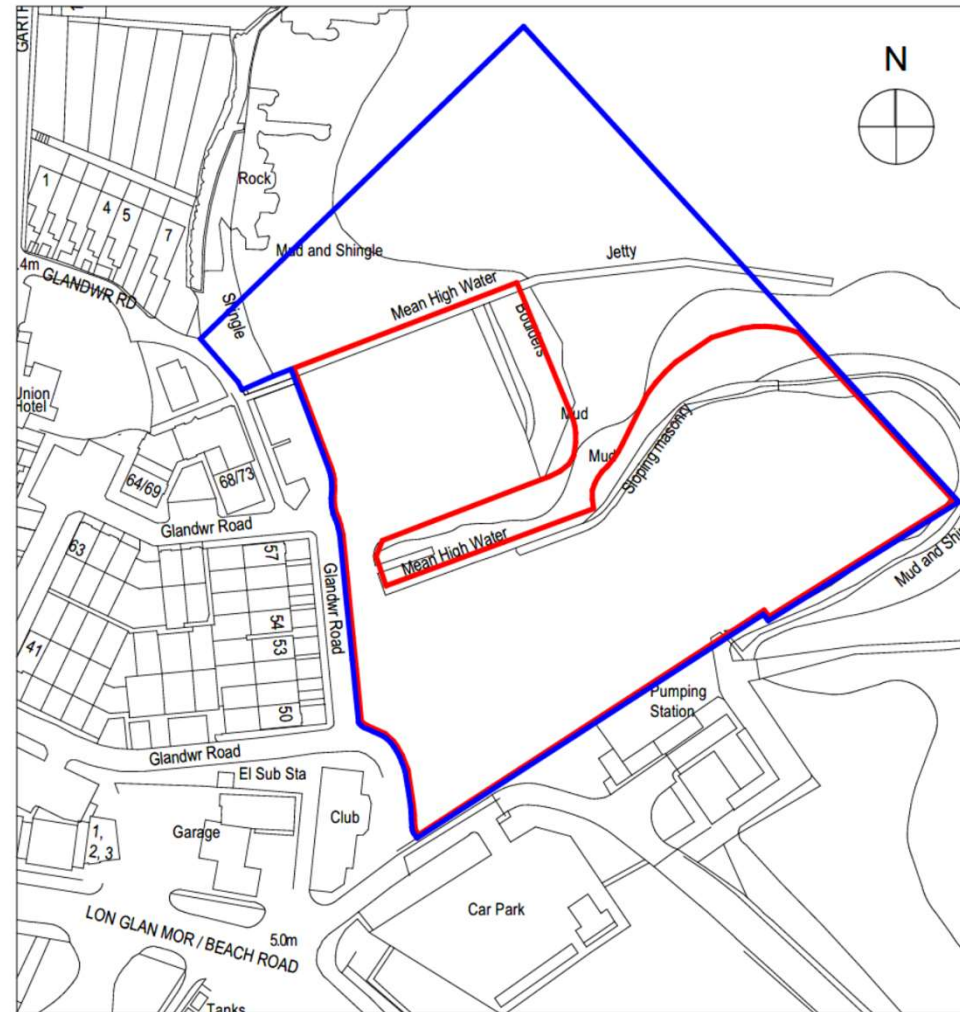


All land within the redline development boundary as indicated below is within the clients ownership

Location Plan



PROJECT

TITLE

Phase II Former Dickies Boatyard Location Plan
Bangor

SIZE

A4

STATUS

PLANNING

PROJECT No

1650

DRAWING No

L.01-P1

DRAWN by

HF

CHECKED

CG

DATE

AUG 17

SCALE (u.n.o)

1:1250

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Existing Site Plan

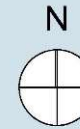


Existing Site Plan 1:250

Phase II Former Dickies Bootyard Banger		A1 1650 1650	PLANNING L10-P1 CG
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Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

Proposed Site Plan



ACCOMMODATION SCHEDULE	
55 Total Units	
	Type 4a 3 Bed House, 88m ² 5 No.
	Type 1a-b 3 Bed House, 90-92m ² 5 No.
	Type 2a-c 3 Bed House, 94-102m ² 10 No.
	Type 3a-b 4 Bed House, 123-128m ² 5 No.
	Type A4 2 Bed Apt, 59m ² 6 No.
	Type A1 2 Bed Apt, 69m ² 6 No.
	Type A2 2 Bed Apt 70m ² 13 No.
	Type A3 3 Bed Apt, 83m ² 4 No.
	Above Type A2
	Bespoke Apt 3 Bed, 121m ² 1no
TOTAL	25 No. Houses 30 No. Apartment 55 No. TOTAL

2 parking spaces per house, 1 parking spaces per apartment.
Plus 4 visitor spaces. An additional space has also been provided for plots 48 and 23. Total 86 parking spaces including garages.
Communal bin stores to be provided for the flats and private bin stores for each house

KEY	
	Private external space
	Landscaped area - visibly connected to street scene
	Communal/Public landscaping
	Private landscaping
	Boundary to private garden
	Visual planting buffer
	Public cycle/pedestrian route
B	Communal bin store - visually integrated into street scene
V	Visitor parking space

PROJECT
Phase II Former Dickies Boatyard Proposed Site Plan
Bangor

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SIZE	STATUS	
A3	PLANNING	
PROJECT No	1650	DRAWING No
		L.11-P2
DRAWN by	HF	CHECKED
		CG
DATE	DEC 17	SCALE (1:n)
		1:500

Materials Plan

Building Material Images



Brown/buff multi brick - Ibstock Coleridge Yellow Multi or similar to match Glander Terrace



Buff brick - Wienerberger Anglesey Weathered Buff or similar



Brown brick - Wienerberger Melton Grey or similar



Weatherboard - Marley elexit Cedral lap Blue Grey, Sage Green, Burnt Red or similar

External Surface Material Images



Block pavements to parking spaces - Marshalls Keyblok Vintage Brindle or similar



Block pavements to shared surface - Marshalls Tegula Cobbles, Traditional or similar



Contrasting block pavements to shared surface - Marshalls Tegula Cobbles, Harvest or similar



Paving to private paths - Renaissance Recycled Paving, Sandstone or similar



Materials Plan - 1:500

KEY

Main Material:

- Brown/Buff Multi Brick
 - Buff Brick
 - Light Brown Brick
 - Off White Through Colour Render
 - Weather boarding
- (colour t.b.c. on a plot by plot basis)

Feature element:

- Render
- Buff Brick
- Standing seam system

Feature top:

- Render over buff brick base
- Weather boarding over buff brick base
- Weatherboarding over brown brick base

Other Building Materials:

- Windows to be grey uPVC RAL 7016
- Grey rainwater goods
- Grey roof edging to match windows
- Slate roof tiles
- Meters to be white when on a rendered wall, painted to match windows when installed on a brick wall or other wall finish.
- See boundary drawing L 70 for boundary materials
- Front doors to be white or grey composite doors
- Garages to be white or grey powder coated steel to match front door

Other External Surface Materials:

- Black tarmac to adopted roads
- Black tarmac to adopted paths

P2 Incorporating comments from pre-planning consultation
P1 Pre-Planning Consultation Issue

PROJECT TITLE
Phase II Former Dickies Boatyard Materials Plan
Bangor

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12.03.2018 HF
31.01.2018 HF

PLANNING	
PROJECT No 1650	DRAWING No L.13-P2
DRAWN by HF	CHECKED CG
DATE DEC 17	SCALE (as is) 1:500



Main road and road dips below +0.20m and so an alternative route above +0.30m has been proposed

Remaining route to dwellings at +0.83m or above

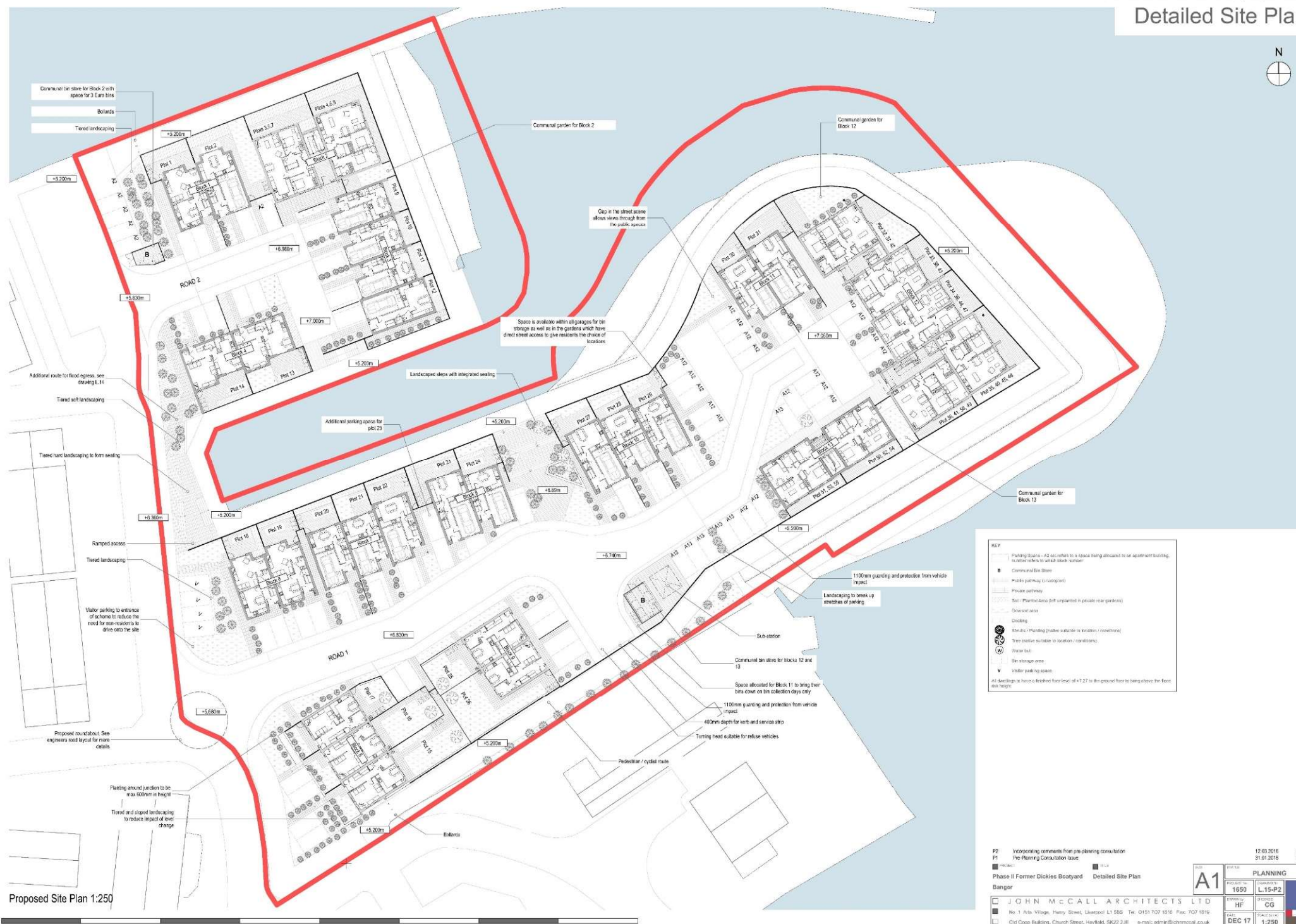
Remaining route at +0.30m or above (existing pavement)

Level change incorporated into landscaping

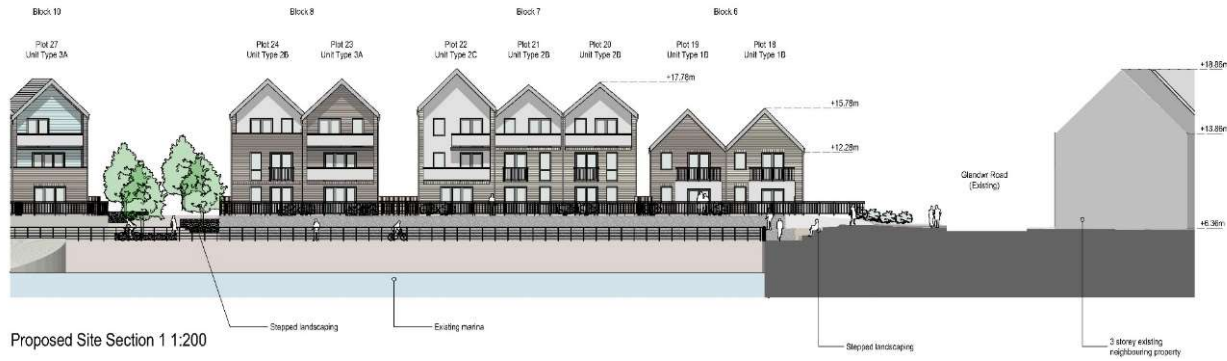
Main pathway and road dips below +0.20m and so an alternative route above +0.30m has been proposed

Remaining route to dwellings at +0.83m or above

The emergency flood egress route
be from the re-



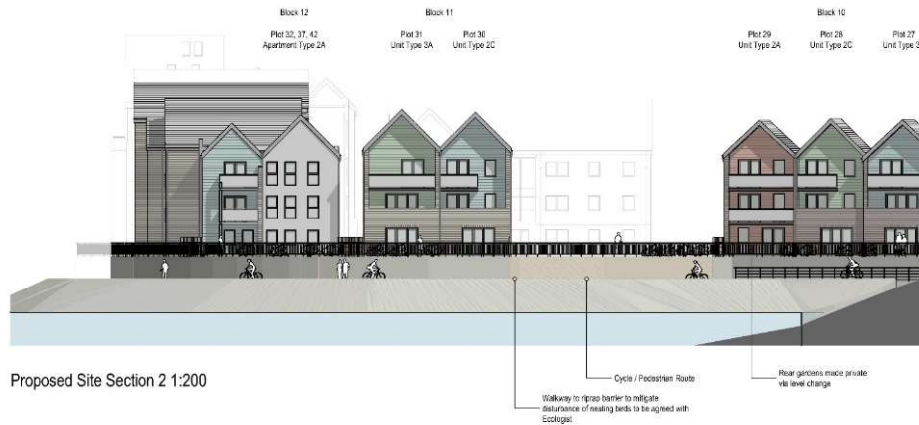
Site Sections 1



Proposed Site Section 1 1:200



Section Location Plan - NTS



Proposed Site Section 2 1:200



Proposed Site Section 3 1:200

P2 Incorporating comments from pre-planning consultation
P1 Pre-Planning Consultation Issue
Phase II Former Dickies Boatyard
Banger

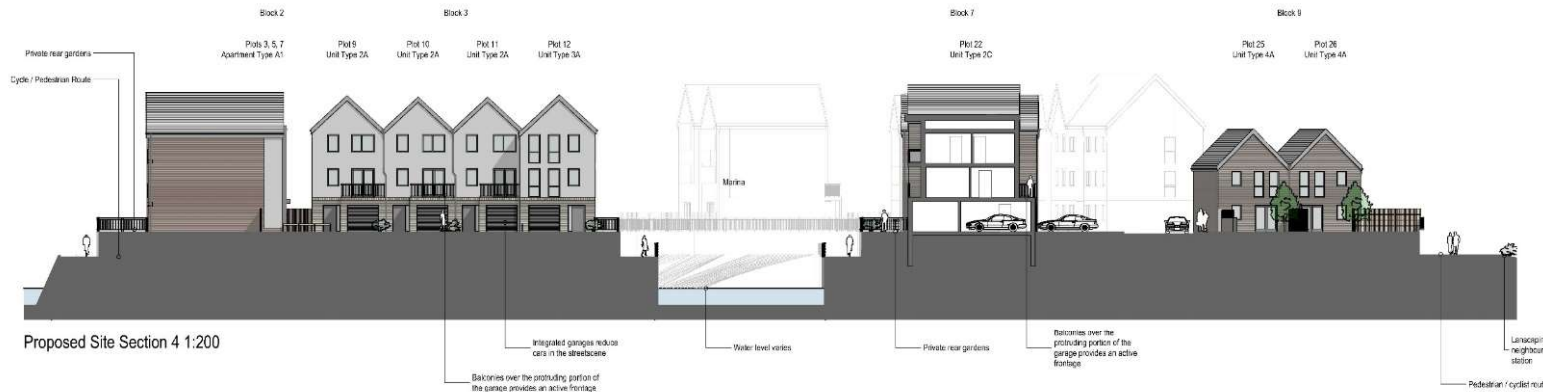
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A1	1650	L20-P2	CG	DEC 17	1:200

