

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

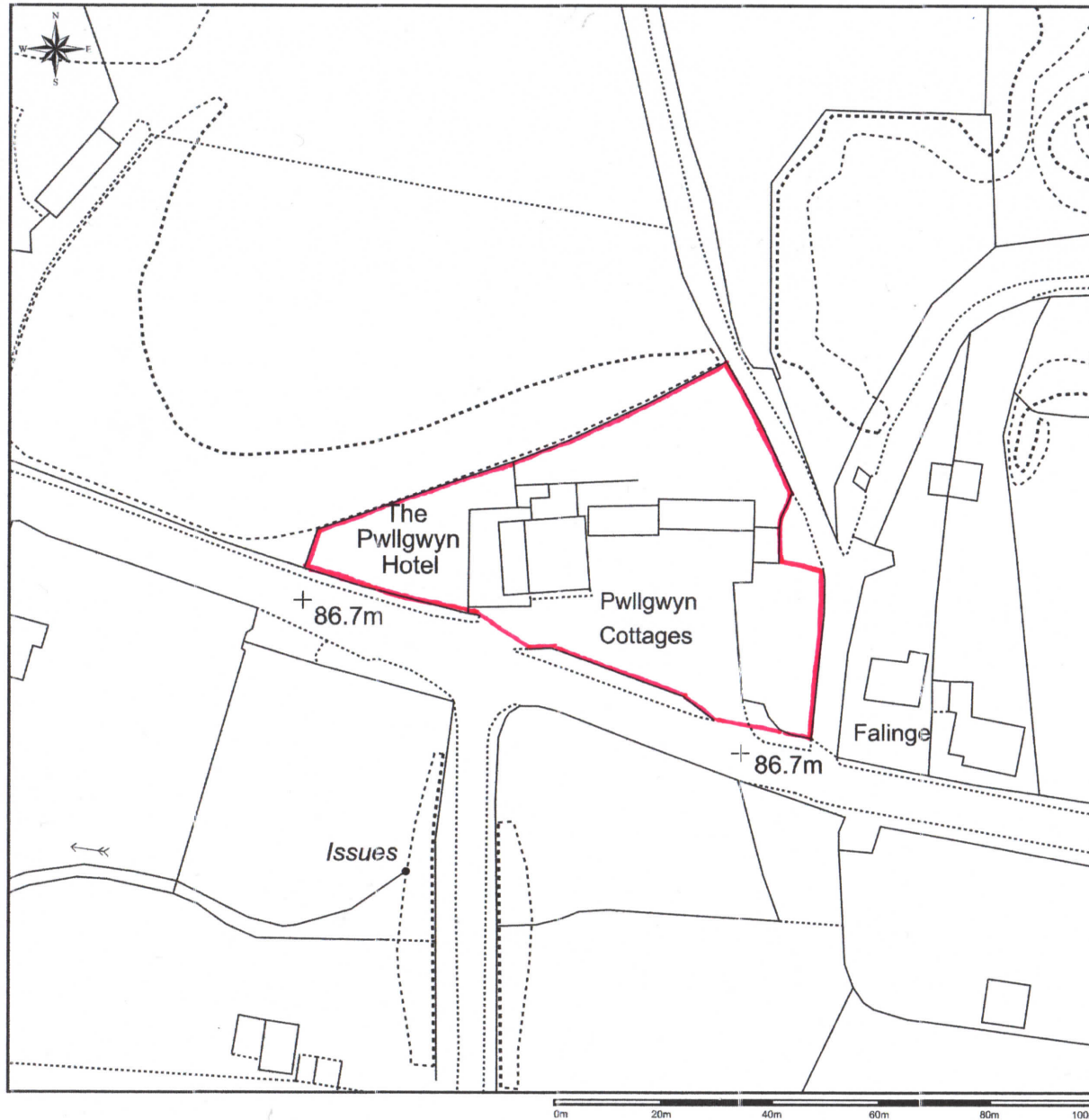
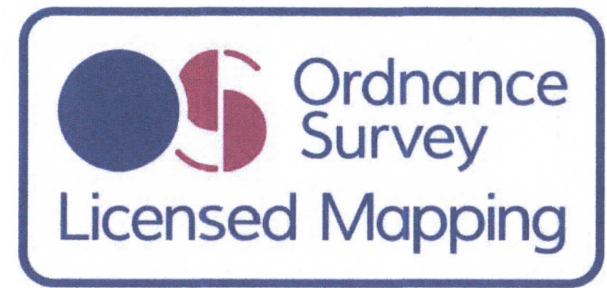
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Map Scale 1:1250

OS Map ref SJ 1271

Planning Application **61081**

# Location Plan of CH7 5UB



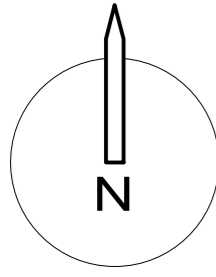
## LOCATION PLAN

Client: MS M J ALAM  
Proposal: PROPOSED ALTERATIONS TO EXISTING BUILDING  
Location: PWLL GWYN  
DENBIGH ROAD, AFONWEN  
MOLD  
FLINTSHIRE LL18 5HH  
Date: 18 FEB. 2020  
Scale: 1.1250  
Drawing Number: A. 1461 / 12

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Scale: 1:1250, paper size: A4





The Pwll Gwyn Hotel

Pwll Gwyn Stables

GARDEN

GARDEN

To Bodfari

Existing paved terrace

Create new path using reclaimed paviors salvaged from front of Hotel building

New 1.8m high vertically boarded timber fence

SPA

Car Park  
1 2 3

Car Park  
1 2 3 4

Car Park

5

6

New soft landscaping to front of main building comprising new hedging, shrubs and small trees.

Existing non-slip blue paviors to be taken up and cleaned. Paviors to be re-used to form new path between stable building and main building

A541

New landscaped area to be created. Area to comprise of new lawn, trees and shrubs

From Mold



BETULA (nigra pendula)



HEDGE:  
Plants to be spaced at 300mm centres and planted in a double staggered row.  
Species to be as follows:

BEECH (Green) 60%  
HORNBEAM (carpinus) 40%

MANAGEMENT:

New trees to have a minimum girth of 12-14cm, a height of 3.6-4.25m with a clear stem height of 1.8m. Trees are to be planted in a hole at least 3 times the diameter of the root ball or container or the spread of roots in the case of bare root trees.

Cut away burlap and remove. Backfill soil (combination of peat moss, composted manure, top soil) to the height of the root ball or slightly lower.

Newly planted trees and shrubs should be watered at time of planting and at least once a week during first planting season. Mulch around trees with tree bark applied to a minimum depth of 75mm.

Fertilize tree with a balanced fertilizer (eg. 5-15-5) with root stimulator (IAA - Indole Acetic Acid).

All planting to be carried out in the next planting season following the completion of the dwellings. Any trees which within a period of five years of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

Trees to be staked and restrained with PIN Tree Restraints.

Ground used for planting to be treated with FLORANID Tree Slow-release Fertilizer.

REVISIONS:

- A. 17/04/2020 Hedging to island landscaped area removed. Trees moved away from front boundary line.

PLANSCAPE ARCHITECTURAL DESIGN CONSULTANTS  
LYCHGATE HOUSE, 1 ST MARYS COURT, WHITFORD ROAD, WHITFORD, FLINTSHIRE, CH8 9AG  
e-mail: info@planscape.org.uk Telephone: 01745 960003 Mobile: 07775 877719

