

REV	DESCRIPTION	DATE	BY
1	BLUE BOUNDARY LINE REVISED	20/02/22	TA

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PROJECT  
**SITE AT BONTNEWYDD**  
**for KINGSCROWN PROPERTIES**

DRAWING TITLE  
**SITE LOCATION PLAN**

SCALE	DATE	DRAWN	CHECKED
1:1250@A3	12/07/22	NG	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C1104	03	A	



THE OLD POLICE STATION, 15 GLYNHIRE WAY, FAWARSDEN, CH5 3JG  
 Tel: 0194 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk  
 Ainsley Gomon Architects Ltd. Registered in England & Wales No. 6187948  
 Registered Office: 1 Price Street, Swinton Square, Swinton at L16 4JA

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# Cynllun Diwygiedig Amended Plan



- KEY:**
- Proposed Surface Water Sewer
  - Proposed Permeable Block Paving
  - Proposed Raingarden
  - Proposed Cellular Attenuation Tank
  - o/c ○ Orifice Flow Controller
  - cp ○ Catchpits

- NOTES:**
1. Surface water storage to be provided throughout the site as follows:  
 Permeable paving throughout site: 46.8 cu.m  
 Surface water attenuation tank: 43.9 cu.m
  2. The Permeable Paving is to have a 600mm deep storage layer with the outfall flows restricted via orifice plate flow control devices.
  3. The proposed Sixts cellular attenuation tank has been designed for the 1 in 100yr storm event (+40% allowance for climate change). The storage volume required for the design storm is 43.9m<sup>3</sup>. The dimensions of the attenuation tank are shown as follows: 40sqm x 1.2m depth.
  4. Surface water discharge from site to Afon Beuno is to be restricted to 5 l/s via a vortex flow controller chamber.
  5. Raingardens throughout site are to provide additional storage, as well as enhancing site biodiversity, providing an amenity to the residents and providing additional pollution control. Raingardens are to serve the sites footpaths as shown.
  6. Roof and private hardstanding surface water run-off is to be discharged and stored within Permeable Paving prior to discharging to the site surface water network.

Rev	Modification	By	Chk	App	Date
B	Revised drainage layout plan to suit LLFA comments	PN	DS	DS	27.09.23
A	Revised drainage layout plan to suit site layout changes	PN	DH	DH	29.06.23



Egniol Consulting Limited  
 1st Floor, 9 Canon Hammet Court,  
 Wolverton, Milton Keynes  
 MK12 5NW  
 Telephone: 01298 355996  
 Email: info@egniol.com

**KINGSCROWN LAND & COMMERCIAL LTD**

**BONTNEWYDD RESIDENTIAL DEVELOPMENT**

**PROPOSED SURFACE WATER DRAINAGE LAYOUT PLAN**

Drawn by	PNN	Checked by	DH	Approved by	DH
Date	15/03/2023	Date	15/03/23	Date	15/03/23
Status	<b>PRELIMINARY</b>		Scale @	A1	
Drawing Number	ECL.9516.D.05.003		Revision	B	

Standard trees

Species	Common name	Size	Type	Quantity
<i>Acer platanoides</i>	Norway maple cultivar	8-10 cm	Standard	2
<i>Malus 'John Downii'</i>	Ornamental crab apple	8-10 cm	Standard	3
<i>Prunus 'Beni-yutaka'</i>	Japanese flowering cherry	8-10 cm	Standard	3
<i>Prunus padus</i>	Bird cherry	8-10 cm	Standard	3
<i>Sorbus aucuparia</i>	Rosenh cultivar	8-10 cm	Standard	2

Amenity shrubs and perennials

Species	Pot size and height	Planting density
<i>Coronilla varia</i>	3 L, 1100/70 cm	3/m <sup>2</sup>
<i>Campanula medium</i>	2 L, 1100/60 cm	4/m <sup>2</sup>
<i>Campanula medium</i>	2 L, 1100/60 cm	4/m <sup>2</sup>
<i>Campanula medium</i>	2 L, 1100/60 cm	4/m <sup>2</sup>
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<i>Campanula medium</i>	2 L, 1100/60 cm	4/m <sup>2</sup>

Amenity hedgerow

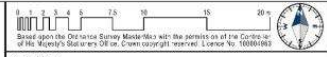
Species	Form/Pot size and height	Planting density
<i>Acer campestre</i>	bareroot 1x1, H40/50 cm	3/m <sup>2</sup>
<i>Cornus sanguinea</i>	bareroot 1x1, H40/50 cm	3/m <sup>2</sup>
<i>Ligustrum vulgare</i>	bareroot 1x1, H40/50 cm	3/m <sup>2</sup>
<i>Prunus laurocerasus</i>	bareroot 1x1, H40/50 cm	3/m <sup>2</sup>
<i>Viburnum opulus</i>	bareroot 1x1, H40/50 cm	3/m <sup>2</sup>

Native shrubs

Species	Common name	Form and height	Planting density
<i>Coronilla varia</i>	Maori	1x1 bare root, H40-50 cm	3/m <sup>2</sup>
<i>Acer campestre</i>	Field maple	1x1 bare root, H40-50 cm	3/m <sup>2</sup>
<i>Cornus sanguinea</i>	Dogwood	1x1 bare root, H40-50 cm	3/m <sup>2</sup>
<i>Ligustrum vulgare</i>	Wild privet	1x1 bare root, H40-50 cm	3/m <sup>2</sup>
<i>Viburnum opulus</i>	Guelder rose	1x1 bare root, H40-50 cm	3/m <sup>2</sup>

Seeding mixtures (Emorsgate Seed mixes or similar approved)

Species	Common name	SPS for seedbed	SPS for sward	SPS for stable	SPS for beam
<i>Wheat flowers</i>		1.00%	1.00%	1.00%	1.00%
<i>Anthoxanthum odoratum</i>	Timothy	0.10%	0.10%	0.10%	0.10%
<i>Phleum pratense</i>	Red clover	0.10%	0.10%	0.10%	0.10%
<i>Trifolium repens</i>	White clover	0.10%	0.10%	0.10%	0.10%
<i>Trifolium pratense</i>	Red clover	0.10%	0.10%	0.10%	0.10%
<i>Trifolium arvense</i>	Black clover	0.10%	0.10%	0.10%	0.10%
<i>Lolium perenne</i>	Perennial ryegrass	0.10%	0.10%	0.10%	0.10%
<i>Lolium rigidum</i>	Ryegrass	0.10%	0.10%	0.10%	0.10%
<i>Phleum pratense</i>	Red clover	0.10%	0.10%	0.10%	0.10%
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<i>Trifolium pratense</i>	Red clover	0.10%	0.10%	0.10%	0.10%
<i>Trifolium arvense</i>	Black clover	0.10%	0.10%	0.10%	0.10%



- Proposed hard surface finishes**
- Bitumen Macadam adoptable highway and footpaths
  - Permeable block paving car park turning spaces/shared spaces
  - Permeable herringbone block paving car parking spaces
  - Proposed block paving pedestrian areas around building curtilage
  - Crushed slate access for building maintenance etc.
- Proposed fences**
- 1.8 m high timber hit and miss fence and trellis (around bin storage areas)
  - 1.5 m high, 1 m wide lockable timber gate
  - 1.2/1.5 m high timber palisade fence (garden boundaries)
  - 0.9 m high metal ball top fence (black powder coated finish - wall parapet)
  - 1.2 m high, 1 m wide lockable metal ball top fence (black powder coated finish)
  - 0.45 m high metal knee rail (black powder coated finish)
  - 1.2 m high timber post and wire stock-proof fence
- Proposed planting and seeding**
- Standard tree planting
  - Native species shrub planting
  - Amenity shrub and perennial planting
  - Native shrub planting
  - Species rich grassland
  - Amenity grassland lawn areas
- Existing features**
- Trees and shrubs to be retained

Date	Issue	Issue	By	Checked	Approved
04/09/2023	Maintenance access added		RSL	JS	JS
05/09/2023	revised layout to match Architects drawing		RHE	JS	JS
26/11/2023	consultation issue		RHE	JS	JS
18/01/2023	Issued for comment		RHE	JS	JS

**KINGSCROWN PROPERTIES**

**RESIDENTIAL DEVELOPMENT BONTNEWYDD**

1041 Lunaid / Drawing title: **Landscape Proposals**



Scale: 1:200 @ A1	Created / Date: Jan 2023	Drawn by: RHE
Client / Drawing number: 3247 / 01		Checked by: JS
		Approved by: JS



**UNIT KEY**

HOUSE TYPE	DESCRIPTION	PLOT No.	SIZE m <sup>2</sup>	AMOUNT
2P1B	WALK UP FLATS	11-12, 13-14, 16-17	53	6
3P2B	WALK UP FLATS	1-2, 3-4, 5-6, 9-10, 18-19, 20-21	65	12
5P3B	HOUSES	7, 8, 15	94	3
<b>TOTAL UNITS:</b>				<b>21</b>



Approx position of Afon Beuno (not surveyed)

OVERHEAD POWERLINE TAKEN UNDERGROUND

NEW GATE ACCESS

NEW FOOTPATH  
EXISTING LAYBY

PROPOSED LAYBY SET BACK 500mm INCREASING VISIBILITY AND FOOTPATH EXTENDED AROUND PARKING SPACES

EXISTING TREE REMOVED

NEW SITE ENTRANCE

1 | SITE  
SCALE: 1: 200

NO.	DESCRIPTION	DATE	BY
1	STEPS REMOVED FROM PLOT 7 GARDEN DATE ISSUED TO ATTENTION FOR PLANNING	09/06/22	TA
2	LANDSCAPE DESIGN UPDATES INCLUDING FRONT LAYBY UPDATES	25/06/22	TA
3	UPDATES LAYOUT WITH OTHER HOUSES	28/06/22	TA
4	CHANGES FOLLOWING LANDSCAPE PLAN	28/06/22	JO
5	RETAINING WALL REDESIGNED, HEIGHT INCREASED, NEW STAIRS ADDED, SLOPE CHANGES TO ALL FRONT FOOTING	06/07/22	JO
6	ALTERED FRONT CANOPY, CANOPY TRAILS ADDED AND FLOOD BASIN	06/07/22	JO
7	CHANGES TO NEW STAIRS AND SITE	21/12/22	JO
8	CHANGES TO HOUSE LAYOUT TOPIC		

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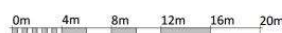
PROJECT  
**SITE AT BONTNEWYDD for KINGSCROWN PROPERTIES**

DRAWING TITLE  
**INDICATIVE MASTERPLAN**

SCALE	DATE	DRAWN	CHECKED
As Indicated @ A1	01/12/22	JO	SV
DRAWING STATUS	<b>PRELIMINARY</b>		
DRAWING NO.	DRAWING REV.	REVISION	
<b>C1104 004</b>		<b>G</b>	



THE OLD POLICE STATION, 13 GLEANE WAY, HANMERDEN, GWS 2BS  
TEL: 01497 517 001 | WWW.AINSLEYGOMMON.CO.UK | WWW.AGARCHITECTS.CO.UK  
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Registered Office: 13 Gleane Way, Hanmerden, South Wales, GWS 2BS  
PRINTED: 09/06/2023 16:05:18



VISUAL SCALE 1:200 @ A1



UNIT KEY				
HOUSE TYPE	DESCRIPTION	PLOT No.	SIZE m <sup>2</sup>	AMOUNT
2P1B	WALK UP FLATS	11-12, 13-14, 16-17	53	6
3P2B	WALK UP FLATS	1-2, 3-4, 5-6, 9-10, 18-19, 20-21	65	12
5P3B	HOUSES	7, 8, 15	94	3
TOTAL UNITS:				21



STOCK PROOF FENCE  
N 340,175,000 m  
E 248,350,000 m

NEW GATE ACCESS

NEW FOOTPATH  
EXISTING LAYBY

PROPOSED LAYBY SET BACK  
500mm INCREASING VISIBILITY  
AND FOOTPATH EXTENDED  
AROUND PARKING SPACES

EXISTING TREE  
REMOVED

Approx position of Afon  
Beuno (not surveyed)

OVERHEAD  
POWERLINE TAKEN  
UNDERGROUND

NEW SITE ENTRANCE

LŌN CAETHRO

1 | SITE - GROUND FLOOR  
SCALE: 1:200

- A. STOPS REMOVED FROM PLOT 1 GARDEN; LAYBY ADDED TO 21M ROAD FRONT; LANDSCAPE DESIGN UNLIMITED 20/09/23 1A
- B. LAYBY OPENED; 50M ROAD ACCESS; NO 21M STOPS INCREASED; PERRY LAYBY OPENED 20/09/23 1A
- C. UNCHANGED FOLLOWING LANDSCAPE PLAN 16/09/23 03
- D. RETAINING WALL ADDED; FOOT 1.4M RAISED; 3RD FLOOR ALTERED; SHEET CHANGED TO 3D; PERRY FOOTPATH; ALTERED; ROAD INWAY ACCESS; CANOPY; FENCE ADDED; 2ND FLOOR MARKER UPDATED 16/09/23 03
- E. CHANGES TO 2ND FLOOR; HOUSE INTERIOR AND SITE BOUNDARY 16/09/23 03
- F. CHANGES TO HOUSE LAYOUT; TOPD UNLIMITED 16/09/23 03
- REV. DISCREPANCY 04/11/23 01

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
GROUND FLOOR PLANS

SCALE	DATE	DRAWN	CHECKED
As Indicated @ A1	02/12/22	ID	SV
DRAWING	PRELIMINARY		
DATE	REVISION		
C1104_005	G		



VISUAL SCALE 1:200 @ A1





**ELEVATION ALONG MAIN ROAD**

SCALE: 1 : 200



**ELEVATION ALONG ACCESS ROAD FACING EAST**

SCALE: 1 : 200



**ELEVATION ALONG ACCESS ROAD FACING NORTH**

SCALE: 1 : 200

E	STEPS REMOVED FROM PLOT 09/06/23 TA		
	7 GARDEN, GATE ADDED TO ATTENUATION BASIN;		
	LANDSCAPE DESIGN UPDATED		
D	LAYOUT UPDATED; SP3B	25/05/23	TA
	HOUSES ADDED; NO 3P28		
	FLATS INCREASED; FRONT LAYBY UPDATED		
C	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO
B	ADDITIONAL ELEVATION ADDED AND CANOPY TRELLIS ADDED	16/01/23	IO
A	CHANGES TO HOUSE ELEVATIONS	06/01/23	IO
REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
 for **KINGSCROWN PROPERTIES**

