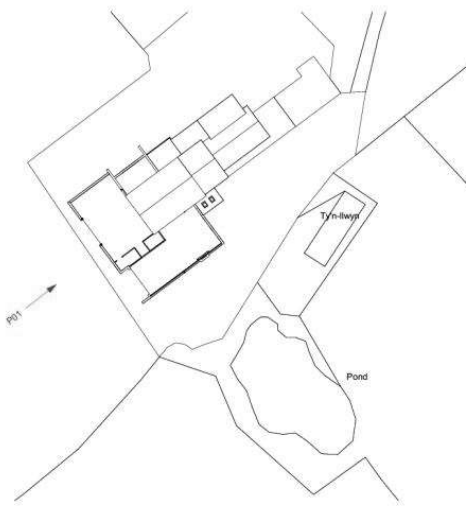




1 LOCATION PLAN  
1: 5000



2 EXISTING BLOCK PLAN  
1: 500

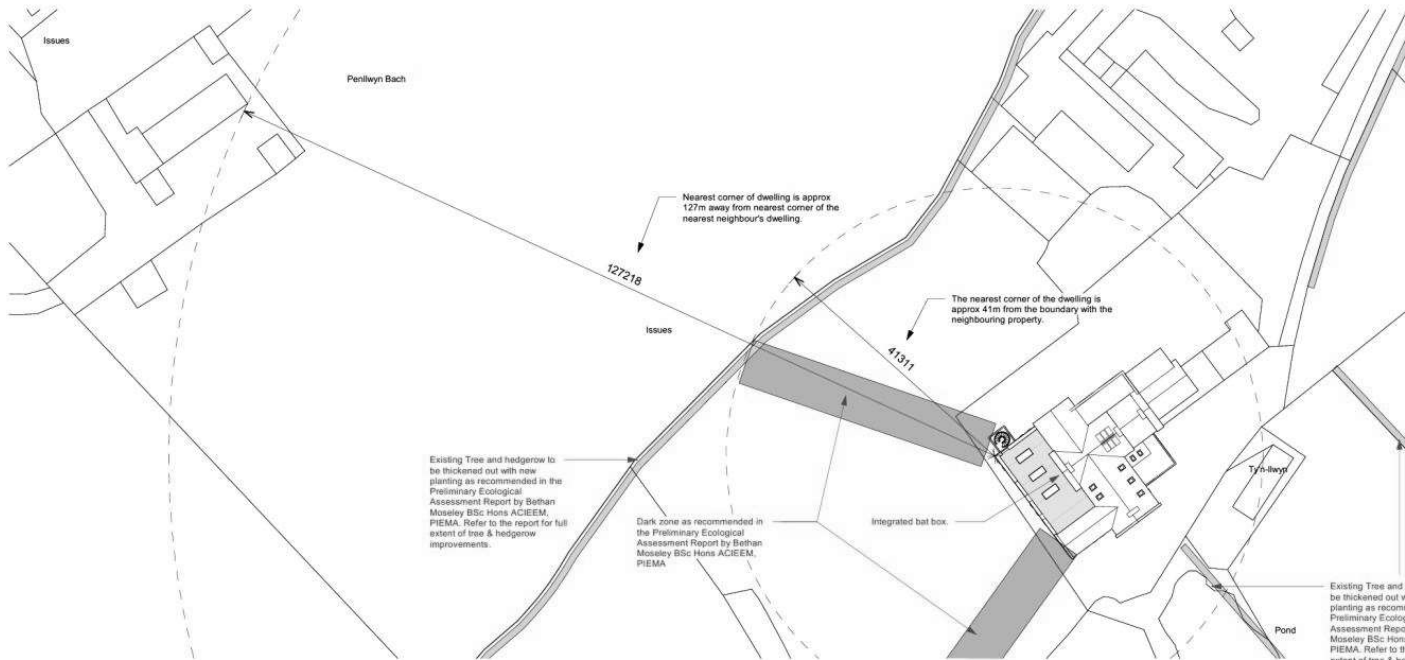


Photograph P01

**Biodiversity Enhancements**

1. One integrated bat brick must be included in the new extension and will be located on the southwest facing elevation.
2. External lighting will be avoided on the southwest side of the extension at Ty'n Llwyn and integrated bat brick area.
3. All machinery, equipment including staff boots will be disinfected and washed before entering and leaving the area of the works to stop the introduction or movement of invasive non-native species to the area of the works.
4. If the proposed works have not been undertaken within 24 months from the date of this assessment or if there has been any deterioration of the building, a repeat survey needs to be carried out.
5. There are opportunities for the landowner to plant native plants such as Aspen, alder, field maple, sycamore, birch, rowan and disease-resistant elm, along with native oaks, hawthorn and blackthorn on site, this will increase local foraging opportunities for bats and birds in the garden.
6. Swift boxes must be included in the design, the ecologist will show the landowners the best location to place the swift boxes on site.
7. All the fields on site will be managed as a hay meadow following the plant life guidance.
8. A check for nesting birds will be completed before the works start (if within the bird breeding season generally 1<sup>st</sup> March to 31<sup>st</sup> August).
