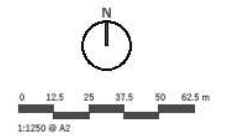
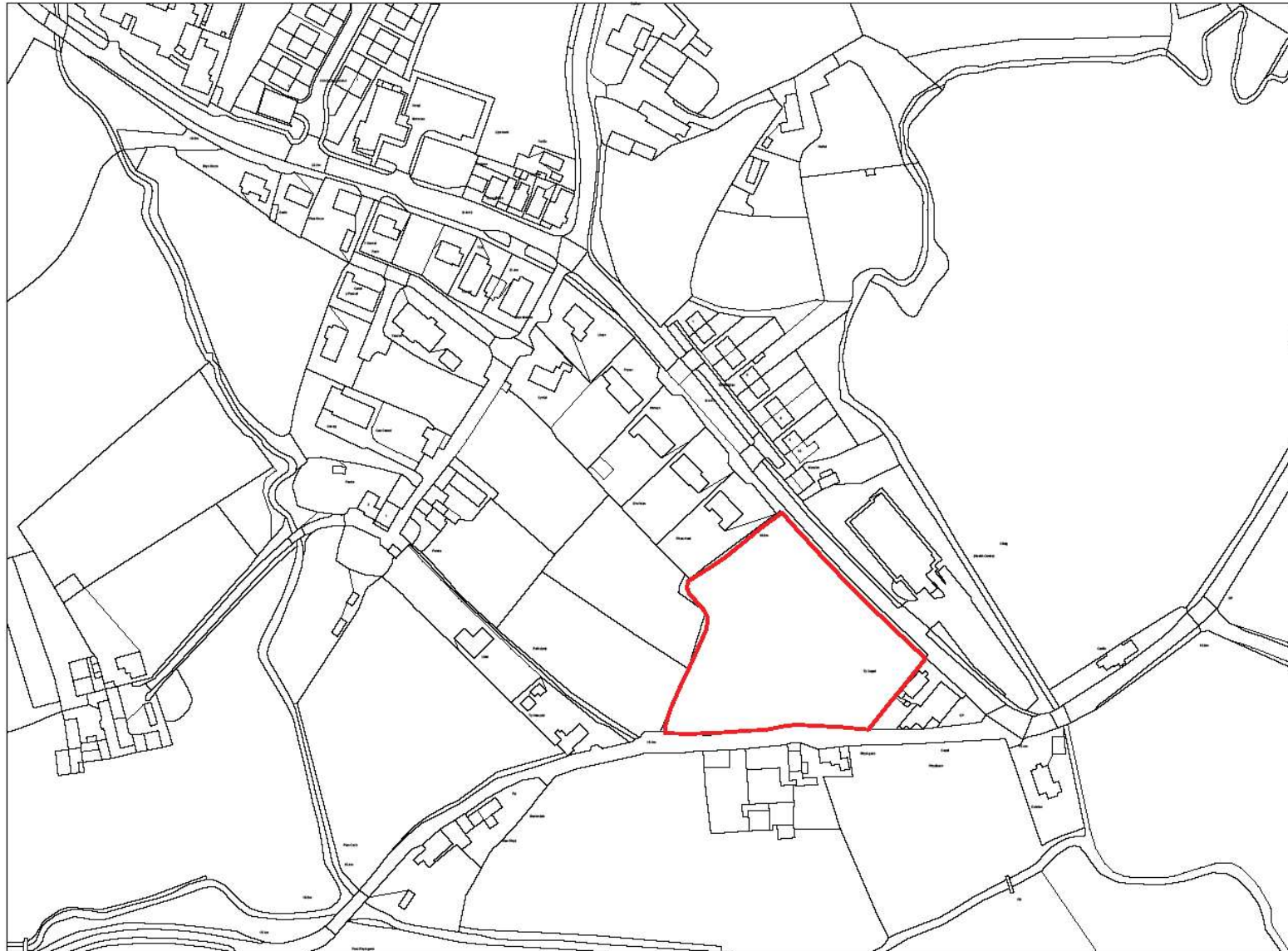


