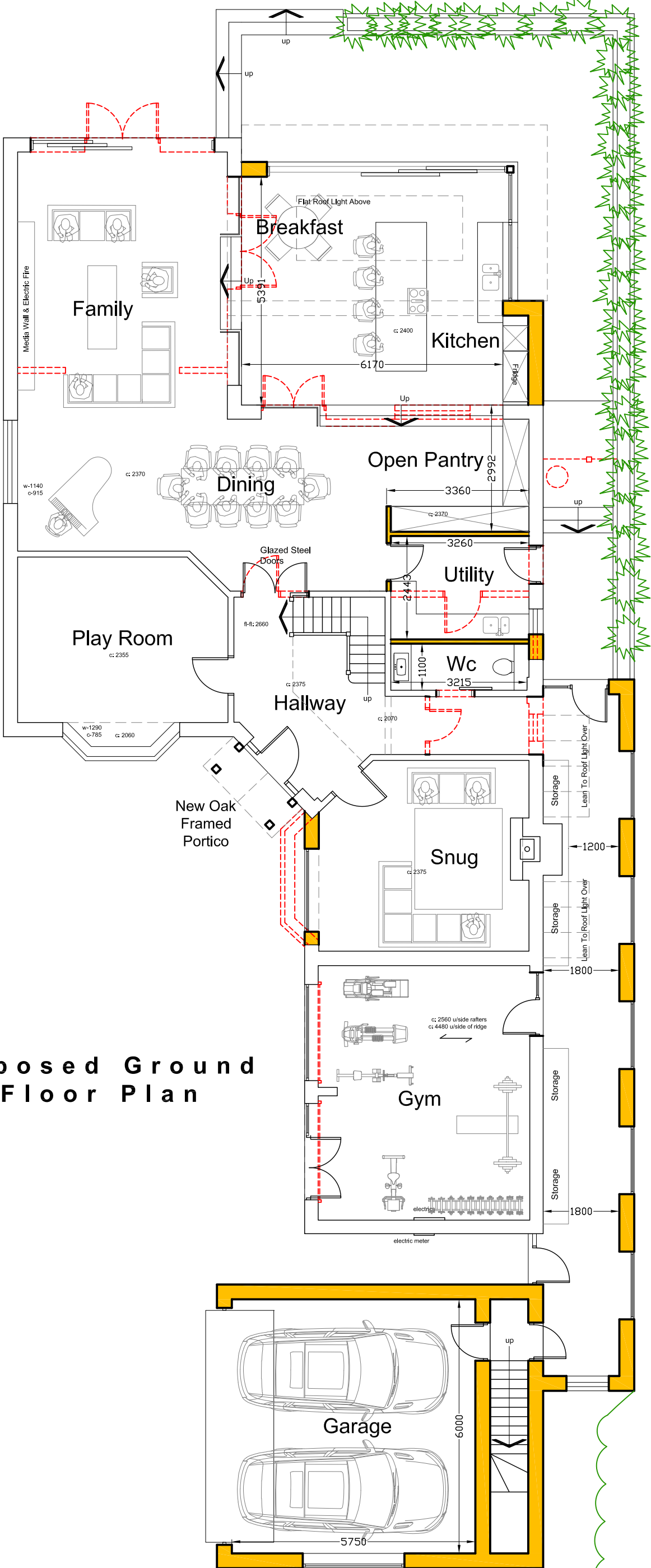
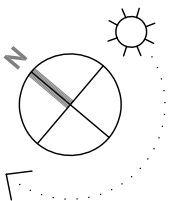




