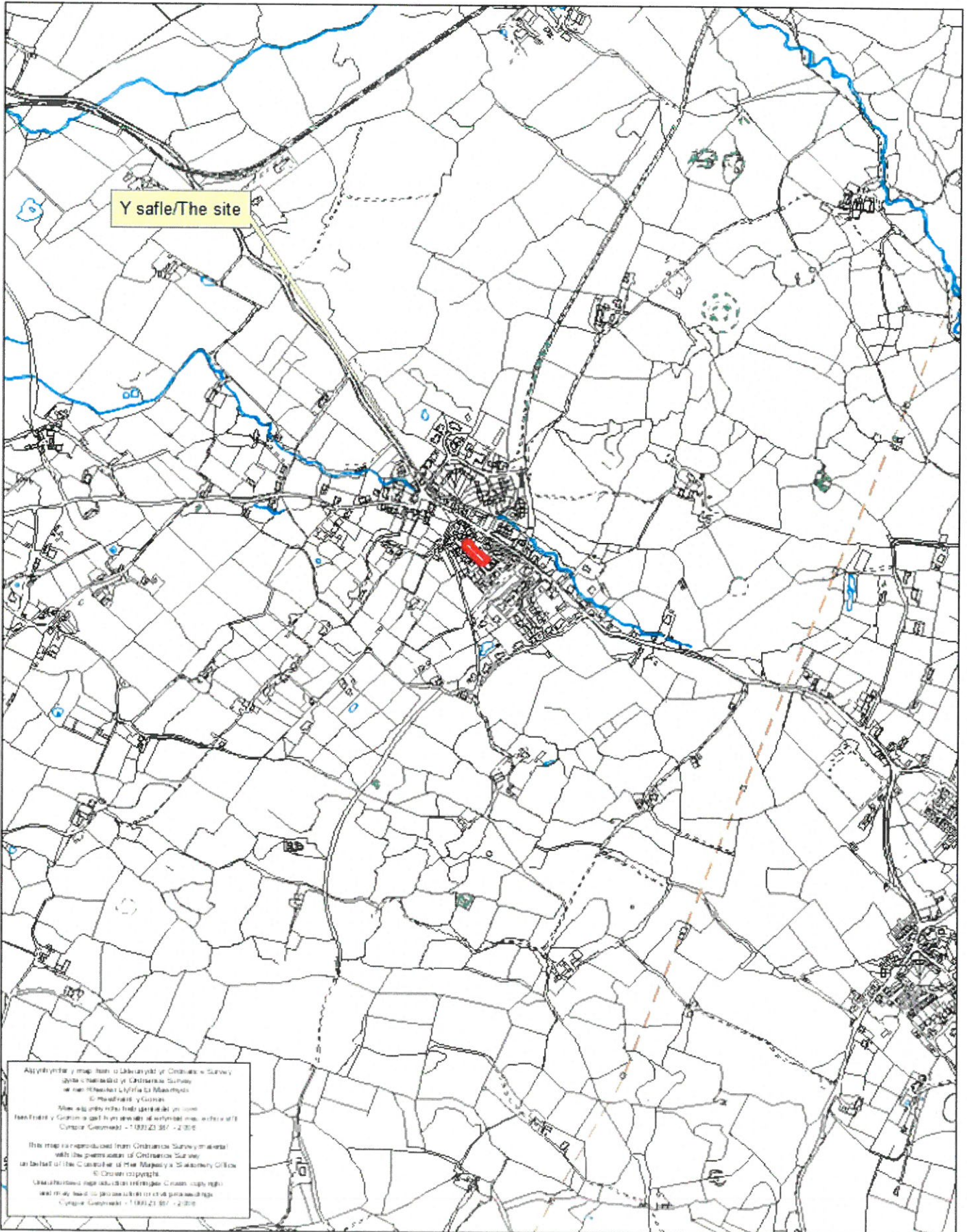




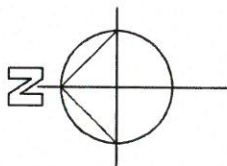
Rhif y Cais / Application Number : C17/1011/24/LL

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



Construction (Design and Management) Regulations

Design risk assessments are carried out throughout the design stage of this project. In accordance with the Construction (Design and Management) Regulations 2007, the design team has identified the risks applicable to the design which have been identified and then eliminated, mitigated or noted for action. Note that general risks of which a competent designer or contractor should be aware are not included. This drawing is to be read in conjunction with the Pre-Construction Information Pack and the Construction Phase Plan. It is intended for use in the current Construction (Design and Management) Regulations 2007 and all subsequent amendments.



Rev	Description	Date	By	Chkd
P1	Issued for Planning Approval	10.10.2017	CO	

FOR APPROVAL
FOR CONSTRUCTION



FOR TENDER
AS BUILT



lawray architects
penseiri

The Byn, Cwstnewydd Hall,
Wylled, LL13 7PP
Tel: 01978 357887
www.lawray.co.uk
e-mail: lawray@lawray.co.uk
also at Cardiff and London

