

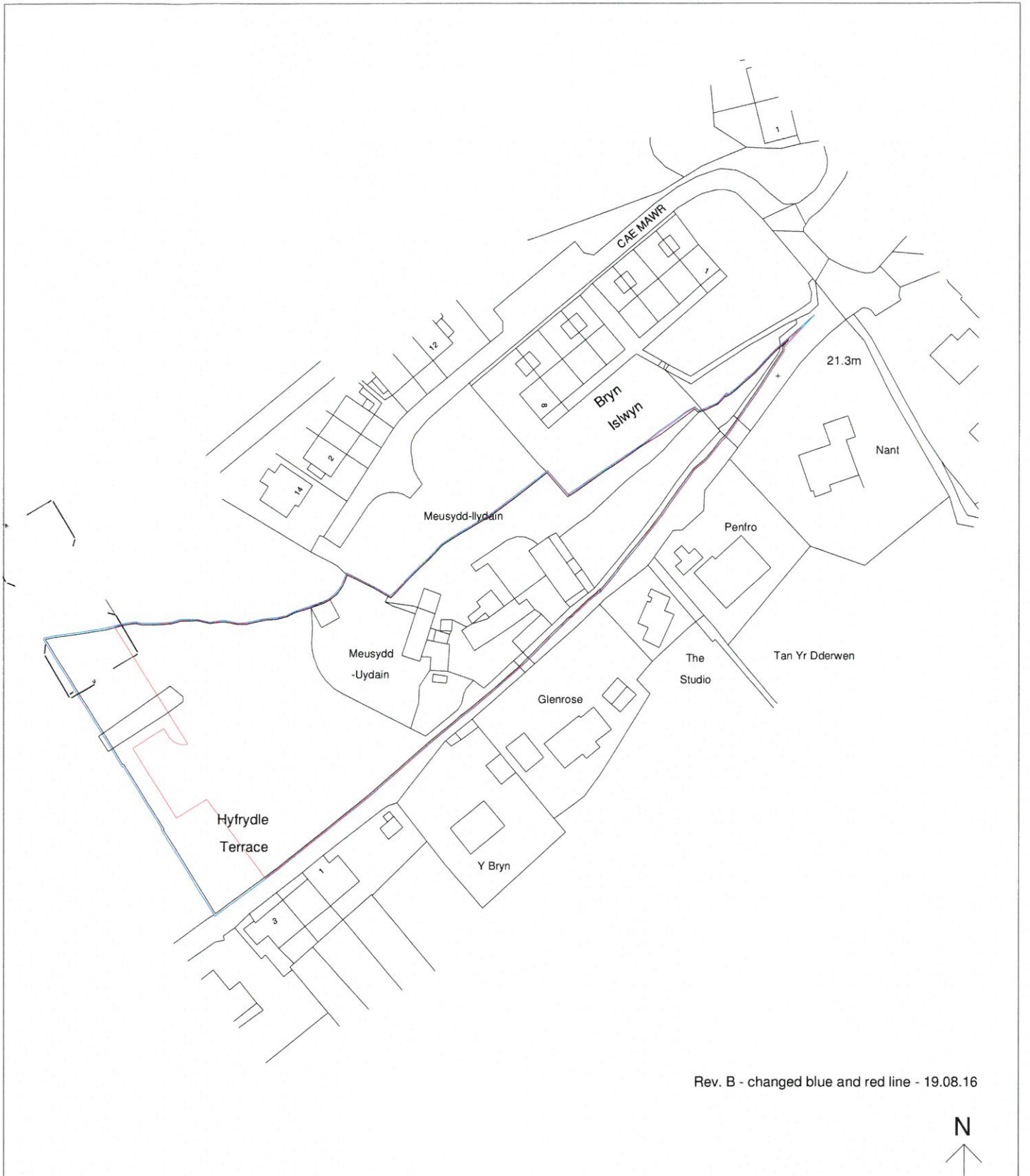
Rhif y Cais / Application Number : C16/1021/08/LL

