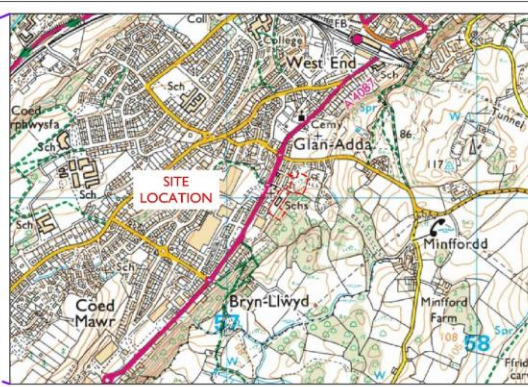
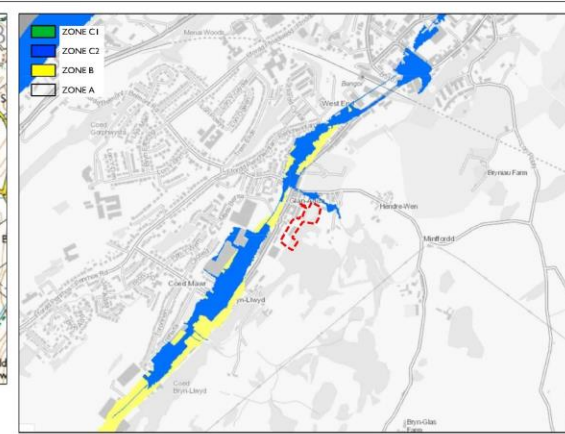


APPROX SCALE 1:125,000



APPROX SCALE 1:10,000



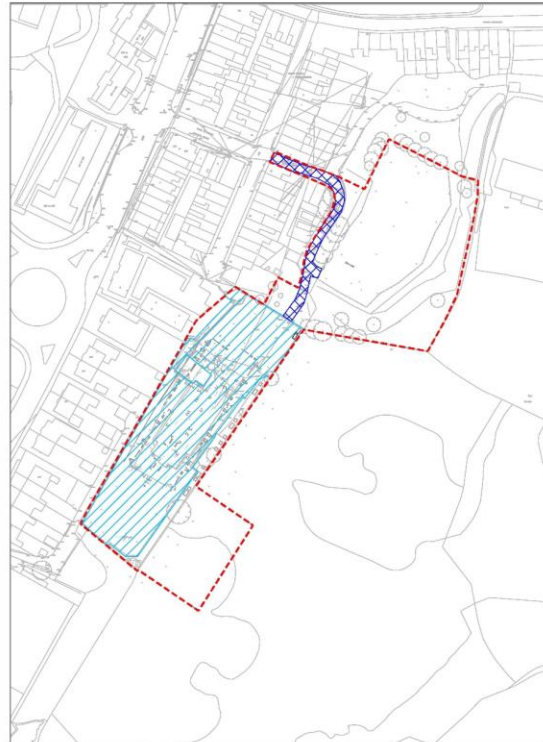
DEVELOPMENT ADVICE MAP
APPROX SCALE 1:10,000

SITE CO-ORDINATES
 OS X (Eastings) 25217
 OS Y (Northings) 37093
 Nearest Post Code LL57 40F
 NAD Grid SH472709 / SH572170993

AREAS

- SITE BOUNDARY 10,120m² (1,012 ha)
- EXISTING IMPERMEABLE AREA (SCHOOL AREA) 3,550m² (0,355 ha)
- EXISTING IMPERMEABLE AREA (ACCESS ROAD) 290m² (0,029 ha)
- PROPOSED IMPERMEABLE AREA 4,390m² (0,439 ha)
- IMPERMEABLE AREA TO DRAIN AS EXISTING 260m² (0,026 ha)

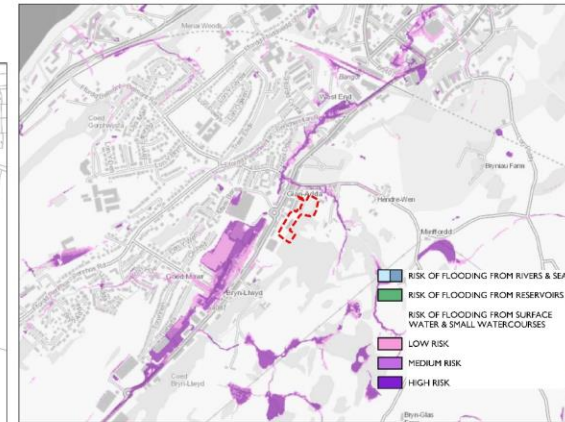
02/11/22
 DERBYN - Adran Cynllunio Pwllheli



