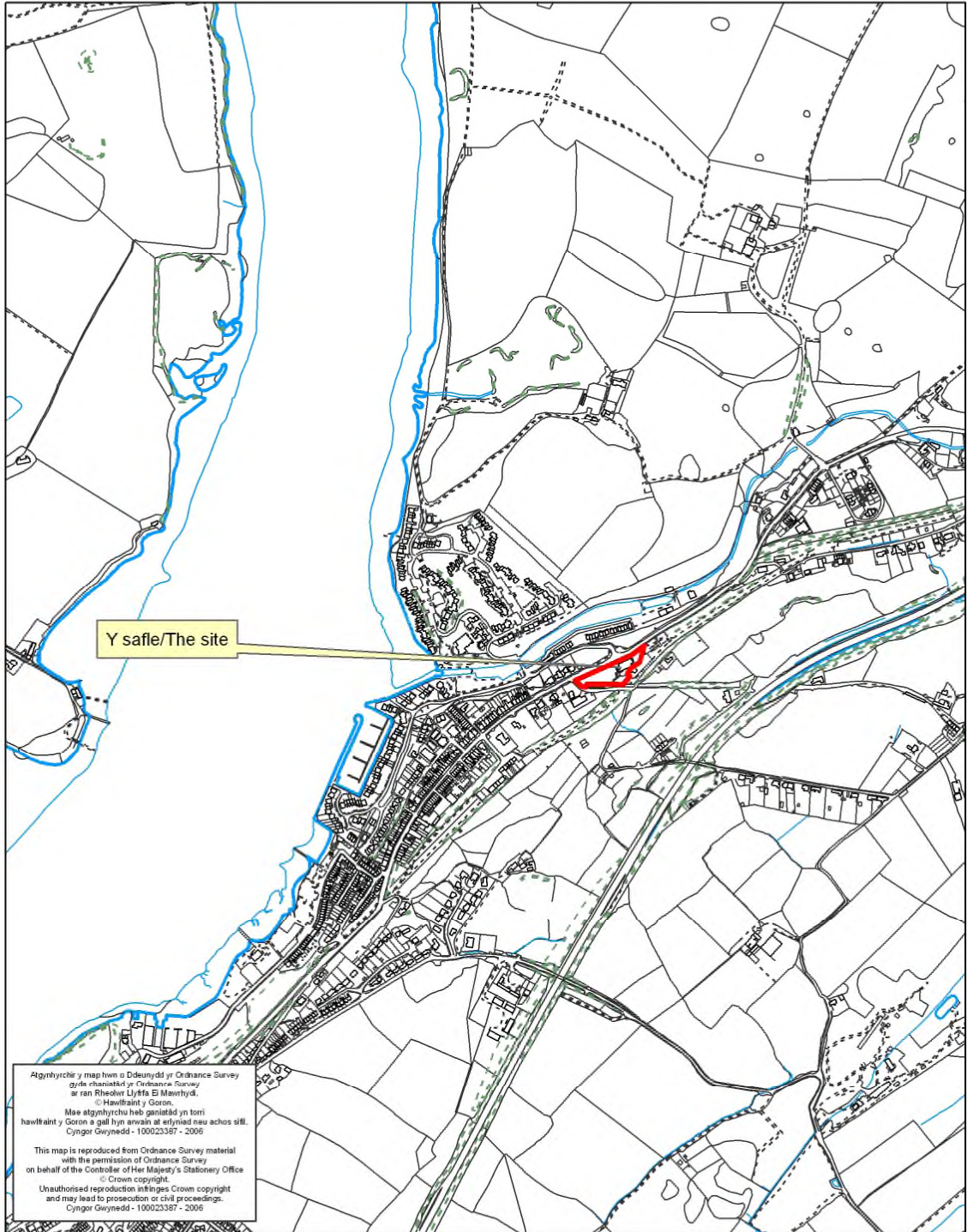


Number: 7



Rhif y Cais / Application Number : C14/0888/20/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Application Number: C14/0888/20/LL
Date Registered: 11/09/2014
Application Type: Full - Planning
Community: Y Felinheli
Ward: Y Felinheli

Proposal: DEMOLISH PART OF AND CONVERT PUBLIC HOUSE INTO FOUR LIVING UNITS TOGETHER WITH ERECTING 8 NEW DWELLINGS TO CREATE 12 LIVING UNITS IN TOTAL ON THE SITE (4 TO BE AFFORDABLE), CREATE PARKING SPACES AND VEHICULAR AND PEDESTRIAN ACCESS

Location: HALFWAY HOUSE, Y FELINHELI, GWYNEDD, LL56 4JQ

Summary of the Recommendation:

TO DELEGATE THE RIGHT TO APPROVE

1. Description:

- 1.1 The application is for demolishing part of a public house and converting the remainder of the building into four living units, together with erecting eight new dwellings on an adjacent site to create a total of 12 living units on the site (four to be affordable units). The proposal also involves creating parking spaces and a vehicular and pedestrian access.
- 1.2 The site is located on the outskirts of the village of Felinheli, with the main building located inside the development boundary of Felinheli, and the beer garden located outside. There is a substantial car park adjacent to the public house, and this entire car park is located within the development boundary of Felinheli. The Bangor Street main road runs immediately in front of the site with a vehicular entrance into the car park and an open front in front of the public house.
- 1.3 The existing building provides a public house facility on the ground floor with an eight bedroom living unit on the first floor. The proposal involves demolishing the existing flat-roof extensions of the building and erecting a two-storey extension to its side, and converting the building into four living units. These units include 2 two-bedroom flats together with 2 three-bedroom two-storey units. The proposal involves carrying out alterations to openings on the rear of the building (including exchanging doors for windows and adding additional openings) but the front elevation remains as it is. The land to the side and rear of the building (including the beer garden) will be split into private gardens for the units. There is a parking provision for all the units (8 spaces) in front of the building which already opens onto the main road.
- 1.4 The proposal also involves erecting seven terraced houses and one detached house on the site of the existing car park. It is intended to retain the existing entrance to the site, and provide 16 parking spaces for the seven terraced houses between the housing development and the converted public house. It is intended to landscape around the entrance and the parking spaces, and provide a space to store bins behind the parking spaces. The terraced houses are a mixture of two-storey and three-storey units, and a mixture of three and four-bedroom units (4 three-bedroom units and 3 four-bedroom units) and the roof ridge of the two-storey dwellings corresponds in height to the roof ridge of the public house. The detached house offers three bedrooms and an associated garage. It is intended to provide a separate entrance to the detached house from Bryn y Waen Road which runs past the rear of the site.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

- 1.5 It is intended to finish the extension on the public house with slates for the roof and coloured render on the walls. It is intended to finish the new dwellings with coloured render and stonework features (the boundary walls on the front, the bases of the bay windows and the main central elevation) and slates on the roof.
- 1.6 An Affordable Housing Statement has been submitted as part of the application, which states that the proposal offers four of the units as affordable units, namely units 1a and 1b which are two-bedroom flats within the conversion, and units 9 and 10 which are three-bedroom terraced houses. The floor area of the units falls within the requirements of the Supplementary Planning Guidance: Affordable Housing, which is 80 square metres for two-bedroom single-storey units, and 100 square metres for three-bedroom two-storey dwellings. The statement also justifies a discount of 30% for the affordable units, which would place them within reach of the median household income in Felinheli.
- 1.7 A protected species report was submitted as part of the application, which states that there is no evidence that bats have roosted, or are roosting in the building, but it also notes the potential for the existence of bats at any time, and therefore proposes general measures for dealing with bats should a developer come across them during the works.
- 1.8 A Language and Community Statement was submitted as part of the application, which states that the relatively modest size of the development means that there will be no significant impact on the language, and that the type and design of the dwellings are likely to appeal to local buyers which will include affordable houses.
- 1.9 A viability and accessibility assessment on the public house was submitted as part of the application, which assesses the effect of changing the use of the public house on the availability and choice of food and drink within the village of Felinheli. It states that there is a choice of three public houses and bars within the village, together with a number of other places that offer food, non-alcoholic drink and accommodation, and also states that the village is well-connected with Bangor, Caernarfon and Menai Bridge through public transport.
- 2.0 A Design and Access Statement was received as part of the application which justifies the development in terms of its design and location.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 – BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 – AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B24 – ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE

Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY C1 – LOCATING NEW DEVELOPMENT

Land within the development boundaries of towns and villages and the developed form of rural villages will be the main focus for new developments. New buildings, structures and ancillary facilities in the countryside will be refused with the exception of a development that is permitted by another policy of the Plan.