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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Mae atgynhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil.
Cynllun Gwynedd - 100023357 - 2008


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Cynllun Gwynedd - 100023357 - 2008



Rev. B - changed blue and red line - 19.08.16



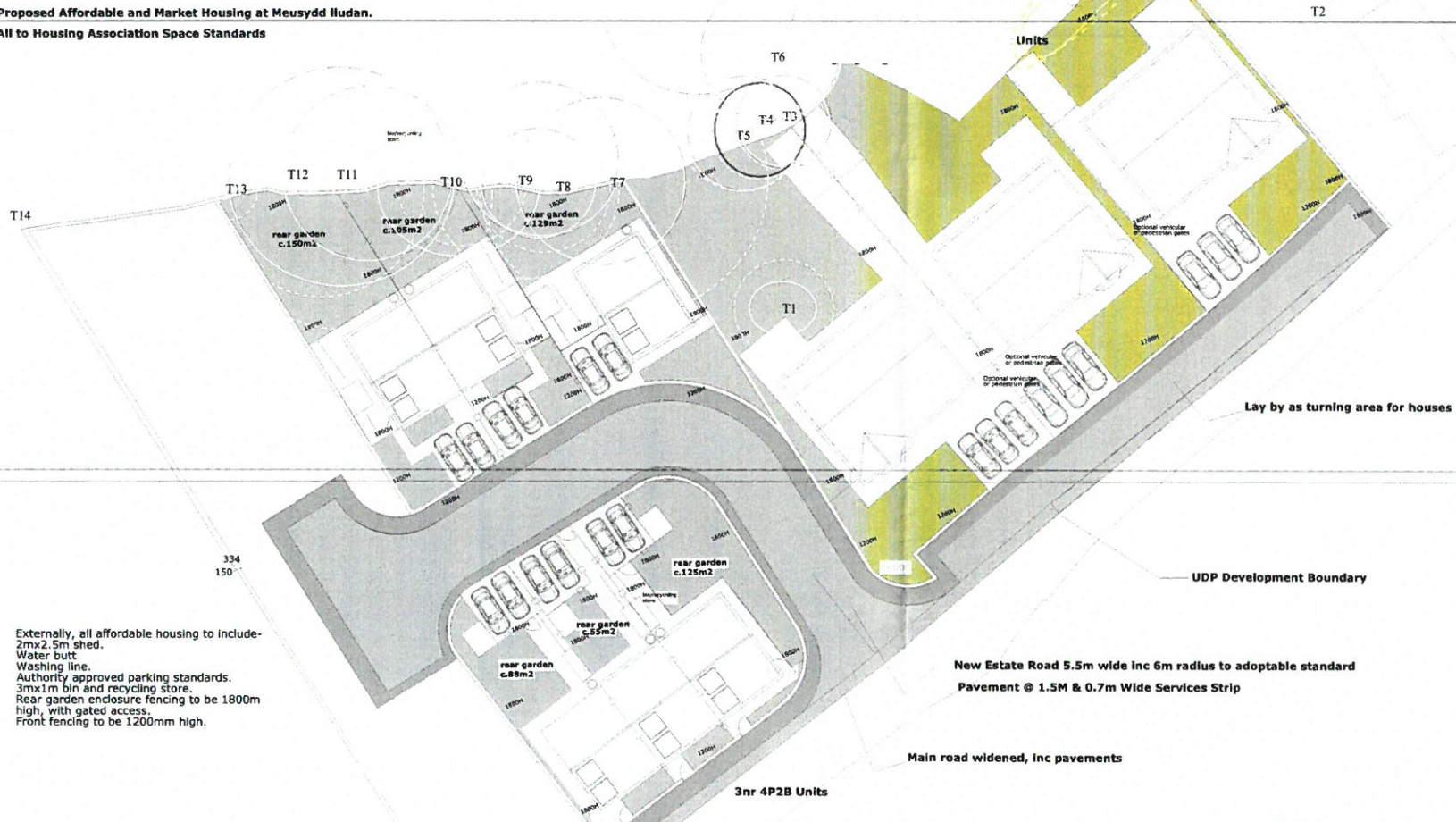
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| | | | | | | |
|---|---|--------------------|---|-------------------------|--|--|
|  <p>Syrffwyr Siartedig Adeiladu Rheolwyr Proiect Ymgynhorwyr Pensaernïol Ymgynhorwyr Adeiladu Hanesyddol</p> <p>Chartered Building Surveyors Project Managers Architectural Consultants Historic Building Consultants</p> | <p>Menai House Holyhead Road Llanfairpwll Anglesey LL61 5UJ</p> <p>(01248) 715006 (01248) 715012 www.dewis.uk.com info@dewis.uk.com</p> | | <p>Job Meusydd Llydain, Penrhyndeudraeth, Gwynedd</p> | | | |
| | <p>Client Cambrian Projects</p> | | <p>Drawing Location Plan</p> | | | |
| | <p>Drwg. No. D496.01</p> | <p>Rev. B</p> | <p>Scale 1:1250</p> | <p>Drawn by RGW</p> | | |
| | <p>Plot Date 21st March 2016</p> | <p>Size A4</p> | <p>Issue Status Planning</p> | <p>Approved by</p> | | |
| <p><small>This drawing must be read in conjunction with all related drawings. Measured surveys are subject to site constraints. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. DEWIS should be notified immediately of any discrepancies. Only figured dimensions are to be worked to. This drawing is copyright and remains the property of DEWIS.</small></p> | | | | | | |