EXISTING IMPERMEABLE AREA
APPROX SCALE 1:1,000



PROPOSED IMPERMEABLE AREA
APPROX SCALE 1:1,000



SURFACE WATER FLOOD RISK MAP
APPROX SCALE 1:10,000



EXISTING SATELLITE IMAGE
APPROX SCALE 1:4,000

NO	DESCRIPTION	BY	CHKD	DATE

NO	DESCRIPTION	BY	CHKD	DATE

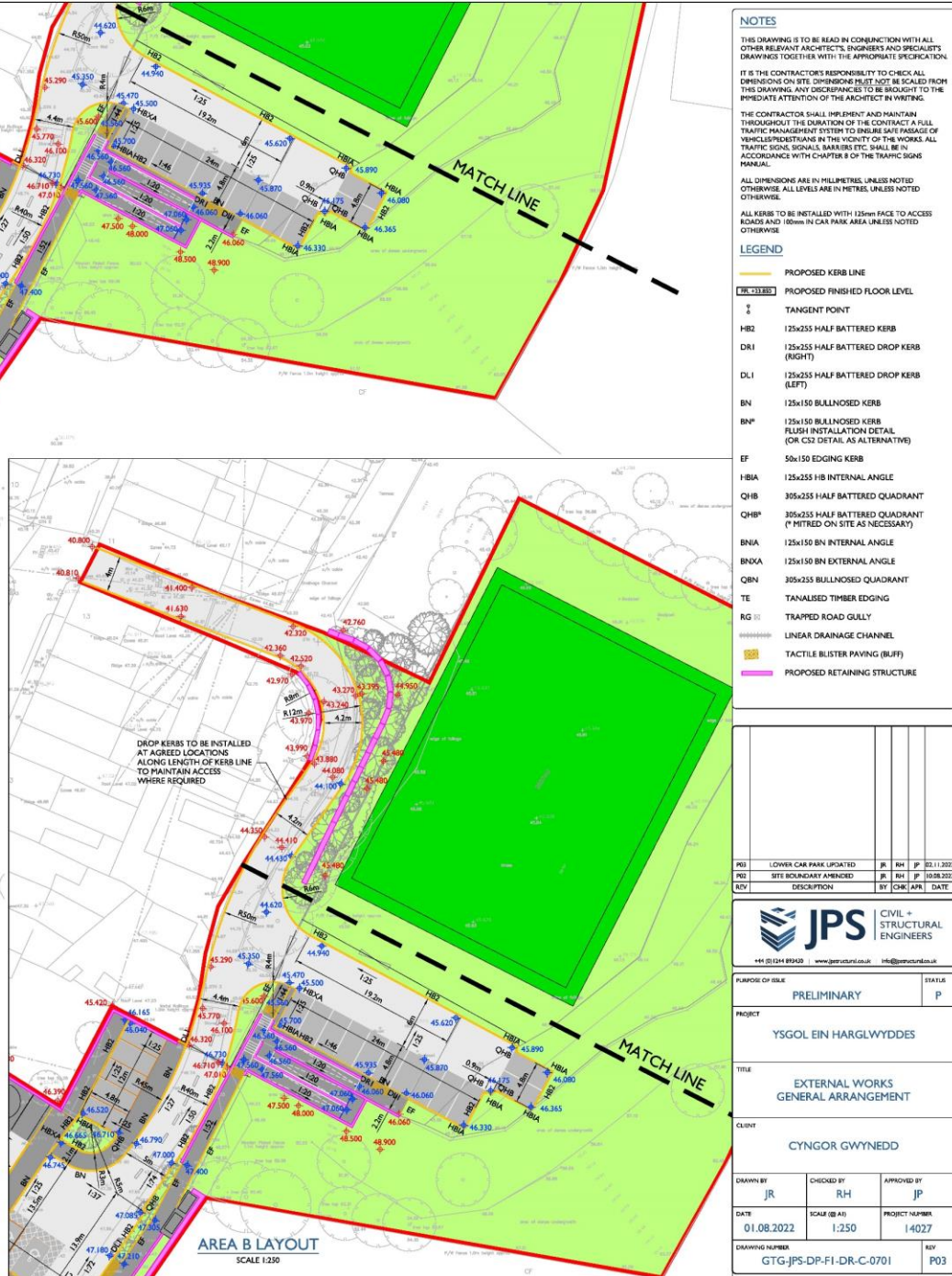
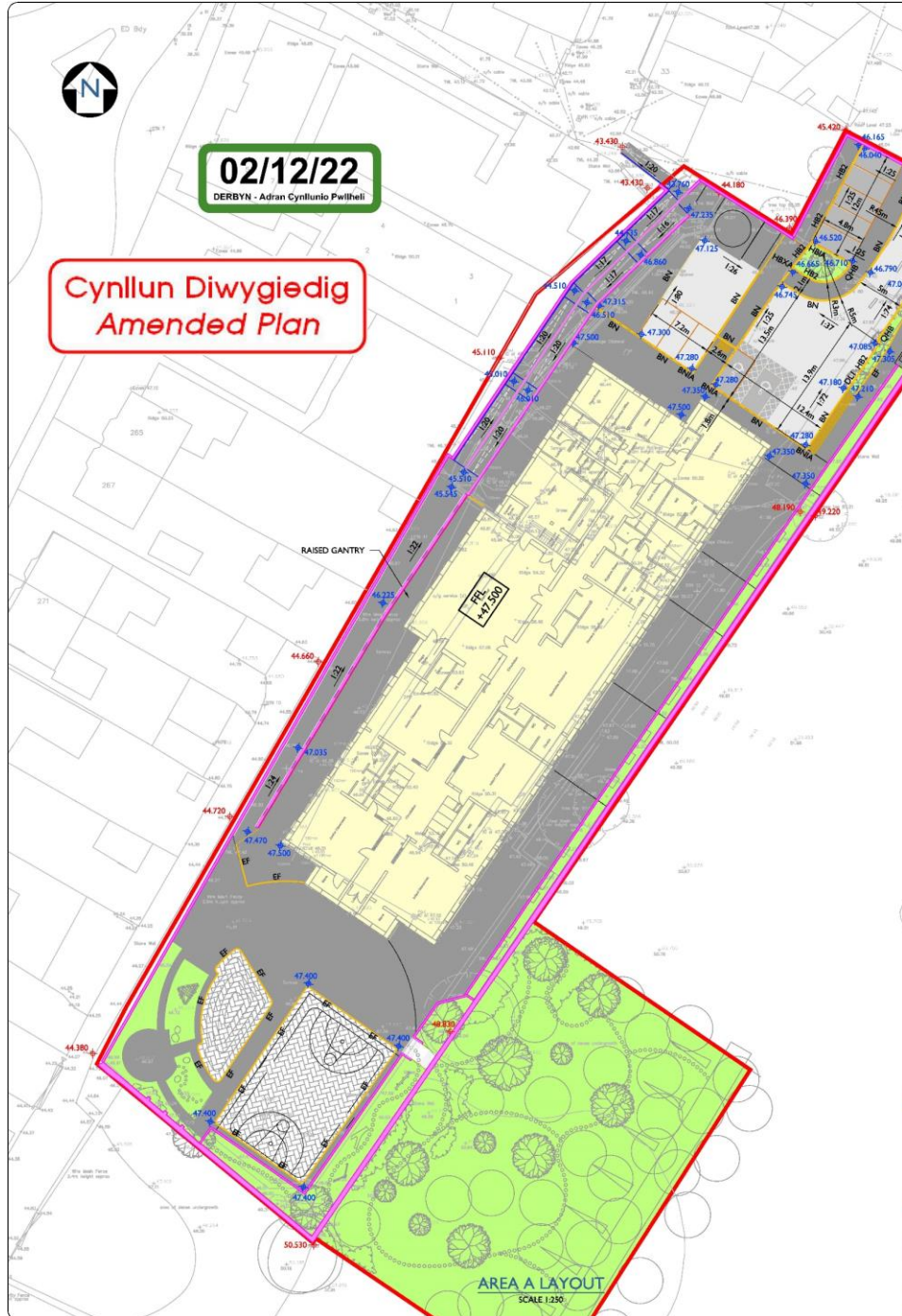
JPS CIVIL + STRUCTURAL ENGINEERS
 44 (0) 24 89300 | www.jps-engineers.co.uk | info@jps-engineers.co.uk

PURPOSE OF ISSUE	PRELIMINARY	STATUS	P	
PROJECT	YSGOL EIN HARGLWYDDES			
TITLE	DRAINAGE SCHEME SITE INFORMATION			
CLIENT	CYNGOR GWYNEDD			
DRAWN BY	JR	CHECKED BY	RH	
DATE	04.08.2022	APPROVED BY	JP	
DRAWING NUMBER	GTG-JPS-DP-FI-DR-C-0500		PROJECT NUMBER	14027
REV	P02			