Client: MS M J ALAM

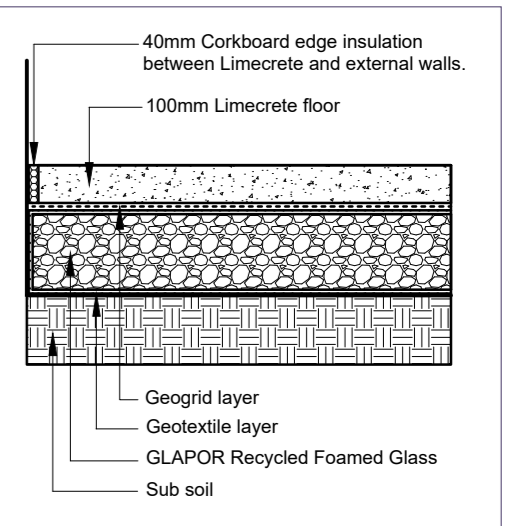
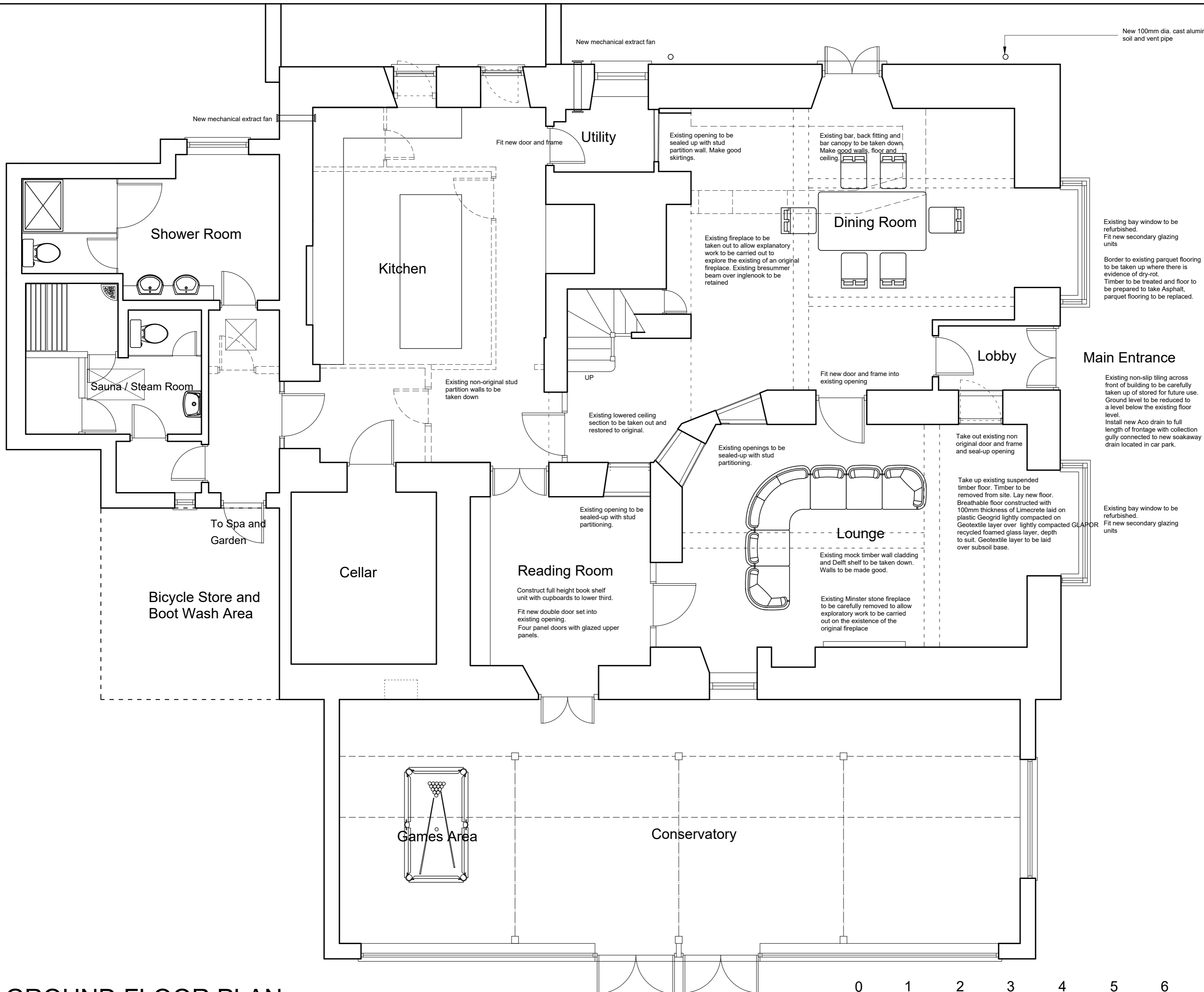
Job Description: SITE LAYOUT PLAN

Location: PWLL GWYN DENBIGH ROAD, AFONWEN MOLD FLINTSHIRE, CH7 5UB

Scale: 1:250 Date: 21 February 2020

Drawing Number: A.1461 / 13 Revision: A

SITE LAYOUT PLAN



SECTION THROUGH LIMECRETE FLOOR

Existing bay window to be refurbished. Fit new secondary glazing units

Border to existing parquet flooring to be taken up where there is evidence of dry-rot. Timber to be treated and floor to be prepared to take Asphalt, parquet flooring to be replaced.

Existing non-slip tiling across front of building to be carefully taken up of stored for future use. Ground level to be reduced to a level below the existing floor level. Install new Aco drain to full length of frontage with collection gully connected to new soakaway drain located in car park.

Existing bay window to be refurbished. Fit new secondary glazing units

REVISIONS:

- A. 10/12/2019  
Notes added.
- B. 10/02/2020  
Kitchen re-located.
- C. 20/03/2020  
Section and specification for new limecrete floor added.
- D. 23/03/2020  
Note added in respect of existing fireplaces



Client: MS M J ALAM

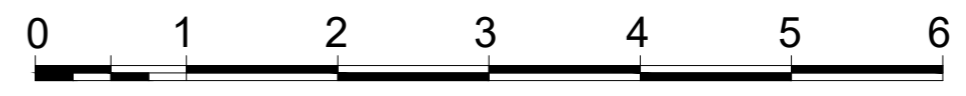
Job Description: PROPOSED FLOOR PLAN

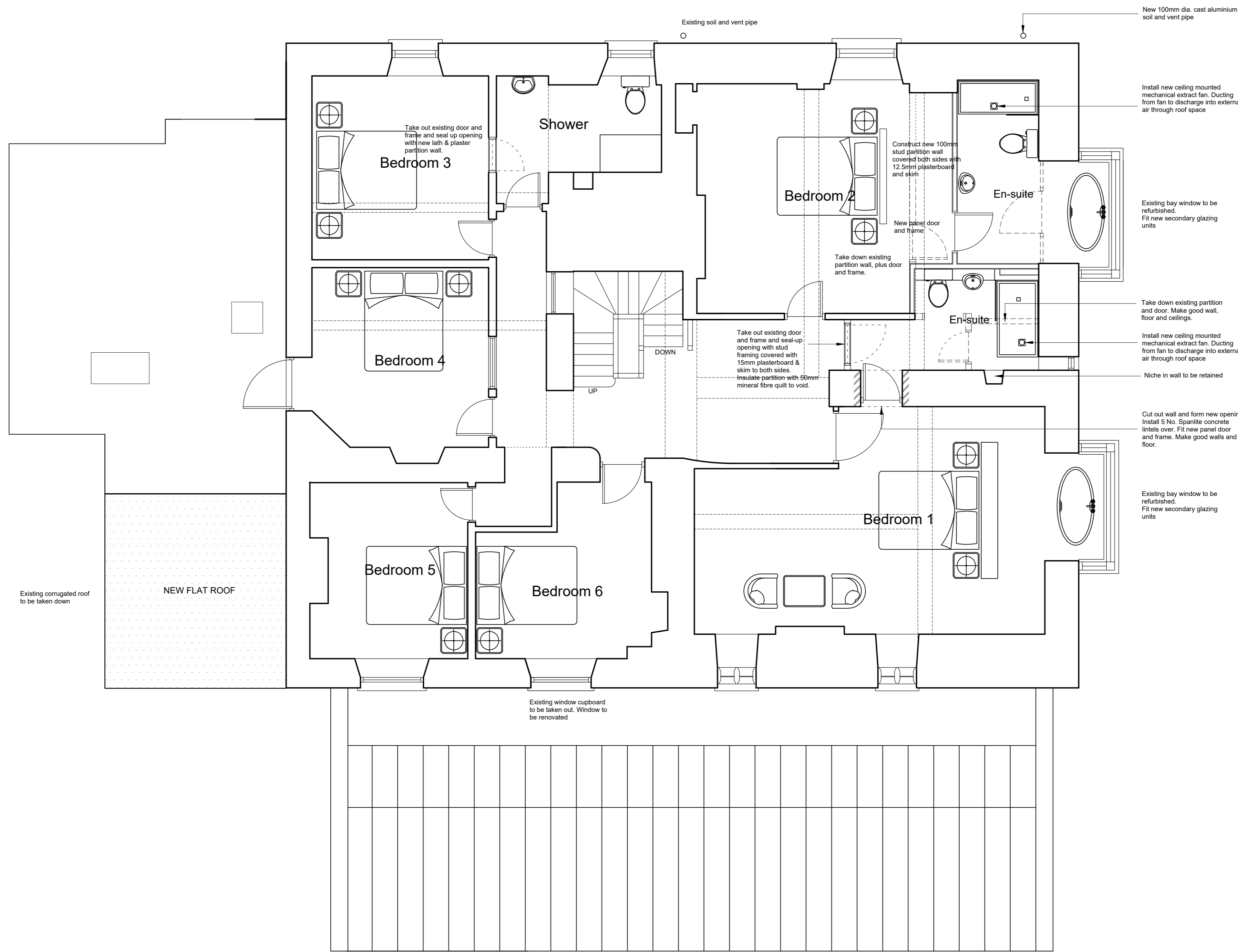
Location: PWLL GWYN, DENBIGH ROAD, AFONWEN, MOLD, FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 1 OCT, 2019

Drawing Number: A.1461 / 7 Revision: D

GROUND FLOOR PLAN





New 100mm dia. cast aluminium soil and vent pipe

Install new ceiling mounted mechanical extract fan. Ducting from fan to discharge into external air through roof space

Existing bay window to be refurbished. Fit new secondary glazing units

Take down existing partition and door. Make good wall, floor and ceilings.

