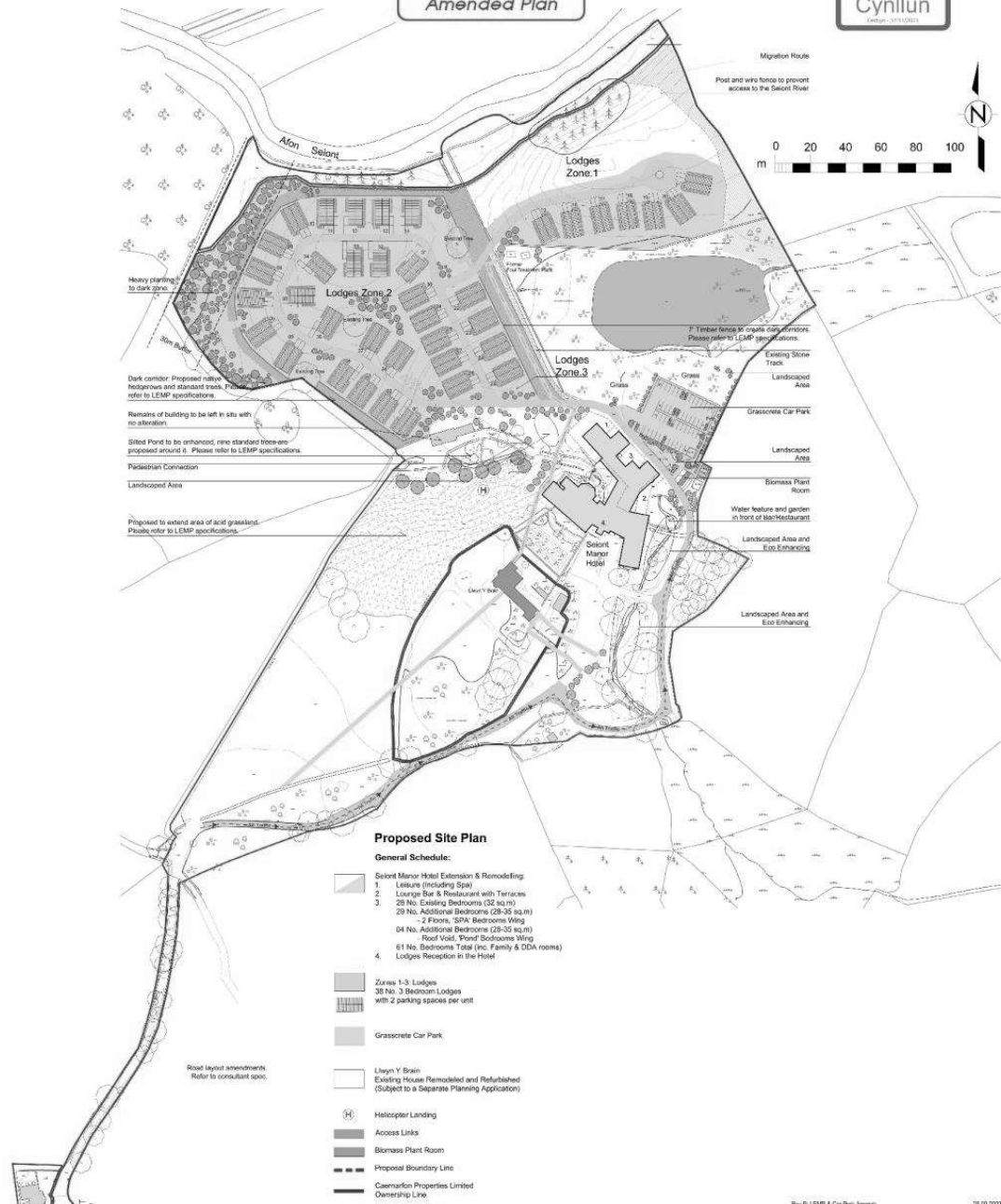


Location Plan

0 20 40 60 80 100m

Schedule:

- Caernarfon Properties Limited Ownership Line
- Site Boundary Line
- Services Easement

