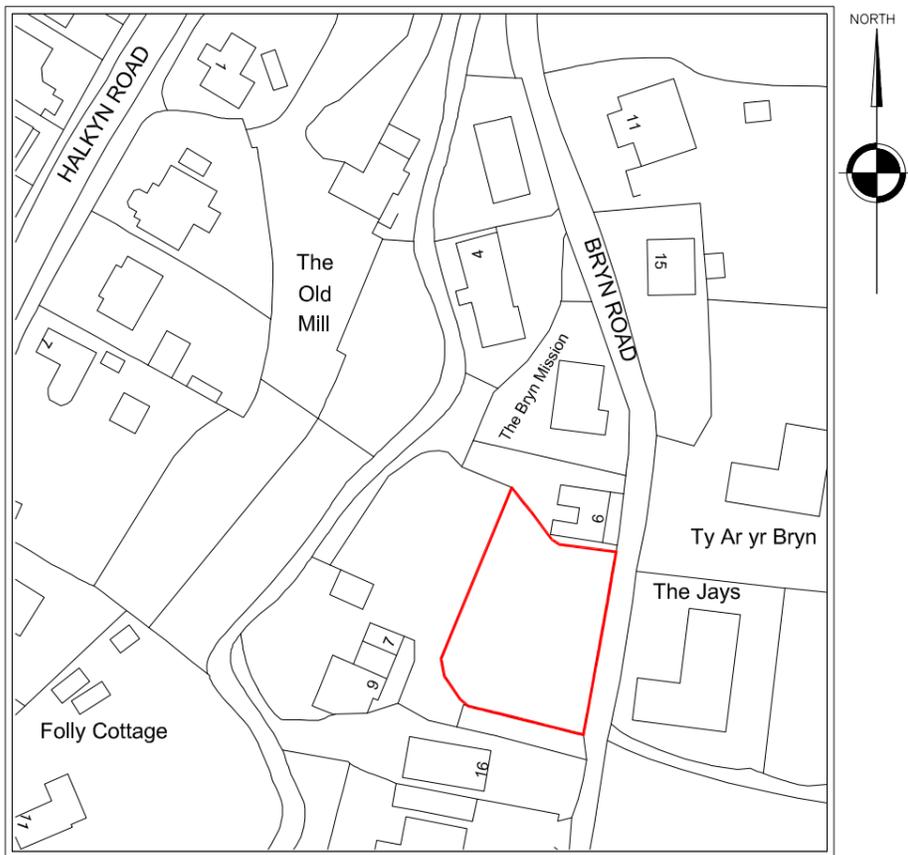


| | | | | | | | |
|---|---|-----------|--------|------------|---------|----------------------|--------------|
| <p>Sir y Fflint Flintshire COUNTY COUNCIL</p> | <p>Planning, Environment & Economy, Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF. Chief Officer: Mr Andrew Farrow</p> | | | | | | |
| | <p>Legend</p> <ul style="list-style-type: none"> Planning Application Site Adopted Flintshire Unitary Development Plan Settlement Boundary | | | | | | |
| <p><small>This plan is based on Ordnance Survey Material with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence number: 100023386. Flintshire County Council, 2021.</small></p> | | | | | | | |
| <table border="1" style="width: 100%;"> <tr> <td>Map Scale</td> <td>1:1250</td> </tr> <tr> <td>OS Map ref</td> <td>SJ 2472</td> </tr> <tr> <td>Planning Application</td> <td>62921</td> </tr> </table> | | Map Scale | 1:1250 | OS Map ref | SJ 2472 | Planning Application | 62921 |
| Map Scale | 1:1250 | | | | | | |
| OS Map ref | SJ 2472 | | | | | | |
| Planning Application | 62921 | | | | | | |

NOTES
 All dimensions to be checked on site. DMC Ltd. accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of DMC Ltd. unless otherwise agreed.