CLIENT

Broomco Rhostryfan Ltd

JOB TITLE

Residential Development at
Rhostryfan, Caernarfon, Gwynedd

DRAWING TITLE

Existing Location Plan

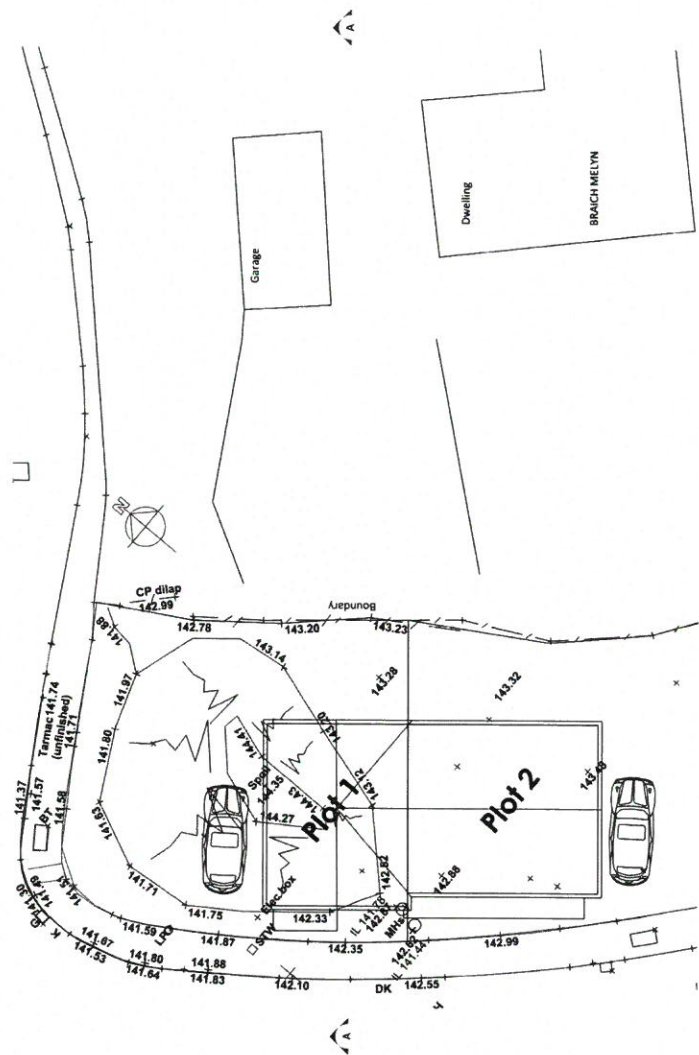
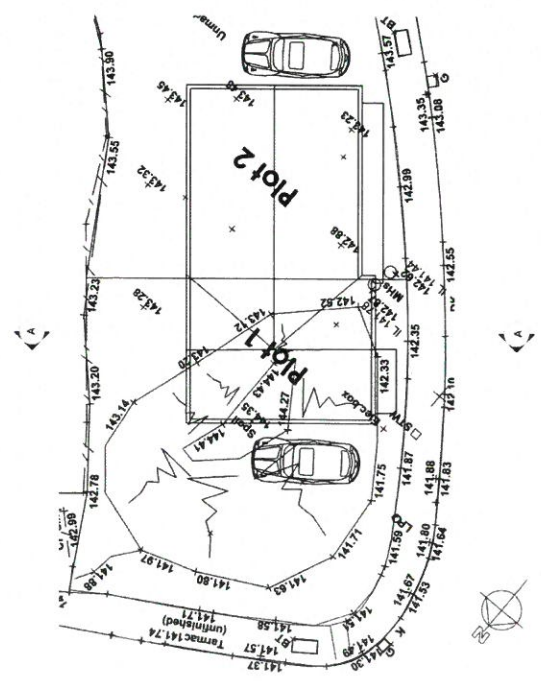
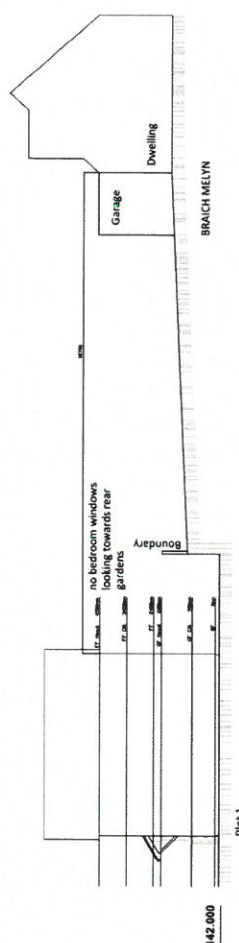
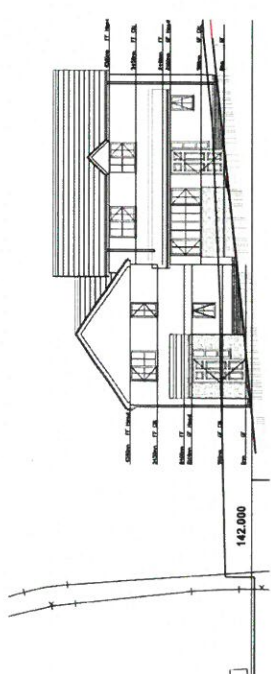
DATE	SCALE @ A4	DRAWN	CHECKED
10.2017	1:1250	CO	DGH

JOB NO.	DRAWING NO.	REV
N1754	EX01	P1

DO NOT SCALE Produced On 'AUTOCAD'

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Any discrepancy or query concerning this drawing should be referred to the Architect

Consent to develop for the proposed development. The applicant is required to provide a detailed site plan and a site-specific environmental assessment. The applicant is also required to provide a detailed site plan and a site-specific environmental assessment. The applicant is also required to provide a detailed site plan and a site-specific environmental assessment.



FOR APPROVAL FOR CONSTRUCTION
FOR TENDER AS BUILT



Broomco Rhostryfan Ltd
Residential Development at
Rhostryfan, Caernarfon, Gwynedd

Plots 1 & 2
Site Sections

10.2017	1:100	AC	
N1754	S402		P1

Construction (Design and Management) Regulations
 Design risk assessments are carried out throughout the design stages of the project to ensure that the design team has considered the risks of the proposed development. The risk assessment will consider the risks of the proposed development and the risks of the construction process. The risk assessment will be updated as the design develops and the risks of the construction process are identified and then eliminated, mitigated or recorded as a residual risk. Note that general risks of which a completed designer or contractor should be aware are not included. This drawing is to be used for information only and does not constitute a contract. It is subject to the terms and conditions of the contract documents. It is to be used in accordance with the contract documents and all other documents. It is to be used in accordance with the contract documents and all other documents. Regulations 2015 and all applicable health and safety legislation as currently amended.

PI Item for Planning CSD AUC 18.07.17
 REV DESCRIPTION DRAWN BY CHECKED BY APPROVED BY DATE
 RBA PLAN OF WORK 2013 LEVEL OF MODEL DEFINITION
 PURPOSE OF ISSUE - SUITABLE BS1186-A1:2015 STATUS



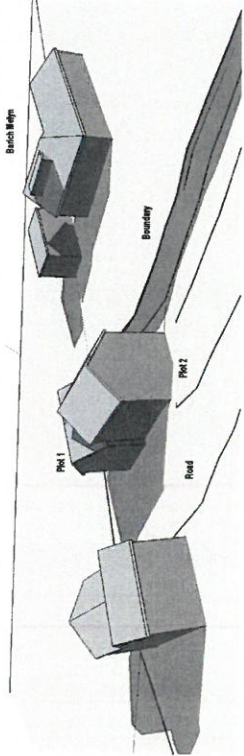
lawray architects
 penseiri

CARDIFF 029 2052 8140
 LONDON 0207 138 3650
 WREXHAM 0193837 887
 GLEN
 Broomco Rhosyrfan Ltd