9. Bats are highly mobile animals and can move into a property at any time after the survey has taken place, in the unlikely event a bat is found during the works, all works must stop, and the licensed bat worker called to assist.

All as recommended in the Preliminary Ecological Assessment Report by Bethan Moseley BSc Hons ACIEM, PIEMA



3 PROPOSED BLOCK PLAN  
1: 500

Scale @ A2  
As indicated

Notes



**External Lighting**

Any external lights (above doors) are to be facing the ground (with a cowling to prevent any external light upwards), be of low luminance and illumination, be on the warm white spectrum (ideally <2700Kelvin). LED tubes shall be used, and be on a timer to reduce the amount of light pollution and disturbance.



Adran Cynllunio 12-02-2024

Cynllun Diwygiedig  
Amended Plan

B	Biodiversity notes added	Chwe	24
A	Separation distances added	Mai	'23
No.	Description	Date	
DO NOT SCALE FROM DRAWING			
CHECK ALL DIMENSIONS ON SITE			

**OUTLINE**  
BUILDING SOLUTIONS  
Cyf

Tel: 07584 570479  
E-mail: info@obsctf.co.uk



Mr & Mrs Hubbard  
Ty'n Llwyn,  
Llannor, Pwllheli,  
Gwynedd, LL53 5UG

Location Plans  
& Photograph

Drawn by	GUJ	Date	August 2022
Drawing No		Rev	
OBS-2022-047	GA001	B	

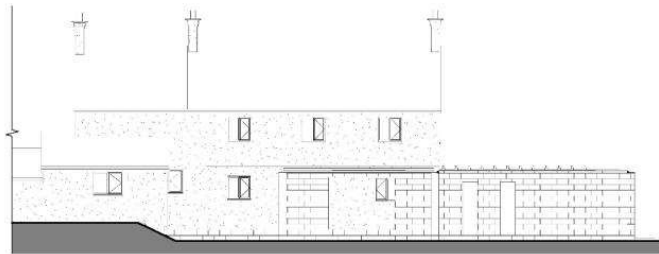


Quality management  
ISO 9001:2015

Certificate No 39892921

# Cynllunio

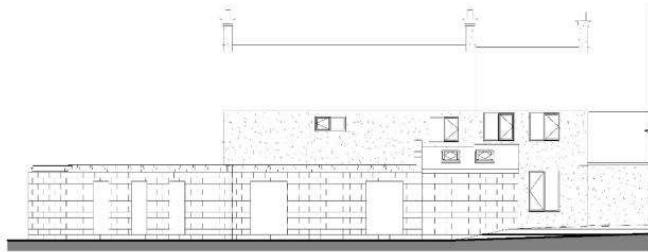
derbyn 05.10.23



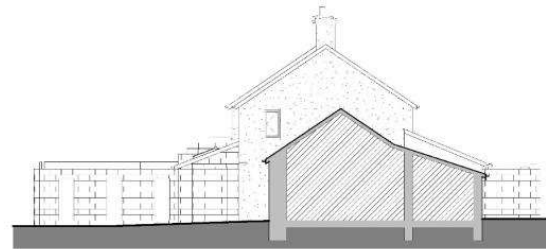
1 EXISTING NORTHWESTERN ELEVATION  
1:100