12.03.2018
31.01.2018

HF
HF

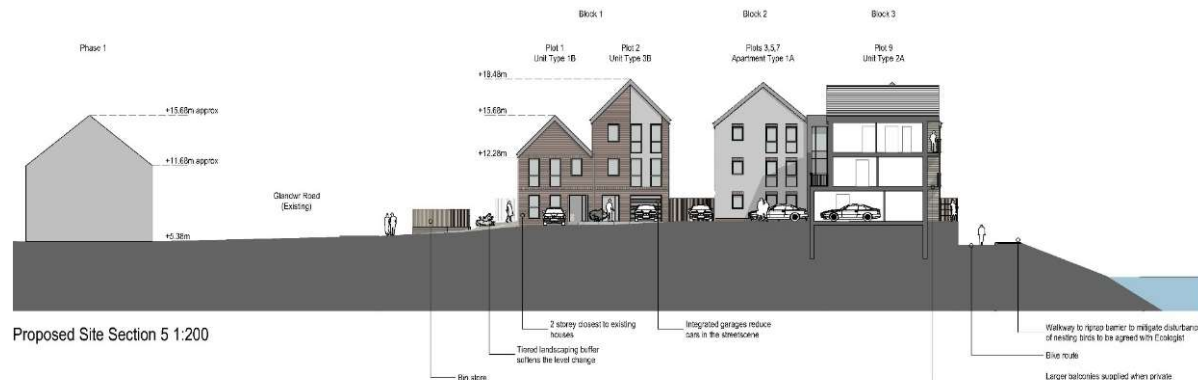
Site Sections 2



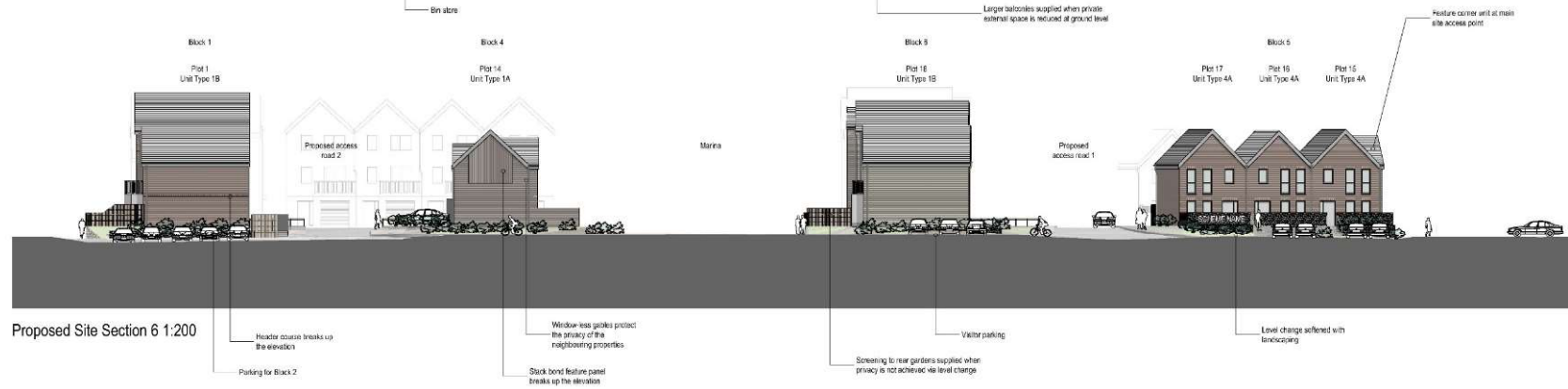
Proposed Site Section 4 1:200



Section Location Plan - NTS



Proposed Site Section 5 1:200



Proposed Site Section 6 1:200

P2 Incorporating comments from pre-planning consultation
P1 Pre-Planning Consultation Issue
Phase II Former Dickies Boatyard
Banger

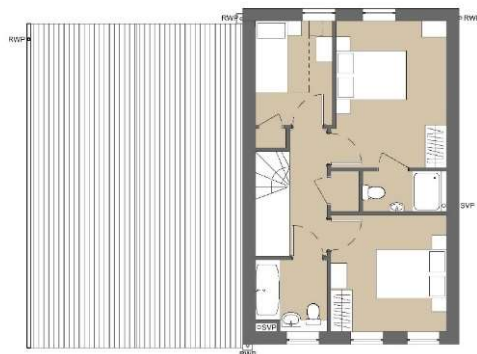
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A1	1650	L22-P2	CG	12.01.2018	HF
				31.01.2018	HF
DEC 17	1:200				

Block 1

Unit Type 1B
Plot 1

Unit Type 3B
Plot 2



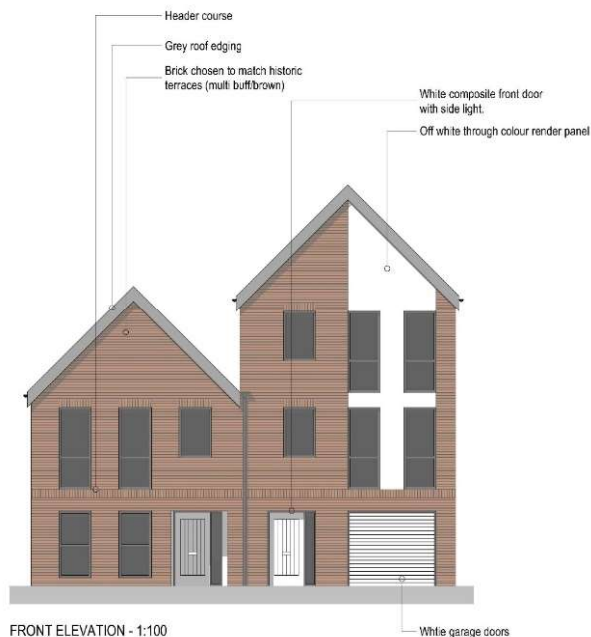
SECOND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100



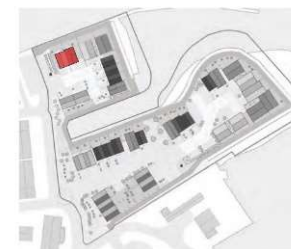
GROUND FLOOR PLAN - 1:100



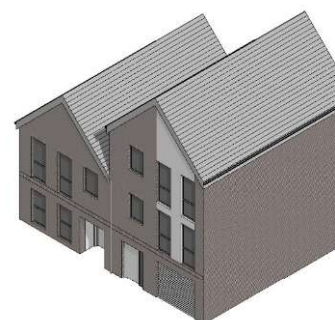
FRONT ELEVATION - 1:100



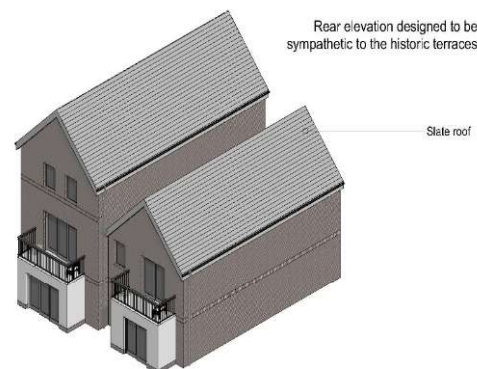
REAR ELEVATION - 1:100



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickles Boatyard Block 1
Bangor

TITLE

SIZE
A2

STATUS
PLANNING
PROJECT No: 1650
DRAWING No: L.30-P1

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DATE: DEC 17
SCALE: 1:100

Block 2



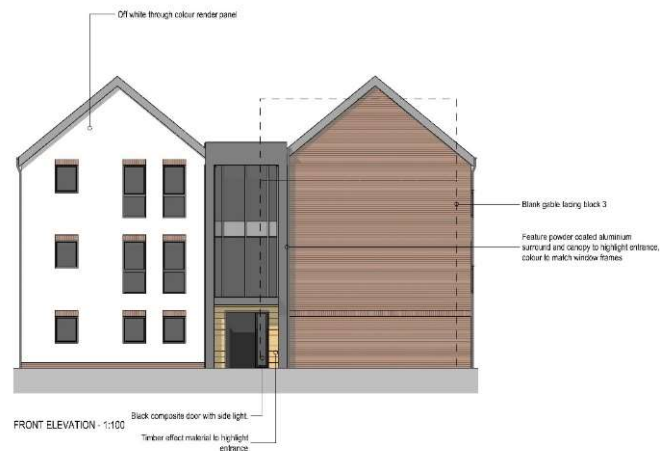
SECOND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



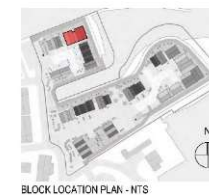
FRONT ELEVATION - 1:100



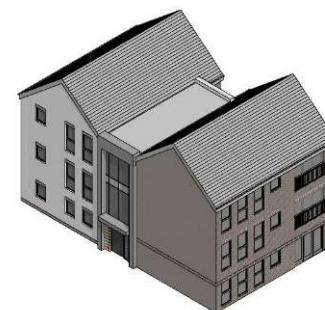
REAR ELEVATION - 1:100



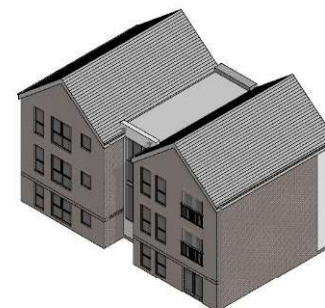
SIDE ELEVATION - 1:100



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

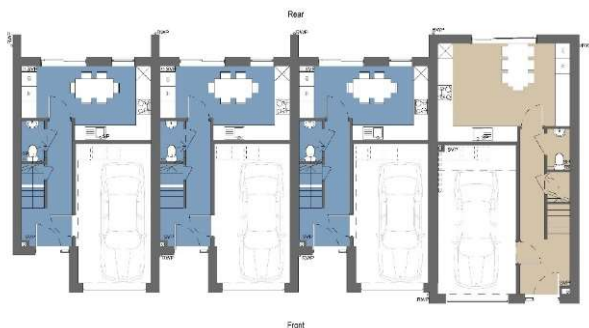
Block 3



SECOND FLOOR PLAN 1:200



FIRST FLOOR PLAN 1:200



GROUND FLOOR PLAN 1:200



- RAL 7016 grey composite front door with side light
- Buff brick
- Dark grey powder coated metal railings to balconies
- Off white through colour render top levels
- Header course
- Grey garage doors to match front doors

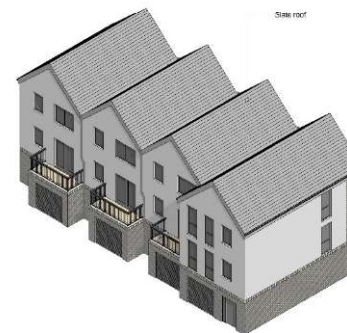


- Off white through colour render to back of balconies
- RAL 7016 grey window and door frames
- Grey roof eaving
- Clear glass balustrade with metal handrail above
- Fully glazed rear doors

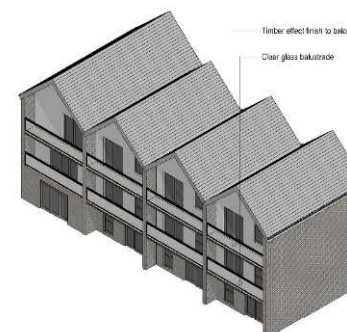
Grey rainwater goods to match roof edging



BLOCK LOCATION PLAN - NTS

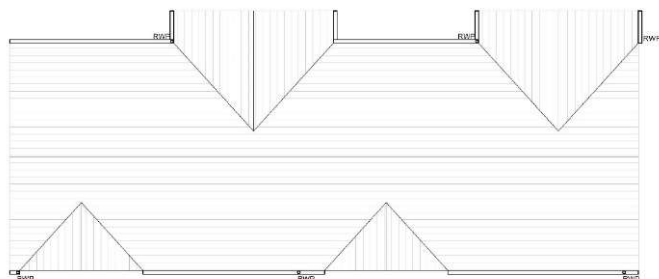


ISOMETRIC FRONT VIEW - NTS

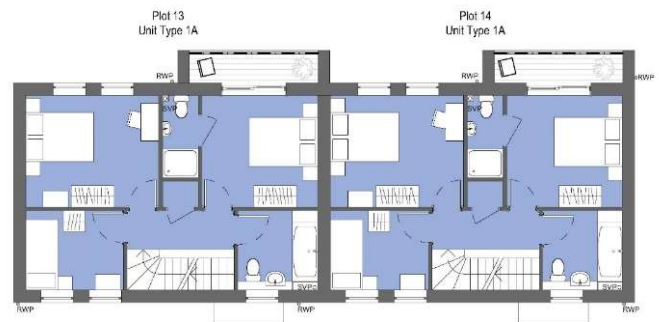


ISOMETRIC REAR VIEW - NTS

Block 4



ROOF PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100

- Slate roof
- Off white through colour render
- Header course over windows
- Dark grey powder coated aluminium modern surround and canopy
- RAL7016 grey composite front door
- Weatherboarding feature
- Light brown brick



REAR ELEVATION - 1:100

- Clear glass balustrade with metal handrail above
- Off white through colour render to back of balcony
- Fully glazed rear doors
- RAL7016 grey window and door frames
- Light brown brick
- Gray roof edging
- Gray rainwater goods to match roof edging
- Slate roof



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

Stack bond feature panel

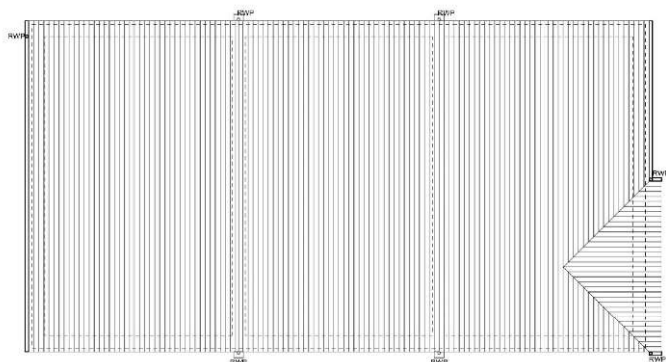
Timber effect balcony finish

PROJECT
Phase II Former Dickies Boatyard Block 4
Bangor

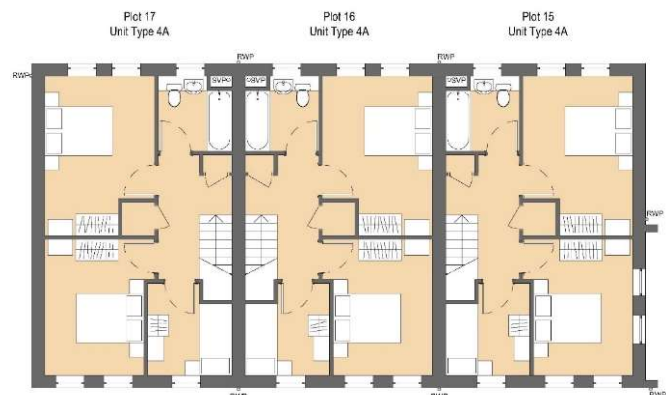
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SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.33-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE 1:100