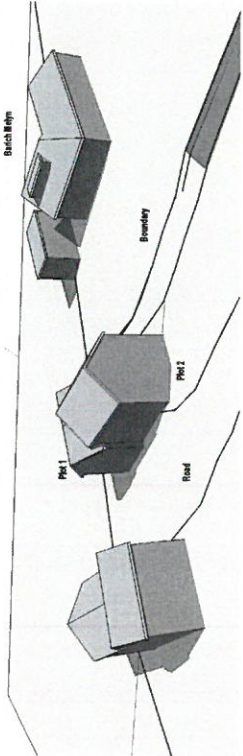
PROJECT
 Residential Development at Rhosyrfan,
 Caernarfon, Gwynedd

DRAWING
 Sun Analysis

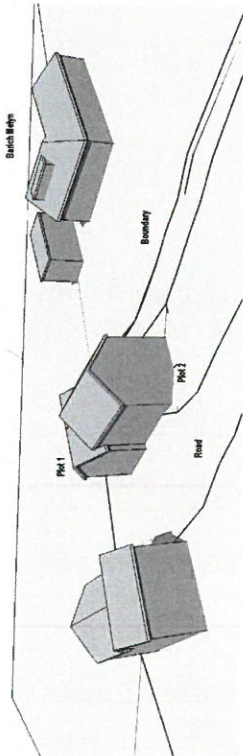
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 DRAWING RT-LAW-7-X-DSP - AR-810001 REVISION
 DATE 18/07/17
 DRAWN BY
 CHECKED BY
 APPROVED BY
 PROJECT MANAGER
 PROJECT COORDINATOR
 PROJECT ARCHITECT
 PROJECT ENGINEER
 PROJECT SURVEYOR
 PROJECT DRAUGHTSMAN
 PROJECT PHOTOGRAPHER
 PROJECT VIDEOGRAPHER
 PROJECT 3D MODELER
 PROJECT 2D DRAUGHTSMAN
 PROJECT 3D ANIMATOR
 PROJECT 3D RENDERER
 PROJECT 3D TEXTURER
 PROJECT 3D LIGHTING
 PROJECT 3D CAMERA
 PROJECT 3D POST-PRODUCTION
 PROJECT 3D EXPORT
 PROJECT 3D ARCHIVE
 PROJECT 3D HELP
 PROJECT 3D TIPS
 PROJECT 3D FAQ
 PROJECT 3D CONTACT
 PROJECT 3D ABOUT
 PROJECT 3D HOME



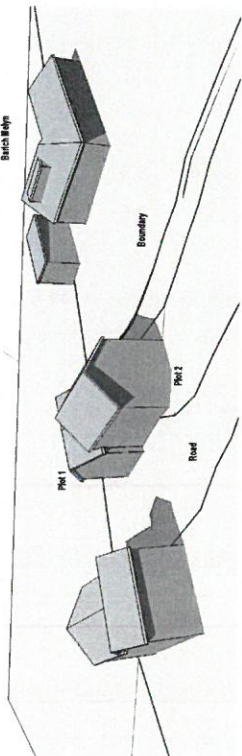
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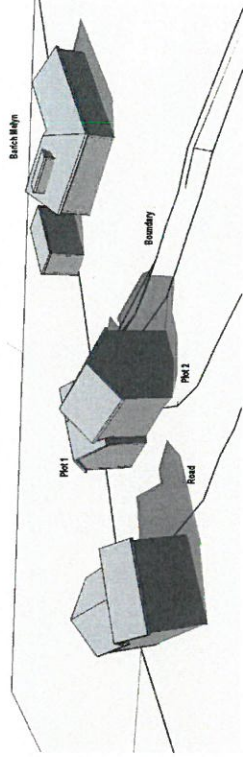
3D View 10am



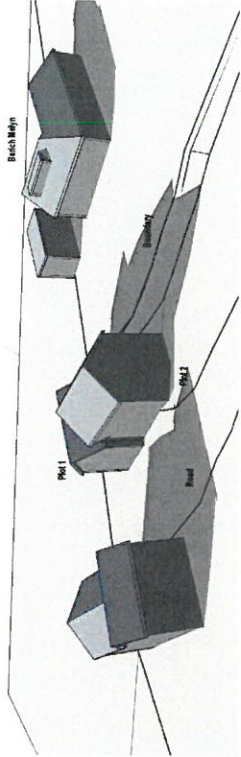
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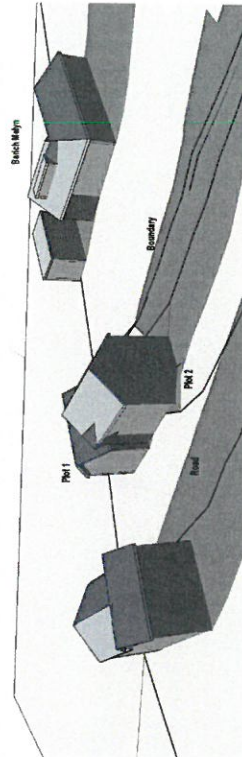
3D View 2pm



