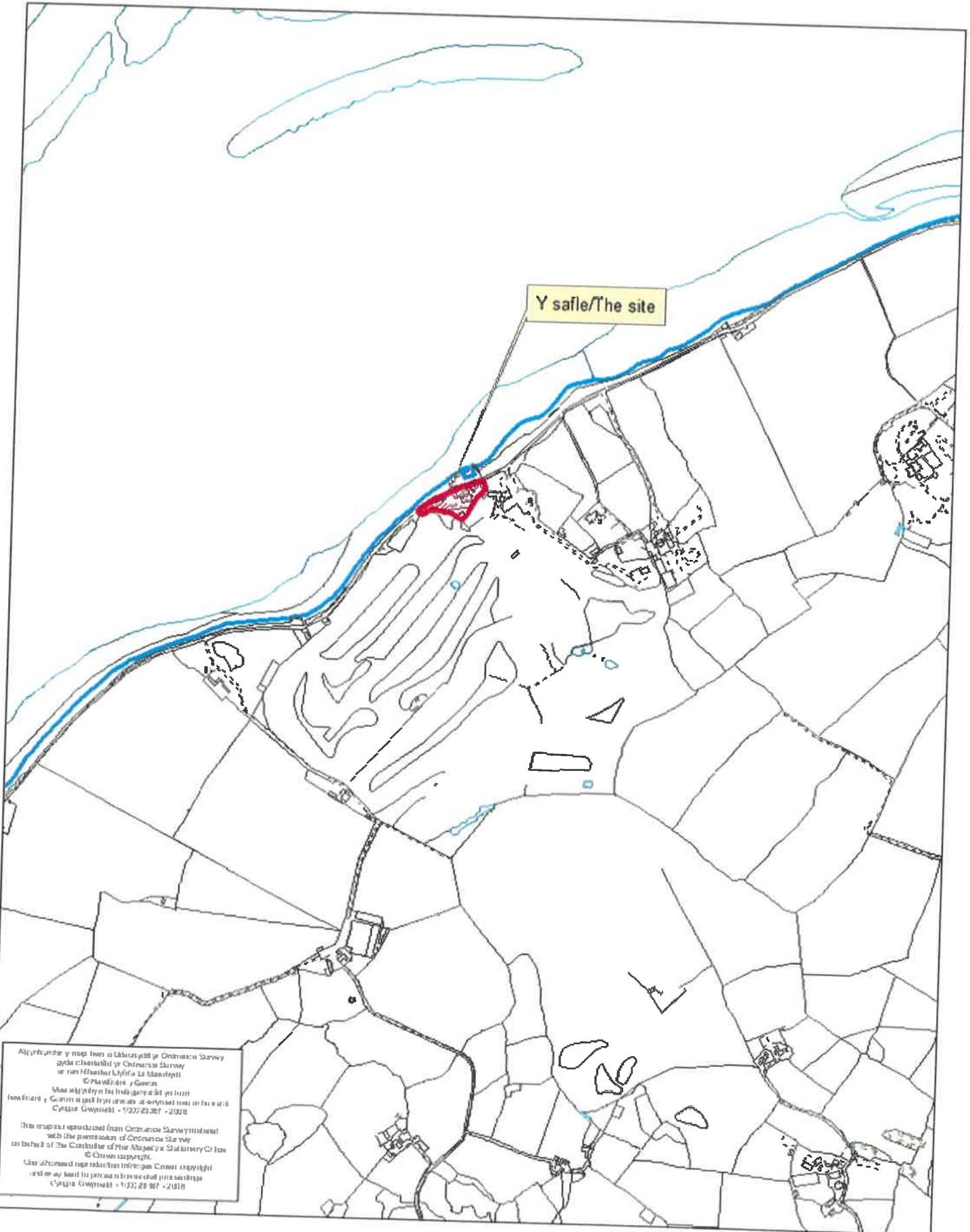




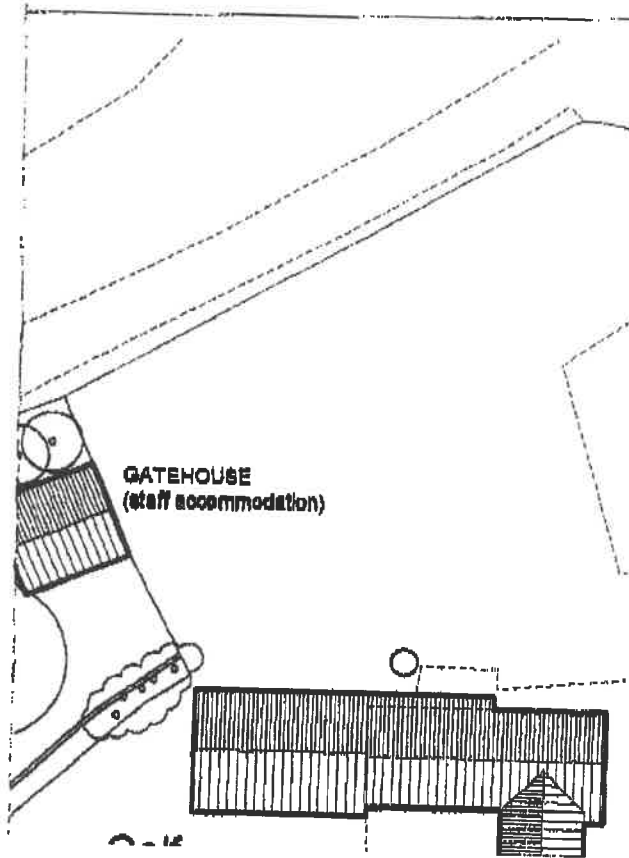
Rhif y Cais / Application Number : C16/1412/19/LL