Install new ceiling mounted mechanical extract fan. Ducting from fan to discharge into external air through roof space

Niche in wall to be retained

Cut out wall and form new opening. Install 5 No. Spanlite concrete lintels over. Fit new panel door and frame. Make good walls and floor.

Existing bay window to be refurbished. Fit new secondary glazing units

Take out existing door and frame and seal up opening with new lath & plaster partition wall.

Shower

Bedroom 3

Bedroom 2

En-suite

En-suite

Take down existing partition wall, plus door and frame.

New panel door and frame.

Take out existing door and frame and seal-up opening with stud framing covered with 15mm plasterboard & skim to both sides. Insulate partition with 50mm mineral fibre quilt to void.

DOWN

UP

Bedroom 4

Bedroom 1

Bedroom 5

Bedroom 6

Existing window cupboard to be taken out. Window to be renovated

Existing corrugated roof to be taken down

NEW FLAT ROOF

REVISIONS:

A. 10/12/2019  
Notes added.

B. 10/02/2020  
New flat roof added over bicycle store.

C. 20/03/2020  
En-suites to Bedrooms 1 and 2 revised.  
New soil and vent pipe indicated.

# FIRST FLOOR PLAN



Client:  
MS M J ALAM

Job Description:  
PROPOSED FLOOR PLAN

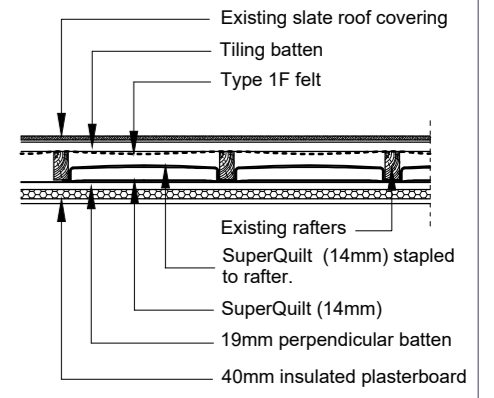
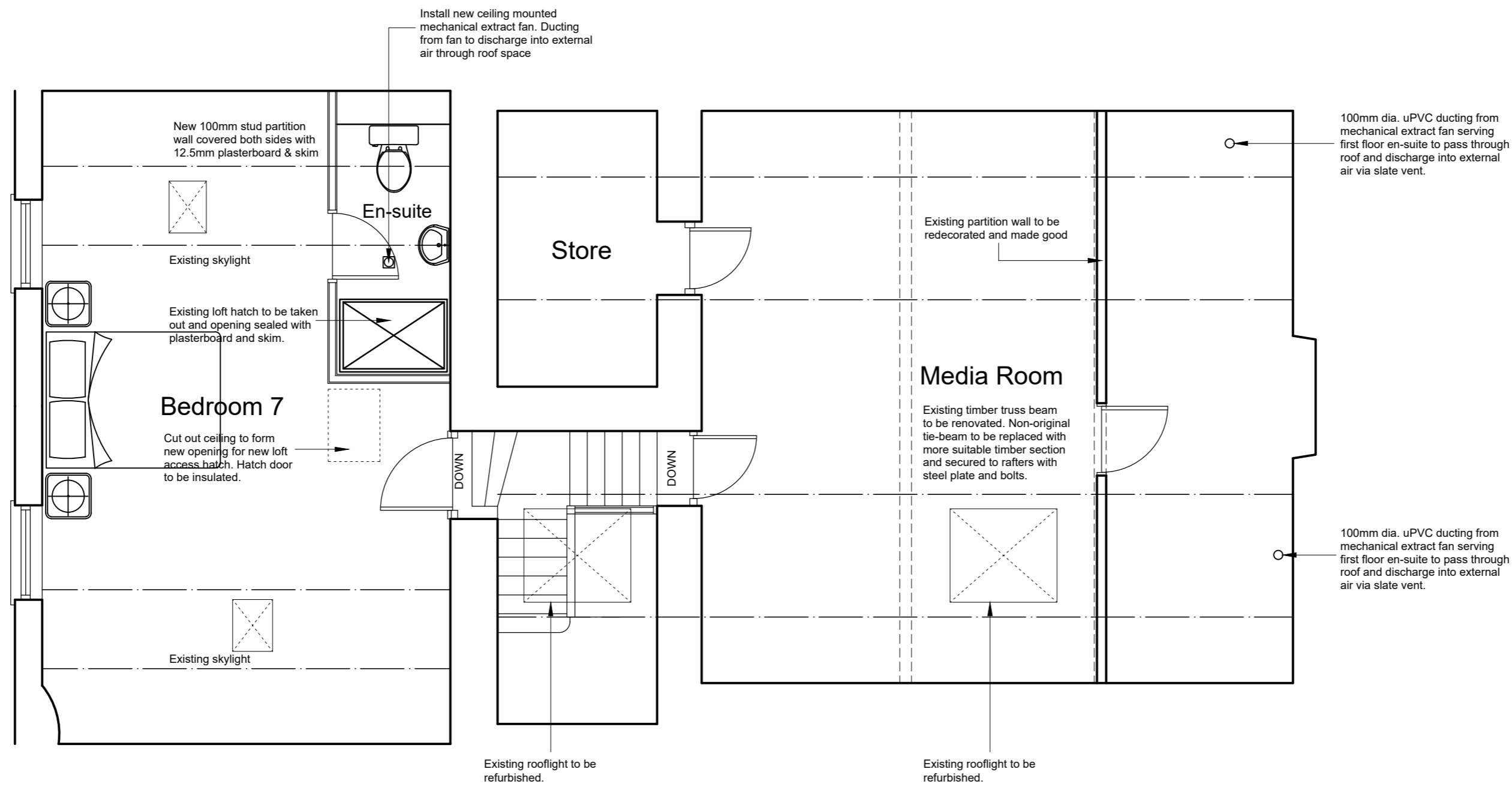
Location:  
PWLL GWYN  
DENBIGH ROAD, AFONWEN  
MOLD  
FLINTSHIRE, CH7 5UB

Scale:  
1:50

Date:  
1 OCT, 2019

Drawing Number:  
A.1461 / 8

Revision:  
C



DETAIL OF PROPOSED INSULATION TO PITCHED ROOF OVER MEDIA ROOM

REVISIONS:

A. 20/03/2020  
Detail of proposed roof insulation added.  
Extractor vents added.  
New loft hatch indicated.



Client: MS M J ALAM

Job Description: PROPOSED FLOOR PLAN

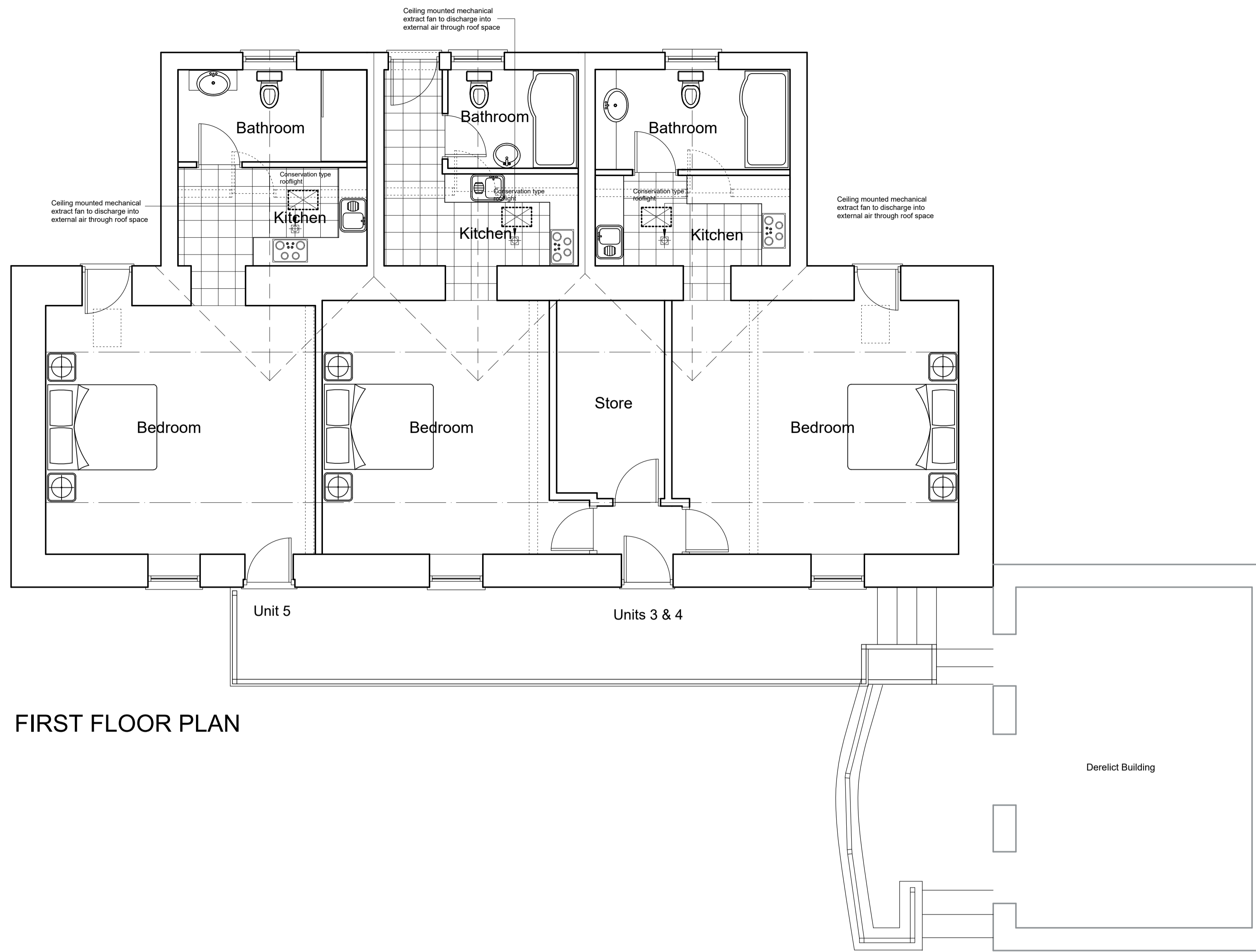
Location: PWLL GWYN, DENBIGH ROAD, AFONWEN, MOLD, FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 1 OCT, 2019

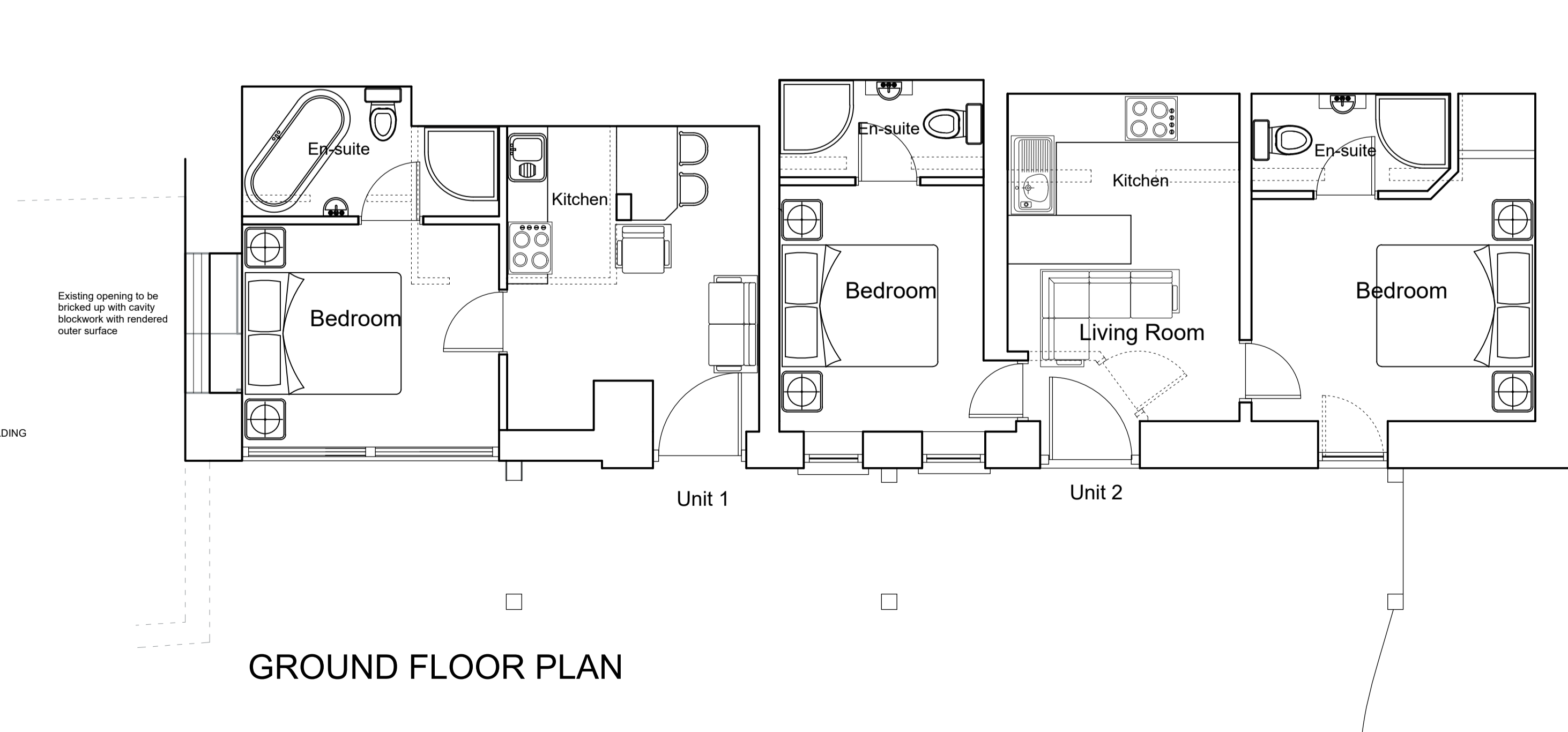
Drawing Number: A.1461 / 9 Revision: B

# SECOND FLOOR PLAN





FIRST FLOOR PLAN



GROUND FLOOR PLAN

LINK SINGLE STOREY OUTBUILDING TO BE DEMOLISHED

**ELECTRICAL INSTALLATION:**  
Electrical installation shall be in accordance with the requirements of BS 7671: 2001 Chapter 13.  
All electrical installation and testing to be carried out in accordance with the requirements of BS 7671: 2001 Chapter 74.  
General: Reasonable provision shall be made in the design, installation, inspection and testing of electrical installations in order to protect persons from fire or injury.  
Sufficient information shall be provided so that persons wishing to operate, maintain or alter and electrical installation can do so with reasonable safety.

**INTERNAL LIGHTING:**  
Fixed lighting must include a reasonable proportion of low-energy light fittings with a luminous efficacy greater than 40 lumens per circuit-watt. (compact fluorescent or fluorescent types). Fit at least one low-energy light fitting per 22m<sup>2</sup> of floor area or at least one low-energy light fitting per four fixed light fittings.

**VENTILATION:**  
Kitchens: To have mechanical extract ventilation, fan rate of 60 litres/sec or 30 litres/sec if incorporated with a cooker hood, plus background ventilation of 4000mm<sup>2</sup>.

**PLUMBING:**  
All pipes carrying hot water and water storage vessels situated in or passing through non-occupiable spaces, to be lagged with insulation to BS 5422: 1977.  
100mm dia. uPVC soil and vent pipe to discharge into external air. Terminal of pipe to be at least 900mm above second floor window head level and fitted with uPVC cage cover.  
40mm dia. uPVC waste pipes sink unit, bath, shower and wash hand basins.  
50mm dia. uPVC waste pipes to be used where pipe runs exceed 2000mm.  
75mm deep steel traps to sink unit, bath, shower and wash hand basins.