Block 5



ROOF PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100



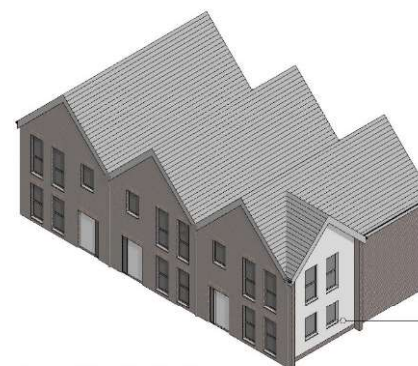
REAR ELEVATION - 1:100



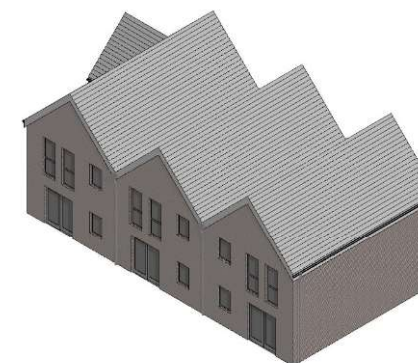
SIDE ELEVATION - 1:100



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 5
Bangor

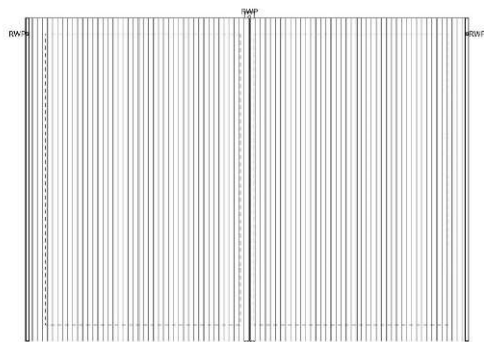
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SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.34-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE 1:100

Block 6



BLOCK LOCATION PLAN - NTS



ROOF PLAN - 1:100

Plot 18
Unit Type 1B

Plot 19
Unit Type 1B



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100

Off white through colour render to recess

Light brown brick breaks up the block

Buff brick to match neighbouring new development

Header course over openings

White composite front door with side light

Grey roof edging

Dark grey powder coated metal railings to balconies

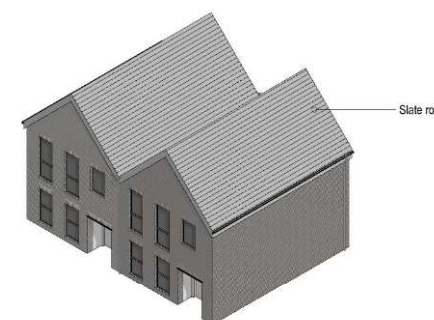


REAR ELEVATION - 1:100

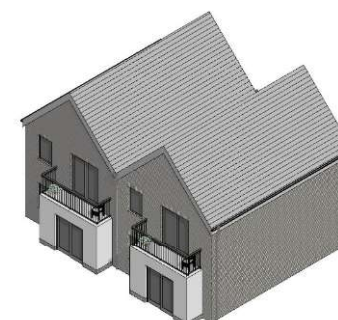
Off white through colour render bay
Grey rainwater goods to match roof edging

Fully glazed rear doors

RAL 7016 Grey window and door frames



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 6
Bangor

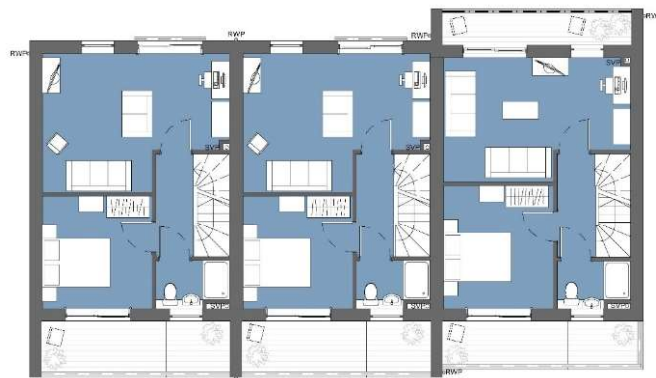
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SIZE	STATUS	PLANNING
A2	PROJECT No 1650	DRAWING No L.35-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE (as is) 1:100

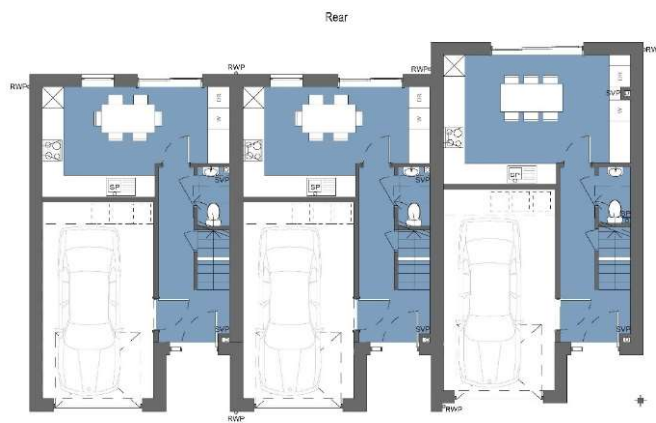
Block 7



SECOND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100

Dark grey powder coated metal railings to balconies

Grey garage doors to match front doors

Off white through colour render to break up block

Fully glazed rear doors
Clear glass with metal handrail above

Balcony over garage extended to form canopy over entrance
RAL 7016 grey composite front door
Header course

Grey rainwater goods to match roof edging

Buff brick

Grey roof edging

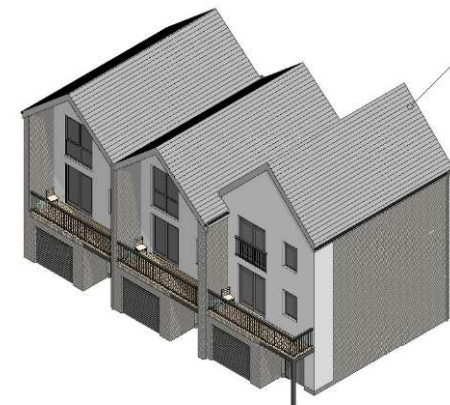
RAL7016 grey window and door frames



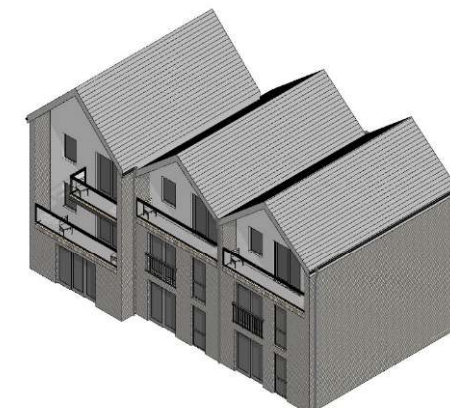
REAR ELEVATION - 1:100



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 7
Bangor

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SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.36-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE (as is) 1:100

Block 8



SECOND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100

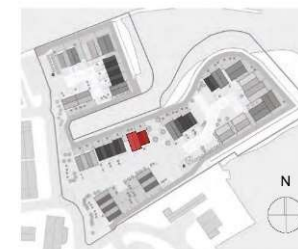
- Feature header course
- Grey garage door to match front door
- Off white through colour render feature bay
- Balcony over garage and extended over entrance to form canopy
- Dark grey powder coated metal railings to balconies
- RAL7016 grey composite front entrance door



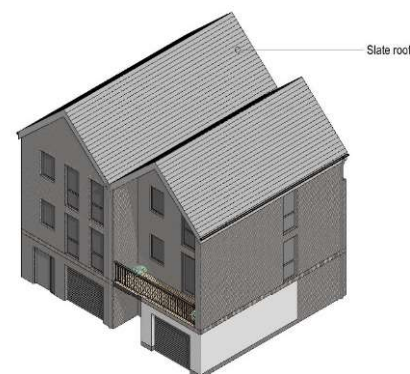
REAR ELEVATION - 1:100

- Solid balcony wall (1100mm height) with grey powder coated aluminium capping to match windows
- Light brown brick
- Off white through colour render to back of balcony
- Grey roof edging
- Fully glazed rear doors
- RAL7016 grey window and door frames
- Clear glass balustrade with metal handrail above

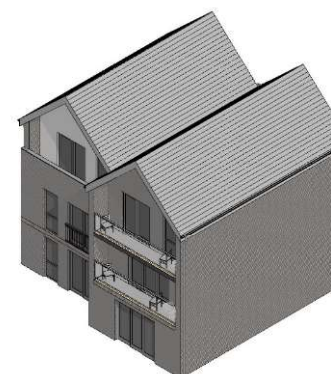
- Grey rainwater goods to match roof edging



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



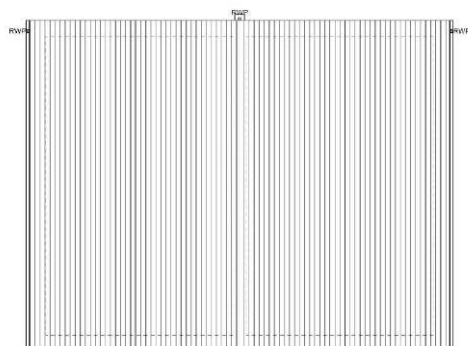
ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 8
Bangor

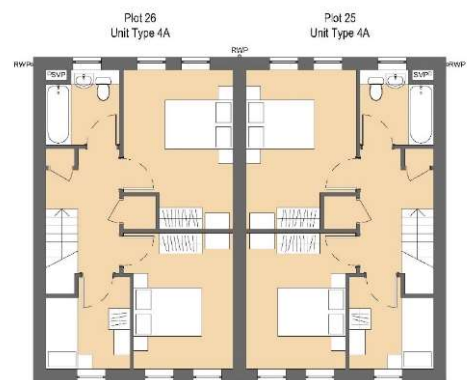
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SIZE	STATUS	PLANNING
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	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE 1:100

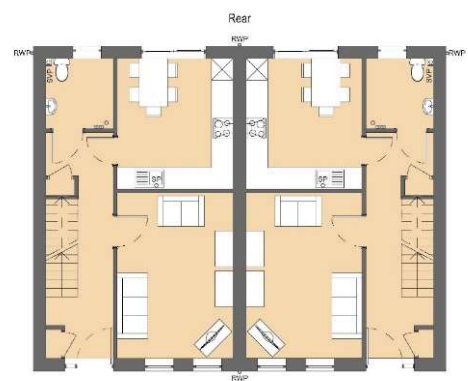
Block 9



ROOF PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100

White composite front doors with side light
Header course over windows
Light brown brick

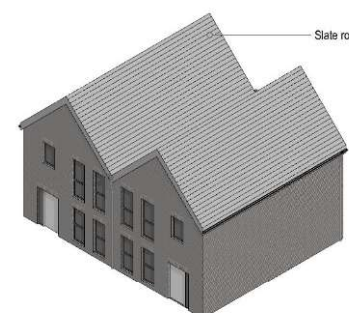


REAR ELEVATION - 1:100

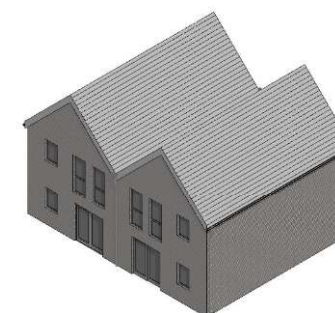
Light brown brick
RAL7016 grey window and door frames
Fully glazed rear doors
Grey roof edging
Grey rainwater goods to match roof edging



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 9
Bangor

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SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.38-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE (as is) 1:100

Block 10



SECOND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



FRONT ELEVATION - 1:100



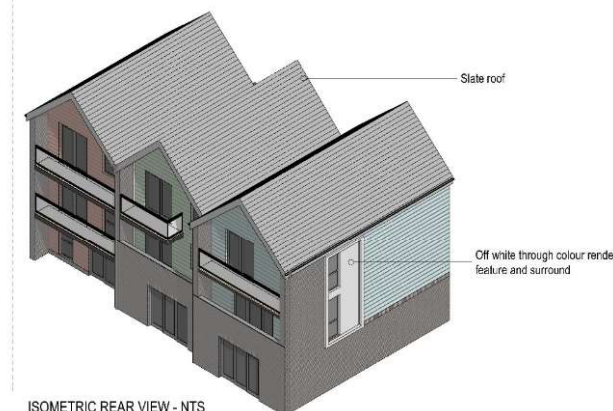
REAR ELEVATION - 1:100



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 10
Bangor

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

SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.39-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE 1:100

Block 11



SECOND FLOOR PLAN - 1:100

Plot 30
Unit Type 2C

Plot 31
Unit Type 3A



FIRST FLOOR PLAN - 1:100



GROUND FLOOR PLAN - 1:100



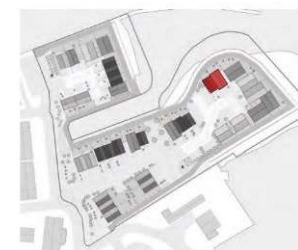
FRONT ELEVATION - 1:100

RAL 7016 Grey composite doors with side light
Weatherboarding
Buff brick
Header course under weatherboarding
Grey garage doors to match front doors
Dark grey powder coated metal railings to front balconies

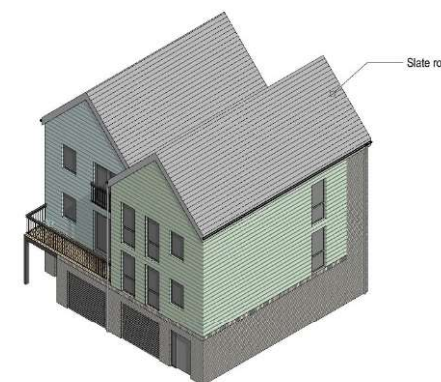


REAR ELEVATION - 1:100

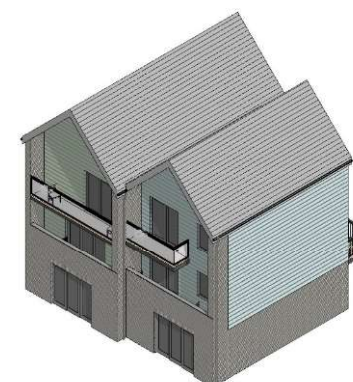
Solid barrier to balcony with RAL7016 powder coated aluminium capping
Clear glass balustrade with metal handrail above to rear balconies
Fully glazed rear doors
Grey roof edging
RAL 7016 grey window and door frames
Grey rainwater goods to match roof edging