POLICY C4 – ADAPTING BUILDINGS FOR RE-USE

Proposals to adapt buildings for re-use rather than demolition will be approved provided they can conform to specific criteria relating to the suitability of the building, visual considerations, design and the impact on the vitality of neighbouring towns and villages.

POLICY CH4 – NEW DWELLINGS ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES

Approve proposals to build new dwellings on unallocated sites within the boundaries of Local Centres and Villages provided they conform to criteria aimed at ensuring an affordable element within the development.

POLICY CH11 – CONVERSION OF BUILDINGS WITHIN THE DEVELOPMENT BOUNDARIES OF LOCAL CENTRES AND VILLAGES FOR RESIDENTIAL USE

Proposals to convert buildings for residential use within the development boundaries of villages and local centres will be approved provided they can conform to criteria relating to local need, impact on holiday accommodation and community services and occupancy of the dwelling.

POLICY CH33 – SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport,

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY CH37 – EDUCATIONAL, HEALTH AND COMMUNITY FACILITIES

Development proposals for new educational, health or community facilities or extensions to existing facilities will be approved provided they conform to a series of criteria relating to the location of the proposal, its accessibility using different modes of travel, together with highway considerations, the design of any new school and the effect on a defined town centre.

POLICY D28 – SAFEGUARDING VILLAGE SHOPS AND PUBLIC HOUSES

Proposals to change the use of a village shop or public house will be refused unless a similar service is available that is as fully accessible to the residents of the vicinity or, if there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 12 months.

Supplementary Planning Guidance – Planning and the Welsh Language 2009

Supplementary Planning Guidance – Affordable Housing

Supplementary Planning Guidance – Housing Developments and Educational Provision

2.3 National Policies:

Planning Policy Wales (Version 7) 2014

TAN 12: Design

3. Relevant Planning History:

- 3.1 C00A/0495/20/LL - ALTERATIONS AND EXTENSIONS – refused – 01.11.2000
- 3.2 C01A/0038/20/LL - ALTERATIONS AND EXTENSIONS (AN AMENDED PLAN TO THAT REFUSED UNDER APPLICATION NUMBER C00A/0495/20/LL) - APPROVED - 07.03.2001
- 3.3 C07A/0266/20/LL – BUILD A SHELTER FOR SMOKERS – APPROVED 24.05.2007
- 3.4 C13/1285/20/LL – Erect 5 two-storey dwellings – WITHDRAWN - 16.04.2014
- 3.5 C13/1287/20/LL – Erect 3 two-storey dwellings together with a new vehicular and pedestrian access - WITHDRAWN - 16.04.2014
- 3.6 C13/1288/20/LL – Erect a new two-storey dwelling together with creating a new vehicular access - WITHDRAWN - 16.04.2014
- 3.7 C14/0042/20/LL – Convert a public house into 6 living units, including the demolition of a rear and side extension and the creation of two new entrances – REFUSED – 24.03.2014

4. Consultations:

Community/Town Council: Offer observations which include concern that businesses are lost within the community and consequently jobs are also lost; concern that there is potential for the four-bedroom houses to be let as houses in multiple occupation and the implications of this on parking; concerned about parking problems and the flow of traffic through the area of the development; stonework on the houses would be better in-

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

keeping with the public house; any decision should include a landscaping condition on the roadside.

Transportation Unit:	<p>No objection to the proposal.</p> <p>The parking provision shown for both elements of the application is acceptable and complies with the usual standards.</p> <p>Observations regarding a permit to work and parking restrictions (these would be matters outside the planning system).</p>
Welsh Water:	No response.
Biodiversity:	No objection on the basis that the developers comply with the recommendations of the ecology report.
Strategic Housing Unit:	Addresses the need for housing and smaller affordable units in the area. A 30% discount on the affordable units.
Environmental Health:	No response
Archaeological Trust:	No response
Natural Resources Wales:	<p>Flood risk: The development has the potential to increase the impermeable surface on the site, and could therefore increase the risk of flooding for a third party. We therefore recommend imposing a condition to control surface run-off.</p> <p>Protected species: The protected species survey that was conducted is acceptable.</p>
Education Department:	Have confirmed the pupil numbers at Felinheli primary school and its capacity.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

Public Consultation:

A notice was posted on the site and neighbouring residents were informed. The advertising period has ended and correspondence was received objecting to the application and noting the following:

- The public house has not been for sale for a period of 12 months and has not been marketed fairly.
- Impact on the Welsh language.
- The cumulative effect of nearby developments – the effect on local residents should all these developments commence at the same time.
- Disagree with the content of the viability assessment.
- It will cause an increase in traffic and parking problems.
- The potential for sewage problems.
- It should be ensured that trees around the site are preserved.
- Question the need for this type of use and these types of houses.

Correspondence was also received in support of the proposal which noted the following:

- An excellent plan for a building that has not had business for years and which is now an eyesore.

5. Assessment of the material planning considerations:

The principle of the development

5.1 As a starting point for assessing the principle of this application, we must consider policy D28 of the UDP which relates to safeguarding village shops and public houses, and refuses proposals to change the use of a village shop or public house unless a similar service is available that is as fully accessible to the residents of the vicinity or, if there is no similar service present, that the property has been marketed for a reasonable selling or rental price for a continuous period of 12 months. In this case, the agent has submitted a viability and accessibility assessment of the public house which includes an assessment of the provision within the village and nearby, together with an assessment of the viability of the property. Based on the information submitted, it appears that there are similar services available that are as accessible for the residents of the vicinity; therefore it is considered that the proposal complies with the requirements of policy D28 above.

5.2 As the proposal is not contrary to policy D28, we can therefore proceed to assess the principle of the proposal in respect of other relevant policies that relate to constructing new buildings and converting buildings. One of these policies is policy C1 of the UDP which relates to locating new developments, and states that land within town and village development boundaries and the developed form of rural villages will be the main focus for new developments. In this case, the public house and the car park are located within the Felinheli development boundary, and the beer garden is located outside it. All the conversion/construction work will happen within the development boundary, leaving the beer garden green, to be used as a garden for two of the units. Therefore, it is considered that the main development, which is the subject of this application, is located within the village's development boundary, and it therefore complies with the requirements of policy C1 above.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

- 5.3 Policy C4 of the UDP is also relevant and relates to the conversion of buildings for re-use. In this case, the building is structurally sound and has been used until recently (December 2013) as a public house. It is proposed to demolish a flat-roof side and rear extension to the building and it is proposed to undertake minimal external alterations to the rear of the building which will include creating new openings and changing some openings from being windows to doors etc. It is also proposed to erect a two-storey extension at the side of the building, which complements the main building in terms of size and design. It is considered that the proposal to convert and the alterations are suitable for the original building. Therefore, it is considered that the proposal complies with Policy C4 above.
- 5.4 Policy CH11 of the UDP relates to the conversion of buildings within village development boundaries for residential use, and it approves proposals to convert buildings for residential use within the development boundaries of villages and local centres if they can conform to criteria relating to local need, the impact on holiday accommodation businesses and community services and the occupancy of the house. Policy CH4 of the Unitary Development Plan relates to building new dwellings on unallocated sites within the development boundaries of local centres and villages, and approves such proposals if they can conform to a series of criteria which include aiming to secure an affordable element within the development. This is discussed further in the assessment below, and if the situation is considered acceptable from the perspective of providing affordable housing, it is considered that the proposal can be acceptable in respect of policies CH11 and CH4 of the UDP.