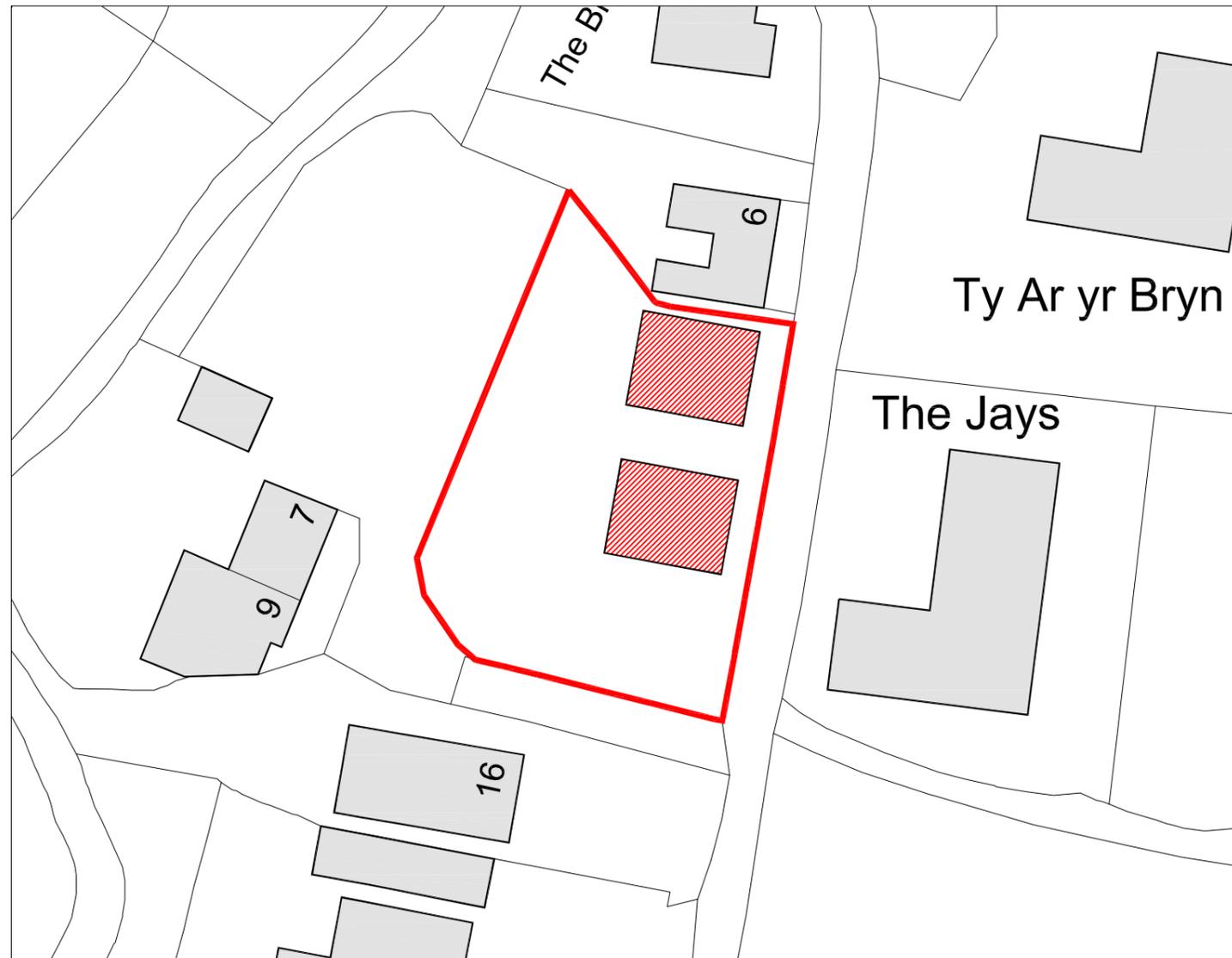


SITE LOCATION PLAN

1:1250



Site Boundary —



PROPOSED BLOCK SITE PLAN 1:500

| Rev | Comments | Date |
|-----|----------|------|
| * | * | * |

DMC
 ARCHITECTURE & DESIGN
 info@dmcdesign.co

PROJECT
 Proposed Residential Development
 Land adjacent to No.6 Bryn Road,
 Bryn Road, Flint

DRAWING TITLE
 Location Plan & Block Plan

STATUS
PLANNING

| DRAWN | CHECKED | DRAWING NO. | REV. |
|-----------|------------|-------------|------|
| DMc | * | 126_L-01 | * |
| SCALE @A3 | 1:500/1250 | | |
| DATE | May/20 | | |

NOTES
All dimensions to be checked on site. DMC Ltd. accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of DMC Ltd. unless otherwise agreed.