2 EXISTING SOUTHWESTERN ELEVATION  
1:100



3 EXISTING SOUTHEASTERN ELEVATION  
1:100



4 EXISTING NORTHEASTERN ELEVATION  
1:100



5 EXISTING 3D VIEW 1



6 EXISTING 3D VIEW 2

No.	Description	Date
DO NOT SCALE FROM DRAWING		
CHECK ALL DIMENSIONS ON SITE		

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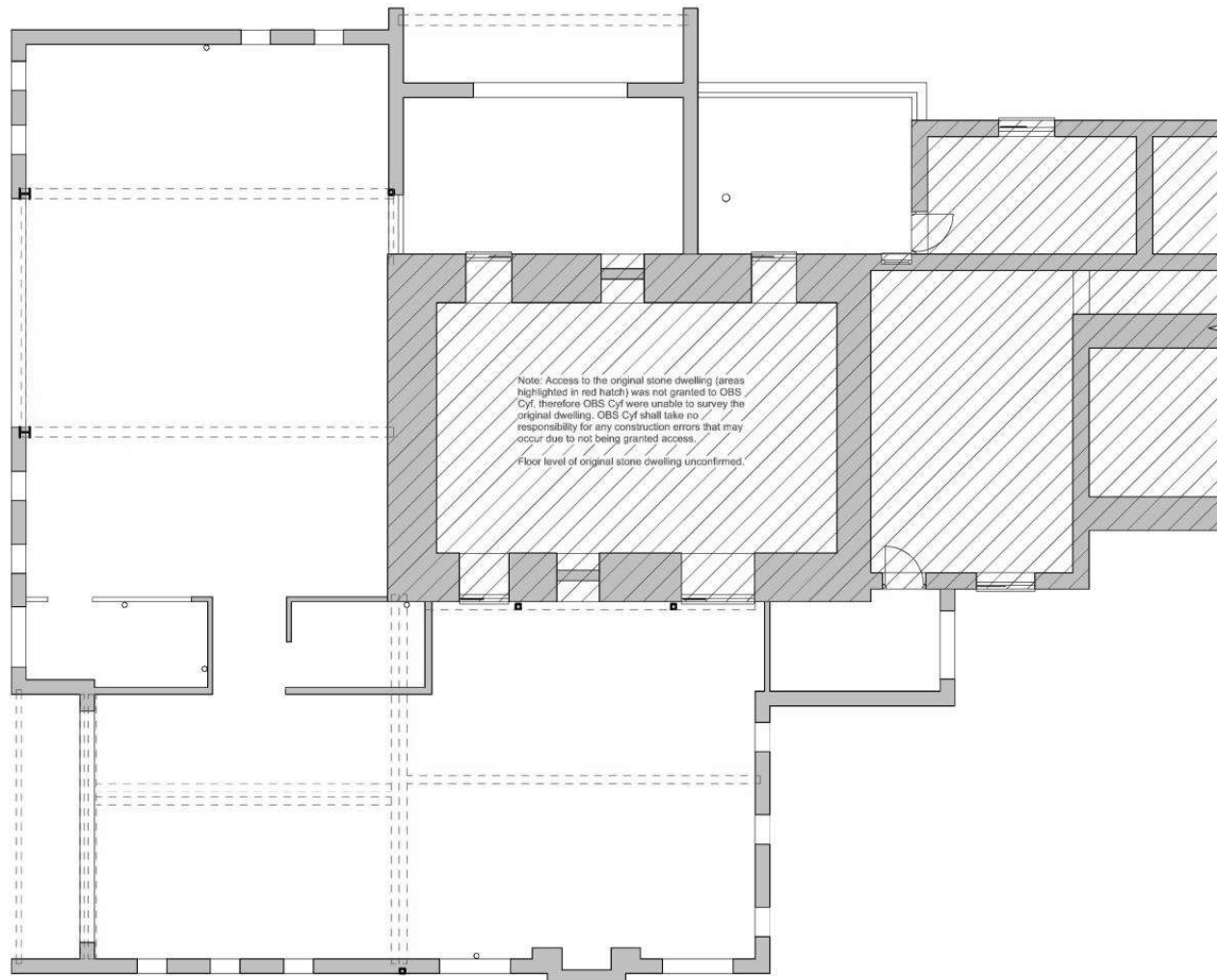