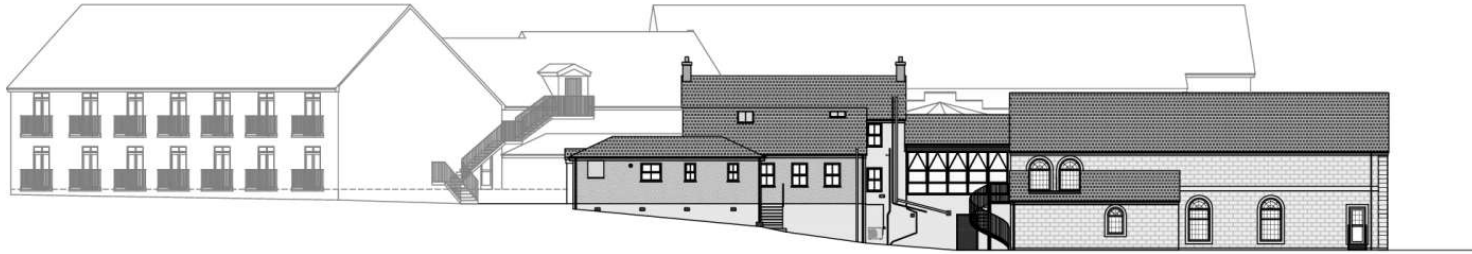


Proposed Site Plan

- General Schedule:**
- Seiont Manor Hotel Extension & Remodelling
 1. Leisure (including Spa)
 2. Lounge Bar & Restaurant with Terraces
 3. 29 No. Existing Bedrooms (32 sq.m)
 - 29 No. Additional Bedrooms (28-30 sq.m)
 - 2 floors, SPA Bedrooms Wing
 - 04 No. Additional Bedrooms (28-30 sq.m)
 - Road Void, Pond Bedrooms Wing
 - 61 No. Bedrooms Total (inc. Family & ODA rooms)
 4. Lodges Reception in the Hotel
 - Zones 1, 3. Lodges
 - 38 No. 3 Bedroom Lodges
 - with 2 parking spaces per unit
 - Grasscrete Car Park
 - Road layout amendments
Refer to consultant spec.
 - Linear Y Drain
Existing House Remodeled and Refurbished
(Subject to a Separate Planning Application)
 - Helicopter Landing
 - Access Links
 - Biomass Plant Room
 - Proposed Boundary Line
 - Caernarfon Properties Limited
Ownership Line
 - Services Easement
 - 7. Timber Fence (Please refer to LEMP specifications)
 - Dark corridors (Linear shrub features)

Rev	Description	Date
Rev. P1	LEMP & Car Park Amendments	26.09.2023 AH
Rev. C1	LEMP Amendments	09.09.2023 AH
Rev. B1	General Amendments	09.09.2023 AH
Rev. A1	30 m Buffer Amendments	10.06.2023 AH
Rev. J	Client Feedback	28.03.2022 BB
Rev. I	Client Feedback	27.07.2022 BB
Rev. H	Access Refinements	15.02.2022 FI
Rev. G	Road path refinements and staff accommodation removal	11.02.2022 FI
Rev. F	Driveway concrete, Native hedgerows and tree addition	06.09.2021 FI
Rev. E	Native hedgerow and trees addition	12.07.2021 FI
Rev. D	Fence addition	06.09.2021 FI
Rev. C	Grasscrete amendment	06.09.2021 FI
Rev. B	Remediation Amendments	27.04.2021 FI
Rev. A	Boundary line refinements	16.04.2021 FI
Rev. N	Road layout refinements	15.04.2021 FI

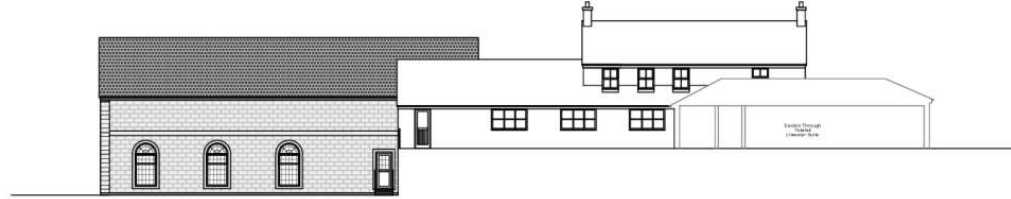
Client	Project	Drawing
Caernarfon Properties Limited	Seiont Manor Hotel Extension & Remodelling	PROPOSED SITE PLAN
Project No.	2023/01	001
Project Name	Seiont Manor Hotel Extension & Remodelling	Scale 1:1
Project No.	2023/01	001
Project Name	Seiont Manor Hotel Extension & Remodelling	Scale 1:1



