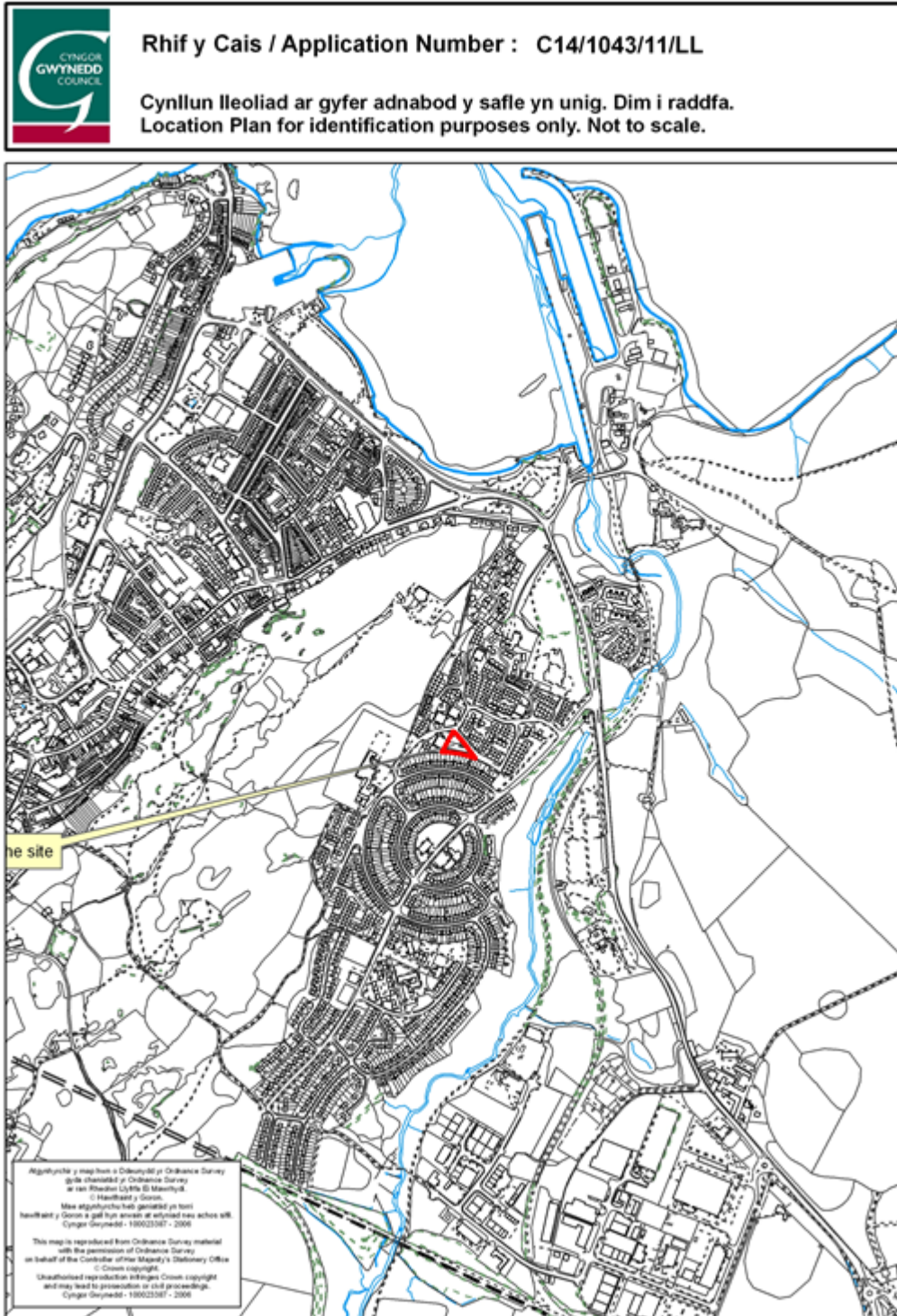


Number: 8



PLANNING COMMITTEE	DATE: 12/01/2015
REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	CAERNARFON

Application Number: C14/1043/11/LL
Date Registered: 06/11/2014
Application Type: Full - Planning
Community: Bangor
Ward: Marchog

Proposal: ERECT 6 NEW TWO STOREY DWELLINGS IN THE FORM OF TWO BLOCKS OF THREE TWO BEDROOM TERRACED HOUSES WITH ASSOCIATED GARDENS AND PARKING SPACES

Location: TAN Y BRYN ROAD, MAESGEIRCHEN, BANGOR, GWYNEDD, LL57 1SP

Summary of the Recommendation:

TO DELEGATE POWERS TO APPROVE

1. Description:

- 1.1 The application is a full application for erecting 6 new two-storey dwellings in the form of two blocks of three terraced houses with associated gardens along with parking spaces at the front of the houses.
- 1.2 The site is located within the development boundaries of the city of Bangor that is defined as a sub-regional centre in the Gwynedd Unitary Development Plan. The site is within the extensive estate of Maesgeirchen on the city's periphery and is a site that has recently been cleared of structures that had existed there previously (a series of single-storey garages).
- 1.3 An existing road leads to the site while two-storey residential houses surround both sides, along with blocks of four-storey flats which are also nearby. As noted, the site has been cleared but continues to contain hard standings where the garages had been built.
- 1.4 The houses would include a lounge, kitchen / dining room and a toilet on the ground floor and two bedrooms and a bathroom on the first floor. Outside, there would be a garden in the front with a parking space for vehicles, an extensive garden in the back along with a small shed while both end houses would have gardens on the side. It is proposed that a wooded fence be erected along the gardens' boundaries between the houses. The external finish of the houses would be a combination of smooth brick render with UPVC doors and windows and a slate roof.
- 1.5 In addition to the houses, the proposal also means undertaking changes and improvements to the nearby road as well as to the existing pavements.
- 1.6 The following information has been submitted with the application:
 - Design and Access Statement
 - Community and Language Impact Statement
- 1.7 The application is submitted to committee as the size of the proposed development is greater than that which can be dealt with under the delegated procedure.