Visual, general and residential amenities

- 5.5 Policy B22 relates to building design, and promotes good building design by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and character of the local landscape and environment. Policy B24 relates to making alterations and extensions to buildings and contains a series of criteria that aim to safeguard the character and amenity value of the local area. In this case, the proposal involves converting a public house, demolishing a rear and side extension and providing new door and window openings on the rear elevation. The proposal also involves erecting a two-storey extension at the side of the existing building. It is considered that the extension and alterations to the building are suitable and are in keeping with the main building in terms of size, design and character.
- 5.6 The proposal also involves erecting a terrace of seven houses, together with a single detached house. Extensive discussions have taken place between the officers and the applicant and his agent with regard to the size, the layout and design of the new dwellings, to ensure that they are suitable and complement the site and the existing building. The proposal contains a terrace of seven houses, with the three middle units being three-storey, and the end units being two-storey. The plan includes a gable-end finished with stone to match the public house, together with design features such as dormer windows and a canopy roof on the front elevation. The detached house also contains design features that are in keeping with the terrace. The proposal is considered suitable, and it reflects the traditional and striking character of the existing building and the wider area. Therefore, it is considered that the proposal complies with the requirements of policies B22 and B24 above.
- 5.7 Policy B25 relates to building materials, and it is proposed to finish the extension on the existing building with coloured render and slates on the roof, and to finish the new houses with coloured render, natural stone and slates on the roof. It is considered that the proposed materials are suitable and in-keeping, in accordance with the requirements of policy B25.

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

- 5.8 From the perspective of policy B23 which relates to safeguarding the amenities of neighbouring residents, a residential property is located immediately behind the application site and has windows looking towards the building that is the subject of the application, and it is this land to the rear which is proposed to be used as gardens. It is considered that there is an element of overlooking from this residential property towards the site, but it is not significant or inappropriate in this case. It is not considered that there is any significant effect on any other nearby property, as they are located on the opposite side of the main road that leads through the village. Although the proposal involves converting the existing building and erecting new dwellings to create 12 units on the site, the existing building and the car park are substantial and are sufficient for providing the houses, gardens and the required parking spaces and it is not considered that the proposal is an overdevelopment of the site. There are level footpaths at the front and rear of the houses that lead towards the parking spaces and a unit within the conversion is all on one floor and is accessible to the entire range of individuals. It is therefore considered that the proposal complies with the requirements of policy B23 above.

Transport and access matters

- 5.9 Policy CH33 relates to ensuring safety on roads and streets, and it permits development proposals that conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures. Policy CH36 relates to the provision of private car parking facilities. The proposal intends to retain the existing entrance into the car park to allow access to the parking spaces, and it is also proposed to keep the area in front of the public house open for parking. It is intended to open a new entrance onto Bryn y Waen road that runs behind the site to serve the detached house. The Transportation Unit is happy with the arrangement, the number of parking spaces and the entrances to the site, and it is therefore considered that the proposal complies with policies CH33 and CH36 above.

Affordable Housing Matters

- 5.10 Criteria in policies CH4 and CH11 request that a percentage of the units are affordable and this development, although part of it being a conversion and a part of it involving constructing new buildings, is considered as one site and one development. The proposal offers four affordable units out of 12 units, which include two units within the conversion (in the form of 2 two-bedroom flats) and two new units (in the form of three-bedroom terraced houses). An affordable housing statement has been submitted as part of the application, which states that there is a need in Felinheli mainly for flats and houses with 1, 2 and 3 bedrooms, and the Strategic Housing Unit confirms that they agree with that information.
- 5.11 The number of affordable units proposed means that 33% of the scheme would be affordable and this meets the requirements for the number of affordable units that are expected to be provided for this type of development. An affordable housing statement has been submitted as part of the application which justifies the type and number of affordable dwellings proposed, along with the discount of 30%. Based on the information submitted to support the application, and based on the Strategic Housing Unit's support, it is considered that the proposal complies with all the requirements of policies CH11 and CH4 above in respect of providing a percentage of affordable housing, and this can be secured through a Section 106 agreement.

Biodiversity Matters

- 5.12 Policy B20 relates to safeguarding species and their habitats that are of international and national importance. The species survey was submitted as part of the application

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

which states that there are no bats present in the building, but that there is potential for bats to use the building at any time. The survey proposes ways and measures of dealing with bats should the developers find them during the works. The Biodiversity Unit agrees with the content of the report, and the proposal is therefore considered to comply with the requirements of policy B20 above.

Language Matters

- 5.13 A Language and Community Statement was submitted as part of the application, and its content has been assessed by the Joint Planning Policy Unit. They are of the view that the scale of the proposed development is unlikely to cause a significant growth in the population that could adversely affect the Welsh language in this case, but also note that consideration should be given to the cumulative effect with the recent development on the Ger y Nant site. The Ger y Nant site has been popular with local families, therefore it is not considered that the cumulative effect is likely to be detrimental to the local community. Like the Ger y Nant site, the proposal ensures that a proportion of the units are affordable for local need. Furthermore, the nature of the dwellings is likely to attract families as they are family-sized houses that have gardens, and this is considered to be a positive thing for the community in terms of trying to retain the current population in their communities and encouraging Welsh people to return to the area. Based on the above it is not considered that the proposal is likely to have an adverse effect on the Welsh language, and it meets the requirements of policy A2.

Education Matters

- 5.14 As the proposal offers a total of 12 new units, it must be considered in the context of policy CH37 which states that consideration must be given to whether the local school has the capacity for any possible increase in the pupil numbers as a result of approving the proposal for 12 new residential units. If there is no capacity, a financial contribution must be secured from the developer in order to ensure a capacity within the school for the possible increase. Although the development in question is not on a large scale, the cumulative effects of other developments could potentially have an effect on education facilities in Felinheli.
- 5.15 The Education Department has confirmed that Felinheli primary school provides for 18 nursery children at present, together with 138 children in years 0 – 6. The Department has also confirmed that the school's capacity is for a maximum of 23 nursery children and 162 children in years 0 – 6. According to a formula applied in the Supplementary Planning Guidance: Housing Developments and Educational Provision, the proposal of 2 two-bedroom flats, 3 four-bedroom houses and 7 three-bedroom houses is likely to add five pupils to the school. On this basis and together with the figures provided by the Education Department, it appears that there is sufficient capacity in the primary school to cope with the proposed development. It is therefore considered that the proposal complies with the requirements of policy CH37 and the Supplementary Planning Guidance above, and that there is no need to provide additional capacity.

Response to the public consultation

- 5.16 Following a period of public consultation, a number of letters were received objecting to the application and these have been outlined above. It is also considered that these observations have been appropriately addressed in the assessment of the application.
- 5.17 In addition to this observations have been received in relation to a number of other permissions nearby which means that there is potential for nearly 40 living units to be

PWYLLGOR CYNLLUNIO	DYDDIAD: 15/12/2014
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	DOLGELLAU

developed in the vicinity. It is not considered that there would be an adverse impact on neighbouring residents during the construction period, and the situation is no different to any other housing development. The construction work will not continue for long periods of time, and it is temporary. Working hours can be controlled through an appropriate condition on the permission, in order to give assurance regarding the periods of work.

