



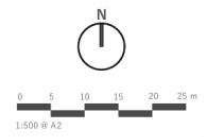
REV.	DESCRIPTION	DATE	BY	CHK.
P1	UPDATED HOUSING MIX	05/05/2023	SD	CS
P2	UPDATED LAYOUT WITH PLANNING 08/05/2023	08/05/2023	SD	CS
	CONCRETE TO AND FENCING CHANGED			
P3	TURNING HEAT ADDED	25/08/2023	SD	CS
P4	TURNING HEAT ADDED	07/08/2023	MM	SD
P5	EXTERNAL WORKS UPDATED	25/06/2023	MM	SD
P6	PLAN UPDATE	28/06/2023	MM	SD
P7	LEVELS ADDED	01/09/2023	SD	CS
P8	W80 & B87 BATHS	11/10/2023	SD	CS
P9	PLOT'S PARKING UPDATED	06/11/2023	SD	CS

14/11/23
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Cynllun Diwygiedig Amended Plan

NOTES

- EXTERNAL GARDEN SHED TO BE SECURE BY DESIGNED APPROVED - ASGARD METAL SHED APPROXIMATE PLAN SIZE (7FT X 3FT) COMPLETE WITH DOOR, ALL IRONMONGERY, LOCKS ETC., SHED FIXED TO AND INCLUDING 100MM CONCRETE SLAB LAID ON AND INCLUDING DAMP PROOF MEMBRANE ON BLINDED 100MM HARDCORE BED
- EXTERNAL RAIN WATER COLLECTING BUTTS - 210 LITRE INCLUDING CHILD / WIND RESISTANT LID, TAP FOR WATER DRAW OFF, SUPPORT PLINTH FIXED LEVEL WITH RAIN WATER PIPE.
- BINS STORE AREAS - PROVIDE SUFFICIENT AREAS TO STORE 2ND LARGE WHEELIE BINS AND 3RD RECYCLING BINS.
- SUPPLY & FIX WASHING LINE & POSTS
- ALL PATHS TO BE 100MM IN-SITU CONCRETE (NOI PRE-CAST SLABS) LIGHT BRUSH FINISHED INCLUDING BEVELLED EDGES AND SMOOTH TROWELLED EDGE STRIPS TO BOTH SIDES OF PATH EXPANSION JOINTS OVER 6M LENGTHS.
- MIN 3X3M SQUARE IN SITU CONCRETE PATIO AREA TO BE PROVIDED (NB THIS IS INCLUDED IN THE 49M2 REAR GARDEN AREA) EXCEPT FOR PLOT 29 WHERE PATIOS TO BE CONSTRUCTED FROM RUBBERCRUMBS TO SUIT OCCUPANT REQUIREMENTS
- EXTERNAL AIR SOURCE HEAT PUMPS
- 4nos. WOODCRETE BAT BOXES SUITABLE FOR CREVICE DWELLING BATS - SCHWELGAR OR SIMILAR, PLACED AT LEAST 3m ABOVE GROUND & SOUTH FACING AWAY FROM WINDOWS & LIGHTING
- 4nos. WOODCRETE / WOODSTONE BIRD BOXES, TO INCLUDE A MIXTURE OF:
 - SPARROW BOX WITH 32mm ENTRANCE
 - BOX FOR SMALLER BIRDS (25-28mm)
 - STARLING BOX WITH 45mm OPENING
 PLACED BETWEEN 2-4m FROM THE GROUND FACING NORTH



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES / ADRA

DRAWING TITLE
PROPOSED SITE PLAN

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
HSB-SAL-A1-ZZ-DR-A-0003	P1141
SCALE:	REVISION:
1:500@A2	P9

HOUSE TYPES		
TYPE		AMOUNT
	2P1B FLAT	4
	3P2B BUNGALOW	3
	4P2B HOUSE	8
	5P3B HOUSE	12
	7P4B HOUSE	2
	5P3B WCB	1
		Total 30

GWYNEDD RECREATIONAL NEEDS - OSRV REQUIREMENT:
BASED ON THE ABOVE MIX: 1448m²
AREA PROVIDED: 1124m² (324m² SHORT FALL)