North East Elevation



North West Elevation



South West Elevation

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Notes

Revisions

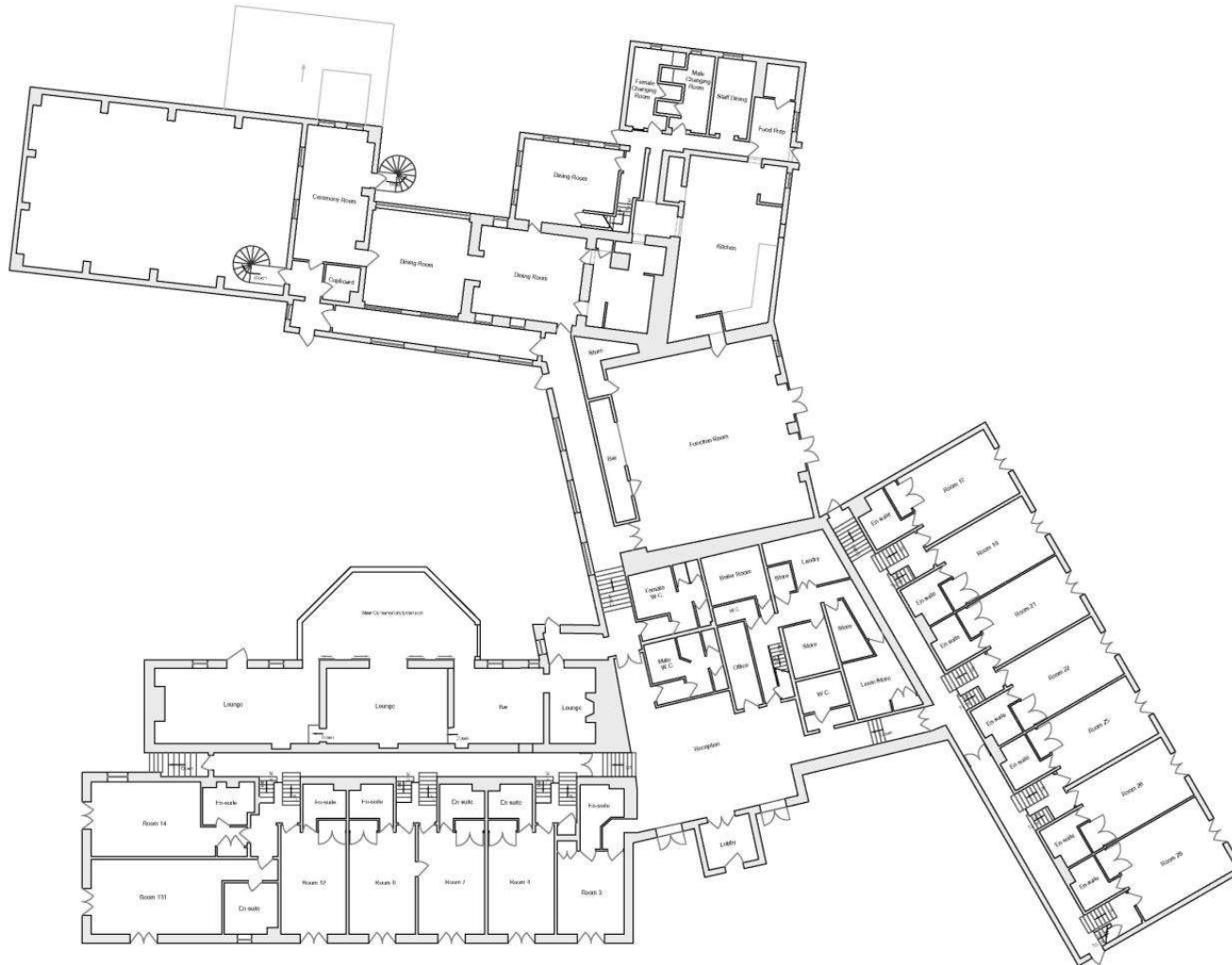
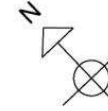
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Client
RRR
RURAL RETREATS & LEISURE UK
The Rural Retreats Group of Companies
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Clynnog Road
Caernarfon
LL54 5DY