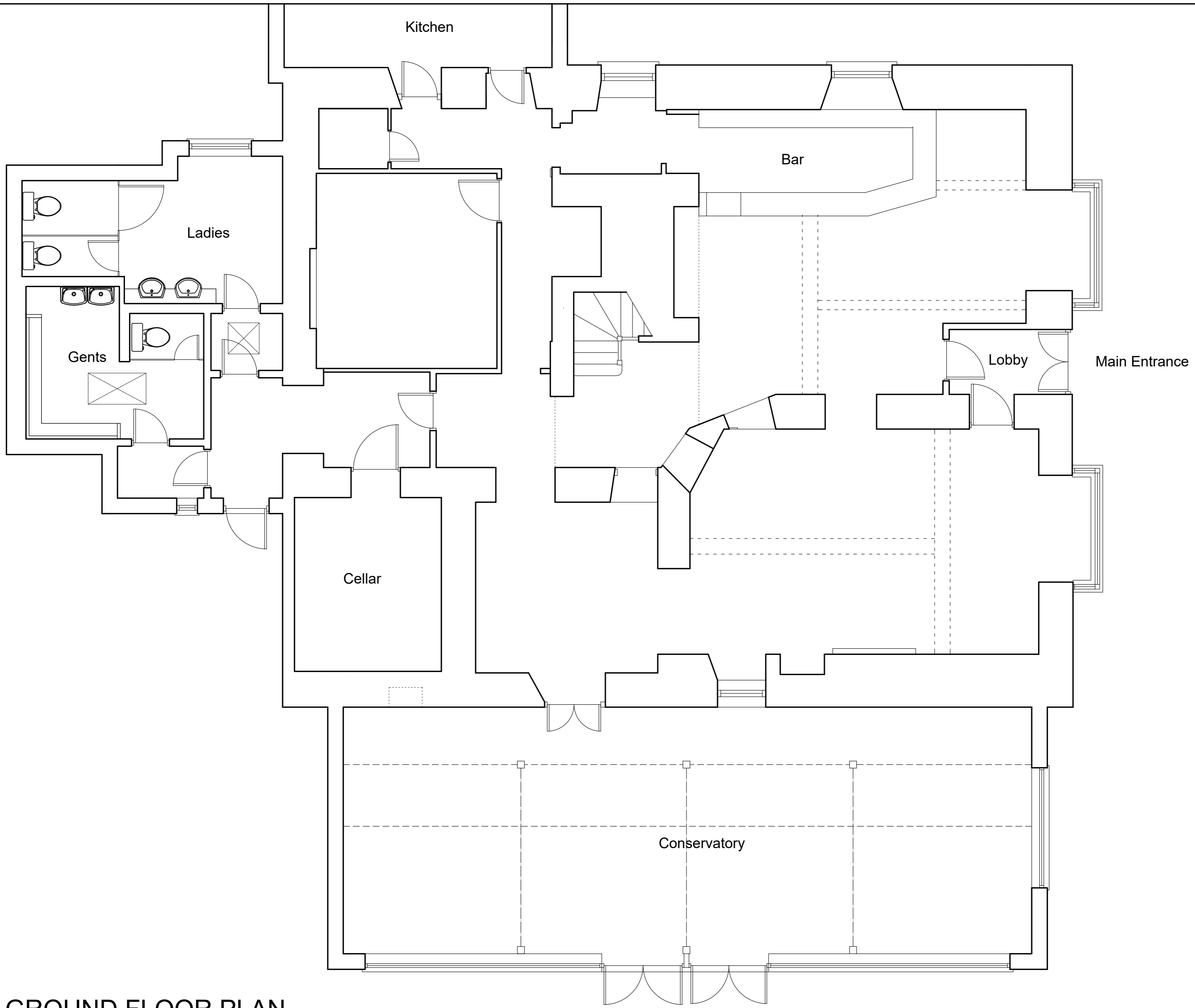
Client: MS M J ALAM

Job Description: PROPOSED ALTERATIONS TO EXISTING STABLE BLOCK ACCOMMODATION.

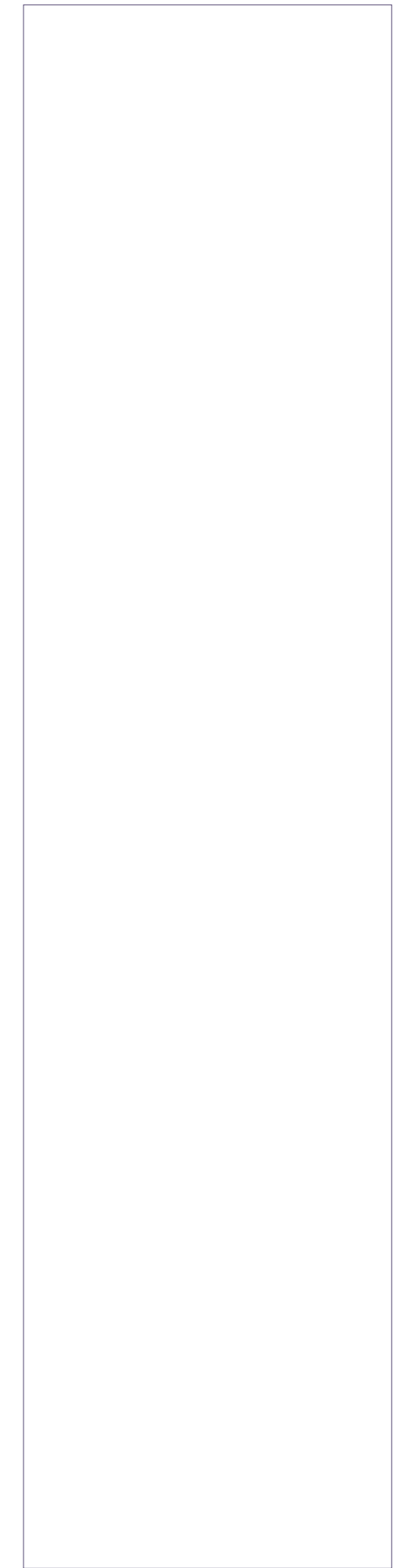
Location: PWLL GWYN, DENBIGH ROAD, AFONWEN, MOLD, FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 13 AUG, 2019

Drawing Number: A.1461 / 2 Revision: B



# GROUND FLOOR PLAN



**PLANSCAPE**  
 ARCHITECTURAL DESIGN CONSULTANTS  
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 WHITFORD, FLINTSHIRE, CH8 9AG  
 e-mail: info@planscape.org.uk Telephone: 01745 960000 Mobile: 07775 877719

Client:  
 MS M J ALAM

Job Description:  
 EXISTING FLOOR PLAN

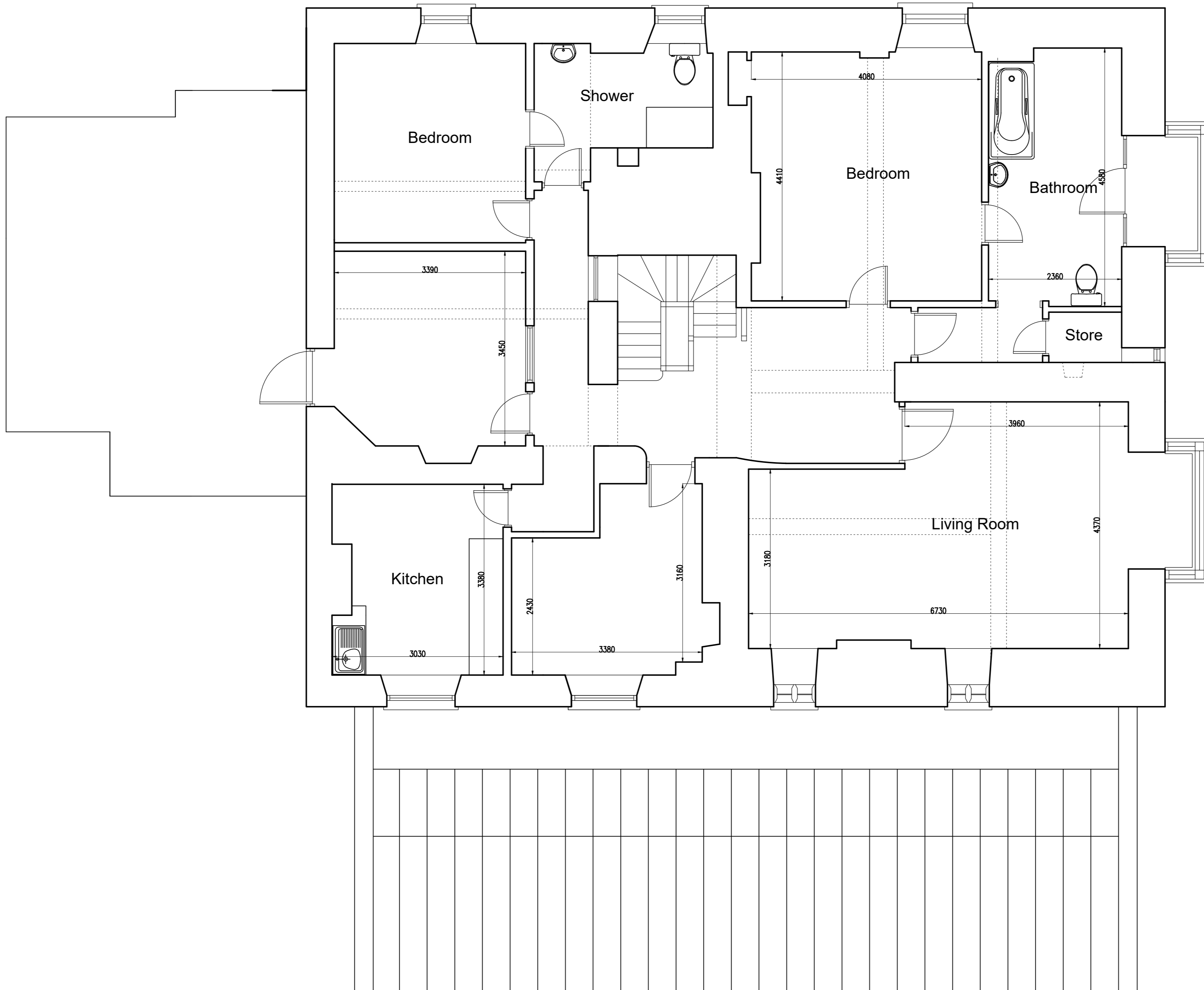
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 PWLL GWYN  
 DENBIGH ROAD, AFONWEN  
 MOLD  
 FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 24 SEPT, 2019

