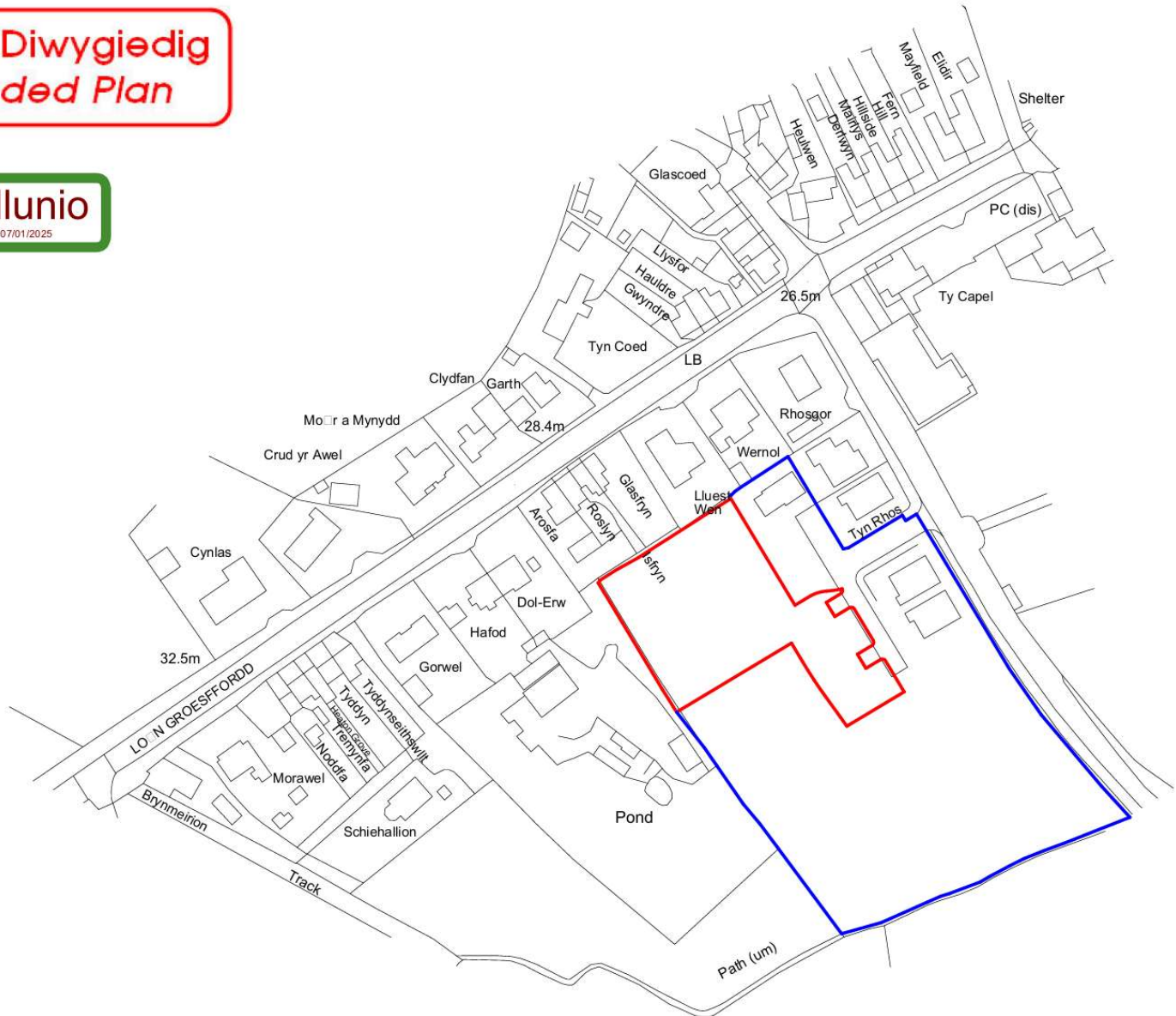
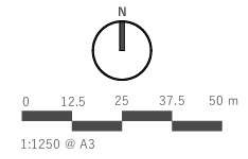


# Cynllun Diwygiedig Amended Plan

**Cynllunio**  
Derbyn - 07/01/2025



REV.	DESCRIPTION	DATE	BY	CHK.
P1	SKETCH OPTION ISSUE	13/07/2023	ME	GU
P2	FIRST ISSUE	09/11/2023	ME	GU
P3	LAYOUT RELAYOUT	11/06/2024	MM	GU
P4	PLANNING UPDATES	17/12/2024	GU	SS