6. Conclusions:

- 6.1 As a result of the above assessment, it is not considered that the proposal to convert a public house into four living units and erect a terrace of seven houses together with another individual house is contrary to any of the relevant policies noted above, nor is it considered that there is any other relevant planning matter that states otherwise.

7. Recommendation:

- 7.1 To delegate the right to the Senior Planning Manager to approve the application subject to the applicant signing a Section 106 Agreement to ensure that four of the 12 units are affordable houses for general local need and to relevant conditions relating to:

1. 5 years
2. in accordance with the plans and the ecology report
3. slate roof
4. agree on the colour of the render and local stone
5. agree details of hard standings
6. agree details of boundaries
7. a condition regarding surface water run-off
8. removal of permitted development rights
9. working hours

Notes

Welsh Water Note

Highways notes



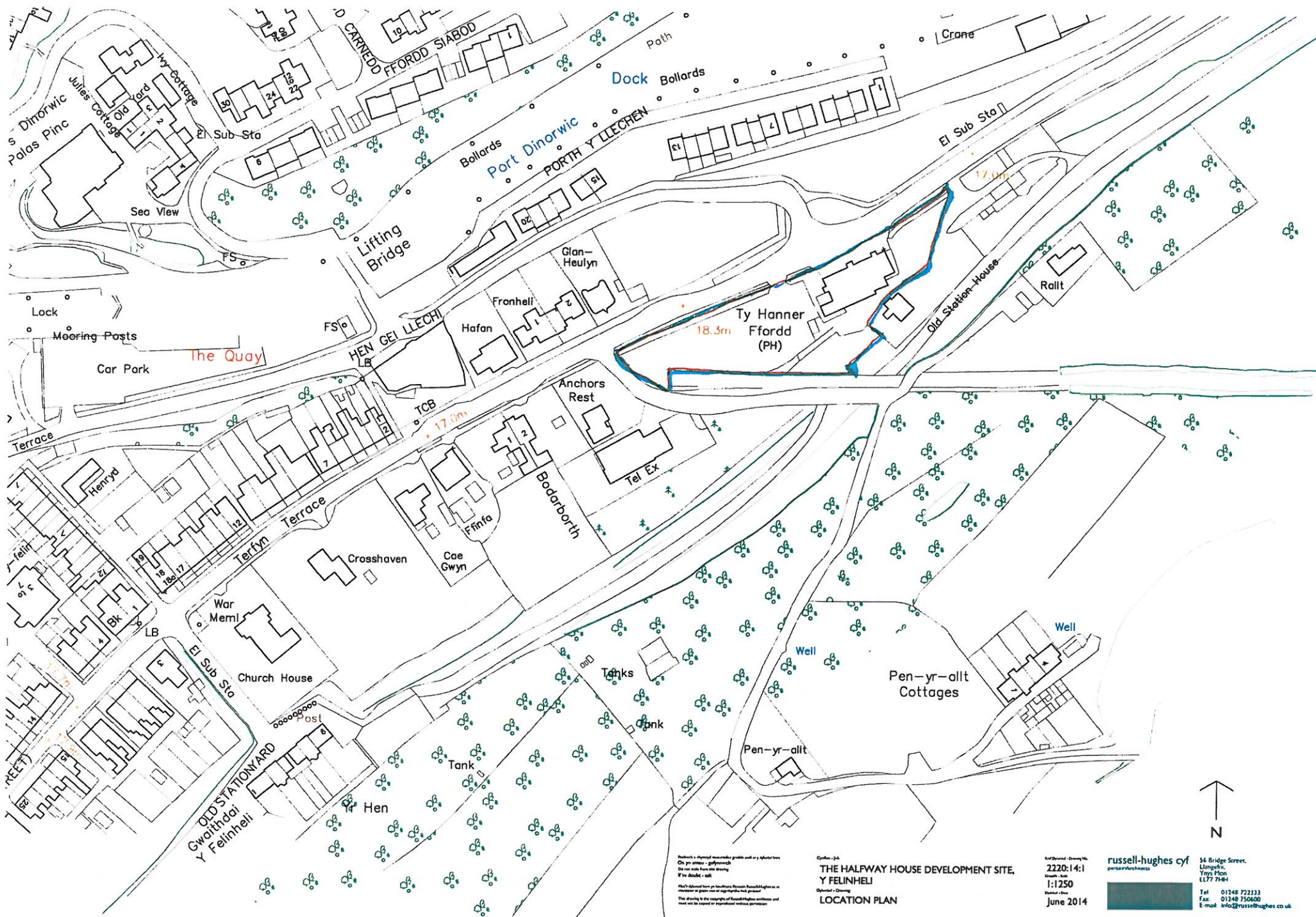
Rhif y Cais / Application Number : C14/0888/20/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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Cynkor Gwynedd - 100023387 - 2006

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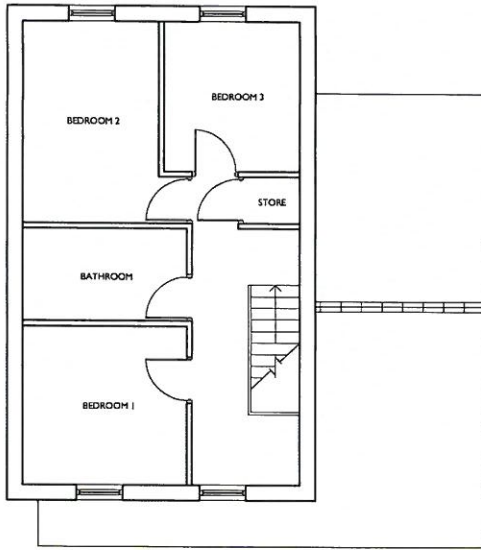
This plan is a simplified representation of the site and is not intended to be used as a guide to the site. It is intended to provide a general overview of the site and its location. It is not intended to be used as a guide to the site. It is intended to provide a general overview of the site and its location.

Gwybodaeth
**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**
 Dyluniwr - Drawing
LOCATION PLAN

2220:14:1
 1:1250
 June 2014

russell-hughes cyf
 56 Bridge Street,
 Llangefni,
 Ynys Môn
 LL77 7JH
 Tel: 01248 72333
 Fax: 01248 750600
 E-mail: info@russellhughes.co.uk