02/12/22
DERBYN - Adran Cynllunio Pwllheli

**Cynllun Diwygiedig
Amended Plan**



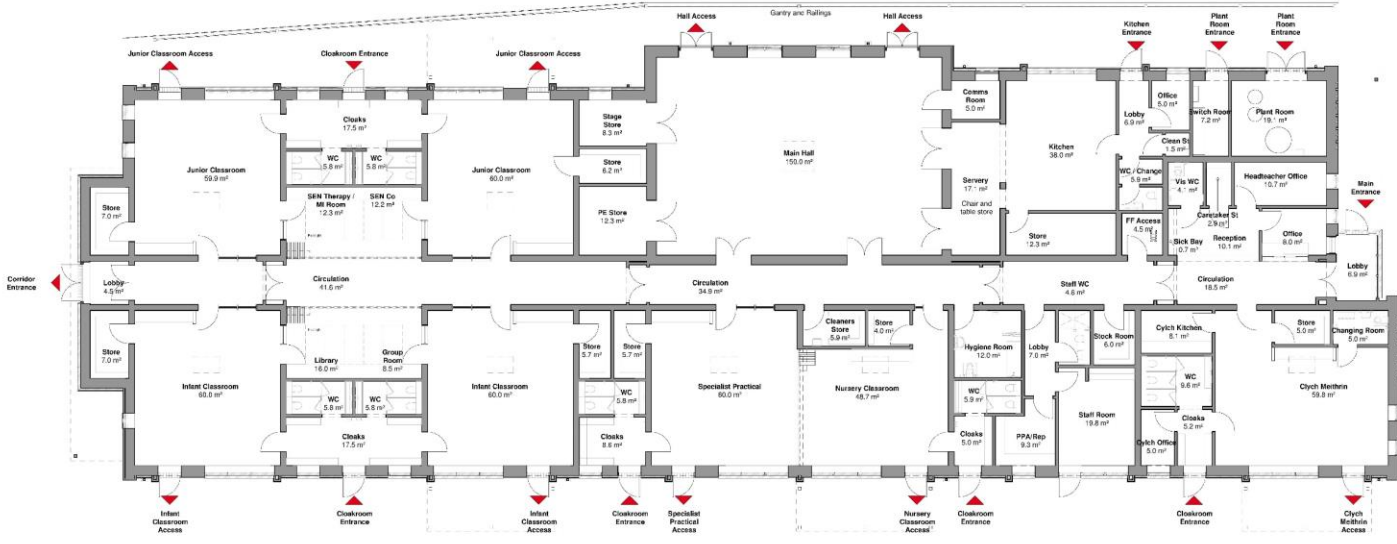
- NOTES**
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS TOGETHER WITH THE APPROPRIATE SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE. DIMENSIONS MUST NOT BE SCALED FROM THIS DRAWING. ANY DISCREPANCIES TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT BY WRITING.
- THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THROUGHOUT THE DURATION OF THE CONTRACT A FULL TRAFFIC MANAGEMENT SYSTEM TO ENSURE SAFE PASSAGE OF VEHICLE OPERATORS IN THE VICINITY OF THE WORKS. ALL TRAFFIC SIGNS, SIGNALS, BARRIERS ETC. SHALL BE IN ACCORDANCE WITH CHAPTER 8 OF THE TRAFFIC SIGNS MANUAL.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL LEVELS ARE IN METRES UNLESS NOTED OTHERWISE.
- ALL KERBS TO BE INSTALLED WITH 125mm FACE TO ACCESS ROADS AND 100mm IN CAR PARK AREA UNLESS NOTED OTHERWISE.
- LEGEND**
- PROPOSED KERB LINE
 - PROPOSED FINISHED FLOOR LEVEL
 - TANGENT POINT
 - HBR 125x255 HALF BATTERED KERB
 - DR1 125x255 HALF BATTERED DROP KERB (RIGHT)
 - DL1 125x255 HALF BATTERED DROP KERB (LEFT)
 - BN 125x150 BULLNOSED KERB
 - BN* 125x150 BULLNOSED KERB FLUSH INSTALLATION DETAIL (OR CS2 DETAIL AS ALTERNATIVE)
 - EF 50x150 EDGING KERB
 - HBA 125x255 HB INTERNAL ANGLE
 - QHB 305x255 HALF BATTERED QUADRANT
 - QHBA* 305x255 HALF BATTERED QUADRANT (* MITRED ON SITE AS NECESSARY)
 - BNIA 125x150 BN INTERNAL ANGLE
 - BNXA 125x150 BN EXTERNAL ANGLE
 - QBN 305x255 BULLNOSED QUADRANT
 - TE TANALISED TIMBER EDGING
 - RG □ TRAPPED ROAD GULLY
 - LINEAR DRAINAGE CHANNEL
 - TACTILE BLISTER PAVING (BLUFF)
 - PROPOSED RETAINING STRUCTURE