Mr & Mrs Hubbard  
Ty'n Llwyn,  
Llanmor, Porthell,  
Gwynedd, LL53 5UG

Existing Elevations  
& 3D Views

Drawn by	GLJ	Date	August 2022
Drawing No		Rev	
OBS-2022-047	GAD04		





No.	Description	Date
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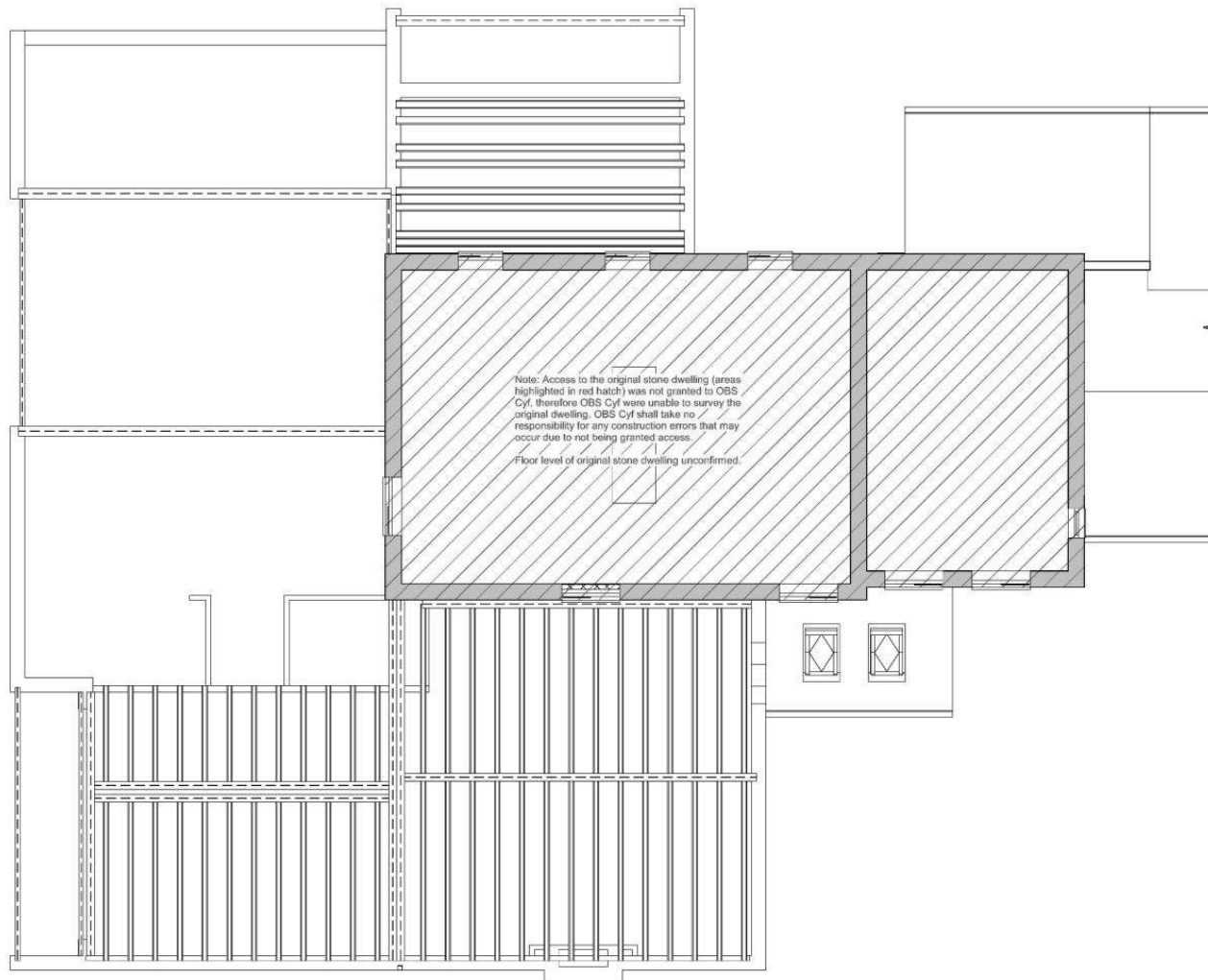


Mr & Mrs Hubbard  
 Ty'n Llwyn,  
 Llanmor, Porthell,  
 Gwynedd, LL53 5UG

Existing Ground Floor Plan

Drawn by	GU	Date	August 2022
Drawing No	OBS-2022-047 GA002	Rev	





No.	Description	Date
	DO NOT SCALE FROM DRAWING	
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Mr & Mrs Hubbard  
Ty'n Uwyn,  
Licenor, Pwllheli,  
Gwynedd, LL53 5UG