3D View 4pm



3D View 6pm



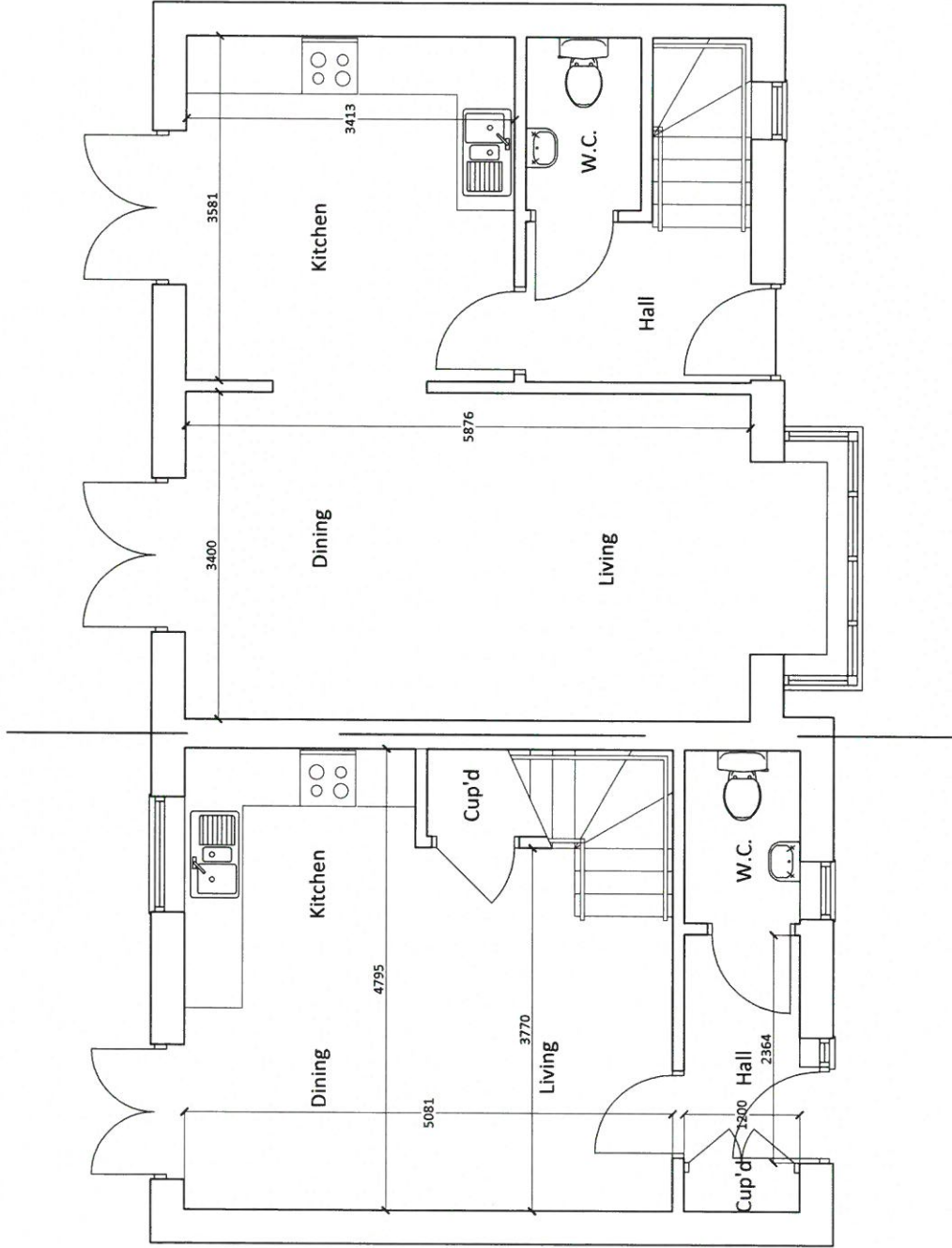
3D View 8pm

Construction Details and Materials Schedule

Large quantities are ordered and prepared in advance of the project. It is recommended that the quantities are checked against the schedule of materials and that any discrepancies are reported to the architect as soon as possible. The quantities are based on the current construction details and materials schedule. All material quantities are based on the current construction details and materials schedule. Management Expenses 100 and all applicable construction legislation is included.

Housetype 'A' - 61.3m² - 660sq. ft
Kitchen/Living/Dining - 4.8 x 5.1 - 20.8m²
Hall - 1.6 x 2.3 - 2.8m²
W.C. - 1.2 x 1.8 - 2.1m²

Housetype 'B' - 84.7m² - 912sq. ft
Kitchen - 3.6 x 3.4 - 12.2m²
Living/Dining - 3.4 x 5.8 - 21.5m²
Hall - 1.2 x 2.3 - 3.9m²
W.C. - 1.2 x 1.8 - 2.1m²



Housetype 'A' Housetype 'B'

NO	DESCRIPTION	DATE	BY	CHKD
P1	Issue for Planning Approval	05/06/2011	GD	GD
P2	Issue for Building Regulations	05/06/2011	GD	GD
P3	Issue for Construction	05/06/2011	GD	GD
P4	Issue for Completion	05/06/2011	GD	GD



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020 7076 2511
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CLIENT
Broomoo Rhodriylan Ltd

PROJECT TITLE
Residential Development at
Rhosyllan, Caernarfon, Gwynedd

DATE	SCALE	BY	CHECKED	APPROVED
10/16	1:50	GD	GD	GD

PROJECT NO. RT-LAW-124-GDP-AR-081001 P4
REV 01
REVISION Rev 01 - Final
DATE 08/10/2011
BY GD
CHKD GD
APPD GD

Construction Design and Management (CDM) Regulations

Designs are intended to be used in accordance with the Building Regulations. It is the responsibility of the contractor to ensure that the design is used in accordance with the Building Regulations and to ensure that the design is used in accordance with the Building Regulations. The design is intended to be used in accordance with the Building Regulations and to ensure that the design is used in accordance with the Building Regulations. The design is intended to be used in accordance with the Building Regulations and to ensure that the design is used in accordance with the Building Regulations.

Housetype 'A' - 61.3m² - 660sq. ft
 Bedroom 1 - 3.6 x 3.1 - 11.3m²
 Bedroom 2 - 2.4 x 3.2 - 7.7m²
 Landing - 1.4 x 2.3 - 2.8m²

Housetype 'B' - 84.7m² - 912sq. ft
 Bedroom 1 - 4.2 x 2.8 - 13.2m²
 Bedroom 2 - 3.0 x 2.3 - 8.5m²
 Landing - 2.6 x 1.3 - 4.1m²

PN	Issued for Planning Approval	REV	DATE
PI	Issued for Building Regulations	REV	DATE
PL	Issued for Construction	REV	DATE
PM	Issued for Completion	REV	DATE
PN	Issued for Planning Approval	REV	DATE
PI	Issued for Building Regulations	REV	DATE
PL	Issued for Construction	REV	DATE
PM	Issued for Completion	REV	DATE