14/11/23

DERBYN - Adran Cynllunio Cyngr Gwynedd

GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION



- NOTES:
1. Do not scale from this drawing.
 2. Always work to notes dimensions.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All setting out, levels and dimensions to be agreed on site.
 5. The construction of all materials must be checked on site before being used.
 6. The drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

- KEY
- HV Cable with 3m Easement
 - Existing Public Right of Way
 - Proposed Lawn
 - Proposed Wildflower Meadow
Refer to Schedule C for details.
 - Proposed Wetland Meadow Planting
Refer to Schedule D for details.
 - Proposed Native Hedgerow Mix
Refer to Schedule E for details.
 - Proposed Single Species Hedgerow
Refer to Schedule E for details.
 - Proposed Tree
Refer to Schedule A for details.
 - Proposed Metal Railing to Front of Properties
Product: 1.1m High Grey Metal Garden Railing by Jackson's Fencing or equal.
 - Proposed Fencing to Rear Garden Boundaries
Product: 1.8m High Flat Top Timber/wood Fencing by Jackson's Fencing or equal with existing gates.
 - Proposed Surfacing to Highway
 - Proposed Pavements Surfacing to Highway
 - Proposed Surfacing to Footpaths
 - Proposed Paving to Private Paths
Product: Slate by Talamore or equal.
Colour: Autumn and Heather
 - Proposed Pavements Paving to Car Parking Spaces
Product: Hydrogen Topix by Talamore or equal.
Colour: Diamond and Slate

Rev	Date	Description	Drawn/Approved
001	14/11/23	Planning Day Amendments	HA / HA
002	20/11/23	Planning Schedule Updates	HA / HA

Client: Williams Homes/ ADRA

Project: Bethel Residential Development

Dwg Title: Landscape General Arrangements

Created on: 22.06.23
Created by: HA
Approved by: SR

Scale: 1:250
Site: A1
Workstage:

Dwg No: 345-LST-XX-XX-DR-L-0101
Subsidiary: P02
Revision: 01/2023

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REF ID:	127648212023
REV:	01
DATE:	05/09/23
BY:	SA
CHK:	SA
APP:	SA

05/09/23
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PLOT 18



PLOT 19 PLOT 20 PLOT 21 PLOT 22 PLOT 23 PLOT 24 PLOT 25 PLOT 26 PLOT 27 PLOT 28 PLOT 29 PLOT 30

STREET ELEVATION 1
SCALE: 1:150



PLOT 17 PLOT 16 PLOT 15 PLOT 14 PLOT 13 PLOT 12 PLOT 11 PLOT 10 PLOT 9



PLOTS 3-4 PLOTS 1-2

STREET ELEVATION 2
SCALE: 1:150

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Amended Plan



PLOT 7 PLOTS 8

STREET ELEVATION 3
SCALE: 1:150



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1105-1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200

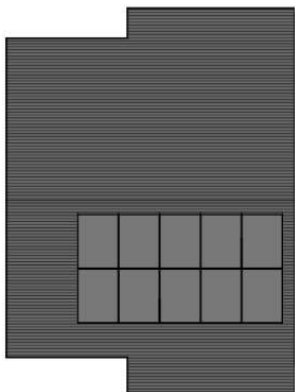
PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES /
ADRA

DRAWING TITLE:
PROPOSED STREET
ELEVATIONS

DATE:	05/09/23
SCALE:	1:150 (A1)
PROJECT No:	171141
DRAWING No:	171141
DESIGNER:	SA
CHECKER:	SA

PLANS



ROOF PLAN

SCALE: 1 : 100



GROUND FLOOR

SCALE: 1 : 100

PLOT 7
PLOT 8 (HANDED)
PLOT 30 (HANDED) - PV'S TO REAR

ELEVATIONS



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/08/23	MM	GU
P2	CONTRACTOR'S COMMENTS	20/08/23	MM	SD
P3	DRAFT ELEVATIONS	19/08/23	SD	GU
P4	FINAL ISSUE	22/08/23	SD	GU