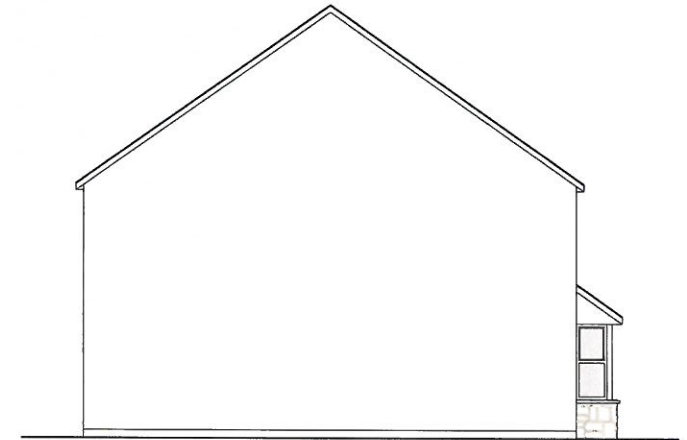




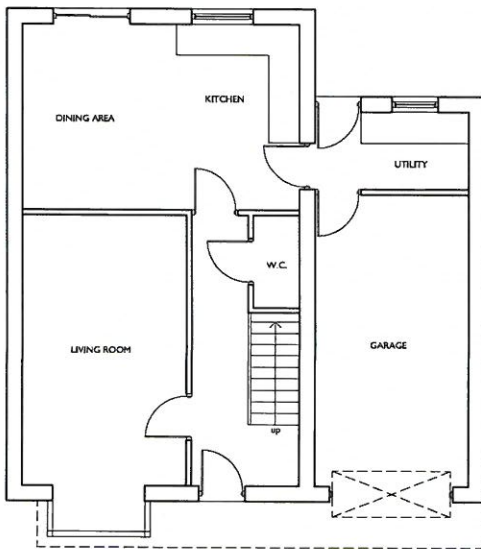
FIRST FLOOR PLAN



REAR ELEVATION



SIDE ELEVATION

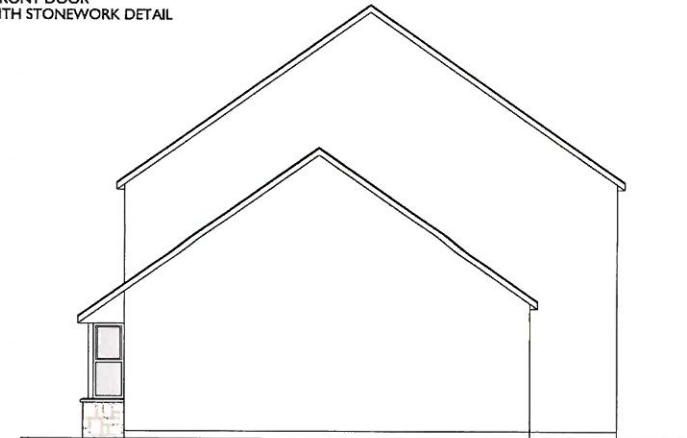


GROUND FLOOR PLAN



FRONT ELEVATION

MATERIALS
 BLUE BLACK CLAY RIDGE TILES
 NATURAL SLATE ROOFCOVERING
 MARLEY BLACK UPVC RAINWATER GOODS AND GUTTERING
 GREY UPVC WINDOWS
 HERITAGE COLOURED COMPOSITE FRONT DOOR
 COLOURED K-REND STYLE FINISH WITH STONWORK DETAIL



SIDE ELEVATION

Peldiwrch a chymryd mesurysau graffia oddi ar y dyluniad hwn
 Os yn amau - gofynnwch
 Do not scale from this drawing
 If in doubt - ask

Mae'r dyluniad hwn yn hawffraic Penseiri Russell-Hughes ac ni
 charnatair ei gopïo neu ei azgynhyrchu heb ganiatod
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Newidladau - Amendments

Cysllian - Job

**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**

Dyluniad - Drawing

DETACHED DWELLING FLOOR PLANS & ELEVATIONS

Rif Dyluniad - Drawing No.

2220:14:12

Graddfa - Scale

1:100

Dyddiad - Date

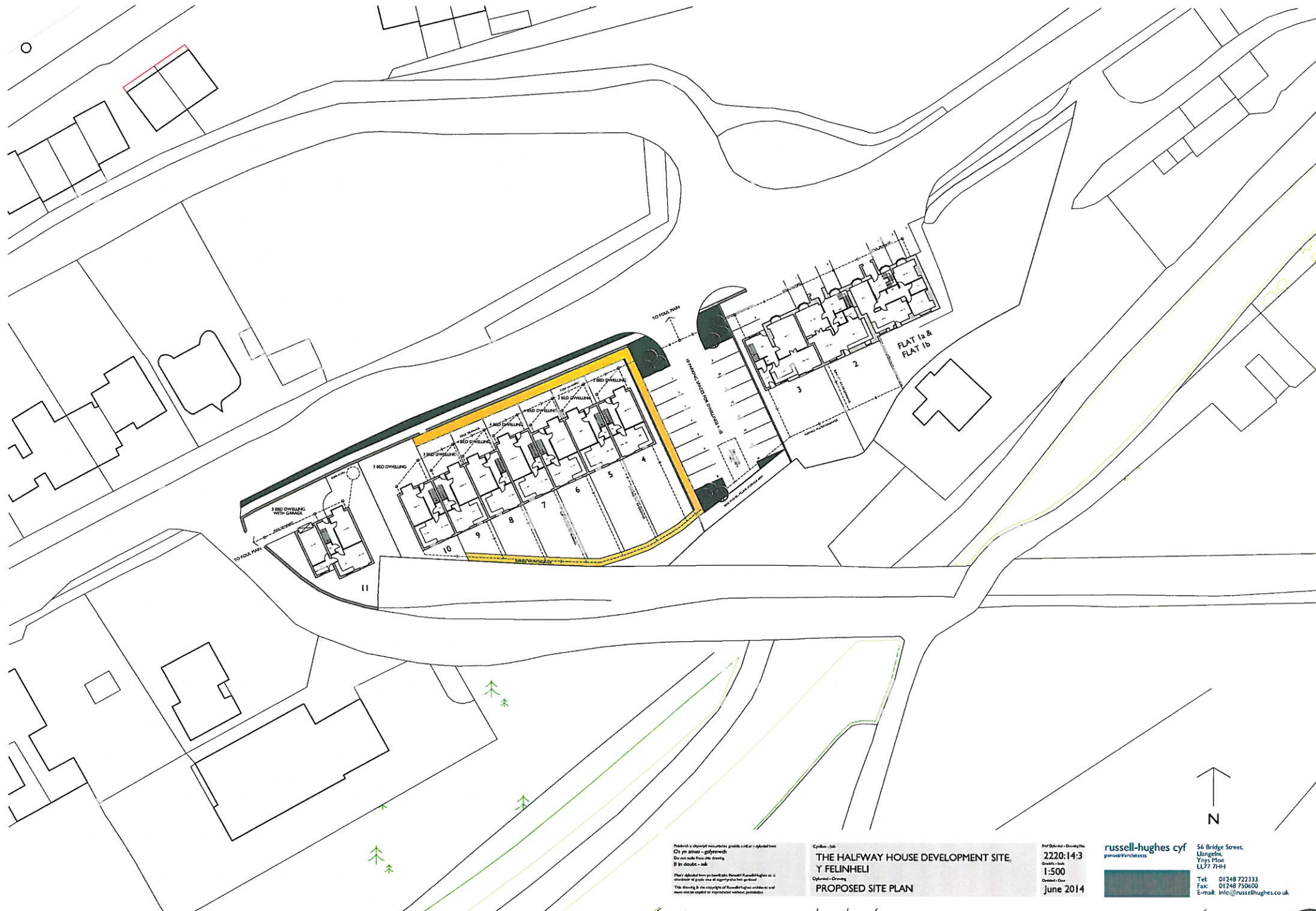
September 2014

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 penseiri/architects

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 Llangefni,
 Ynys Mon
 LL77 7HH