N

Proposed Affordable and Market Housing at Meusydd Llydan.
All to Housing Association Space Standards

proposed new entrance to existing dwelling



Approximate tree position and BS:5837 retention category

Approximate RPA

| Rev | Description | Date | Dr. by |
|-----|--------------------------------|----------|--------|
| C | revised house types and layout | 08.08.16 | rgw |
| B | new house type | 04.08.16 | rgw |
| A | revised layout | 11.07.16 | rgw |

For further information, contact:
 Meusydd Llydan
 Meusydd Llydan
 Meusydd Llydan

By Name:
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 Llanfyllter
 Tŷm 100
 LL61 5JZ
 ☎ (01248) 71506
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 ✉ info@dewis.uk.com
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For further information, contact:
 Meusydd Llydan
 Meusydd Llydan
 Meusydd Llydan

Externally, all affordable housing to include:
 2mx2.5m shed.
 Water butt
 Washing line.
 Authority approved parking standards.
 3mx1m bin and recycling store.
 Rear garden enclosure fencing to be 1800mm high, with gated access.
 Front fencing to be 1200mm high.

Lay by as turning area for houses

UDP Development Boundary

New Estate Road 5.5m wide inc 6m radius to adoptable standard
 Pavement @ 1.5M & 0.7m Wide Services Strip

Main road widened, inc pavements

3nr 4P2B Units

Affordable Exception Site

GWYBODAETH YCHWANEGOL
 ADDITIONAL INFORMATION
 Dyddiad ym 15.09.16
 Llofnod ynghyd â'r *AMG*

CYNGOR GWYNEDD
 ADRIAN RHODELLOD
 15 IEBW 2016
 GWYBODAETH CYNLLUNIO A CH
 AROGLICHEDD
 RHIF: 11/16

Client: **Cambrian Projects**

Project: **Meusydd Llydan**

Drawing: **Proposed Site Plan**

| Drwg. No. | Rev. | Scale | Size | Issue Status | Approved by |
|-----------|------|-------|------|--------------|-------------|
| D496.02 | C | 1:200 | A1 | Planning | |

