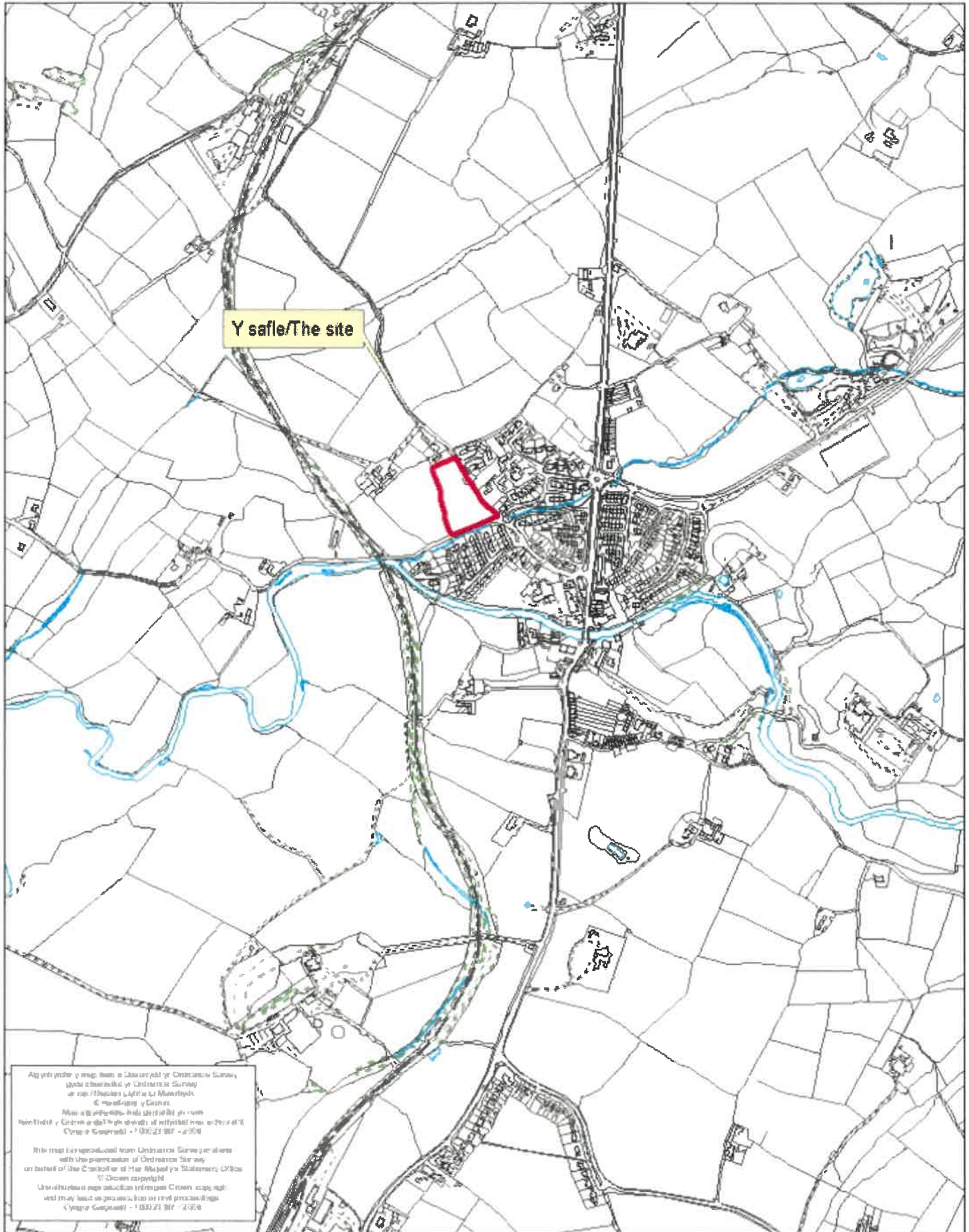




Rhif y Cais / Application Number : C19/0014/19/LL

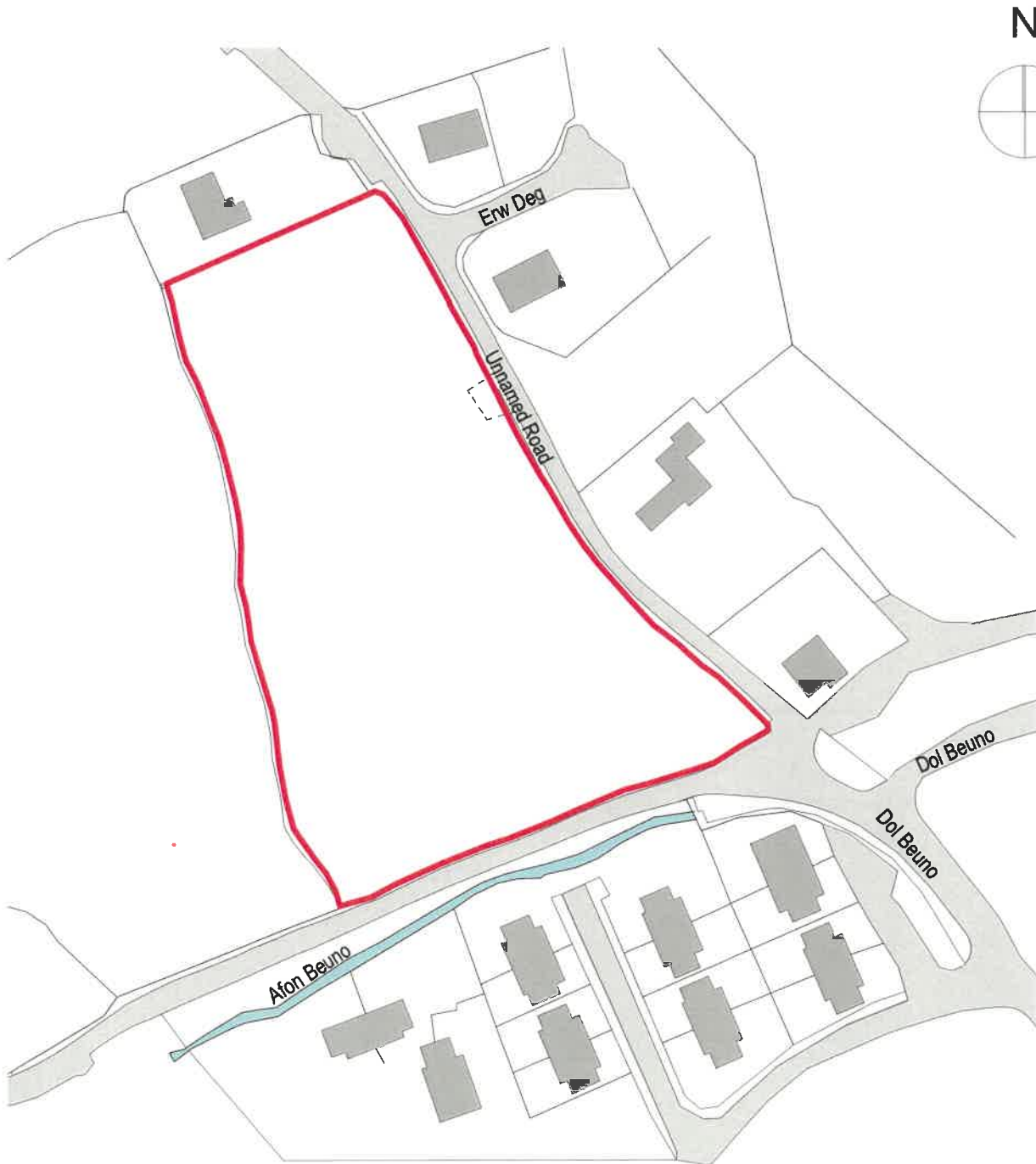
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



All yr ystyr y map hon a ddaer ydych chi chiwio'n hysbysu
ydyd ydych chi chiwio'n hysbysu ydych chi chiwio'n hysbysu
ar raddfa o'r Cynllun Gwynedd C.C. yn unig.
Mae'r map hon yn cael ei hysbysu'n hysbysu'n hysbysu
y Cynllun Gwynedd C.C. yn unig. Dim i raddfa.
Cynllun Gwynedd C.C. - 01248 311111

This map is reproduced from Ordnance Survey material
with the permission of Ordnance Survey
on behalf of the Controller of Her Majesty's Stationery Office
© Crown copyright
Unauthorised reproduction is prohibited by law.
Cynllun Gwynedd C.C. - 01248 311111

Location Plan