BLOCK LOCATION PLAN - NTS



ISOMETRIC REAR VIEW - NTS



ISOMETRIC REAR VIEW - NTS

PROJECT
Phase II Former Dickies Boatyard Block 11
Bangor

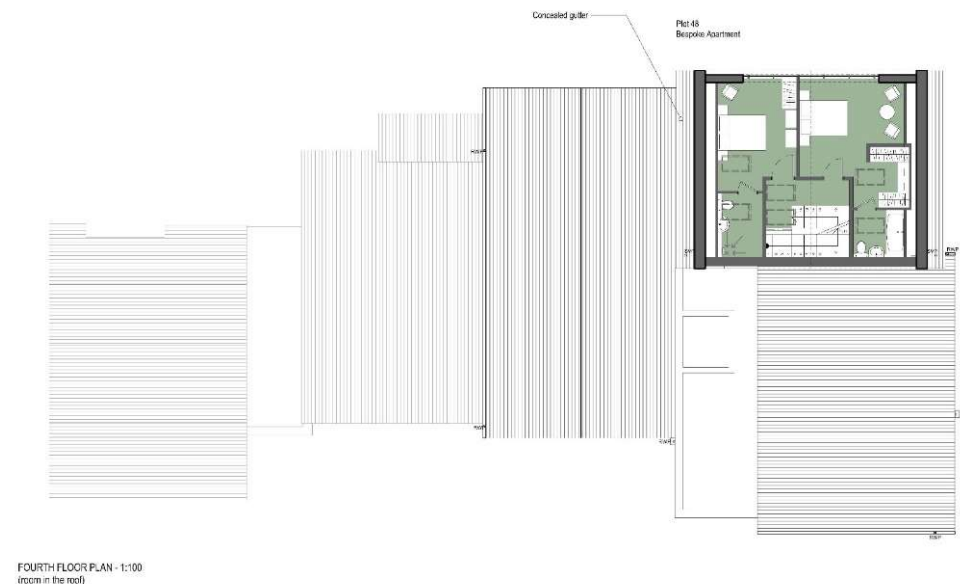
JOHN MCCALL ARCHITECTS LTD
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SIZE	STATUS	PLANNING
A2	1650	L.40-P1
DRAWN BY	HF	CHECKED
DATE	Dec 17	SCALE (A4=9)
		1:100

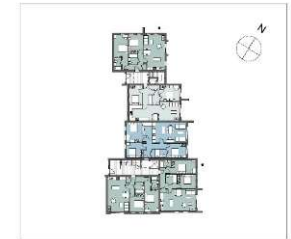


Block 12 - Plans 2

SCHEDULE OF ACCOMMODATION	
Apartment TYPE 1 (2 Bed, 1 Bath)	3No.
Apartment TYPE 2 (2 Bed, 2 Bath)	10No.
Apartment TYPE 3 (3 Bed, 2 Bath) Plan (House)	4No.
Apartment TYPE 4 (3 Bed, 2 Bath)	1No.
TOTAL	18No.



Block 12 - Elevations



ELEVATION LOCATION KEY - NTS



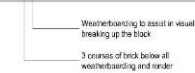
FRONT ELEVATION - 1:100



REAR ELEVATION - 1:100



SIDE ELEVATION 1 - 1:100

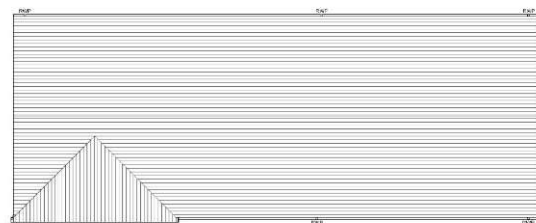


SIDE ELEVATION 2 - 1:100

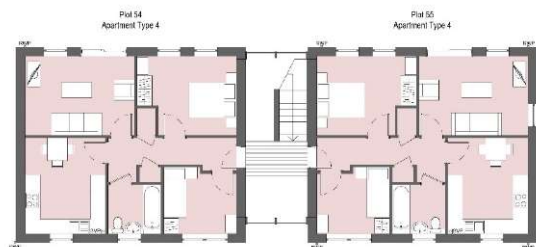


RAL 7016 grey powder coated aluminium cladding

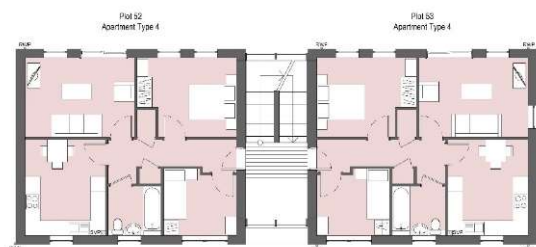
Block 13



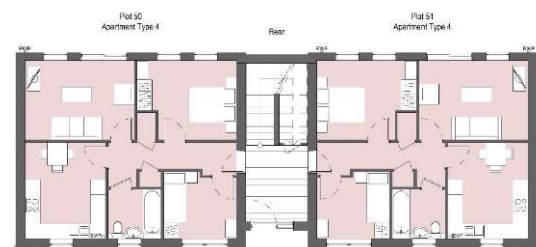
BLOCK ROOF PLAN - 1:100



SECOND FLOOR BLOCK PLAN - 1:100



FIRST FLOOR BLOCK PLAN - 1:100



GROUND FLOOR BLOCK PLAN - 1:100



FRONT ELEVATION - 1:100

- Black composite door with sidelight
- Timber effect highlight to entrance
- Grey powder coated aluminium canopy to match windows
- Off white through colour render to top floors
- RAL 7016 grey window and door frames
- Header course feature band around building

Grey aluminium grills to match roof edging

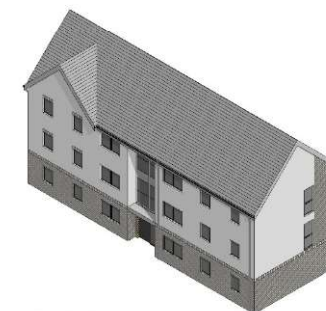


REAR ELEVATION - 1:100

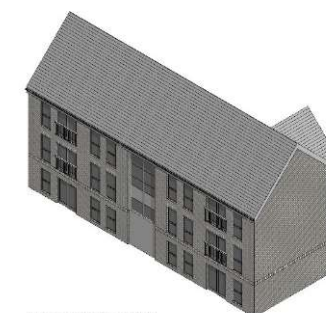
- Dark grey powder coated aluminium railings to Juliet balconies
- Header course feature band around building
- Header course over windows
- Buff brick
- Grey roof edging
- Slate roof
- Fully glazed rear doors



BLOCK LOCATION PLAN - NTS



ISOMETRIC FRONT VIEW - NTS



ISOMETRIC REAR VIEW - NTS

House Type 1A

3 Bed 2 Storey - Total area: 92m²



STREET ELEVATION EXAMPLE - 1:100



UNIT LOCATION PLAN - NTS

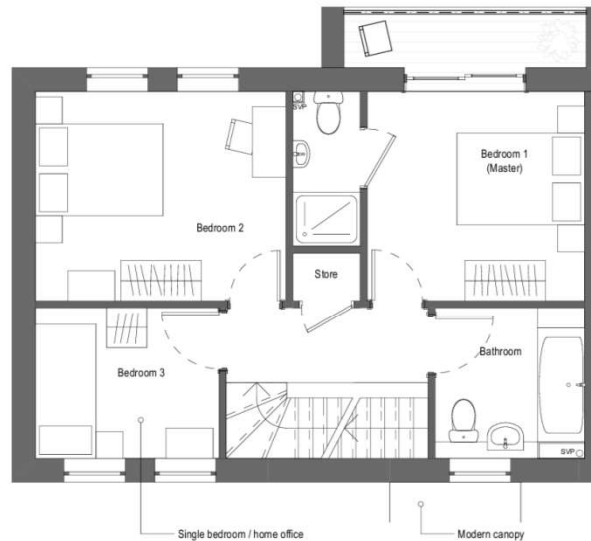
Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Example shown is as per Block 4



GARDEN ELEVATION EXAMPLE - 1:100



GROUND FLOOR PLAN - 1:50
47.5m²



This unit type has been developed to provide a wide fronted alternative for the 2 storey houses to reduce overlooking and maximise garden widths and daylighting

In-curtlage parking where possible: 2
No. spaces per house

FIRST FLOOR PLAN - 1:50
44.7m²

PROJECT
Phase II Former Dickies Boatyard House Type 1A
Bangor

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SIZE	STATUS	PLANNING
A2	1650	L. 50-P1
DRAWN by	HF	CHECKED
DATE	DEC 17	SCALE
		VAR

House Type 1B

3 Bed 2 Storey - Total area: 90m²



UNIT LOCATION PLAN - NTS

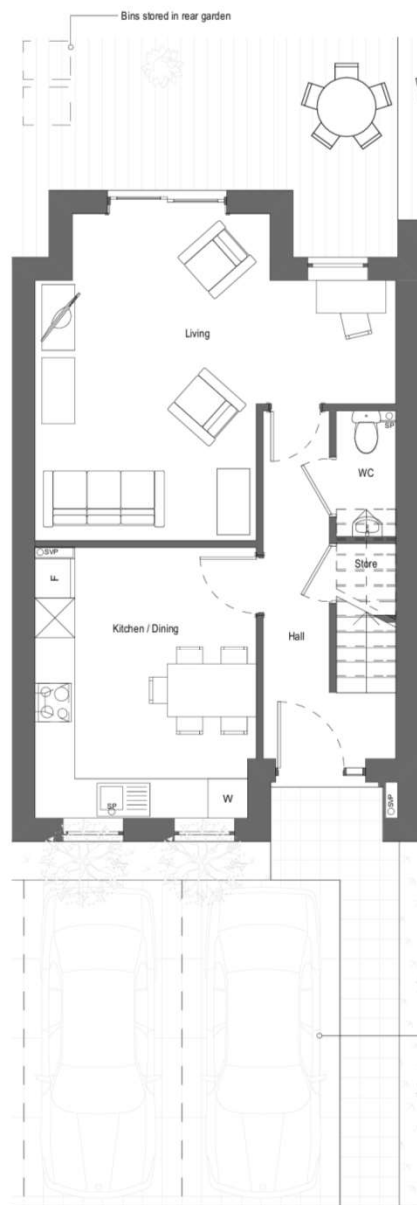
Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Example shown is as per Block 1



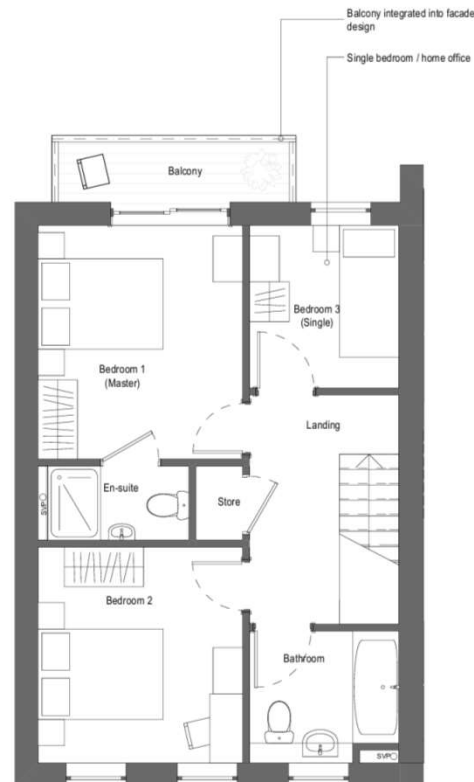
STREET ELEVATION EXAMPLE - 1:100



GARDEN ELEVATION EXAMPLE - 1:100



GROUND FLOOR PLAN - 1:50
45.7m²



This unit type has been developed to respond to the historic terraces to the North on Glandor Road and Garth Road. Elements have been echoed in a modern interpretation to ensure the context is respected while still retaining the feel of a new development.

In-curtilage parking where possible. 2 No. spaces per house

FIRST FLOOR PLAN - 1:50
44.7m²

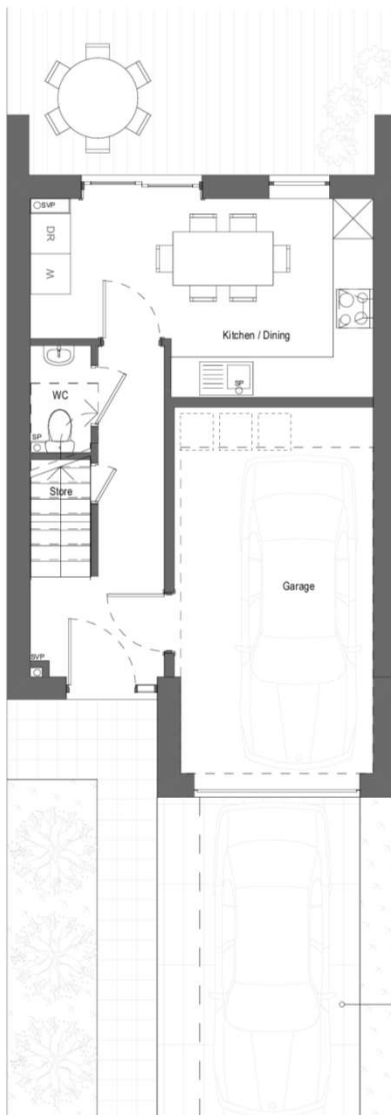
PROJECT TITLE
Phase II Former Dickies Boatyard House Type 1B
Bangor

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No. 1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819
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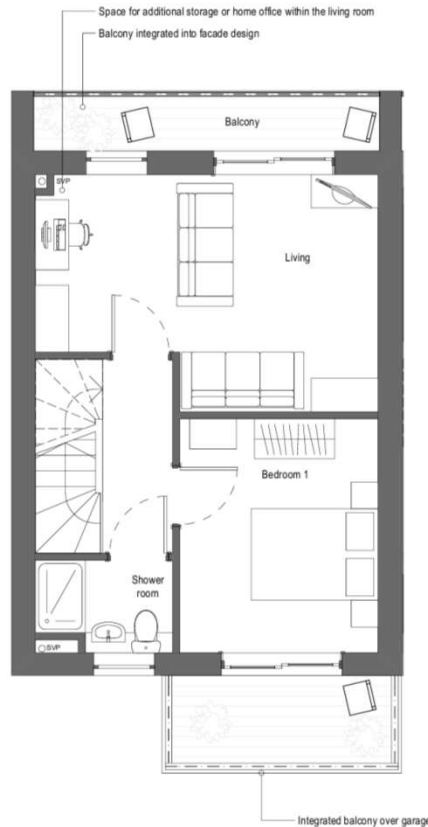
SIZE	STATUS	PLANNING
A2	1650	L.51-P1
DRAWN BY	HF	CHECKED
DATE	DEC 17	VAR

House Type 2A

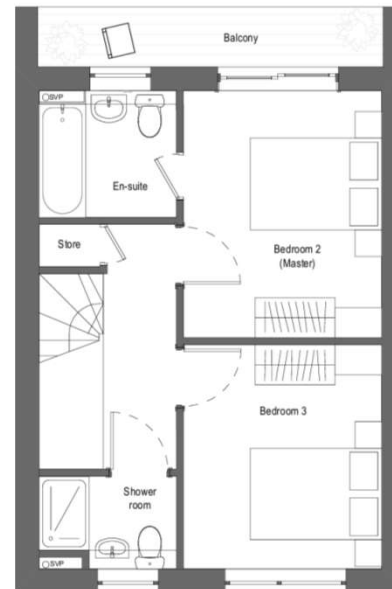
3 Bed 3 Storey - Total area: 97m²



GROUND FLOOR PLAN - 1:50
23.6m² (+16.2m² garage)



FIRST FLOOR PLAN - 1:50
36.8m²



SECOND FLOOR PLAN - 1:50
36.8m²



FRONT ELEVATIONS - 1:100



REAR ELEVATION - 1:100



UNIT LOCATION PLAN - NTS

Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Elevations shown are as per Block 3.