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

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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:

REDEVELOPING AND REUSING PREVIOUSLY USED LAND – STRATEGIC POLICY 6 - Priority will be given to making appropriate and suitable use of previously developed land, which is suitable for development, or buildings that are vacant or not used to their full potential. Development should make the most efficient and practicable use of land or buildings in terms of density, siting and layout. A development should make the best and most effective use of land or buildings in terms of density, location and setting.

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS - Ensure that sufficient information is provided with the planning application regarding any significant likely environmental or other impacts in the form of an environmental impact assessment or other impact assessments.

POLICY A2 – PROTECT 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 B22 – BUILDING DESIGN - Promote 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 B23 – AMENITIES - Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and amenities 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 town and village development boundaries 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 C3 – RE-USING PREVIOUSLY DEVELOPED SITES - Proposals that give priority to reusing previously developed land or buildings and which are located within or adjacent to development boundaries will be permitted provided the site or the building and use are appropriate.

POLICY CH3 - NEW HOUSES ON UNALLOCATED SITES WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND URBAN CENTRES – Approve the construction of houses on appropriate unallocated sites within the development boundaries of the Sub-regional Centre and the Urban Centres.

POLICY CH6 – AFFORDABLE DWELLINGS ON EACH DESIGNATED SITE IN THE PLAN AREA AND ON UNDESIGNATED SITES THAT BECOME AVAILABLE WITHIN THE DEVELOPMENT BOUNDARIES OF THE SUB-REGIONAL CENTRE AND THE URBAN CENTRES – Approve proposals to develop housing on sites that have

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been designated for housing or sites at random for five units or more within the development boundaries of the sub-regional centre and the urban centres that provide a suitable element of affordable housing.

POLICY CH30 – ACCESS FOR ALL – Refuse proposals for residential/business/industrial units or buildings/facilities for public use unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 – SAFETY ON ROADS AND STREETS - Development proposals will be approved provided they 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 development, extension of existing development 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, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

In addition to GUDP policies, full consideration is given to the Authority’s adopted Supplementary Planning Guidance (SPG), which are material and relevant considerations. The following are considered to be relevant in this case:

- Affordable housing
- Planning and the Welsh Language

2.3 National Policies:

Planning Policy Wales (Version 7, 2014)

Technical Advice Notes (TAN)

- TAN 2: Planning and Affordable Housing
- TAN 12: Design
- TAN 20: Planning and the Welsh Language

3. Relevant Planning History:

3.1 Application C14/0656/11/HD – notice to demolish 19 garages – approved 12.08.14. Work has been undertaken.

4. Consultations:

Community/Town Council: No objection

Transportation Unit: No objection in principle but further information is needed regarding the long term arrangement for Lôn y Parc in order to include relevant conditions.

Natural Resources Wales: No observations, but propose general advice.

Welsh Water: Not received

Public Protection Unit: Not received

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Strategic Housing Unit: This development has been identified within a smaller units grant programme as it would be providing smaller units, leaving larger units to be released for general demand.

Public Consultation: A notice was posted on site and neighbouring residents were notified. The consultation period has come to an end and no correspondence had been received objecting.

5. Assessment of the material planning considerations:

5.1 The principle of the development

5.1.1 This site of the proposed development is located within Bangor city's development boundaries, and is considered to be a site that has already been developed. The principle of redeveloping such sites is considered acceptable and complies with the requirements of relevant local and national policies and guidance.

5.1.2 Paragraph 4.9.1 of Planning Policy Wales (version 7, 2014) states that "preference should be given to previously developed land (or brownfield land), wherever possible, rather than greenfield sites..."

5.1.3 It is believed that this is consistent with the general requirements of policies C1, C3 and strategic policy 6 of the UDP which encourages and supports proposals for redevelopments within development boundaries and on previously developed sites.

5.1.4 Relevant reports and assessments were submitted as is required in accordance with current regulations and the requirements of policies A1 and A2 of the GUDP.

5.1.5 It is, therefore, believed that the proposal is in accordance with the policies noted above and is acceptable in principle, subject to consideration and full assessment of all other material planning matters, including the observations received and compliance with the requirements of other relevant policies.

5.2 Visual amenities

5.2.1 The existing site has been empty and open since the garages that stood there previously were demolished, with the concrete hard standings continuing to exist there. However, it is a site that is within a densely built up area including a number of residential houses of various appearances and sizes / forms as well as blocks of four-storey flats.

5.2.2 This proposal would involve a fairly traditional development in terms of form and lay-out with gardens to the front and rear. There is no uniform pattern to the houses in the nearby area and therefore it is not considered that there is a need to convey one specific appearance.

5.2.3 This proposal is believed to be acceptable in terms of visual amenities, considering the current condition of the site and the proposed size, form and appearance of the houses. It is therefore believed that the proposal satisfies the requirements of policies B22, B23 and B25.

5.3 General and residential amenities

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5.3.1 As is expected within an area that had already been developed this densely, residential houses surrounds the whole site. Existing houses that are to the back of the development site have long gardens which would abut the back gardens of the proposed houses. This means that there is a distance of approximately 30 metres between the backs of the proposed houses and the nearest parts of the existing houses to this direction.

5.3.2 There is an existing road to the front of the site with residential houses on the furthest side of the road, there would be a distance of approximately 24 metres between the nearest front of the proposed houses and these houses. Plas Mabon flats are to one side, and this would be the building nearest to the proposed houses, however, it is not believed that these houses would have a detrimental effect on these flats as the gardens would be nearest to the building, not the new houses themselves.

5.3.3 It is believed that there would be sufficient distance between the proposed houses and the existing houses / flats and therefore it is not believed that the development would have an excessive detrimental effect on existing residents' residential amenities or on the area's general amenities. It is therefore considered that the proposal is acceptable and satisfies the requirements of policy B23.

5.4 Transport and access matters

5.4.1 As referred to above, the Transportation Unit has asked for confirmation of what is intended to be done to a part of Lôn y Parc, namely the road which runs past the front of the site. The plan shows a proposal to divert part of the road by creating a bend in the road, no information has been submitted explaining what would happen to the road's original alignment and if it would be kept as a footway or as parking spaces for adjacent houses.