Project
Seiont Manor Hotel
Llanrug
Caernarfon
Gwynedd
LL55 2AQ

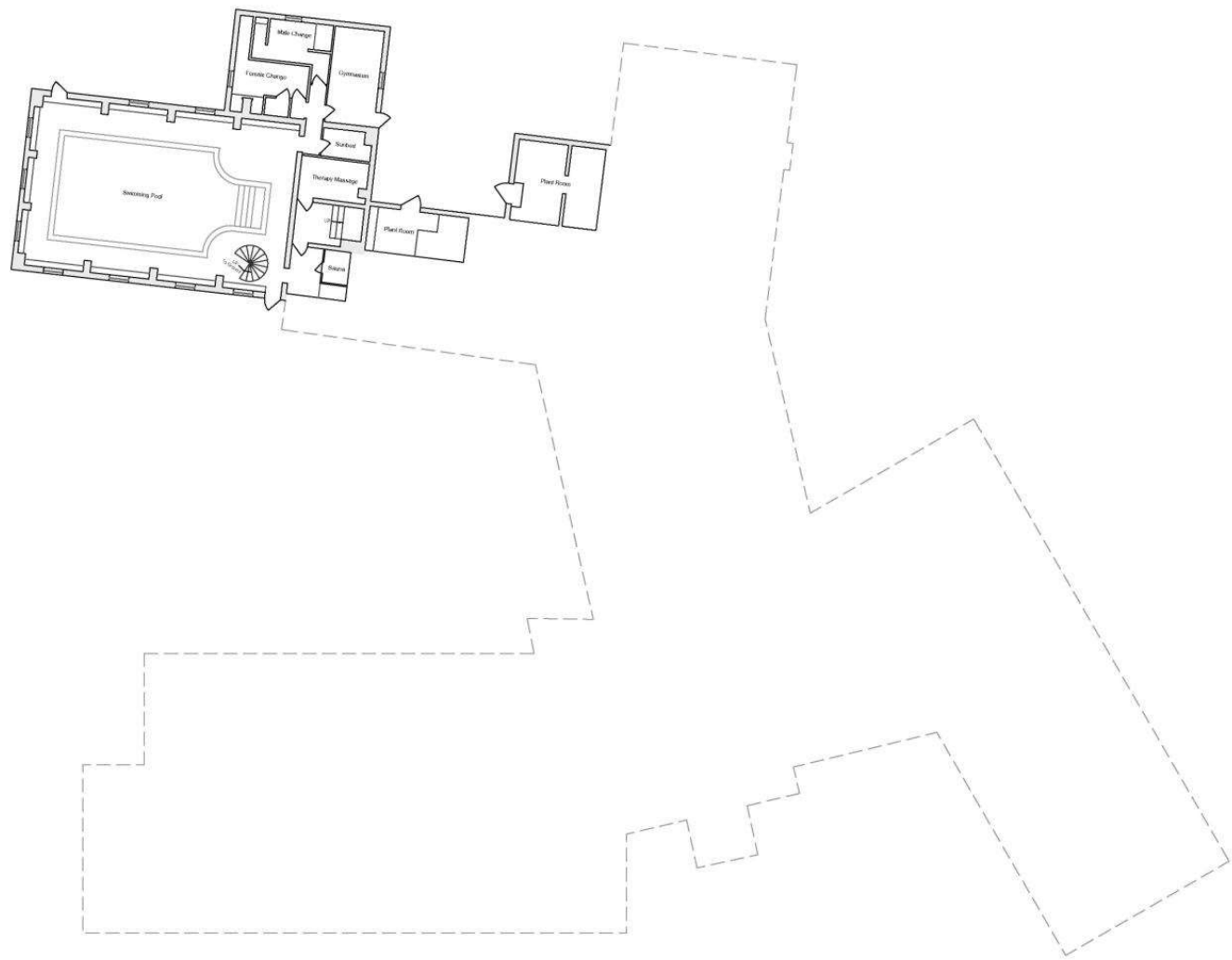
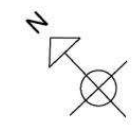
Drawing
Existing North East, North West & South West Elevations