22/08/23
DERBYN - Cynllunio Cyngor Gwynedd

MATERIAL SCHEDULE

- RENDER
- ▨ TIMBER CLADDING
- SLATE/TILE

FLOOR

FLOOR	AREA
GROUND FLOOR	61.4 m ²
	61.4 m ²

3P2B STORAGE (2m³)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.9 m ²	
AC	0.4 m ²	MINIMUM 1m ² SHELVING
STR	0.8 m ²	
	2.0 m ²	



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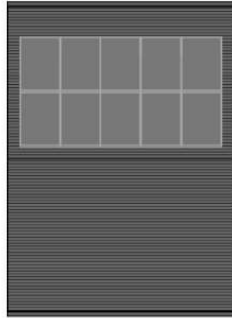
PROJECT
HOUSING SITE, BETHEL

CLIENT
WILLIAMS HOMES/ADRA

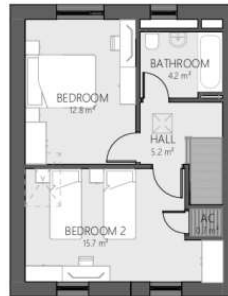
DRAWING TITLE
3P2B BUNGALOW PLANS
AND ELEVATIONS

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No: HSB-SAL-03-ZZ-DR-A-0031	PROJECT No: P1141
SCALE: As indicated@A2	REVISION: P4

PLANS



ROOF PLAN
SCALE: 1 : 100



FIRST FLOOR
SCALE: 1 : 100

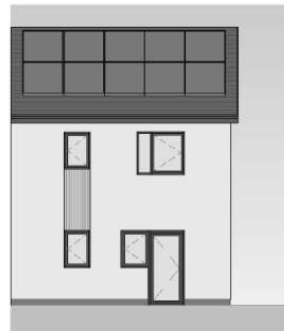


GROUND FLOOR
SCALE: 1 : 100

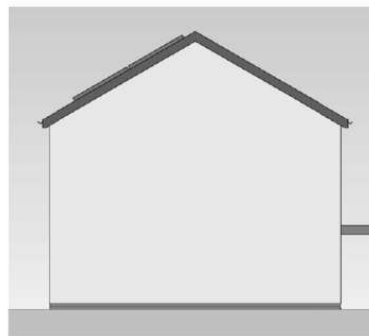
ELEVATIONS OPTION 1



FRONT ELEVATION TYPE 1
SCALE: 1 : 100



REAR ELEVATION TYPE 1
SCALE: 1 : 100



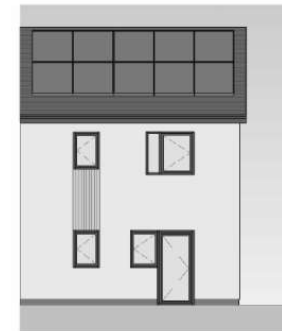
SIDE ELEVATION 1 TYPE 1
SCALE: 1 : 100

PLOT 13
PLOT 12 (HANDED, MID TERRACE)

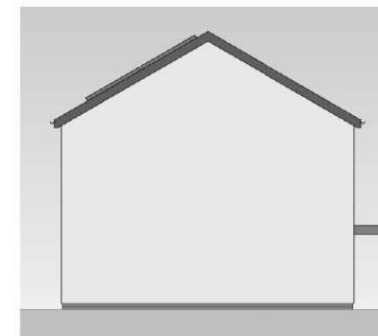
ELEVATIONS OPTION 2



FRONT ELEVATION TYPE 2
SCALE: 1 : 100



REAR ELEVATION TYPE 2
SCALE: 1 : 100



SIDE ELEVATION 1 TYPE 2
SCALE: 1 : 100

PLOT 15, 19, 21, 25
PLOT 16 (HANDED)

PRINTED:	05/16/2023 09:41:11
REV:	DESCRIPTION DATE BY CHK
P1	INITIAL ISSUE 18/06/2023 MM GD
P2	CONTRACTOR'S COMMENTS 26/06/2023 MM GD
P3	ELEVATIONS ADDED 28/06/2023 SD GD
P4	INCISURE 28/06/2023 SD GD

22/08/23
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MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

FLOOR

FLOOR	AREA
GROUND FLOOR	41.5 m²
FIRST FLOOR	41.5 m²
	82.9 m²

4P2B STORAGE (2.5m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.5 m²	
STR	1.9 m²	
01 - FIRST FLOOR		
AC	0.7 m²	
	2.5 m²	