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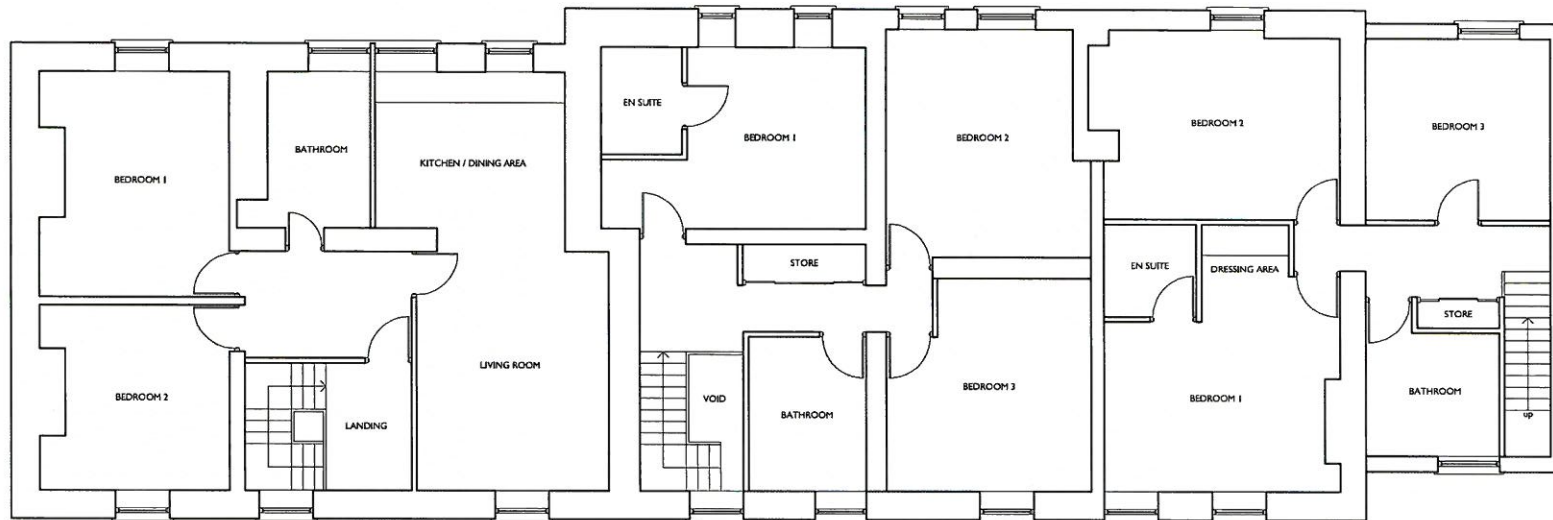
Pedwch i ddyddwr neu arallwr gwaith eidd ar y ddiwyd hon
 Cŵ ym atdwr - gŵymerch
 Os anraddiwr ydych chi chi
 I'f hi ddiwyd - i'f hi
 Plan y ddiwyd hon ydych chi chi
 I'f hi ddiwyd hon ydych chi chi
 I'f hi ddiwyd hon ydych chi chi
 I'f hi ddiwyd hon ydych chi chi

Cyflwr - i'f hi
**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**
 Dywyd - i'f hi
PROPOSED SITE PLAN

2220:14:3
 1:500
 June 2014

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FIRST FLOOR PLAN



Pedwch a chymryd mesurtau graddf oddi ar y dyluniad hwn
 Os yn amau - gofynnwch
 Do not scale from this drawing
 If in doubt - ask

Mae'r dyluniad hwn yn hawlfraint Penseiri Russell-Hughes ac ni
 chaniateir ei gopïo neu ei atgynhyrchu heb ganiadau
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Newidiadau - Amendments

Cynllun - Job

**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**

Dyluniad - Drawing

PROPOSED FIRST FLOOR PLAN - PUBLIC HOUSE

Rif Dyluniad - Drawing No.

2220:14:8

Graddfa - Scale

1:100

Dyddiad - Date

August 2014

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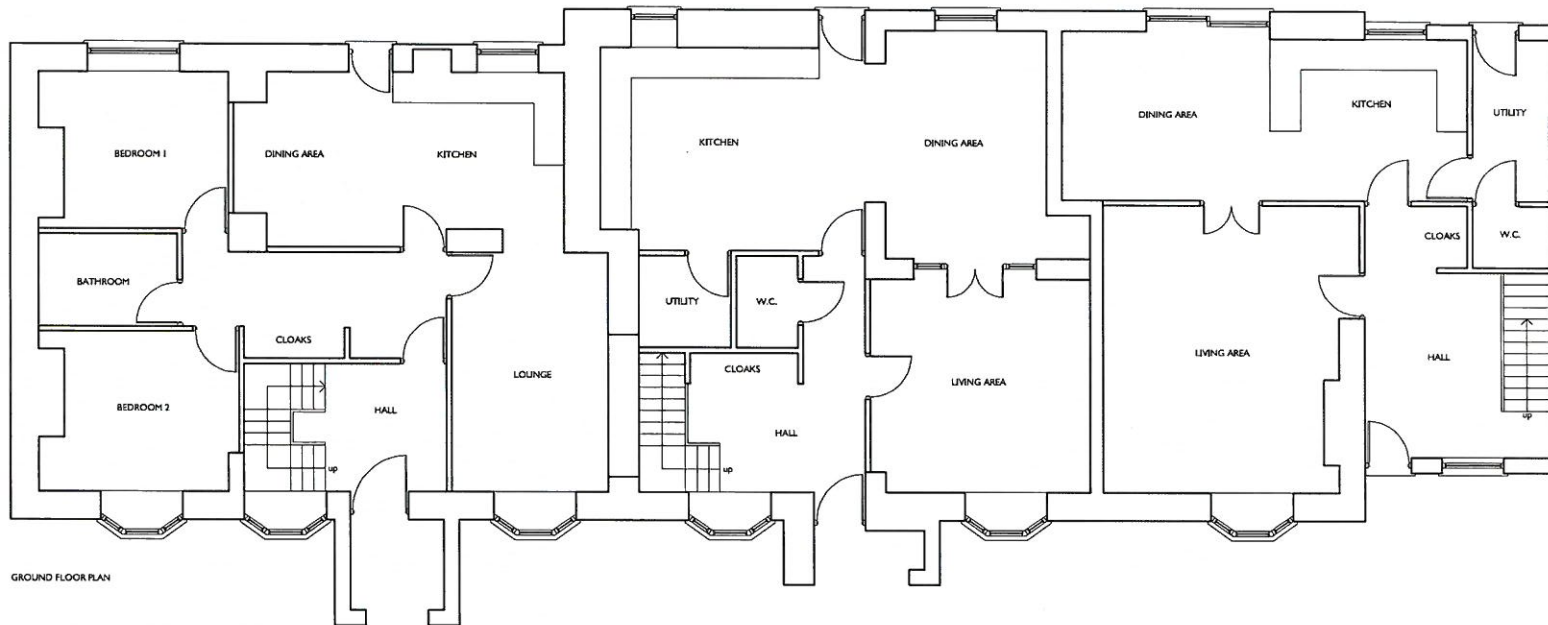
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 Ynys Mon
 LL77 7HH

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GROUND FLOOR PLAN

FLAT 1 - NET INTERNAL FLOOR AREA 71.9m² DWELLING 2 - GROSS INTERNAL GROUND FLOOR AREA 79.3m² DWELLING 3 - GROSS INTERNAL GROUND FLOOR AREA 77.2m²

Paidwch a chymryd mesurïadau graddfa oddi ar y dyluniad hwn
 Os yn amau - gofynnwch.
 Do not scale from this drawing
 If in doubt - ask