PROJECT
Phase II Former Dickies Boatyard House Type 2A
Bangor

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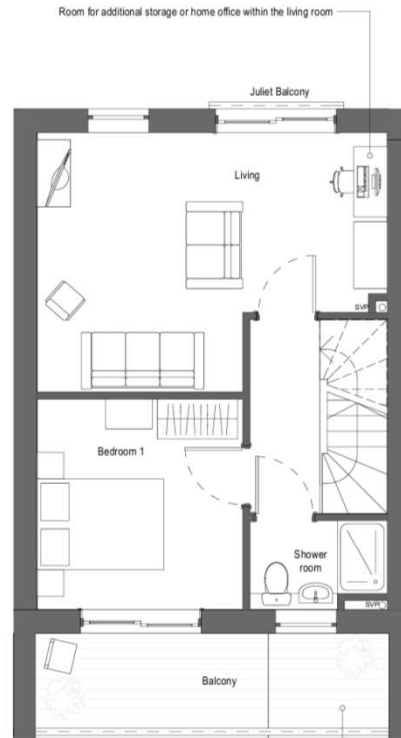
SIZE	STATUS	PLANNING
A2	PROJECT No 1650	DRAWING No L.52-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE (A4) VAR

House Type 2B

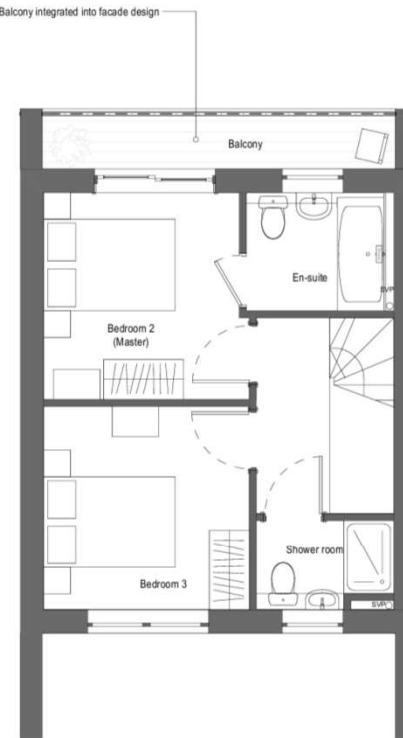
3 Bed 3 Storey - Total area: 94m²



GROUND FLOOR PLAN - 1:50
24.3m² (+17.0m² garage)



FIRST FLOOR PLAN - 1:50
37.5m²



SECOND FLOOR PLAN - 1:50
33m²



UNIT LOCATION PLAN - NTS

Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Example shown is as per Block 7.



STREET ELEVATION EXAMPLE - 1:100



GARDEN ELEVATION EXAMPLE 1:100

House type 2B, while retaining some balconies on the private side, focuses more on providing an active frontage onto the streetscene. Roofpitch shown is reduced to give an example of how the roofscape can be diversified

PROJECT
Phase II Former Dickles Boatyard House Type 2B
Bangor

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SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.53-P1
	DRAWN BY HF	CHECKED CG
	DATE DEC 17	SCALE (as is) VAR

House Type 2C

3 Bed 3 Storey - Total area: 102m²



UNIT LOCATION PLAN - NTS

Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Example shown is as per Block 7.



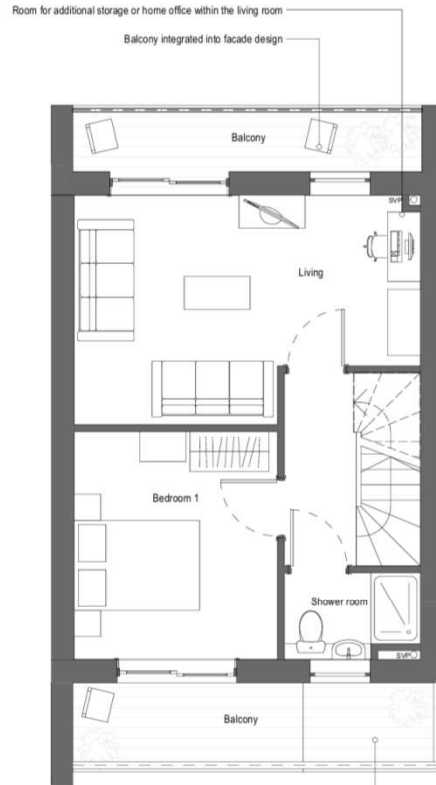
STREET ELEVATION EXAMPLE - 1:100



GARDEN ELEVATION EXAMPLE - 1:100



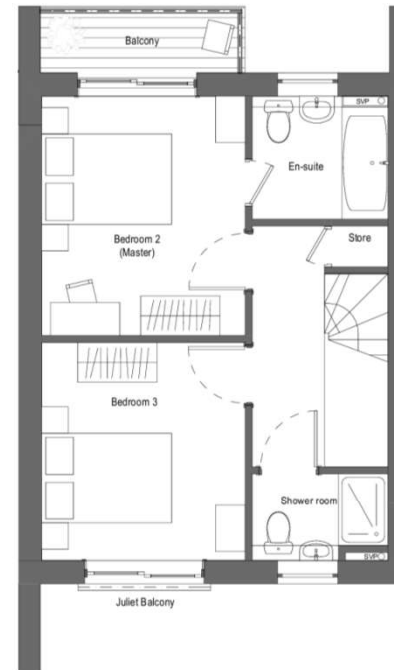
GROUND FLOOR PLAN - 1:50
27.8m² (+17.5m² garage)



House type 3C is the highest end of the 3 bedroom houses with a Juliet or full balcony to every bedroom and increased floor area allowing a larger kitchen/dining space

In-curtage parking plus integrated garage where possible. 2 No. spaces total required per house

FIRST FLOOR PLAN - 1:50
37.0m²



SECOND FLOOR PLAN - 1:50
37.0m²

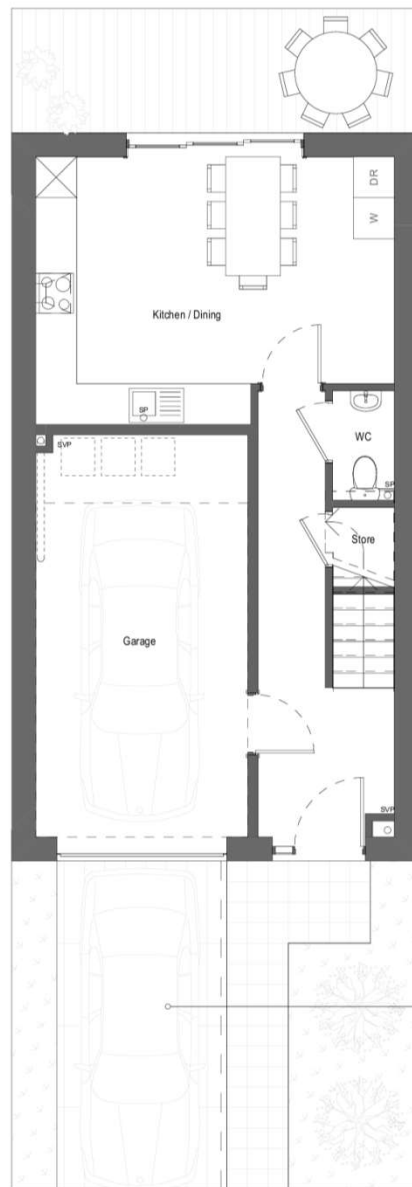
PROJECT
Phase II Former Dickies Boatyard House Type 2C
Bangor

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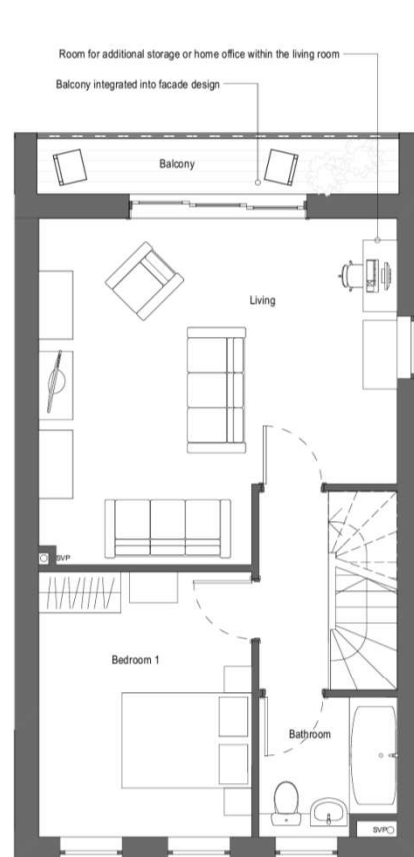
SIZE	STATUS	PLANNING
A2	PROJECT No: 1650	DRAWING No: L.54-P1
	DRAWN by: HF	CHECKED: CG
	DATE: DEC 17	SCALE: (A4) VAR

House Type 3A

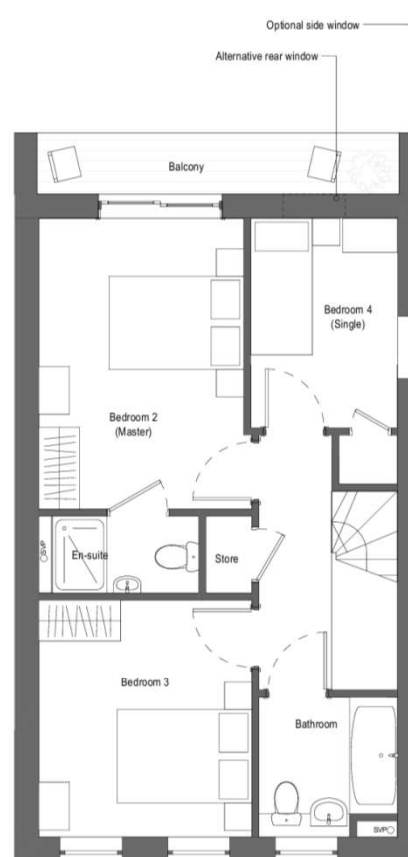
4 Bed 3 Storey - Total area: 128m²



GROUND FLOOR PLAN - 1:50
32.6m² (+18.3m² garage)



FIRST FLOOR PLAN - 1:50
47.6m²



SECOND FLOOR PLAN - 1:50
47.6m²



FRONT ELEVATION - 1:100



REAR ELEVATION - 1:100



UNIT LOCATION PLAN - NTS

Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Elevations shown are as per Block 3

Rear elevation fenestration varies between plots dependant on presence of side windows

In-curtilage parking plus integrated garage where possible. 2 No. spaces total per house

House Type 3A is the main 4 bedroom unit type and designed to maximise the views using full width balconies and large windows to the rear. This unit type is also designed to have flexibility in its layout to allow windows to be added or relocated onto the side elevation to create feature corner turning units

PROJECT
Phase II Former Dickies Boatyard
Bangor

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SIZE	STATUS	PLANNING
A2	PROJECT No. 1650	DRAWING No. L.55-P1
	DRAWN by HF	CHECKED CG
	DATE DEC 17	SCALE (as per) VAR

House Type 3B

4 Bed 3 Storey - Total area: 123m²



UNIT LOCATION PLAN - NTS

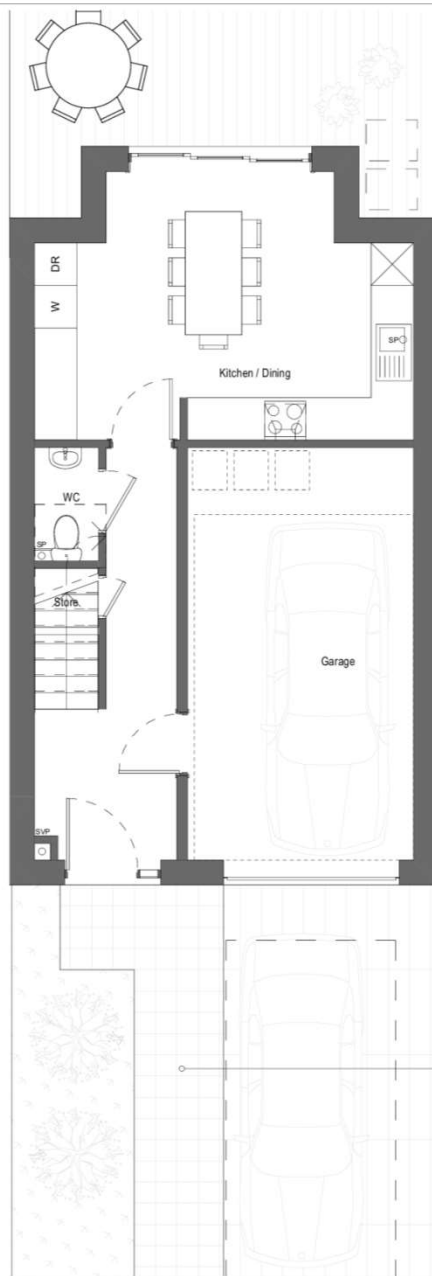
Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Example shown is as per Block 1



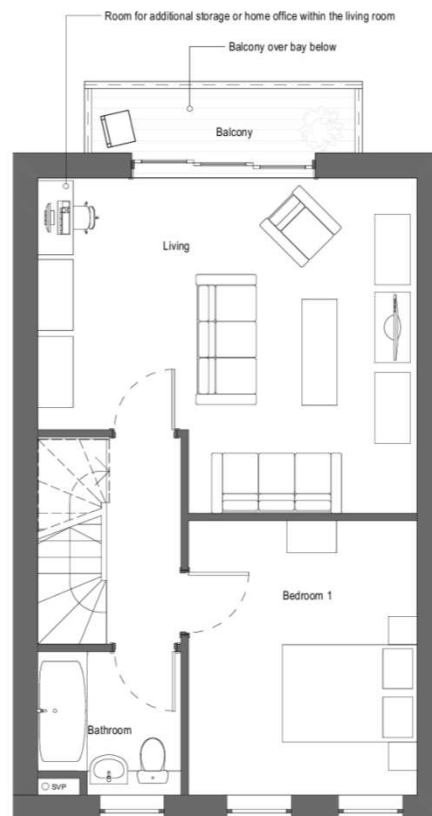
STREET ELEVATION EXAMPLE - 1:100



GARDEN ELEVATION EXAMPLE - 1:100



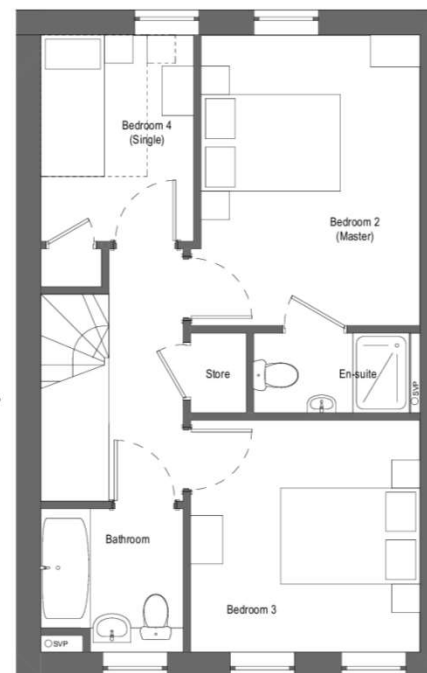
GROUND FLOOR PLAN - 1:50
30.1m² (+18.7m² garage)



This unit has been developed to respond to the historic terraces to the North on Glandar Road and Garth Road. Elements have been echoed in a modern interpretation to ensure the context is respected while still retaining the feel of a new development.