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LODGE
 0207 133 3680

CLERK
 Broome Rhoystlyan Ltd

PROJECT TITLE
 Residential Development at
 Rhoystlyan, Caernarfon, Gwynedd

DRAWING TITLE
 Pkgs 1, 2, 3 & 4 - First Floor Plan

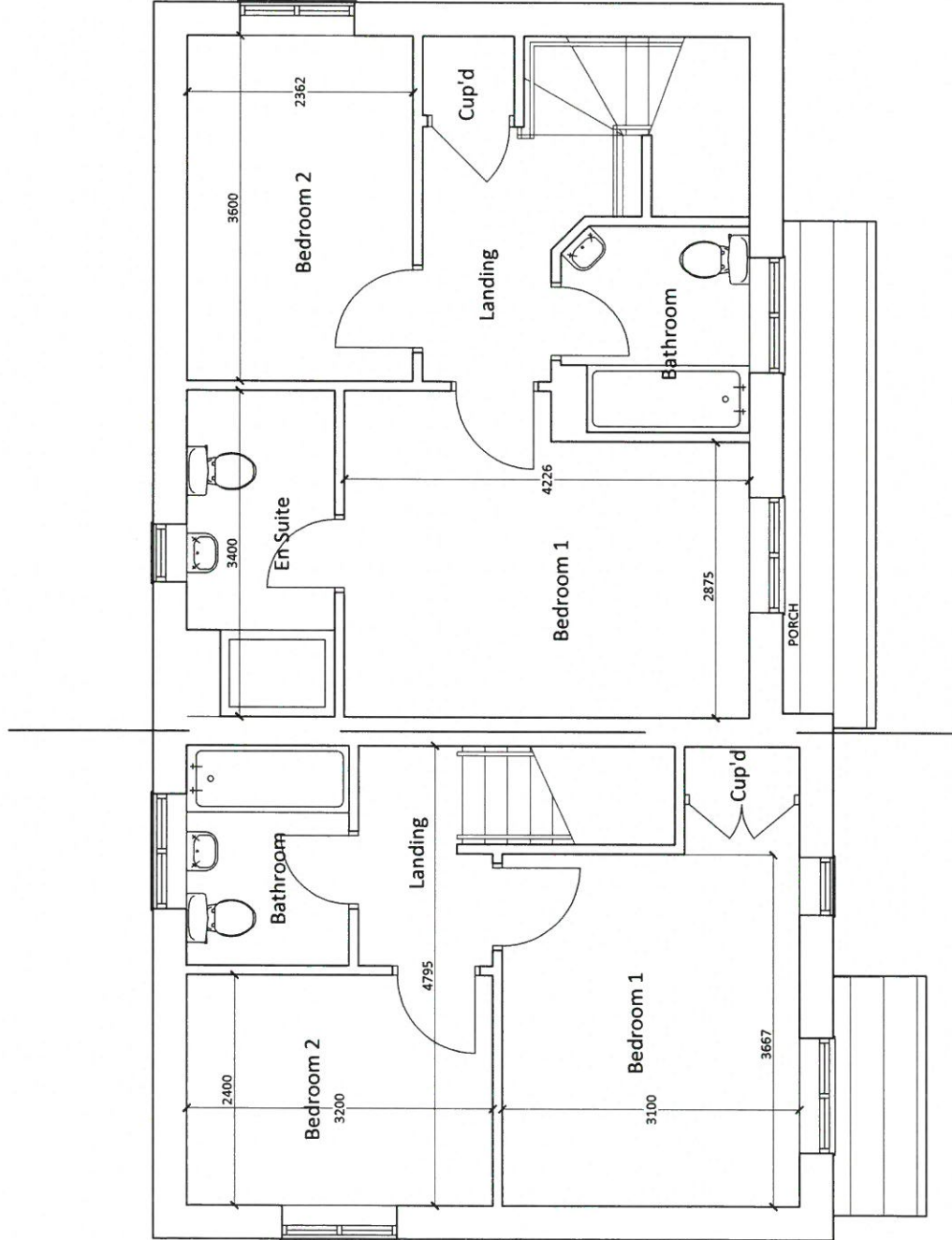
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12/16	1:50			

PROJECT NUMBER
 NI/754 - RT-LAW-1234-600-5FF-AR-01/002 - P4

REVISIONS

REV	DESCRIPTION
1	Issue for Planning Approval

DESIGNER
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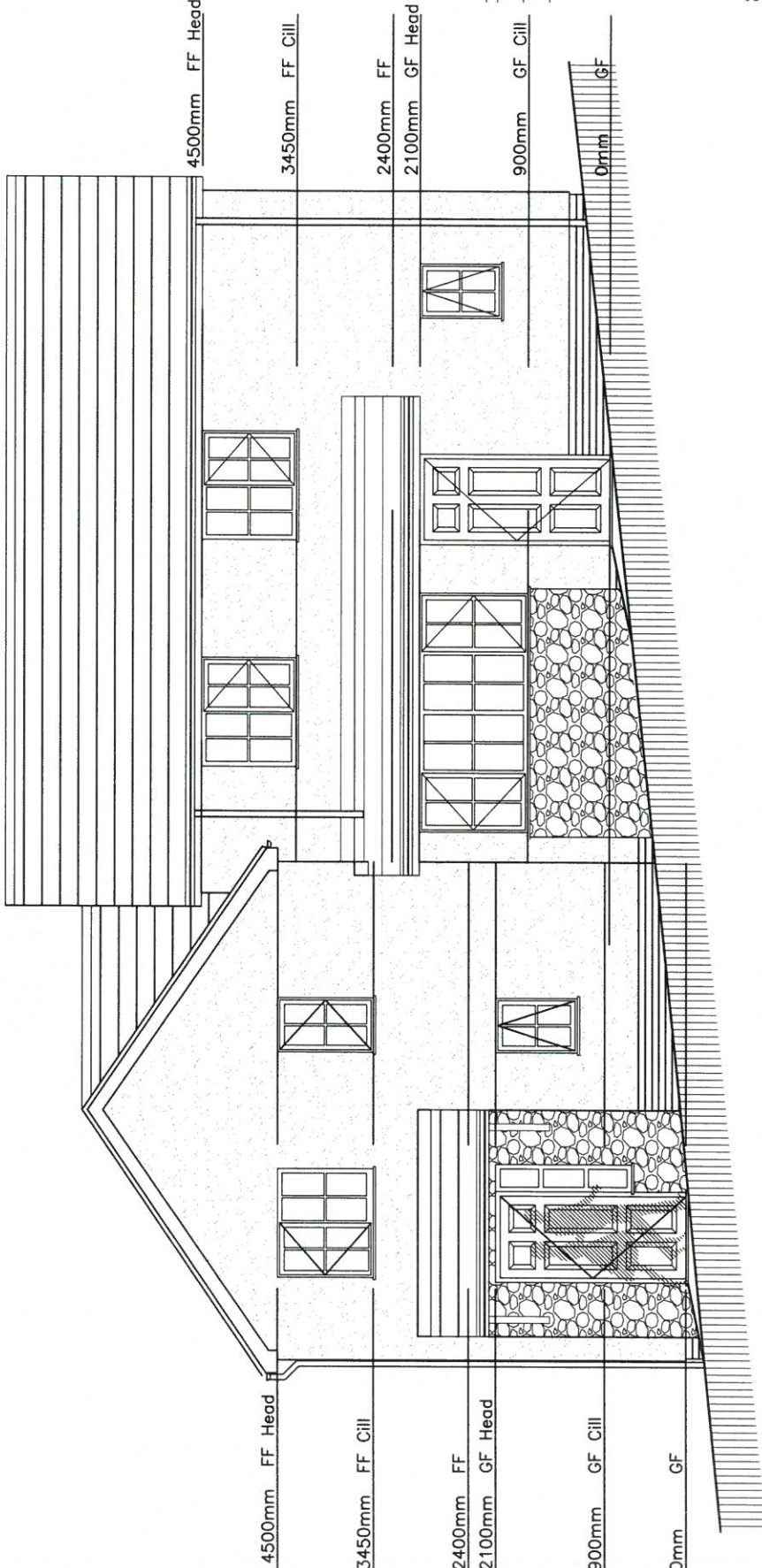


