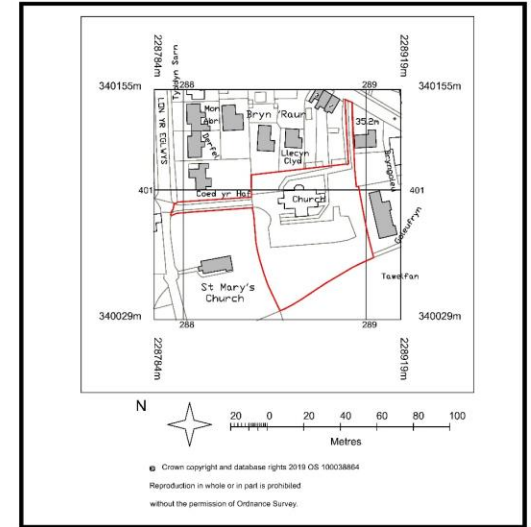


A PROJECT FOR

PROPOSED NEW HOUSING DEVELOPMENT

LON YR EGLWYS, MORFA NEFYN,
PWLLHELI. GWYNEDD, LL53 6AR



ISSUED FOR PLANNING - RESUBMIT

FINAL ISSUE 12 AUGUST 2021
Project No. 1819

CLIENT

COMMERCIAL PROJECT
DEVELOPMENTS Ltd

Marshall House Road
Huddersfield Road
Eiland
West Yorkshire
HX5 9BW

TEL: 07894 365365
CONTACT: Edward Atkinson

CONSULTANTS

JAR ARCHITECTURE

DESIGN LOFT, 9 CASTLE STREET,
CONWY LL32 8AY

TEL: 01492 572767
CONTACT: JAMES ROOBOTTOM

DATRYG (Engineer)

YR AELWYD, 3-5 CHURCH STREET,
CAERNARFON, LL55 1SW

TEL: 01286 671027
CONTACT: JONATHAN ALLEN

DRAWING LIST

A.001	EXISTING SITE
A.002	PROPOSED SITE
A.003	LANDSCAPE PLAN
A.004	STREET SCENE
A.200	PROPOSED HOUSE TYPE 1
A.201	PROPOSED HOUSE TYPE 2
A.202	PROPOSED HOUSE TYPE 3
A.203	PROPOSED HOUSE TYPE 4/4a
A.204	PROPOSED STORAGE SHED



ARCHITECTURAL, INTERIOR, LANDSCAPE DESIGN & PROJECT MANAGEMENT
Design Loft, 9 Castle Street, Conwy LL32 8AY
Tel: 01492 572767 e-mail: james@jararchitecture.co.uk



REV	DATE	DESCRIPTION

PLANNING APPROVAL

THESE DRAWINGS ARE NOT TO BE ISSUED.
 THE ARCHITECTURE IS DEVELOPED FROM AFRY AND ALL LIABILITY FOR THE ACCURACY OF DIMENSIONS, LEVELS, BALANCE, PROPORTION, COLOURS, FINISHES AND MATERIALS BELONGS TO THE CONTRACTOR. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY APPARENT DISCREPANCIES TO THE PROJECT MANAGER BEFORE COMMENCING WORK.

ARCHITECTURAL CONSULTANT: LINDSAY DEVLIN PROJECT MANAGEMENT
 105, GLEBE ROAD, GLEBE, CARDIFF, CF24 0PL
 TEL: 01495 375212 | WWW.LINDSAYDEVLIN.CO.UK

PROJECT FILE
 LON YR EGLWYS, MORFA NEITHY,
 PŴLLHÉLI, GWYNEDD, LL53 6AR.

