



General Notes

1. Contractor to verify all dimensions and check level datums on site
2. All of the designs are the sole property of TACP Architects Ltd and may not be used without their written agreement
3. All prints, specifications and their copyright are the property of TACP Architects Ltd
4. Do not scale off drawings
5. All dimensions shall be checked on site before commencement of shop drawings, manufacture and all discrepancies must be reported to TACP Architects Ltd

Unit Key:

- 1 Bedroom - 2 Person Apartment
Quantity = 18no.
(GFLR units to be Part M Cat 3 wheelchair accessible)
- 2 Bedroom - 4 Person Apartment
Quantity = 3no.
- 2 Bedroom - 4 person House (2 Storey)
Quantity = 10no.
- 3 Bedroom - 5 Person House (2 Storey)
Quantity = 4no.

Site Key:

- Parking Bay - Tarmacadam surface
- 1 no. space per bedroom (up to 3no. for 3 bed where possible) + 1 no. visitor space per 5 units
Quantity = 55 + 7 = 62 spaces
- Spaces to be 4.8m x 2.6m wide as standard.
Future possibility to widen 1 space per accessible adaptable unit (house types) to 3.6m and lengthen to 6m.
All ground floor apartments to have accessible parking bay as standard.
- EV charging
1 charging point per house type.
Future provision for 1 point per apartment and per visitor bay - ducting to be installed.
- Cycle storage - houses to have space for a 2 bike shed in rear garden with direct external access to property frontage.
- Apartments to have external bike stores to provide 1 space per dwelling.

Existing tree with RPA based on Arboricultural Survey

Existing tree to be removed

Proposed trees - please refer to landscape proposal plans

Proposed hedge - please refer to landscape proposal plans

Proposed amenity grass area - please refer to landscape proposal plans

Proposed ornamental planting - please refer to landscape proposal plans

External surfaces shown indicatively only - subject to detailed design and agreement of materials - refer to Landscape Proposal for materials.

Existing fire hydrant on site to be retained and relocated to suit proposed development - refer to M&E proposals for details.

Metal palisade security fence to southern boundary alongside railline to be retained. New garden boundaries to be constructed inside of this fence line.

All rear garden boundaries to be secured with timber fencing 1800mm H unless to southern boundary.

All garden fences to southern boundary (including to south of apartment block) to be acoustic timber fencing, tongue and groove to min 2000mm H, with 10kg/m² surface mass. To be offset from existing palisade fence by 600mm to allow maintenance gap between. Provide access gates from communal spaces.

Localised adjustment of acoustic fence line to provide min. 500mm offset from tree stems.

Risk Assessments

Rev	Date	Description	By	Check
P1	21/02/23	DRAFT ISSUE FOR PRE-APPLICATION CONSULTATION	KM	MG
P2	15/11/23	DRAFT ISSUE FOR PRE-APPLICATION CONSULTATION - reference to phasing of the scheme removed. Note regarding acoustic fencing to southern boundary added.	KM	DM

DRAFT FOR INFORMATION ONLY

Revisions

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Client:
Denbighshire County Council

Project Title:
Maes Emlyn Housing, Rhyl

Drawing Title:
Site layout

Scale: As indicated @ A0

Date: 07/11/22

Drawn By: KM

Checked By: MG

Office: Wrexham

Job Number: 22038

Project Originator/Zone/Level/Type/Role/Number: MEH-TACP-PS-ST-DR-A-701

Revision: P2

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