REV	DESCRIPTION	BY	CHK	APP	DATE
001	LOWER CAR PARK UPDATED	JR	RH	JP	22.11.2022
002	SITE BOUNDARY FINISHED	JR	RH	JP	16.08.2022
003					

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 111 01244 89300 | www.jpsstructural.co.uk | info@jpsstructural.co.uk

PROJECT	PRELIMINARY	STATUS	P
PROJECT	YSGOL EIN HARGLWYDDDES		
TITLE	EXTERNAL WORKS GENERAL ARRANGEMENT		
CLIENT	CYNGOR GWYNEDD		
DRAWN BY	JR	CHECKED BY	RH
DATE	01.08.2022	APPROVED BY	JP
DRAWING NUMBER	GTG-JPS-DP-FI-DR-C-0701	SCALE (B A3)	1:250
REV	P03	PROJECT NUMBER	14027

02/11/22
DERBYN - Adran Cynllunio Pwllheli



Room Schedule

Number	Name	Area
00Ground	Specialist Practical	60.0 m ²
	Nursery Classroom	48.7 m ²
	Infant Classroom	60.0 m ²
	Infant Classroom	60.0 m ²
	WC	5.9 m ²
	WC	4.6 m ²
	Cloaks	5.0 m ²
	Hygiene Room	12.0 m ²
	Staff Room	18.8 m ²
	Staff WC	4.6 m ²
	PPA/Rep	9.3 m ²
	Sick Bay	0.7 m ²
	Corridor St	2.9 m ²
	Store	7.0 m ²
	WC	5.9 m ²
	WC	5.9 m ²
	Main Hall	150.0 m ²
	Junior Classroom	59.9 m ²
	Junior Classroom	60.0 m ²
	WC	5.9 m ²
	WC	5.9 m ²
	Staff Room	18.8 m ²
	Cloaks	17.5 m ²
	Cloaks	5.9 m ²
	Store	5.9 m ²
	Store	5.9 m ²
	PE Store	12.3 m ²
	Store	8.0 m ²
	Store	4.1 m ²
	Store	5.9 m ²
	Store	7.0 m ²
	Plant Rooms	19.1 m ²
	Cydh Methrin	59.8 m ²
	Changing Room	5.0 m ²
	Cloaks	5.0 m ²
	WC	9.8 m ²
	Cydh Office	5.0 m ²
	Cydh Kitchen	8.1 m ²
	Office	5.0 m ²
	WC / Change	5.9 m ²
	Lobby	6.9 m ²
	Clean St	1.5 m ²
	Senery	17.1 m ²
	Kitchen	38.0 m ²
	Store	12.3 m ²
	Library	16.0 m ²
	Group Room	8.5 m ²
	Room	12.3 m ²
	SEN Therapy /	12.3 m ²
	SEN Co	12.2 m ²
	Circulation	34.9 m ²
	Lobby	4.6 m ²
	Circulation	4.6 m ²
	Circulation	18.8 m ²
	Reception	10.1 m ²
	Corridor	5.0 m ²
	Store	5.0 m ²
	FF Access	6.9 m ²
	Lobby	6.9 m ²
	WC	8.0 m ²
	Cloaks	8.6 m ²
	Store	5.9 m ²
	Switch Room	7.2 m ²
	Circulation	19.7 m ²
	Circulation	17.2 m ²
01First	Roof Access / Plant	68.8 m ²
		1,220.9 m ²

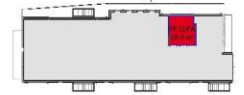
NOTE: Approx 66m² over BGA B889 area due to increased cloak(24m²), circulation (8m²), plant (5m²), toilets (8m²), Practical room WC/cloaks/increase store (7m²), increase plant room (8m²).