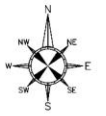
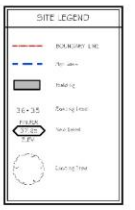
NEW HOUSING DEVELOPMENT

DRAWING TITLE
 EXISTING SITE PLAN

DRAWN BY	CHECKED BY
SCALE	DATE DRAWN
PROJECT MANAGER	DRAWING NO.
1819	A.001



REV	DATE	DESCRIPTION
-----	------	-------------



- REV D - Reduce size of houses Plot 2&3
- REV C - Planning submit 06.03.21
- REV B - Update drawings White Bin
- REV A - Update drawings for turning

PLANNING APPROVAL
 THESE DRAWINGS ARE NOT TO BE SCALED.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY VARIATIONS IMMEDIATELY TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



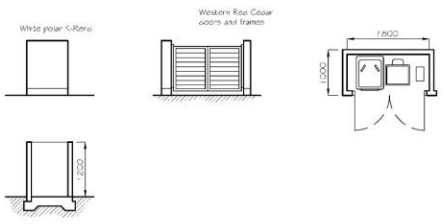
ARCHITECTURAL, INTERIOR, EXTERIOR DESIGN & PROJECT MANAGEMENT
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PROJECT TITLE:
 LON YR EGLWYS, MORTA NEFYN,
 FWALLIELU, GWYNEDD, LL53 6AR.

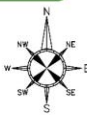
NEW HOUSE DEVELOPMENT
 DRAWING TITLE:
 PROPOSED SITE PLAN

DRAWN BY: LJ	CHECKED BY: LJ
SCALE: 1:50	DATE DRAWN: 15.08.21
PROJECT MANAGER: 1819	DRAWING NO. / REVISION: A.002

01 -PROPOSED SITE PLAN 1:200

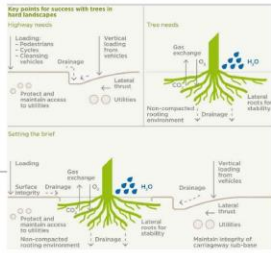


02 -BIN STORES 1:50



LANDSCAPE LEGEND - TREES	
	Small Tree (e.g. Prunella) This tree is a small, upright tree with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Tree (e.g. Prunella) This tree is a medium-sized tree with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Tree (e.g. Prunella) This tree is a large tree with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Tree (e.g. Prunella) This tree is a very large tree with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.
	Small Tree (e.g. Prunella) This tree is a small, upright tree with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Tree (e.g. Prunella) This tree is a medium-sized tree with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Tree (e.g. Prunella) This tree is a large tree with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Tree (e.g. Prunella) This tree is a very large tree with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.
	Small Tree (e.g. Prunella) This tree is a small, upright tree with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Tree (e.g. Prunella) This tree is a medium-sized tree with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Tree (e.g. Prunella) This tree is a large tree with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Tree (e.g. Prunella) This tree is a very large tree with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.
	Small Tree (e.g. Prunella) This tree is a small, upright tree with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Tree (e.g. Prunella) This tree is a medium-sized tree with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Tree (e.g. Prunella) This tree is a large tree with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Tree (e.g. Prunella) This tree is a very large tree with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.
	Small Tree (e.g. Prunella) This tree is a small, upright tree with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Tree (e.g. Prunella) This tree is a medium-sized tree with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Tree (e.g. Prunella) This tree is a large tree with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Tree (e.g. Prunella) This tree is a very large tree with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.
MIXED FLOWERS / SHRUBS	
	Small Flower (e.g. Prunella) This flower is a small, upright flower with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Flower (e.g. Prunella) This flower is a medium-sized flower with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Flower (e.g. Prunella) This flower is a large flower with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Flower (e.g. Prunella) This flower is a very large flower with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.
	Small Flower (e.g. Prunella) This flower is a small, upright flower with a rounded canopy and small, dense foliage. It is suitable for planting in small spaces and as a screen or windbreak.
	Medium Flower (e.g. Prunella) This flower is a medium-sized flower with a rounded canopy and small, dense foliage. It is suitable for planting in medium-sized spaces and as a screen or windbreak.
	Large Flower (e.g. Prunella) This flower is a large flower with a rounded canopy and small, dense foliage. It is suitable for planting in large spaces and as a screen or windbreak.
	Very Large Flower (e.g. Prunella) This flower is a very large flower with a rounded canopy and small, dense foliage. It is suitable for planting in very large spaces and as a screen or windbreak.

