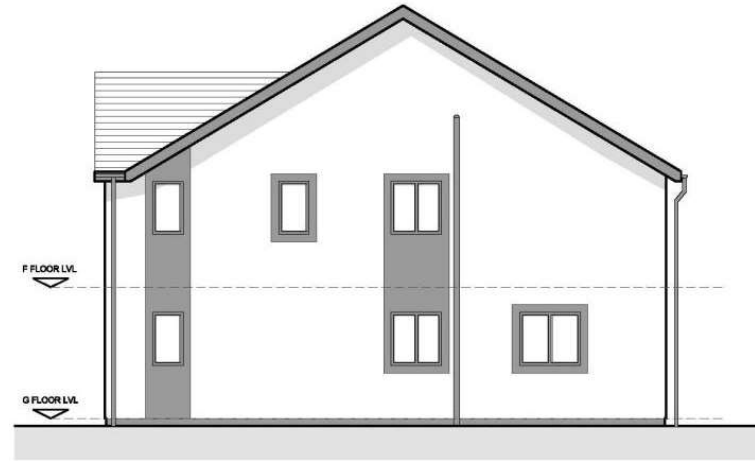
10

1. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT.
 2. THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY THE CLIENT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY THE ARCHITECT.
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 5. THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY THE ARCHITECT AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY THE ARCHITECT.

PROPOSED RESIDENTIAL DEVELOPMENT: BIRD SHIPPER, RHWFA	PLANNING NUMBER: D-1234 06/15-PL01	SCALE: 1:250	DATE: 22.07.2017
P.J.S HENNESSY BUILDERS	PROPOSED SITE PLAN	ARCHITECT: mathewjonesandjones	CONTACT: 01748 714871



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION 01



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 02

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

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS

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

DRAWING NUMBER	SCALE	DRAWN	DATE
D-1234-08/16-PL04	1:100 @A3	RP	27.07.2017



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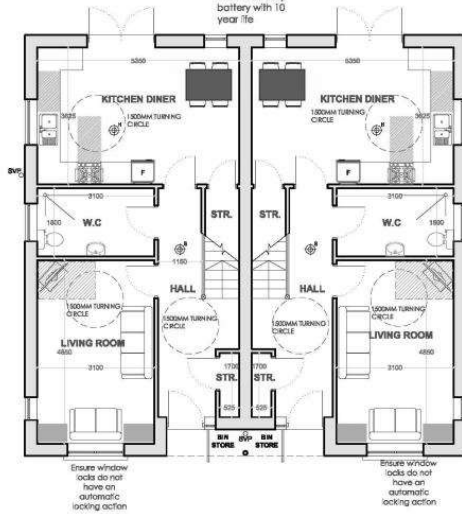
Dining areas
 • a dining table and chairs to seat the maximum number of occupants.

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 of 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, 600mm 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 can not on the dwellings 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 its 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 drying 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
 Dwellings must have a room adaptable to act as a bedroom on the entry level if required. Where a wheelchair accessible shower to be provided an entry level.

Storage
 minimum of 3m² storage area is to be provided

Living rooms
 • armchairs and sofas 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.

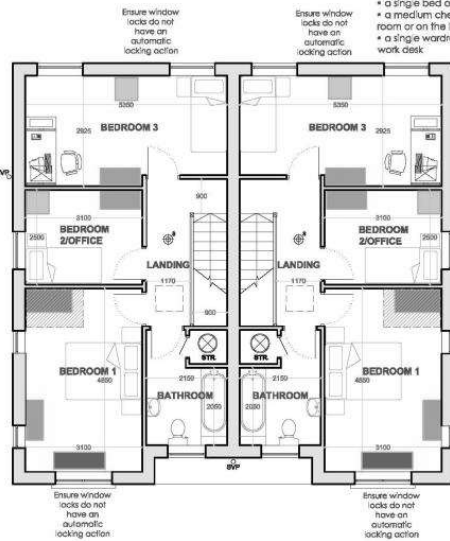
Bathroom & WC Provision
 • All dwellings should have a bathroom with a bath, washhand basin and wc, (the wc, may be separate), in circumstances where it is practically impossible to provide a bath a shower will be acceptable.
 • All dwellings provided with a bath should also have a shower.
 • In dwellings 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

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);

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 drying cupboard. Access to the drying cupboards should be from a circulation space or bathroom.

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;
 • a double and twin bedroom: 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.