Plot Date: **08.08.16**

This drawing must be read in conjunction with all related drawings.
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Four Bedroom Market Houses



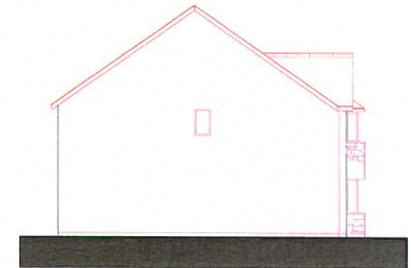
Proposed Ground Floor Plan



Proposed First Floor Plan



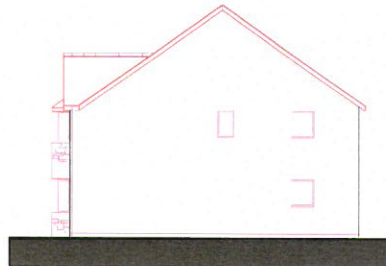
Proposed Front Elevation




Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

| No. | Description | Date | By |
|---|-----------------------|--|----------------------|
|  | | | |
| 10/1000 10/1000 10/1000 10/1000 | | 10/1000 10/1000 10/1000 10/1000 | |
| Client Camrian Projects | | | |
| Project Meusydd Llydain, Penrhynudraeth, Gwynedd | | | |
| Drawing Proposed Floor Plans & Elevations - 4 Bed Dwelling Market Houses | | | |
| Drawn by D496.04 | Scale 1:100 | Drawn by DRH | |
| Plot Date 22 July '16 | Title A1 | Issue Status Planning | Approved by _____ |
| <small>This drawing must be read in conjunction with all related drawings. All dimensions must be checked and worked on site before commencing any work or producing shop drawings. The contractor should be notified immediately of any discrepancies. Only figures/dimensions are to be worked to. This drawing is copyright and remains the property of DEWIS.</small> | | | |



Buildings/ Caravans/ Sheds (as indicated), to be demolished shown hatched.

| Rev | Description | Date | Dr. by |
|-----|-------------|------|--------|
| | | | |

Specialist Planning & Building Services
Residential Projects
Township & Commercial
Township & Commercial

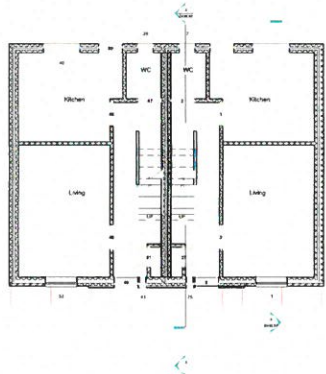
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Lisa@Dew's.co.uk
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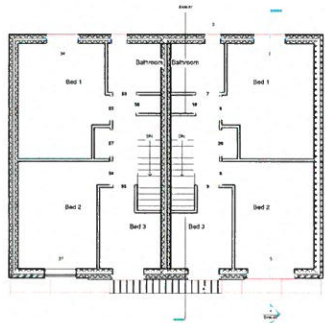
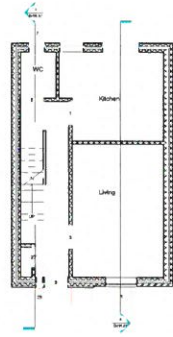
| | | | |
|---|-----------|-----------------|-------------|
| Client | | | |
| Cambrian Projects | | | |
| Project | | | |
| Meusydd Llydain, Penrhyndeudraeth, Gwynedd | | | |
| Drawing | | | |
| Existing Site Plan | | | |
| Drwg. No. | Rev. | Scale | Drawn by |
| D496.03 | B | 1:200 | RM |
| Plot Date | Size | Issue Status | Approved by |
| 04.05.16 | A1 | Planning | |

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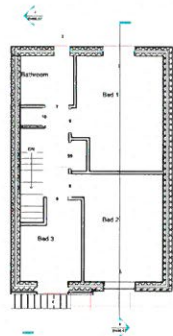
5 Person 3 Bed Units as Semi-detached and Detached