Drawing Number: Revision:

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FIRST FLOOR PLAN



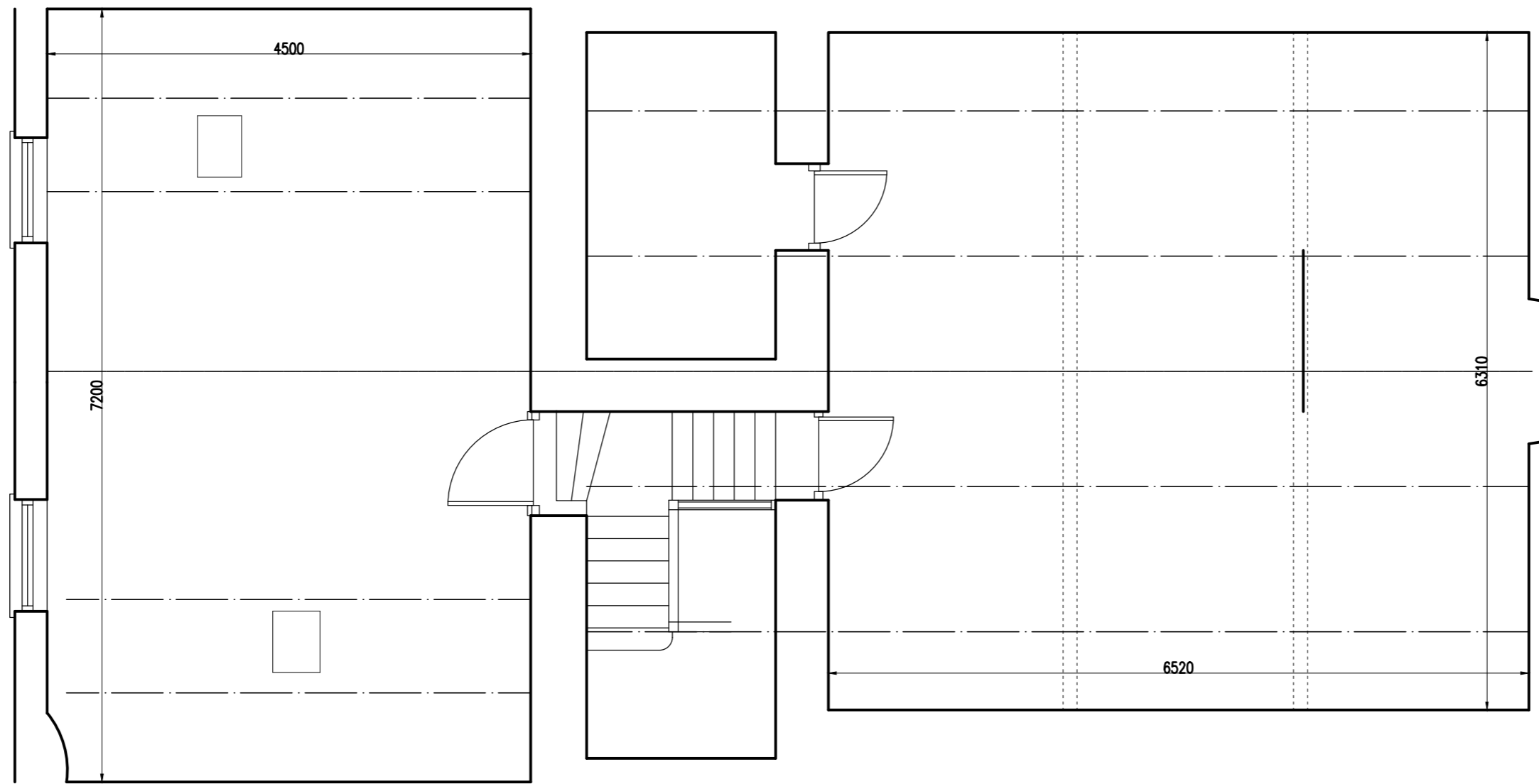
Client: MS M J ALAM

Job Description: EXISTING FIRST FLOOR PLAN

Location: PWLL GWYN, DENBIGH ROAD, AFONWEN, MOLD, FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 24 SEPT, 2019

Drawing Number: A.1461 / 5



# SECOND FLOOR PLAN



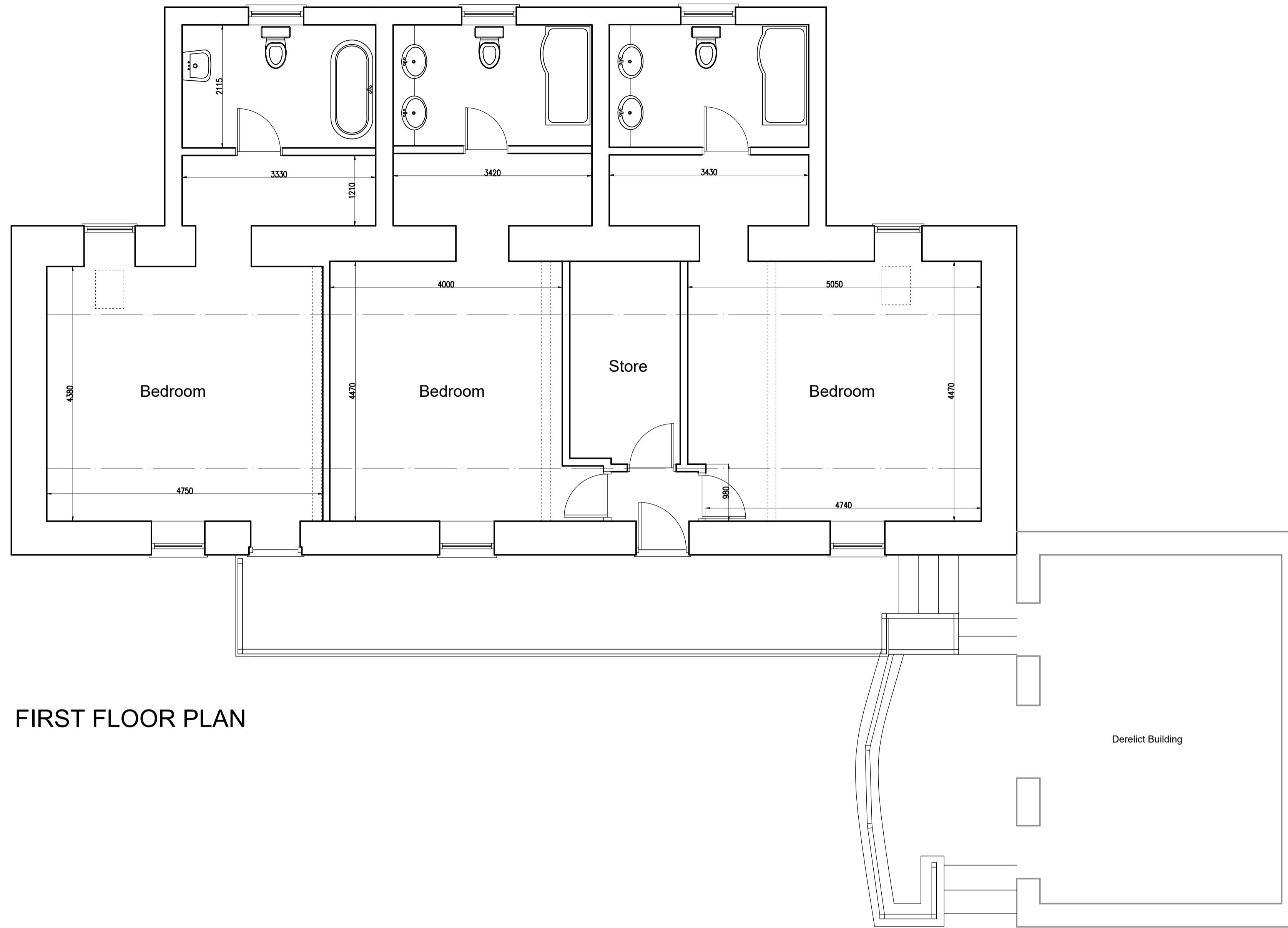
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MS M J ALAM