Newidïadau - Amendments

Cynllun - Job

**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**

Dyluniad - Drawing

PROPOSED GROUND FLOOR PLAN

Rhif Dyluniad - Drawing No

2220:14:7

Graddfa - Scale

1:100

Dyddiad - Date

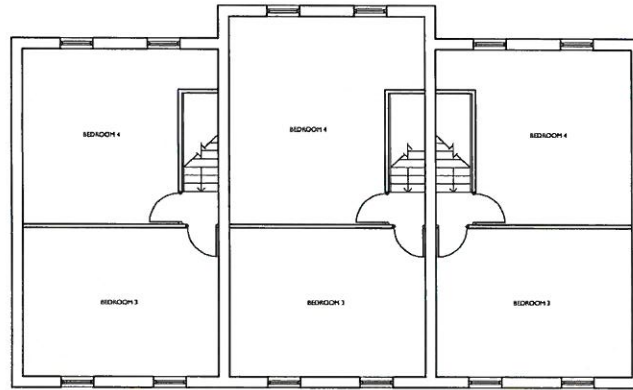
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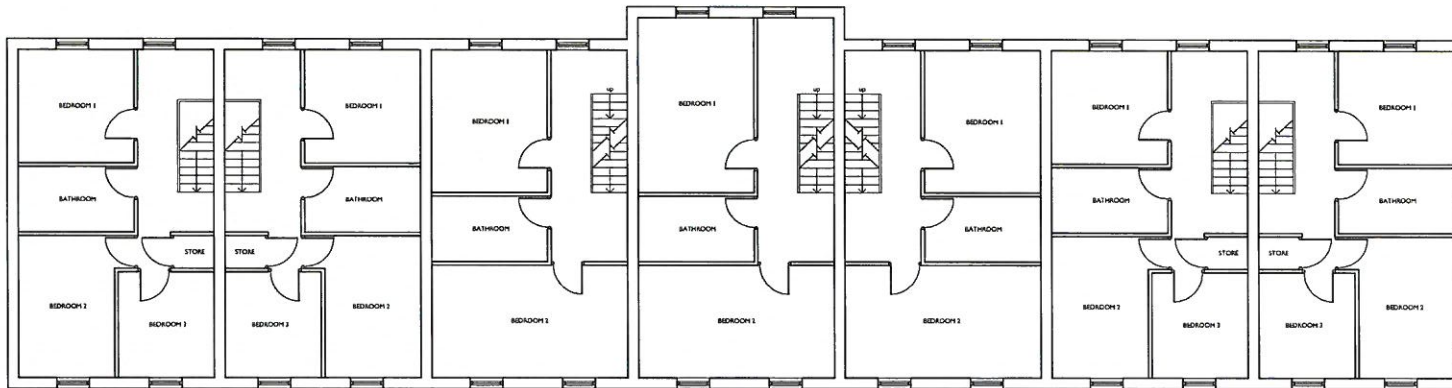
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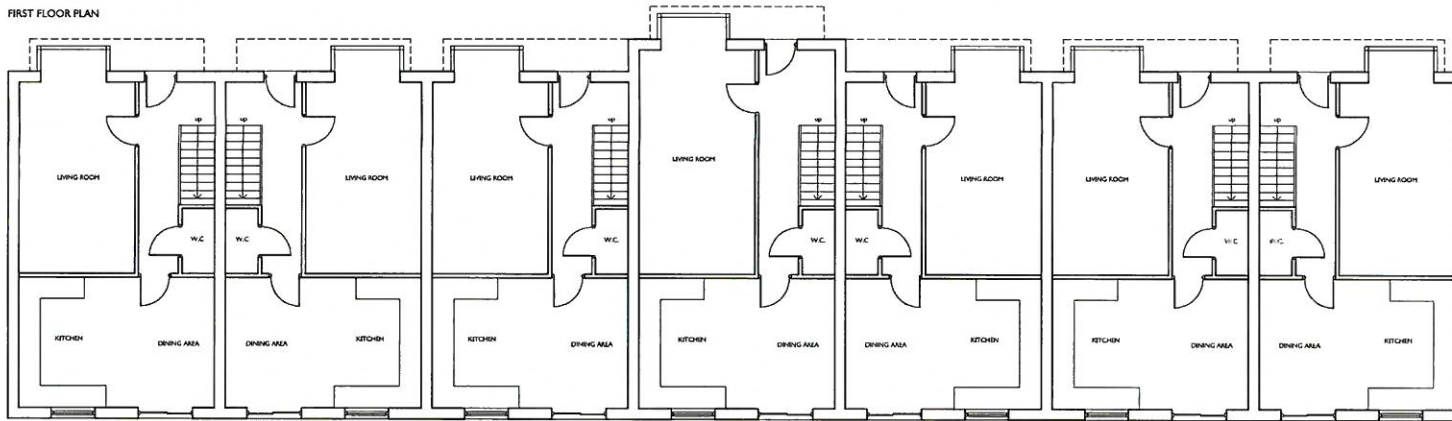




SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

Feddiwrch a chymryd mesurfaelau graidd addol ar y dyfariad hon
 O3 yn amau - gofynnwch
 Do not scale from this drawing
 If in doubt - ask

Plan'r ddiwedd i'w yn hysbysu Pensioli Russell-Hughes ac ni
 chysbysu ar gyfer neu ar eiddoedd yna heb ganiatâd
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Ynys / Amendments

Cyfeirir - Job

THE HALFWAY HOUSE,
 Y FELINHELI

Dyddiad - Drawing

PROPOSED TERRACED DWELLINGS FLOOR PLANS

Ym Ddiwedd - Drawing No.

2220-14-10

Graddfa - Scale

1:100

Dyddiad - Date

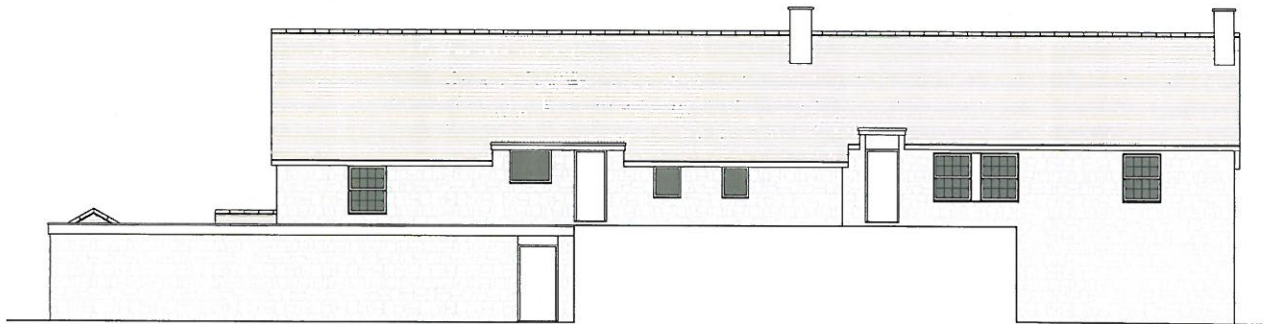
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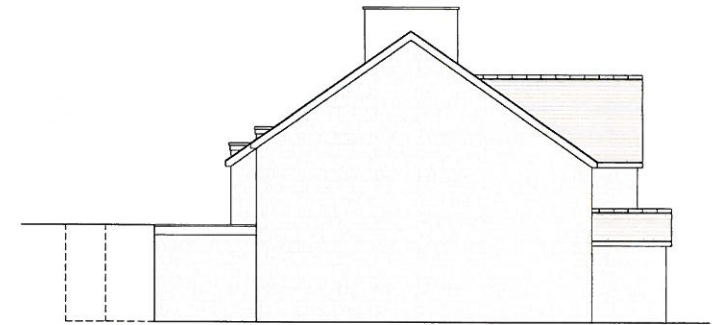
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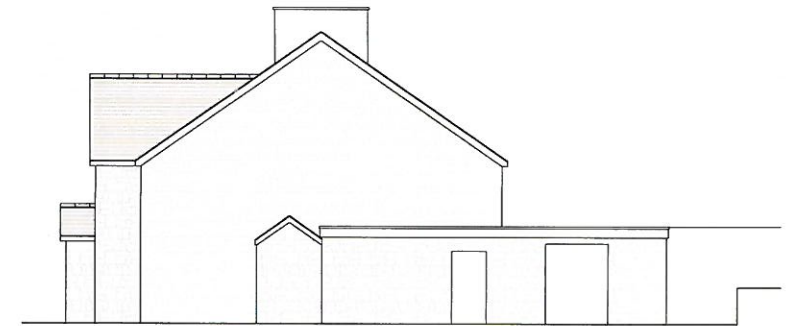
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Publlich i chyrryd masuridau grynith odid ar y ddiardd hon
 Os yn amau - gofynnwch
 Do not scale from this drawing
 If in doubt - ask