DRAWING TITLE  
**SITE ELEVATIONS**

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A2	21/12/22	IO	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C1104	006	E	

**AG** | **A** **AINSLEY GOMMON ARCHITECTS**

THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARTH, CHS 3HS  
 Tel: 01284 527 180 | info@ainsleygommon.co.uk | www.ainsleygommon.co.uk  
 Ainsley Gommon Architects Ltd. Registered in England & Wales No. 1187948  
 Registered Office: 1 Price Street, Hamilton Square, Bickenhead CH41 6JF

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**1 | SITE - GROUND FLOOR - LEVELS**  
SCALE: 1:200

D	STOPS REMOVED FROM PLOT 7 GARDEN; GATE ADDED TO APPROXIMATE BOUNDARY; LANDSCAPE DESIGN UPGRADE	05/06/23	TA
C	LAYOUT UPGRADE OF PROPOSED LAYBY; NO OFFER LAYS INCREASED; PAVED LAYBY (SPRINT)	25/03/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN; RETAINING WALL ADDED; PAVED P.B. BOUNDARY; NEW STONE ATRIUM; SMART LIGHTING TO ALL EXTERIOR FOOTPATHS; PAVED SIDEWALK; NEW GARDEN; TRELLIS GROUND AND FLOOD BASIN (SPRINT)	24/01/23	SE
		18/02/23	SE

PROJECT  
**SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES**

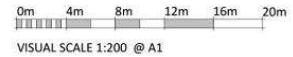
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**SITE PLAN - LEVELS**

SCALE	1:200@A1	DATE	06/01/23	DRAWN	IO	CHECKED	SV
DRAWING STATUS	PRELIMINARY						
JOB No.	C1104	DRAWING No.	007	REVISION	D		

**AG** AINSLEY GOMMON ARCHITECTS

THE OLD HOUSE, 111 HIGH STREET, LONDON, E1 1AA, ENGLAND, UK, UK  
TEL: 0204 551 100 | WWW.AINSLEYGOMMON.CO.UK | INFO@AINSLEYGOMMON.CO.UK  
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Registration Office: 111 High Street, London, EC1A 3AA, United Kingdom

DATE: 05/06/2023 16:08:34



- BOUNDARY TREATMENTS**
- 1.2m HIGH HIT & MISS FENCING WITH 600mm TRELLIS TO BIN STORE
  - 0.9m BALL TOP METAL FENCING
  - 1.2m STOCK PROOF FENCING
  - VARIABLE HEIGHT RETAINING WALL
  - 1.8m HIGH HIT & MISS FENCING

- PROPOSED TREE
- EXISTING TREE

- EXTERNAL FINISHES**
- ROAD AND PAVEMENT FINISH TO ENGINEERS SPECIFICATION
  - NON SLIP CONCRETE PAVING SLAB PATHS & PATIOS WITH CURTLAGE YARD GULLY TO BE PROVIDED TO REAR PATH / PATIO
  - PERMEABLE PAVING FOR SHARED SURFACE
  - PERMEABLE PAVING FOR PARKING AREAS
  - PLANTED AREAS INCLUDING HEDGES



REV	DESCRIPTION	DATE	BY
0	REMOVED FROM PLOT 5 GARDEN; GATE ACCESS TO ATTACHMENT BASIN; LANDSCAPE DESIGN UPDATED	09/06/23	TA
1	LAYOUT UPDATED TO 3RD FLOOR; PROPOSED PERMITS WERE PROVIDED	23/05/23	TA
2	UPDATED LAYOUT WITH 3RD FLOOR	08/04/23	TA
3	CHANGED TO COLLECTIVE CARPARK PLAN	08/04/23	TA

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**SITE AT BONTNEWYDD for KINGSCROWN PROPERTIES**

DRAWING TITLE: **EXTERNAL WORKS PLAN**

SCALE	DATE	DRAWN	CHECKED
1:200 @ A1	30/01/23	JO	SV

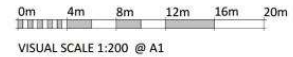
DRAWING STATUS: **PRELIMINARY**

JOB REF: **C1104\_009** REVISION: **D**



THE OLD POLICE STATION, 15 GLOUCESTER WAY, HAWKSBURGH, CV9 5JG  
Tel: 01544 337 001 | [info@ainsleycommon.co.uk](mailto:info@ainsleycommon.co.uk) | [www.ainsleycommon.co.uk](http://www.ainsleycommon.co.uk)  
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**1 | SITE - EXTERNAL WORKS PLAN**  
SCALE: 1:200

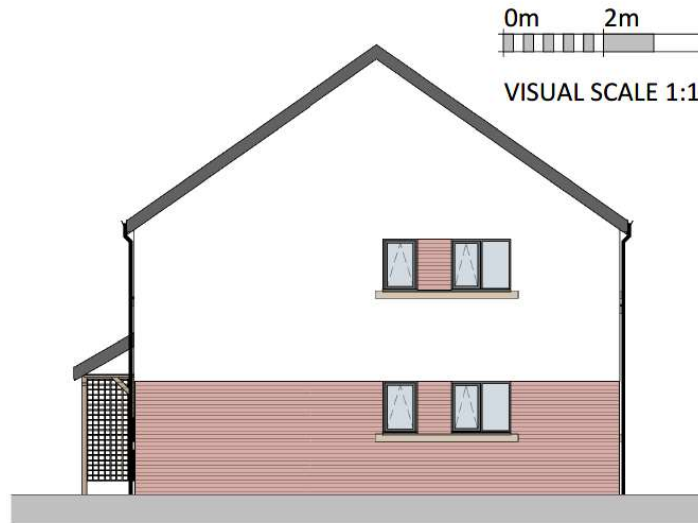






### FRONT ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION 1

SCALE: 1 : 100



### REAR ELEVATION

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT - 13-14



REV	DESCRIPTION	DATE	BY
B	PLOT NUMBERS UPDATED	22/05/23	TA
A	PLOT NO. CHANGED AND CANOPY TRELLIS ADDED	16/01/23	IO

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PROJECT  
 SITE AT BONTNEWYDD  
 for KINGSCROWN  
 PROPERTIES

DRAWING TITLE  
 2P1B FLAT - ELEVATIONS

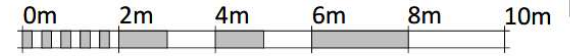
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JOB No	DRAWING No	REVISION	
C1104	030	B	



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A3



VISUAL SCALE 1:100 @ A3



### FRONT ELEVATION (HANDED)

SCALE: 1 : 100



### REAR ELEVATION (HANDED)

SCALE: 1 : 100

PLOT - 11-12



REV	DESCRIPTION	DATE	BY
B	PLOT NUMBERS UPDATED	22/05/23	TA
A	CANOPY TRELLIS ADDED	16/01/23	TA

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PROJECT  
**SITE AT BONTNEWYDD  
 for KINGSCROWN  
 PROPERTIES**

DRAWING TITLE  
**2P1B FLAT - EVEVATIONS  
 RENDER ON BRICK MID  
 (HANDED)**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	03/01/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

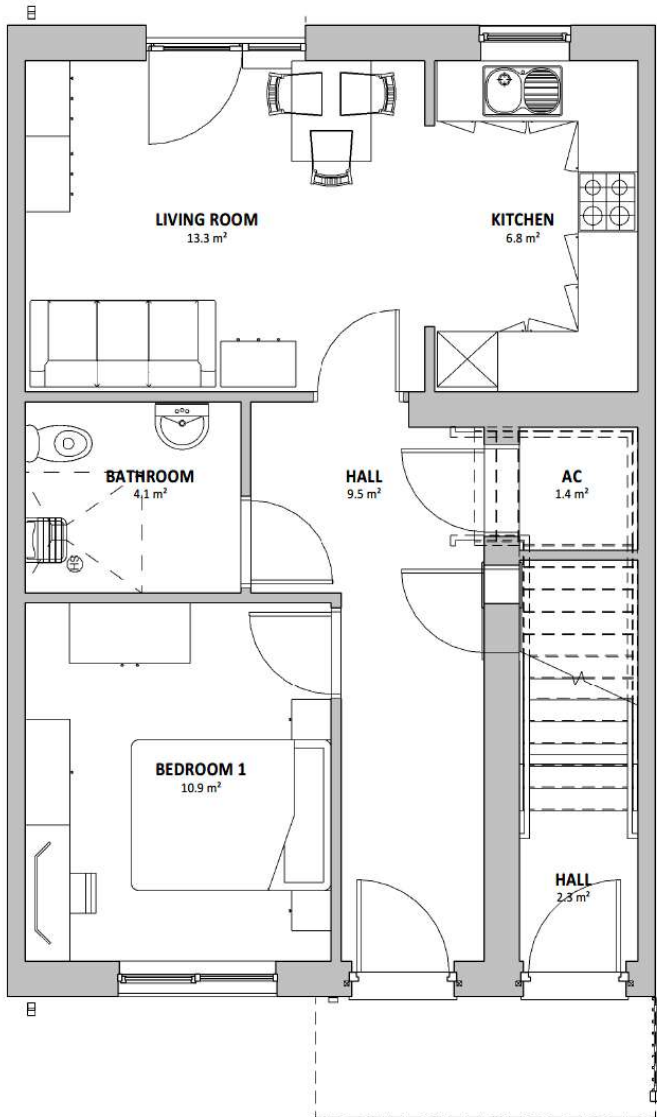
JOB No	DRAWING No	REVISION
C1104	032	B



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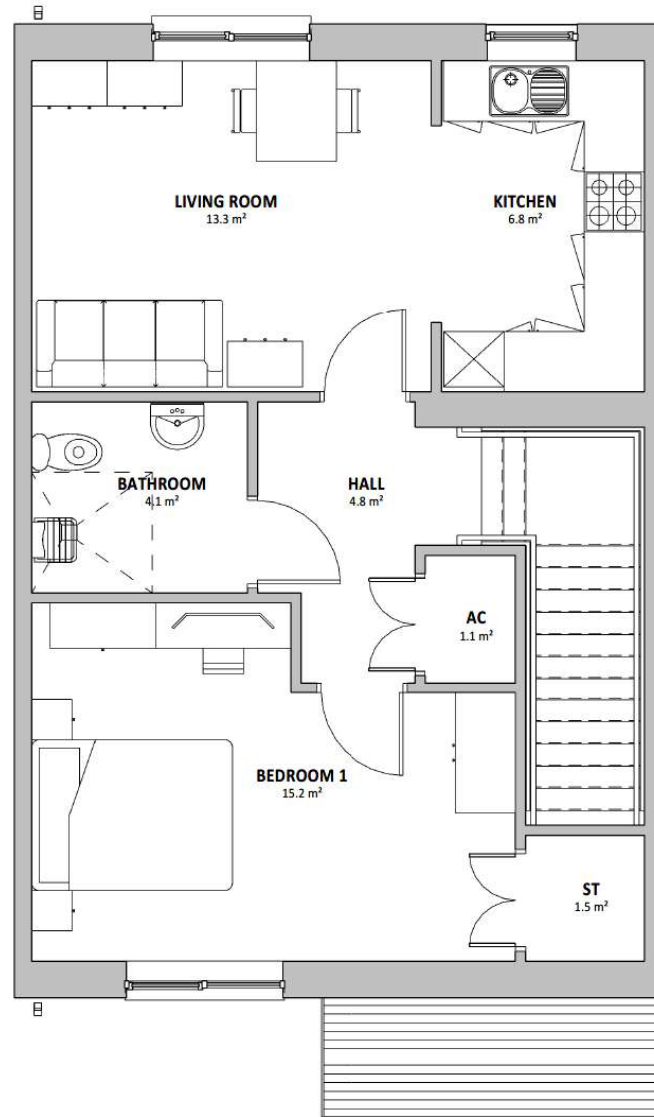
PRINTED: 22/05/2023 14:22:38

**A3**



## GROUND FLOOR

SCALE: 1 : 50



## FIRST FLOOR

SCALE: 1 : 50

Area Schedule (GIA) 2P1B	
Level	Area
01 - FIRST FLOOR	54.9 m <sup>2</sup>
00 - GROUND FLOOR	54.9 m <sup>2</sup>

PLOT - 11-12



REV	DESCRIPTION	DATE	BY
B	PLOT NUMBERS UPDATED	22/05/23	TA
A	CANOPY TRELLIS ADDED	16/01/23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
MID (HANDED)

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	03/01/23	TA	SV

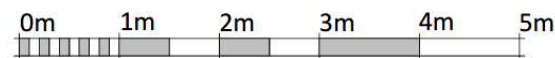
DRAWING STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	012	B