SITE LEGEND	
	Boundary Line
	Plan Line
	New Building
	Public Pathway
	30-35 Existing Street
	30-35 New Road
	30-35 New Road
	New Green
	New Compound
	New Retained Area
	New Retained Road
	Planting Area



REV D - Plots 142 smaller 110sqm
REV C - March 2021 - Update
REV B - Feb 2021 - Update
PROJECT STATUS
PLANNING APPROVAL
THESE DRAWINGS ARE NOT TO BE SCALED.
WE ACCEPT NO LIABILITY FOR THE USE OF THIS DOCUMENTATION, IN ANY MANNER, INCONSISTENT WITH ITS STIPULATED AND UNLIMITED INTENT.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



ARCHITECTURAL, INTERIOR, EXTERIOR DESIGN & PROJECT MANAGEMENT
Draig Iorw, 9 Cedar Street, Gwynedd, LL53 5AF
01492 521211 | www.jararchitect.co.uk

PROJECT TITLE
LON YR EGLWYS, MORTA NEFFYN,
PŴLLIEU, GWYNEDD, LL53 6AR.

NEW HOUSING DEVELOPMENT
DRAWING TITLE
PROPOSED LANDSCAPE PLAN

DRAWN BY: LAD	CHECKED BY: LAD
SCALE: 1:500	DATE DRAWN: 15.03.2020
PROJECT NUMBER: 1819	DRAWING NO: A.003



STREET SCENE 2



CEDAR FENCING.

Western Red Cedar fencing is to enclose all gardens. They are to be erected in a double sided hit and miss slated board format to give more privacy.



GRANITE STONE WALLS.

Granite stone is a resistant and long-term material: it perfectly resists to time and weather constraints. Natural granite stone has one of the highest compressive strength in comparison to other materials. The wall will be capped with slate coping to prevent water ingress. The stone can also be sourced locally.

REV A - Plots 142 smaller 1105sq

PROJECT STATUS

PLANNING APPROVAL

THESE DRAWINGS ARE NOT TO BE SCALED.

WE ACCEPT NO LIABILITY FOR THE USE OF THIS DOCUMENTATION, IN ANY MANNER, INCONSISTENT WITH ITS STIPULATED AND OR IMPLIED INTENT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DIFFERENCES IMMEDIATELY TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



ARCHITECTURAL, INTERIOR, EXTERIOR DESIGN & PROJECT MANAGEMENT
 Design Ltd, 9 Gable Street, Gwynedd, LL53 6AF
 Tel: 01248 521211, www.jararchitectural.co.uk

PROJECT TITLE
 LON YR EGLWYS, MORTA NEFYN,
 FWALLIELU, GWYNEDD, LL53 6AR.

NEW HOUSING DEVELOPMENT

DRAWING TITLE
 PROPOSED SITE VIEW, STREET SCENES

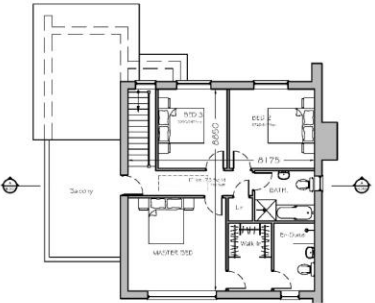
DRAWN BY M	CHECKED BY M
SCALE 1:50	DATE DRAWN 11/04/21
PROJECT NUMBER 1819	DRAWING No. A.004



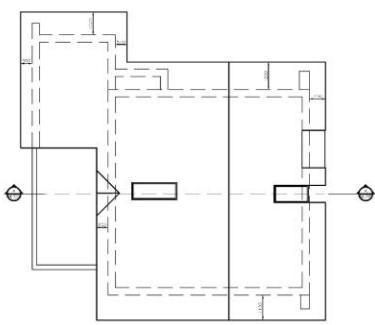
CONCEPT -HOUSE TYPE 1 (1712 sqft - 159sqm EXCLUDING GARAGE)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



3D VISUAL - FRONT



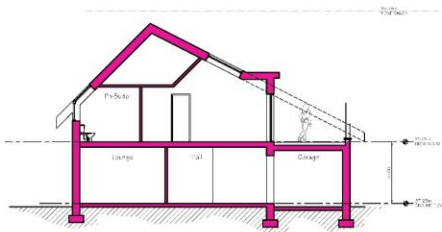
SIDE ELEVATION



SIDE ELEVATION



3D VISUAL - REAR



PROPOSED SECTION

THE SALT BOX - 3 BED



PROJECT STATUS
PLANNING APPROVAL
 THESE DRAWINGS ARE NOT TO BE SCALED.
 THE ARCHITECTS ARE TO BE HELD RESPONSIBLE AND ALL LIABILITY FOR THE USE OF THIS DOCUMENTATION, IN ALL CIRCUMSTANCES, INCLUDING WITH ITS SUPPLEMENT AND OR RELATED INTENT.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



