



PROPOSED DRAINAGE PLAN

Provide 3m easement to each side of new drain as shown and coloured yellow on the plan.

100mm dia. Squared Ribbed jointed storm pipes (or 150mm dia. tapered flexible jointed sewer pipes) on either side (encased in proprietary 150mm granular bedding material (per G106) placed and compacted) and there is at least 100mm over cover of the pipe so as to form a complete surface. Pipes in 75. Dose water loading and 150mm of end below foundation level to be encased in 150mm concrete and covered to top in accordance with the manufacturer of pipe joints.

Any land drain encountered during works to be diverted as required. Inspection chambers to be constructed from min. 225mm brick class 4 Engineering bricks set in 3.8 m/c concrete base (IC) deeper than 400mm to show walk increased in thickness by 112.5mm every 400mm in depth over 400mm. Base level to be greater than 400mm above ground level.

The made polypropylene inspection chamber (IC) by harsco/terex or similar approved may be used in pedestrian areas only. Pre-made IC's to be installed to manufacturer's instructions and recommendations.

Inspection Chambers shall be standard dimensions and cover size:

- Depth 1000mm or less - min. 400mm x 400mm or 450 dia.
- Depth 1000mm to 1500mm - min. 500mm x 500mm or 1000mm dia.
- Depth 1500mm to 2000mm - min. 600mm x 600mm or 1200mm dia.
- Depth 2000mm to 2500mm - min. 700mm x 700mm or 1200mm dia.
- Depth 2500mm to 3000mm - min. 800mm x 800mm or 1200mm dia.
- Depth 3000mm to 3500mm - min. 1000 x 700mm or 1200mm dia.

Storm water drainage from new roof needs to be considered for in design.

Drains to be investigated on site and details sent to the EA prior to commencement of works.

Storm Drainage to be connected to soak away 100mm dia. four sewer

Existing wash water sewer

3 meter sewer easement

ACD Drain

PROPOSED ELEVATION PLOT 1&4

- Interlocking concrete roof tiles
- Tier stone or similar panelling system to create a natural stone finish
- Sliding white self-coloured render
- Black upvc double glazed windows
- Black upvc composite cladding to dormer

EDG3 ARCHITECTS

18/19, The Mill, Rhyl, Denbighshire, LL23 7EJ

CLIENT: Lord of the Rise, Rhyl Rd, Rhuddlan, Denbighshire, WYLLUC17C

PROJECT: Proposed residential Development

DRAWING No: DATE: 16/01/23 SCALE: 1:50 (A2)