REV.	DESCRIPTION	DATE	BY	CHK
P1	INITIAL SCHE	16/09/2022	GI	SD
P2	WG CONCEPT SUBMISSION	20/09/2022	GI	GI
P3	ADDITIONAL WG INFORMATION	01/10/2022	GI	GI
P4	PLANNING AND WG UPDATE	20/09/2023	GI	SD



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PROJECT:
**CAE CAPEL HOUSING,
 BOTWNOG**
 CLIENT:
RWE LTD | ADRA

DRAWING TITLE:
LOCATION PLAN

LOCATION PLAN
 SCALE: 1 : 1250

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CCH-SAL-01-ZZ-DR-A-0001	P1154
SCALE:	REVISION:
1 : 1250@A2	P4

KEY

- EXTERNAL GARDEN SPEC TO BE SPECIFIED BY CLIENT APPROVED ASSOCIATION. (A) SHED APPROXIMATE PLACEMENT (B) (C) (D) (E) (F) (G) (H) (I) (J) (K) (L) (M) (N) (O) (P) (Q) (R) (S) (T) (U) (V) (W) (X) (Y) (Z) (AA) (AB) (AC) (AD) (AE) (AF) (AG) (AH) (AI) (AJ) (AK) (AL) (AM) (AN) (AO) (AP) (AQ) (AR) (AS) (AT) (AU) (AV) (AW) (AX) (AY) (AZ) (BA) (BB) (BC) (BD) (BE) (BF) (BG) (BH) (BI) (BJ) (BK) (BL) (BM) (BN) (BO) (BP) (BQ) (BR) (BS) (BT) (BU) (BV) (BW) (BX) (BY) (BZ) (CA) (CB) (CC) (CD) (CE) (CF) (CG) (CH) (CI) (CJ) (CK) (CL) (CM) (CN) (CO) (CP) (CQ) (CR) (CS) (CT) (CU) (CV) (CW) (CX) (CY) (CZ) (DA) (DB) (DC) (DD) (DE) (DF) (DG) (DH) (DI) (DJ) (DK) (DL) (DM) (DN) (DO) (DP) (DQ) (DR) (DS) (DT) (DU) (DV) (DW) (DX) (DY) (DZ) (EA) (EB) (EC) (ED) (EE) (EF) (EG) (EH) (EI) (EJ) (EK) (EL) (EM) (EN) (EO) (EP) (EQ) (ER) (ES) (ET) (EU) (EV) (EW) (EX) (EY) (EZ) (FA) (FB) (FC) (FD) (FE) (FF) (FG) (FH) (FI) (FJ) (FK) (FL) (FM) (FN) (FO) (FP) (FQ) (FR) (FS) (FT) (FU) (FV) (FW) (FX) (FY) (FZ) (GA) (GB) (GC) (GD) (GE) (GF) (GG) (GH) (GI) (GJ) (GK) (GL) (GM) (GN) (GO) (GP) (GQ) (GR) (GS) (GT) (GU) (GV) (GW) (GX) (GY) (GZ) (HA) (HB) (HC) (HD) (HE) (HF) (HG) (HH) (HI) (HJ) (HK) (HL) (HM) (HN) (HO) (HP) (HQ) (HR) (HS) (HT) (HU) (HV) (HW) (HX) (HY) (HZ) (IA) (IB) (IC) (ID) (IE) (IF) (IG) (IH) (II) (IJ) (IK) (IL) (IM) (IN) (IO) (IP) (IQ) (IR) (IS) (IT) (IU) (IV) (IW) (IX) (IY) (IZ) (JA) (JB) (JC) (JD) (JE) (JF) (JG) (JH) (JI) (JJ) (JK) (JL) (JM) (JN) (JO) (JP) (JQ) (JR) (JS) (JT) (JU) (JV) (JW) (JX) (JY) (JZ) (KA) (KB) (KC) (KD) (KE) (KF) (KG) (