Proposed Ground Floor Plan

ISSUE TYPE

SUN ORIENTATION



DRAWING PROPOSED FLOOR PLANS

CLIENT MR & MRS ROBERTS

PROJECT HUDSON HEIGHTS WYNNSTAY LANE MARFORD LL12 8LH

DRAWING NUMBER BR-2023-ROBERTS-PL02

REV

SCALE 1: 100 @A3

DATE

31/10/2023

BRANCHITECTURE

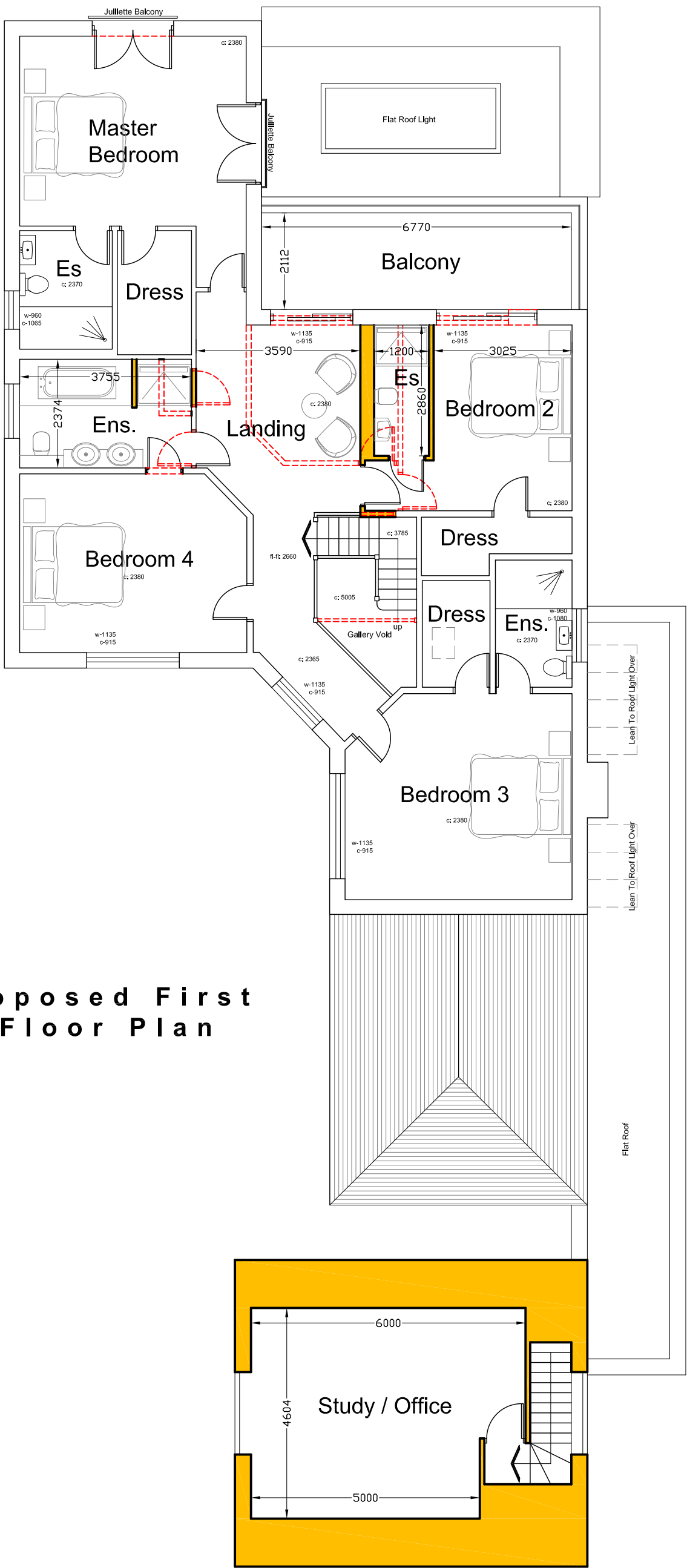
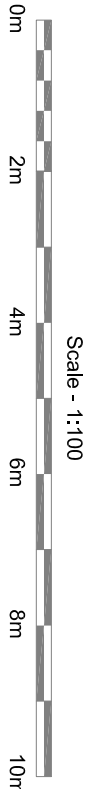
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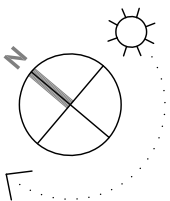