ARCHITECTURAL, INTERIOR, EXTERIOR DESIGN & PROJECT MANAGEMENT
 Design Ltd, 9 Cedar Street, Gwynedd, LL53 6AF
 Tel: 01248 521211 Email: jared@jararchitecture.co.uk

PROJECT TITLE
 LON YR EGLWYS, MORTA NETHY, FWLLIELLU, GWYNEDD, LL53 6AR.

NEW HOUSING DEVELOPMENT

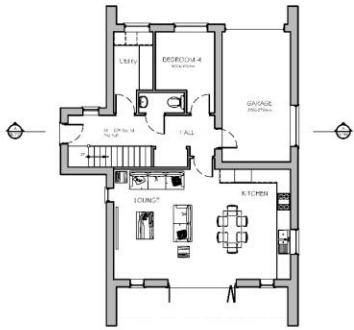
DRAWING TITLE
 PROPOSED FLOOR PLANS, ELEVATIONS SECTION AND 3D VISUAL

HOUSE TYPE 1

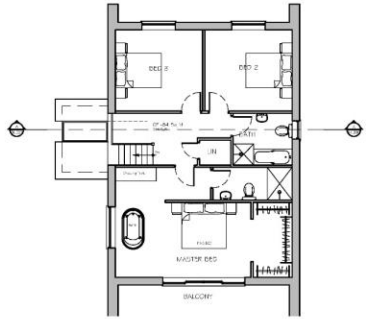
DRAWN BY	CHECKED BY
SCALE	DATE DRAWN
PROJECT MANAGER	DATE OF ISSUE
1819	A,200

PLANNING APPROVAL

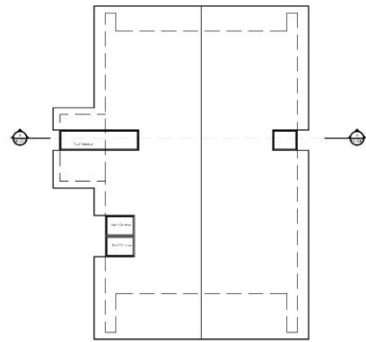
CONCEPT -HOUSE TYPE 2 (1646 sqft - 153sqm EXCLUDING GARAGE)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



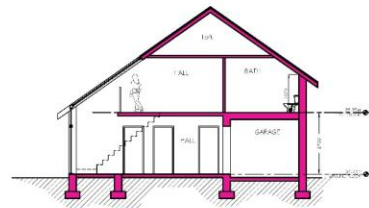
FRONT ELEVATION



REAR ELEVATION



3D VISUAL - REAR



PROPOSED SECTION



SIDE ELEVATION



SIDE ELEVATION



3D VISUAL - FRONT

THE GABLE - 4 BED

REV DATE DESCRIPTION
Rev A - 4 Bedroom noted 13.10.2020

PROJECT STATUS
PLANNING APPROVAL
THREE DRAWINGS ARE NOT TO BE SCALED.
WE HEREBY DECLARE THIS DRAWING AND ALL LIABILITY FOR THE USE OF THIS DOCUMENTATION, IN ALL RESPECTS, IN ACCORDANCE WITH ITS PURPOSES AND OUR LIMITED INTENT.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



ARCHITECTURAL, INTERIOR, EXTERIOR DESIGN & PROJECT MANAGEMENT
Jor Architecture Ltd, 9 Cedar Street, Gwynedd, LL55 6AF
Tel: 01492 521211, Email: jor@jorarchitecture.co.uk

PROJECT TITLE
LON YR EGLWYS, MORTA NEFFN,
Pwllheli, Gwynedd, LL53 6AR.