KH) (KI) (KJ) (KK) (KL) (KM) (KN) (KO) (KP) (KQ) (KR) (KS) (KT) (KU) (KV) (KW) (KX) (KY) (KZ) (LA) (LB) (LC) (LD) (LE) (LF) (LG) (LH) (LI) (LJ) (LK) (LL) (LM) (LN) (LO) (LP) (LQ) (LR) (LS) (LT) (LU) (LV) (LW) (LX) (LY) (LZ) (MA) (MB) (MC) (MD) (ME) (MF) (MG) (MH) (MI) (MJ) (MK) (ML) (MN) (MO) (MP) (MQ) (MR) (MS) (MT) (MU) (MV) (MW) (MX) (MY) (MZ) (NA) (NB) (NC) (ND) (NE) (NF) (NG) (NH) (NI) (NJ) (NK) (NL) (NM) (NO) (NP) (NQ) (NR) (NS) (NT) (NU) (NV) (NW) (NX) (NY) (NZ) (OA) (OB) (OC) (OD) (OE) (OF) (OG) (OH) (OI) (OJ) (OK) (OL) (OM) (ON) (OO) (OP) (OQ) (OR) (OS) (OT) (OU) (OV) (OW) (OX) (OY) (OZ) (PA) (PB) (PC) (PD) (PE) (PF) (PG) (PH) (PI) (PJ) (PK) (PL) (PM) (PN) (PO) (PP) (PQ) (PR) (PS) (PT) (PU) (PV) (PW) (PX) (PY) (PZ) (QA) (QB) (QC) (QD) (QE) (QF) (QG) (QH) (QI) (QJ) (QK) (QL) (QM) (QN) (QO) (QP) (QQ) (QR) (QS) (QT) (QU) (QV) (QW) (QX) (QY) (QZ) (RA) (RB) (RC) (RD) (RE) (RF) (RG) (RH) (RI) (RJ) (RK) (RL) (RM) (RN) (RO) (RP) (RQ) (RR) (RS) (RT) (RU) (RV) (RW) (RX) (RY) (RZ) (SA) (SB) (SC) (SD) (SE) (SF) (SG) (SH) (SI) (SJ) (SK) (SL) (SM) (SN) (SO) (SP) (SQ) (SR) (SS) (ST) (SU) (SV) (SW) (SX) (SY) (SZ) (TA) (TB) (TC) (TD) (TE) (TF) (TG) (TH) (TI) (TJ) (TK) (TL) (TM) (TN) (TO) (TP) (TQ) (TR) (TS) (TT) (TU) (TV) (TW) (TX) (TY) (TZ) (UA) (UB) (UC) (UD) (UE) (UF) (UG) (UH) (UI) (UJ) (UK) (UL) (UM) (UN) (UO) (UP) (UQ) (UR) (US) (UT) (UU) (UV) (UW) (UX) (UY) (UZ) (VA) (VB) (VC) (VD) (VE) (VF) (VG) (VH) (VI) (VJ) (VK) (VL) (VM) (VN) (VO) (VP) (VQ) (VR) (VS) (VT) (VU) (VV) (VW) (VX) (VY) (VZ) (WA) (WB) (WC) (WD) (WE) (WF) (WG) (WH) (WI) (WJ) (WK) (WL) (WM) (WN) (WO) (WP) (WQ) (WR) (WS) (WT) (WU) (WV) (WW) (WX) (WY) (WZ) (XA) (XB) (XC) (XD) (XE) (XF) (XG) (XH) (XI) (XJ) (XK) (XL) (XM) (XN) (XO) (XP) (XQ) (XR) (XS) (XT) (XU) (XV) (XW) (XX) (XY) (XZ) (YA) (YB) (YC) (YD) (YE) (YF) (YG) (YH) (YI) (YJ) (YK) (YL) (YM) (YN) (YO) (YP) (YQ) (YR) (YS) (YT) (YU) (YV) (YW) (YX) (YY) (YZ) (ZA) (ZB) (ZC) (ZD) (ZE) (ZF) (ZG) (ZH) (ZI) (ZJ) (ZK) (ZL) (ZM) (ZN) (ZO) (ZP) (ZQ) (ZR) (ZS) (ZT) (ZU) (ZV) (ZW) (ZX) (ZY) (ZZ)