Proposed First Floor Plan

ISSUE TYPE

SUN ORIENTATION



DRAWING PROPOSED FLOOR PLANS

CLIENT MR & MRS ROBERTS

PROJECT HUDSON HEIGHTS WYNNSTAY LANE MARFORD LL12 8LH

DRAWING NUMBER

BR-2023-ROBERTS-PL03

REV

SCALE

1: 100 @A3

DATE

31/10/2023

BRANCHITECTURE

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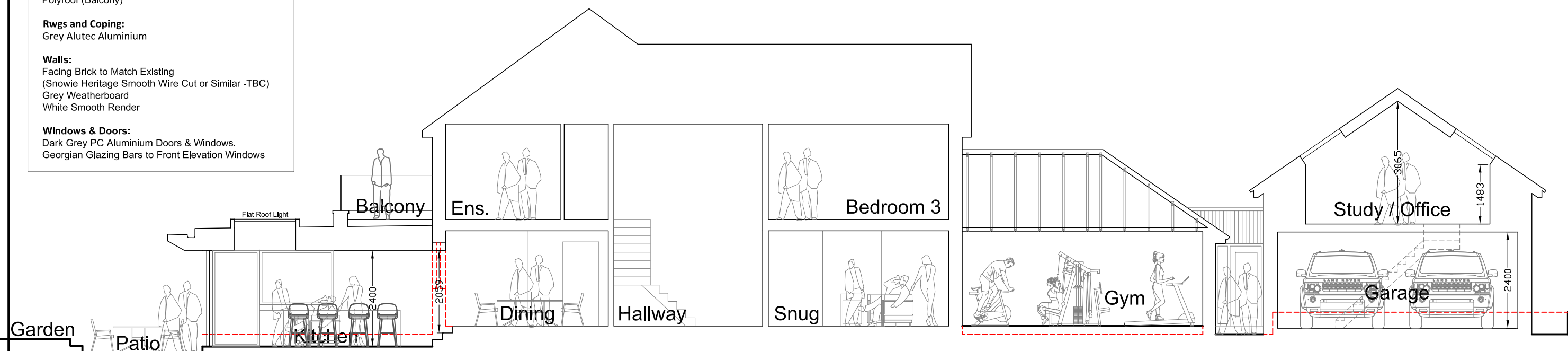
**External Finishes:**

Natural Roof Slates  
Flat Roof - Dark Grey Sika Trocal Roofing Membrane  
Polyroof (Balcony)

Grey Alutec Aluminium

Facing Brick to Match Existing  
(Snowie Heritage Smooth Wire Cut or Similar -TBC)  
Grey Weatherboard  
White Smooth Render

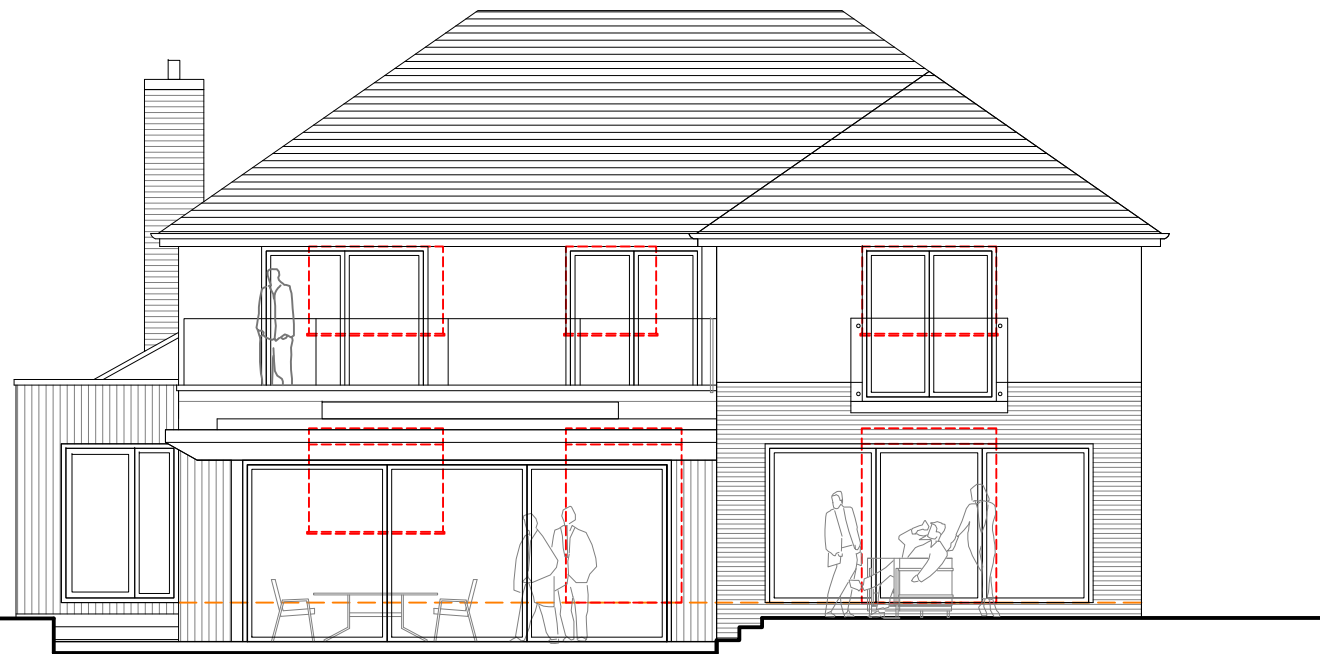
Dark Grey PC Aluminium Doors & Windows.  
Georgian Glazing Bars to Front Elevation Windows