Job No.	DWG No.		
0116762-BC-0000	005		
Scale	Date	Drawn	Checked
A2@1:200	02/03/18	RS	DJC



Ground Floor Plan

<p>Where dimensions are not given, drawings should not be scaled and the reader referred to Lambert Smith Hampton.</p> <p>In the event of any discrepancy between Lambert Smith Hampton drawings, the reader must be referred to Lambert Smith Hampton for clarification.</p> <p>The Contractor must also refer to any separate Lambert Smith Hampton Specifications to be used in conjunction with this drawing.</p>			
<p>Notes</p>			
<p>Revisions</p>			
<p>Lambert Smith Hampton Property Solutions Northampton Building Consultancy Pyramid House Roman Way Grange Park Northampton NN4 5EA Telephone: 01604 664366 Fax: 01604 664367 www.lsh.co.uk</p>			
<p>Client</p> <p>RRR RURAL RETREATS & LODGES UK The Rural Retreats Group of Companies Plas Glynllifon Clynnog Road Caernarfon LL54 5DY</p>			
<p>Project</p> <p>Seiont Manor Hotel Llanrug Caernarfon Gwynedd LL55 2AQ</p>			
<p>Drawing</p> <p>Existing Ground Floor Plan</p>			
<p>Job No.</p> <p>0116762-BC-0000</p>		<p>DWG No.</p> <p>002</p>	
<p>Scale</p> <p>A2@1:200</p>	<p>Date</p> <p>02/03/18</p>	<p>Drawn</p> <p>RS</p>	<p>Checked</p> <p>DJC</p>



Lower Ground Floor Plan

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The Contractor must also refer to any separate Lambert Smith Hampton Specifications to be used in conjunction with this drawing.

Notes

Revisions

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 Caernarfon
 LL54 5DY

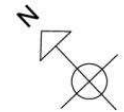
Project

Seiont Manor Hotel
 Llanrug
 Caernarfon
 Gwynedd
 LL55 2AQ

Drawing

Existing Lower Ground Floor Plan

Job No.	DWG No.		
0116762-BC-0000	001		
Scale	Date	Drawn	Checked
A2@1:100	02/03/18	RS	DJC



First Floor Plan

Where dimensions are not given, drawings must not be scaled and the matter referred to Lambert Smith Hampton.
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 The Contractor must also refer to any separate Lambert Smith Hampton Specification to be read in conjunction with this drawing.

Notes

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Revisions

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 Caernarfon
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Project

Seiont Manor Hotel
 Llanrug
 Caernarfon
 Gwynedd
 LL55 2AQ

Drawing

Existing First Floor Plan

Job No:		DWG No:	
0116762-BC-0000		003	
Scale	Date	Drawn	Checked
A2@1:200	02/03/18	RS	DJC