In-curtage parking plus integrated garage where possible. 2 No. spaces total per house

FIRST FLOOR PLAN - 1:50
46.8m²



SECOND FLOOR PLAN - 1:50
46.8m²

PROJECT
Phase II Former Dickies Boatyard House Type 3B
Bangor

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SIZE	STATUS	PLANNING
A2	PROJECT No 1650	DRAWING No L.56-P1
	DRAWN BY HF	CHECKED CG
	DATE DEC 17	SCALE (A2) VAR

House Type 4A

3 Bed 2 Storey - Total area: 88m²



STREET ELEVATION EXAMPLE - 1:100



UNIT LOCATION PLAN - NTS

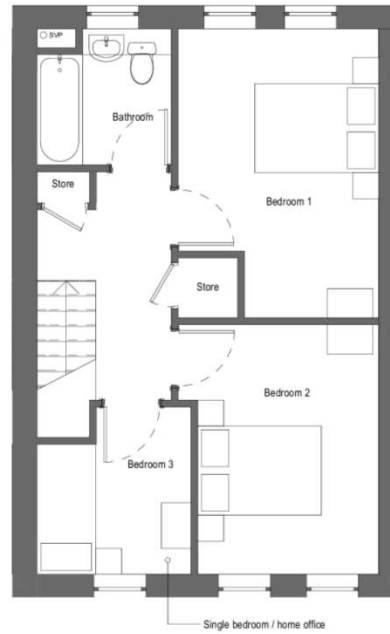
Roof pitch, orientation and external materials to be decided on a plot by plot basis. See relevant block drawings for further details. Example shown is as per Block 5.



GARDEN ELEVATION EXAMPLE - 1:100



GROUND FLOOR PLAN - 1:50
44.1m²



Based upon pattern 5.3.1

FIRST FLOOR PLAN - 1:50
44.1m²

In-curtage parking where possible. 2
No. spaces per house
Parking location varies between plots. Plot 26
shown

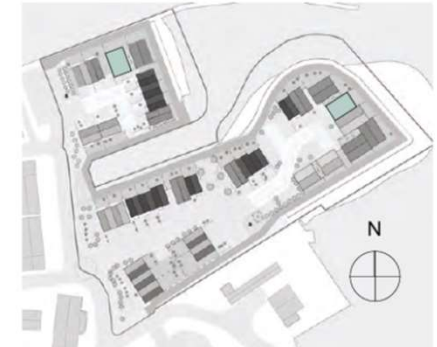
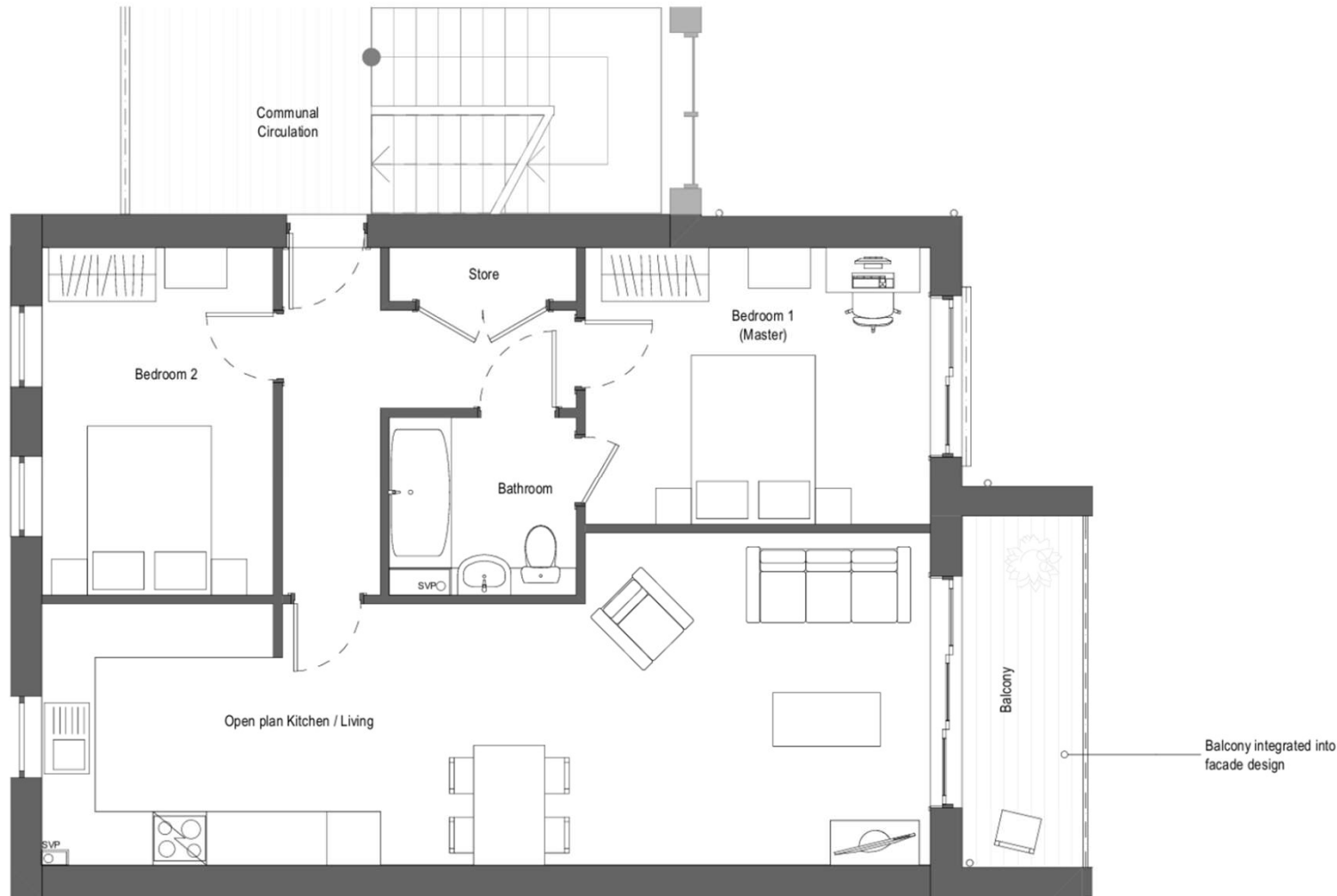
PROJECT
Phase II Former Dickies Boatyard House Type 4A
Bangor

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SIZE	STATUS	PLANNING	
A2	PROJECT No. 1650	DRAWING No. L.57-P1	
	DRAWN by HF	CHECKED CG	
	DATE DEC 17	SCALE (A1/A2) VAR	

Apartment Type 1

2 Bed 4 Person - Total area: 69m²



This apartment unit type is the second level up in size, with two double bedrooms and one bathroom. Variations may occur in balcony and window location due to unit orientation. Plan is shown as per Block 12, see block drawings for full details. All units are designed to have at least a Juliet balcony, if not a full sized balcony. All ground floor units to have their own private rear garden and those on the floors above will have access to a communal garden.

The bin storage will be communal and individual parking spaces (one per unit) will be allocated per flat within the nearby parking.

APARTMENT TYPE 1 PLAN - 1:50
2 BED 1 BATH 69.1m²

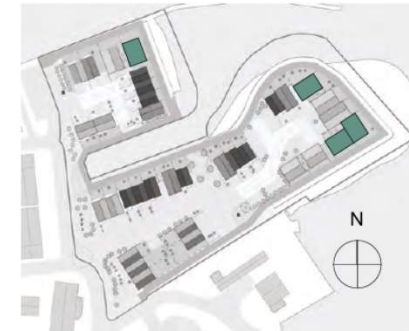
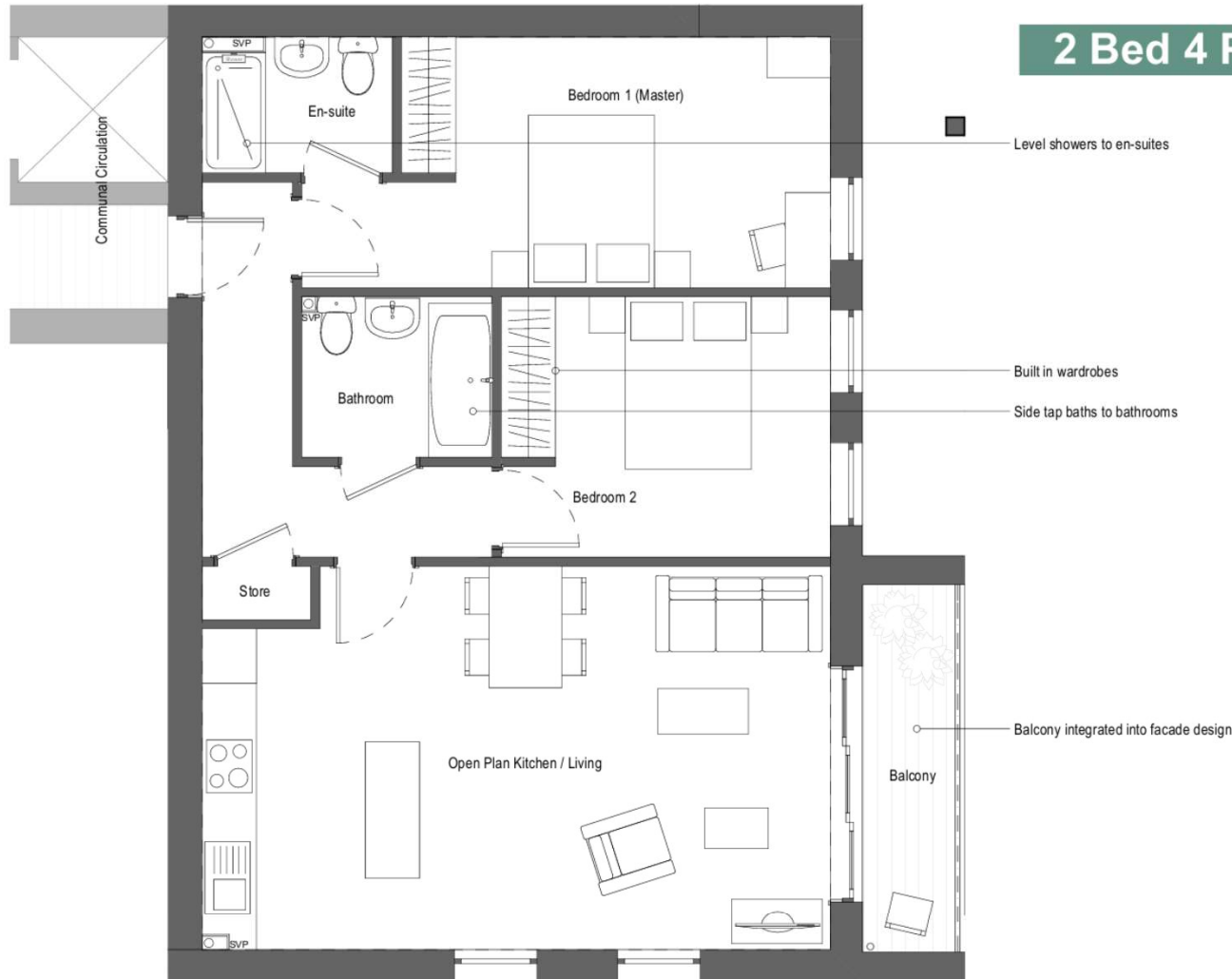
PROJECT TITLE
Phase II Former Dickies Boatyard Apartment Type 1
Bangor

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SIZE	STATUS	PLANNING	
A3	PROJECT No	1650	DRAWING No
			L.60-P1
	DRAWN by	HF	CHECKED
			CG
	DATE	DEC 17	SCALE (mm)
			1:50

Apartment Type 2

2 Bed 4 Person - Total area: 70m²



This unit type is the largest two bedroom apartment with both a bathroom and ensuite. Variations may occur in balcony and window location due to unit orientation. Plan is shown as per Block 12, see block drawings for full details. All units are designed to have atleast a Juliet balcony, if not a full sized balcony. All ground floor units to have their own private rear garden and those on the floors above will have access to a communal garden.

The bin storage will be communal and individual parking spaces (one per unit) will be allocated per flat within the nearby parking.

APARTMENT TYPE 2 PLAN - 1:50
2 BED 2 BATH 69.9m²

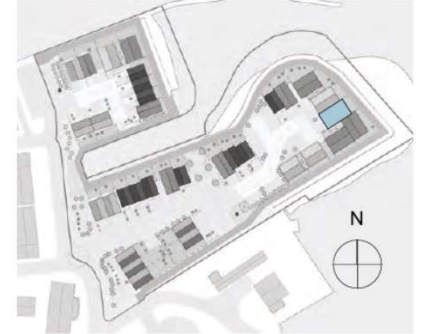
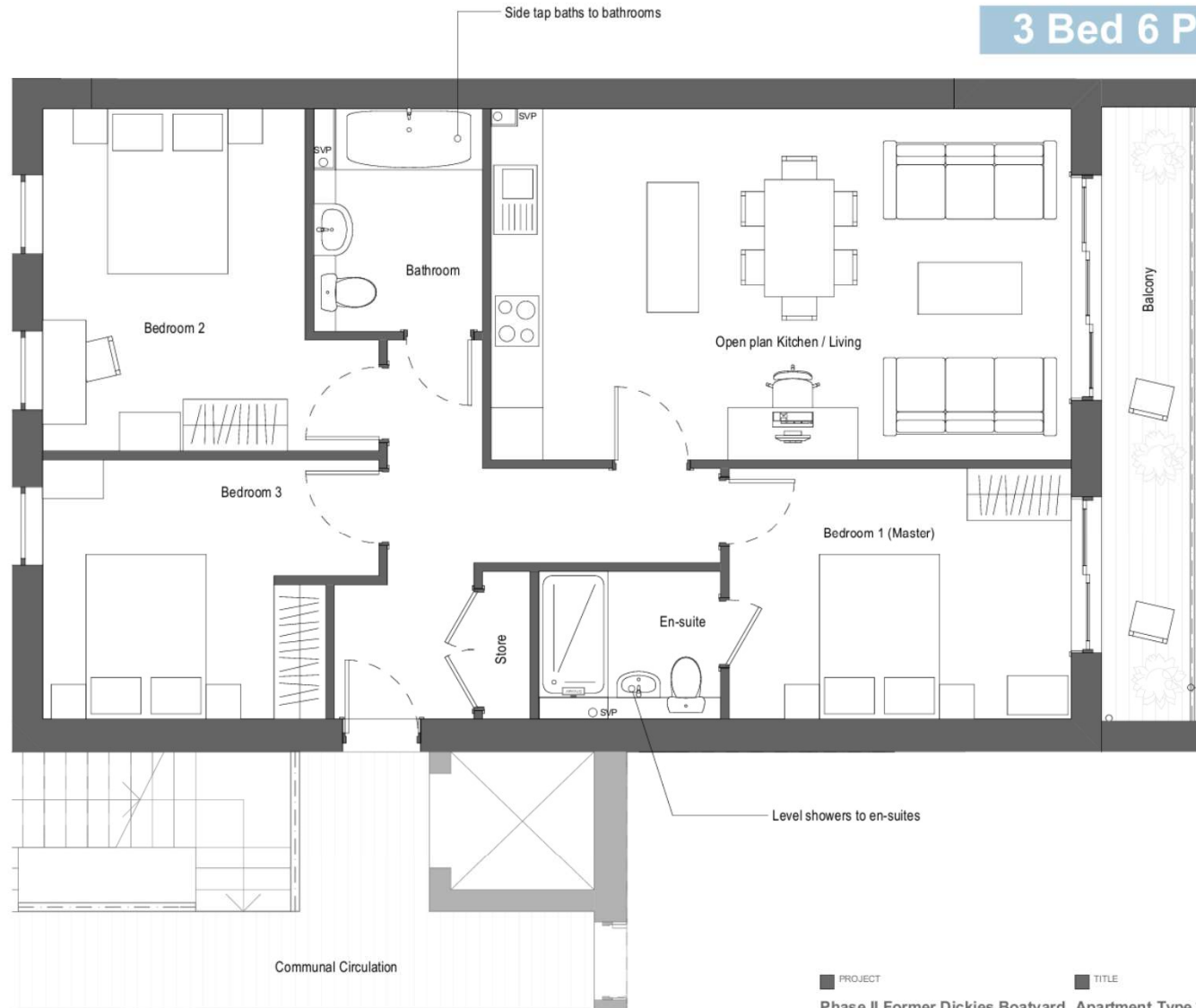
PROJECT TITLE
Phase II Former Dickies Boatyard Apartment Type 2
Bangor

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SIZE A3	STATUS PLANNING	
PROJECT No 1650	DRAWING No L.61-P1	
DRAWN by HF	CHECKED CG	
DATE DEC 17	SCALE (u.n.o) 1:50	

Apartment Type 3

3 Bed 6 Person - Total area: 83m²



This large apartment contains three full size double bedrooms, one bathroom and one ensuite. The ground floor unit is to have their own private rear garden and those on the floors above will have access to a communal garden shared with the rest of the block and their own private balcony.