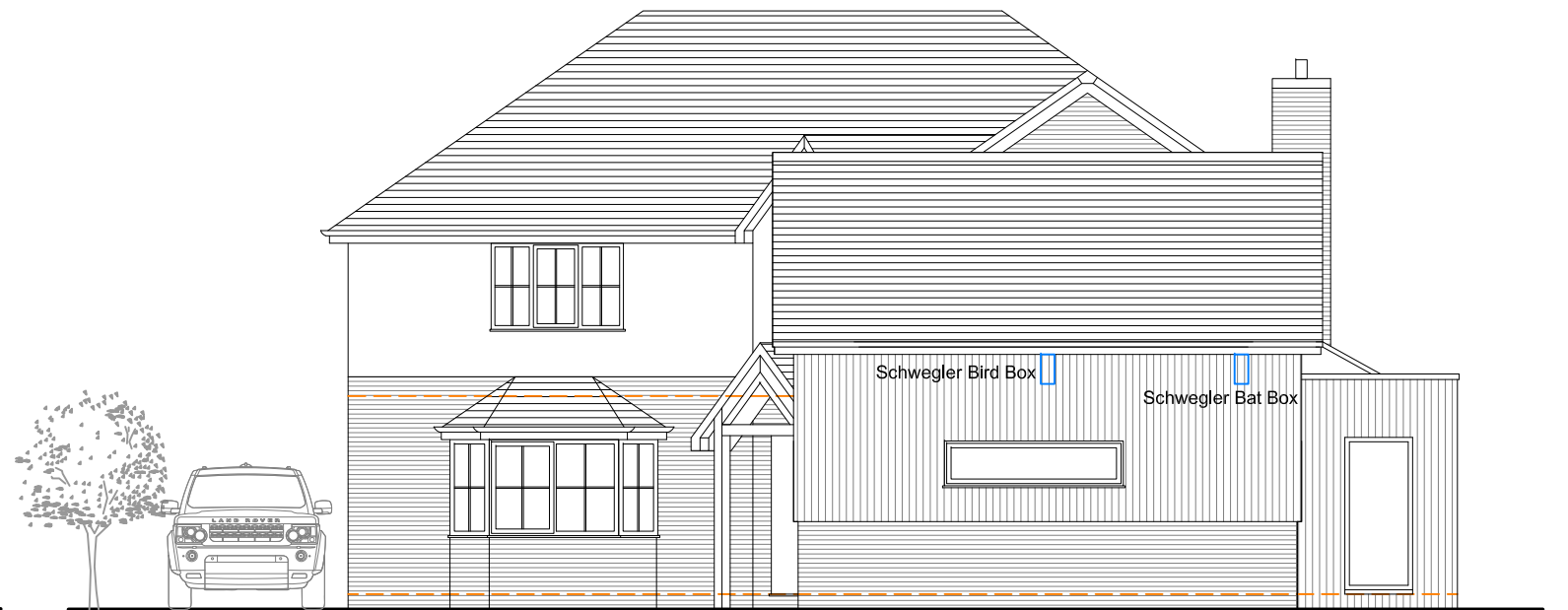
## Proposed Section A-A



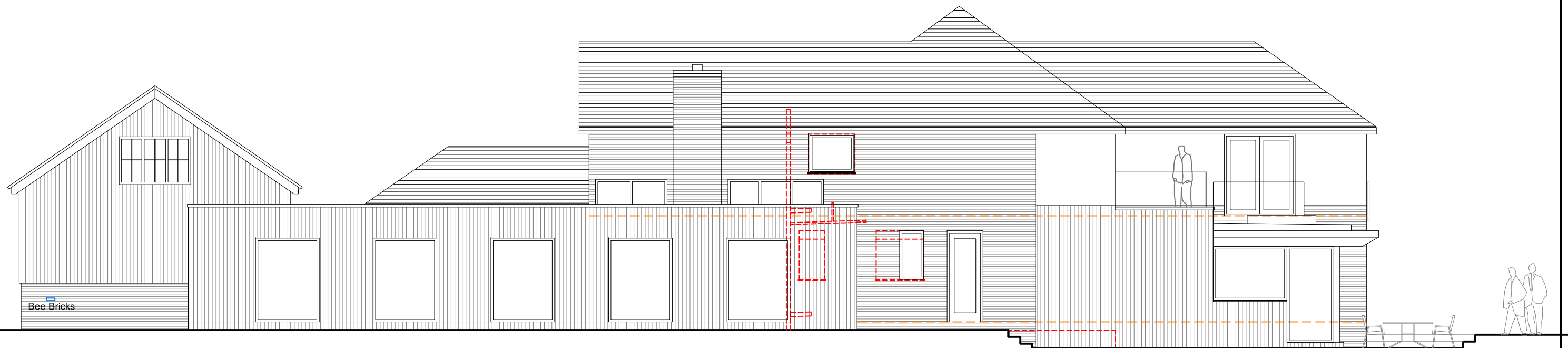
**B R ARCHITECTURE**



Proposed Rear Elevation



Proposed Front Elevation



Proposed Side Elevation

|            |                 |                                                          |  |                         |                                      |                                                                      |     |                  |                 |                                                                                       |
|------------|-----------------|----------------------------------------------------------|--|-------------------------|--------------------------------------|----------------------------------------------------------------------|-----|------------------|-----------------|---------------------------------------------------------------------------------------|
| ISSUE TYPE | SUN ORIENTATION | DRAWING PROPOSED ELEVATIONS                              |  | CLIENT MR & MRS ROBERTS | DRAWING NUMBER BR-2023-ROBERTS-PL05A |                                                                      | REV | SCALE 1: 100 @A3 | DATE 31/10/2023 |  |