ECOCLOGY ENHANCEMENTS

1. HEDGEROW BATES TO ALL GARDEN FENCES AS ECOCLOGY RECOMMENDATIONS
 2. THE RE-PLANTING OF THE WESTERN BOUNDARY IS ENHANCED AS FOOD GARDEN RECOMMENDATIONS
- HEDGEROW PLANTS**
- HAWTHORN (CRATAEGUS MONGOURII)
 - BLACKBERRY (RUBUS FRuticosus)
 - DOG ROSE (ROSA CANINA)
 - GUILDFORD ROSE (RUBUS IDAEUS)
 - HAZEL (CORYLUS AVELLANA)
3. NEW HEDGE PLANTING TO THE SOUTH AND WESTERN BOUNDARIES ON TOP OF THE EXISTING HEDGEROWS AS FOOD GARDEN RECOMMENDATIONS
- PROPOSED NEW HEDGE PLANTING**
- HAWTHORN 20%
 - DOG ROSE 20%
 - GUILDFORD ROSE 20%
 - HAZEL 20%
 - BLACKBERRY 20%
4. NEW TREE PLANTING (20%) PLANTED ALONG THE SITE AS ECOCLOGY RECOMMENDATIONS
- PROPOSED TREE PLANTING**
- BIRCH (BETULA PUBESCENS)
 - CHERRY (PRUNUS AVIARUM)
 - CHERRY (PRUNUS PASTORIS)
 - CRAB APPLE (MALUS SYLVESTRIS)
5. BAT HOUSES (20%) TO BE PROVIDED IN THE PUBLIC OPEN SPACES AS ECOCLOGY RECOMMENDATIONS
- BAT HOUSES**
- BAT HOUSES TO BE PROVIDED IN THE PUBLIC OPEN SPACES AS ECOCLOGY RECOMMENDATIONS