NOTE:
For design purposes, all proposed floors to dwellinghouse shown as indicated on site plan

PLOT 1 - Ground Floor
PLOT 2 - Ground Floor

NOTE: PARKING PROVISION
Existing Parking = 0
Proposed Parking = 2no. spaces per each 3 bed dwelling
= 4no. new parking spaces

NOTE: HOUSING PROVISION
Proposed Market Housing = 2no. 3bedroom detached properties

Turning head provided to ensure adequate turning space for parked vehicles (Plot 1) to drive out of the site in a forward facing gear

Vehicular driveway (Permeable tarmac)

Form new 1800mm high close boarded timber post & panel fence along rear boundary

Proposed trees & low level planting shown indicatively on site plan and details / specification to be agreed with local authority

New vehicular access ramp to shared driveway & parking. Retaining wall installed to support new driveway / access ramp

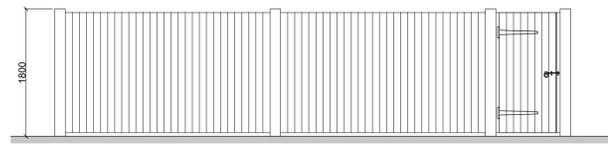
Existing vehicular access to Mill Cottages and to rear of development site boundary retained. Driveway to be improved and brought up to required standards

Existing hedgerow fronting Bryn Road to be removed to create new extending vehicular access road to new development. Hedgerow cut back along southern boundary at vehicular access (Bryn Road) providing suitable visibility splay. Refer to AIA Ref. 20258

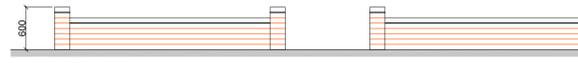
New stone faced / concrete retaining wall installed to support existing vehicular drive to southern boundary and retaining wall installed to support new housing development off Bryn Road

5m x 5m pedestrian visibility splay provided at vehicle access to local authority standards.

Existing front boundary wall to adjoining neighbours property approx. 900mm height



PROPOSED TIMBER POST & PANEL FENCE
1:50 @A1



PROPOSED LOW LEVEL BRICK WALL TO FRONT BOUNDARY
1:50 @A1

KEY

GROUND FINISHES

- Front boundary - Marshalls Mistral or similar approved textured granite aggregate sett paving 120 x 160 x 60/80mm silver grey
- Access paths to side & rear patios. Exposed aggregate concrete pavers 600 x 600 Marshalls Saxon
- Permeable Tarmac (Grey) to new vehicular access driveway & parking

BOUNDARY FINISHES

- 1800mm high close boarded timber post fence
- Gate - 2100mm high solid timber panel gate
- Low front boundary wall - facing brick & stone coping

TREES

Root protection areas and construction exclusion zone shown are to be read in conjunction with and in strict accordance with Indigo Surveys AIA Management report ref: 20258

- Tree / Shrubs Removed

PLANTING

- Proposed trees & low level planting shown indicatively on site plan and details / specification to be agreed with local authority
- Lawn areas to be high quality turf. Laid onto 150mm minimum depth topsoil as per specification

ACCESS

- Pedestrian Access
- Vehicular Access
- Vehicular visibility splay at 2.4m
No obstruction with the visibility splay in excess of 1.0m in height above the nearside channel level.
- Pedestrian visibility splay at 5m x 5m
No obstruction to visibility in excess of 600mm in height above the nearside channel level.