PROPOSED FIRST FLOOR PLAN

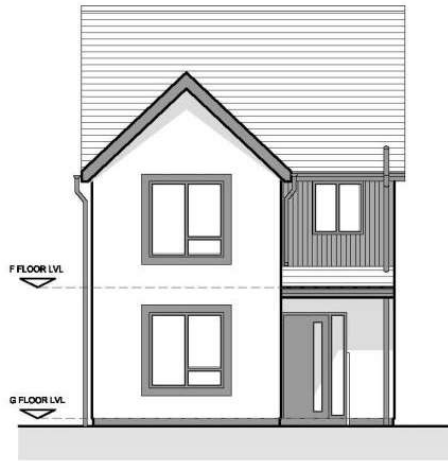
FURNITURE KEY			
	600x600mm single robe		800x1200mm table
	1200x600mm double robe		750x450mm small storage
	1050x450mm chest of drawers		1350x450mm dressing table

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIVEN, RHIVLAS			
P&S HENNESSY BUILDERS		PROPOSED LAYOUTS FOR PLOTS 1, 2, 3 & 4	
		DRAWING NUMBER: D-1234-08/16-PL02	SCALE: 1:100 @A3
		DATE: 27.07.2017	DATE: 27.07.2017

PLOT 1 TOTAL AREA = 108M²
 PLOT 2 TOTAL AREA = 108M²
 PLOT 3 TOTAL AREA = 108M²
 PLOT 4 TOTAL AREA = 108M²

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 DENBIGH 01748 817149
 16 cwmrhwen, rhivlas, rhivlas
 www.matthewjonesarchitects.com

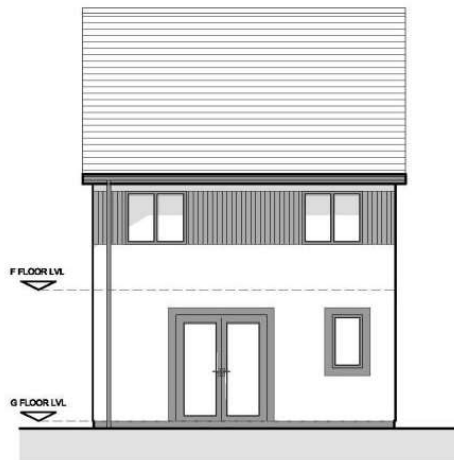


PROPOSED FRONT ELEVATION

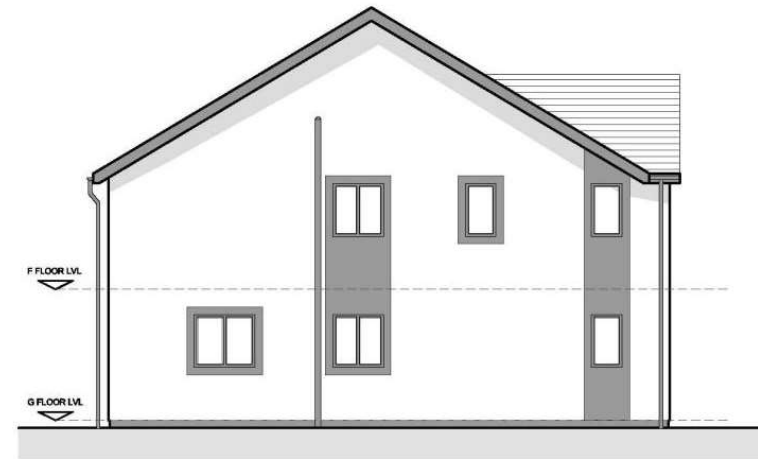


PROPOSED SIDE ELEVATION 01

**MATERIAL FINISHES
AS STATED ON PL04**



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION 02

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS

P&S HENNESSEY BUILDERS

PROPOSED ELEVATIONS PLOT 5

DRAWING NUMBER

D-1234-08/16-PL05

SCALE

1:100 @A3

DRAWN

RP

DATE

27.07.2017



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Dining area

- 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, 600mm 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.

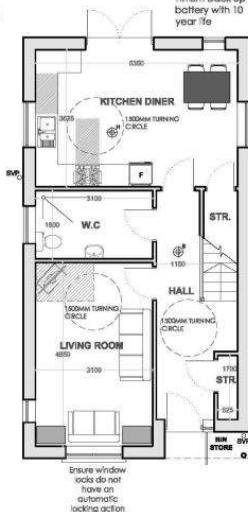
Through floor lift provision

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 600mm 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 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 3m² storage area is to be provided

- Living rooms**
- armchairs and sofas 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, 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.

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 window locks do not have an automatic locking action



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.

- 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

off space to be accessed through hatch above landing, no hatch is to be placed over any stairwell

- 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).

PROPOSED FIRST FLOOR PLAN

FURNITURE KEY

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

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PROPOSED RESIDENTIAL DEVELOPMENT, BRO RHIWEN, RHIWLAS

P&S HENNESSEY BUILDERS PROPOSED LAYOUTS FOR PLOT 5

DRAWING NUMBER: D-1234-08/16-PL03 SCALE: 1:100 @A3 DRAWN: RP DATE: 27.07.2017

PLOT 1 TOTAL AREA = 108M²



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