Area Type Total

Building Bulletin	Department	Area
Basic Teaching	Net Area	406.4 m ²
Info	Net Area	160.0 m ²
Learning Resource	Net Area	36.7 m ²
Staff & Admin	Net Area	73.2 m ²
Storage	Net Area	147.1 m ²
Net Area	Non Net Area	815.4 m ²
	Circulation	172.8 m ²
	Kitchen	62.6 m ²
	Plant	31.3 m ²
	Toilets	70.9 m ²
	Non Net Area	336.7 m ²
	Store total	1,152.1 m ²

NOTE: First Floor plant deck omitted at present

GIFA = 1267.9m² + 68.8m² = 1336.7m²



1:1100 @ A

Notes

1. All areas are approximate and subject to change.
2. All areas are based on the latest drawings.
3. All areas are based on the latest drawings.
4. All areas are based on the latest drawings.
5. All areas are based on the latest drawings.
6. All areas are based on the latest drawings.
7. All areas are based on the latest drawings.
8. All areas are based on the latest drawings.
9. All areas are based on the latest drawings.
10. All areas are based on the latest drawings.

Revisions

No.	Description	Date
1	Issue for tender	02/11/22
2	Issue for tender	02/11/22
3	Issue for tender	02/11/22
4	Issue for tender	02/11/22



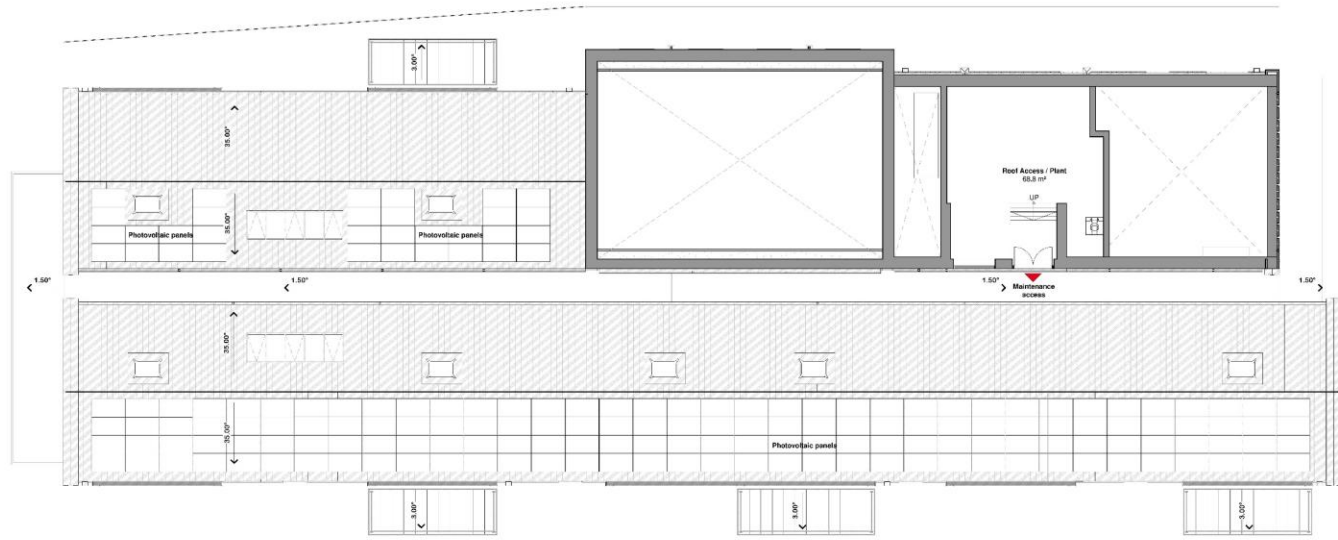
GTG-KMA-02-00-DR-
A-7010
[Building]
Stability_LPA_Plan_00Ground

Our Lady's Primary School
Glanada, Tan y Graig
Revision: P05
Status: S3 | Review
Project Number: NGA1075
Drawn By: CJ
Authorised By: PAF
Date: 22/07/24