Development 2 Adjacent to The Rise Rhyl Road, Rhuddlan, Denbighshire,

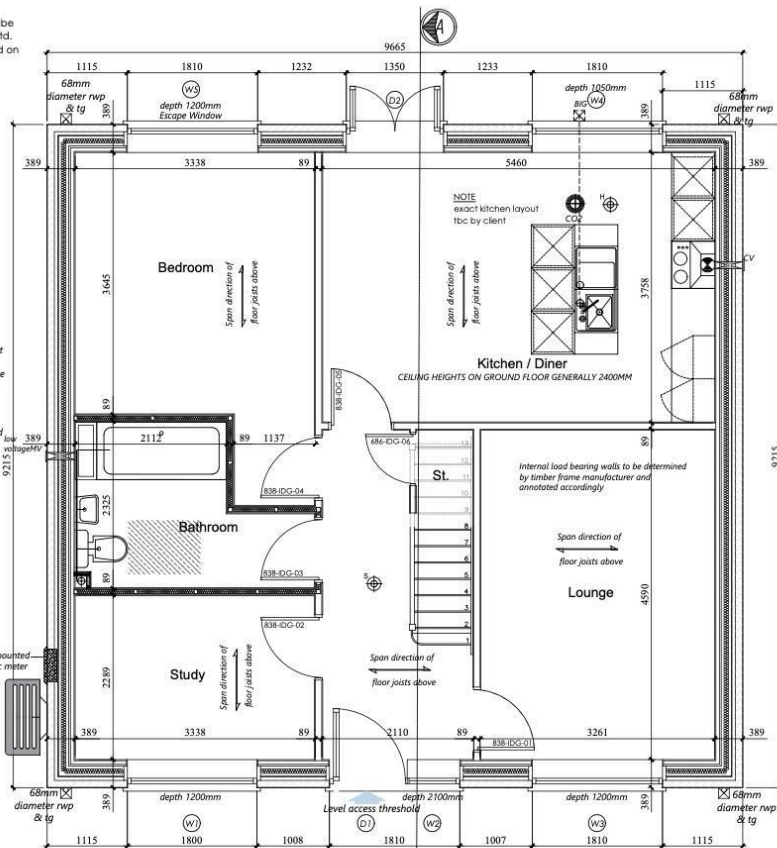
£375,000

 3
  2
  2
  TBC

EPC - TBC Council Tax Band - New build, no rates available Tenure - Freehold

NOTE:
Any discrepancies or errors are to be reported to EDGE Architects NW Ltd. Any dimensions that are not noted on the drawings are to be requested from EDGE Architects NW Ltd.

Hand rinse basin in wc to be no greater than 250x350mm allowing min 650mm clear from front of component to facing wall. HRB positioned so as not to obstruct 750x1000mm clear space in front of wc pan shown hatched to meet ADM and the housing associations DQR. Provide 1000mm wide door set to wc. Wc pan shown 750mm long and to be positioned 500mm from wall as shown; contractor to advise should length exceed this as compliance to Doc M may be forfeited.



W1, W3, W4, W5, W6 & W7 - three light windows (each approximately 1.8m wide) must have all lights as openers to meet Part O.

GROUND FLOOR LAYOUT PLAN

Surface Area of Ground floor : 70.74 m²
Structural dimensions only, the drawings do not represent finished room dimensions
Where dimensions are stated approximate, exact dimensions to be checked on site
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Cold Water Service
The cold water service shall be provided by competent persons with knowledge of the requirements. The cold water incoming service pipe should enter the dwelling through a sleeve, be laid at sufficient depth to avoid mechanical damage and be protected against frost damage. External meter chambers should be in accordance with the recommendation of BS 6700.

A drinking water point off the incoming main should be provided in the kitchen and elsewhere as required. Cold water storage should be provided to supply a conventional hot water storage system, in areas of low pressure and to supply those cold water outlets not connected directly to the main.

External Walls:
External wall to be made up of:
100mm block to be finished in self coloured render
50mm Clear Cavity
External Breathing Membrane
90mm OSB2
140mm Structural Insulated Timber Frame
Reflective Vapour Control Layer
25mm Rigid Insulation (type to be confirmed)
50mm service baton
15mm Plasterboard and Skim
Total overall thickness 389mm

All internal walls to be indicated as 89mm timber (unfinished) and to be as per timber frame manufacturer's details. Any load bearing walls to be clearly indicated on manufacturers details

All internal walls to be 89mm insulated stud partitioning - those to be load bearing to be clearly indicated on manufacturer's details. Stud walls to be finished with 12.5/15mm plasterboard in accordance with specification notes.

Any non load bearing bathroom partitions to be 89mm insulated stud partitioning. Stud walls to be finished with 15mm soundblock board and skim finish throughout.

External wall to be 389mm Thick See in notes above for more details

EDGE ARCHITECTS

RIBA # EDGE Architects NW Ltd.
Studio 55.20
North Wales Business Park, Abergele
Conwy, LL22 8LJ