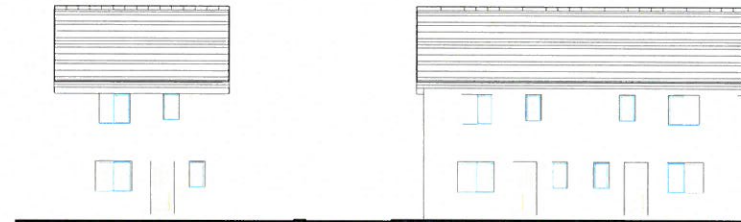
Ground Floor Plans



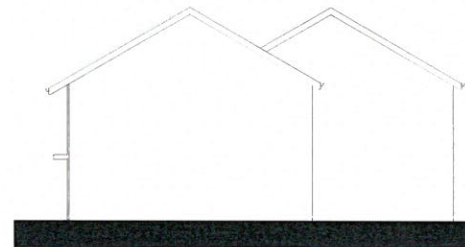
First Floor Plans



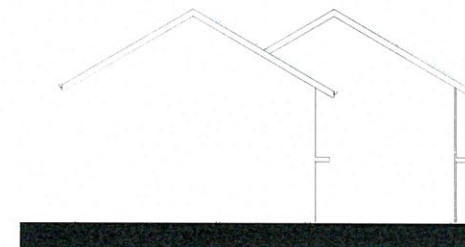
South Elevation



North Elevation



East Elevation



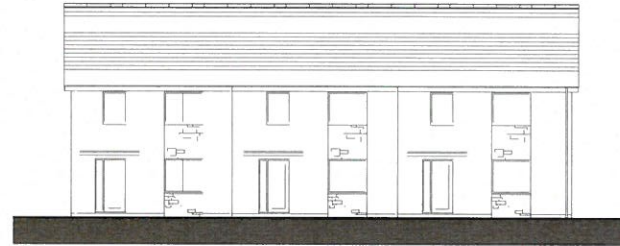
West Elevation

| | |
|--|--------------------------|
| | |
| Construction Projects | |
| Project: Planned Floor Plans & Elevations 3 Bed Detached 5 Person, 3 Bed Units as Semi and Detached | |
| Date: 04.08.23 | Rev: 1/1000A1 NEW |
| Scale: A1 | Drawing: Planning |