| Rev | Comments | Date |
|-----|--|-------|
| E | Site plan amended for revised 2no. proposed houses | 03/21 |
| D | Car parking spaces altered to ensure reversing space | 11/20 |
| C | Sweepth path for reversing car demonstrated on plan | 11/20 |
| B | General amendments and notes added. | 11/20 |
| A | Amendments to access incorporated and notes endorsed to suit local authority requirements. | 11/20 |

DMC
ARCHITECTURE & DESIGN
info@dmcdesign.co

PROJECT
Proposed Residential Development
Land adjacent to No.6 Bryn Road
Bryn Road, Flint

DRAWING TITLE
Proposed Site Plan

STATUS
PLANNING

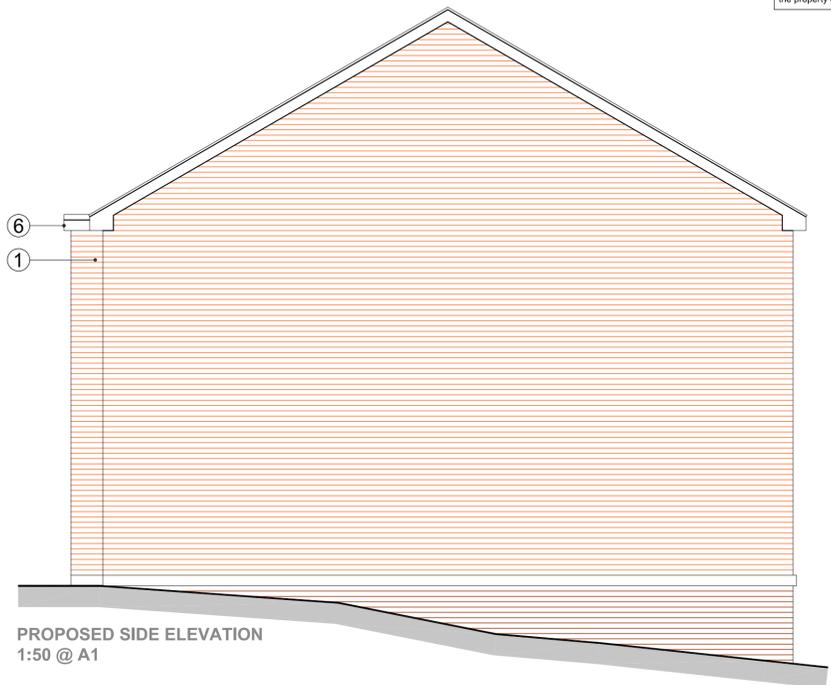
| DRAWN | CHECKED | DRAWING NO. | REV. |
|-----------|---------|-------------|------|
| DMC | * | 126_SP-01 | E |
| SCALE @A1 | 1:100 | | |
| DATE | May/20 | | |

PROPOSED SITE PLAN
1:100 @ A1

NOTES
 All dimensions to be checked on site. DMC Ltd. accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of DMC Ltd. unless otherwise agreed.