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

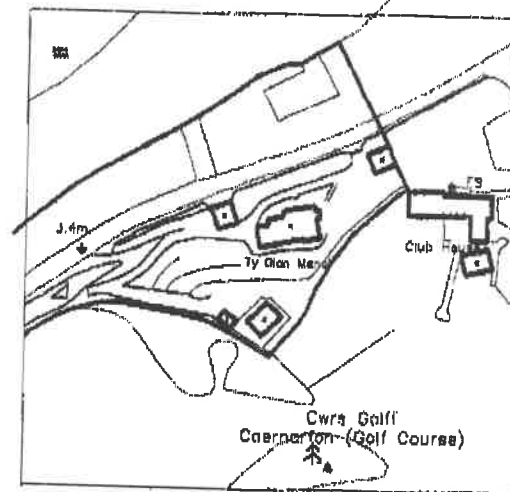


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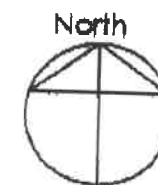
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GATEHOUSE
(staff accommodation)



LOCATION PLAN scale 1:2500

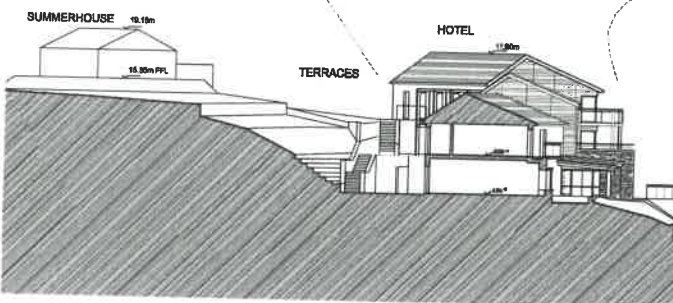
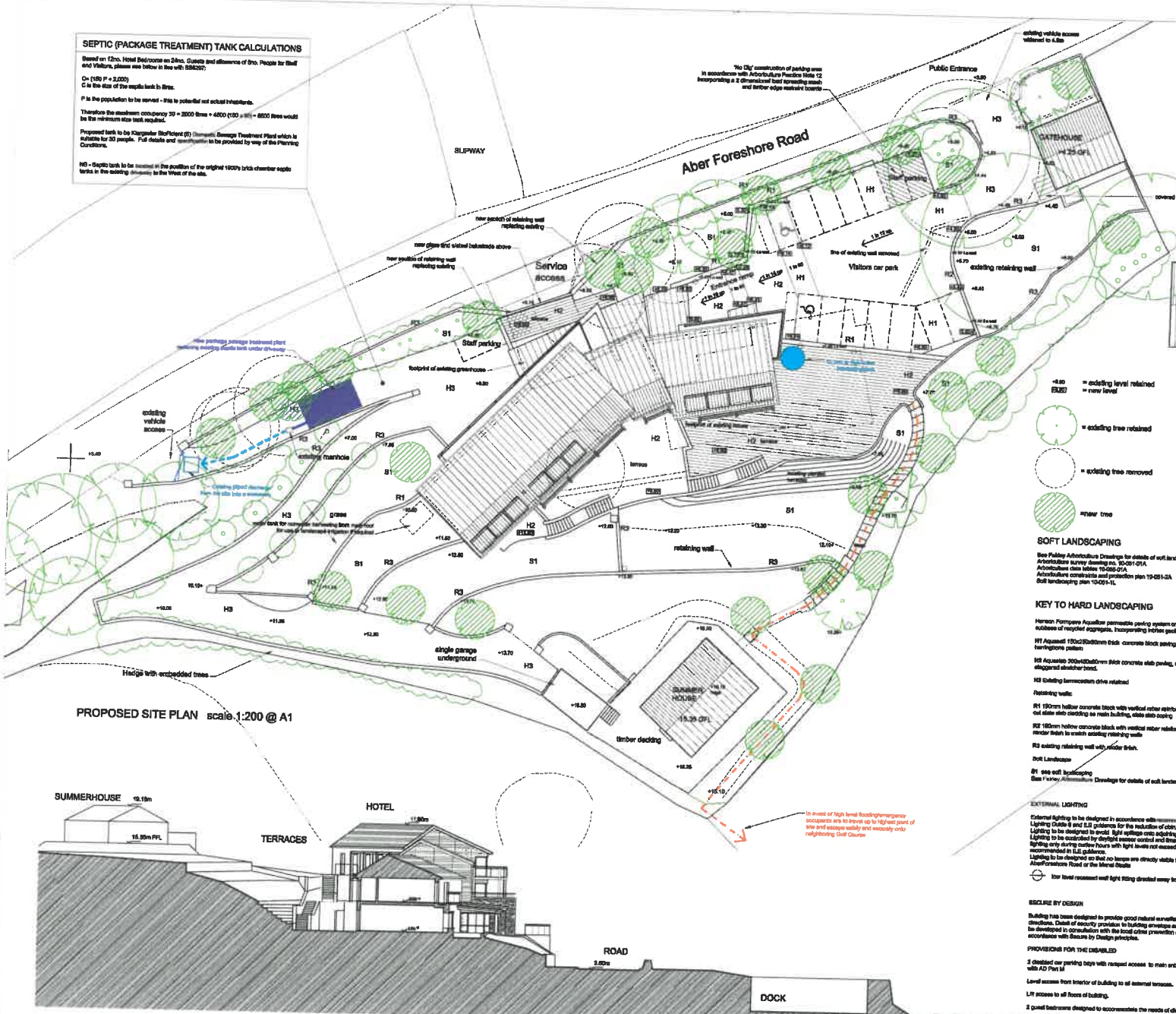
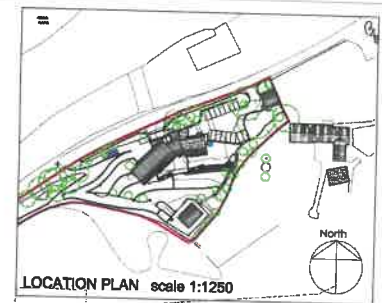