Existing First Floor Plan

Drawn by	GU	Date	August 2022
Drawing No	OBS-2022-047 GA003	Rev	

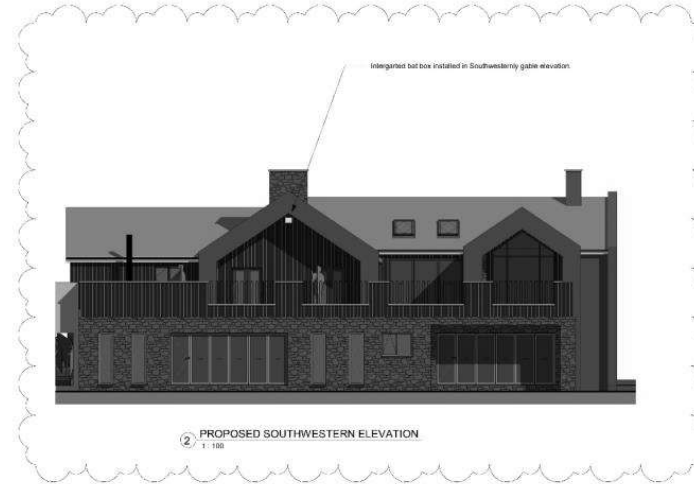


**Proposed Materials**

Walls - Masonry cavity with combination of natural stone work, corran steel and Shou Sugi Ban (the treated) Larch. Bare concrete to external stairs and some enclosed entrance porch  
 Roof - Natural slate with black engineer ridge line  
 Roofline - Copper  
 Rainwater Goods - Copper  
 Windows & External Doors - Aluminium in Charwell Green (ground floor) and Anthracite Grey (first floor)



1 PROPOSED NORTH-WESTERN ELEVATION  
1 : 100



2 PROPOSED SOUTHWESTERN ELEVATION  
1 : 100



3 PROPOSED SOUTHEASTERN ELEVATION  
1 : 100



4 PROPOSED NORTHEASTERN ELEVATION  
1 : 100

**DERBYN**  
Adran Cyrrillunio 12-02-2024



5 PROPOSED 3D VIEW 1



6 PROPOSED 3D VIEW 2

**Cynllun Diwygiedig  
Amended Plan**

No.	Description	Drawn By	Date
A	Bit box added	GLJ	Feb 2022

DO NOT SCALE FROM DRAWING  
CHECK ALL DIMENSIONS ON SITE

OUTLINE BUILDING SOLUTIONS Cyf

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Mr & Mrs Hubbard  
Ty'n Llwyn,  
Llanmor, Porthell,  
Gwynedd, LL53 5UG