Herioidau / Amendments

Hafu ddiardd hon yn hysbysu Penard Russell Hughes ac ni
 rhedderid ei gopïo neu ei agorwyrthu heb ganiadau
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Client - job
**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**
 Drawn - Drawing
EXISTING ELEVATIONS - PUBLIC HOUSE

RH Detailed - Drawing No
2220:14-6
 Scale - inch
1:100
 Dated - Date
August 2014

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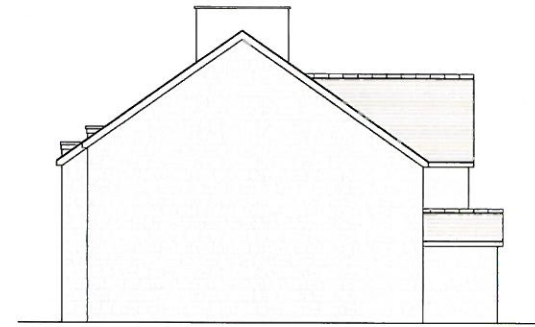
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MATERIALS
 BLUE BLACK CLAY RIDGE TILES
 NATURAL SLATE ROOFCOVERING
 MARLEY BLACK UPVC RAINWATER GOODS AND GUTTERING
 GREY UPVC WINDOWS
 HERITAGE COLOURED COMPOSITE FRONT DOOR
 STONEMARK FINISH TO MAIN BUILDING WITH COLOURED K-REND FINISH TO NEW EXTENSION



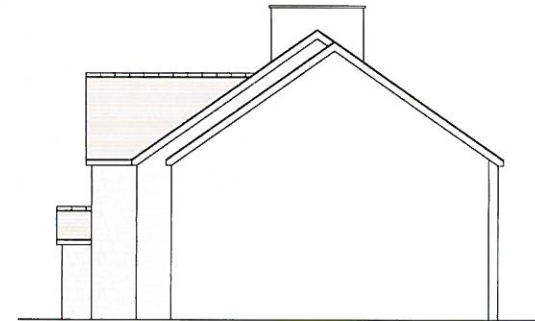
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Publwrch a ddiwydwr masnachol graffig addid a y ddarlunid hon
 Os yn armsu - golyfwrwch
 Do not scale from this drawing
 If in doubt - ask
 Plwyf ddiwydwr hon yn hysbysu: Russell-Hughes a'i ddiwydwr
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Nawddsoddi - Amendments

Cyflwr - job
THE HALFWAY HOUSE DEVELOPMENT SITE
Y FELINHELI
 Ddiwydwr - Drawing
PROPOSED ELEVATIONS - PUBLIC HOUSE

HW/04/14 - Drawing No
2220:14-9
 Graddfa - Scale
1:100
 Dyddiad - Date
August 2014

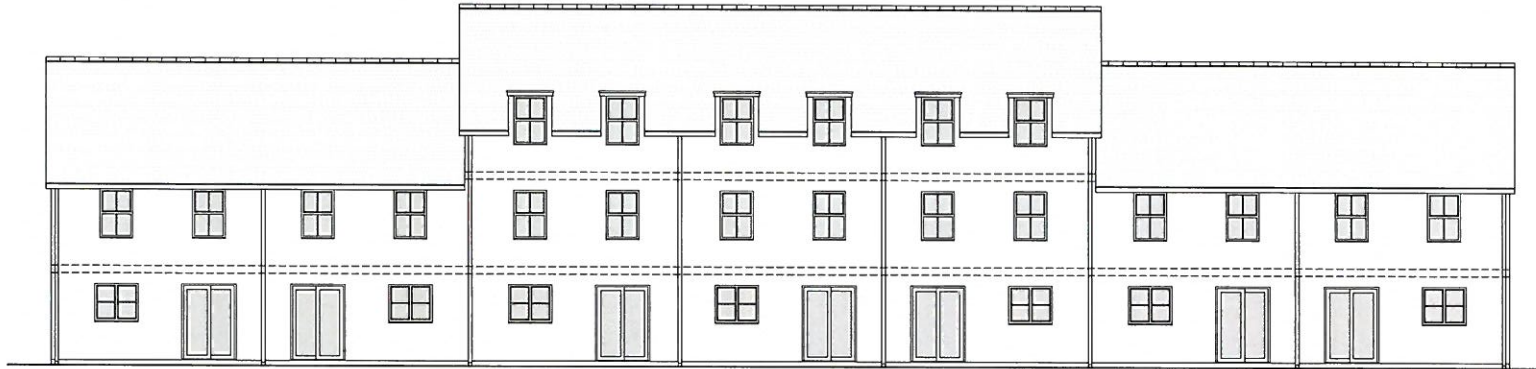
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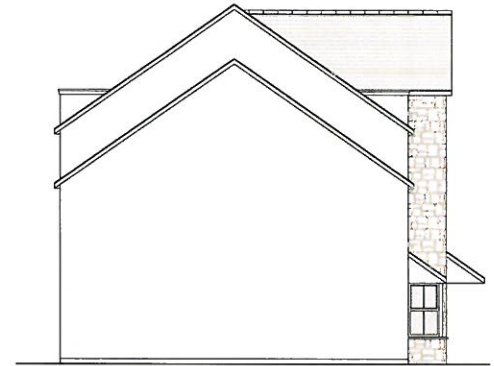
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MATERIALS
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 NATURAL SLATE ROOFCOVERING
 MARLEY BLACK UPVC RAINWATER GOODS AND GUTTERING
 GREY UPVC WINDOWS
 HERITAGE COLOURED COMPOSITE FRONT DOORS
 COLOURED K-REND STYLE FINISH WITH STONEWORK DETAIL



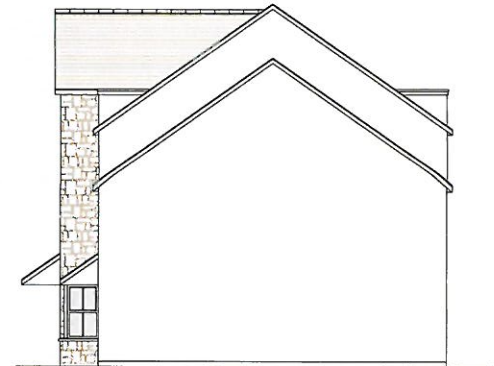
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

Ffediwr a dymuniad mesurirddu graffig uchel ar y dyluniad hon
 Os ydych chi golywio'r dyluniad hon
 Do not scale from this drawing
 If in doubt - ask

Wedi'i ddiarffio - Ammnewnwr

Mae'r dyluniad hon yn hyspysu'r Pwynter Russell-Hughes ac ei
 chydolwr a'i gwybodaeth a'i sgôr a'i gwybodaeth
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Cyfeirir i: Job
**THE HALFWAY HOUSE DEVELOPMENT SITE,
 Y FELINHELI**
 Ddyluniad: Drawing
PROPOSED TERRACED DWELLINGS ELEVATIONS

RHW Ddyluniad: Drawing No.
2220:14:11
 Graddfa: Scale
1:100
 Dyddiad: Date
September 2014

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