Rev B 03/04/09 trees

Rev B 02/12/08 minor amendments

SEPTIC (PACKAGE TREATMENT) TANK CALCULATIONS

Based on 12no. Hotel Bedrooms on 24no. Guests and allowance of 6no. People for Staff and Visitors, please see below in line with BS6207:
 C = 150 (P = 2,000)
 C is the size of the septic tank in litres.
 P is the population to be served - this is potential not actual inhabitants.
 Therefore the maximum occupancy 30 = 2000 litres + 4500 (150 x 30) = 6500 litres would be the minimum size tank required.
 Proposed tank to be Klugeberg (Biomat) (Biomat) Sewage Treatment Plant which is suitable for 30 people. Full details and specifications to be provided by way of the Planning Conditions.
 H1 - Septic tank to be located in the position of the original 100% brick chamber septic tanks in the existing driveway to the West of the site.



SOFT LANDSCAPING
 See Planning Architectural Drawings for details of soft landscaping and arboriculture.
 Arboriculture Survey Drawing no. 10/01-01A
 Arboriculture Data Tables 10/02-01A
 Arboriculture constraints and protection plan 10/03-01A
 Soil landscaping plan 10/04-01A

KEY TO HARD LANDSCAPING
 H1 150mm hollow concrete block with vertical rebar reinforcement and concrete fill, out door also cladding as main building, stone slab coping
 H2 150mm hollow concrete block with vertical rebar reinforcement, and concrete fill, render finish to create existing retaining walls
 H3 existing masonry drive retained
 Retaining walls:
 R1 150mm hollow concrete block with vertical rebar reinforcement and concrete fill, out door also cladding as main building, stone slab coping
 R2 150mm hollow concrete block with vertical rebar reinforcement, and concrete fill, render finish to create existing retaining walls
 R3 existing retaining wall with render finish
 R4 Landscaping
 R5 see soft landscaping
 See Planning Architectural Drawings for details of soft landscaping and arboriculture

EXTERNAL LIGHTING
 External lighting to be designed in accordance with Lighting Code B and B2 guidance for the reduction of obtrusive light. Lighting to be designed to avoid light spillage onto adjoining areas. Lighting to be controlled by daylight sensor control and timer with auto dimming only during carbon hours with light levels not exceeding recommended in L16 guidance.
 Lighting to be designed such that no lamps are directly visible from Aberfores Road or the Hotel Drive.
 Low level recessed wall light fitting directed away from Hotel Drive

SECURE BY DESIGN
 Building has been designed to provide good natural surveillance in all directions. Detail of security provision to building envelope and site boundary to be developed in consultation with the local crime prevention design adviser in accordance with Secure by Design guidance.
PROVISIONS FOR THE DISABLED
 3 disabled car parking bays with required access to main entrance complying with AD Part M
 Level access from interior of building to all external terraces.
 L11 access to all floors of building.
 2 guest bedrooms designed to accommodate the needs of disabled guests

**Cynllun Diwygiedig
 Amended Plan**

All dimensions to be checked on site. Figured dimensions to be used in preference to unfigured dimensions. RDP assumes no responsibility for any unauthorised amendments to the drawings and does not warrant the accuracy of the drawings. This drawing is copyright and remains the property of KDP unless otherwise agreed.