5.4.2 There is no objection in principle to the proposal in its entirety, but this information was required in order to support the relevant conditions on the permission. No response had been received for this application at the time this report was written, but it is not believed that the development as shown is unacceptable in terms of its form, including access and parking provision. Having received the abovementioned information / confirmation, it is believed that the development could include a condition and therefore would satisfy the requirements of policies CH30, CH33, and CH36.

5.5 Linguistic Matters

5.5.1 A Linguistic and Community Impact Statement was submitted to coincide with the application, the content was assessed by the Joint Planning Policy Unit:

- They did not believe that the nature and scale of the proposed development were likely to have an adverse impact on the Welsh language
- The development of affordable housing for the local population is likely to have a positive impact on the local area by keeping the local population in the community
- The development is not likely to have an impact on the local school as there is sufficient capacity to cope with any increase in the number of children as a result of the development.

5.6 Section 106 agreement matters

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5.6.1 The requirements of Policies CH3 and CH6 state that a percentage of units on each site of five or more houses (that have not been designated but are within development boundaries) must be affordable to meet general local need for affordable housing.

5.6.2 However, taking into consideration that the applicants are preparing new rented social housing for local residents under their statutory responsibilities the view in this particular case is that the planning application can be dealt with as an exception to these policies. The affordability of these houses is controlled and reflected in the size and design of the houses and therefore in accordance with the guidelines included in the Supplementary Planning Guidance: Affordable Housing (November 2009).

5.6.3 Also, it can be seen in the Strategic Housing Unit's observations that the development provides houses of a smaller size and, therefore, bearing in mind the amendments made to housing benefits, it provides options for smaller families or individuals to move to smaller houses such as these, thus releasing larger houses to satisfy local need.

6. Conclusions:

6.1 This site is located within the development boundaries of the city of Bangor as noted in the GUDP. It is considered a brownfield site that is suitable for development and the proposal itself in terms of providing living units to satisfy the need for affordable housing is considered acceptable.

6.2 Having considered the above and all the relevant planning issues including the local and national policies and guidance, as well as the observations received, it is believed that this application is acceptable subject to accepting confirmation regarding the proposed changes to Lôn y Parc.

7. Recommendation:

7.1 To delegate the power to the Senior Planning Manger to approve the application subject to receipt of further details from the applicant regarding the arrangements for Lôn y Parc and receiving confirmation from the Transportation Unit that these arrangements are acceptable.

Conditions -

1. Time
2. Comply with plans
3. Slate
4. Materials
5. Landscaping
6. Removal of permitted development rights
7. Highways



Rhif y Cais / Application Number : C14/1043/11/LL

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



Atgynhychir y map hwn o Ddeunydd yr Ordnance Survey gyda chaniatlâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi.
© Hawffraint y Goron.
Mae atgynhychu heb ganiatlâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
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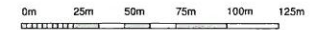
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1 Site Plan as Existing
Scale: 1:200



2 Location Plan
Scale: 1:1250



SCALE 1:1250 @ A1

Site Area: 1513.4m²

houses in adjacent area are generally semi-detached or terrace housing on street parking

footpath to adjacent building with stepped section

4-storey adjacent building

access handstanding

open access to garage units

access to this dwelling is across CCG owned land, exact details of this need to be agreed. Assumed telegraph pole at this point

1	Drawn To	Author	Scale	Date
2	Drawn By	Author	Scale	Date
3	Checked	Author	Scale	Date

PLANNING PERMISSION

Lowlock Mitchell Architects
9 Stanley Street, Bangor, LL57 1SP
Tel: 01850 512121
Fax: 01850 512122
St Andrew's Park, Mold, Flintshire, CH7 13B
Tel: 01850 512121
www.lowlockmitchell.co.uk

Project:
CCG - Tan Y Bryn Housing Development, Maesgeirchen, Bangor, LL57 1SP

Title:
Location Plan and Site Plan as Existing



VISUAL SCALE 1:200 @ A1

Scale @ A1	Drawn By	Checked By	Date
As indicated	Author	Checker	05/07/13

Job No	Sheet No	File

Drawing Number: 1259 : 101 (b)

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area of public open space to be maintained by CCG

fencing to the front of each dwelling is to be 1000mm high black painted galvanized railings to provide defensible spaces to the front of all properties