The bin storage will be communal and individual parking spaces (one per unit) will be allocated per flat within the nearby parking.

Balcony integrated into facade design

APARTMENT TYPE 3 PLAN - 1:50
3 BED 2 BATH 83.7m²

PROJECT

Phase II Former Dickies Boatyard Apartment Type 3
Bangor

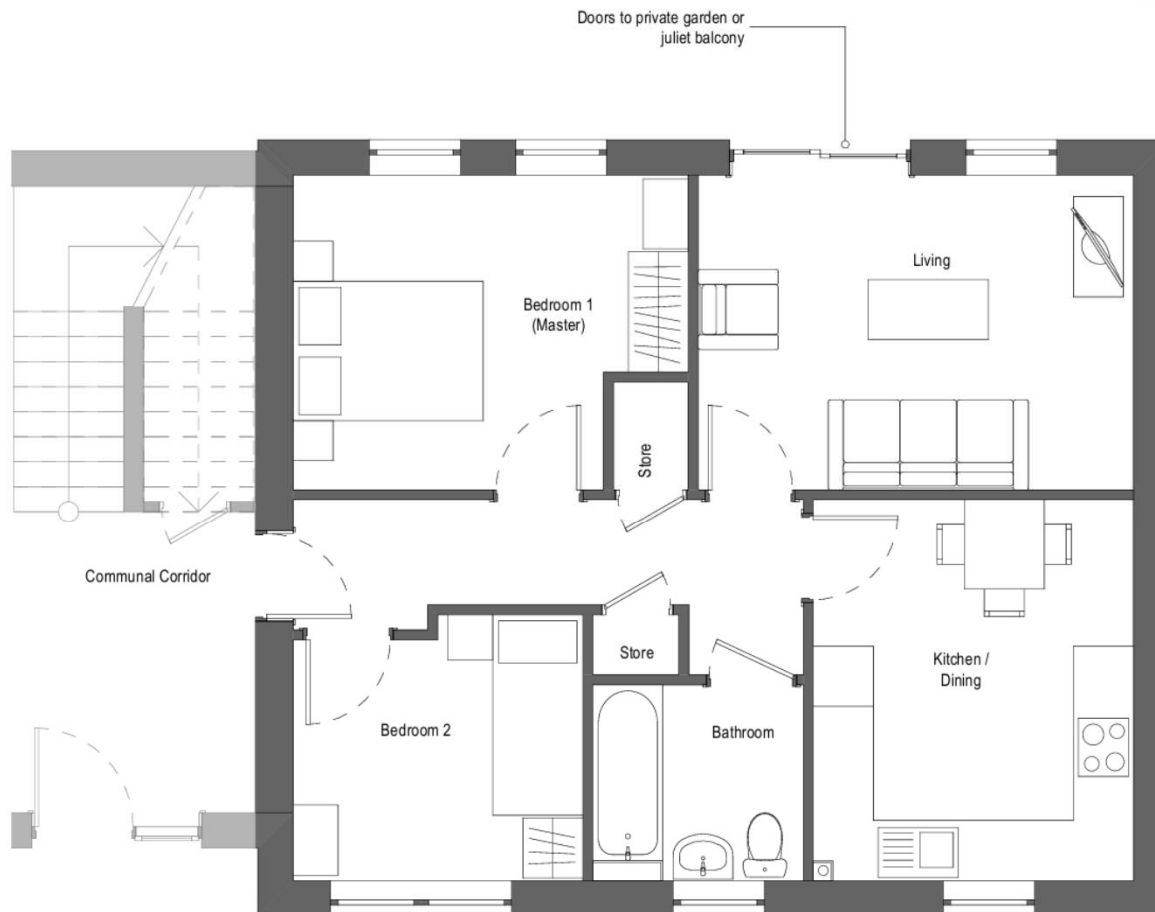
TITLE

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

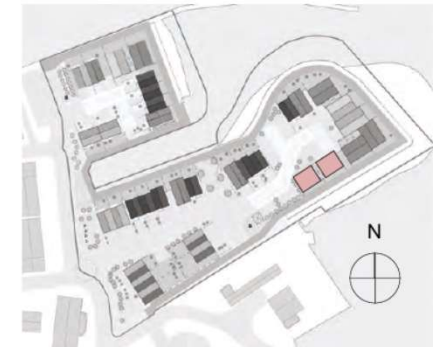
SIZE	STATUS	
A3	PLANNING	
PROJECT No	1650	DRAWING No
		L.62-P1
DRAWN by	HF	CHECKED
		CG
DATE	DEC 17	SCALE (u.n.o)
		1:50

Apartment Type 4

2 Bed 3 Person - Total area: 59m²



2 BED APARTMENT PLAN - 1:50
59.2m²



UNIT LOCATION PLAN - NTS

This unit type has been developed as the smallest apartment in order to provide a range of accommodation to suite a range of budgets. Although reduced in area the apartment is designed to use this space efficiently to ensure a comfortable living environment and maximised daylighting.

The bin storage will be communal and all apartments are designed to either have direct access to a small private garden (ground floor units only) or a juliet balcony and a communal garden. Individual parking spaces (one per unit) will be allocated per flat within the nearby parking.

PROJECT

Phase II Former Dickies Boatyard Apartment Type 4
Bangor

TITLE

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

SIZE	STATUS	
A3	PLANNING	
	PROJECT No	DRAWING No
	1650	L.63-P1
	DRAWN by	CHECKED
	HF	CG
	DATE	SCALE (u.m.o)
	DEC 17	1:50

Bespoke Apartment

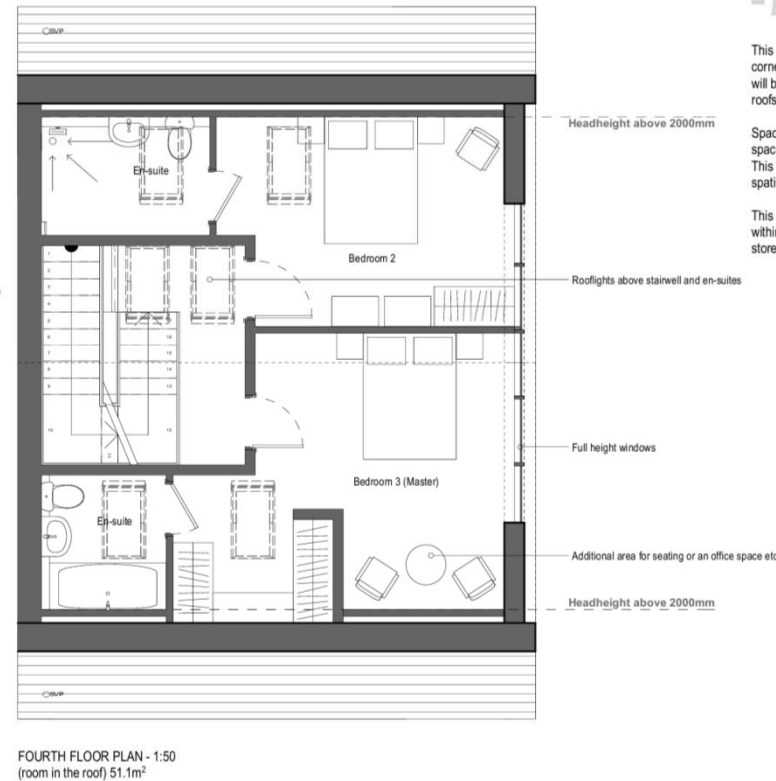
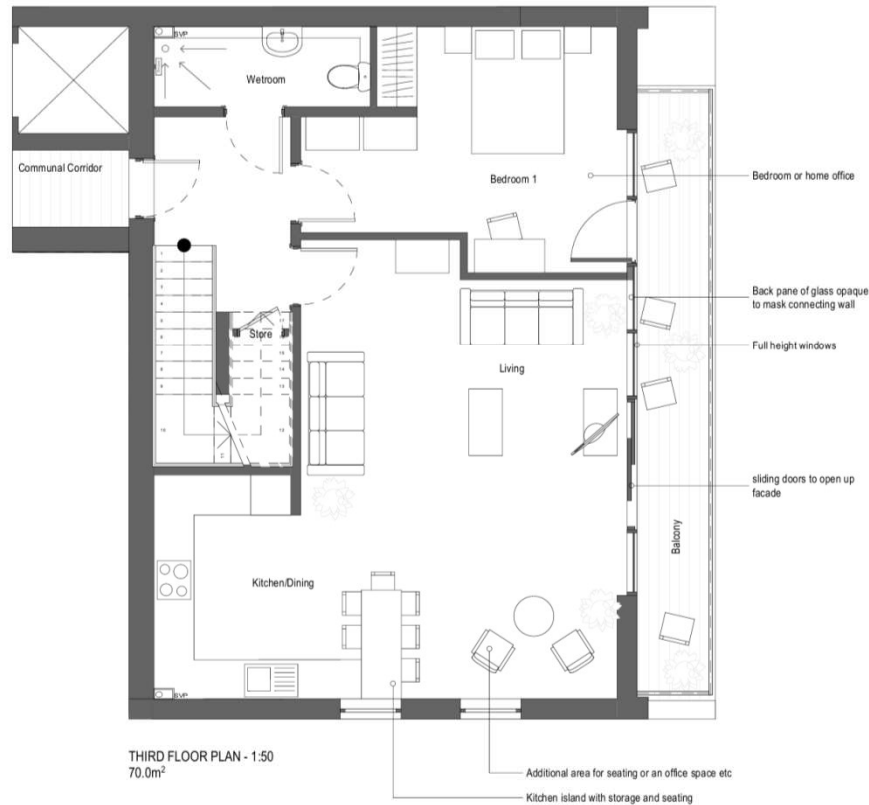
3 Bed 6 Person - Total area: 121m²



This bespoke apartment at the top of the feature corner has stunning views across the area. This unit will be articulated through its materiality and roofscape with a large balcony utilising the views

Space has been maximised by utilising the roof space to add another half level of accommodation. This has allowed generously sized bedrooms and a spacious open kitchen/living space.

This unit will have two allocated parking spaces within the main parking and utilise the communal bin store.



PROJECT
Phase II Former Dickies Boatyard Bespoke Apartment
Bangor

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SIZE	STATUS	PLANNING
A2	PROJECT No: 1650	DRAWING No: L.64-P1
	DRAWN by: HF	CHECKED: CG
	DATE: DEC 17	SCALE (A/P): 1:50

Boundary Locations



Boundary Locations Plan 1:500

- Type A - Low Level Garden Demarcation —
- Type B - Stone Retaining Wall, 1100mm+level difference —
- Type C - 1100mm Metal Railings —
- Type D1 - 1100mm Timber Fencing —
- Type D2 - 1800mm Timber Fencing —
- Type D3 - 1800mm - 1100mm Timber Fence —
- Type E - 1800mm Brick and Timber Wall —
- Type F - 1100mm Marina Railings —

See Drawing L.70 for more information on the boundary treatments

P2 Incorporating comments from pre-planning consultation
P1 Pre-Planning Consultation Issue

12.03.2018 HF
31.01.2018 HF

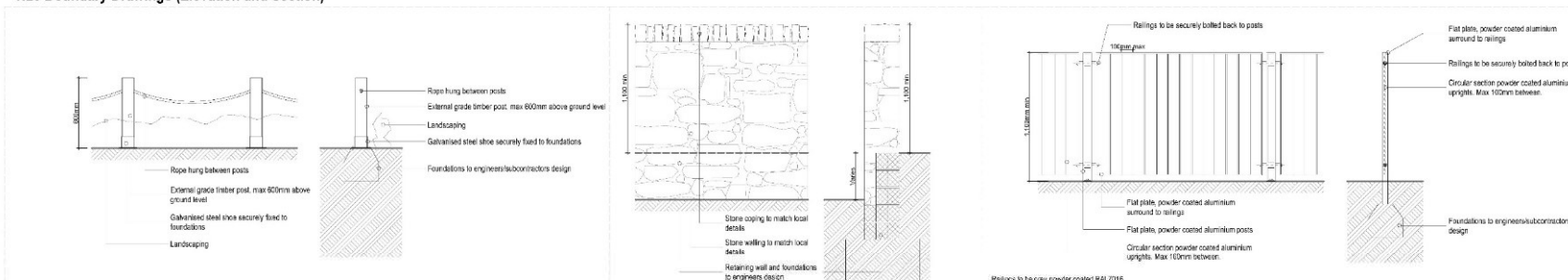
PROJECT TITLE
Phase II Former Dickies Boatyard Boundary Locations
Bangor

SIZE		STATUS		PLANNING	
A2	PROJECT No. 1650	DRAWING No. L.69-P2	DRAWN BY HF	CHECKED CG	DATE JAN 18

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Boundary Treatments

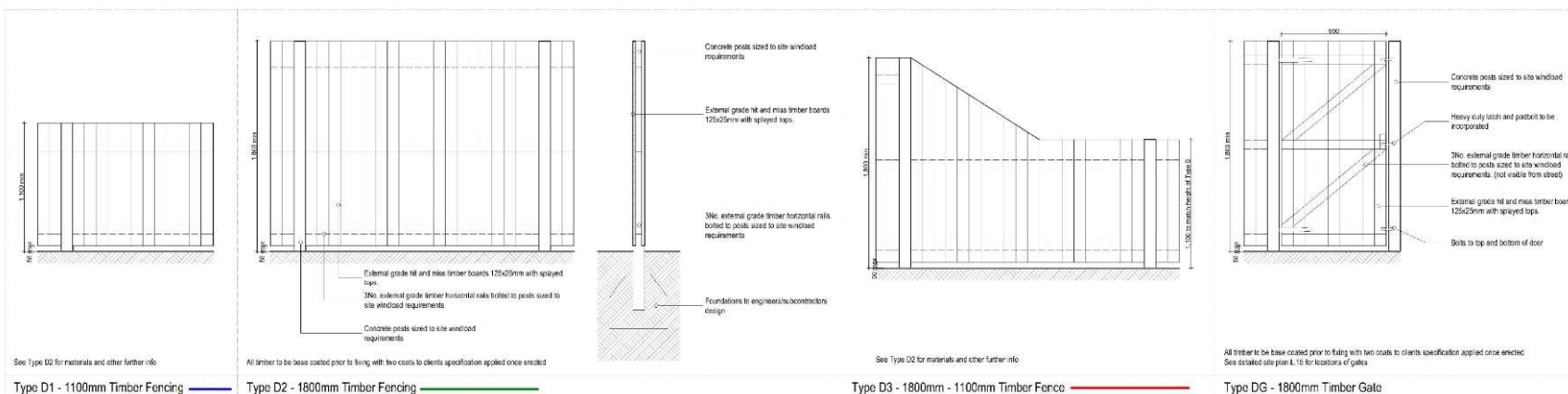
1:20 Boundary Drawings (Elevation and Section)