Revisions	Revisions	Revisions	Revisions
No	Date	Description	By
A	10.11.17	Post omitted and emergency flood escape route added.	MD
B	17.06.18	Previously approved footpath and parking shown, and Septic Tank Calculations Added	DB
C	24.05.18	Package treatment confirmed and off site plus location indicated shown	DB
D	07.05.18	Downway location indicated shown	MD
E	08.05.18	Downway location updated - Inductively shown	MD

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Client: Mick McKenna
Job Title: Ty Glan Menai Llanfaglan, Caernarfon
Drawing Title: Proposed Site Plan

PLANNING
 102
 10/20/18 08 880 02.01.18

KDP
 ARCHITECTS

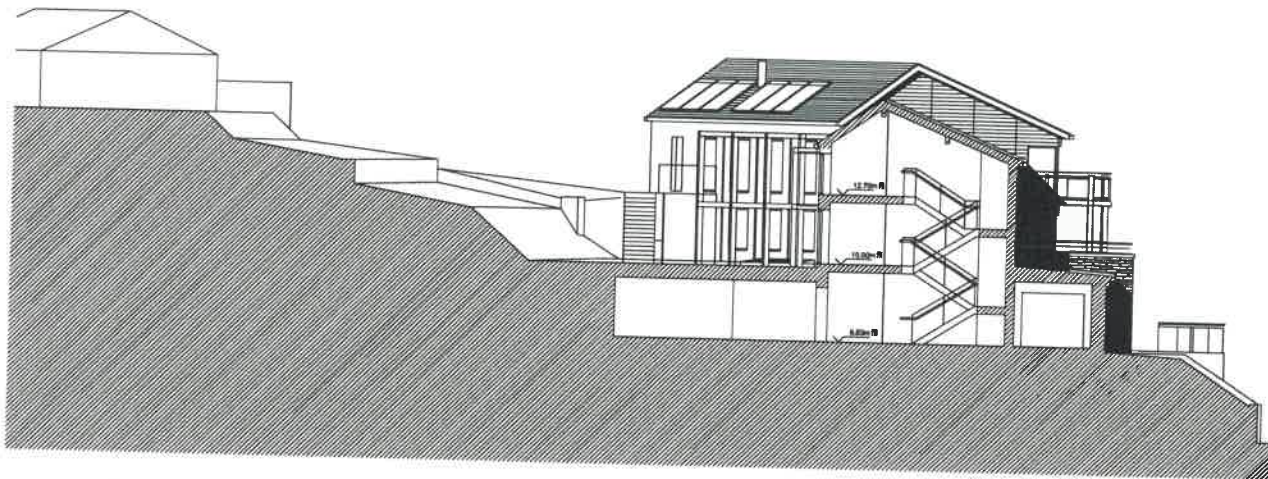


SOUTH ELEVATION
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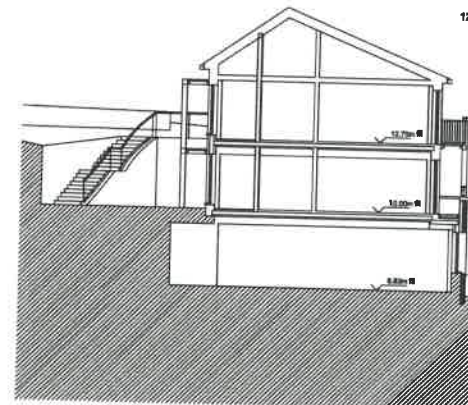


WEST ELEVATION
scale 1:100 @ A1

Cynllun Diwygiedig
Amended Plan



SECTION BB
scale 1:100 @ A1



SECTION CC
scale 1:100 @ A1

MATERIALS

- 1 Penryn Heather Blue slate cut slab wall facing
- 2 Welsh slate coping
- 3 Natural Welsh slate roof finish
- 4 Timber roof eaves, verge and soffit cladding
- 5 Natural aluminium RW gutters and downpipes
- 6 Horizontal timber cladding
- 7 Windows and doors: ground floor, hardwood/acoya first and second floor, uPVC (triple glazing on north elevation)
- 8 Oak frame balcony structure
- 9 Oak, glass and stainless steel balustrade with HW handrail
- 10 Lead roof with rolled joints
- 11 Oak framed brise soleil
- 12 Evacuated tube solar collectors/PV panels (indicative, size and number of panels to be determined)