|            |                 | PROJECT HUDSON HEIGHTS WYNNSTAY LANE MARFORD LL12 8LH    |  |                         |                                      |                                                                      |     |                  |                 |                                                                                       |
|            |                 | B R A R C H I T E C T U R E                              |  |                         |                                      |                                                                      |     |                  |                 |                                                                                       |
|            |                 | The Stables, Colwyn Road, Craigside, Llandudno. LL30 3AL |  |                         |                                      | T: 07789 175903 E: info@brarchitecture.com W: www.brarchitecture.com |     |                  |                 |                                                                                       |

Scale - 1:100  
0m 2m 4m 6m 8m 10m

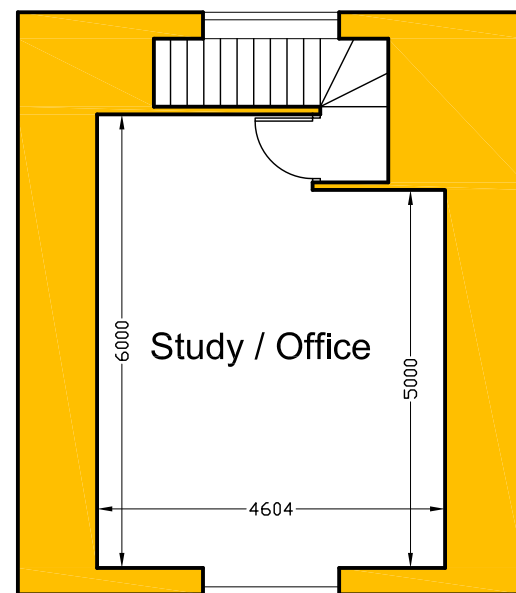
**External Finishes:**

**Roof:**  
Natural roofing Slates

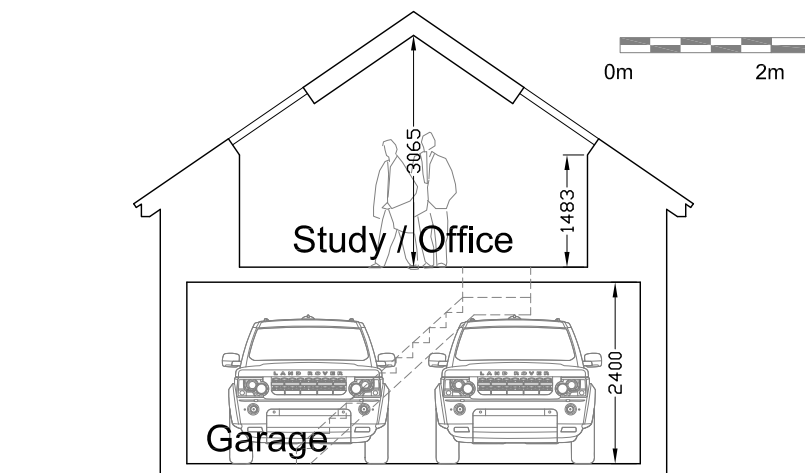
**Rwgs and Coving:**  
Grey Alutec Aluminium