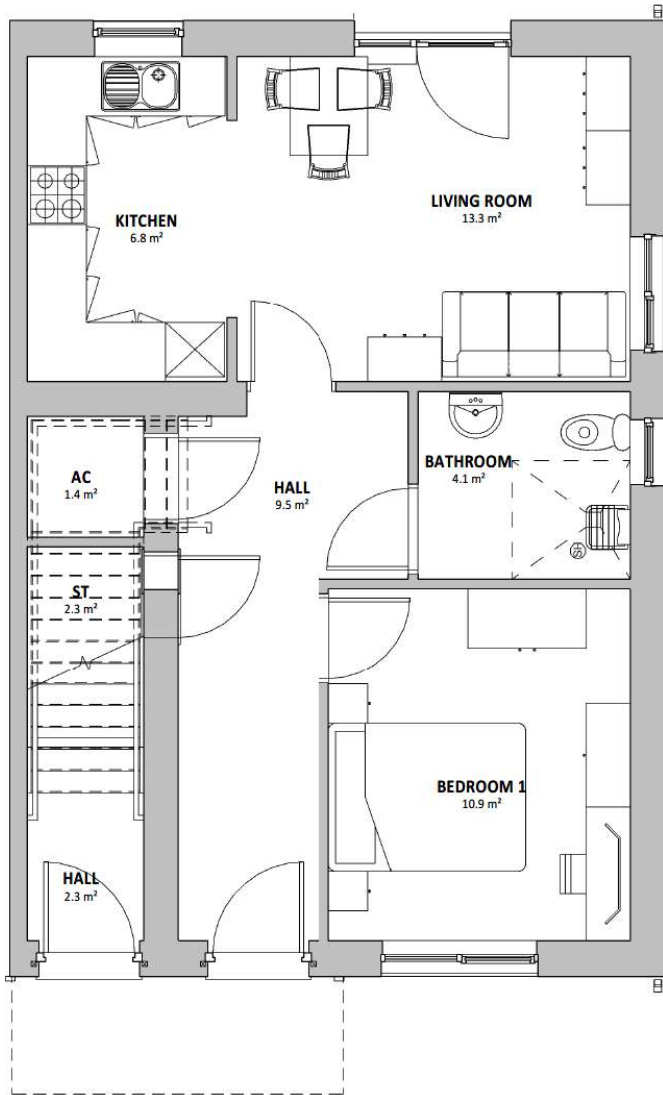
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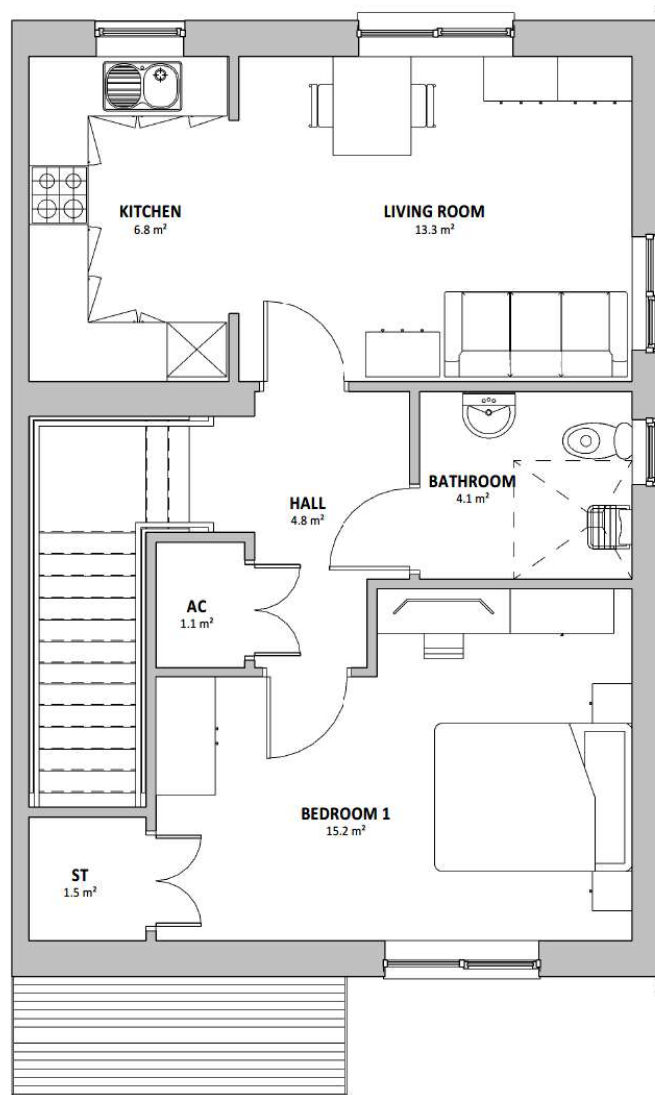
VISUAL SCALE 1:50 @ A3

A3



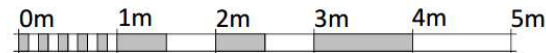
### GROUND FLOOR

SCALE: 1 : 50



### FIRST FLOOR

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	54.9 m <sup>2</sup>
00 - GROUND FLOOR	54.9 m <sup>2</sup>

PLOT - 16-17



REV	DESCRIPTION	DATE	BY
A	PLOT NUMBERS UPDATED	22/05/23	TA

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PROJECT  
**SITE AT BONTNEWYDD**  
 for **KINGSCROWN**  
 PROPERTIES

DRAWING TITLE  
**2P1B FLAT - GROUND**  
**FLOOR AND FIRST FLOOR**  
**PLANS - REAR WINDOW**

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	08/12/22	ID	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	021	A



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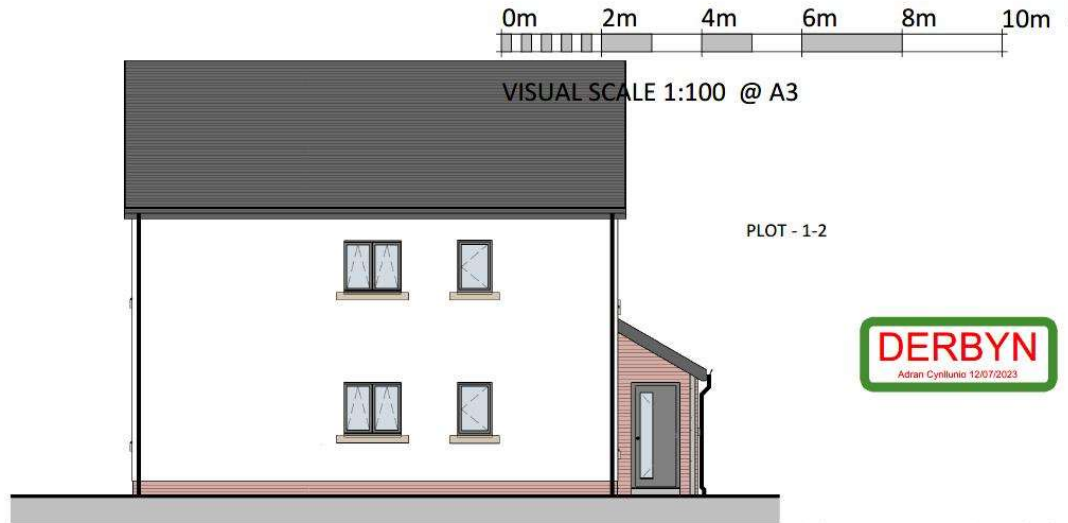
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**A3**



### FRONT ELEVATION

SCALE: 1 : 100



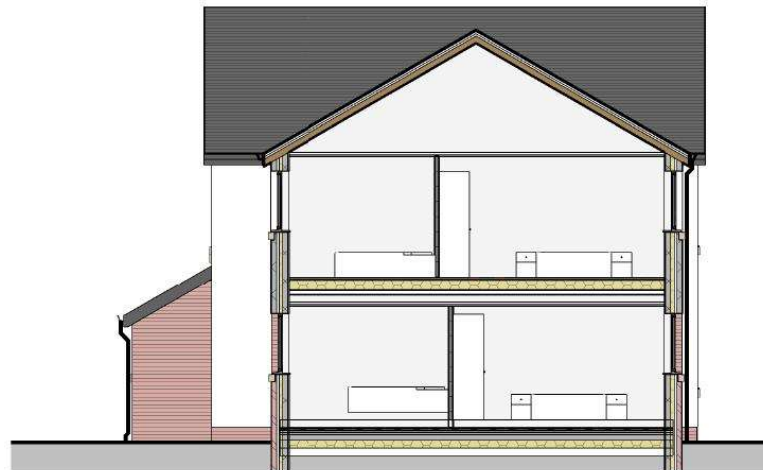
### SIDE ELEVATION 1

SCALE: 1 : 100



### REAR ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION 2

SCALE: 1 : 100



B	ELEVATION UPDATED	25/05/23	TA
A	BEDROOM 1 WINDOWS MOVED	11/01/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
 for **KINGSCROWN**  
 PROPERTIES

DRAWING TITLE  
**3P2B FLAT - ELEVATIONS**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	09/12/22	IO	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	035	B



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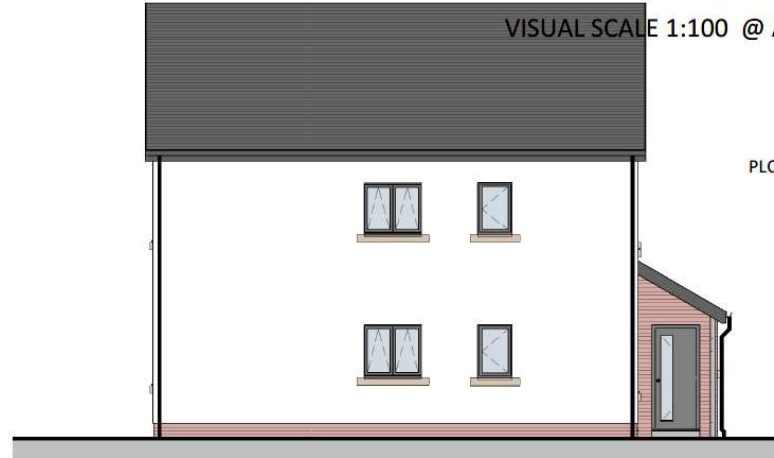
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**A3**



### FRONT ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION 1

SCALE: 1 : 100



### REAR ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION 2

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A3

PLOT - 20-21



C	ELEVATION UPDATED	25/05/23	TA
B	PLOT NUMBERS UPDATED	22/05/23	TA
A	SET OF WINDOWS REMOVED ON BEDROOM 2	11/01/23	TA

REV	DESCRIPTION	DATE	BY
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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - ELEVATIONS  
SIDE WINDOWS

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	04/01/23	IO	SV

DRAWING STATUS  
PRELIMINARY

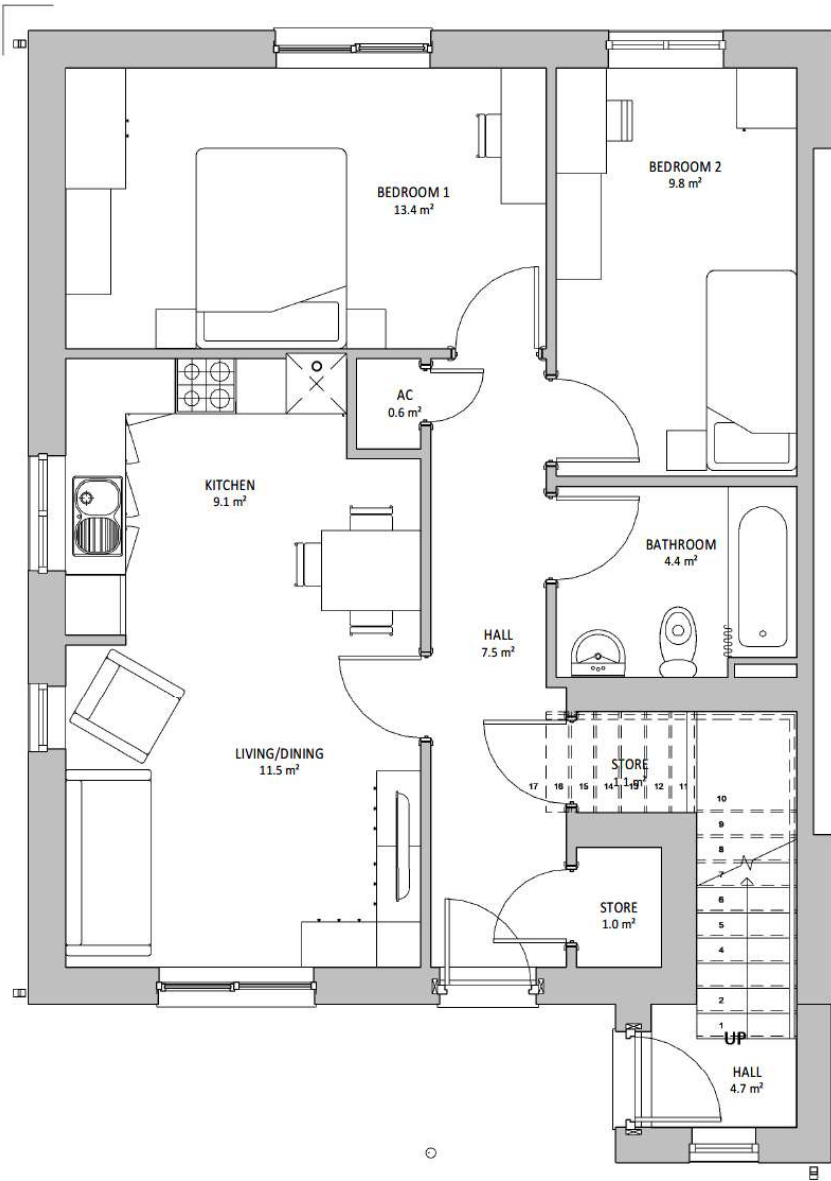
JOB No	DRAWING No	REVISION
C1104	036	C



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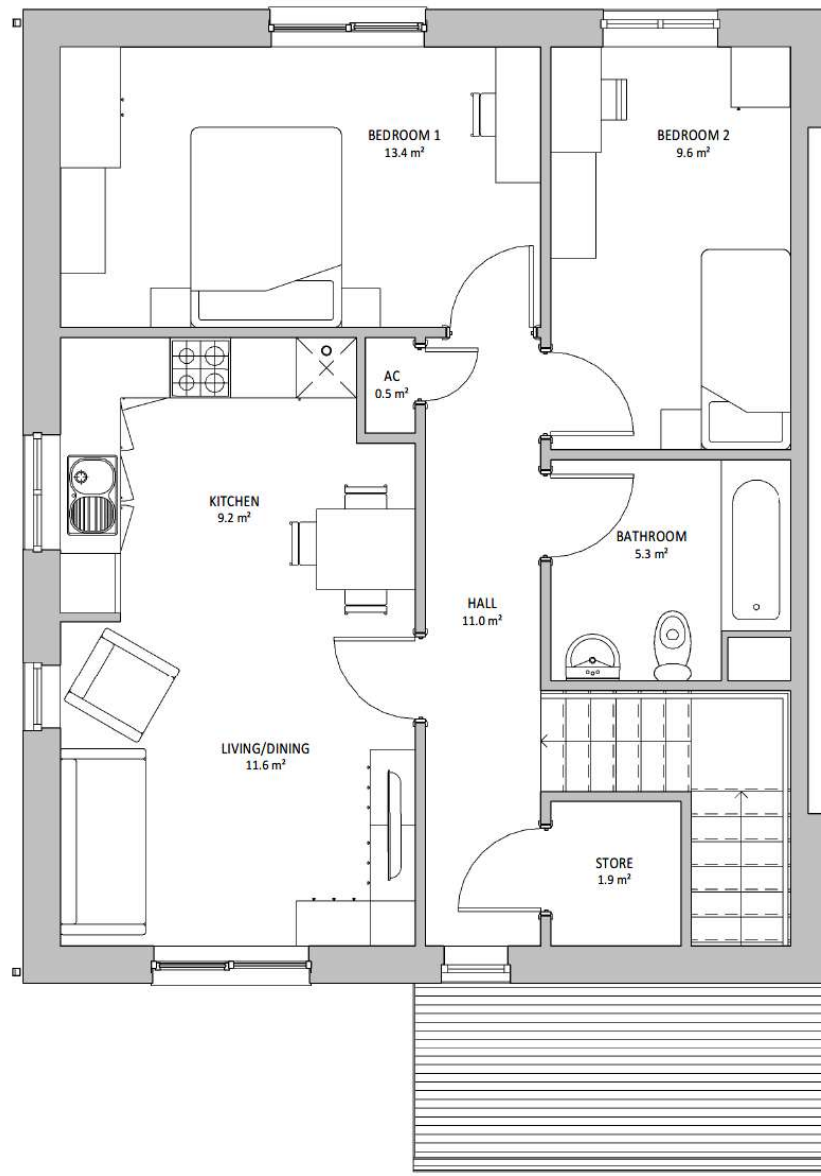
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A3