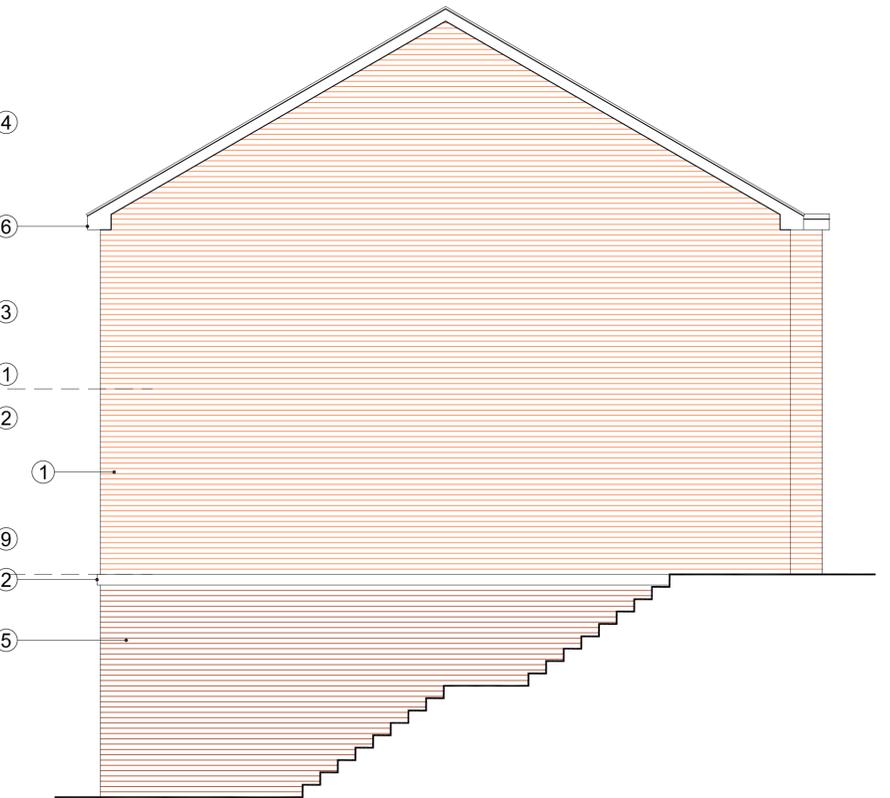
PROPOSED FRONT ELEVATION
 1:50 @ A1



PROPOSED SIDE ELEVATION
 1:50 @ A1



PROPOSED REAR ELEVATION
 1:50 @ A1



PROPOSED SIDE ELEVATION
 1:50 @ A1

| KEY | |
|-----|---|
| 1 | Facing brickwork - Hatherway Brindle (Wienberger) |
| 2 | Stone Cill / Head |
| 3 | Grey UPVC Windows/Doors |
| 4 | Slate Roof Tiles - Grey |
| 5 | Contrasting Brickwork Facing |
| 6 | White UPVC Fascia Board |
| 7 | UPVC Rainwater Goods - Black |
| 8 | Glazed Panel Composite Door |
| 9 | Juliette Balcony - Stainless Steel Black |
| 10 | Solid Panel Timber Door |

| Rev | Comments | Date |
|-----|----------|------|
| | | |

DMC
 ARCHITECTURE & DESIGN
 info@dmcdesign.co

PROJECT
 Proposed Residential Development
 Land adjacent to No.6 Bryn Road
 Bryn Road, Flint