KEY

AFFORDABLE HOUSES

TYPE	AMOUNT
 DQR - 3P2B BUNGALOW	4
 DQR - 4P2B DORMER BUNGALOW	6
 DQR - 5P3B DORMER BUNGALOW	8
Total	18

GWYNNED RECREATIONAL NEEDS - OSRV REQUIREMENT BASED ON THE ABOVE MIX: 876sqm

-  SUDS FEATURES
-  PUBLIC OPEN SPACES





STREET SCENE 1

SCALE: 1 : 200



STREET SCENE 2

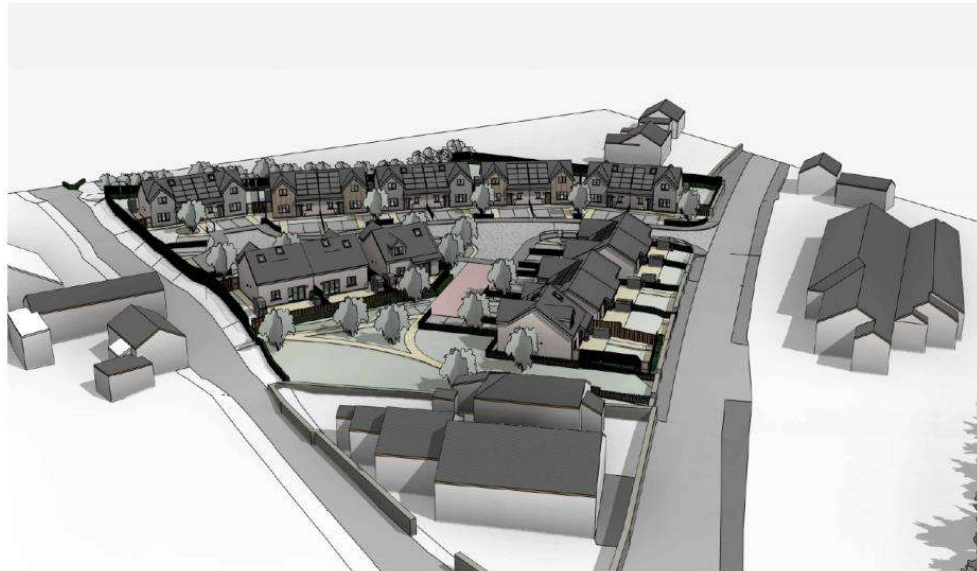
SCALE: 1 : 200



3D VIEW 1

STREET SCENE 3

SCALE: 1 : 200



3D VIEW 2

REV	DESCRIPTION	DATE	BY	CHK
P1	FIRST SUE FOR COMMENT	01/01/2022	GI	GI
P2	UPDATED LAYOUT FOLLOWING	06/07/2022	GI	GI
P3	CLIENT COMMENTS	18/07/2022	GI	GI
P4	FINAL CONCEPT SUBMISSION	26/10/2022	GI	GI
P5	ADDITIONAL WG INFORMATION	03/11/2022	GI	GI
P6	PLANNING AND WG UPDATE	20/01/2023	GI	SI
P7	BOUNDARY TREATMENT CHANGES	04/07/2023	GI	GI
P8	CLIENT COMMENTS INCORPORATED	27/10/2023	ME	GI
P9	WG COMMENTS	12/11/2023	GI	SI
P10	PLANNING UPDATES	21/01/2024	GI	SI
P11	ROOF & GARDEN FENCING ADJUSTED	27/01/2024	GI	SI



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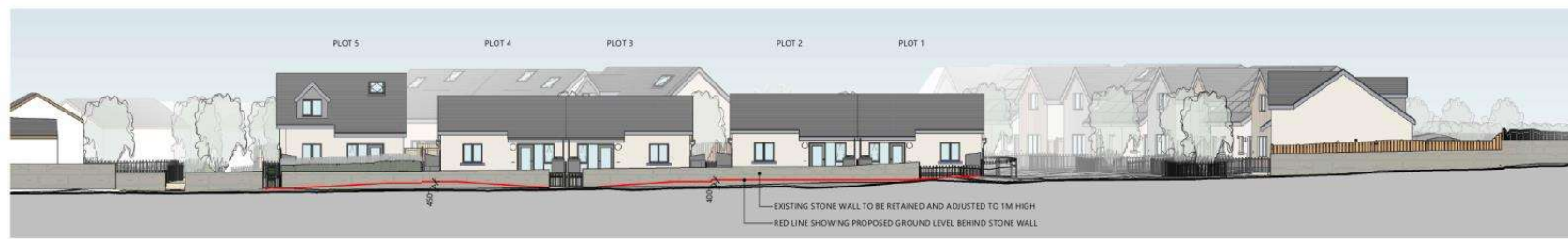
PROJECT:
CAE CAPEL HOUSING,
BOTWNNOG

CLIENT:
RWE LTD | ADRA

DRAWING TITLE:
STREET SCENE

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No.:	PROJECT No.:
CCH-SAL-01-ZZ-DR-A-0005	P1154
SCALE:	REVISION:
1 : 200@A2	P14