Housetype 'A'

Housetype 'B'

Construction (Design and Management) Regulations

Drawings are prepared in accordance with the standards of the Building Regulations. It is the responsibility of the client to ensure that the drawings are prepared in accordance with the standards of the Building Regulations. It is the responsibility of the client to ensure that the drawings are prepared in accordance with the standards of the Building Regulations. It is the responsibility of the client to ensure that the drawings are prepared in accordance with the standards of the Building Regulations.



NO	DESCRIPTION (CON APP)	DATE
01	ISSUED FOR PERMITS	15/03/20
02	REVISIONS	15/03/20
03	REVISIONS	15/03/20
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06	REVISIONS	15/03/20
07	REVISIONS	15/03/20
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09	REVISIONS	15/03/20
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50	REVISIONS	15/03/20



CANNON
020 2076 2611
www.lawray.co.uk

LONDON
0207 118 8660

CLIENT
Broomco Rhosyllan Ltd

PROJECT TITLE
Residential Development at
Rhosyllan, Caernarfon, Gwynedd

DRAWING TITLE
P101.1, 2, 3 & 4 - Front Elevation

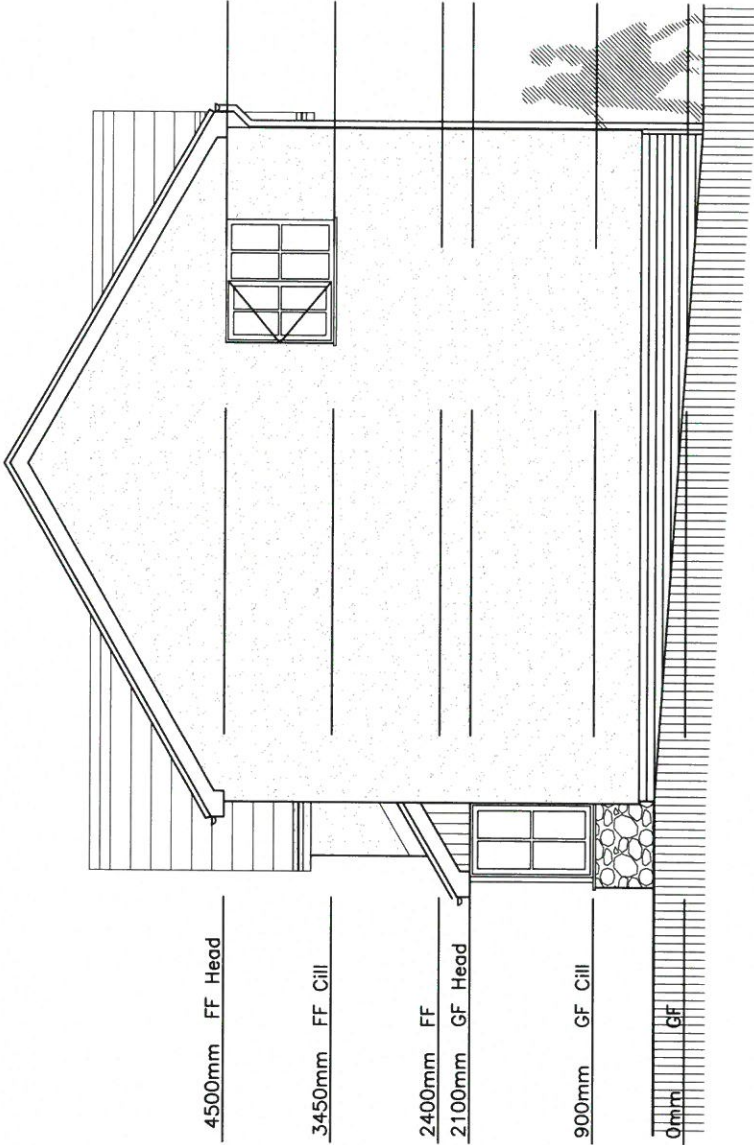
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REV
1/1754 RT-LAW-1234-X-DEL-AR-062001 P4

DESIGNER Lawray Architects
DATE 15/03/20
PROJECT NO 1234-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50

Construction Design and Management Regulations
 This document is intended to be used by the design team for the purpose of providing information to the client and other stakeholders. It is not intended to be used as a contract document. The design team is not responsible for any errors or omissions in this document. The design team is not responsible for any errors or omissions in this document. The design team is not responsible for any errors or omissions in this document.