NEW HOUSING DEVELOPMENT

DRAWING TITLE
PROPOSED FLOOR PLANS, ELEVATIONS
SECTION AND 3D VISUAL

HOUSE TYPE 2

DRAWN BY JL	CHECKED BY JL
SCALE 1:500	DATE DRAWN 13.11.2019
PROJECT NUMBER 1819	DRAWING NO. A.201

PLANNING APPROVAL



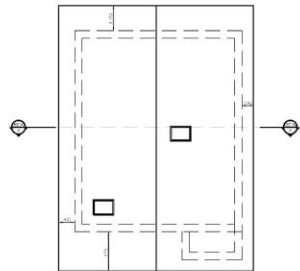
CONCEPT -HOUSE TYPE 3 (1183 sqft - 110 sqm)



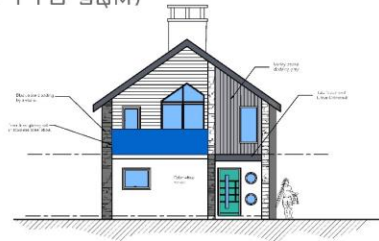
GROUND FLOOR PLAN



FIRST FLOOR PLAN



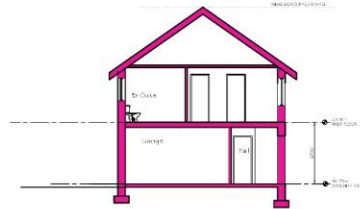
ROOF PLAN



FRONT ELEVATION



REAR ELEVATION



PROPOSED SECTION



SIDE ELEVATION



SIDE ELEVATION

LOCAL MARKET HOUSING FOR PLOTS 2#3

Plots 2 # 3 have been redesigned to be suitable for the local market as outlined in gwynedd local market housing policy TAI 5. They have been reduced to 110 Sqm internal floor area with a 10 Sqm Garage for external storage.

THE GABLE - 3 BED

REV	DATE	DESCRIPTION
-----	------	-------------

PROJECT STATUS
PLANNING APPROVAL

THESE DRAWINGS ARE NOT TO BE SCALED.
 THE ARCHITECTS ARE TO BE HELD RESPONSIBLE AND ALL LIABILITY FOR THE USE OF THIS DOCUMENTATION, IN ALL CIRCUMSTANCES, INCLUDING THAT OF ITS SUPPLEMENT AND OR RELATED INTENT.
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



ARCHITECTURAL, INTERIOR, EXTERIOR DESIGN & PROJECT MANAGEMENT
 Drwg Ltd, 9 Gable Street, Gwynedd, LL53 6AR
 Tel: 01248 521211, www.jararchitecture.co.uk

PROJECT TITLE
 LON YR EGLWYS, MORTA NETHY,
 FWLLIELI, GWYNEDD, LL53 6AR.

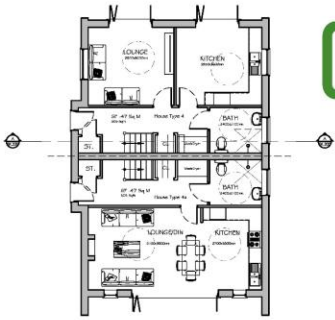
NEW HOUSING DEVELOPMENT

DRAWING TITLE
 PROPOSED FLOOR PLANS, ELEVATIONS
 SECTION AND 3D VISUAL

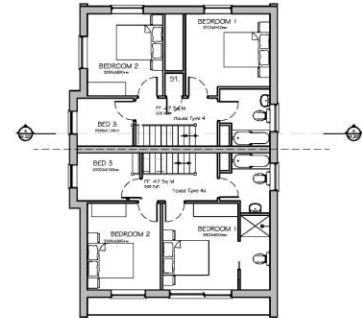
HOUSE TYPE 3

DRAWN BY	CHECKED BY
SCALE	DATE DRAWN
PROJECT MANAGER	DATE ISSUED
1:819	A.202

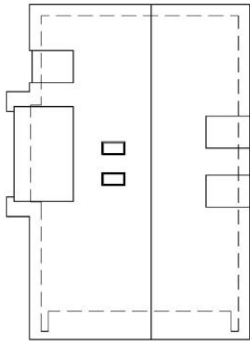
CONCEPT -HOUSE TYPE 4&4(A) (1054 SQFT PER DWELLING 94 SQM)