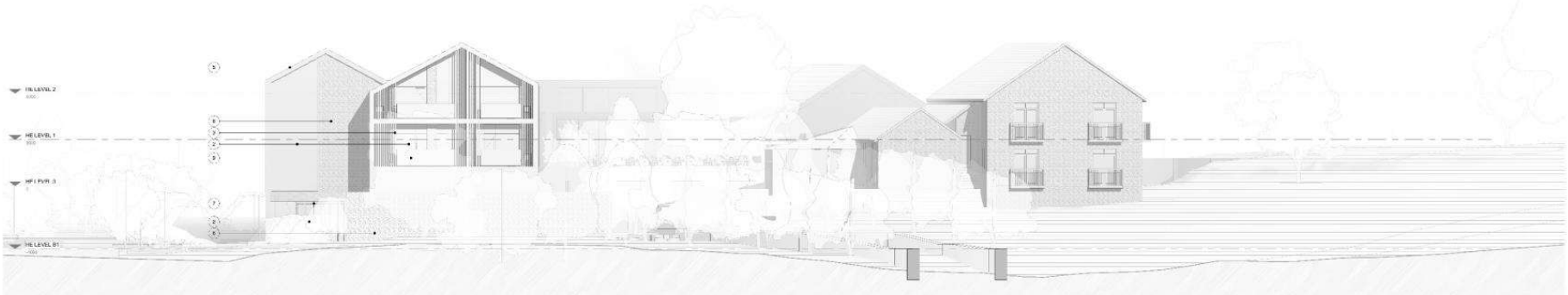
NOTE: DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED

Room Schedule:

- 01 No. Existing Bedrooms
- 02 No. Proposed Bedrooms (SPA Bedrooms Only)
- 03 No. Proposed Bathrooms (SPA Bathrooms Only)
- 04 No. New Car Parking Spaces
- 05 No. Existing Car Parking Spaces

Level	Room Name	Proposed	Ground Floor	Area
HELV0.0	0100	Car	14.0m ²	
HELV0.0	0101	Car	28.0m ²	
HELV0.0	0102	Car	12.0m ²	
HELV0.0	0103	Light Rehab Lounge	48.0m ²	
HELV0.0	0104	Reception	40.0m ²	
HELV0.0	0105	Reception	200.2m ²	
HELV0.0	0106	Reception	40.0m ²	
HELV0.0	0107	Reception	12.0m ²	
HELV0.0	0108	Reception	12.0m ²	
HELV0.0	0109	Double Spa Pool	22.0m ²	
HELV0.0	0110	Spa Treatment	36.0m ²	
HELV0.0	0111	Spa Treatment	11.7m ²	
HELV0.0	0112	Spa Treatment	11.7m ²	
HELV0.0	0113	Spa Treatment	11.7m ²	
HELV0.0	0114	Spa Treatment	11.7m ²	
HELV0.0	0115	Spa Treatment	11.7m ²	
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HELV0.0	0123	Spa Treatment	11.7m ²	
HELV0.0	0124	Spa Treatment	11.7m ²	
HELV0.0	0125	Spa Treatment	11.7m ²	
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HELV0.0	0199	Spa Treatment	11.7m ²	
HELV0.0	0200	Spa Treatment	11.7m ²	





1 North West Elevation
 1 : 100

- Notes:** (Overlaid on GA)
1. Proposed site master plan and LIA approval.
 2. Proposed site plan.
 3. Proposed master plan, including the site plan, to be approved by the council.
 4. Proposed master plan, including the site plan, to be approved by the council.
 5. Proposed master plan, including the site plan, to be approved by the council.
 6. Proposed master plan, including the site plan, to be approved by the council.
 7. Proposed master plan, including the site plan, to be approved by the council.
 8. Proposed master plan, including the site plan, to be approved by the council.
 9. Proposed master plan, including the site plan, to be approved by the council.