Four Person 2 Bed Units as terrace



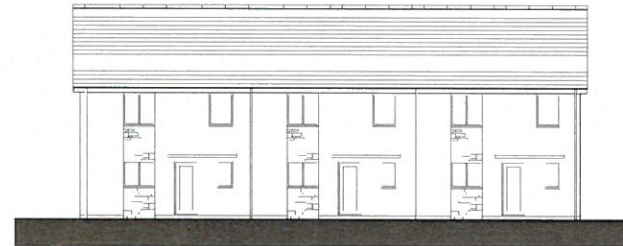
Proposed Ground Floor Plan



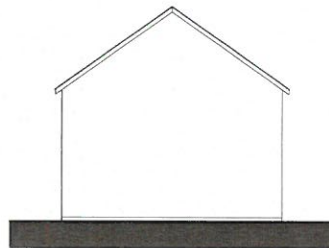
Proposed Front Elevation



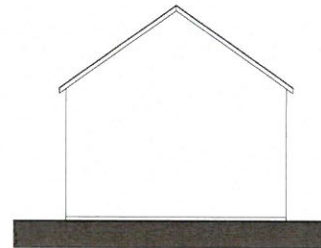
Proposed First Floor Plan




Proposed Rear Elevation

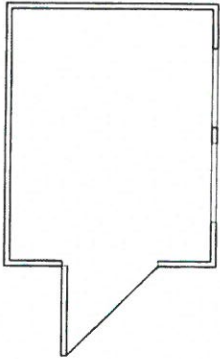


Proposed Side Elevation

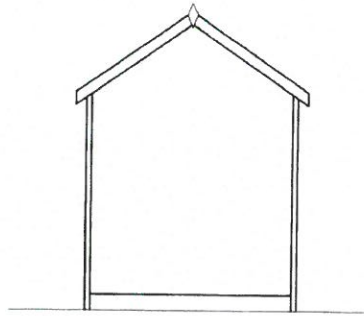


Proposed Side Elevation

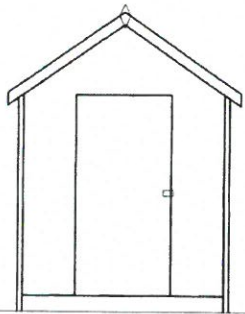
| Rev. | Description | Date | By |
|---|-------------|--|--------------|
| | | | |
|  | | | |
| Technical Services Available: Planning Applications Structural Design Mechanical & Electrical Fire Engineering Energy Efficiency Sustainability Environmental Impact Assessment | | Services Provided by Suppliers: Planning Applications Structural Design Mechanical & Electrical Fire Engineering Energy Efficiency Sustainability Environmental Impact Assessment | |
| Client: Camrian Projects | | | |
| Project: Meusydd Llydain, Penrhyndeudraeth, Gwynedd | | | |
| Drawing: Proposed Floor Plans & Elevations - 2 Bed Dwelling 4 Person, 2 Bed Units as Terrace | | | |
| Drawn By: | Rev.: | Scale: | Drawn By: |
| D496.07 | . | 1:100 | DRH |
| Plot Date: | Site: | Issue Status: | Approved By: |
| 25 July '16 | A1 | Planning | |
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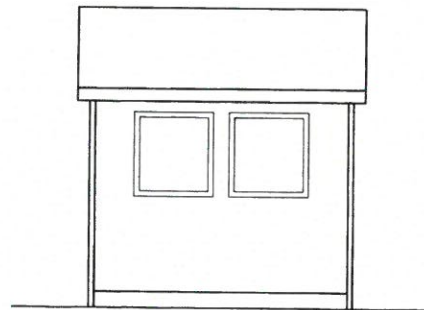
Proposed Plan



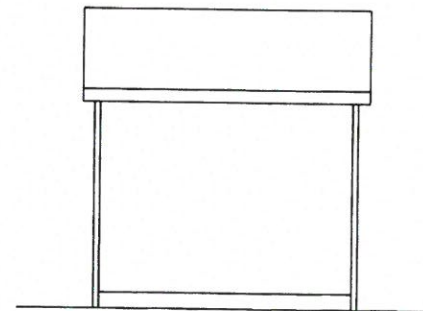
Proposed Rear Elevation



Proposed Front Elevation



Proposed Side Elevation



Proposed Side Elevation

GWYBODAETH YCHWANEGOL
 ADDITIONAL INFORMATION
 Dilyniad Ddiwrnod: 01.11.16
 Llywodraeth: CMA

Specification:
 Shed to be approx 2m x 2.5m, type available from many popular outdoor and garden stores.
 Felt roof finish
 Horizontal hardwood cladding finish to walls.
 Perspex windows in hardwood timber frame.

| Rev. | Description | Date | Dr. by |
|------|-------------|------|--------|
| | | | |

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Sylfaenydd Masnachol Adroddiad: Chartered Building Surveyors
 Rheolwr Proiect: Project Manager
 Ffynwnglydd Penrhwyndol: Architectural Consultant
 Ffynwnglydd Penrhwyndol: Historic Building Consultant

Client
Cambrian Projects

Project
Meusydd Llydain, Penrhyndeudraeth, Gwynedd

Drawing
Proposed Garden Shed

| | | | |
|------------------------------|-------------------|---------------------------------|------------------------|
| Drawg. No. D496.10 | Rev. . | Scale 1:50 | Drawn by DRH |
| Plot Date 31.10.16 | Size A3 | Issue Status Planning | Approved by |