GROUND FLOOR PLAN



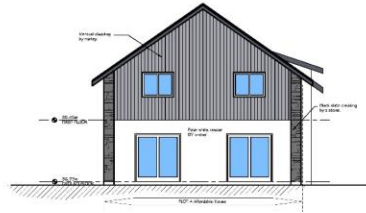
FIRST FLOOR PLAN



ROOF PLAN



FRONT ELEVATION



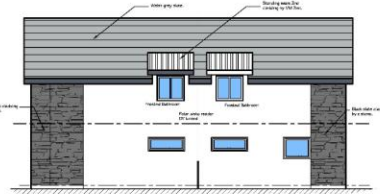
REAR ELEVATION



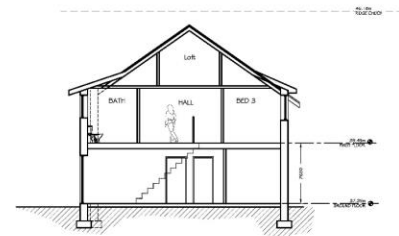
3D VISUAL



SIDE ELEVATION



SIDE ELEVATION



PROPOSED SECTION

DGR STANDARDS (Two Storey 3B = 945sqm)

Homes should be flexible, responsive to the changing needs of the occupants and meet the changing needs of a variety of households who will occupy the building over its life.

- Homes meet Lifetime Homes Standards (LTH)
- Homes meet Housing Dignity (HD10)
- All houses have a shower (in addition to a bath) and are also provided with adequate space on the ground floor with plumbing, electrical and mechanical ventilation connections to allow for the future installation of a barrier free shower facility suitable for use by a person in a wheelchair. Homes with occupancy of 6 or more will have the barrier free shower facility installed.
- All flats and bungalows have a shower in addition to a bath and bungalows, ground floor flats and flats served by a lift have a bedroom designed so that it is capable of adaptation for use by a person in a wheelchair.

EXTERIOR

- Private rear gardens should be designed so that they have a minimum usable area of 40m² for Houses
- There is a continuously surfaced access to the driveway and any garden gate to minimise the risk of tripping
- Convenient access is possible from the main ground floor living space or kitchen
- No parking space is within 2m of a window.
- An external robust and locatable garden space minimum 2m²(excluding flats with no private garden)

INTERIOR LAYOUT

- Single bedrooms have an average width of at least 2.1m
- Living rooms have an average width of at least 3.1m (or 3.3m if it is necessary to pass through the room to other parts of the house).
- Where kitchens are provided that are open plan to the living / dining space there should be no through route or door leading to another part of the house or to the outside within the kitchen space.
- Living cupboards where hot water storage is provided in the home the cupboards should have a minimum of 1m² of shelving.
- Storage a total capacity (including the airing cupboard and accessible under stair space but excluding any built in wardrobes, space taken up by mechanical / ventilation equipment and kitchen units) of minimum 5m³ in homes for up to 3 people and 5m³ in large dwellings.

THE SEMI - 3 BED

REV	DATE	DESCRIPTION

PROJECT STATUS
PLANNING APPROVAL

THESE DRAWINGS ARE NOT TO BE SCALED.
JAR ARCHITECTURE IS SELECTED FROM ANY AND ALL LIABILITY FOR THE USE OF ITS OCCUPATION IN A MANNER INCONSISTENT WITH ITS EXPRESSED AND IMPLIED INTENT.
THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS AND REPORT ANY DIFFERENCES TO THE PROJECT MANAGER PRIOR TO COMMENCING WORK.



ARCHITECTURAL, INTERIOR, LANDSCAPE DESIGN & PROJECT MANAGEMENT
Design Unit, 19 Castle Street, Conwy, LL32 8AP
Tel: 01492 537477 Email: jara@jararchitecture.co.uk

PROJECT TITLE
LON YR EGLWYS, MORFA NEFYN,
PWLLELI, GWYNEDD, LL53 6AR.

NEW HOUSING DEVELOPMENT

DRAWING TITLE
PROPOSED FLOOR PLANS, ELEVATIONS
SECTION AND 3D VISUAL

HOUSE TYPE 4&4(a)

DRAWN BY JK	CHECKED BY JK
SCALE 1:100/0.01	DATE DRAWN 1/10/2021
PROJECT NUMBER 17/05/2021	DRAWING No. A.203
	REVISION [Symbol]