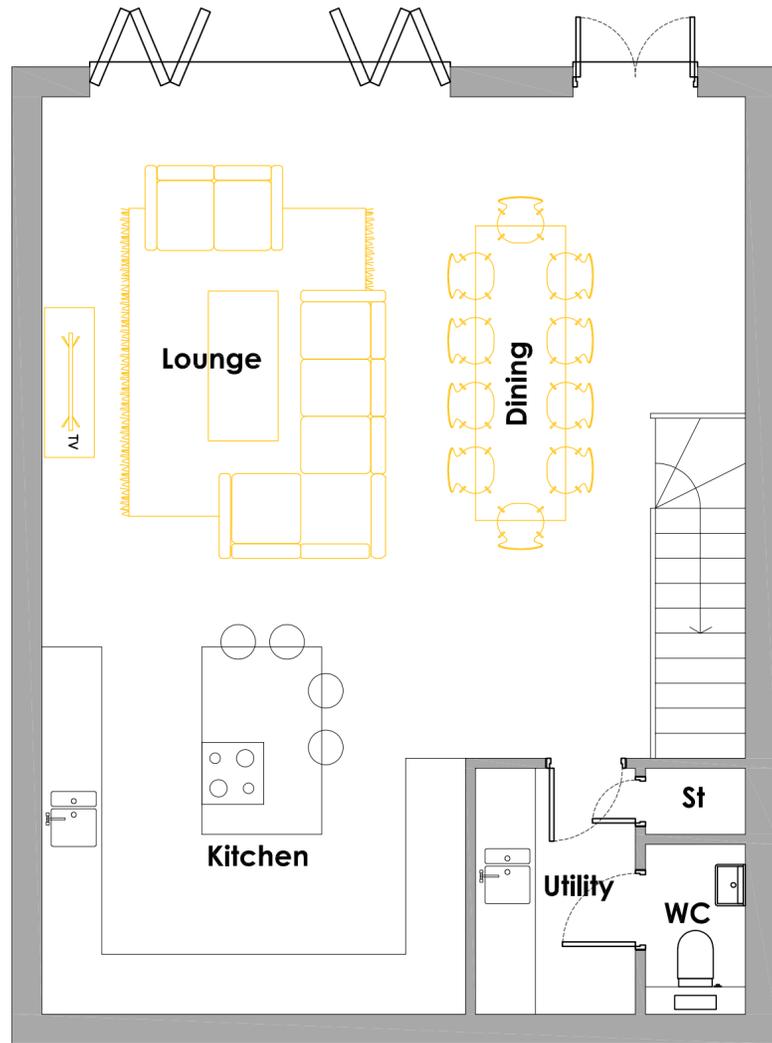
DRAWING TITLE
 Proposed Elevations

STATUS
 PLANNING

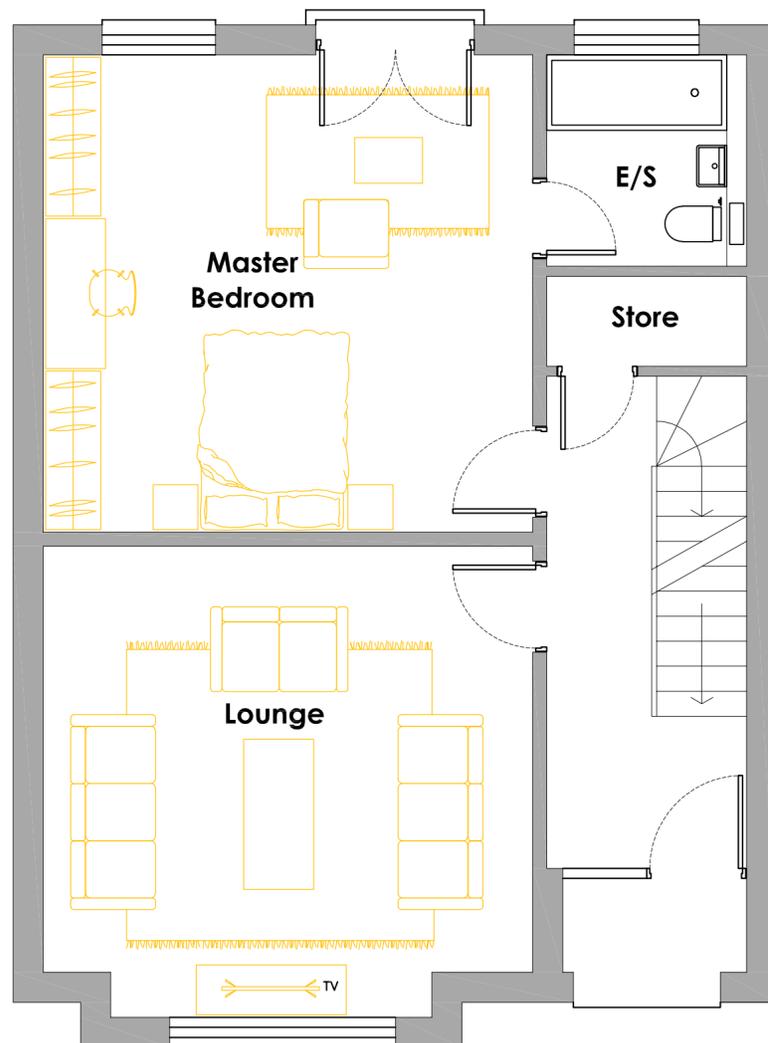
| DRAWN | CHECKED | DRAWING NO. | REV. |
|-------|---------|-------------|------|
| DMC | * | 126_P-02 | * |