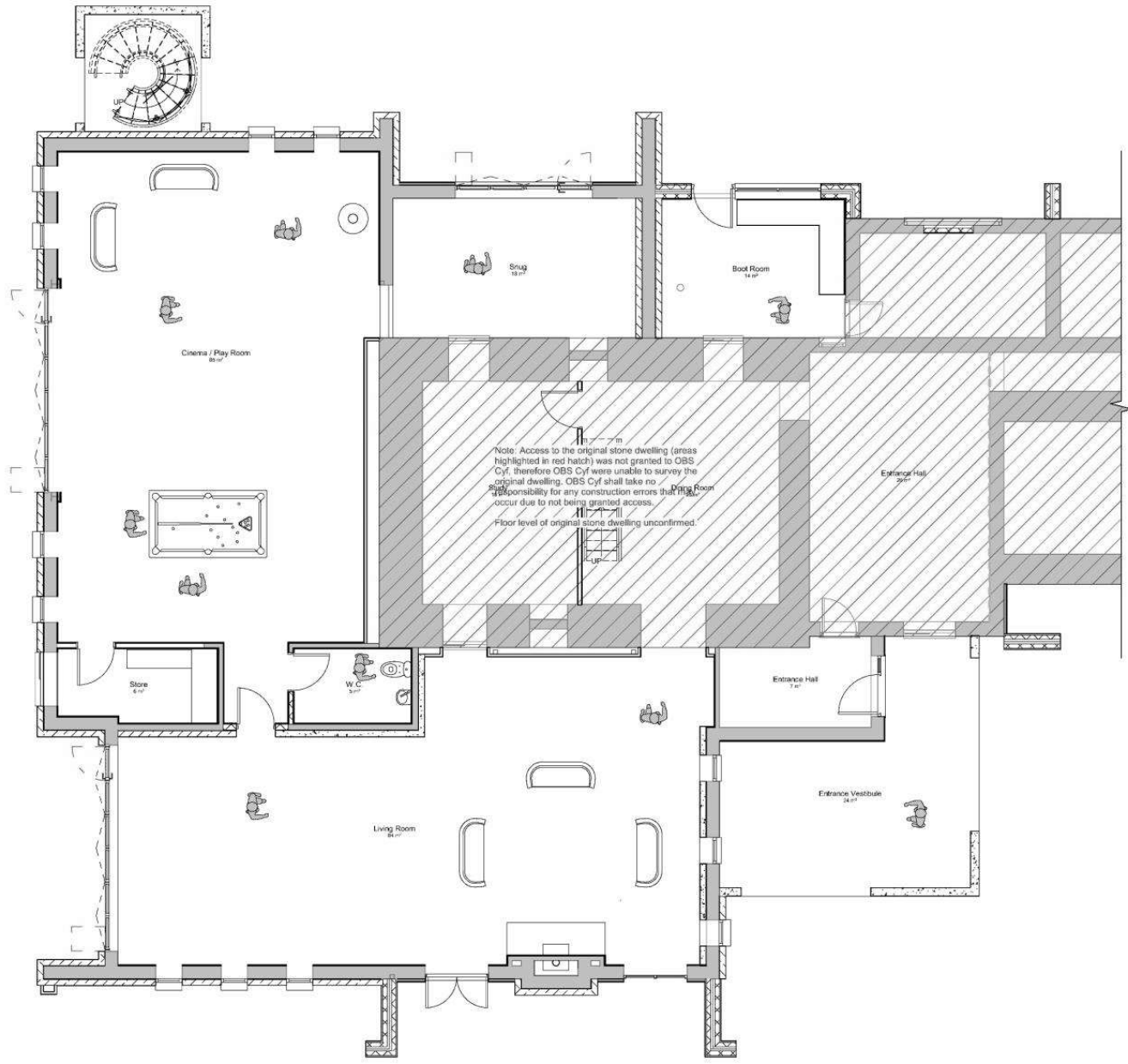
Proposed Elevations  
& 3D Views

Drawing No	Rev
OBS-2022-047 GA007	A



# Cynllunio

derbyn 05.10.23



No.	Description	Date
A	Addition of partitions to existing part of dwelling	23/10/22

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Mr & Mrs Hubbard  
Ty'n Llwyn,  
Licenor, Porthell,  
Gwynedd, LL53 5UG

Proposed Ground Floor Plan

Drawn by	GLJ	Date	Feb 2022
Drawing No	OBS-2022-047 GA005	Rev	A





No.	Description	Date
A	Addition of partitions to existing part of dwelling	23/10/22

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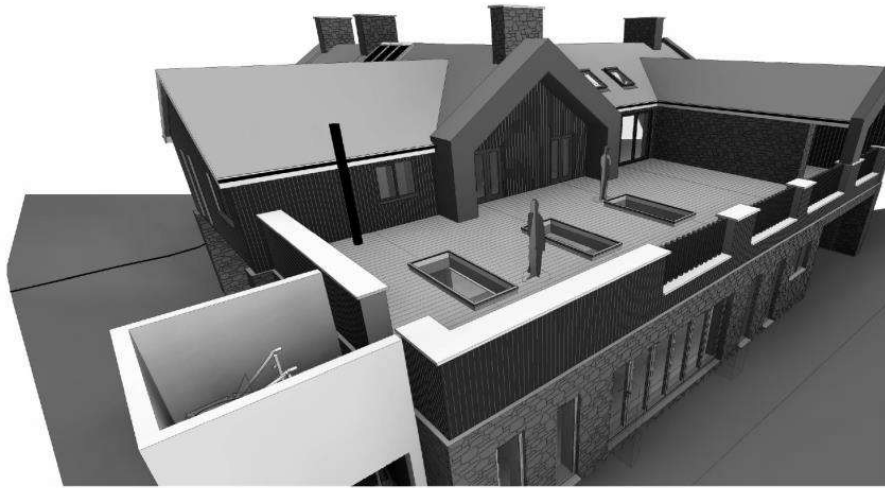