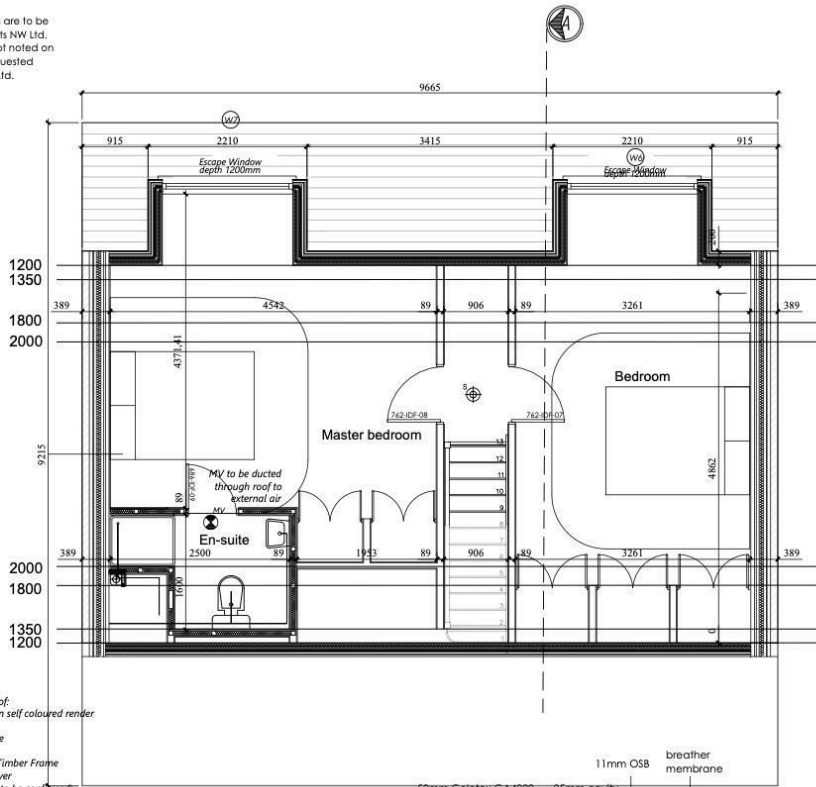
CLIENT:
Mr C. Walsh

ADDRESS:
Land at the Rise, Rhyll Rd, Rhuddlan,
Rhyll LL18 2TL

PROJECT:
Proposed residential Development

DRAWING No: 23-DES-039-8R01 **DATE:** 23/08/23
SCALE: 1:50 @A3

NOTE:
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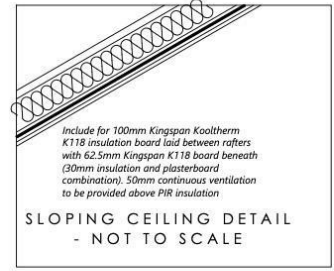


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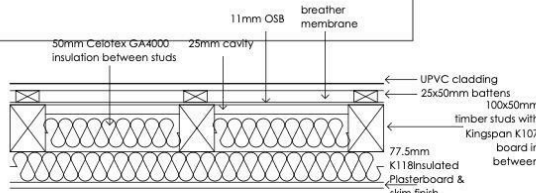
Total overall thickness 389mm
All internal walls to be indicated as 89mm timber (unfinished) and to be as per timber frame manufacturer's details. Any load bearing walls to be clearly indicated on manufacturer's details.

FIRST FLOOR LAYOUT PLAN

Surface Area of First floor : 42.07 m²
Structural dimensions only, the drawings do not represent finished room dimensions
Where dimensions are stated approximate, exact dimensions to be checked on site
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All internal walls to be 89mm insulated stud partitioning - those to be load bearing to be clearly indicated on manufacturer's details. Stud walls to be finished with 12.5/15mm plasterboard in accordance with specification notes.
Any non load bearing bathroom partitions to be 89mm insulated stud partitioning. Stud walls to be finished with 15mm soundblock board and skim finish throughout.
External wall to be 389mm Thick See in notes above for more details.



DORMER WALL DETAIL - NOT TO SCALE -
0.18 w / m² k to be confirmed by SAP assessor

EDGE ARCHITECTS

RIBA #
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Studio 55-20
North Water Business Park, Abergele
Conwy, LL22 8LJ

CLIENT:
Mr C. Walsh

ADDRESS:
Land at the Rise, Rhyl Rd, Rhuddlan,
Rhyl LL18 2TL

PROJECT:
Proposed residential Development

DRAWING No: 23-DES-039-BR02
DATE: 23/08/23
SCALE: 1:50 @A3

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Call us on
01745 369444

Rhyl@williamsestates.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.