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Tel 01225 315868

Client Mr M McKenna

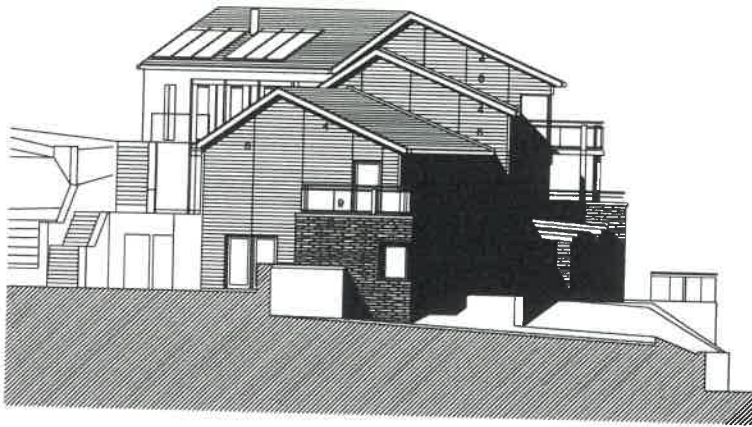
Project Ty Glen Menai
Aber Foreshore Road
Llanfagan, Caermerfon

Drawing PROPOSED HOTEL
ELEVATIONS, SECTIONS

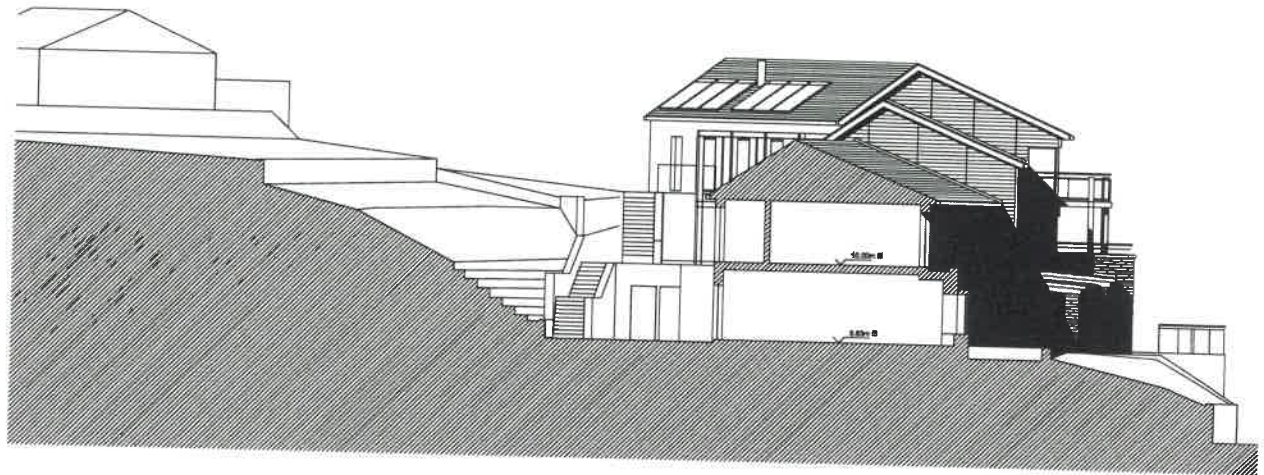
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Date September 2010 Scale 1:100 @ A1
Drawn dt Checked

Drawing No 253-P105 Rev



EAST ELEVATION
scale 1:100 @ A1



SECTION AA
scale 1:100 @ A1

Cynllun Diwygiedig
Amended Plan

MATERIALS

- 1 Penrhyn Heather Blue slate cut slab wall facing
- 2 Welsh slate coping
- 3 Natural Welsh slate roof finish
- 4 Timber roof eaves, verge and soffit cladding
- 5 Natural aluminium RW gutters and downpipes
- 6 Horizontal timber cladding
- 7 Windows and doors: ground floor, hardwood/acacia
first and second floor, uPVC (triple glazing on north elevation)
- 8 Oak frame balcony structure
- 9 Oak, glass and stainless steel balustrade with HW handrail
- 10 Lead roof with rolled joints