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PROJECT:  
**BORTHWEN EDERN**

CLIENT:  
**SBARC PROPERTIES**

DRAWING TITLE:  
**LOCATION PLAN**

PURPOSE OF ISSUE:	STATUS:
PLANNING	S3
DRAWING No: BWE-SAL-01-ZZ-DR-A-0001	PROJECT No: P1233
SCALE: 1 : 1250@A3	REVISION: P4

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**LOCATION PLAN**  
SCALE: 1 : 1250

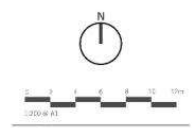


**BOUNDARY TREATMENT KEY**

- 1. BOTTOM WALL, TOP RAILINGS
- 2. TIMBER CLADDING, GRAVEL RAMP, GRAVEL BELOW FENCE, LOCATION SHOWING ON ENCLOSURE LAYOUT
- 3. PROPOSED OPENINGS WALL REFERS TO ENCLOSURE LAYOUT FOR LOCATION ON ANY PROVISION

DATE	DESCRIPTION	BY	CHKD
01/01/2025	PRELIMINARY	SA	SA
07/01/2025	AMENDED PLAN	SA	SA
07/01/2025	PLANNING	SA	SA
07/01/2025	PLANNING UPDATE	SA	SA

**SITE - BOUNDARY PLAN**  
SCALE: 1 : 200



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PROPOSED BOUNDARY PLAN

PROJECT:  
**BORTHWEN EDERN**

CLIENT:  
**SBARC PROPERTIES**

PROPOSED BOUNDARY PLAN

DATE	DESCRIPTION	BY	CHKD
01/01/2025	PRELIMINARY	SA	SA
07/01/2025	AMENDED PLAN	SA	SA
07/01/2025	PLANNING	SA	SA
07/01/2025	PLANNING UPDATE	SA	SA



NO.	DESCRIPTION	DATE	BY	CHK
P1	PRELIMINARY	27/02/2025	AM	CH
P2	FINAL LAYOUT	27/02/2025	AM	CH
P3	FINAL LAYOUT	27/02/2025	AM	CH
P4	FINAL LAYOUT	27/02/2025	AM	CH
P5	FINAL LAYOUT	27/02/2025	AM	CH
P6	FINAL LAYOUT	27/02/2025	AM	CH
P7	FINAL LAYOUT	27/02/2025	AM	CH
P8	FINAL LAYOUT	27/02/2025	AM	CH

**KEY**

**AFFORDABLE HOUSES**

TYPE	AMOUNT	GIF(m2)
SP3B DORMER BUNGALOW	3	99
SP3B HOUSE	2	93
7P4B HOUSE	1	114
<b>Total</b>		<b>6</b>

**Cynllun Diwygiedig Amended Plan**

- BOUNDARY KEY**
- EXTERNAL GARDEN SHED TO BE SECURE BY DESIGNED APPROVED ASGARD METAL SHED APPROXIMATE PLAN SIZE OF 7.5M x 3.0M WITH DOOR ALL IRONWORKERY, LOCKS ETC., SHEET PILED TO AND INCLUDING 100MM CONCRETE SLAB LAD GR AND INCLUDING DRAIN PROOF MEMBRANE ON BLUNDED 100MM HARDWARE BED
  - EXTERNAL RAIN WATER COLLECTING BUTTS - 250 LITRE INCLUDING CHLO / BRN RESISTANT LID, DRAIN FOR WATER ORAIN GRF, SUPPORT PLUMB FIXED LEVEL WITH RAIN WATER PIPE
  - BIN STORE AREA - PROVIDE SUFFICIENT AREA TO STORE TWO LARGE WHEELIE BINS AND TWO RECYCLING BONES.
  - ALL PATHS TO BE 100MM IN-SITU CONCRETE 2250 PHE CAST SLABS LIGHT BRUSH FINISHED INCLUDING BEVELLED EDGES AND SMOOTH TROWELLED JOINTS STOPS TO BOTH SIDES OF PAHS. EXPANSION JOINTS EVERY 6M LENGTHS
  - MIN 3X3M SQUARE IN-SITU CONCRETE PATIO AREA TO BE PROVIDED (NB THIS IS INCLUDED IN THE KING BEAM GARDEN AREA)
  - EXTERNAL AIR SOURCE HEAT PUMPS