line of 3m drainage easement

rear gardens to have a maximum 1:8 fall towards the dwelling

rear gardens to have a minimum area of 40m²

min 3m x 3m level paved patio area

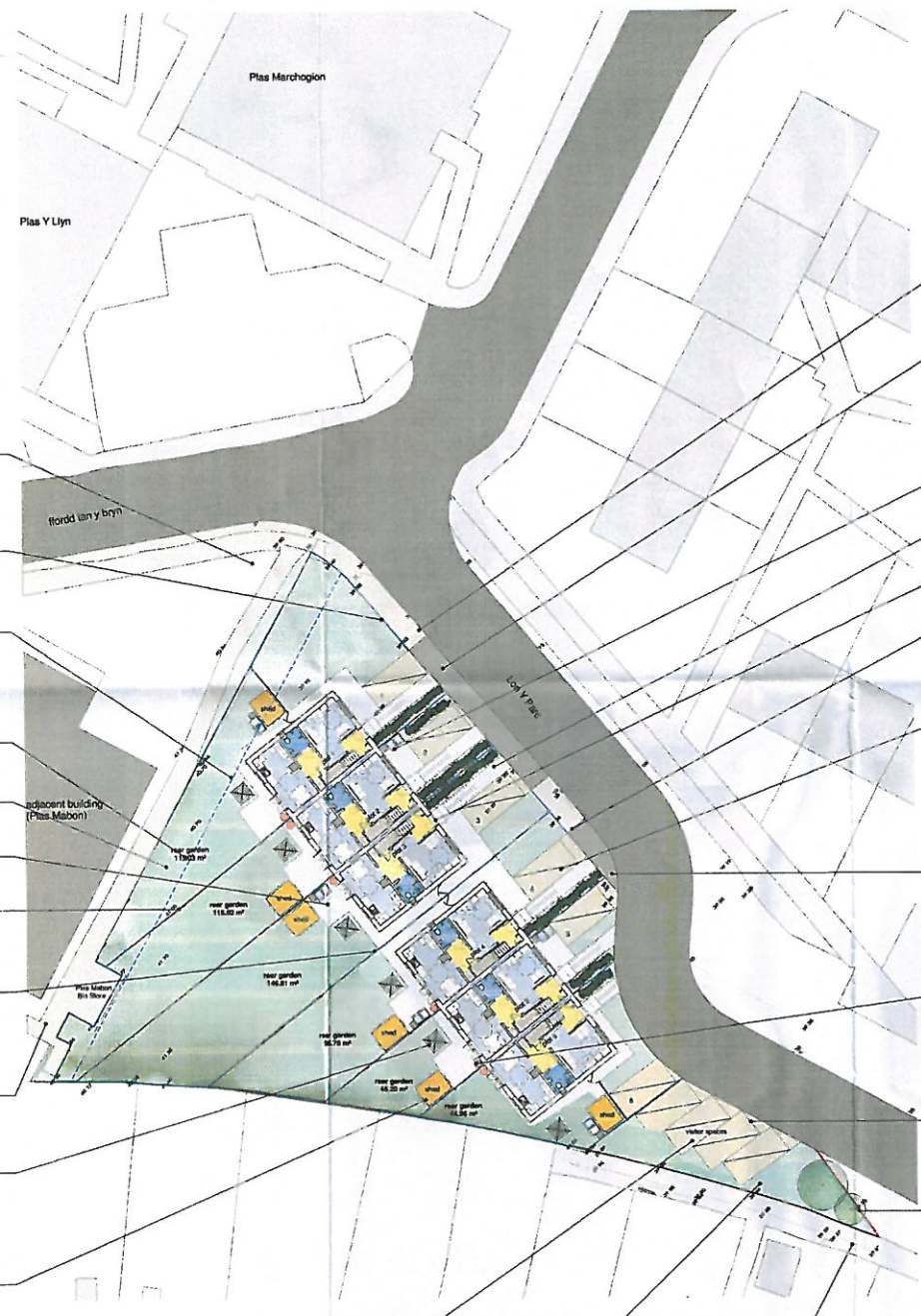
fencing to be 1.2m high close boarded timber fencing

fencing up to 3m from dwelling to be 1.8m high close boarded timber fencing to act as a privacy screen

existing rear access/path to adjacent building to be retained

external rotary airing/drying space to the rear of each dwelling (8m min drying space)

2.4m x 1.8m timber apex shed for storage of 2no cycles and 1m² of garden tools. Shed to be set on concrete foundation with secure fittings provided. Shed door to have a secure entrance lock



1 Site Plan as Proposed
Scale: 1:200

note:
dwellings are designed to:
- C1SH level 3
- WAG and DOR
- lifetime homes
- within 5% of the nominal area as noted in the WAG
- SHG funded notional areas annexed

houses in adjacent area are generally semi-detached or terrace housing on street parking

single pc half battered drop kerbs installed to each side of parking bay - new vehicular crossing in footway refer to Cadam Consulting Engineers drawing

125x250mm half battered kerb to new footway construction

storage of non-recyclable waste and recyclable household waste - bin storage space adequately sized to take Gwynedd Council bins/bags/boxes (240L)

1 no. 55L green recycling box & 2 no. 70L wheeled bins per dwelling (exact details to be agreed with local authority)

all dwellings to have 1.2m wide level access to front door

level threshold to be provided to all dwellings

drop kerbs provided at junction of footpath and parking space

1 no parking spaces to be provided to each dwelling measuring 2.4m x 4.8m, with 900mm provision for disability parking requirements - all parking spaces are to be min 2m from any window

traffic calming measures and bollards to be positioned in agreement with highways

line of min 1800mm wide pavement to side of entrance roadway

1 no. 150L water butt (600mm x 900mm) per dwelling on 300mm stand provided to RW/P, sited on a handstanding area. Automatic overflow, access for cleaning & basic diverter also provided with tap, diverter and child proof lid. Butt to be supplied in green with a black diverter, suitable for down pipe. Automatic overflow, access for cleaning & basic diverter also provided

drop kerbs provided at junction of highway and parking space

refer to Cadam Consulting Engineers drawing
red line indicates site boundary

4 Site Section
Scale: 1:200

CYN
CYF - 8 BAE 204
GWASAWAETH TRAFARIOL
D mlf tracw



2 3D View - from South



3 3D View - from North



4 Site Section
Scale: 1:200
VISUAL SCALE 1:200 @ A1

Notes

House Plot Garden Areas		
Plot	Type	Area
Plot 1	2B4P Terrace House	45.0 m ²
Plot 2	2B4P Terrace House	45.2 m ²
Plot 3	2B4P Terrace House	96.8 m ²
Plot 4	2B4P Terrace House	146.8 m ²
Plot 5	2B4P Terrace House	126.7 m ²
Plot 6	2B4P Terrace House	115.0 m ²

General notes:
1. This drawing is not to be scaled.
2. All dimensions are approximate and are to be checked on site prior to ordering, manufacturing or forming the basis of a contract, any discrepancies are to be resolved immediately to the architect.
3. No deviation from this drawing will be permitted without the prior written consent of the Architect.