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Proposed Affordable and Market Housing at Meusydd Llydain.
All to Housing Association Space Standards



proposed new entrance to existing dwelling

Provide warning sign of narrowing road

UDP Development Boundary

New Estate Road 5.5m wide inc 6m radius to adoptable standard
Pavement @ 1.5M & 0.7m Wide Services Strip

Main road widened, inc pavements

3nr 4P2B Units

Additional Notes-
The road to the westerly direction can accommodate 2 way traffic.
This would be the primary access road to the site.

Externally, all affordable housing to include-
2mx2.5m shed.
Water butt
Washing line.
Authority approved parking standards.
3mx1m bin and recycling store.
Rear garden enclosure fencing to be 1800m high, with gated access.
Front fencing to be 1200mm high.

Affordable Exception Site

| Rev | Description | Date | Dr. by |
|-----|--------------------------------|----------|--------|
| F | Omit lay-by | 27.09.16 | DH |
| E | Garages removed | 24.08.16 | dw |
| D | Highways agreed notes | 11.08.16 | rgw |
| C | revised house types and layout | 08.08.16 | rgw |
| B | new house type | 04.08.16 | rgw |
| A | revised layout | 11.07.16 | rgw |

Chartered Building Surveyors
Chartered Architects
Professional Engineers
Registered Planners
Registered Architects
Registered Quantity Surveyors

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Client
Cambrian Projects

Project
Meusydd Llydain, Penrhyndeudraeth, Gwynedd

Drawing
Proposed Site Plan

| Drawg. No. | Rev. | Scale | Drawn by |
|------------|------|--------------|-------------|
| D496.02 | F | 1:200 | RGW |
| Plot Date | Size | Issue Status | Approved by |
| 08.08.16 | A1 | Planning | |