**Walls:**  
Facing Brick to Match Existing  
(Snowie Heritage Smooth Wire Cut or Similar -TBC)  
Grey Weatherboard

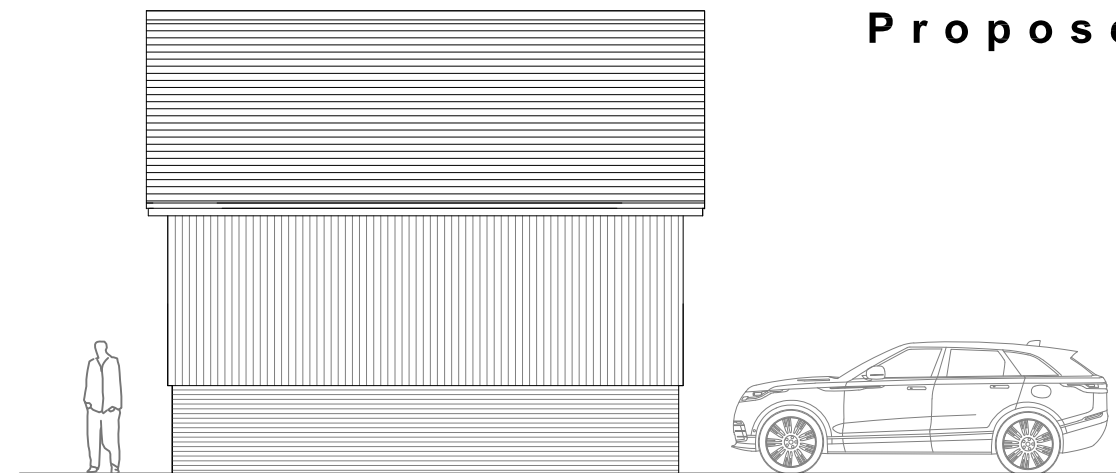
**Windows & Doors:**  
Dark Grey PC Aluminium Framed Doors & Window