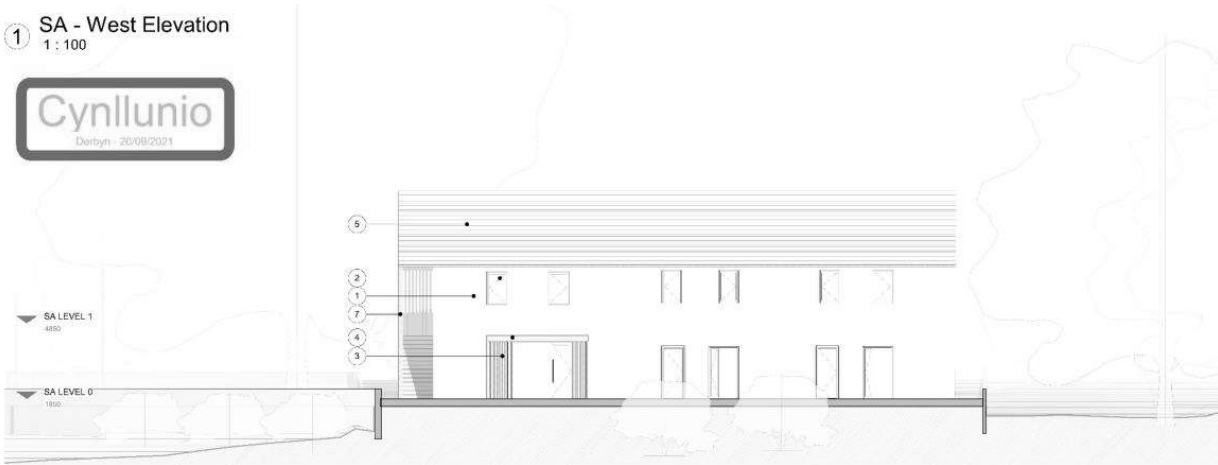
2 South East Elevation
 1 : 100



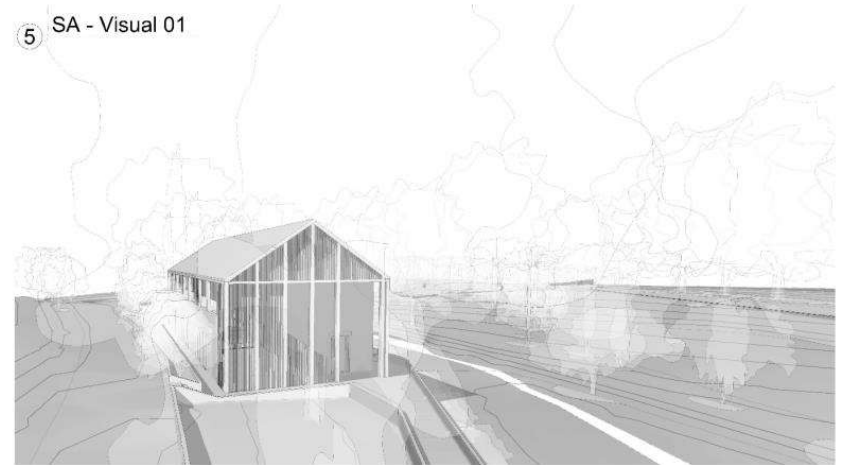
3 North East Elevation
 1 : 100



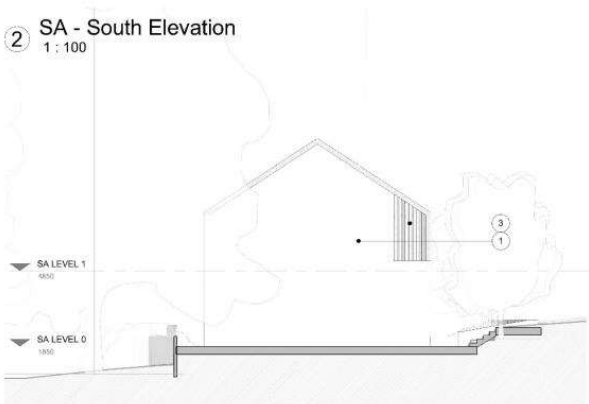
1 SA - West Elevation
1 : 100



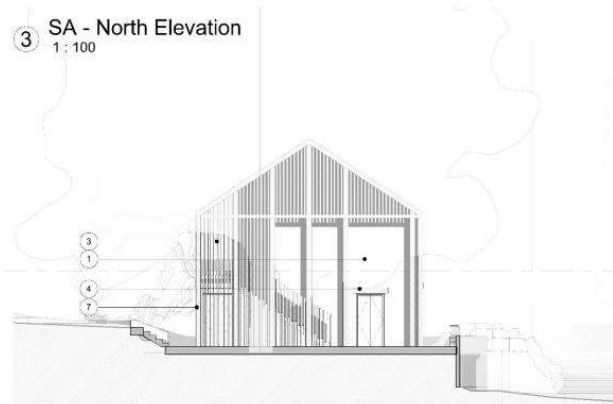
5 SA - Visual 01



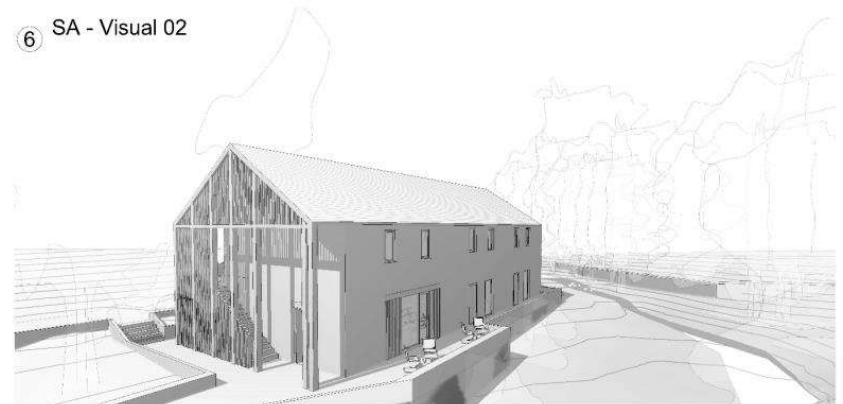
2 SA - South Elevation
1 : 100



3 SA - North Elevation
1 : 100



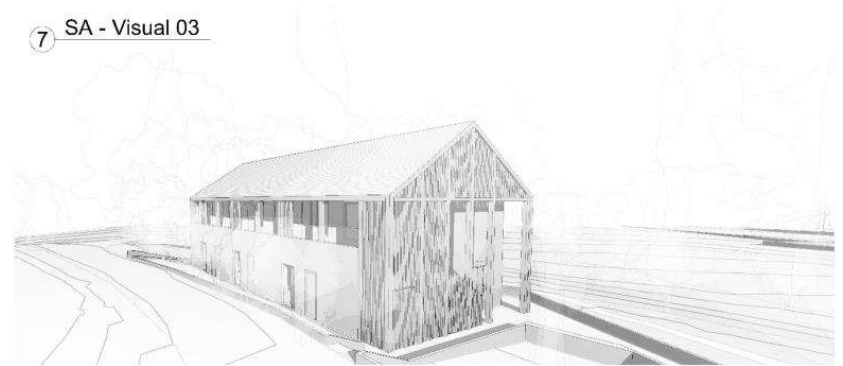
6 SA - Visual 02



4 SA - East Elevation
1 : 100



7 SA - Visual 03



Note Block - Elevations - GA

- 1 Proposed white render, TBC and to LA approval.
- 2 Proposed double glazing.
- 3 Proposed timber effect, composite breeze block. Vertical elements to provide structural support, screening and natural shading. TBC and to LA approval.
- 4 Proposed stone tiles. TBC and to LA approval.
- 5 Proposed Welsh slate roof. TBC and to LA approval.
- 6 Natural local stone facing. TBC and to LA approval.
- 7 Proposed timber effect elements to provide structural support, screening and natural shading. TBC and to LA approval.
- 8 Proposed proprietary standing seam metal roof cladding. Grey colour to match the adjacent existing roof. TBC and to LA approval.
- 9 Proposed fully glazed proprietary system.

- C Rev - Nomenclature refinements. 21.04.2021 P1
- B Rev - General refinements. 16.04.2021 P1
- A Rev - Staff block relocation and general refinements. 13.04.2021 P1

NO.	DATE	BY	CHKD	REVISED	SCALE
1	13.04.2021	GA	GA	GA	1 : 100





LODGE TYPE 01
MODEL: DOVECOTE
PRESTIGE HOMESSEEKER



LODGE TYPE 02
MODEL: LOOKOUT
PRESTIGE HOMESSEEKER



LODGE TYPE 03
MODEL: CASA DI LUSSO
PRESTIGE HOMESSEEKER

PROPOSED LODGES

General Schedule

39 No. Proposed Bedroom Lodges
with 62 No. parking spaces per unit

A. Rev: General Refinement					16.04.2021	PI
DATE	ISSUED BY	DATE	ISSUED BY	DATE	ISSUED BY	DATE
17.01.2021	P.31	A	PI	01.02.2021		

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