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PROJECT:
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CLIENT:
WILLIAMS HOMES/ADRA

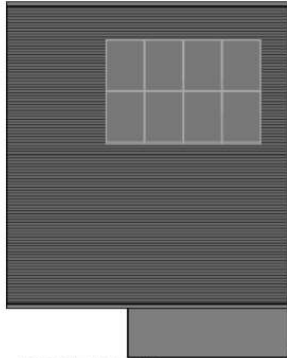
DRAWING TITLE:
4P2B HOUSE TYPE PLANS
AND ELEVATIONS

DRAWING STATUS: PLANNING STATUS: S3

DRAWING No: HSB-SAL-04-ZZ-DR-A-0041 PROJECT No: P1141

SCALE: As indicated@A2 REVISION: P4

PLANS



ROOF PLAN
SCALE: 1:100



FIRST FLOOR FLAT
SCALE: 1:100



GROUND FLOOR FLAT
SCALE: 1:100

PLOT 3/4
PLOT 1/2 (HANDED)

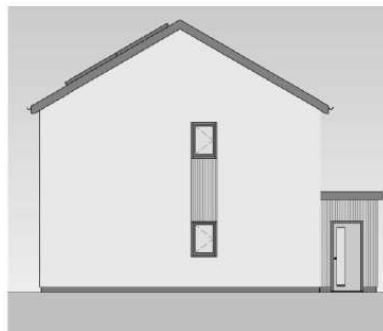
ELEVATIONS



FRONT ELEVATION
SCALE: 1:100



REAR ELEVATION
SCALE: 1:100



SIDE ELEVATION 1
SCALE: 1:100

05/09/23
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Amended Plan

REV.	DESCRIPTION	DATE	BY	CHK.
P1	INITIAL ISSUE	16/05/2021	NM	GI
P2	CONTRACTOR'S COMMENTS	30/01/2023	NM	SD
P3	CLIENT'S COMMENTS	19/02/2023	SD	GI
P4	FINAL ISSUE	23/06/2023	NM	SD
P5	DWG ADDED	01/09/2023	SD	GI

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

2P18 G/F A (53m²) FF FLAT

FLOOR	AREA
00 - GROUND FLOOR	
FIRST FLOOR FLAT	56.2 m²
01 - FIRST FLOOR	
FIRST FLOOR FLAT	54.4 m²

2P18 G/F A (53m²) GF FLAT

FLOOR	AREA
GROUND FLOOR FLAT	53.7 m²

2P18 FF STORAGE (15m²)

NAME	AREA	COMMENTS
01 - FIRST FLOOR		
STR	0.5 m²	
A/C	1.2 m²	
	1.7 m²	

2P18 GF STORAGE (15m²)

NAME	AREA	COMMENTS
00 - GROUND FLOOR		
STR	0.8 m²	
STR	0.7 m²	
A/C	0.7 m²	
	2.2 m²	



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PROJECT:
HOUSING SITE, BETHEL

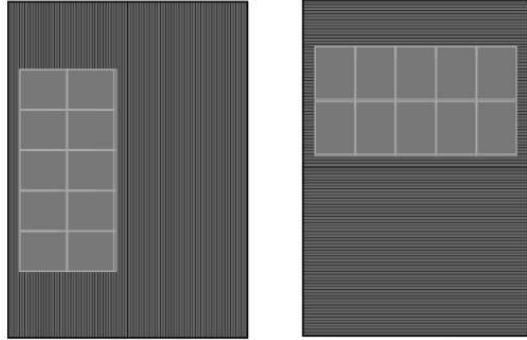
CLIENT:
WILLIAMS HOMES/ADRA

DRAWING TITLE:
2P18 FLAT PLANS AND ELEVATIONS

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
HSB-SAL-02-ZZ-DR-A-0050	P1141
SCALE:	REVISION:
As indicated@A2	P5