NORTH ELEVATION
scale 1:100 @ A1

DAVID TYRER DP ARCH RIBA
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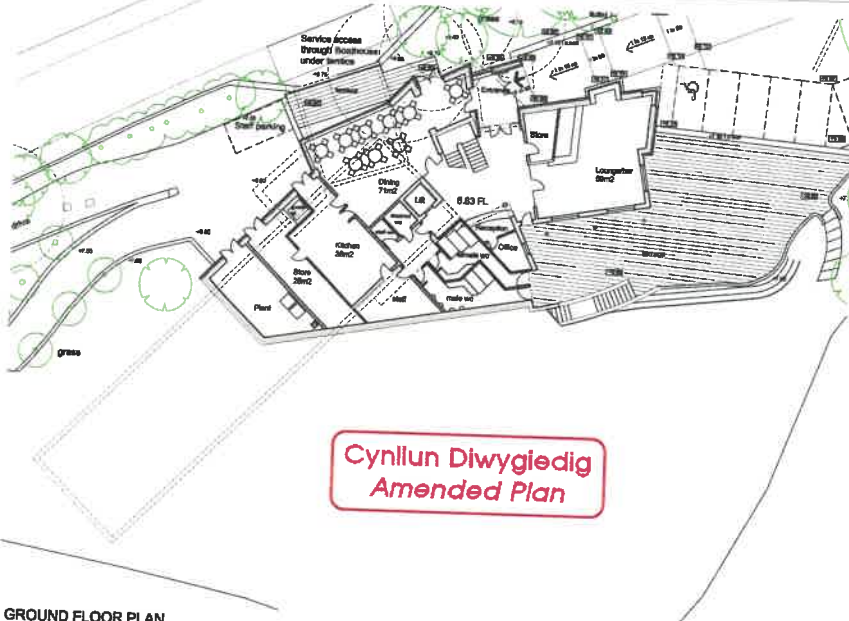
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Aber Foreshore Road
Llanfeglan, Coesmarfon

Drawing PROPOSED HOTEL
ELEVATIONS, SECTION

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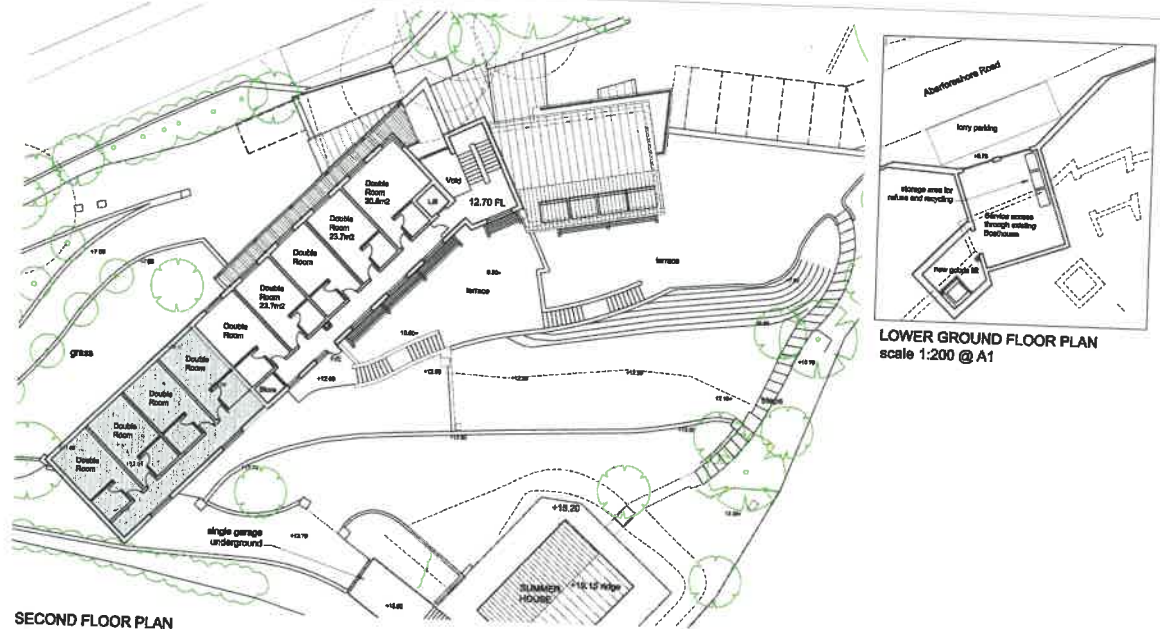
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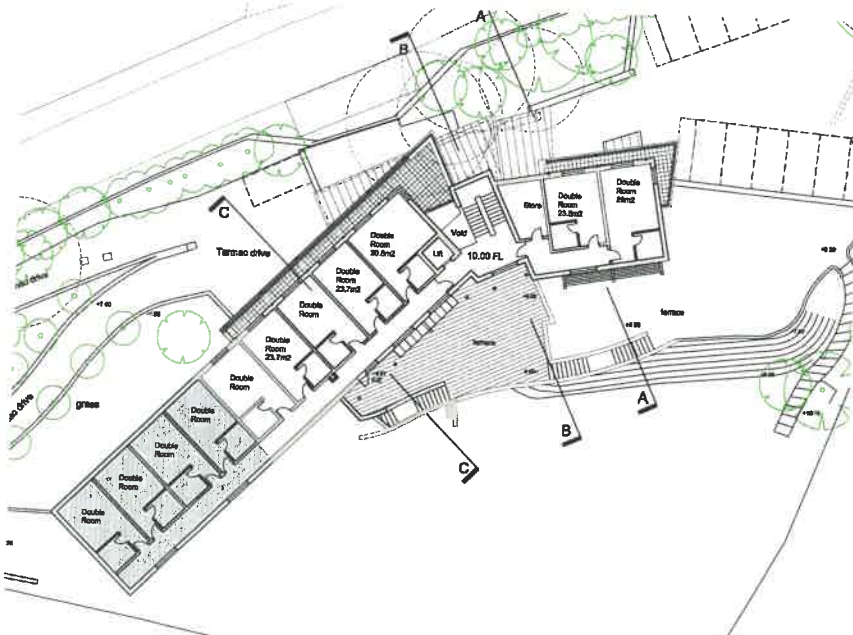
**Cynllun Diwygiedig
Amended Plan**