Location Plan
1:1250

■ PROJECT

Bontnewydd

■ TITLE

Location Plan

SIZE

A4

STATUS

PLANNING

PROJECT No

1672

DRAWING No

L.01-P1

DRAWN by

HF

CHECKED

-

DATE

JUL 18

SCALE (1/20)

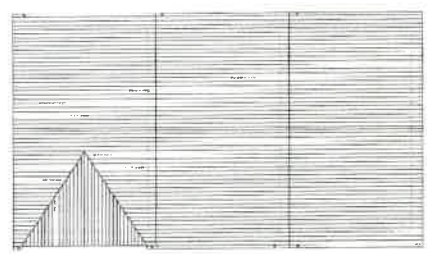
1:1250

□ JOHN MCCALL ARCHITECTS LTD

■ No .1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819

□ Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: admin@johnmccall.co.uk

Block Type 5



Roof
1:100

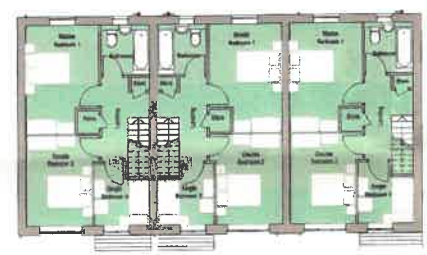


Front Elevation
1:100

- Block Type 5a
- Harvest Rain roof tile
- Black roof eaves
- White uPVC window frames
- Artificial grass to front entrance
- Red brick facing brick
- Black rainwater goods
- Treated timber service structure
- Composite Joint door, 40% red kerf, Black metal