P1 Final for Planning Approval 18/04/17
 P2 Historic Environment Planning 18/04/17
 P3 Planning 18/04/17
 P4 Final for Planning Approval 18/04/17
 P5 Final for Planning Approval 18/04/17
 P6 Final for Planning Approval 18/04/17
 P7 Final for Planning Approval 18/04/17
 P8 Final for Planning Approval 18/04/17
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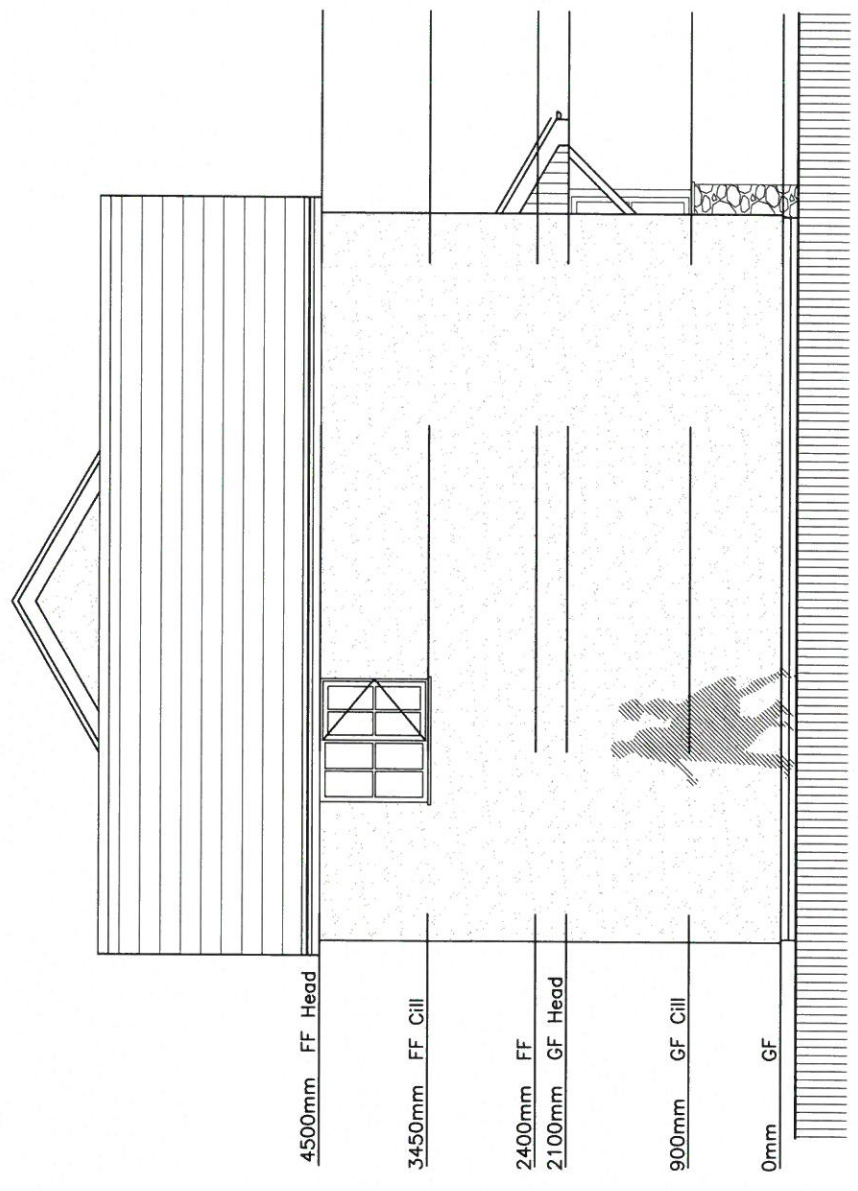
CARDREF: 029 2076 2511
 LONDON: 0207 138 3590
 www.lawray.co.uk
 CLIENT: Broomeo Rhostryfan Ltd

PROJECT TITLE: Residential Development at Rhostryfan, Caernarfon, Gwynedd
 DRAWING TITLE: Plans 1, 2, 3 & 4 - Side Elevation

DATE	SCALE & AT	DRAWN	CHECKED	APPROVED
18/04	1:50	COH	CH	
PROJECT NO	DRAWING NO	DATE	REV	
N1754	RT-LAW-TX-DEL-AR-062002		P4	

Construction Details and Materials Schedule

Design details are provided on a standard basis for the design of the project. It is assumed that the contractor will be responsible for the construction details and materials. It is the responsibility of the contractor to ensure that all materials and workmanship are in accordance with the specifications and drawings. The contractor should consult the relevant building codes and regulations for any specific requirements. The contractor should also consult the relevant building codes and regulations for any specific requirements.



REVISIONS

NO.	DESCRIPTION	DATE
01	Issue for Planning	10.10.15
02	Issue for Construction	10.10.15
03	Issue for Construction	10.10.15

PURPOSE OF ISSUE - FOR PLANNING STATUS



CARDIFF: 029 2078 2511
www.lawray.co.uk

LONDON: 0207 198 3580
VERDIAN: 01793 337 807

CLIENT: Bromco Rhosyllten Ltd

PROJECT TITLE: Residential Development at Rhosyllten, Caernarfon, Gwynedd

DRAWING TITLE: Plots 1, 2, 3, 4 - Rear Elevation

DATE	SCALE	DRAWN	CHECKED	APPROVED
10.10.15	1:50			
PROJECT NO	PROJECT NAME	PROJECT ADDRESS	CDD	CH
N1754	RT-LAW-1234-X-DEL-AR-052013			
<p>NOT SCALE: Any dimensions in square brackets are likely to be subject to change. It is the client's responsibility to ensure that the drawings are in accordance with the relevant building codes and regulations.</p>				

Construction (Design and Management) Regulations

Design teams must be considered for their role in the design process. The design team must be considered for their role in the design process. The design team must be considered for their role in the design process.