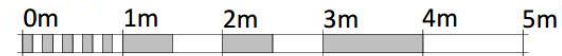
### GROUND FLOOR PLAN

SCALE 1 : 50



### FIRST FLOOR PLAN

SCALE 1 : 50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	65.3 m <sup>2</sup>
00 - GROUND FLOOR	67.7 m <sup>2</sup>

PLOT - 1-2



REV	DESCRIPTION	DATE	BY
A	BEDROOM 1 WINDOWS MOVED	11/01/23	TA

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PROJECT  
**SITE AT BONTNEWYDD  
 for KINGSCROWN  
 PROPERTIES**

DRAWING TITLE  
**3P2B FLAT - GROUND  
 FLOOR AND FIRST FLOOR  
 PLANS**

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	30/10/18	RW	DP

DRAWING STATUS  
**PRELIMINARY**

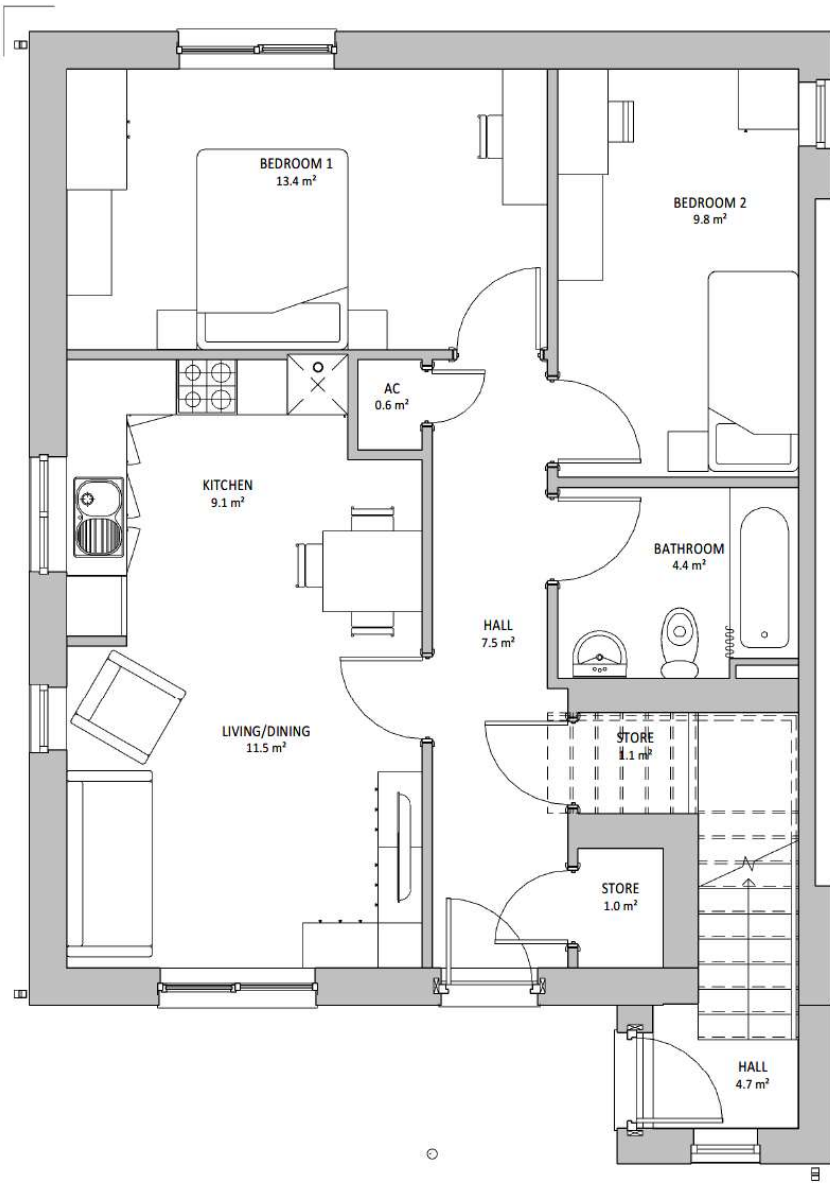
JOB No	DRAWING No	REVISION
C1104	017	A



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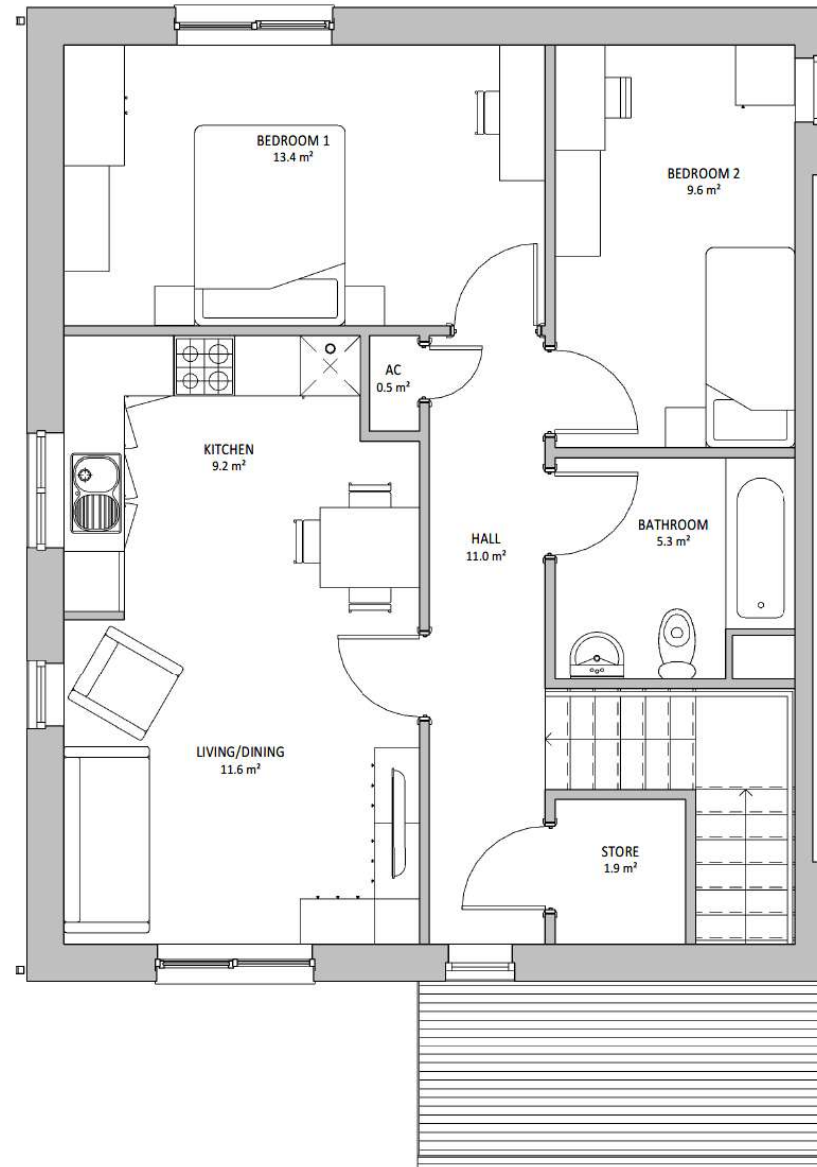
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**A3**



## GROUND FLOOR PLAN

SCALE 1 : 50



## FIRST FLOOR PLAN

SCALE 1 : 50

Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	65.3 m <sup>2</sup>
00 - GROUND FLOOR	67.7 m <sup>2</sup>

PLOT - 20-21



B	PLOT NUMBERS CHANGED	22/05/23	TA
A	SET OF WINDOWS REMOVED ON BEDROOM 2	11/01/23	TA

REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS SIDE WINDOWS

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	04/01/23	ID	SV

DRAWING STATUS  
PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	018	B



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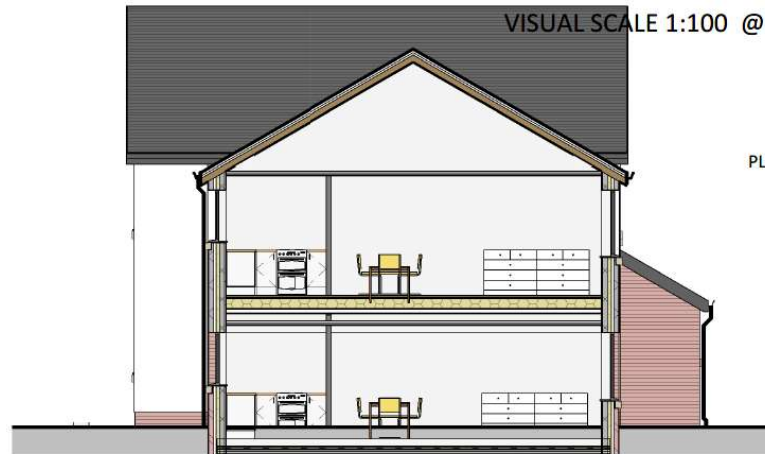
A3





**FRONT ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 1**

SCALE: 1 : 100



**REAR ELEVATION**

SCALE: 1 : 100



**SIDE ELEVATION 2**

SCALE: 1 : 100



REV	DESCRIPTION	DATE	BY
A	ELEVATION UPDATED	25/05/23	TA

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PROJECT  
**SITE AT BONTNEWYDD  
 for KINGSCROWN  
 PROPERTIES**

DRAWING TITLE  
**3P2B FLAT - ELEVATIONS  
 (HANDED) - PLOT 5-6**

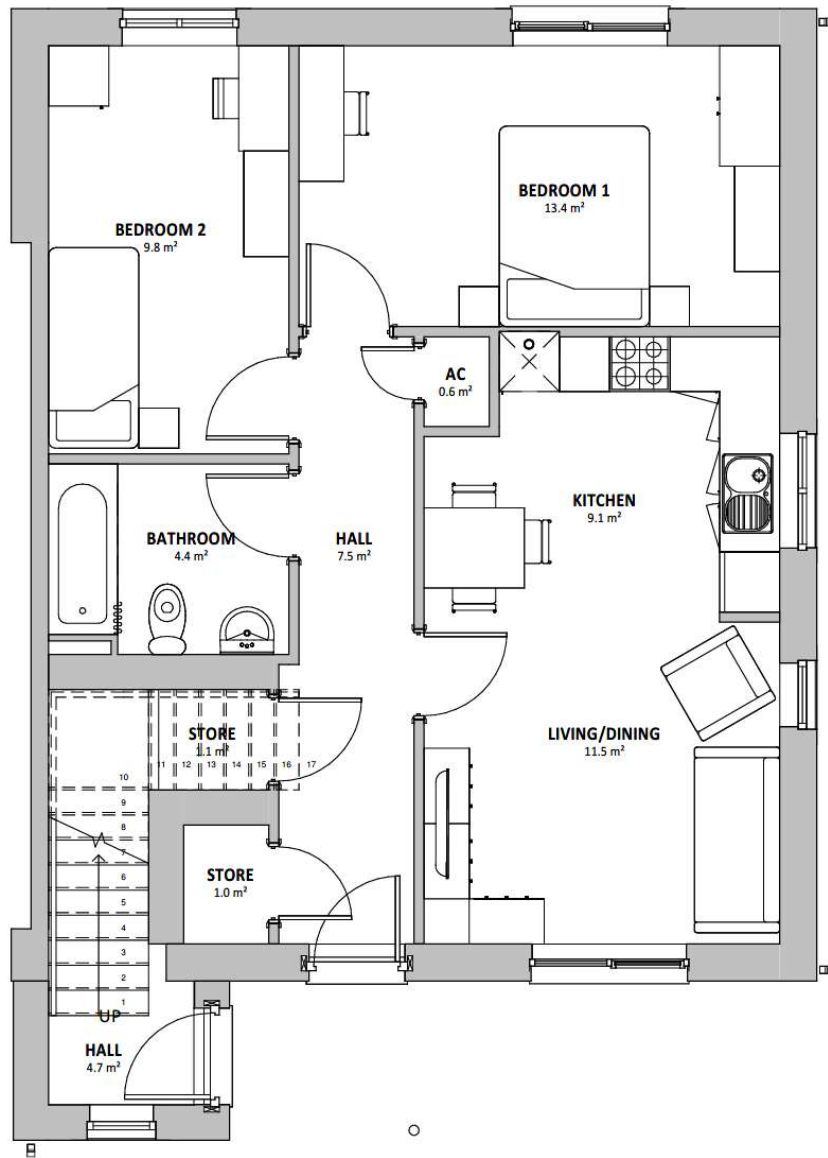
SCALE	DATE	DRAWN	CHECKED
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DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	037	A