Unit 1 location Key - NTR



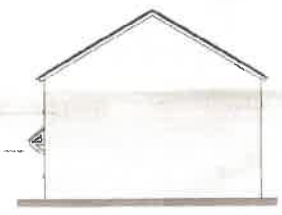
First Floor
1:100

Designed to be DQR compliant

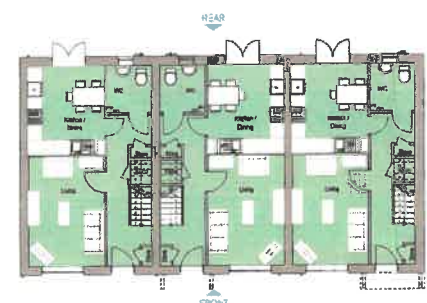


Side 1 Elevation
1:100

- Harvest Rain roof tile
- Black roof eaves
- Red brick facing brick
- Black rainwater goods
- Treated timber service structure

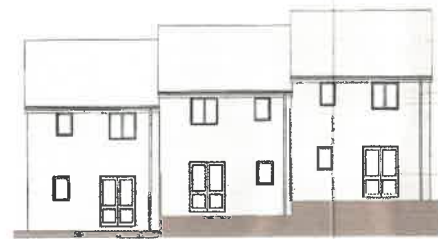


Side 2 Elevation
1:100



Ground Floor
1:100

Designed to be DQR compliant



Rear Elevation
1:100

- Harvest Rain roof tile
- Black roof eaves
- Black rainwater goods
- White uPVC window frames
- Red brick facing brick
- White uPVC door with 4.5 glazing



CYNLLUN DIWYGIEDIG
REVISED PLAN
Deddf Rheoliadau 11 04 14
Llofnoddiad: **0000**

P2 Location key updated

Bontnewydd

Block Type 5

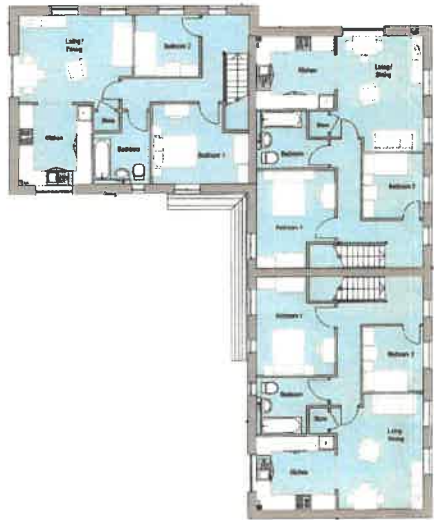
HF 11.04.2019

FOR	DATE	REVISION
A1	1072	L15-P2
TYPE	NO	
NO	NO	

JOHN MCCART ARCHITECTS LTD
No 1 Red Village - Harrow Street, Llanidloes, LL50. Tel: 01547 207187 Fax: 709 5119
Old Crisp Building - 100 High Street, Llanidloes, LL50. Tel: 01547 207187 Fax: 709 5119

NOV 18 11:00

Block Type 6



First Floor
1:100

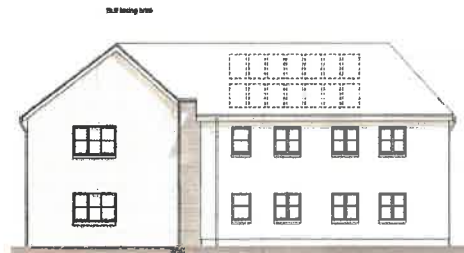


Front Elevation
1:100

- Roof ridge tile
- Horizontal slate roof tile
- Black roof coping
- White uPVC window frames
- Windows will be front windows
- Buff facing brick
- Black rain-water gable
- Trussed timber canopy structure
- Composite front door, white to substrate, fabric valance



Unit Location Key - NTS

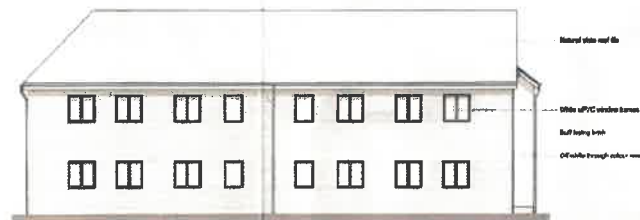


Side 2 Elevation
1:100

- Installation of PE ground to be specified for earth facing roof, with the appropriate waterproofing
- Horizontal slate roof tile
- Black roof coping
- Off-white through-colour render
- Black rain-water gable