1:200

0 5 10 15 20m

1:200 (A1)

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**BOUNDARY KEY**  
SCALE: 1 : 200

PROJECT: BORTHWEN EDERN

CLIENT: SBARC PROPERTIES

DRAWING TITLE: PROPOSED SITE PLAN

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No: BWE-SAL-01-ZZ-ORA-0003	PROJECT No: P1233
SCALE: As Indicated @ A1	REVISION: 00



**PROPOSED - SITE PLAN - PHASE 3**  
SCALE: 1 : 200

**Cynllun Diwygiedig  
Amended Plan**

**Cynllunio**  
Derbyn - 07/01/2025

NUMBER	11/10/2024	DATE	BY	CHK
REV.	DESCRIPTION	DATE	BY	CHK
P1	FIRST ISSUE	11/06/2024	MMG	GU
P2	PLANNING	26/09/2024	TD	GU
P3	PLANNING UPDATES	07/10/2024	MM	GU



**ELEVATION 1**  
SCALE: 1:100



**ELEVATION 2**  
SCALE: 1:100



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PROJECT:  
**BORTHWEN EDERN**

CLIENT:  
**SBARC PROPERTIES**

DRAWING TITLE:  
**PROPOSED SITE ELEVATIONS**

DRAWING STATUS: <b>PLANNING</b>	STATUS: <b>S3</b>
DRAWING No: <b>BWE-SAL-07-ZZ-DR-A-0005</b>	PROJECT No: <b>P1233</b>
SCALE: <b>1:100@A1</b>	REVISION: <b>P3</b>

REV.	DESCRIPTION	DATE	BY	CHK.
P1	FIRST ISSUE	17/06/2024	MM	GU
P2	PLANNING	26/06/2024	TS	GU
P3	PLANNING UPDATE	17/02/2024	GU	SS



**Cynllun Diwygiedig  
Amended Plan**

**Cynllunio**  
Derbyn - 07/01/2025

Aerial View 1



Aerial View 2

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PROJECT  
**BORTHWEN EDRN**

CLIENT  
**SBARC PROPERTIES**

DRAWING TITLE  
**PROPOSED 3D AERIELS**

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING NO. BWE-SAL-01-ZZ-DR-A-0007	PROJECT NO. 91235
SCALE @A1	REVISIONS P3

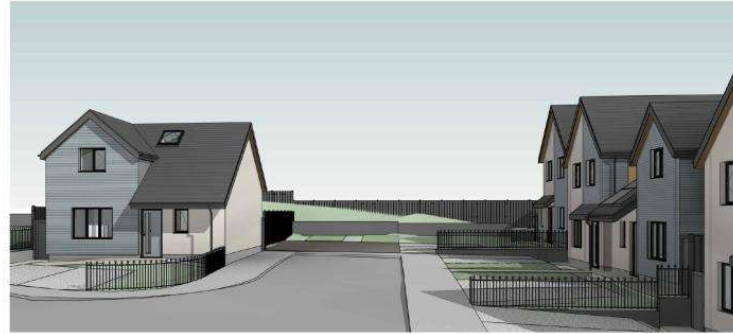
Cynllun Diwygiedig  
Amended Plan

Cynllunio  
Derbyn - 07/01/2025

PROJECT	17/10/2019 14:30:45
DATE	18/01/2025
PROJECT	17/10/2019 14:30:45
PROJECT	17/10/2019 14:30:45
PROJECT	17/10/2019 14:30:45



3D View 1



3D View 3



3D View 2

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PROJECT

BORTHWEN EDERN

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SBARC PROPERTIES

DRAWING TITLE

PROPOSED 3D VIEWS

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING NO.	PROJECT NO.
BWE-SAL-01-ZZ-DR-A-0008	PI2338
SCALE	REVISION
0/1:1	P3