Type A - Low Level Garden Demarcation

Type B - Stone Finish Retaining Wall, 1100mm + level difference

Type C - 1100mm Metal Railings

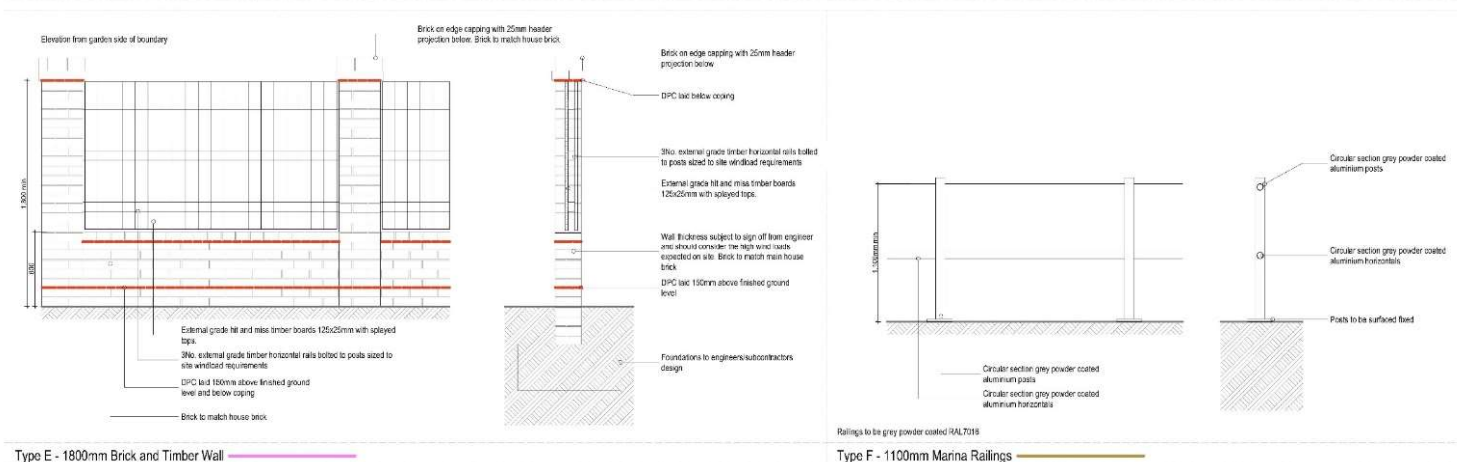


Type D1 - 1100mm Timber Fencing

Type D2 - 1800mm Timber Fencing

Type D3 - 1800mm - 1100mm Timber Fence

Type DG - 1800mm Timber Gate



Type E - 1800mm Brick and Timber Wall

Type F - 1100mm Marina Railings

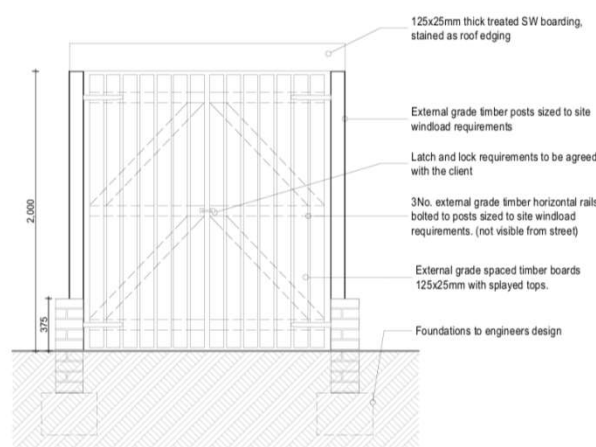
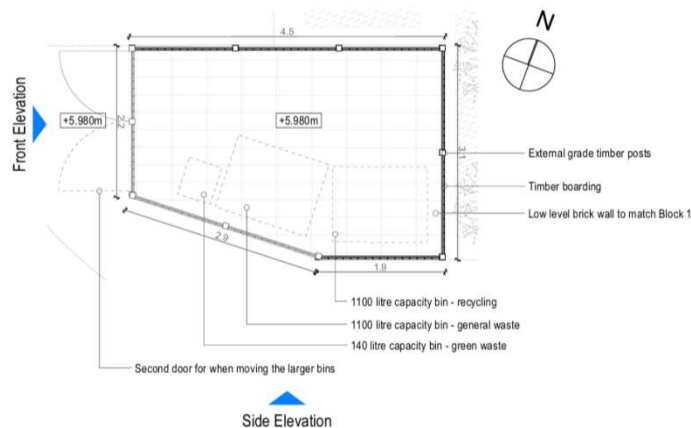
- Notes:**
- All structural elements to engineers or subcontractors design
 - See drawing L69 for boundary locations

Phase II Former Dickies Boatyard
Boundary Treatments
Banger

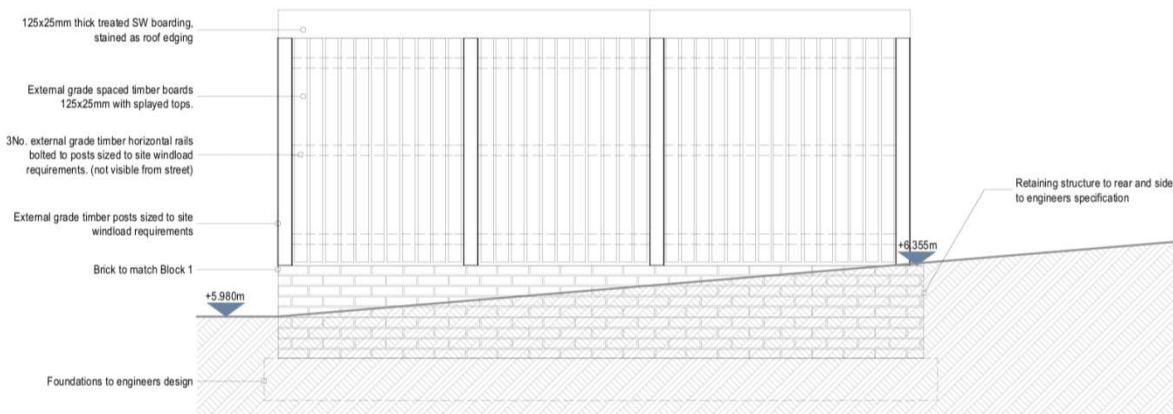
JOHN MCCALL ARCHITECTS LTD
No. 1 Arts Village, Penny Street, Liverpool L1 9BB Tel: 0151 707 1816 Fax: 707 1816
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A1	1650	L70-P1	CG	JAN 18	1:20

Bin Store Plan 1:50



Front Elevation 1:25



Side Elevation 1:25

Bin Store - 1



Bin Store Location Plan 1:1000

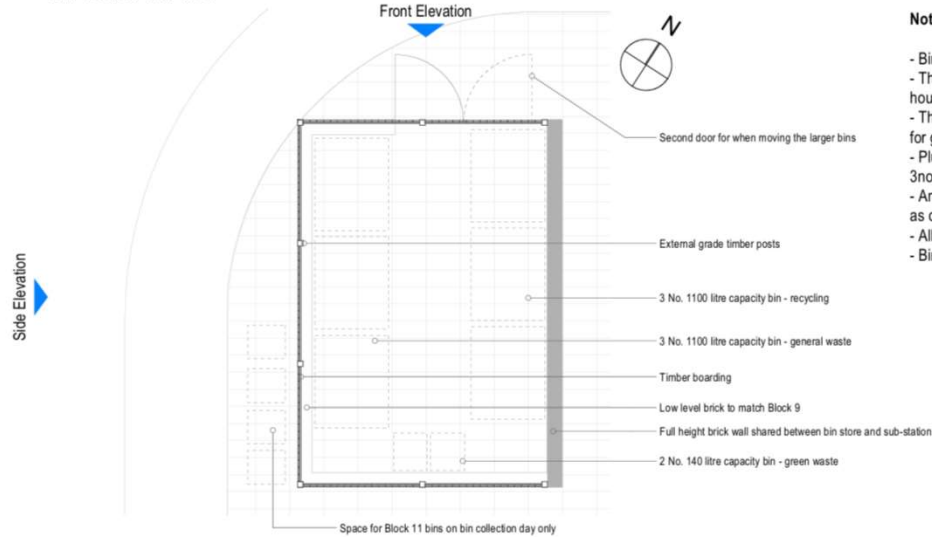
Notes:

- Bin store 1 serves apartment block 2 (plots 3-8)
- The exact requirement for size and number of bins required to be housed is to be confirmed by the local authority.
- The current provision is based on 1No. 140 litre capacity per apartment for general waste (6x140=840, 1no. 1100l bin indicated)
- Plus 1No. 140 litre capacity per apartment for recycling (6x140=840, 1no. 1100l bin indicated)
- An additional single 140 litre green/garden waste bin is also included as only a very small area of private soft landscaping is provided for this block
- All structural elements to engineers or subcontractors design
- Levels shown are approx, bin store floor to pavement to be step free

PROJECT		TITLE		SIZE		STATUS	
Phase II Former Dickies Boatyard		Bin Store - 1		A2		PLANNING	
Bangor						PROJECT No.	DRAWING No.
						1650	L.71-P1
						DRAWN by	CHECKED
						HF	CG
						DATE	SCALE (as is)
						JAN 18	VAR

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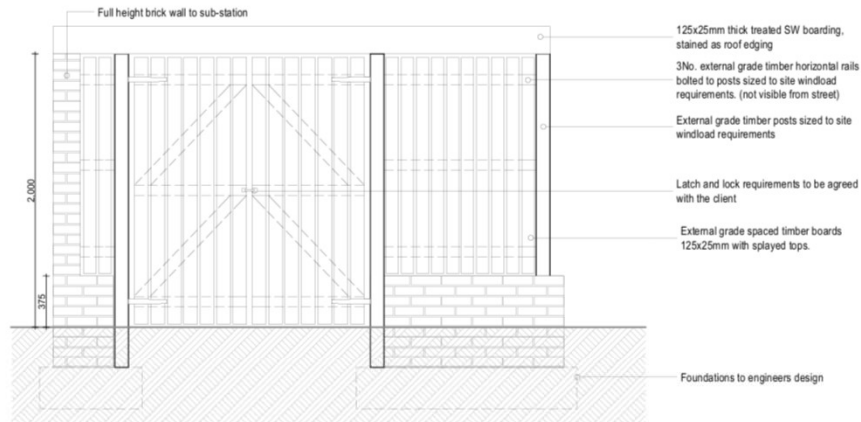
Bin Store Plan 1:50



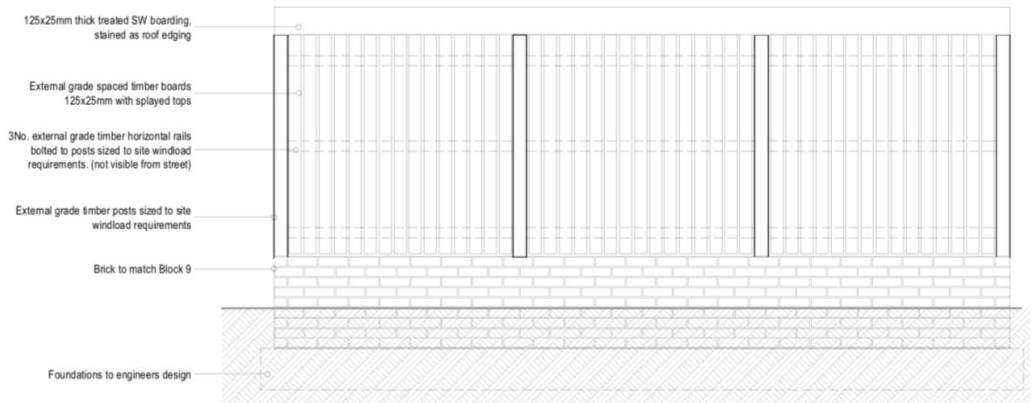
Notes:

- Bin store 2 serves apartment blocks 12 and 13 (plots 32-55)
- The exact requirement for size and number of bins required to be housed is to be confirmed by the local authority.
- The current provision is based on 1No. 140 litre capacity per apartment for general waste (24x140=3360, 3no. 1100l bin indicated)
- Plus 1No. 140 litre capacity per apartment for recycling (24x140=3360, 3no. 1100l bin indicated)
- An additional 2No. 140 litre green/garden waste bins are also included as only small areas of private soft landscaping is provided for these blocks
- All structural elements to engineers or subcontractors design
- Bin store floor to pavement to be step free

Bin Store - 2



Front Elevation 1:25



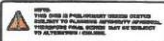
Side Elevation 1:25

PROJECT		TITLE		SIZE	STATUS	
Phase II Former Dickies Boatyard		Bin Store - 2		A2	PLANNING	
Bangor					PROJECT No	DRAWING No
					1650	L.72-P1
					DRAWING	CHECKED
					HF	CG
					DATE	SCALE (mm)
					JAN 18	VAR

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ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR

CYNLLUN DIWYGIEDIG REVISED PLAN

Derbyniwyd/Received 3/4/18
Llofnod/signature KS

- 3 APR 2018

Site Specific Notes

1. All proposed finished floor levels for plots to be 7.28m AOD in accordance with RBA Ltd. Flood Consequences Assessment Report ref. 3475-2 (April 2016).
2. Site layout taken from John McCall Architects planning drawing 'Dickies Boatyard'-1650-Revision L.15 P2 (March 2016).
3. Topographical survey taken from JLP Surveys Ltd. drawing S14/616 (Oct 2016).
4. Existing drainage layout taken from Briarcroft Projects drawings BP/DBV/104-Revision F (Sept 2012) and BP/DBV/02-Revision E (Aug 2012).
5. The perimeter footway around the proposed development site is to be set at a level of 5.20m AOD in accordance with RBA Ltd. drawing 3475_2-202-Revision B (Oct 2017).
6. Proposals are subject to change pending approval from Natural Resources Wales, Welsh Water and Gwynedd Council as both Highway and Local Flood Authority.
7. All drainage line, levels and pipe sizes to be confirmed once hydraulic calculations have been carried out in accordance with approving authority requirements.
8. Highway drainage to be provided once detailed levels strategy has been carried out for the site.

General Notes

1. The Contractor shall be responsible for the design and construction of the proposed development and shall be responsible for the design and construction of the proposed development and shall be responsible for the design and construction of the proposed development.
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Key

- 1. Proposed Building Footprint
- 2. Proposed Building Footprint
- 3. Proposed Building Footprint
- 4. Proposed Building Footprint
- 5. Proposed Building Footprint
- 6. Proposed Building Footprint
- 7. Proposed Building Footprint
- 8. Proposed Building Footprint
- 9. Proposed Building Footprint
- 10. Proposed Building Footprint

DATE	20.03.18
DATE	20.03.18
DATE	21.12.17
DATE	20.12.17
DATE	19.12.17

PROJECT EXECUTION CLAUSE N/A

PRELIMINARY

COUCH
Consulting Engineers
Civil & Structural

WATKIN JONES HOMES

DICKIES BOATYARD - PHASE 2
BANGOR

PROPOSED DRAINAGE STRATEGY

DATE: 20.03.18

DATE: 20.03.18

DATE: 20.03.18



