Job Description:  
EXISTING SECOND FLOOR PLAN

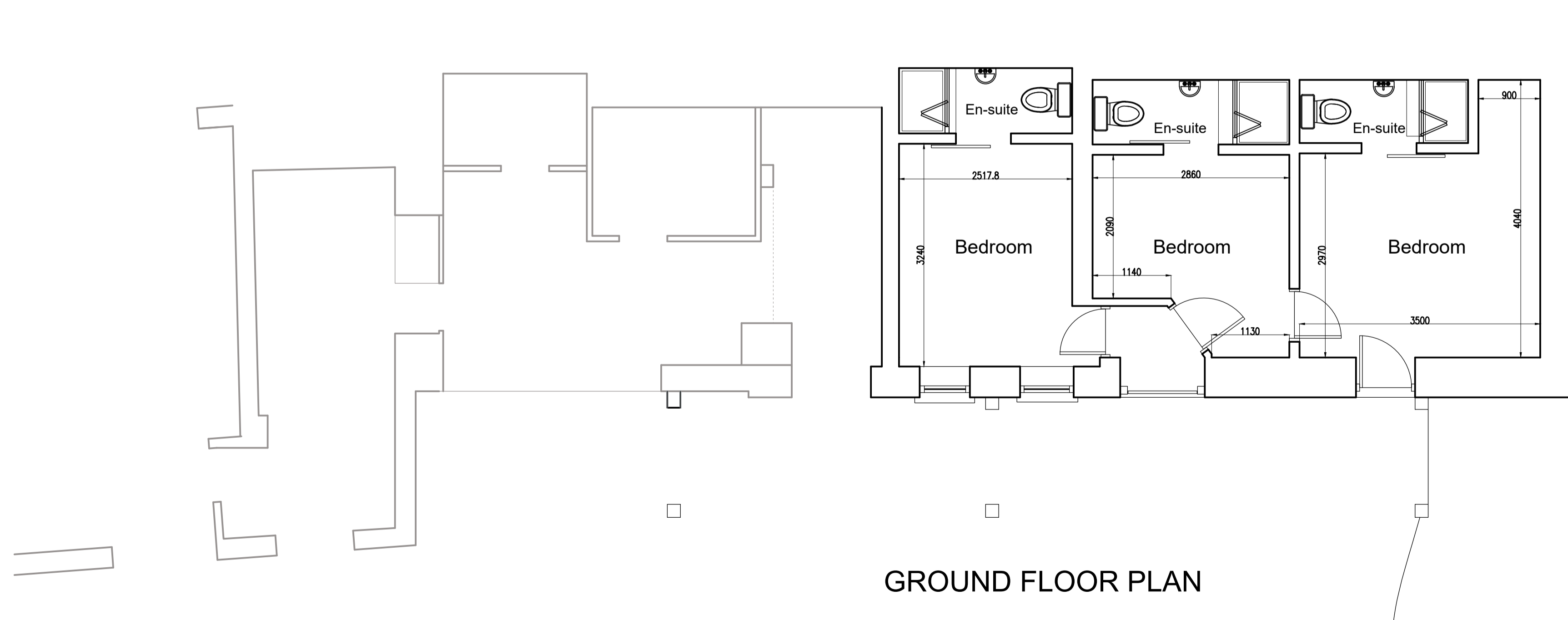
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PWLL GWYN  
DENBIGH ROAD, AFONWEN  
MOLD  
FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 24 SEPT, 2019

Drawing Number: A.1461 / 6 Revision:



FIRST FLOOR PLAN



GROUND FLOOR PLAN



LYCHGATE HOUSE, 1 ST MARY'S COURT, WHITFORD ROAD  
WHITFORD, FLINTSHIRE, CH7 5JG  
t: 01752 877113 e: info@planscape.org.uk Telephone: 01746 90080 Mobile: 07753 877113

Client: MS M J ALAM

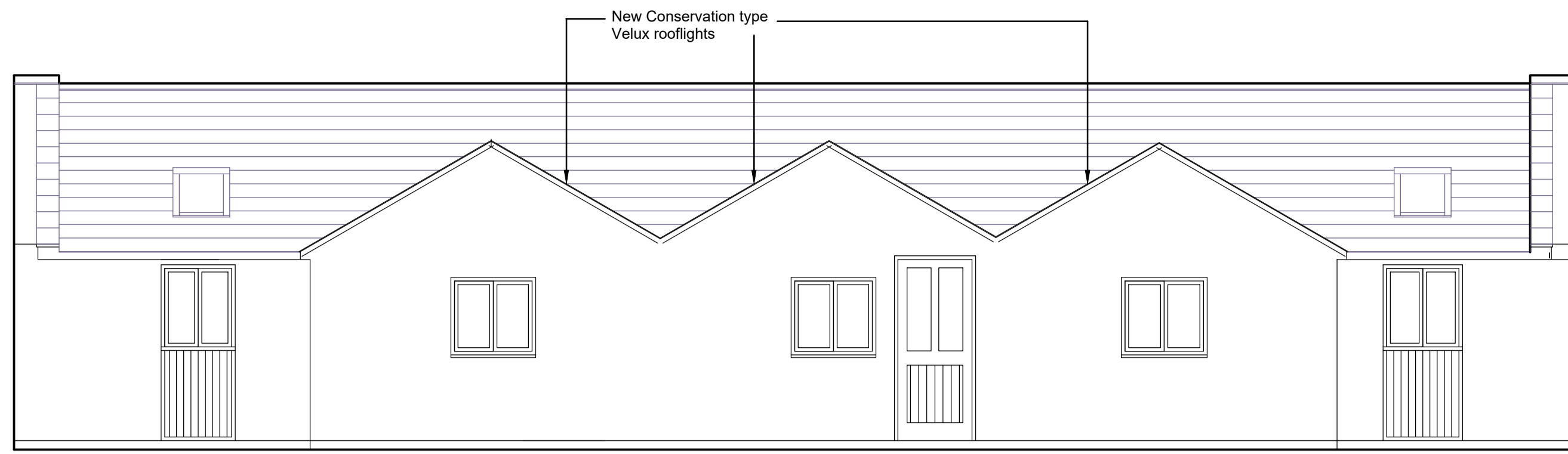
Job Description: PLAN OF EXISTING FLOOR LAYOUTS

Location: PWLL GWYN  
DENBIGH ROAD, AFONWEN  
MOLD  
FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 13 AUG, 2019

Drawing Number: Revision:

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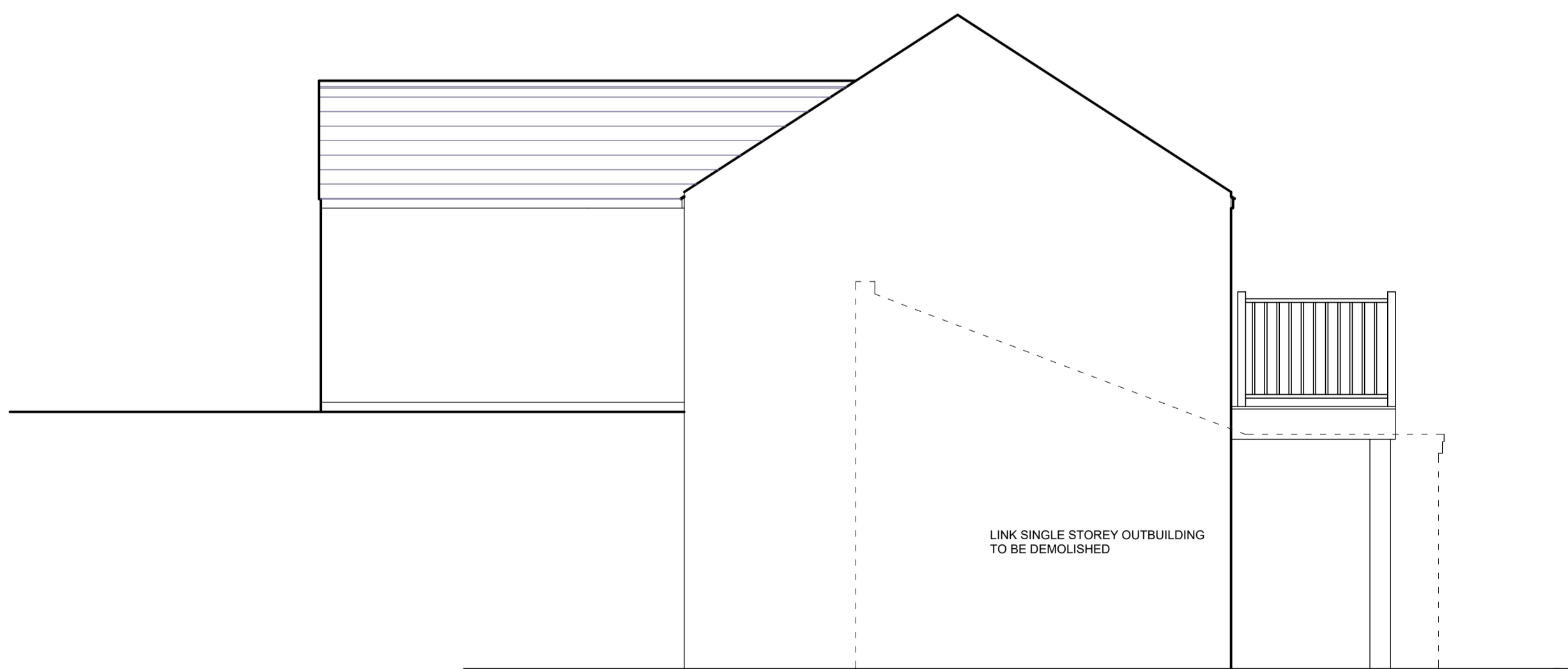
REAR ELEVATION

Cut out wall and form new opening to accommodate new timber external door.