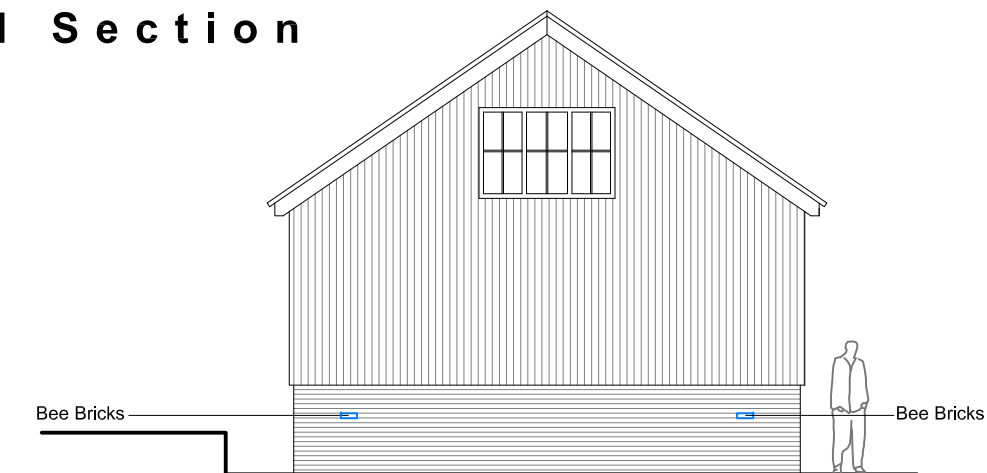
**Proposed First  
Floor Plan**



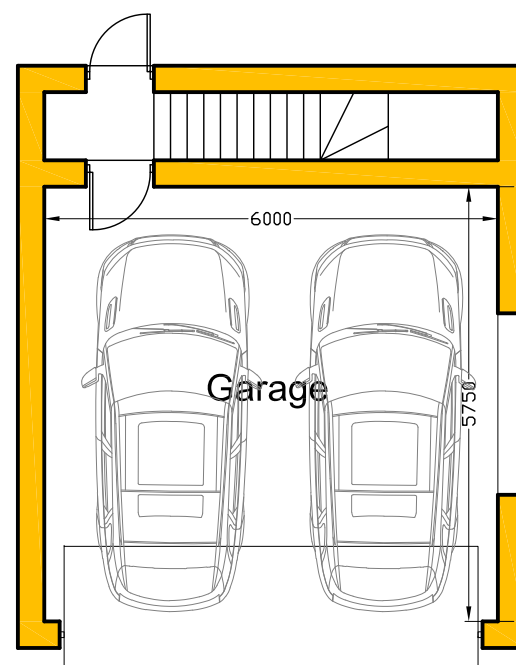
**Proposed Section**



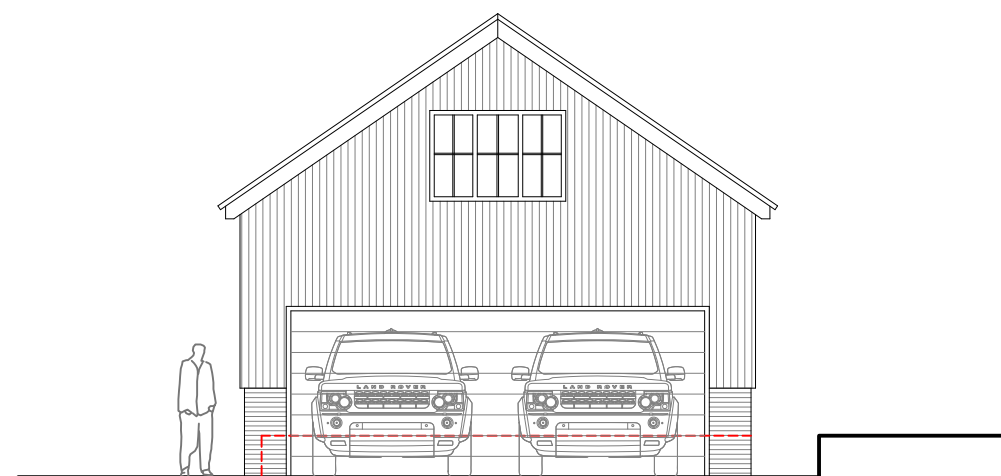
**Proposed Side Elevation**



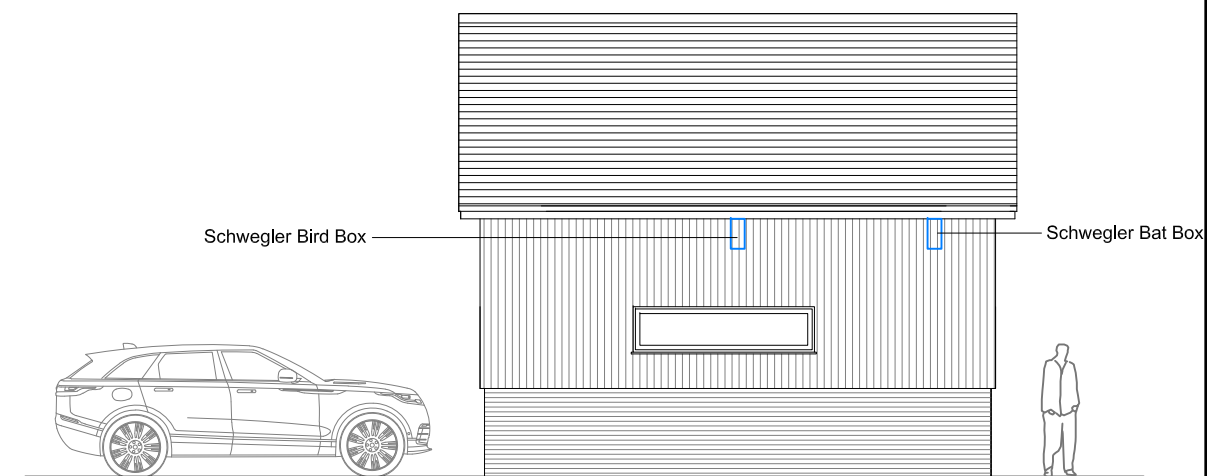
**Proposed Rear Elevation**



**Proposed Ground  
Floor Plan**

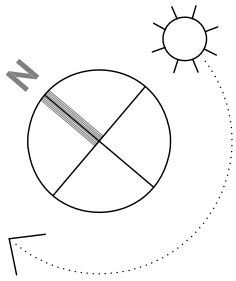


**Proposed Front Elevation**



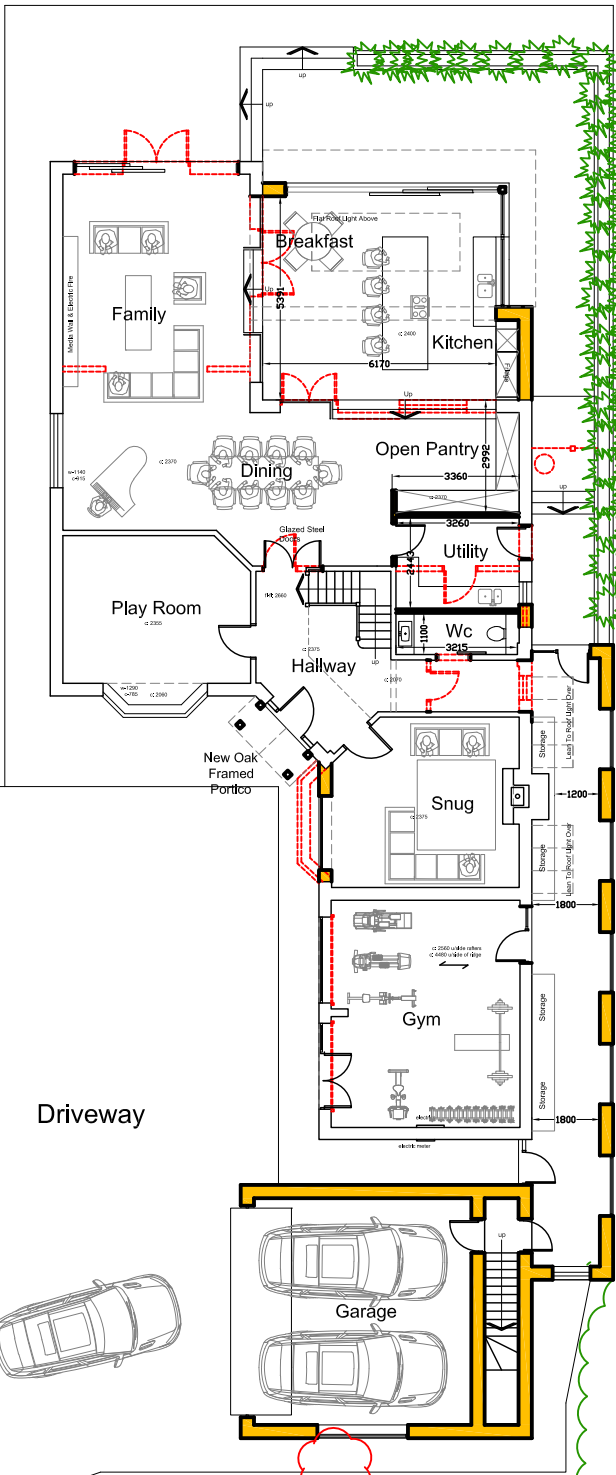
**Proposed Side Elevation**

|            |                 |                                                          |  |                         |  |                                      |  |                                                                      |                  |                 |                                                                                       |
|------------|-----------------|----------------------------------------------------------|--|-------------------------|--|--------------------------------------|--|----------------------------------------------------------------------|------------------|-----------------|---------------------------------------------------------------------------------------|
| ISSUE TYPE | SUN ORIENTATION | DRAWING PROPOSED GARAGE PLAN & ELEVATIONS                |  | CLIENT MR & MRS ROBERTS |  | DRAWING NUMBER BR-2023-ROBERTS-PL06A |  | REV                                                                  | SCALE 1: 100 @A3 | DATE 31/10/2023 |  |
|            |                 | PROJECT HUDSON HEIGHTS WYNNSTAY LANE MARFORD LL12 8LH    |  |                         |  |                                      |  |                                                                      |                  |                 |                                                                                       |