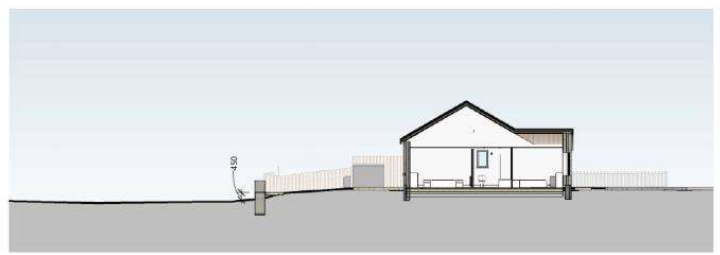
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P1	PLANNING CONSULTANTS COMMENTS	30/10/2023	ME	GI
P2	PLANNING UPDATES	21/06/2024	GI	SD
P3	PLOT 5 GARDEN FENCING REVISED	27/06/2024	GI	SD



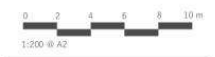
STREET ELEVATION
SCALE: 1 : 200



SECTION THROUGH PLOT 2
SCALE: 1 : 200



SECTION THROUGH PLOT 4
SCALE: 1 : 200



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PROJECT:
**CAE CAPEL HOUSING,
BOTWNNOG**
CLIENT:
RWE LTD | ADRA

DRAWING TITLE:
STONE BOUNDARY WALL

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CCH-SAL-01-ZZ-DR-A-0007	P1154
SCALE:	REVISION:
1 : 200@A2	P3



5P3B FIRST FLOOR
SCALE: 1 : 100



FRONT ELEVATION
SCALE: 1 : 100

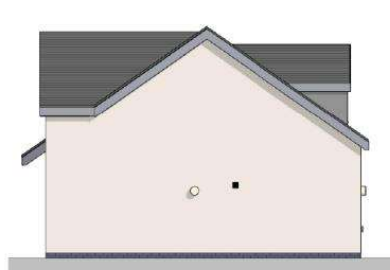


REAR ELEVATION
SCALE: 1 : 100

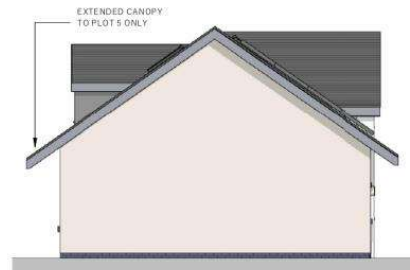


5P3B GROUND FLOOR
SCALE: 1 : 100

PLOT 5, 6, 9, 10, 13, 14, 17, 18



SIDE ELEVATION
SCALE: 1 : 100



SIDE ELEVATION PLOT 6&5
SCALE: 1 : 100

ENERGY REQUIREMENTS

NEW HOMES MUST MEET ENERGY AND DECARBONISATION REQUIREMENTS WHICH CONSISTS OF:
ACHIEVING EPC A (SAP92 OR GREATER) THROUGH THE MINIMUM FABRIC STANDARD SET OUT IN 'APPENDIX E' - ELEMENTAL SPECIFICATION FOR THE DETER, WITHIN THE BUILDING REGULATIONS APPROVED DOCUMENT PART L WALES 2020 AND BY NOT USING FOSSIL FUEL FIRED BOILERS TO PROVIDE DOMESTIC HOT WATER AND SPACE HEATING. ALTERNATIVE PROPOSALS WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED BY INDEPENDENT CERTIFICATION THAT THE BUILDING'S ENERGY DEMAND IS REDUCED IN ACCORDANCE WITH THE ENERGY HIERARCHY FOR PLANNING IN WELSH GOVERNMENTS PLANNING POLICY WALES.