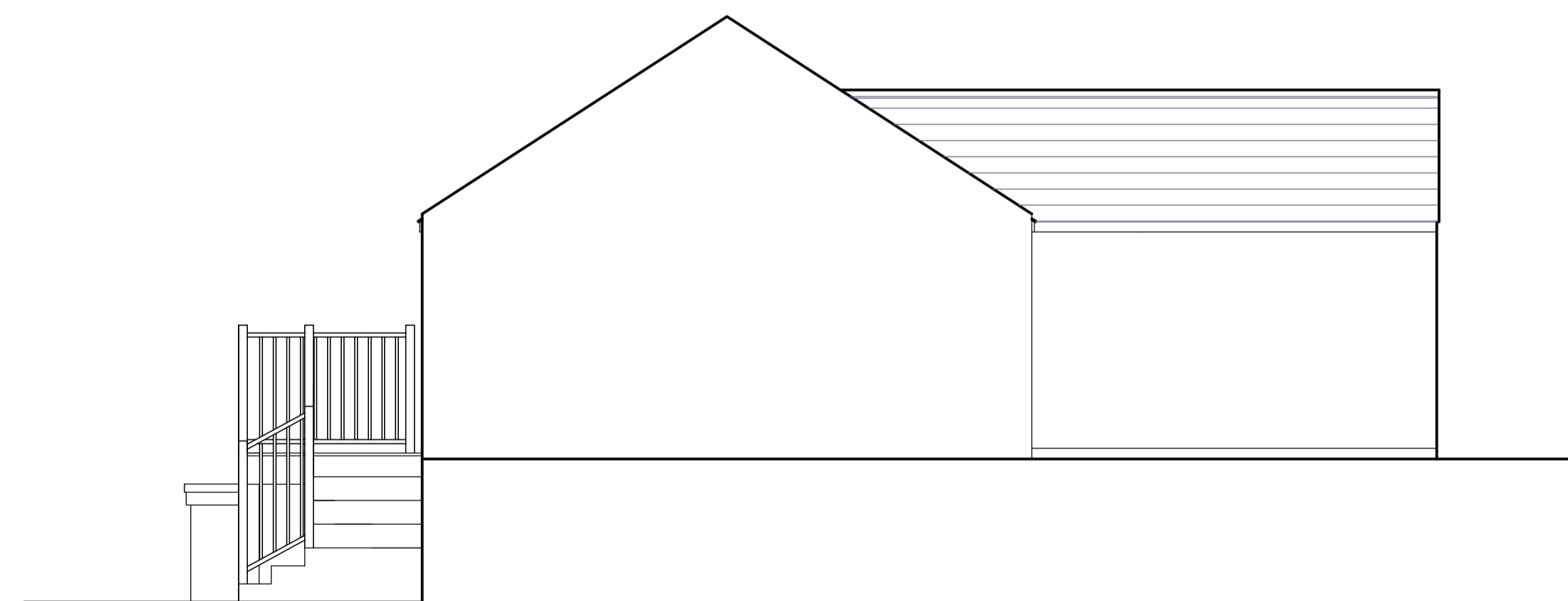


FRONT ELEVATION

Existing double door set to be taken out and replaced with new timber framed wall section with glazed windows. External face of wall to be clad with timber and to resemble the original double door design in appearance.



SIDE ELEVATION



SIDE ELEVATION



LYCHGATE HOUSE, 1 ST MARY'S COURT, WHITFORD ROAD, WHITFORD, FLINTSHIRE, CH7 5UB  
t: 0175 8771713 e: info@planscape.org.uk Telephone: 01746 90080 Mobile: 07753 87713

Client: MS M J ALAM

Job Description: PROPOSED ALTERATIONS TO EXISTING STABLE BLOCK ACCOMMODATION.

Location: PWLL GWYN, DENBIGH ROAD, AFONWEN, MOLD, FLINTSHIRE, CH7 5UB

Scale: 1:50 Date: 13 AUG, 2019

Drawing Number: Revision:

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FRONT ELEVATION ( South )



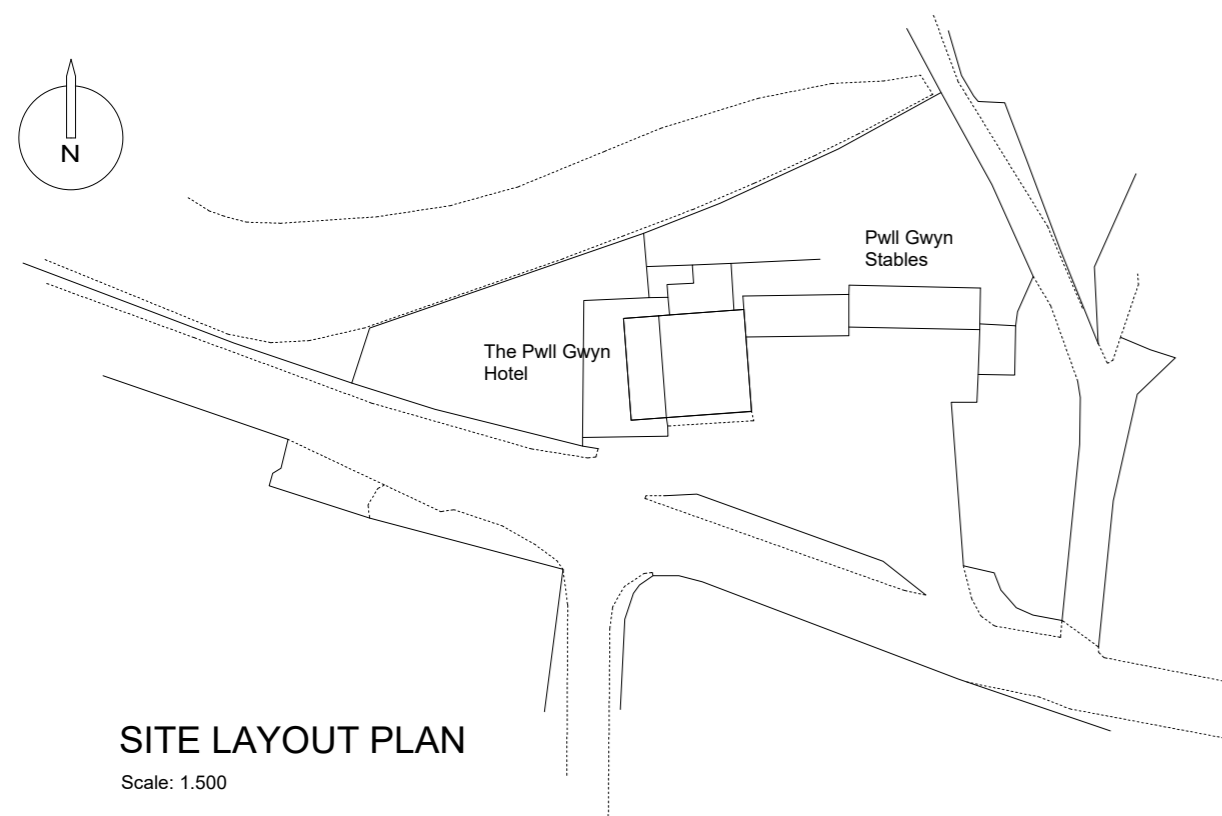
SIDE ELEVATION ( East )



REAR ELEVATION (North )



SIDE ELEVATION ( West )



SITE LAYOUT PLAN  
Scale: 1:500



Client: MS M J ALAM

Description: PLAN OF EXISTING ELEVATIONS

Location: PWLL GWYN, DENBIGH ROAD, AFONWEN, MOLD, FLINTSHIRE, CH7 5UB  
Date: 13 AUG, 2019

Drawing Number: A.1461 / 10