|            |                 | B R A R C H I T E C T U R E                              |  |                         |  |                                      |  |                                                                      |                  |                 |                                                                                       |
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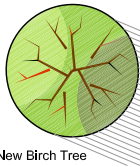


Garden

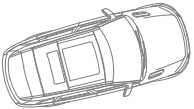
A



Garden



Driveway



Garden

A

Highways Notes:

- The Amended Entrance should be hard paved for the first 5m and the New Gates should be set back by no less than 5m from the edge of the Highway.
- There should be no drainage permitted to fall onto the public highway from the proposed drive nor landscaping work.
- Existing Hedge to be cut back by an additional 300mm starting from Hudson Hill Junction tapering to around 20m from the junction in the direction of Hudson Heights Driveway. No change in height required.
- The Existing Hedge to be removed at the Entrance Way & Driveway to Hudson Heights when turning right out of the existing entrance towards Wynnstay Lane.

Access

2m x 14m Visibility Splay

2m x 25m Visibility Splay

Proposed Site Plan



DRAWING PROPOSED SITE PLAN

CLIENT MR & MRS ROBERTS

DRAWING NUMBER BR-2023-ROBERTS-PL01B

REV B

SCALE 1: 200 @A3

DATE 31/10/2023

PROJECT HUDSON HEIGHTS WYNNSTAY LANE MARFORD LL12 8LH

B R A R C H I T E C T U R E

The Stables, Colwyn Road, Craigside, Llandudno. LL30 3AL

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