PLANS

PLOT 5 - PV'S TO OPPOSITE SIDE



ROOF PLAN OPTION 1 **ROOF PLAN OPTION 2**
SCALE: 1:100



FIRST FLOOR
SCALE: 1:100

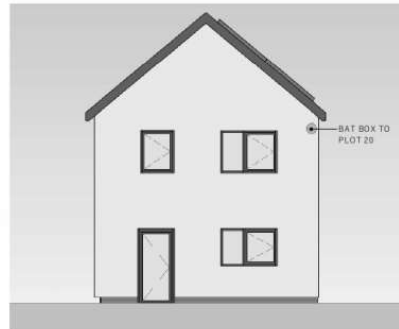


GROUND FLOOR
SCALE: 1:100

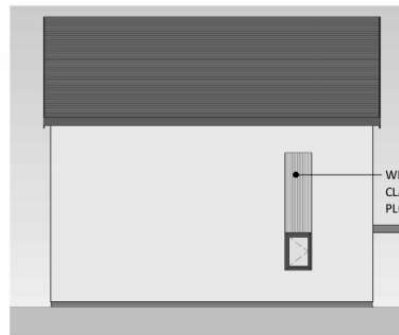
ELEVATIONS OPTION 1



FRONT ELEVATION TYPE 1
SCALE: 1:100



REAR ELEVATION TYPE 1
SCALE: 1:100



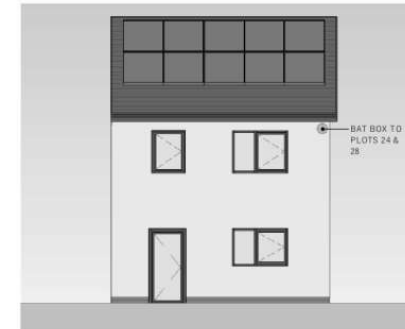
SIDE ELEVATION 1 TYPE 1
SCALE: 1:100

PLOT 5 - PV'S TO OPPOSITE SIDE
PLOT 11, 14, 20, 22, 26 (HANDED)

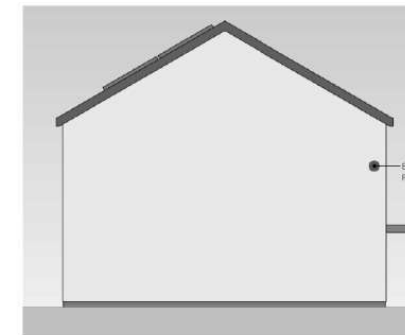
ELEVATIONS OPTION 2



FRONT ELEVATION TYPE 2
SCALE: 1:100



REAR ELEVATION TYPE 2
SCALE: 1:100



SIDE ELEVATION 1 TYPE 2
SCALE: 1:100

PLOT 23, 27
PLOT 24, 28 (HANDED)

14/11/23
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REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/05/2023	NMA	GU
P2	CONTRACTOR'S COMMENTS	30/05/2023	NMA	SD
P3	ELEVATIONS ADDED	16/06/2023	SD	GU
P4	PAC ISSUE	20/06/2023	SD	GU
P5	PAC REVUE	28/06/2023	SD	GU
P6	DIMENSIONS ADDED	01/07/2023	SD	GU
P7	UPDATED KITCHENS	05/07/2023	ME	SD
P8	BIRD & BAT BOXES ADDED	31/10/2023	SD	GU

Cynllun Diwygiedig
Amended Plan

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

SP3B GIFA (93m ²)	
FLOOR	AREA
GROUND FLOOR	46.5 m ²
FIRST FLOOR	46.5 m ²
	93.0 m ²

SP3B STORAGE (2.5m ²)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
ST	1.4 m ²	
ST	0.9 m ²	
01 - FIRST FLOOR		
A/C	0.6 m ²	
	3.0 m ²	



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

DRAWING TITLE:
SP3B HOUSE TYPE PLANS
AND ELEVATIONS

DRAWING STATUS: PLANNING	STATUS: S3
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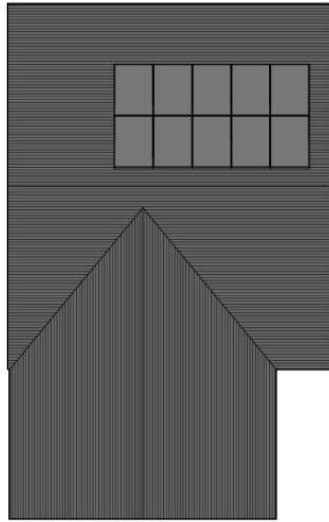
DRAWING No:
HSB-SAL-05-ZZ-DR-A-0042