10, Niddale Street | CH1 1RL
CHESTER | 01244 478005
www.notjustarchitecture.com

02/11/22
DERBYN - Adran Cynllunio Pwllheli



Room Schedule		
Number	Name	Area
00Ground	Specialist Practical	60.0 m ²
	Nursery Classroom	48.7 m ²
	Infant Classroom	60.0 m ²
	Infant Classroom	60.0 m ²
	WC	5.0 m ²
	Store	4.0 m ²
	Cloaks	5.0 m ²
	Hygiene Room	12.0 m ²
	Staff Room	18.8 m ²
	Staff WC	4.0 m ²
	WPA/Bag	9.0 m ²
	Back Bay	0.7 m ²
	Caravan St	2.0 m ²
	Store	7.0 m ²
	WC	5.0 m ²
	WC	5.0 m ²
	Main Hall	190.0 m ²
	Junior Classroom	59.0 m ²
	Junior Classroom	60.0 m ²
	WC	5.0 m ²
	WC	5.0 m ²
	Break Room	6.0 m ²
	Cloaks	17.0 m ²
	Cloaks	17.5 m ²
	Closets	5.0 m ²
	Store	0.3 m ²
	Store	0.2 m ²
	PE Store	12.0 m ²
	Headteacher Office	10.7 m ²
	Office	8.0 m ²
	Visa WC	4.1 m ²
	Store	0.7 m ²
	Store	7.0 m ²
	Lobby	7.0 m ²
	Plant Rooms	19.1 m ²
	Cydh Methrin	59.0 m ²
	Changing Room	5.0 m ²
	Cloaks	5.0 m ²
	WC	9.0 m ²
	Cydh Office	5.0 m ²
	Cydh Kitchen	8.1 m ²
	Office	5.0 m ²
	WC / Change	5.0 m ²
	Lobby	6.0 m ²
	Clean St	1.5 m ²
	Sanitary	17.1 m ²
	Kitchen	28.0 m ²
	Store	12.0 m ²
	Library	16.0 m ²
	Group Room	8.5 m ²
	SEN Therapy /	12.0 m ²
	SEN Room	12.0 m ²
	SEN Co	12.2 m ²
	Circulation	34.9 m ²
	Lobby	4.0 m ²
	Circulation	4.0 m ²
	Circulation	18.0 m ²
	Reception	10.1 m ²
	Comm Room	5.0 m ²
	Store	5.0 m ²
	PF Access	6.0 m ²
	Lobby	6.0 m ²
	WC	5.0 m ²
	Cloaks	8.0 m ²
	Store	5.0 m ²
	Switch Room	7.0 m ²
	Circulation	19.7 m ²
	Circulation	17.0 m ²
01First	Roof Access / Plant	68.8 m ²
		1,220.0 m ²

NOTE: Approx 66m² over SGA B899 area due to increased cloak (24m²), circulation (8m²), plant (5m²), toilets (8m²), Practical room WC/cloaks/increase store (7 m²), increase plant room (6m²).

Area Type Total		
Building Bulletin	Department	Area
Basic Teaching	Net Area	406.4 m ²
Info	Net Area	160.0 m ²
Learning Resource	Net Area	36.7 m ²
Staff & Admin	Net Area	73.2 m ²
Storage	Net Area	47.1 m ²
Net Area		815.4 m ²
Circulation	Non Net Area	17.0 m ²
Kitchen	Non Net Area	62.0 m ²
Plant	Non Net Area	31.0 m ²
Toilets	Non Net Area	70.0 m ²
Non Net Area		300.0 m ²
Roof total		1,120.0 m ²

NOTE: First Floor plant deck omitted at present

GIFA = 1267.9m² + 68.8m² = 1336.7m²



1:100 @ A

- Notes
- 1. All work to be in accordance with the Building Regulations 2010.
 - 2. All work to be in accordance with the relevant parts of BS 5622-1:2008.
 - 3. All work to be in accordance with the relevant parts of BS 5622-2:2008.
 - 4. All work to be in accordance with the relevant parts of BS 5622-3:2008.
 - 5. All work to be in accordance with the relevant parts of BS 5622-4:2008.
 - 6. All work to be in accordance with the relevant parts of BS 5622-5:2008.
 - 7. All work to be in accordance with the relevant parts of BS 5622-6:2008.
 - 8. All work to be in accordance with the relevant parts of BS 5622-7:2008.
 - 9. All work to be in accordance with the relevant parts of BS 5622-8:2008.
 - 10. All work to be in accordance with the relevant parts of BS 5622-9:2008.
 - 11. All work to be in accordance with the relevant parts of BS 5622-10:2008.
 - 12. All work to be in accordance with the relevant parts of BS 5622-11:2008.
 - 13. All work to be in accordance with the relevant parts of BS 5622-12:2008.
 - 14. All work to be in accordance with the relevant parts of BS 5622-13:2008.
 - 15. All work to be in accordance with the relevant parts of BS 5622-14:2008.
 - 16. All work to be in accordance with the relevant parts of BS 5622-15:2008.
 - 17. All work to be in accordance with the relevant parts of BS 5622-16:2008.
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 - 19. All work to be in accordance with the relevant parts of BS 5622-18:2008.
 - 20. All work to be in accordance with the relevant parts of BS 5622-19:2008.
 - 21. All work to be in accordance with the relevant parts of BS 5622-20:2008.
 - 22. All work to be in accordance with the relevant parts of BS 5622-21:2008.
 - 23. All work to be in accordance with the relevant parts of BS 5622-22:2008.
 - 24. All work to be in accordance with the relevant parts of BS 5622-23:2008.
 - 25. All work to be in accordance with the relevant parts of BS 5622-24:2008.
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 - 42. All work to be in accordance with the relevant parts of BS 5622-41:2008.
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 - 88. All work to be in accordance with the relevant parts of BS 5622-87:2008.
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 - 97. All work to be in accordance with the relevant parts of BS 5622-96:2008.
 - 98. All work to be in accordance with the relevant parts of BS 5622-97:2008.
 - 99. All work to be in accordance with the relevant parts of BS 5622-98:2008.
 - 100. All work to be in accordance with the relevant parts of BS 5622-99:2008.
 - 101. All work to be in accordance with the relevant parts of BS 5622-100:2008.