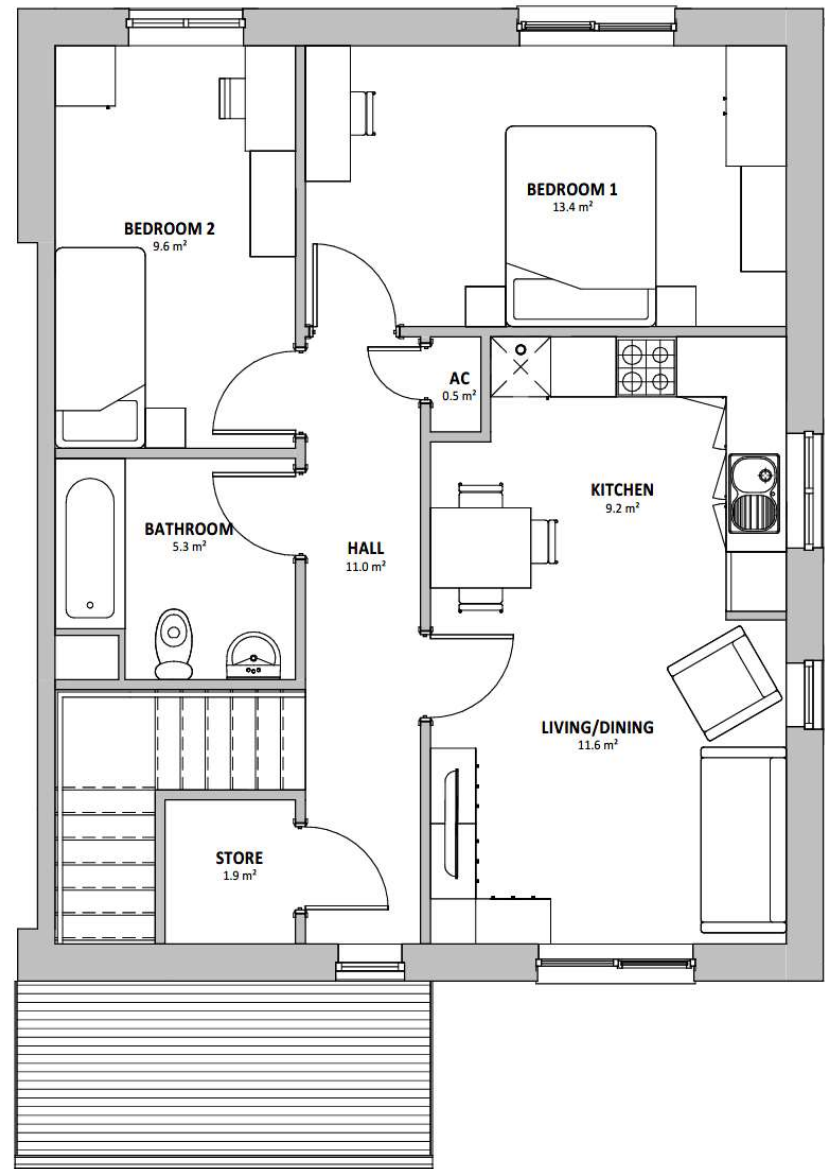


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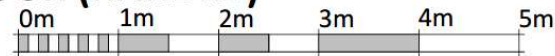
### GROUND FLOOR (HANDED)

SCALE: 1 : 50



### 01 - FIRST FLOOR (HANDED)

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA) 3P2B	
Level	Area
01 - FIRST FLOOR	65.3 m <sup>2</sup>
00 - GROUND FLOOR	67.7 m <sup>2</sup>

PLOT - 5-6



REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS (HANDED) - PLOT 5-6

SCALE	DATE	DRAWN	CHECKED
1 : 50 @ A3	05/01/23	ID	SV

DRAWING STATUS  
PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	020	



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A3



VISUAL SCALE 1:100 @ A3

PLOT - 9-10



B	PLOT NUMBERS UPDATED	22/05/23	TA
A	BRICK LEVEL RAISED	12/01/23	IO
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - ELEVATIONS  
RENDER ON BRICK  
(HANDED) - PLOT 11-12

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	05/01/23	IO	SV

DRAWING STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	038	B



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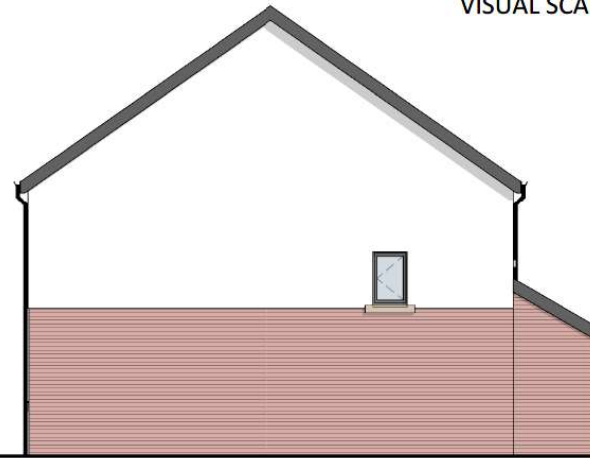
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A3



FRONT ELEVATION (HANDED)

SCALE: 1 : 100



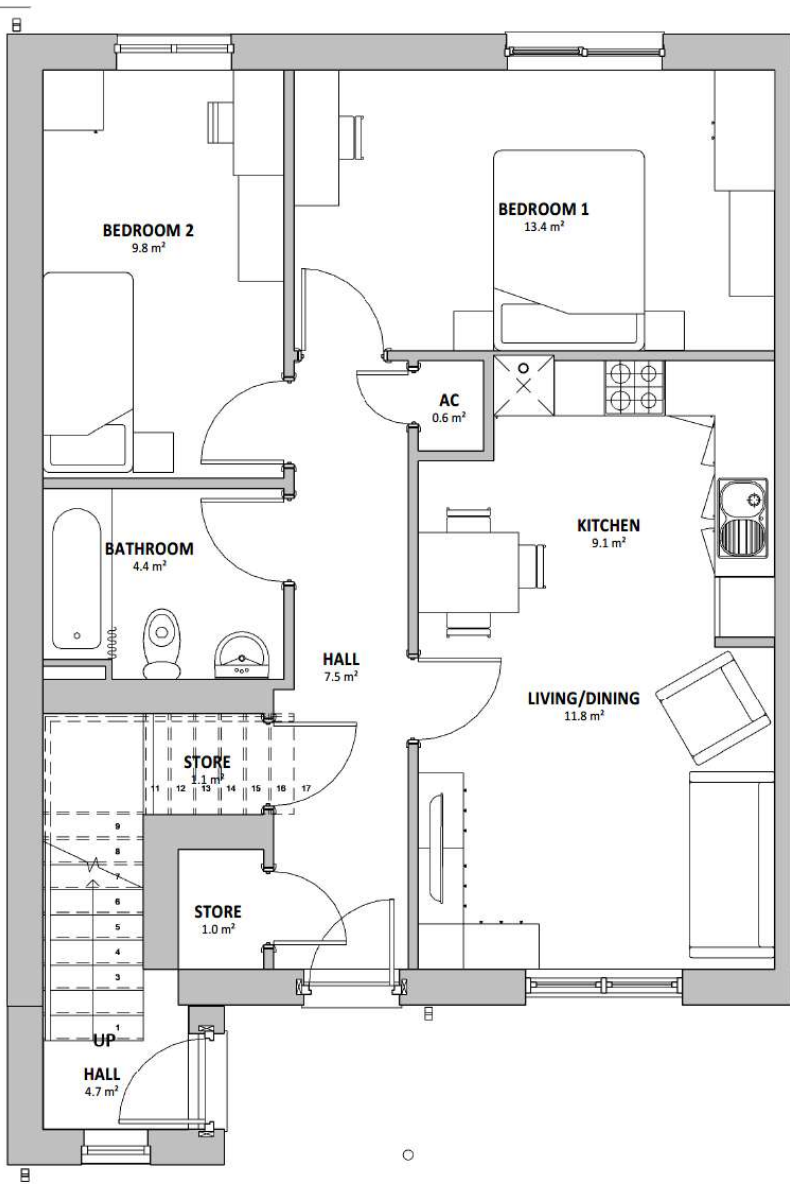
SIDE ELEVATION 1 (HANDED)

SCALE: 1 : 100



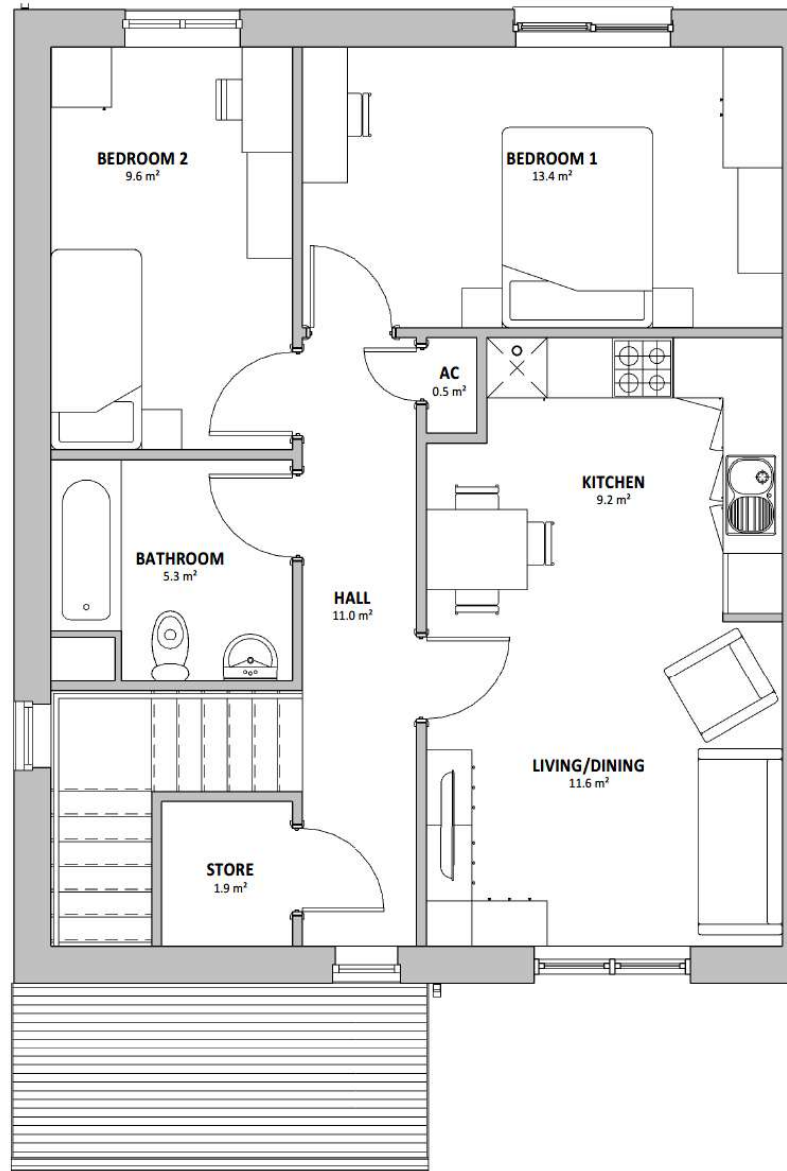
REAR ELEVATION (HANDED)

SCALE: 1 : 100



### GROUND FLOOR (HANDED)

SCALE: 1 : 50



### 01 - FIRST FLOOR (HANDED)

SCALE: 1 : 50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA) 3P2B	
Level	Area
01 - FIRST FLOOR	65.3 m <sup>2</sup>
00 - GROUND FLOOR	67.7 m <sup>2</sup>

PLOT - 9-10



REV	DESCRIPTION	DATE	BY
A	PLOT NUMBERS UPDATED	22/05/23	TA

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PROJECT  
**SITE AT BONTNEWYDD**  
 for KINGSCROWN  
 PROPERTIES

DRAWING TITLE  
**3P2B FLAT-GROUND FLOOR**  
**AND FIRST FLOOR PLANS**  
**(HANDED) - PLOT11-12**

SCALE	DATE	DRAWN	CHECKED
1 : 50 @A3	21/12/22	IO	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	019	A