# Cynllun Diwygiedig Amended Plan

# Cynllunio

Derbyn - 07/01/2025

REV	DESCRIPTION	DATE	BY	CHK
P1	PREP ISSUE	11/06/2024	MM	GU
P2	PLANNING	26/06/2024	TE	GU



**4P2B FIRST FLOOR**  
SCALE: 1 : 100



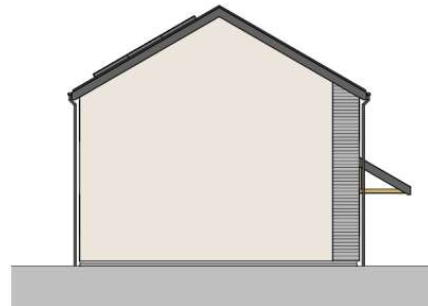
**FRONT ELEVATION**  
SCALE: 1 : 100



**REAR ELEVATION**  
SCALE: 1 : 100



**4P2B GROUND FLOOR**  
SCALE: 1 : 100



**SIDE ELEVATION**  
SCALE: 1 : 100

### PROPOSED MATERIALS

-  OFF WHITE RENDER - WEBER PRAL M (SILVER PEARL)
-  MARBLE CENTRAL CEMENT BOARD (PLATINUM GREY)
-  SLATE ROOF - SAMACA 49
-  GREY BRICK DPC COURSE
-  WINDOWS AND DOORS - BLACK UPVC WINDOWS AND COMPOSITE DOORS
-  BLACK RAINWATER GOODS, FASCIAS AND GUTTERS
-  SKY BLUE COMPOSITE DOORS

### 4P2B GIA (83m<sup>2</sup>)

FLOOR	AREA
GROUND FLOOR	41.5 m <sup>2</sup>
FIRST FLOOR	41.5 m <sup>2</sup>
	82.9 m <sup>2</sup>



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PROJECT:  
**BORTHWEN EDERN**

CLIENT:  
**SBARC PROPERTIES**

DRAWING TITLE:  
**4P2B HOUSETYPE PLANS  
AND ELEVATIONS**

DRAWING STATUS: PLANNING	STATUS: S3
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DRAWING No: BWE-SAL-03-ZZ-DR-A-0010	PROJECT No: P1233
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SCALE: 1 : 100@A2	REVISION: P2
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**Cynllun Diwygiedig**  
*Amended Plan*

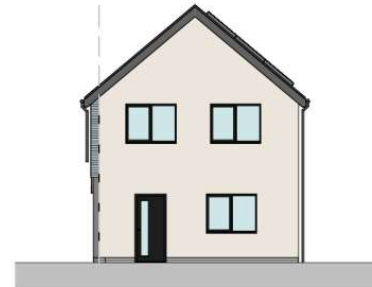
**Cynllunio**  
Derbyn - 07/01/2025



**5P3B FIRST FLOOR**  
SCALE: 1:100



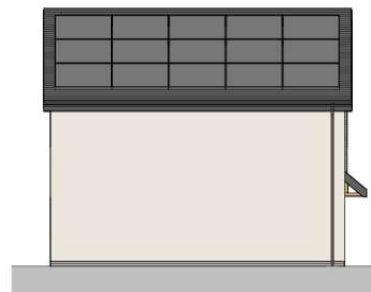
**FRONT ELEVATION**  
SCALE: 1:100



**REAR ELEVATION**  
SCALE: 1:100



**5P3B GROUND FLOOR**  
SCALE: 1:100



**SIDE ELEVATION**  
SCALE: 1:100

REV	DESCRIPTION	DATE	BY	CHK
P1	FIRST ISSUE	11/06/2024	MM	DJ
P2	PLANNING	06/01/2025	TS	DJ

PROPOSED MATERIALS

-  OFF WHITE RENDER - WESPER PRAL M (SILVER PEARL)
-  MARLEY CEDAR CEMENT BOARD (SKY BLUE)
-  SLATE ROOF - SAMACA 49
-  GREY BRICK DPC COURSE
-  WINDOWS AND DOORS - BLACK UPVC WINDOWS AND COMPOSITE DOORS
-  BLACK RAINWATER GOODS, FASCIAS AND SOFFITS
-  BLUE COMPOSITE DOORS

SP3B GIA (9.9m <sup>2</sup> )	
FLOOR	AREA
GROUND FLOOR	46.5 m <sup>2</sup>
FIRST FLOOR	46.5 m <sup>2</sup>
	93.0 m <sup>2</sup>



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PROJECT:  
**BORTHWEN EDERN**