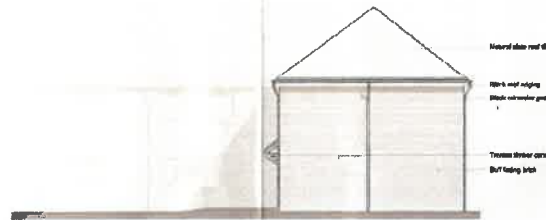


Ground Floor
1:100



Rear Elevation
1:100

- Horizontal slate roof tile
- White uPVC window frames
- Buff facing brick
- Off-white through-colour render



Side 1 Elevation
1:100

- Horizontal slate roof tile
- Black roof coping
- Black rain-water gable
- Trussed timber canopy structure
- Buff facing brick

P2 Location key updated
Bontnewydd

Block Type 6

CYHLLUN DWYGEDIG
REVISED PLAN
Dedynerydd/Received 11/04/19
Duneddygarn

A1	1072	L18-P2	11.04.2019
	HP	DS	
NOV 15		1:100	

JOHN MCCA ARCHITECTS LTD
1st Floor, Arts Village, Church Street, Newport, NP23 5EJ
Tel: 01493 757 824 Fax: 01493 757 829

Site Sections - 1



CYRILLIN DWYNYWYDING
REVISED PLAN
Date of issue: 11.04.19
Landscape: [Signature]

Rev PS Plot 14 removed at planner request	HF	11.04.2019
Rev P4 Floor boundary shown plots 11-17	HF	05.04.2019
Rev P3 Block Type 1 now 1.1 and 1.2	HF	05.04.2019
Rev P2 Neighbouring properly connected to match up to heights	HF	12.12.2018
<p>Botanryydd Site Sections - 1 A1</p>		
JOPN MCCALL ARCHITECTS LTD	1672	L.04-P5
100 The Pines, Church Street, Newry, Co. Down, BT22 2 2	NOV 18	1:200

Site Sections - 2



Public open space shown in red outline, see landscaping and drainage drawings for more information



CYNLLUN DIWYGIEDIG
REVISED PLAN
Date: 11/04/19
Author: [Signature]

Rev P5 Plot 14 instead of current layout	HF	11.04.2019
Rev P4 Rear boundary shown plots 4-17	HF	08.04.2019
Rev P3 Block Type 1 new 1.1 and 1.2	HF	05.04.2019
Rev P2 Neighbouring property corrected to match top heights	HF	11.12.2018
Ed: [Signature]		

JOHN MCCALL ARCHITECTS LTD
PLANNING
NOV 18 1:200

Boundary Locations

KEY

- Type B1 - Low Level Brick Walling (see schedule)
- Type B2 - Brick Walling + 1100mm Railing
- Type B3 - Brick Walling + Fencing (see schedule)
- Type B4 - Brick Walling + Fencing (see schedule)
- Type F1 - 1200mm Timber Fencing
- Type F2 - 1800mm Timber Fencing
- Type F3 - 1800mm + 1200mm Timber Fence
- Type FG - 1800mm Timber Gate
- Type S1 - Stone Wall, 900mm
- Type S2 - Stone Finish Retaining Wall (see schedule)
- Type K1 - 1100mm Kissing



New boundary to plot 12 asset but it a height of 2.0m to plot 16-17

New boundary to plot 12 asset but it a height of 2.3m to plot 16-17

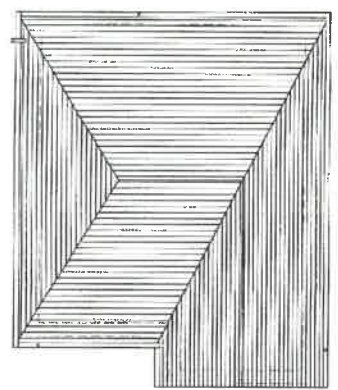
Boundaries Location Plan 1:250
 Rev P3 Plot 14 broken at planner request
 Rev P2 Boundary to plots 14-17 rotated

CYLLUN DWYGIEDIG
REVISED PLAN
 Delivered/Prepared: 11.01.19
 Listed/Sign-off: [Signature]