Mr & Mrs Hubbard  
Ty'n Uwyn,  
Licenor, Pwllheli,  
Gwynedd, LL53 5UG

Proposed First Floor Plan

Drawn by	GLJ	Date	Feb 2022
Drawing No	OBS-2022-047 GA006	Rev	A

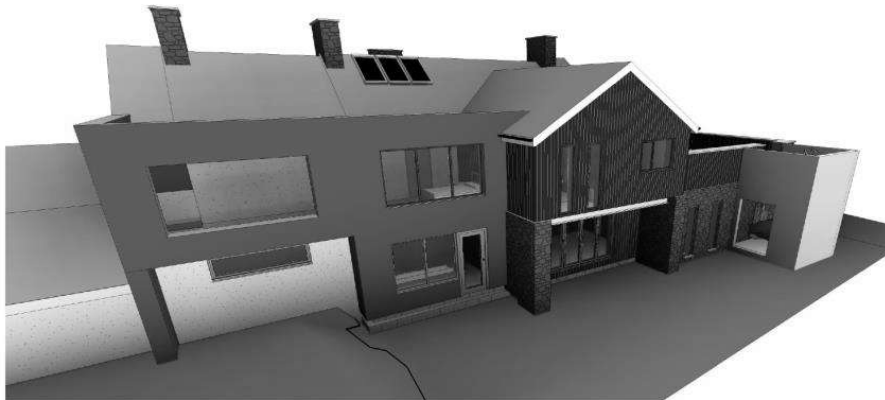




1 PROPOSED 3D VIEW 3



2 PROPOSED 3D VIEW 4



3 PROPOSED 3D VIEW 5



4 PROPOSED 3D VIEW 6

No.	Description	Date
	DO NOT SCALE FROM DRAWING	
	CHECK ALL DIMENSIONS ON SITE	

**OUTLINE**  
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Llanmor, Pwllheli,  
Gwynedd, LL53 5UG

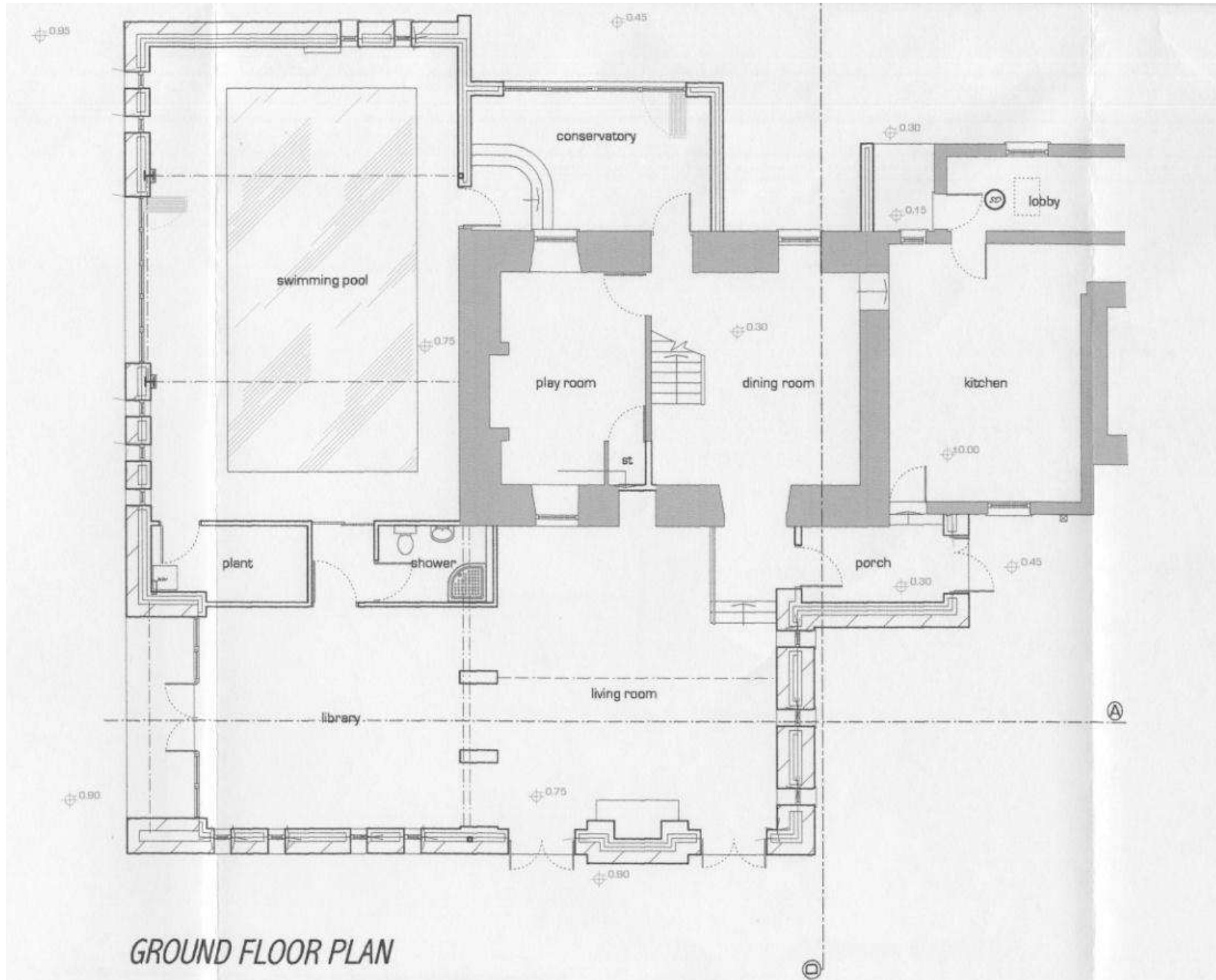
Proposed 3D Views

Drawn by: GJ	Date: Jan 2023
Drawing No: OBS-2022-047 GA008	Rev:

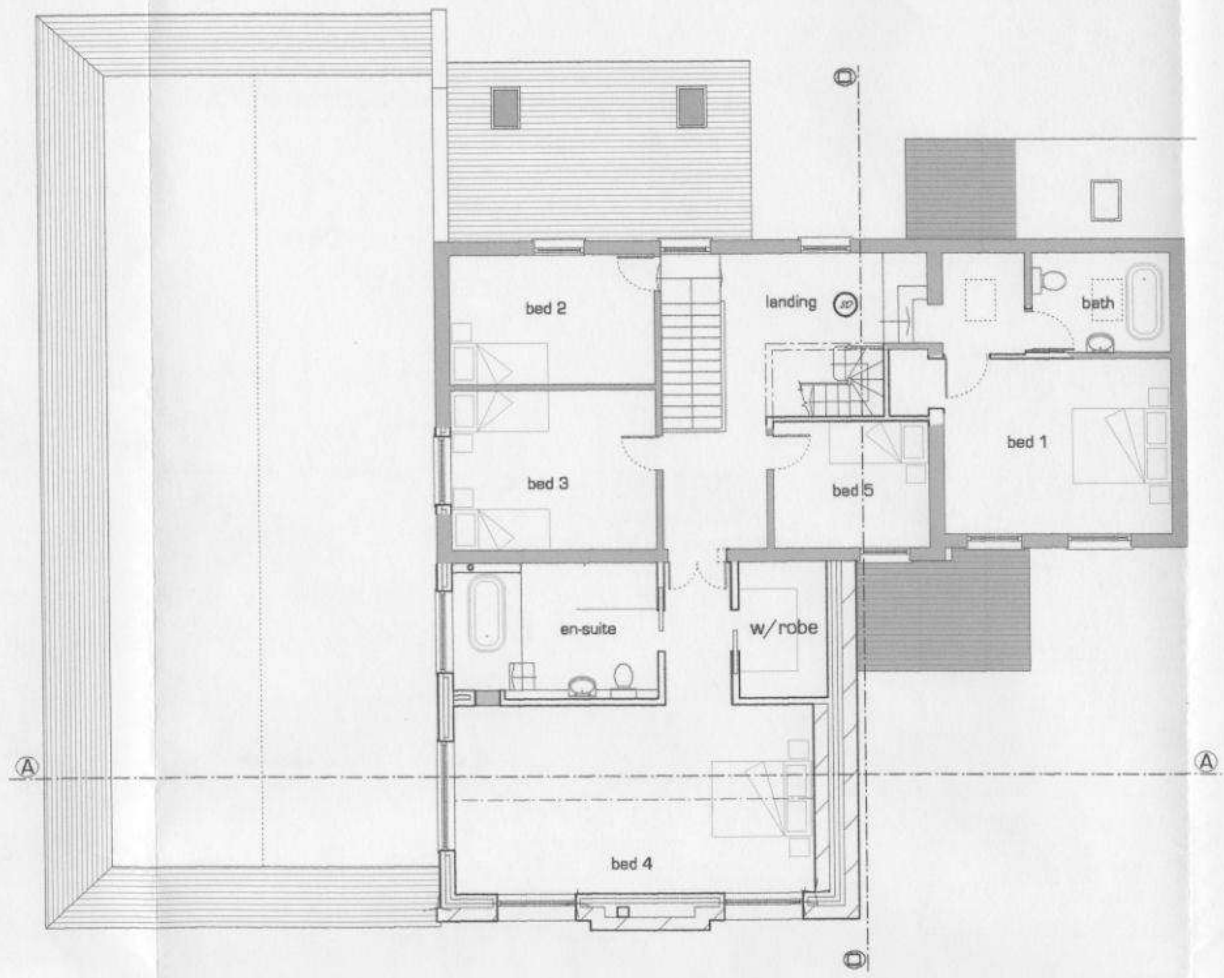




# Cynlluniau a ganiatawyd o dan C08D/0205/40/LL



# Cynlluniau a ganiatawyd o dan C08D/0205/40/LL



*FIRST FLOOR PLAN*

# Cynlluniau a ganiatawyd o dan C08D/0205/40/LL