Number of units to this scheme:
• Terrace House 2B4P: 6 units
Total: 6 units

House Plot Areas		
Plot	Type	Area
Plot 1	2B4P Terrace House	294.3 m ²
Plot 2	2B4P Terrace House	222.3 m ²
Plot 3	2B4P Terrace House	263.3 m ²
Plot 4	2B4P Terrace House	215.3 m ²
Plot 5	2B4P Terrace House	138.1 m ²
Plot 6	2B4P Terrace House	142.7 m ²

2B4P Terrace House GIA	
Level	Area
Level 1	118.00 m ²
Level 2	146.81 m ²
Level 3	118.00 m ²
Level 4	146.81 m ²

Notes:
Rear gardens to have a usable area of min 40m², with a min paved area of 20m², easily reached from rear door.
Gardens to have no usable area sloping towards the dwellings of 1:8 or away from the dwellings of 1:12.
Street Lighting to be confirmed.
Note: close boarded post lighting to be provided

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REVISED PLAN
Deddfysyswr/Plannwr: 05.12.14
Llofnodur: *[Signature]*

Task	SP	RM	CP	CP
1. Revised for Tender	01/01/14	01/01/14	01/01/14	01/01/14
2. Finalised for Tender	01/01/14	01/01/14	01/01/14	01/01/14
3. Finalised for Tender	01/01/14	01/01/14	01/01/14	01/01/14
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9. Finalised for Tender	01/01/14	01/01/14	01/01/14	01/01/14
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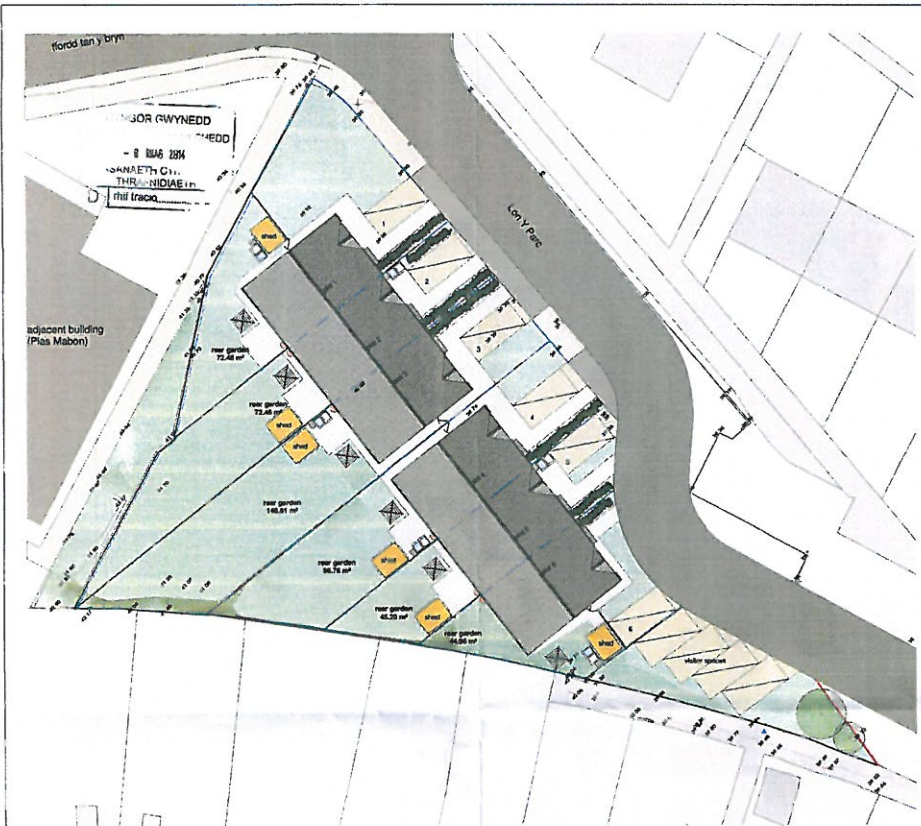
Project Status: **TENDER**

Lovell Mitchell Architects
3 Stanley Street, Chester, CH1 2LE
Tel: +44 (0) 1244 404321
Fax: +44 (0) 1244 404340
St Andrew's Park, Mersey, Prescot, CH1 1EQ
Tel: 0843 513 9921
e-mail: info@lovellmitchell.com
web: www.lovellmitchell.com

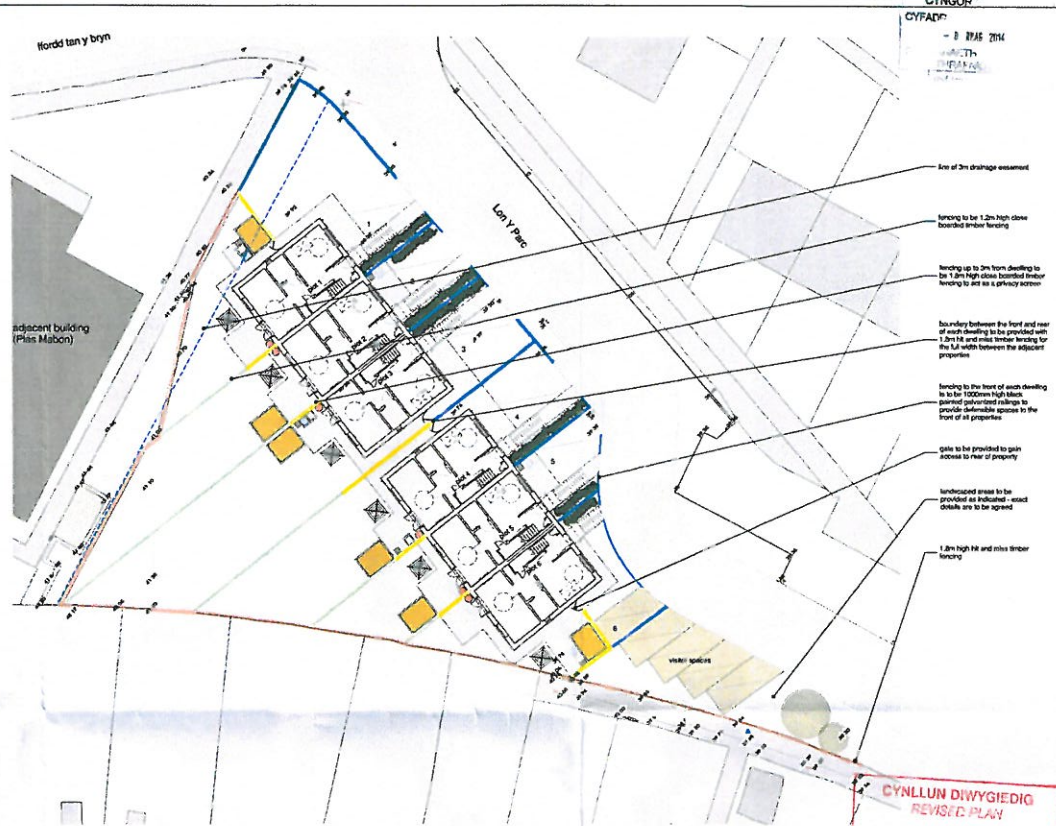
Project: **CCG - Tan Y Bryn Housing Development, Maesgerchen, Bangor, LL57 1SP**