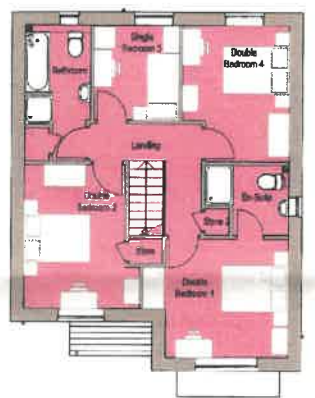
HF 11.01.2019
 HF 04.02.2019

Bontnewydd		Boundary Locations	
JOHN MCCARTHY ARCHITECTS LTD 1st Floor, The Old Mill, Church Street, Haydock, Merseyside, L35 2JR Tel: 0151 251 1111 Fax: 0151 251 1112 www.johnmccartyarchitects.co.uk		A1	PLANNING
			1672
		HF	NOV 18 1:250

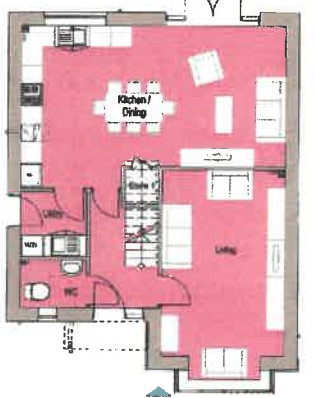
Block Type 1.1 - Gwynant



Roof
1:100



First Floor
1:100

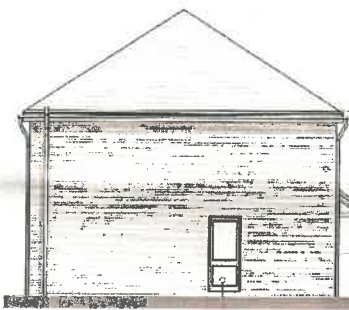


Ground Floor
1:100



Front Elevation
1:100

- Black roof ridge
- Natural slate roof tile
- Black roof edging
- Artstone headers to front windows
- Black rainwater goods
- Artstone sill to front windows
- White uPVC window frames
- Composite front door, finish varies, style indicative
- Facing brick



Side 1 Elevation
1:100

- Natural slate roof tile
- Black roof edging
- Glazing bar only included when visible from the street
- Facing brick
- White uPVC window frames
- Black rainwater goods



Side 2 Elevation
1:100



Rear Elevation
1:100

- Natural slate roof tile
- Black roof edging
- Black rainwater goods positioned to conceal movement joint
- Black GVP, height to be confirmed by a specialist
- Facing brick
- White uPVC window frames
- White uPVC Double doors with sidelights



Unit Location Key - NTS

NOTES:
 - Facing brick to vary between plots as indicated above to increase variation in the streetscene.
 Red multi brick -
 Buff brick -
 - These units also includes a garage, arrangement and size of which varies between plots, please see site plan for more information. Garage brick always to match its associated house.

Plot 17 - side door omitted
 Plot 13 - side door interest into garage

CYNLLUN DIWYCHIEDIG
 REVISED P
 Derwydd
 11 04 19
 MW

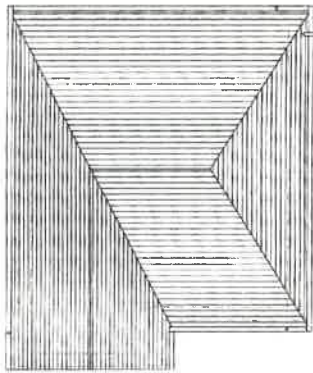
Rev P3 Location key updated
 Rev P2 Block Type 1 now 1.1 and 1.2

Bontnewydd Block Type 1.1 - Gwynant

A2	DATE	11.04.2019
	HF	04.04.2019
NO. OF SHEETS	1672	L.10-P3
REVISION	HF	
DATE	NOV 18	1:100

JOHN MCCALL ARCHITECTS LTD
 No.1 Arts Village, Henry Street, Liverpool L1 5BS Tel 0151 707 1818 Fax 707 1819
 Old Creep Building, Church Street, Hayfield, SK22 2JE e-mail admin@johnmccall.co.uk

Block Type 1.2 - Gwynant



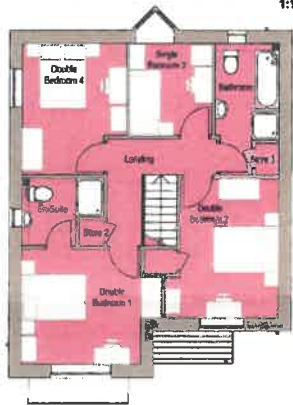
Roof
1:100



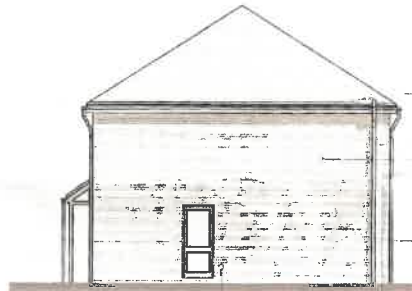
Front Elevation
1:100

- Black roof edge
- Natural slate roof tile
- Black roof edging
- Arizona headers to front windows
- Black rainwater goods
- Arstone sill to front windows
- White uPVC window frames
- Composite front door, finish varies, style indicative
- Facing brick