SCALE @A1 1:50
 DATE May/20

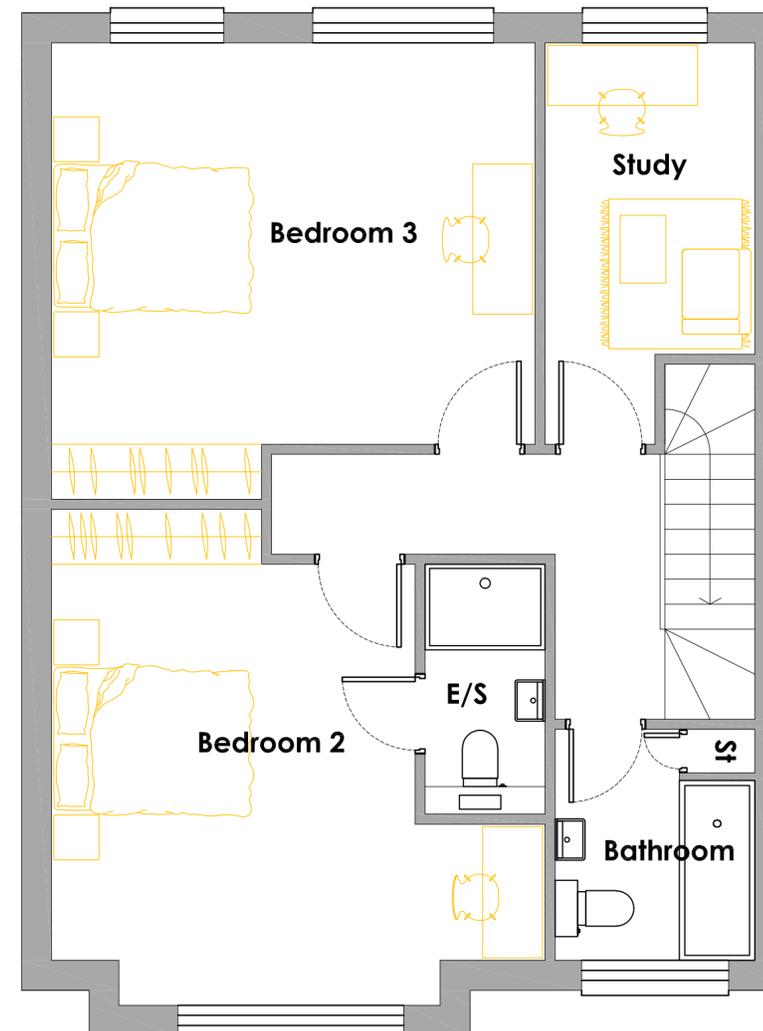
NOTES
 All dimensions to be checked on site. DMC Ltd. accepts no responsibility for any unauthorised amendments to the drawing and does not permit unauthorised copying of the drawing. This drawing is copyright and remains the property of DMC Ltd. unless otherwise agreed.



PROPOSED LOWER GROUND FLOOR PLAN
 1:50 @A2



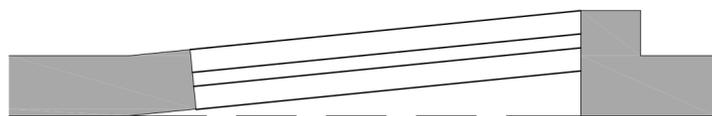
PROPOSED GROUND FLOOR PLAN
 1:50 @A2



PROPOSED FIRST FLOOR PLAN
 1:50 @A2

Refer to Proposed Window Check detail for splayed windows

Window Reveal Detail



| Rev | Comments | Date |
|-----|----------|------|
| * | * | * |

DMC
 ARCHITECTURE & DESIGN
 info@dmcdesign.co

PROJECT
 Proposed Residential Development
 Land adjacent to No. 6 Bryn Road
 Bryn Road, Flint

DRAWING TITLE
 Proposed Plans

STATUS
 PLANNING

| | | | |
|-------------------|--------------|-------------------------|-----------|
| DRAWN DMC | CHECKED * | DRAWING NO. 126_P-01 | REV. * |
| SCALE @A2 1:50 | | | |
| DATE MARCH/21 | | | |