16.05.17
16.05.17
16.05.17
16.05.17



DATE: 16.05.17
SCALE: 1:50
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

PROJECT TITLE: Residential Development at Rhostryfan, Caernarfon, Gwynedd

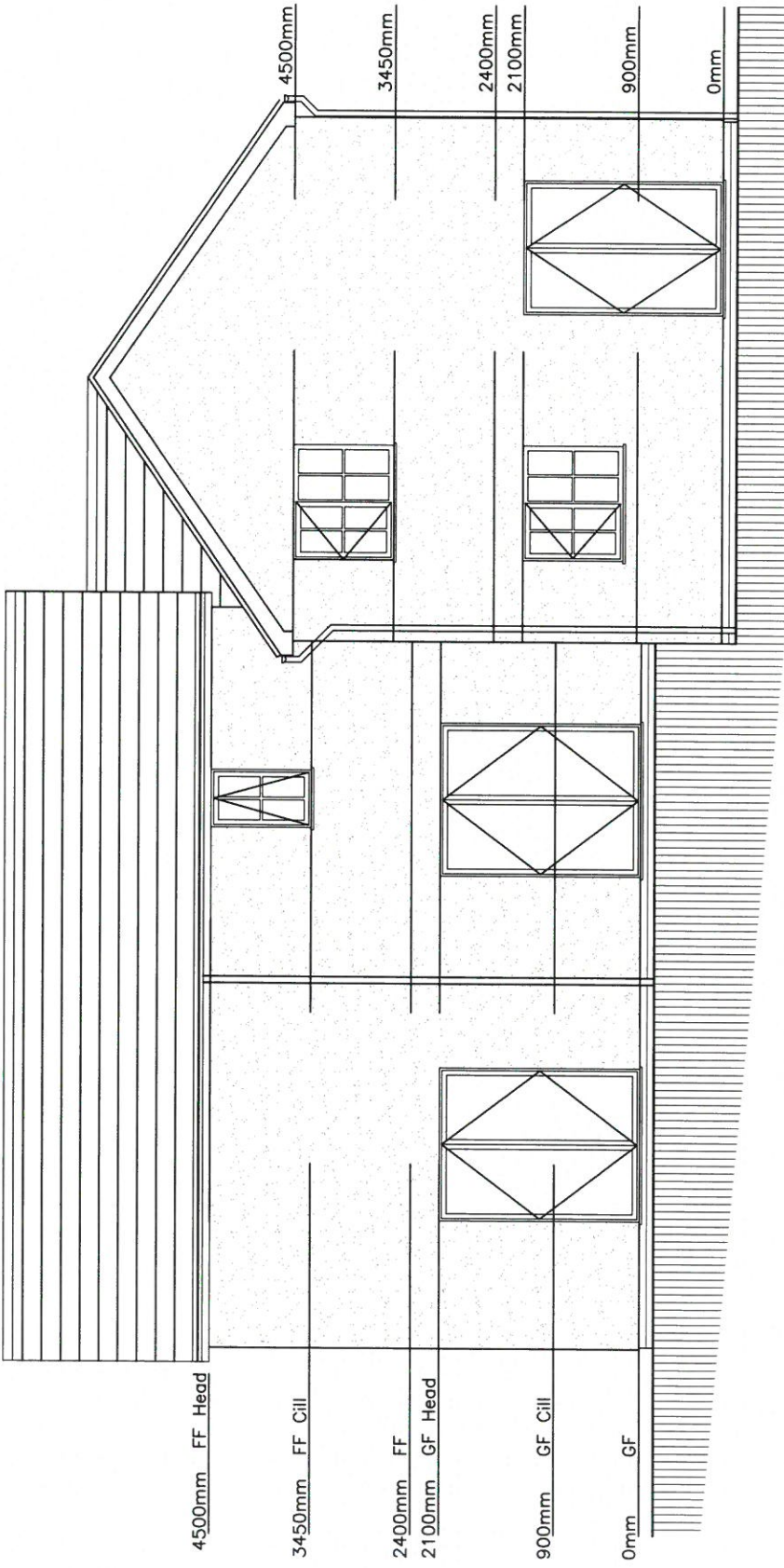
DRAWING TITLE: Plans 1, 2, 3 & 4 - Side Elevation

CLIENT: Brocco Rhostryfan Ltd

DATE: 16.05.17
SCALE: 1:50
DRAWN: [Name]
CHECKED: [Name]
APPROVED: [Name]

PROJECT NO: RT-LAW-12345-DEL-AR-062004
REV: P3

100 NOT SCALE. Any discrepancy in survey concerning the drawing should be referred to the architect.



4500mm FF Head

3450mm FF Cill

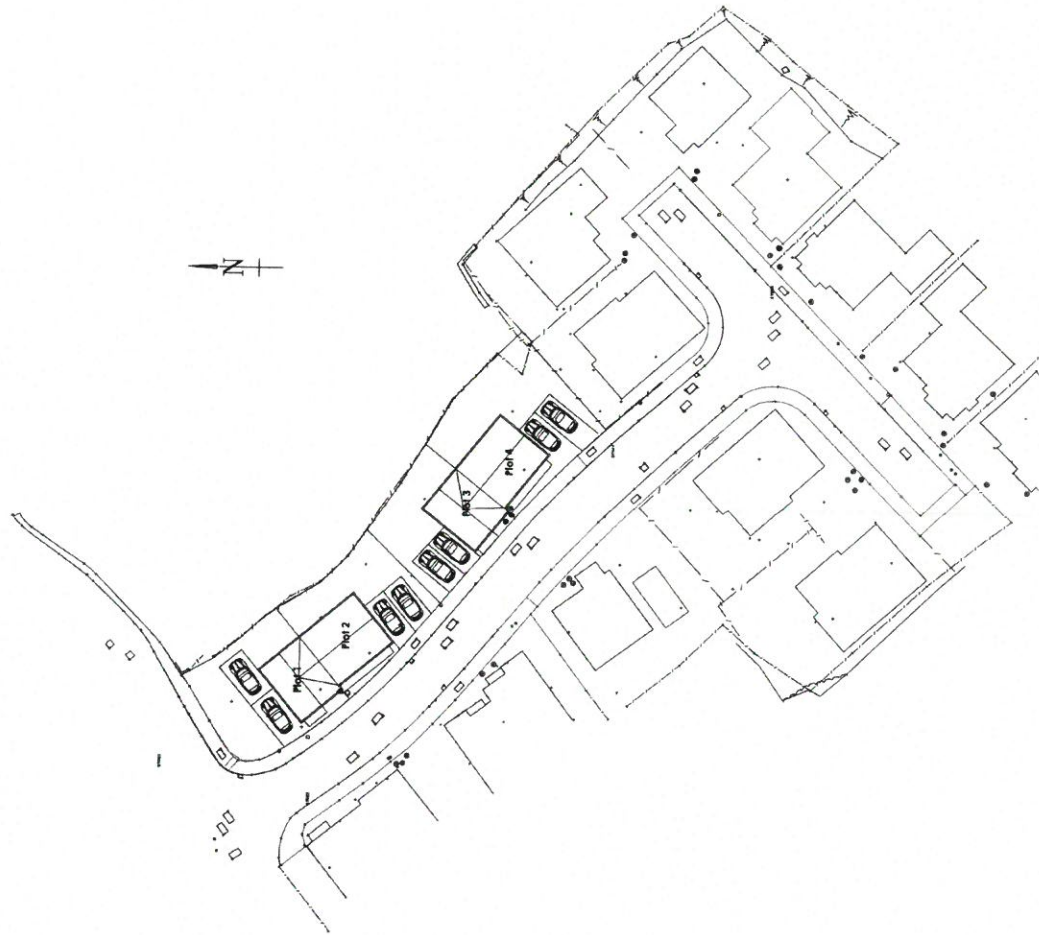
2400mm FF

2100mm GF Head

900mm GF Cill

0mm GF

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Proposed Location Plan - 1:1250

Proposed Site Plan - 1:500

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CYLLIUN DIMWYDRIG
 REWISED PLAN
 24.11.17
 044

Bromco Rhostryfan Ltd
 Residential Development at
 Rhostryfan, Carmarthen, Carmarthenshire

Proposed Location
 Plan & Site Plan

NO.	DATE	BY	FOR
10	2017	J.1234567890	CEO
NO.	DATE	BY	FOR
N1754	5/01		P2

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