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**A3**



VISUAL SCALE 1:100 @ A3

PLOT - 16-17



### FRONT ELEVATION

SCALE: 1 : 100



### REAR ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION

SCALE: 1 : 100

A	PLOT NUMBERS UPDATED	22/05/23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - ELEVATIONS -  
REAR WINDOW

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	12/01/23	IO	SV

DRAWING STATUS  
PRELIMINARY

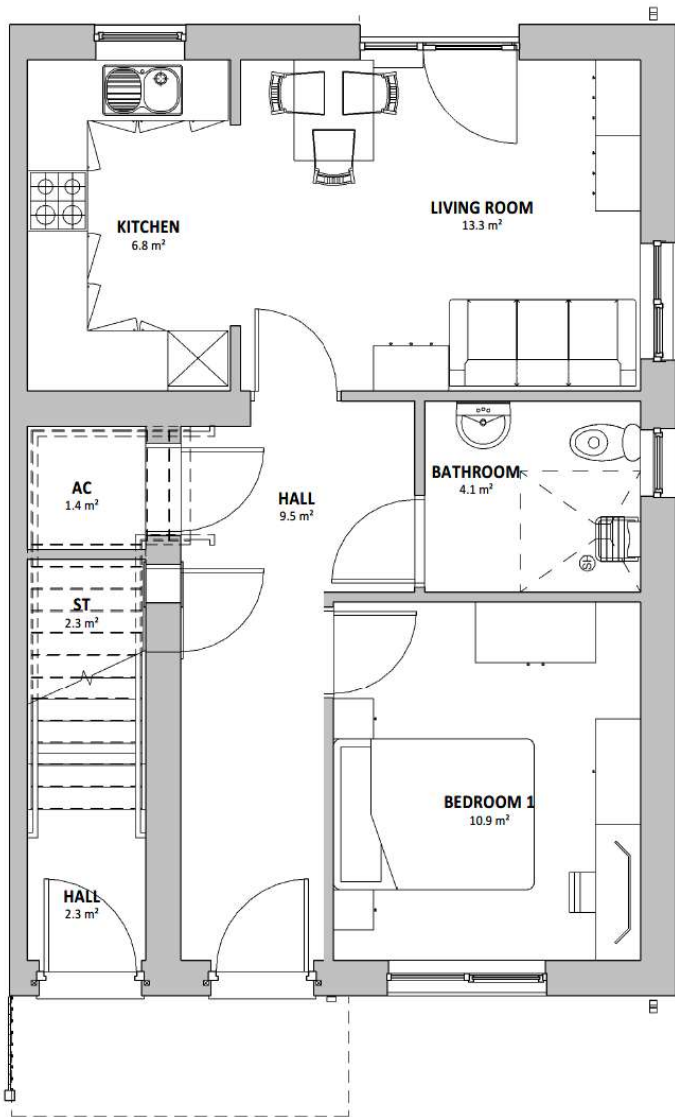
JOB No	DRAWING No	REVISION
C1104	039	A



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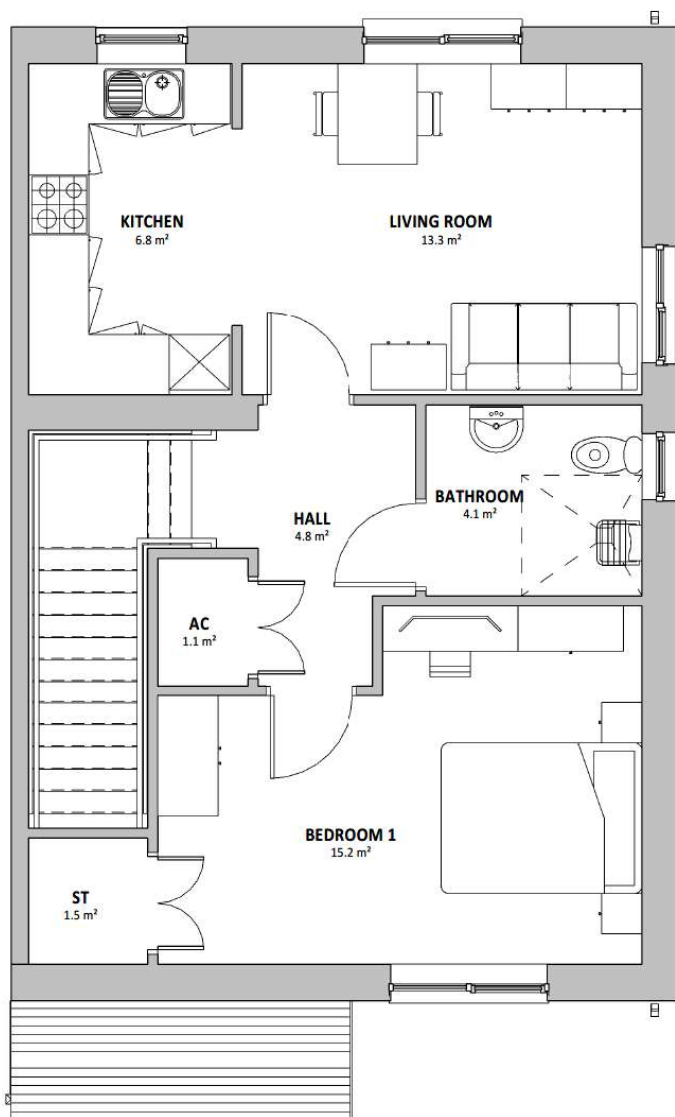
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A3



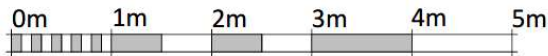
## GROUND FLOOR

SCALE: 1:50



## FIRST FLOOR

SCALE: 1:50



VISUAL SCALE 1:50 @ A3

Area Schedule (GIA)	
Level	Area
01 - FIRST FLOOR	54.9 m <sup>2</sup>
00 - GROUND FLOOR	54.9 m <sup>2</sup>

PLOT - 13-14



REV	DESCRIPTION	DATE	BY
B	PLOT NUMBERS UPDATED	22/05/23	TA
A	PLOT NO. CHANGED AND CANOPY TRELLIS ADDED	16/01/23	IO

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
2P1B FLAT - GROUND  
FLOOR AND FIRST FLOOR  
PLANS

SCALE	DATE	DRAWN	CHECKED
1:50 @A3	03/01/23	TA	SV

DRAWING STATUS PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	010	B



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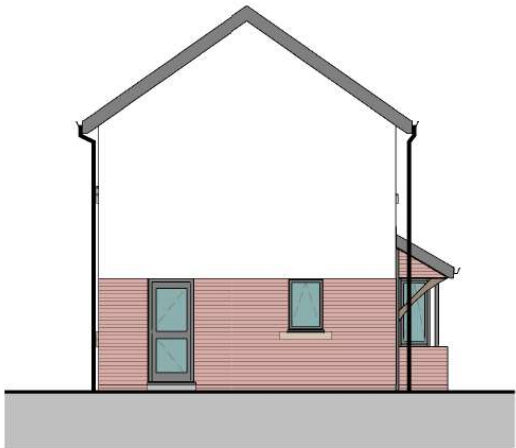
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A3



**FRONT ELEVATION**

SCALE: 1 : 100



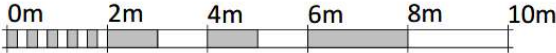
**SIDE ELEVATION**

SCALE: 1 : 100



**BACK ELEVATION**

SCALE: 1 : 100



VISUAL SCALE 1:100 @ A1

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REV	DESCRIPTION	DATE	BY
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PROJECT  
**SITE AT BONTNEWYDD**  
 for KINGSCROWN  
 PROPERTIES

DRAWING TITLE  
**5P3B SIDE ENTRY HOUSE**  
 ELEVATIONS - PLOT 7

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	22/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	041	



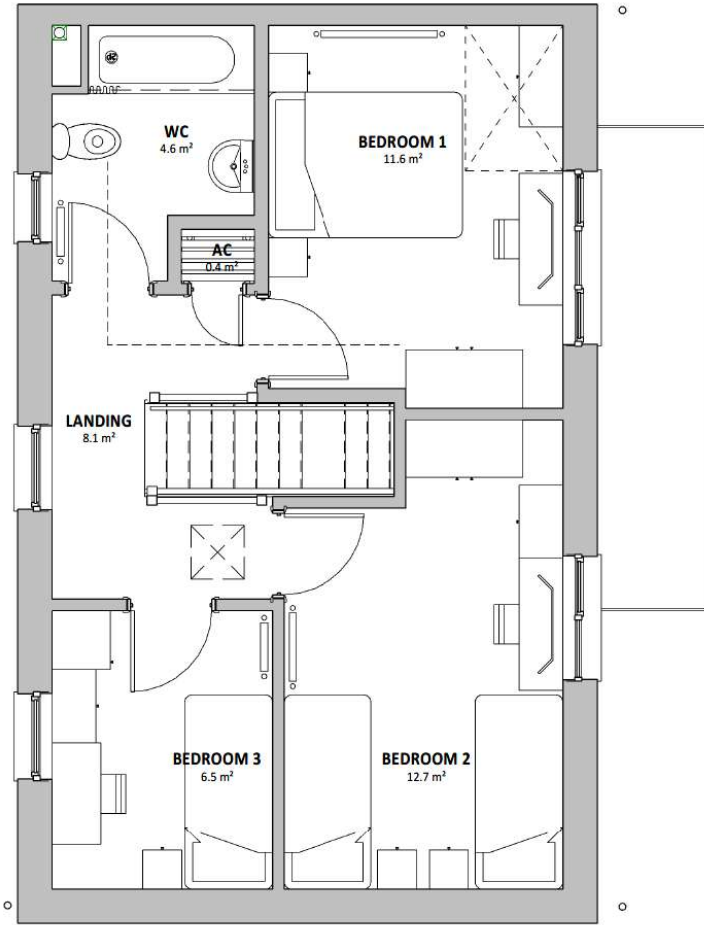
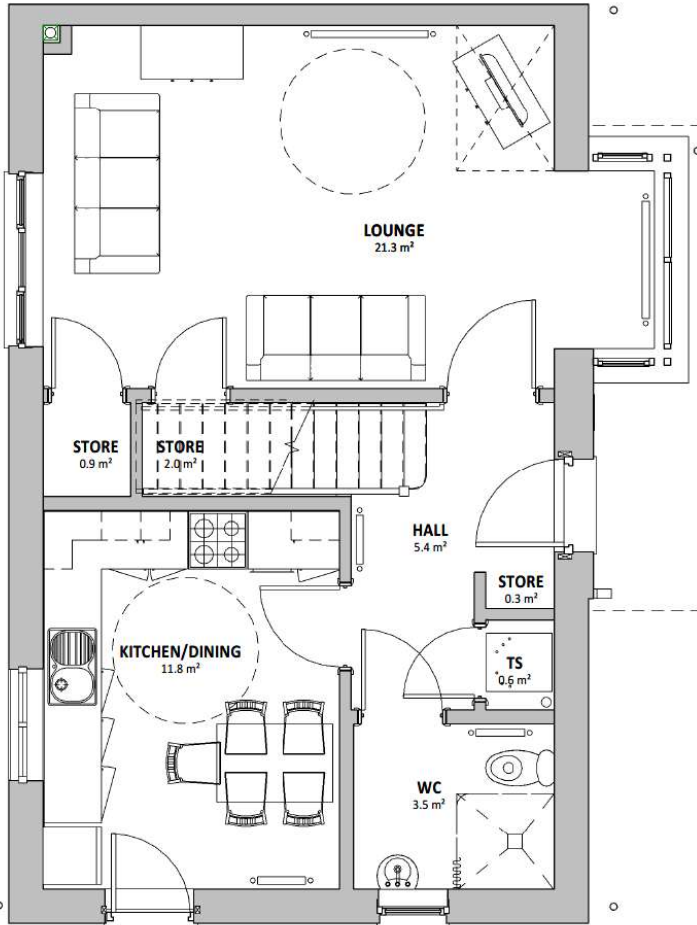
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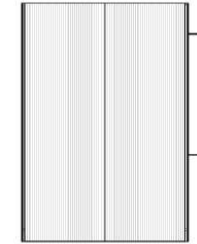
**A3**

**DERBYN**

Adran Cynllunio 12/07/2023



AREA SCHEDULE (GIA)	
Level	Area
GROUND FLOOR	48.0 m <sup>2</sup>
FIRST FLOOR	46.6 m <sup>2</sup>
	94.6 m <sup>2</sup>



**ROOF PLAN**

SCALE: 1 : 200

A	LAYOUT UPDATED: GIA AND LABELS ADDED	22.05.23	TA
REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
PLANS (HANDED) - PLOT 7

SCALE	DATE	DRAWN	CHECKED
As @ A3	28/04/23	TA	SV

Indicated DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	023	A

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**A3**





### FRONT ELEVATION

SCALE 1 : 100



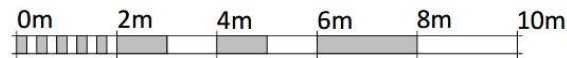
### SIDE ELEVATION

SCALE 1 : 100



### BACK ELEVATION

SCALE 1 : 100



VISUAL SCALE 1:100 @ A1



REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
**for KINGSCROWN**  
**PROPERTIES**

DRAWING TITLE  
**5P3B SIDE ENTRY**  
**ELEVATIONS - PLOT 8**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	22/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