CYNGOR GWYBODA
 ADAM IREDAWDD
 27 FEB 2016
 GWALAMWEN CYSLUWROAC
 ANGLEIREDD
 FFMKAC

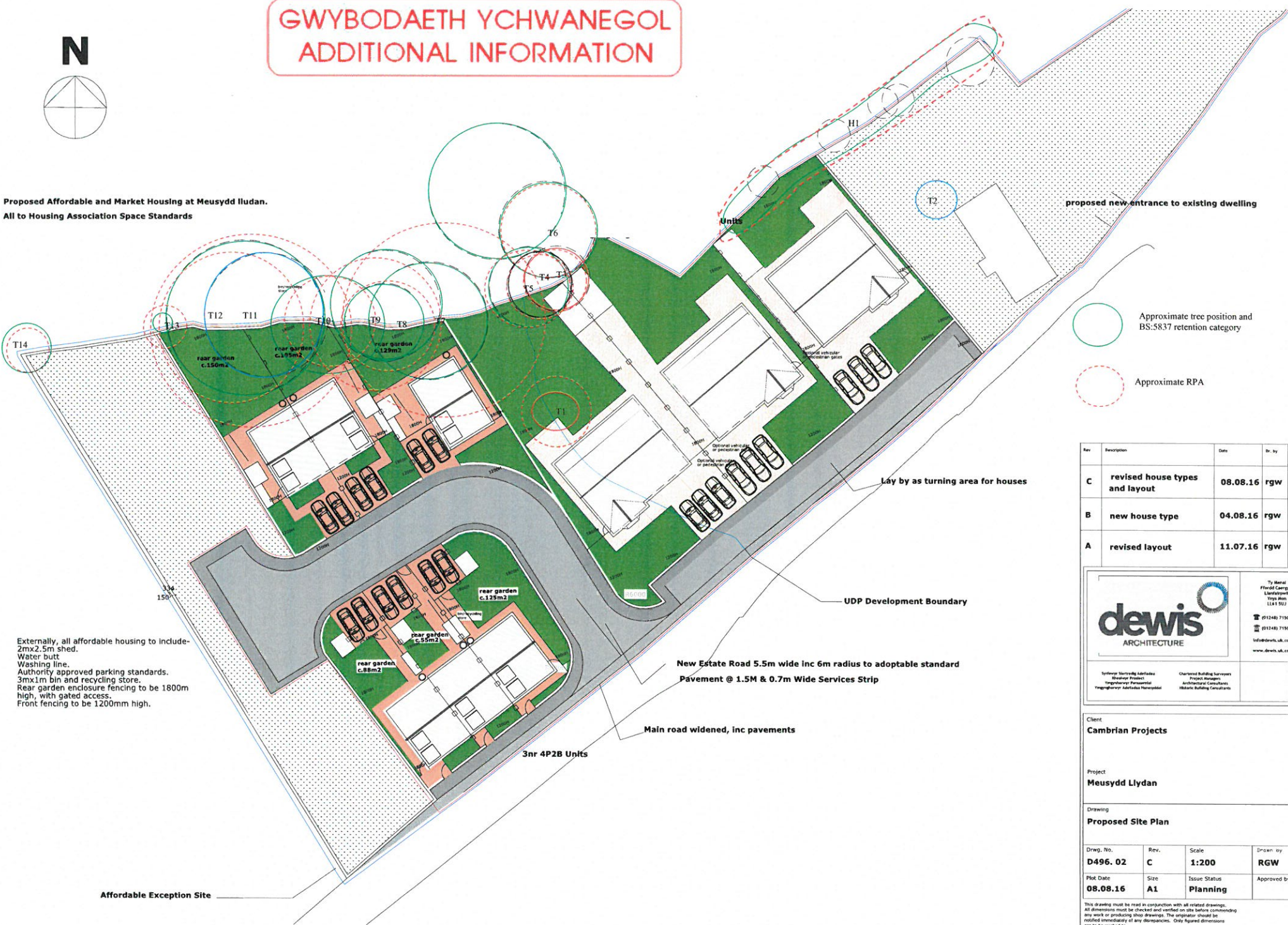
**CYLLUN DIWYGIEDIG
 REVISED PLAN**
 Derbynwyd/Received 27.09.16
 Llofnod/signature: *UNA*

This drawing must be read in conjunction with all related drawings.
All dimensions must be checked and verified on site before commencing
any work or producing shop drawings. The originator should be
notified immediately of any discrepancies. Only agreed dimensions
are to be used.

GWYBODAETH YCHWANEGOL ADDITIONAL INFORMATION



Proposed Affordable and Market Housing at Meusydd llydan.
All to Housing Association Space Standards



Approximate tree position and BS:5837 retention category
 Approximate RPA

Externally, all affordable housing to include:
2mx2.5m shed.
Water butt
Washing line.
Authority approved parking standards.
3mx1m bin and recycling store.
Rear garden enclosure fencing to be 1800mm high, with gated access.
Front fencing to be 1200mm high.

| Rev | Description | Date | Dr. by |
|-----|--------------------------------|----------|--------|
| C | revised house types and layout | 08.08.16 | rgw |
| B | new house type | 04.08.16 | rgw |
| A | revised layout | 11.07.16 | rgw |

Sydney Hartwell Architects
Reserve Project
Yng Ngherw Parhaidd
Yng Ngherw Parhaidd

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www.dewis.uk.com

Client
Cambrian Projects

Project
Meusydd Llydan

Drawing
Proposed Site Plan

| Drawg. No. | Rev. | Scale | Drawn by |
|-----------------|-----------|-----------------|-------------|
| D496.02 | C | 1:200 | RGW |
| Plot Date | Size | Issue Status | Approved by |
| 08.08.16 | A1 | Planning | |

This drawing must be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. The originator should be notified immediately of any discrepancies. Only figured dimensions are to be worked to.