GROUND FLOOR PLAN
scale 1:200 @ A1

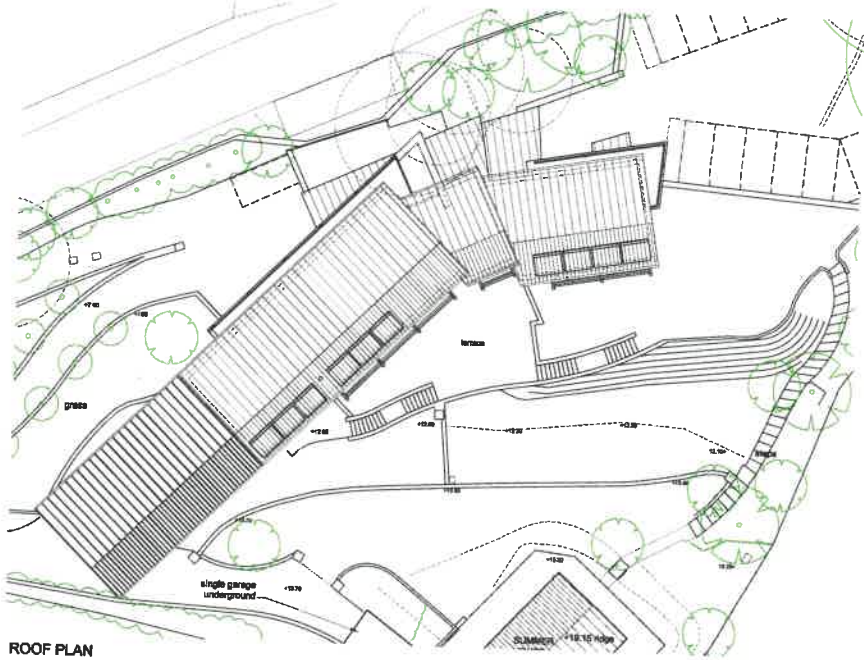


LOWER GROUND FLOOR PLAN
scale 1:200 @ A1

SECOND FLOOR PLAN
scale 1:200 @ A1



FIRST FLOOR PLAN
scale 1:200 @ A1



ROOF PLAN
scale 1:200 @ A1

Revisions			Revisions			Revisions			Revisions		
Rev	Date	Description	Rev	Date	Description	Rev	Date	Description	Rev	Date	Description
A	15.11.17	Plot created from design									

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R016173

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Ty Glan Mersal
Llanfaglan, Caernarfon