This **Site Plan and Elevations as Proposed**

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	Job No	Sheet No	Rev
	1259	102	1



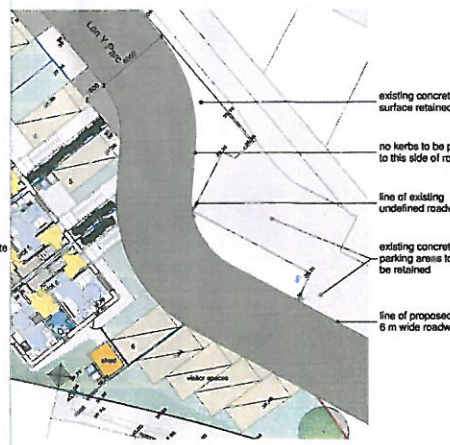
1 Site Roof Plan as Proposed
Scale: 1:200



2 Boundary Treatment as Proposed
Scale: 1:200



6 Road Layout as Existing
Scale: 1:200



7 Road Layout as Proposed
Scale: 1:200



3 Close boarded timber fencing
Scale: 1:50



4 Double sided hit and miss timber fence
Scale: 1:50



5 Black painted galvanized railings
Scale: 1:50

Key to Fencing

- 1.2m high close boarded timber fencing
- 1.8m high close boarded timber fencing
- 1m high black painted galvanized railings
- 1.8m high double sided hit and miss timber fence

Fencing, Railings and Gates Specification:

Timber, double sided, hit and miss fencing: minimum 1.8m high, to be provided to boundaries enclosing rear gardens adjacent to public roads. Fencing to be designed to ensure privacy and security within rear garden areas. Boards to be 100mm spaced Green span, 2 strand galvanized metal wire to be securely fixed to external side of top, bottom and corner rail positions of each board.

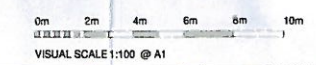
Close boarded fencing: 1.8m high to be provided to boundary of rear garden areas as shown on external works plan and to a 2m long green span between adjacent rear gardens. 1.2m high close boarded fencing between adjacent rear gardens all as indicated.

All fencing to be fixed to concrete base @ 2m centres. The posts shall facilitate connection of timber rails via both through the approved post.

1.8m high lockable timber personnel gates, minimum width 900mm to be provided to provide pedestrian access between rear and front gardens. Design to match fencing and to be framed, ledged and braced construction. Fit laminating complete one and a half pairs of galvanized strap hinges. Suffolk latch and lock.

All metal railings, handrails, gateposts and fences are to be galvanized and painted black unless otherwise required by the local authority. Fixings generally are to be 'hot dip' design and a metal railing sample will be required for approval.

1000mm high black painted galvanized railings are to be provided to public footpath and to definable spaces of front gardens.



- Area of 3m drainage easement
- fencing to be 1.2m high close boarded timber fencing
- fencing up to 3m from dwelling to be 1.8m high close boarded timber fencing to act as a gateway screen
- boundary between the front and rear of each dwelling to be provided with 1.2m ht and miss timber fencing for the full width between the adjacent properties
- fencing to the front of each dwelling to be 1000mm high black painted galvanized railings to provide definable spaces to the front of all properties
- Gates to be provided to gain access to rear of property.
- landscaped areas to be provided as indicated - exact details are to be agreed
- 1.8m high hit and miss timber fencing

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REVISI O PLAN
CYNLLUN DIWYGIEDIG... **CS-12-14**
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- General notes:**
1. This drawing is not to be locked.
 2. All dimensions are approximate and are to be checked on site prior to ordering, manufacturing or forming the basis of a decision, any discrepancies are to be reported immediately to the architect.
 3. No deviation from this drawing will be permitted without the prior written consent of the Architect.
 4. This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.
 5. This drawing is to be read in conjunction with the relevant Structural Engineer's work, structural calculations and recommendations.

Rev	Revision description	Drawn	Checked	Date
0	Final layout enclosed including LPA's systems - including main and proposed material	apl	nm	08.11.14
1	Issued for tender	apl	nm	28.10.14
2	Revised to include existing and proposed roof layout	apl	nm	22.11.14
3	Layout amended following Client's comments in relation to areas of drainage and required easement.	apl	nm	11.11.14

Project Status: **TENDER**

Levelock Mitchell Architects
3 Stanley Street, Chester, CH1 2LS
Tel: +44 (0) 1244 406251
Fax: +44 (0) 1244 406240

29 Andrew Road, Bangor, Gwynedd, LL57 1SP
e-mail: admin@levelockmitchell.com
web: www.levelockmitchell.com

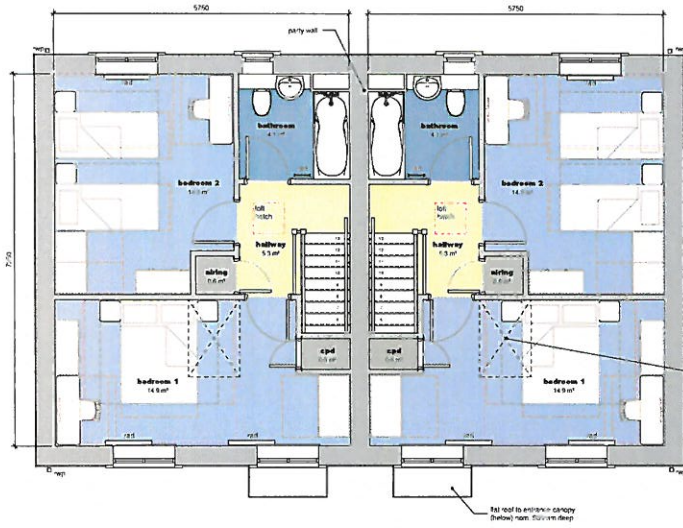
Project: **CCG - Tan Y Bryn Housing Development, Maesgerichon, Bangor, LL57 1SP**