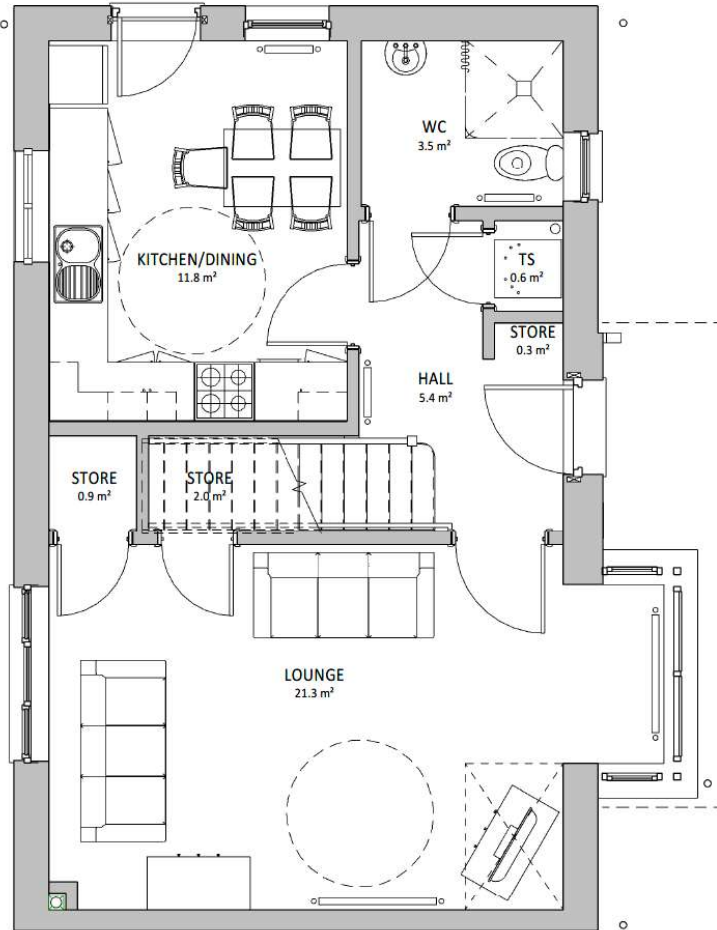
JOB No	DRAWING No	REVISION
C1104	042	



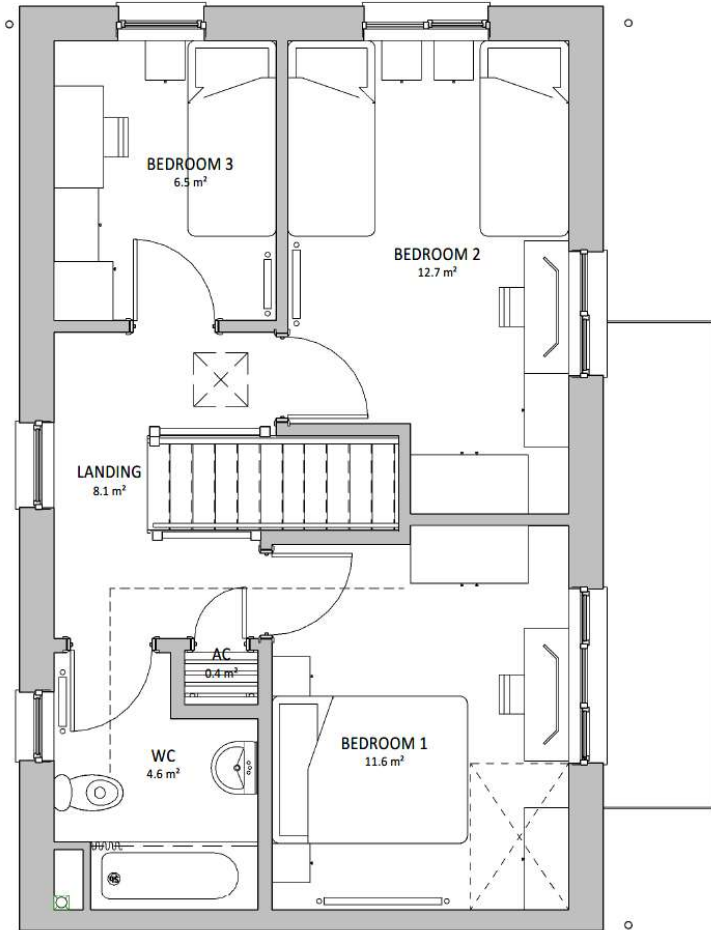
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**A3**

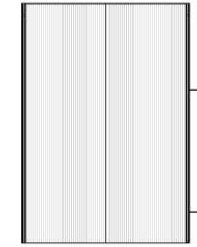


**GROUND FLOOR PLAN**  
SCALE 1 : 50



**FIRST FLOOR PLAN**  
SCALE 1 : 50

AREA SCHEDULE (GIA)	
Name	Area
GROUND FLOOR	48.0 m <sup>2</sup>
FIRST FLOOR	46.6 m <sup>2</sup>
<b>ACTUAL</b>	<b>94.6 m<sup>2</sup></b>



**ROOF PLAN**  
SCALE 1 : 200

REV	DESCRIPTION	DATE	BY
A	LAYOUT UPDATED; GIA AND LABELS ADDED	22.05.23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
PLANS - PLOT 8

SCALE	DATE	DRAWN	CHECKED
As @A3	28/04/23	TA	SV

indicated  
DRAWING  
STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	024	A



### FRONT ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION

SCALE: 1 : 100



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REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
 for **KINGSCROWN**  
 PROPERTIES

DRAWING TITLE  
**5P3B SIDE ENTRY HOUSE**  
**ELEVATIONS - PLOT 15**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @A3	22/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	043	



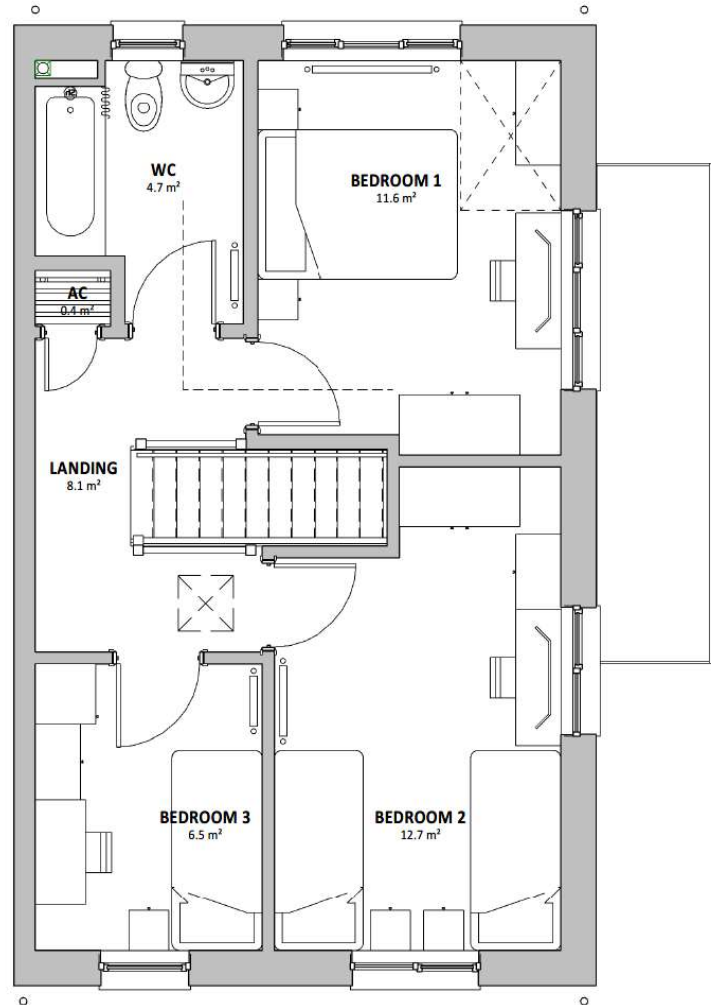
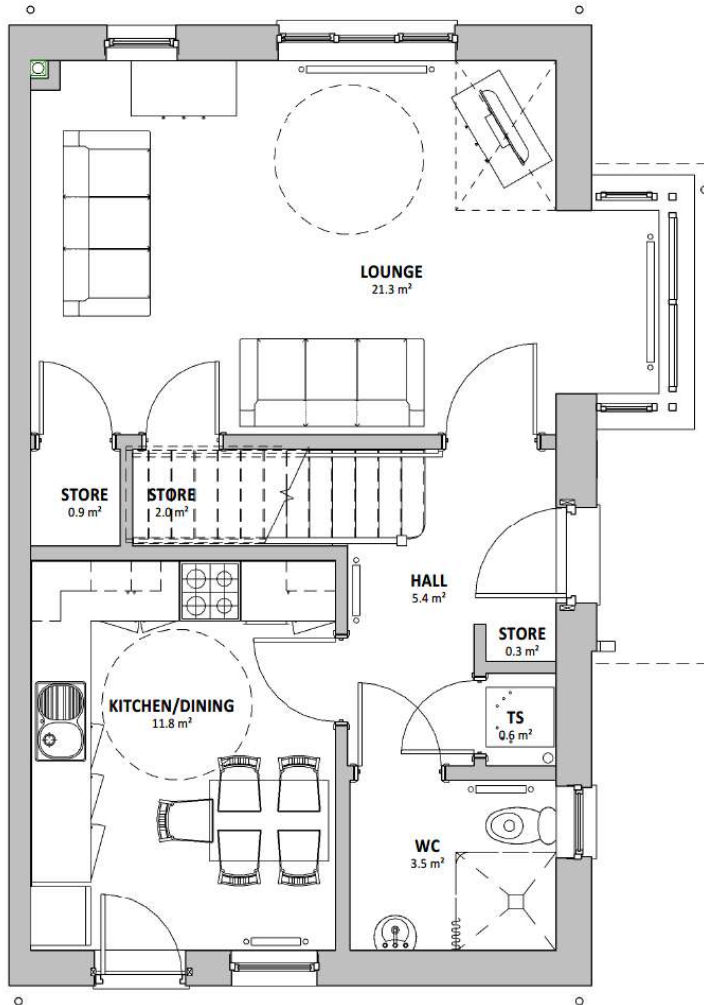
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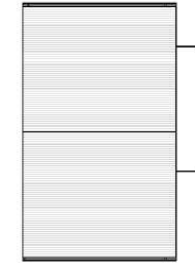
**A3**



VISUAL SCALE 1:100 @ A1



AREA SCHEDULE (GIA)	
Level	Area
GROUND FLOOR	48.0 m <sup>2</sup>
FIRST FLOOR	46.6 m <sup>2</sup>
	94.6 m <sup>2</sup>



**ROOF PLAN**  
SCALE: 1 : 200

REV	DESCRIPTION	DATE	BY
A	LAYOUT UPDATED: GIA AND LABELS ADDED	22.05.23	TA

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
5P3B SIDE ENTRY HOUSE  
PLANS (HANDED) - PLOT 15

SCALE	DATE	DRAWN	CHECKED
As @A3	28/04/23	TA	SV

indicated DRAWING STATUS: PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	025	A



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VISUAL SCALE 1:100 @ A3

PLOT - 3-4



## FRONT ELEVATION

SCALE: 1 : 100



## REAR ELEVATION

SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY

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PROJECT  
SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES

DRAWING TITLE  
3P2B FLAT - MID  
ELEVATIONS

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 100		23/05/23	TA	SV

DRAWING STATUS  
PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	044	



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A3



VISUAL SCALE 1:100 @ A3



### FRONT ELEVATION

SCALE: 1 : 100



### SIDE ELEVATION

SCALE: 1 : 100



### REAR ELEVATION

SCALE: 1 : 100

PLOT - 18-19



REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
**for KINGSCROWN**  
**PROPERTIES**

DRAWING TITLE  
**3P2B FLAT - SEMI**  
**ELEVATIONS**

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 100		23/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

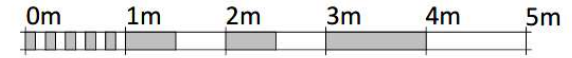
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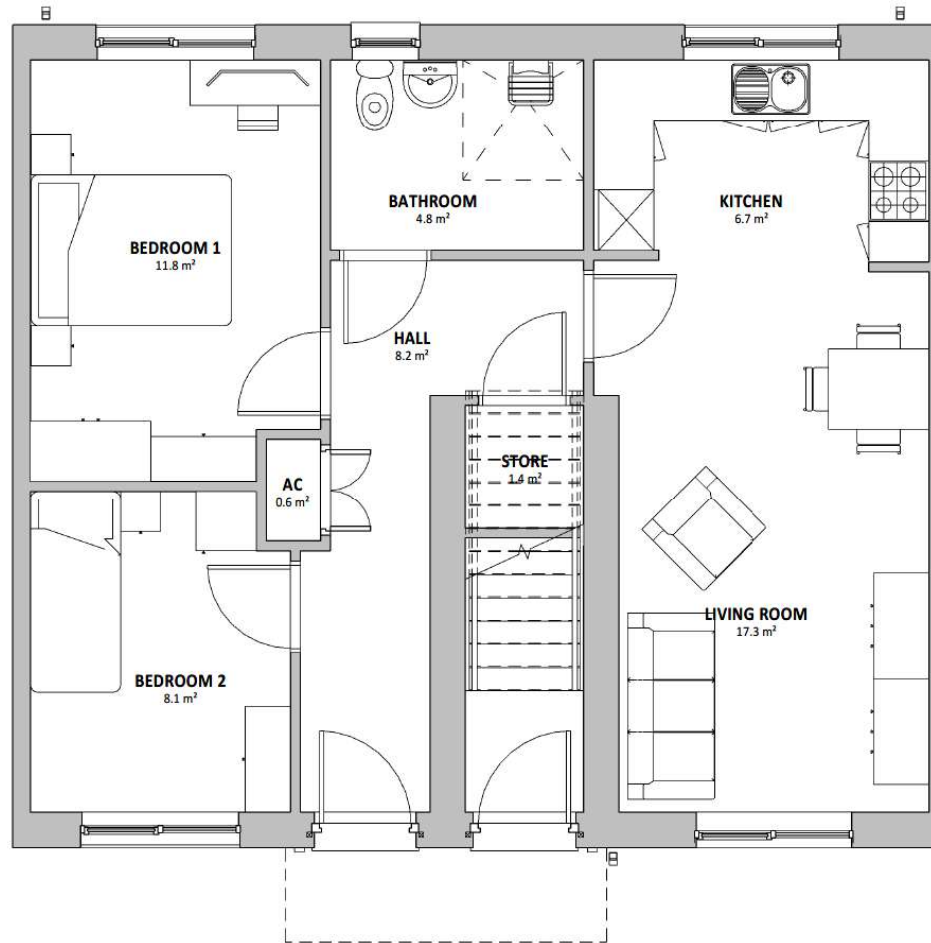
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A3



VISUAL SCALE 1:50 @ A3



# GROUND FLOOR PLAN

SCALE: 1 : 50

PLOT - 3-4

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	62.1 m <sup>2</sup>
01 - FIRST FLOOR	67.2 m <sup>2</sup>

REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
 for KINGSCROWN  
 PROPERTIES

DRAWING TITLE  
**3P2B FLAT - MID GROUND**  
**FLOOR PLAN**

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50		23/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	026	