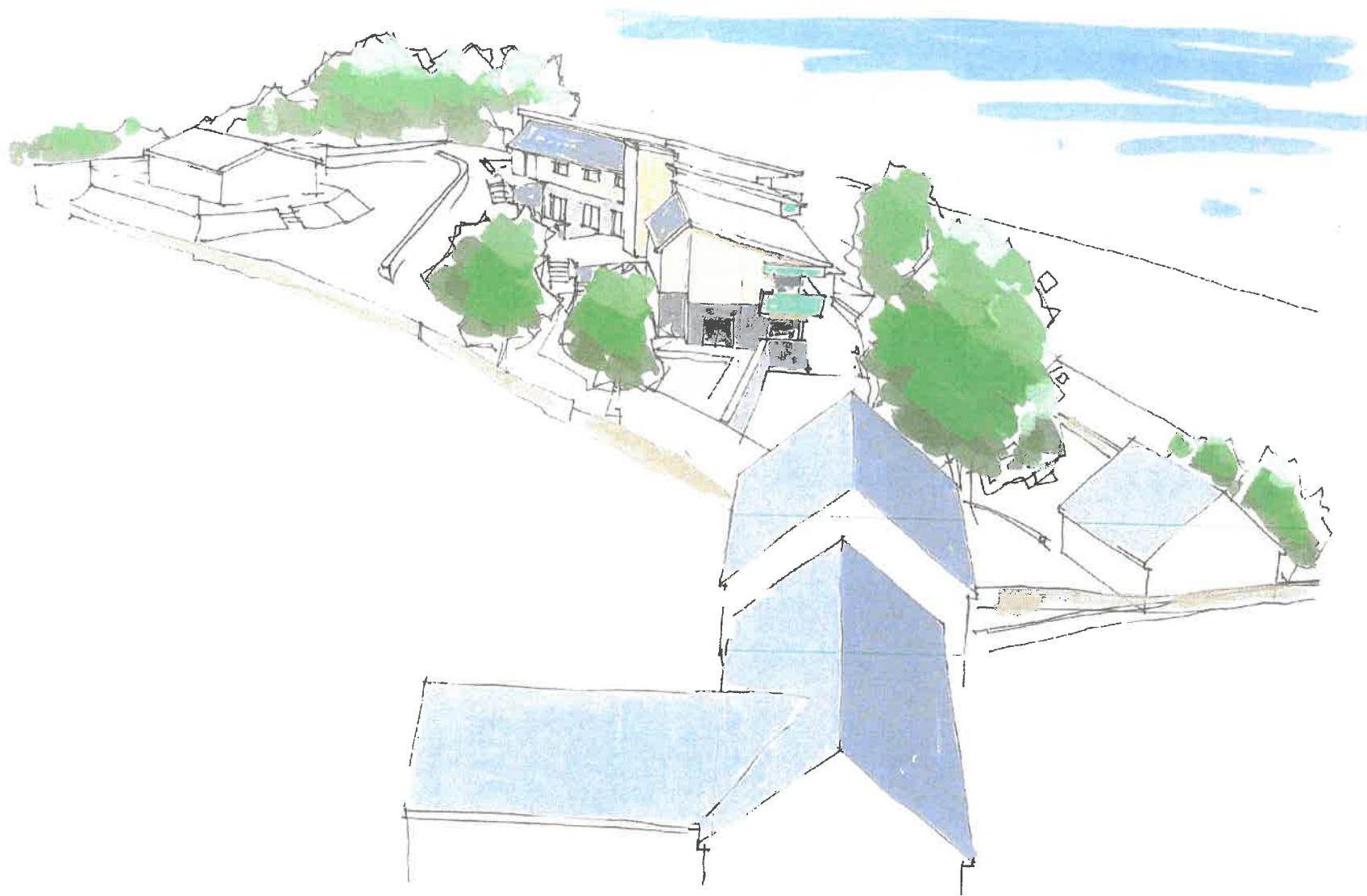
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PRELIMINARY

Job number:
Gen-Eng

103

A



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18

Client Mr M McKenna

Project Ty Glan Menai, Aber Foreshore Road
Llanfaglan, Caernarfon

Drawing Sketch Perspective 2

Drawn dt

Checked

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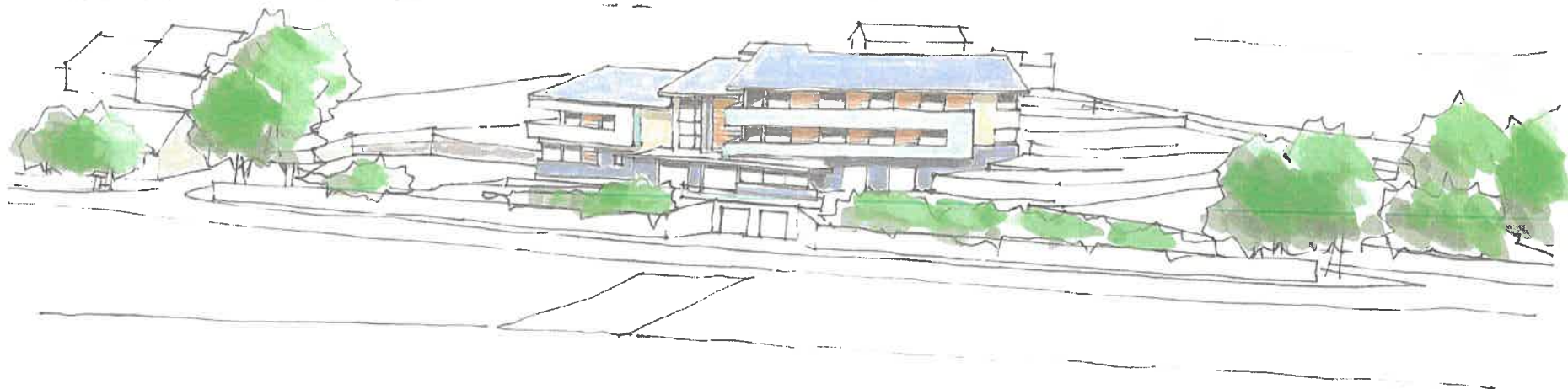
Scale nts

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Drawing Sketch Perspective 3

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Drawing Sketch Perspective 4

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Drawing Sketch Perspective 1

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