The **Site Roof Plan and Boundary Treatment as Proposed**

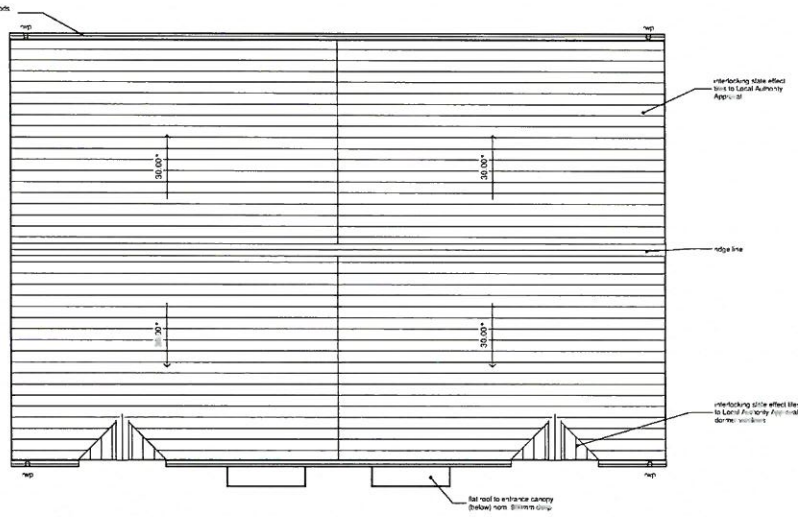
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As indicated	apl	nm	29.07.14

Job No. _____ Sheet No. _____ Rev. _____

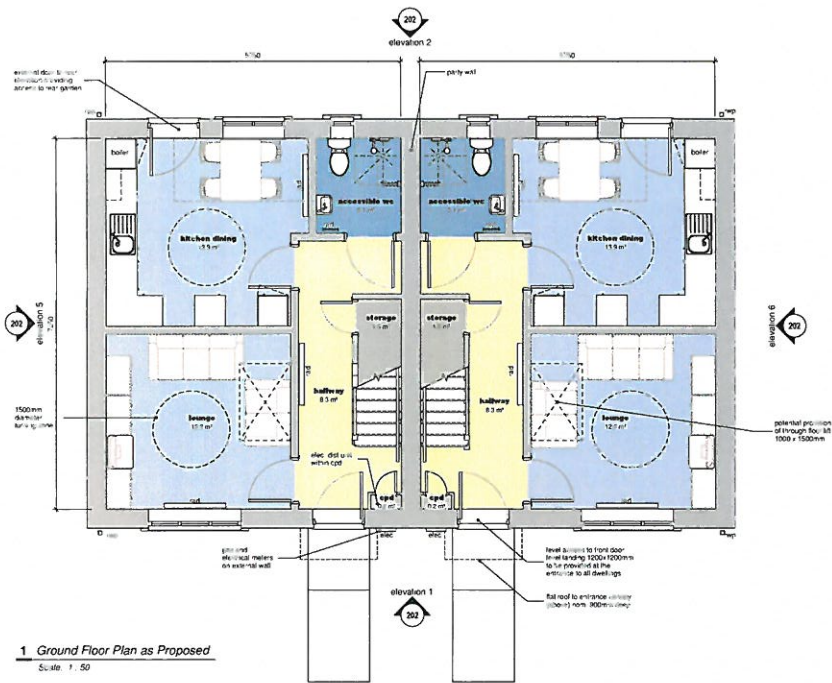
Drawing Number: **1259 : 103** d



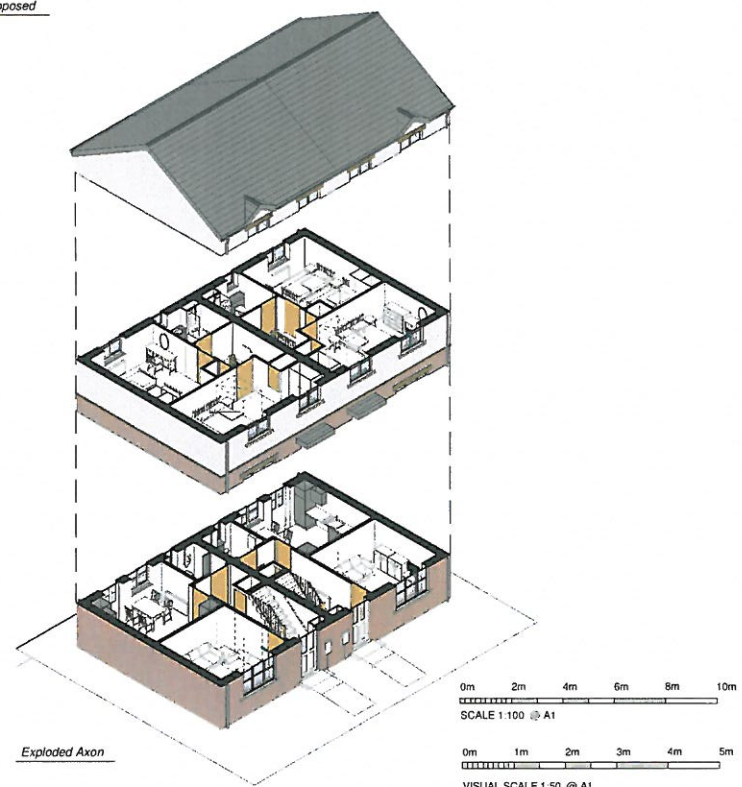
2 First Floor Plan as Proposed
Scale 1:50



3 Roof Plan as Proposed
Scale 1:50



1 Ground Floor Plan as Proposed
Scale 1:50



Exploded Axon

Notes:
General notes:
1. This document is not to be scaled.
2. All dimensions are in millimeters and are to be checked in the prior to ordering, manufacturing or forming to the best of a designer's knowledge and as far as is practicable, including any tolerances.
3. No dimension from the drawing shall be permitted without the prior written consent of the Architect.
4. The drawing shall be read in conjunction with all the relevant Mechanical and Electrical specifications.
5. This drawing shall be read in conjunction with the relevant Structural Engineering, Structural calculations and relevant clauses.