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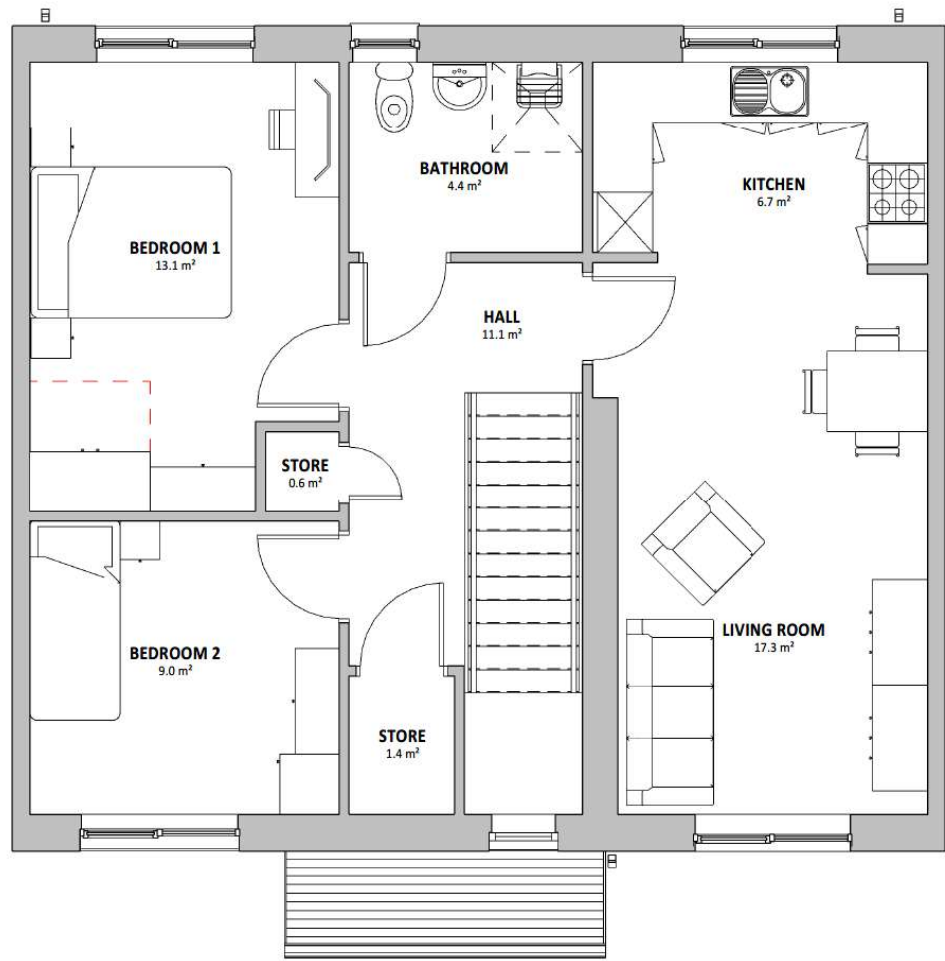
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**A3**



VISUAL SCALE 1:50 @ A3



**FIRST FLOOR PLAN**  
SCALE: 1 : 50

PLOT - 3-4

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	62.1 m <sup>2</sup>
01 - FIRST FLOOR	67.2 m <sup>2</sup>

REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
for **KINGSCROWN**  
PROPERTIES

DRAWING TITLE  
**3P2B FLAT - MID FIRST**  
FLOOR PLAN

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50	TA	23/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	027	

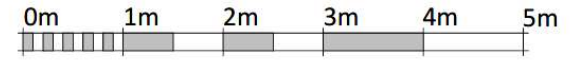


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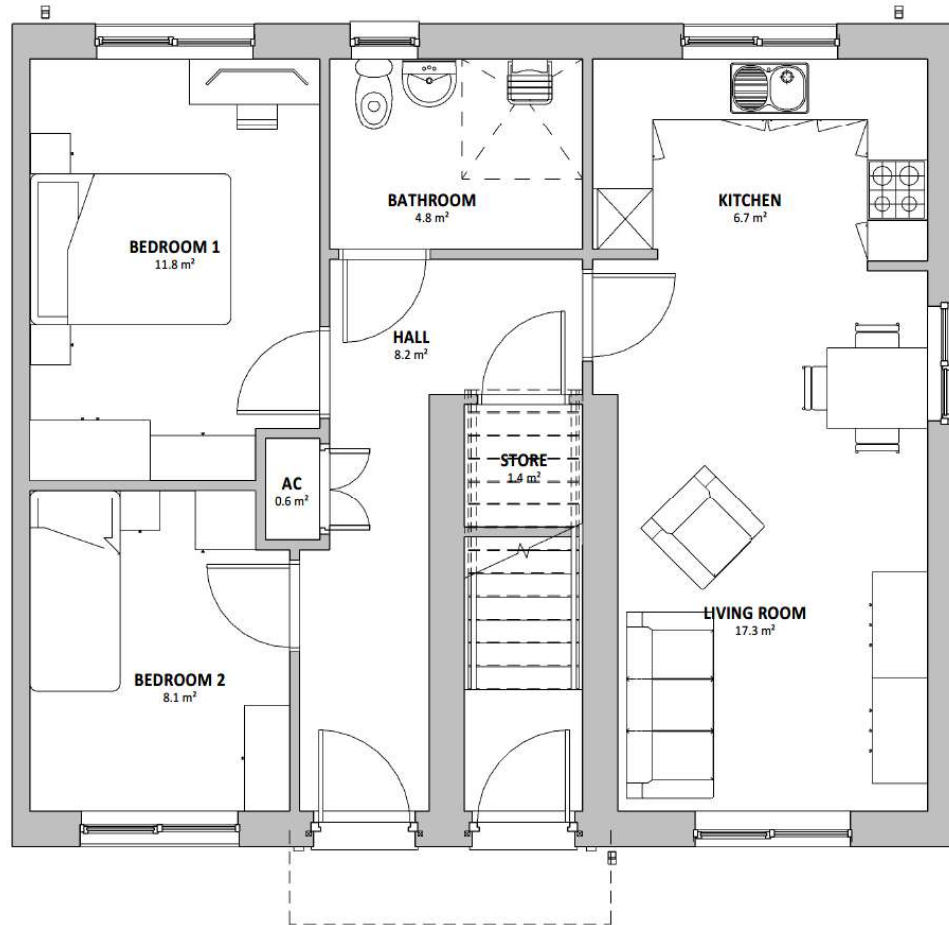
PRINTED: 25/05/2023 15:39:00

**A3**





VISUAL SCALE 1:50 @ A3



# GROUND FLOOR PLAN

SCALE: 1 : 50

PLOT - 18-19

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	62.1 m <sup>2</sup>
01 - FIRST FLOOR	67.2 m <sup>2</sup>

REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD**  
**for KINGSCROWN**  
**PROPERTIES**

DRAWING TITLE  
**3P2B FLAT - SEMI GROUND**  
**FLOOR PLAN**

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50	23/05/23	TA	SV	

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	028	

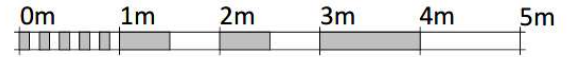


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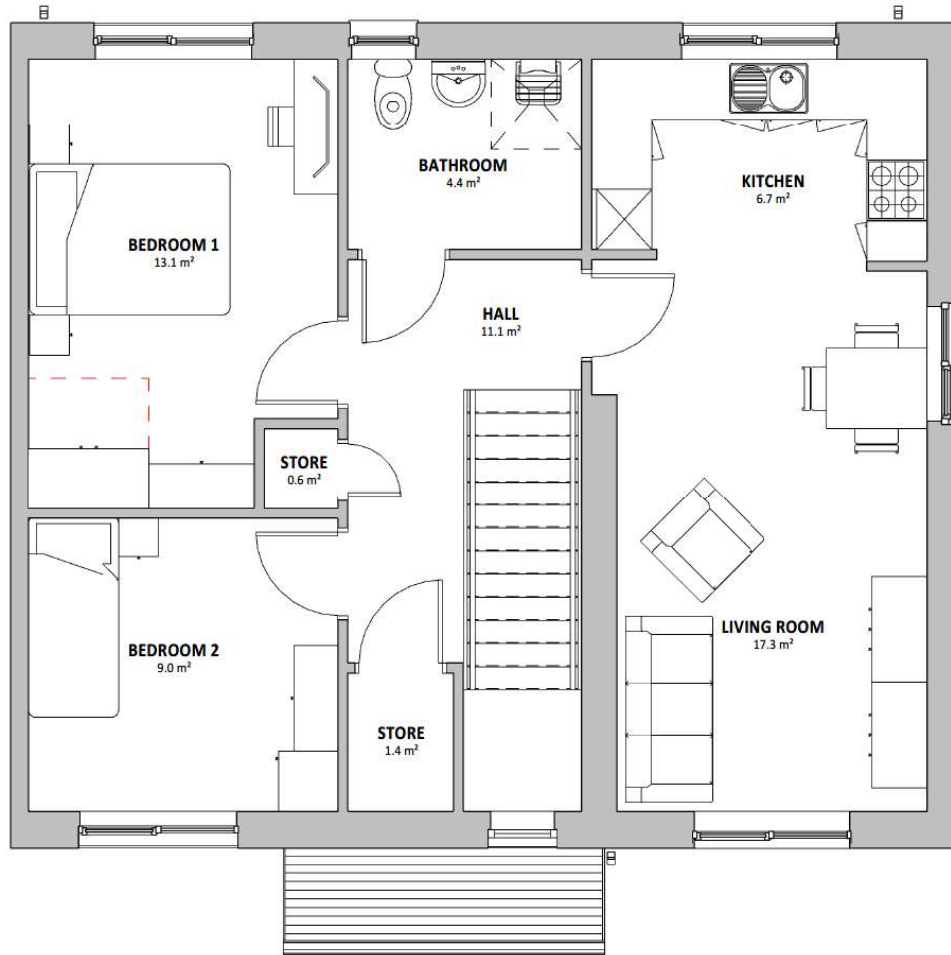
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**A3**



VISUAL SCALE 1:50 @ A3



**FIRST FLOOR PLAN**

SCALE: 1 : 50

PLOT - 18-19

Area Schedule (GIA)	
Level	Area
00 - GROUND FLOOR	62.1 m <sup>2</sup>
01 - FIRST FLOOR	67.2 m <sup>2</sup>

REV	DESCRIPTION	DATE	BY

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PROJECT  
**SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES**

DRAWING TITLE  
**3P2B FLAT -SEMI FIRST  
FLOOR PLAN**

SCALE	@A3	DATE	DRAWN	CHECKED
1 : 50		23/05/23	TA	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	029	



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PRINTED: 25/05/2023 15:39:31



**3D VIEW 1 - FROM THE SOUTH WEST**

C. STEPS REMOVED FROM PLOT 7 09/06/23 TA			
GARDEN; GATE ADDED TO ATTENUATION BASIN; LANDSCAPE DESIGN UPDATED			
B	LAYOUT UPDATED; SP3B HOUSES ADDED; No 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO

REV	DESCRIPTION	DATE	BY
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PROJECT  
**SITE AT BONTNEWYDD  
for KINGSCROWN  
PROPERTIES**

DRAWING TITLE  
**PROPOSED 3D VIEW -  
FROM THE SOUTH WEST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	050	C



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS  
Tel: 01294 57 100 | email@agarchitects.co.uk | www.agarchitects.co.uk  
Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187508  
Registered Office: 1 Priar Street, Hamilton Square, St Leonards-on-Sea TN38 6JH



C STEPS REMOVED FROM PLOT 7 09/06/23 TA			
GARDEN; GATE ADDED TO ATTENUATION BASIN; LANDSCAPE DESIGN UPDATED			
B	LAYOUT UPDATED; SP3B HOUSES ADDED; No 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO

REV	DESCRIPTION	DATE	BY
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PROJECT  
**SITE AT BONTNEWYDD  
 for KINGSCROWN  
 PROPERTIES**

DRAWING TITLE  
**PROPOSED 3D VIEW -  
 FROM THE NORTH WEST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	051	C



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH15 3NS  
 Tel: 01244 937 100 | [info@agarchitects.co.uk](mailto:info@agarchitects.co.uk) | [www.agarchitects.co.uk](http://www.agarchitects.co.uk)  
 Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948  
 Registered Office: 1 Price Street, Hamilton Square, Epsom Road CH41 6NR

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**3D VIEW 2 - FROM THE NORTH WEST**



**3D VIEW 3 - FROM THE NORTH EAST**

C	STEPS REMOVED FROM PLOT 7	09/06/23	TA
	GARDEN; GATE ADDED TO ATTENUATION BASIN; LANDSCAPE DESIGN UPDATED		
B	LAYOUT UPDATED; 5P3B HOUSES ADDED; No 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO

REV	DESCRIPTION	DATE	BY
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**PROJECT**  
**SITE AT BONTNEWYDD**  
**for KINGSCROWN**  
**PROPERTIES**

**DRAWING TITLE**  
**PROPOSED 3D VIEW -**  
**FROM THE NORTH EAST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

**DRAWING STATUS** PRELIMINARY

JOB No	DRAWING No	REVISION
C1104	052	C



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NE  
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk  
Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948  
Registered Office: 1 Price Street, Hamilton Square, Bournemouth BH1 4LN



**3D VIEW 4 - FROM THE SOUTH EAST**

C	STEPS REMOVED FROM PLOT 7	09/06/23	TA
	GARDEN; GATE ADDED TO ATTENUATION BASIN; LANDSCAPE DESIGN UPDATED		
B	LAYOUT UPDATED; 5P3B HOUSES ADDED; No 3P2B FLATS INCREASED; FRONT LAYBY UPDATED	25/05/23	TA
A	CHANGES FOLLOWING LANDSCAPE PLAN	24/01/23	IO

REV	DESCRIPTION	DATE	BY
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**PROJECT**  
**SITE AT BONTNEWYDD**  
**for KINGSCROWN**  
**PROPERTIES**

**DRAWING TITLE**  
**PROPOSED 3D VIEW -**  
**FROM THE SOUTH EAST**

SCALE	DATE	DRAWN	CHECKED
@A3	09/01/23	IO	SV

**DRAWING STATUS**  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1104	053	C



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH15 3NS.  
Tel: 01244 937 100 | [info@agarchitects.co.uk](mailto:info@agarchitects.co.uk) | [www.agarchitects.co.uk](http://www.agarchitects.co.uk)  
Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948  
Registered Office: 1 Price Street, Hamilton Square, Edinburgh EH41 6JH