CLIENT:  
**SBARC PROPERTIES**

DRAWING TITLE:  
**5P3B HOUSETYPE PLANS AND ELEVATIONS**

DRAWING STATUS: PLANNING	STATUS: SB
DRAWING No: BWE-SAL-04-ZZ-DR-A-0011	PROJECT No: P1233
SCALE: 1:100@A2	REVISION: P2



**Cynllun Diwygiedig**  
**Amended Plan**

**Cynllunio**  
Derbyn - 07/01/2025

REV.	DESCRIPTION	DATE	BY	CHK.
P1	FIRST SUB PLANING	15/06/2024	AM	GU
P2	PLANNING	24/06/2024	D	GU



**5P3B FIRST FLOOR**  
SCALE: 1 : 100



**FRONT ELEVATION**  
SCALE: 1 : 100



**REAR ELEVATION**  
SCALE: 1 : 100



**5P3B GROUND FLOOR**  
SCALE: 1 : 100



**SIDE ELEVATION 1**  
SCALE: 1 : 100



**SIDE ELEVATION 2**  
SCALE: 1 : 100

- PROPOSED MATERIALS**
- OFF WHITE RENDER - WEBER PRAL M (SILVER PEARL)
  - MARLEY CEDRAL CEMENT BOARD (SKY BLUE)
  - SLATE ROOF - SAMACA 49
  - GREY BRICK DPC COURSE
  - WINDOWS AND DOORS - BLACK UPVC WINDOWS AND COMPOSITE DOORS
  - BLACK RAINWATER GOODS, FASCIAS AND SOFFITS
  - BLUE COMPOSITE DOORS

**5P3B DORMER GIA (99m²)**

FLOOR	AREA
GROUND FLOOR	56.7 m²
FIRST FLOOR	42.2 m²
	98.9 m²



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**PROJECT**  
BORTHWEN EDERN

**CLIENT**  
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**DRAWING TITLE**  
5P3B DORMER BUNGALOW  
PLANS AND ELEVATIONS

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
BWE-SAL-05-ZZ-DR-A-0012	P12/33
SCALE:	REVISION:
1 : 100@A2	P2

# Cynllunio

Derbyn - 07/01/2025

# Cynllun Diwygiedig Amended Plan

REV	DESCRIPTION	DATE	BY	CHK
P1	FIRST ISSUE	07/06/2024	MM	GI
P2	PLANNING	20/06/2024	TI	GI



**7P4B FIRST FLOOR**  
SCALE: 1 : 100



**FRONT ELEVATION**  
SCALE: 1 : 100



**REAR ELEVATION**  
SCALE: 1 : 100

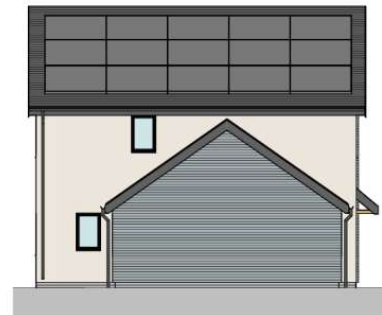
## PROPOSED MATERIALS

- OFF WHITE RENDER - WEBER PRAL M (SILVER PEARL)
- MARLEY CEDRAL CEMENT BOARD (SKY BLUE)
- SLATE ROOF - SAMACA 49
- GREY BRICK DPC COURSE
- WINDOWS AND DOORS - BLACK UPVC WINDOWS AND COMPOSITE DOORS
- BLACK RAINWATER GOODS, FASCIAS AND SOFFITS
- BLUE COMPOSITE DOORS

7P4B GIA (114m <sup>2</sup> )	
FLOOR	AREA
GROUND FLOOR	67.2 m <sup>2</sup>
FIRST FLOOR	46.5 m <sup>2</sup>
	113.8 m <sup>2</sup>



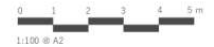
**7P4B GROUND FLOOR**  
SCALE: 1 : 100



**SIDE ELEVATION 1**  
SCALE: 1 : 100



**SIDE ELEVATION 2**  
SCALE: 1 : 100



1:100 @ A2



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PROJECT:  
BORTHWEN EDERN

CLIENT:  
SBARC PROPERTIES

DRAWING TITLE:  
7P4B HOUSETYPE PLANS  
AND ELEVATIONS

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
BWE-SAL-07-ZZ-DR-A-0014	P1233
SCALE:	REVISION:
1 : 100@A2	P2