PROJECT No:
P1141

SCALE:
As indicated@A2

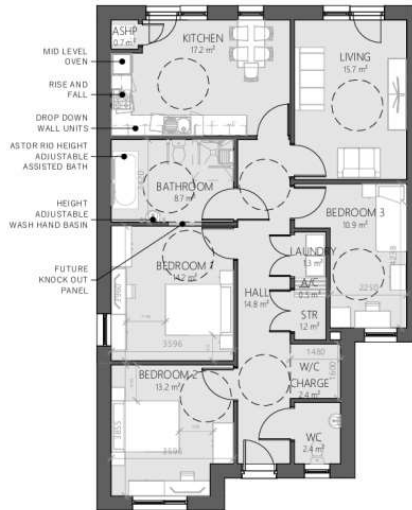
REVISION:
P8

PLANS



ROOF PLAN

SCALE: 1 : 100



GROUND FLOOR

SCALE: 1 : 100

PLOT 29

ELEVATIONS



FRONT ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100



SIDE ELEVATION

SCALE: 1 : 100

SP3B KITCHEN UNITS SCHEDULE			
MARK	TYPE	VOLUME	COMMENTS
1	M_Tall Cabinet-2 Door-Built in: 650 OVEN HOUSING	0.55 m ³	
2	BASE SINGLE: 500 (NO PLINTH)	0.16 m ³	
3	BASE DRAWER: 500 PEDESTAL DRAWER	0.10 m ³	
4	BASE CORNER simple: 1000mm w 500 door NO PLINTH	0.34 m ³	
5	BASE SINGLE: 500mm PEDESTAL	0.10 m ³	LOCKABLE
6	BASE SINGLE: 400 ECOBIN (NO PLINTH) 2	0.00 m ³	
7	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
8	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
9	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
10	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
11	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
12	WALL SINGLE: 500 x 720mm	0.09 m ³	PULL DOWN
13	WALL SINGLE: 400 x 720mm	0.07 m ³	
		1.86 m ³	

GENERAL

- EXTERNAL DOORS TO BE 1000mm WIDE WITH 900mm CLEAR WIDTH, LOW THRESHOLD TO BE PROVIDED.
- INTERNAL DOORS TO BE 1000mm WIDE WITH 900mm CLEAR WIDTH
- SWITCHES, SOCKETS & CONTROLS TO BE WHEELCHAIR ACCESSIBLE (1000mm HIGH)
- WALLS / CEILINGS TO BE SUITABLE FOR FUTURE CEILING TRACK HOIST
- SURE STOP TAP TO BE PROVIDED
- LOW SURFACE TEMPERATURE RADIATORS WITH COVERS TO BE PROVIDED
- SAFETY THUMB TURN LOCKING MECHANISMS AS STANDARD
- WINDOW RESTRICTORS TO BE PROVIDED
- EXTERNAL DOORS TO HAVE KEY LOCKS (NOT THUMB TURNS)
- LAUNDRY, STORE & ASHP CUPBOARDS TO HAVE LOCKS

14/11/23
DERBYN - Adran Cynllunio Cynog Gwynedd

Cynllun Diwygiedig
Amended Plan

PRINTED:		BY: CMC	
REV	DESCRIPTION	DATE	BY
P1	FIRST ISSUE	12/09/2023	MM GJ
P2	INITIAL ISSUE TO WILLIAMS HOMES	16/09/2023	MM GJ
P3	CONTRACTOR'S COMMENTS	20/09/2023	MM GJ
P4	ELEVATION LAYOUT	19/09/2023	SD GJ
P5	ENC ISSUE	21/09/2023	SD GJ
P6	DIMENSIONS AND KITCHEN SCHEDULE ADDED	21/09/2023	ME SD
P7	UPDATES FOLLOWING CLIENT COMMENTS	27/09/2023	ME SD
P8	UPDATED KITCHEN LAYOUT	28/09/2023	ME SD
P9	UPDATED KITCHENS	05/10/2023	ME SD
P10	NOTES/UPDATES	05/10/2023	SD GJ
P11	REB SIGN ADDED	01/10/2023	SD GJ