Protruding brick course band



First Floor
1:100



Side 1 Elevation
1:100

- Natural slate roof tile
- Black roof edging
- Angled window to reduce overfolding
- Facing brick
- White uPVC window frames
- Black rainwater goods

Plot 17 - side door omitted
Plot 15 - side floor internal into garage

Glazing bar only included when visible from the street



Side 2 Elevation
1:100



Ground Floor
1:100



Rear Elevation
1:100

- Obscured glazing to bathroom
- Obscured glazing, floor
- Side opening for views across the neighbouring field

- Natural slate roof tile
- Black roof edging
- Black rainwater goods
- Black SVP, height to be confirmed by a specialist
- Facing brick
- White uPVC window frames
- White uPVC Double doors with sidelights



Unit Location Key - NTS

NOTES:

- Facing brick to vary between plots as indicated above to increase variation in the streetscene.
- Red multi brick - [Red Box]
- Buff brick - [Buff Box]
- These units also includes a garage, arrangement and size of which varies between plots, please see site plan for more information. Garage brick always to match its associated house.

CYNNLUN DIWYGIEDIG
REVISED PLAN

Derbynwvd/Recewng... 11 04 19
Llofnod/signature... [Signature]

P2 Location key updated

Bontnewydd

Block Type 1.2 - Gwynant

HF 11.04.2019

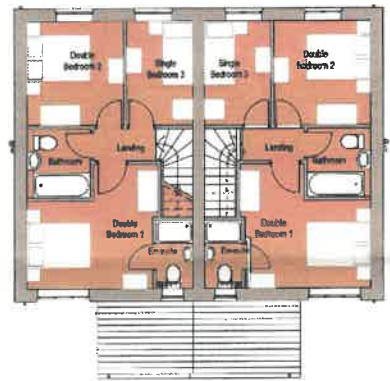
JOHN MCCALL ARCHITECTS LTD
No 1 Arts Village Henry Street Liverpool L18BG Tel 0151 707 1818 Fax 707 1819
Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: winners@johnmccall.co.uk

A2	DATE	1672	11.04.2019
	PLANING	L18-P2	
	HF		
	APR 19	1:100	

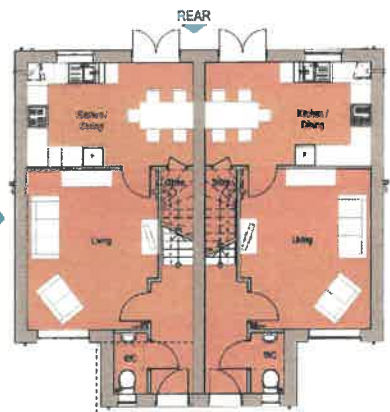
Block Type 2.2 - Colwyn



Roof
1:100



First Floor
1:100



Ground Floor
1:100

Exact height difference between units may vary between plots. See site plan for more details.

Black ridge tile



Front Elevation
1:100

Composite front door, style indicative, finish varies

Arstone headers to front windows

Natural slate roof tile

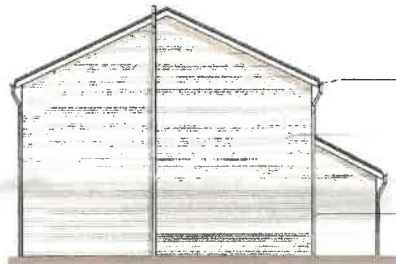
Black roof edging

White uPVC window frames

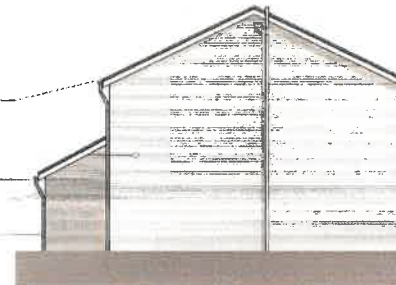
Facing brick

Black rainwater goods

Arstone sill to front windows



Side 1 Elevation
1:100

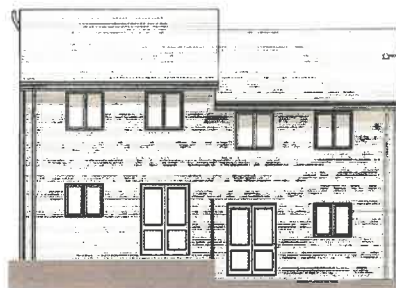


Side 2 Elevation
1:100

Black roof edging

Facing brick
Black GVP (height to be confirmed by specialist)

Black rainwater goods



Rear Elevation
1:100

Natural slate roof tile

Black roof edging

Facing brick

Black frame and goods positioned to conceal movement joint

White uPVC window frames

White uPVC rear doors with full glazing



Unit Location Key - NTS

NOTES:

Facing brick to vary between plots as indicated above to increase variation in the streetscene.
Red multi brick -
Buff brick -

**CYNLLUN DIWYGIEDIG
REVISED PLAN**
Derbynwyd/Received ... 11.04.19
Llofnod/signature ... *WJL*

P3 Location key updated
P2 Tweaked as part of drainage design development

Bontnewydd Block Type 2.2 - Colwyn

HF 11.04.2019
HF 19.02.2019

DATE	1872	PLANNING
PROJECT NO.	1872	L-12-P3
APPROVAL	HF	DEVELOPER
DATE	NOV 18	SCALE 1:100

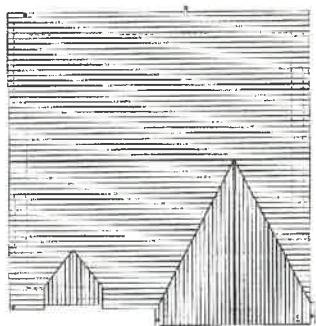
JOHN McCALL ARCHITECTS LTD

No. 1 Am Village, Henry Street, Liverpool L1 5BB Tel: 0151 707 1818 Fax: 707 1819

Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: admin@johnmccall.co.uk

Consent must be obtained from the Council. Do not scale from drawings. Refer to the specifications for the materials.

Block Type 3 - Tegid



Roof
1:100



Front Elevation
1:100

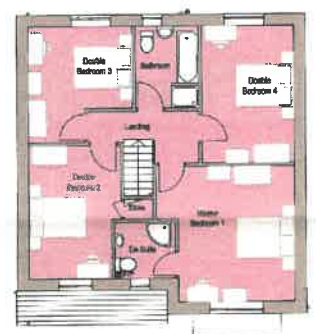
Garage doors to match front door

- Block ridge tile
- Black roof edging
- Natural slate roof tile
- Arstone headers to front windows
- Black rainwater goods
- Arstone sill to front windows
- Off white through colour render
- White uPVC window frames
- Composite front door, style indicative, colour varies
- Facing brick

NOTES:
Facing brick to vary between plots as indicated to the right to increase variation in the streetscene.
Red multi brick -
Buff brick -



Unit Location Key - NTS



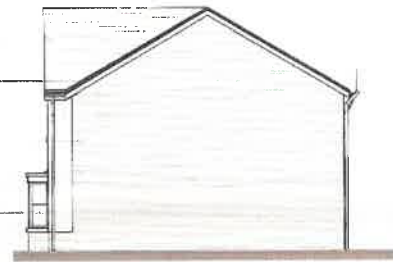
First Floor
1:100



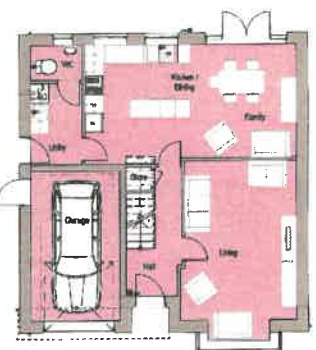
Side 1 Elevation
1:100

Glazed side doors to bring light into the utility and garage

- Natural slate roof tile
- Black roof edging
- Off white through colour render
- Facing brick
- Black rainwater goods



Side 2 Elevation
1:100



Ground Floor
1:100



Rear Elevation
1:100

- Natural slate roof tile
- Black roof edging
- White uPVC window frames
- Facing brick
- Black SVP
- Black rainwater goods
- White uPVC rear doors with full glazing

CYLLUN DIWYSIEDIG
REVISED PLAN
Deddydd/Revised: 11.04.19
Llofnod no: CMA

- P3 - Location key updated
- P2 - Drainage design Weak

Bontnewydd Block Type 3 - Tegid

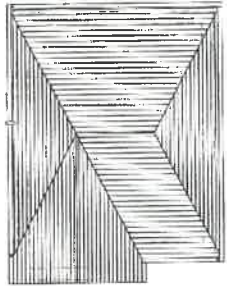
HF 11.04.2019
HF 19.02.2019

JOHN MCCALL ARCHITECTS LTD
No. 4 Arts Village, Henry Street, Liverpool, L1 5BS Tel: 0151 707 5518 Fax: 707 1819
 Old Corp Building, Church Street, Hayfield, SK23 2JE e-mail: john@johnmccall.co.uk

A2	PLANNING	
	1672	L13-P3
HP		
NOV 18	1:100	

Drawings are to be checked via the Design team from drawings issued for approval to the APP. See