2BAP Wide House - Gross Internal Area

Level	Area
00 ground floor	141.00 m ²
01 first floor	141.00 m ²
Grand total 2	282.00 m²

2BAP Wide House - GF Room Areas

Room Name	Area
Accessible wc	2.00 m ²
Bed	14.60 m ²
Bathroom	4.10 m ²
Living/dining	31.80 m ²
Storage	12.90 m ²
Grand total 6	57.40 m²

2BAP Wide House - FF Room Areas

Room Name	Area
Living	15.90 m ²
Bedroom 1	14.60 m ²
Bedroom 2	14.60 m ²
Bed	14.60 m ²
Hallway	10.40 m ²
Grand total 6	59.60 m²

PLANNING PERMISSION

LoveLock Mitchell Architects
Planning Dept | London | Tel: 020 7450 1111
Tel: +44 (0) 1753 407111
Fax: +44 (0) 1753 407111
St Andrew's Business Centre
St Andrew's Park, Mill Lane, L24 0JH
Tel: 090 512 5100
www.love-lock-mitchell.com

Project:
1258 - CCG - Ty Cegin Housing Development, Bangor, LL57 1LR

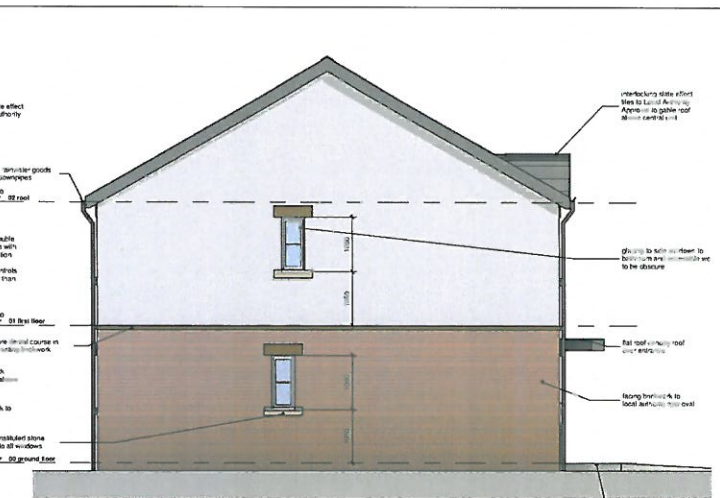
Title:
2-bed House - GA Floor Plans and 3D Views as Proposed

Scale @ A1	Drawn by	Checked by	Date
1:50	mm	mm	29.08.14
	JMK	TJW	
	JMK	TJW	
	mm	mm	

Drawing Number: **1258 : 201**



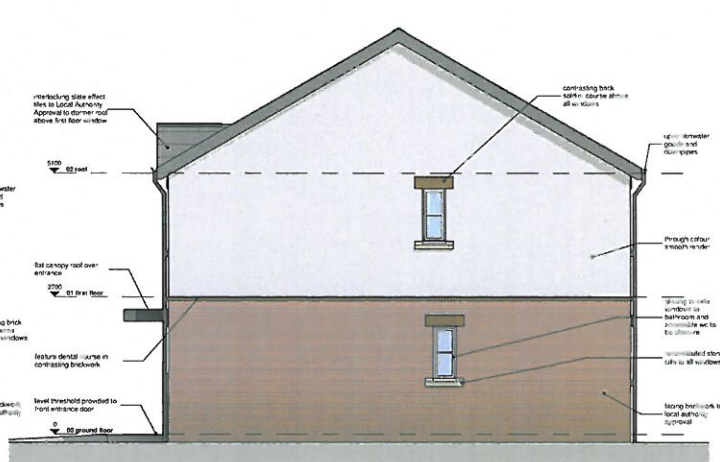
1 Front Elevation
Scale: 1:50



2 Side elevation - brick
Scale: 1:50



3 Rear elevation
Scale: 1:50



4 Side elevation - render
Scale: 1:50

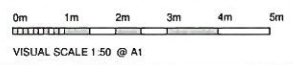
- Notes**
- General notes:**
1. This drawing is not to be scaled.
 2. All dimensions are given unless stated otherwise. Any dimensions are to be interpreted unless stated to the contrary.
 3. No dimensions from this drawing will be permitted without the prior written consent of the architect.
 4. This drawing is to be read in conjunction with all the relevant Mechanical and Electrical drawings.
 5. This drawing is to be read in conjunction with the relevant Structural Engineering drawings.

PLANNING PERMISSION			
1. Based for Planning	AP	CP	4
2. Particular Description	CP	CP	4
3. Particular Description	CP	CP	4

Lowlock Mitchell Architects
 51 Andrew Business Centre, CH4 2LS
 Tel: 01244 1244 4000
 Fax: 01244 1244 4000
 51 Andrew Business Centre
 51 Andrew Park, Mold, Flintshire, CH4 2LS
 Tel: 01244 1244 4000
 e-mail: info@lowlockmitchell.com
 web: www.lowlockmitchell.com

Project:
Cartrefi Cymunedol Gwynedd Cyf
Housing Development
Tan y Bryn, Maes Geirchen - Bangor

Title:
2B4P Dwellings - Terrace - Elevations
as Proposed



Drawn By	Checked By	Date
apl	apl	25/07/14

Job No: 1259 ; 202 Rev: b