MATERIAL SCHEDULE	
RENDER	
TIMBER CLADDING	
SLATE/TILE	

SP3B GIFA (m ²)	
FLOOR	AREA
GROUND FLOOR	105.6 m ²
	105.6 m ²

SP3B STORAGE (2.5m ³)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
A/C	0.5 m ³	
STR	1.2 m ³	
LAUNDRY	1.3 m ³	
	3.0 m ³	



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

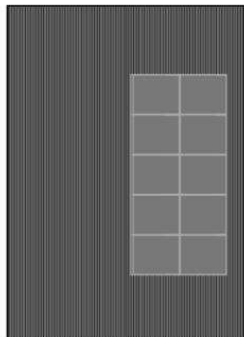
DRAWING TITLE:
SP3B WHEELCHAIR BUNGALOW PLANS AND ELEVATIONS

DRAWING STATUS: PLANNING STATUS: S3

DRAWING No: HSB-SAL-06-ZZ-DR-A-0033 PROJECT No: P1141

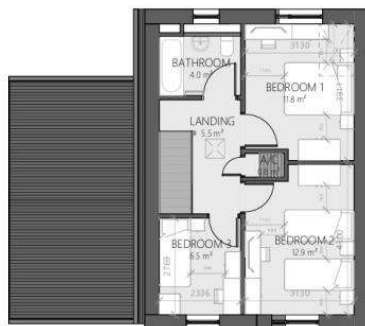
SCALE: As indicated@A2 REVISION: P11

PLANS



ROOF PLAN

SCALE: 1:100



FIRST FLOOR

SCALE: 1:100



GROUND FLOOR

SCALE: 1:100

PLOT 17 (SEMI-DETACHED) PV OMITTED AS DRAWN, PROVIDED TO LOWER ROOF AND S.E. ROOF INSTEAD
PLOT 18 (DETACHED)

**Cynllun Diwygiedig
Amended Plan**

14/11/23
DERBYN - Adran Cynllunio Cyngor Gwynedd

ELEVATIONS



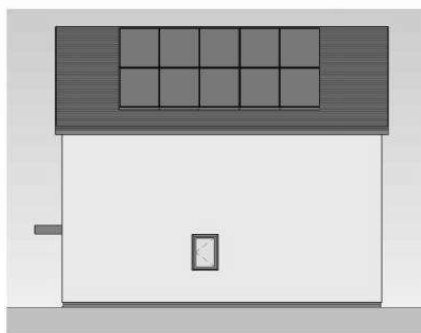
FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION 1

SCALE: 1:100



SIDE ELEVATION 2

SCALE: 1:100

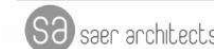
REV	DESCRIPTION	DATE	BY	CHK
P1	INITIAL ISSUE	16/01/2023	MM	SI
P2	CONTRACTOR'S COMMENTS	30/05/2023	MM	SD
P3	REVISIONS ADDED	19/06/2023	SD	SI
P4	PAC ISSUE	23/06/2023	SD	SI
P5	DRAWINGS ADDED	01/08/2023	SD	SI
P6	UPDATED SITE PLAN	05/10/2023	MM	SD
P7	BAD AND BAT BOXES ADDED	31/10/2023	SD	SI

MATERIAL SCHEDULE

- RENDER
- TIMBER CLADDING
- SLATE/TILE

7P4B GFA (114m ²)	
FLOOR	AREA
GROUND FLOOR	67.2 m ²
FIRST FLOOR	46.5 m ²
	113.8 m ²

7P4B STORAGE (3m ³)		
NAME	AREA	COMMENTS
00 - GROUND FLOOR		
ST	2.2 m ²	
01 - FIRST FLOOR		
A/C	0.8 m ²	
	3.0 m ²	



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PROJECT:
HOUSING SITE, BETHEL

CLIENT:
WILLIAMS HOMES/ADRA

DRAWING TITLE:
**7P4B HOUSE TYPE PLANS
AND ELEVATIONS**

DRAWING STATUS: PLANNING STATUS: S3

DRAWING No: H5B-SAL-07-ZZ-DR-A-0044 PROJECT No: P1141

SCALE: As indicated@A2 REVISION: P7