APPROVED DOCUMENT PART L - APPENDIX E (WALES)

ELEMENT OR SYSTEM	SPECIFICATION
OPEN AREAS (WINDOWS AND DOORS)	SAME AS ACTUAL DWELLING UP TO A MAXIMUM PROPORTION OF 25% OF TOTAL FLOOR AREA.]
EXTERNAL WALL U-VALUE (W/m²K)	0.13
CORRIDOR WALL U-VALUE (W/m²K)	0.18
PARTY WALL U-VALUE (W/m²K)	0
ROOF U-VALUE (W/m²K)	0.11
FLOOR U-VALUE (W/m²K)	0.11
WINDOWS, ROOF WINDOWS AND GLAZED DOOR U-VALUE (W/m²K)	1.3 (WHOLE WINDOW U-VALUE)
ROOFLIGHT U-VALUE (W/m²K)	1.6 (WHOLE WINDOW U-VALUE)
WINDOWS, ROOF WINDOWS, GLAZED ROOFLIGHTS AND GLAZED DOOR G-VALUE	0.63
OPAQUE AND SEMI-GLAZED DOOR U-VALUE (W/m²K)	1.0
AIR PERMEABILITY (M³/M² AT 50 PA)	5

PROPOSED MATERIALS

- OFF WHITE RENDER
- NATURAL STONE CLADDING OR PANALISED SYSTEM SUCH AS TIER
- TIMBER CLADDING
- DORMER STRUCTURE - GREY CLADDING
- GREY PLINTH - ENGINEERING BRICK
- TILE OR SLATE ROOF
- WINDOWS AND DOORS - GREY UPVC WINDOWS AND COMPOSITE DOORS

5P3B STORAGE (2.5m³)				5P3B GIA	
NAME	AREA	VOLUME	COMMENTS	FLOOR	AREA
00 - GROUND FLOOR					
ST.	2.2 m²	3.7 m³		GROUND FLOOR	56.7 m²
01 - FIRST FLOOR					
AC	0.9 m²	2.1 m³		FIRST FLOOR	42.2 m²
	3.1 m²	5.8 m³			98.9 m²

LOFT STORAGE (16m³)			
NAME	AREA	VOLUME	COMMENTS
01 - FIRST FLOOR			
EAVES STORAGE	9.3 m²	12.3 m³	
EAVES STORAGE	6.1 m²	7.4 m³	
	15.3 m²	19.7 m³	GROUND FLOOR STORAGE OVERSIZED TO COMPLY WITH FULL REQUIREMENTS



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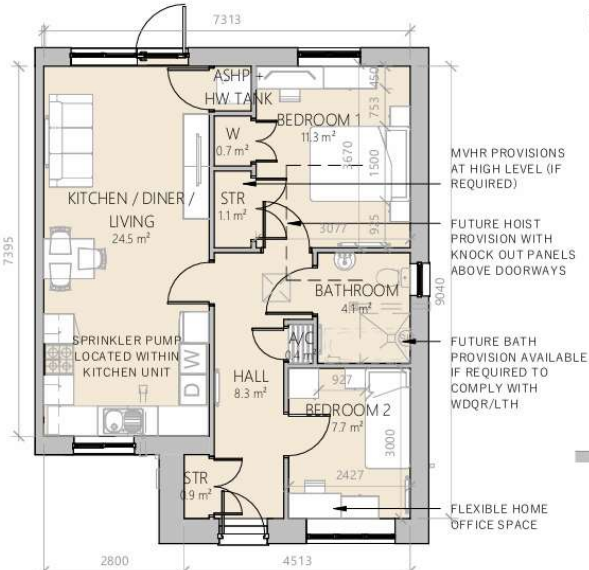
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PROJECT
CAE CAPEL HOUSING DEVELOPMENT
CLIENT
RWE LTD | ADRA

DRAWING TITLE
5P3B DORMER BUNGALOW PLANS AND ELEVATIONS

DRAWING STATUS FOR COMMENTS	STATUS
	53
DRAWING No: CCH-SAL-02-ZZ-DR-A-0010	PROJECT No: P1154
SCALE: 1 : 100@A2	REVISION: P5

REV.	DESCRIPTION	DATE	BY	CHK.
P1	ISSUED FOR PRESENTATION	15/11/2022	GD	GD
P2	PLANNING AND WU/UPD/DATE	28/07/2023	GD	GD
P3	CLIENT COMMENTS INCORPORATED	27/10/2023	AE	GD
P4	PLANNING UPDATES	21/08/2024	GD	GD