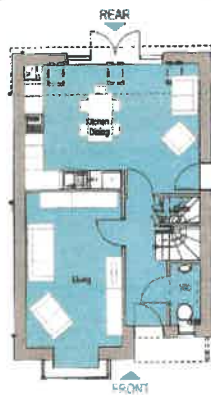
Block Type 4 - Ogwen



Roof
1:100



First Floor
1:100

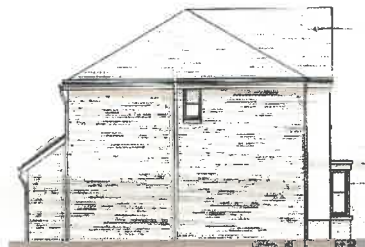


Ground Floor
1:100



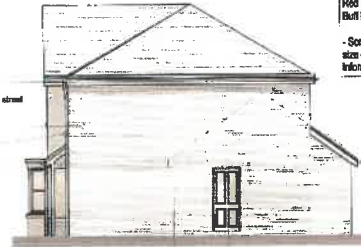
Front Elevation
1:100

- Black ridge tile
- Natural slate roof tile
- Black roof edging
- White uPVC window frames
- Arstone sill to front windows
- Facing brick
- Off white through colour render
- Black rainwater goods
- Composite front door, style indicative, British variant



Side 1 Elevation
1:100

- Natural slate roof tile
- Black roof edging
- Cladding bar only on windows visible from the street
- Facing brick
- Black rainwater goods
- Black SVP
- Off white through colour render
- White uPVC window frames



Side 2 Elevation
1:100

Garage to slide on most units, location varies, see site plan for more information

Door is internal into garage for most units



Rear Elevation
1:100

- Natural slate roof tile
- Black roof edging
- Black rainwater goods
- White uPVC window frames
- Koolights
- Facing brick
- White uPVC rear doors with full glazing



Unit Location Key - NTS

NOTES:
 - Facing brick to vary between plots as indicated above to increase variation in the streetscene.
 Red multi brick -
 Full brick -
 - Some of these units also include a garage, arrangement and size of which varies between plots, please see site plan for more information.

CYNLLUN DIWYGIEDIG
 REVISED PLAN
 Datbynwydd/Recodir: 11.04.19
 Llofnod/signatur:

P2 Location key updated
 Bontnewydd
 Block Type 4 - Ogwen

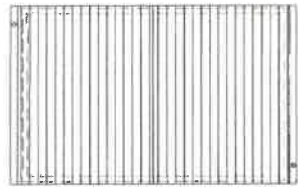
HF 11.04.2019

A2

REF: 1672	PLAN: L14-P2
DATE: HF	SCALE: 1:100
DATE: NOV 18	SCALE: 1:100

JOHN MCCALL ARCHITECTS LTD
 No 1 Arts Village, Henry Street, Llantrisant, Cardiff CF23 2JE
 Tel: 0151 702 7818 Fax: 702 1319
 Email: north@johnmccall.co.uk

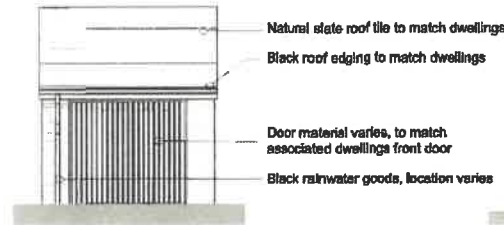
Example Garage



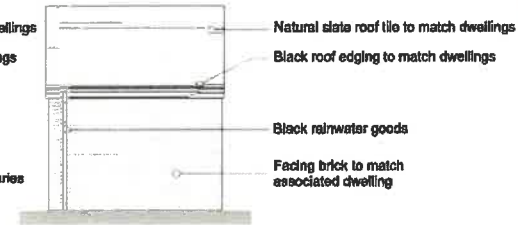
Roof Plan
1:100



Ground Floor
1:100



Front Elevation
1:100



Rear Elevation
1:100



Side Elevation
1:100

(Opposite side elevation the same, mirrored)



Unit Location Key - NTS

NOTES:

- Facing brick to vary between plots as indicated above to increase variation in the streetscene. Garage brick always to match its associated dwelling
- Red multi brick -
- Buff brick -
- Exact size of garage varies, most are attached to dwellings, see site plan for more information. Roof orientation may vary, always designed to prevent a valley gutter scenario against the dwelling when attached.

CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyn yd Secodig 110419
Llofnod/signature *uuk*

Rev P3 Location key updated HF 11.04.2019
 Rev P2 Roof orientation tweaked to show most common arrangement HF 05.04.2019
 PROJECT TITLE
Bontnewydd Example Garage

A3	STATUS PLANNING	
	PROJECT 1672	DRAWING No L.17-P3
	DRAWN by HF	CHECKED -
	DATE NOV 18	SCALE (1:n) 1:100

JOHN MCCALL ARCHITECTS LTD
 No.1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819
 Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: admin@johnmccall.co.uk