3P2B GROUND FLOOR

SCALE: 1 : 100

PLOT 1, 2, 3, 4



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

3P2B STORAGE (2m³)

NAME	AREA	VOLUME	COMMENTS
00 - GROUND FLOOR			
STR	1.1 m²	2.4 m³	MVHR AT HIGH LEVEL WITHIN STORE (IF REQ)
A/C	0.4 m²	0.8 m³	
STR	0.9 m²	1.9 m³	
	2.4 m²	5.0 m³	

3P2B GIA

FLOOR	AREA
GROUND FLOOR	61.5 m²
	61.5 m²

ENERGY REQUIERMENTS

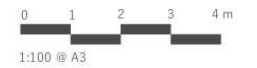
NEW HOMES MUST MEET ENERGY AND DECARBONISATION REQUIREMENTS WHICH CONSISTS OF: ACHIEVING EPC A (SAP92 OR GREATER) THROUGH THE MINIMUM FABRIC STANDARD SET OUT IN "APPENDIX E" - ELEMENTAL APPROVED DOCUMENT PART L WALES 2020 AND BY NOT USING FOSSIL FUEL FIRED BOILERS TO PROVIDE DOMESTIC HOT WATER AND SPACE HEATING. ALTERNATIVE PROPOSALS WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED BY INDEPENDENT CERTIFICATION THAT THE BUILDING'S ENERGY DEMAND IS REDUCED IN ACCORDANCE WITH THE ENERGY HIERARCHY FOR PLANNING IN WELSH GOVERNMENT'S PLANNING POLICY WALES.

APPROVED DOCUMENT PART L - APPENDIX E (WALES)

ELEMENT OR SYSTEM	SPECIFICATION
OPEN AREAS (WINDOWS AND DOORS)	SAME AS ACTUAL DWELLING UP TO A MAXIMUM PROPORTION OF 25% OF TOTAL FLOOR AREA 1
EXTERNAL WALL U-VALUE (W/m²K)	0.13
CORRIDOR WALL U-VALUE (W/m²K)	0.18
PARTY WALL U-VALUE (W/m²K)	0
ROOF U-VALUE (W/m²K)	0.11
FLOOR U-VALUE (W/m²K)	0.11
WINDOWS, ROOF WINDOWS AND GLAZED DOOR U-VALUE (W/m²K)	1.3 (WHOLE WINDOW U-VALUE)
ROOFLIGHT U-VALUE (W/M²K)	1.6 (WHOLE WINDOW U-VALUE)
WINDOWS, ROOF WINDOWS, GLAZED ROOFLIGHTS AND GLAZED DOOR G-VALUE	0.63
OPAQUE AND SEMI-GLAZED DOOR U-VALUE (W/m²K)	1.0
AIR PERMEABILITY (M³/H.M² AT 50 PA)	5

PROPOSED MATERIALS

- OFF WHITE RENDER
- NATURAL STONE CLADDING OR PANALISED SYSTEM SUCH AS TIER
- TIMBER CLADDING
- DORMER STRUCTURE - GREY CLADDING
- GREY PLINTH - ENGINEERING BRICK
- TILE OR SLATE ROOF
- WINDOWS AND DOORS - GREY UPVC WINDOWS AND COMPOSITE DOORS



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PROJECT
CAE CAPEL HOUSING DEVELOPMENT
 CLIENT
RWE LTD | ADRA

DRAWING TITLE
3P2B BUNGALOW PLAN AND ELEVATIONS

PURPOSE OF ISSUE	STATUS
PLANNING	S3
DRAWING No: CCH-SAL-04-ZZ-DR-A-0012	PROJECT No: P1154
SCALE: 1 : 100@A3	REVISION: P4