Revisions

No.	Description	Date
1	Issue for tender	02/11/22
2	Issue for tender	02/11/22
3	Issue for tender	02/11/22
4	Issue for tender	02/11/22
5	Issue for tender	02/11/22
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99	Issue for tender	02/11/22
100	Issue for tender	02/11/22

GTG-KMA-02-01-DR-
A-7011
[Building]
Stability_LPA_Plan_01First

Our Lady's Primary School
Glanada, Tan y Graig

Revision: P05
Status: S3 | Review
Project Number: NGA1075
Drawn By: CJ
Authorised By: PAF
Date: 22/07/24

[NOT JUST] architecture

10, Victoria Street | CH1 3RQ
CHESTER | 01244 478005
www.notjustarchitecture.com

02/11/22
DERBYN - Adran Cynllunio Pwllheli



0 1 2 3 4m
1:100 @ A

Notes

1. All work to be done in accordance with the current Building Regulations.
2. All work to be done in accordance with the current Planning Regulations.
3. All work to be done in accordance with the current Environmental Regulations.
4. All work to be done in accordance with the current Health and Safety Regulations.
5. All work to be done in accordance with the current Fire Regulations.
6. All work to be done in accordance with the current Electrical Regulations.
7. All work to be done in accordance with the current Gas Regulations.
8. All work to be done in accordance with the current Water Regulations.
9. All work to be done in accordance with the current Drainage Regulations.
10. All work to be done in accordance with the current Road Regulations.
11. All work to be done in accordance with the current Air Quality Regulations.
12. All work to be done in accordance with the current Noise Regulations.
13. All work to be done in accordance with the current Light Pollution Regulations.
14. All work to be done in accordance with the current Visual Amenity Regulations.
15. All work to be done in accordance with the current Cultural Heritage Regulations.
16. All work to be done in accordance with the current Archaeology Regulations.
17. All work to be done in accordance with the current Ancient Monuments Regulations.
18. All work to be done in accordance with the current Ancient Remains Regulations.
19. All work to be done in accordance with the current Ancient Structures Regulations.
20. All work to be done in accordance with the current Ancient Sites Regulations.

Revision Notes

Rev	Date	Description
01	02/11/22	Initial Design
02	02/11/22	Revised Design
03	02/11/22	Final Design

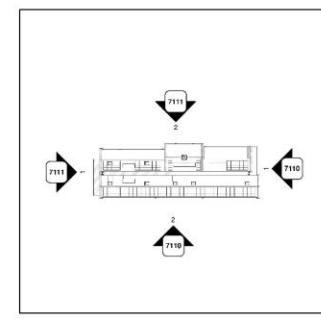
1 LPA_Elevation_Proposed_NorthEast
Scale: 1:100



2 LPA_Elevation_Proposed_SouthEast
Scale: 1:100

Legend | GA Elevations

	Element Wall
	Product Cement Fibre Cladding System
	Finish Fofite
	Element Wall
	Product Rubicon Rec Brick
	Finish Red
	Element Roof
	Product Metal standing seam
	Finish Dark grey
	Element Fascia
	Product Metal fascia
	Finish Dark grey
	Element Canopy and window flashing
	Product Metal finish
	Finish Olive green



GTG-NJA-02-ZZ-DR-
A-7110
[Building]
Statutory LPA Elevation,
Proposed 01

Our Lady's Primary School
Glanada, Tan y Graig

Revision: P06
Status: S4 / Approval
Project Number: NJA1075
Drawn By: CJ
Authorised By: PAF
Date: 22/07/24

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architecture

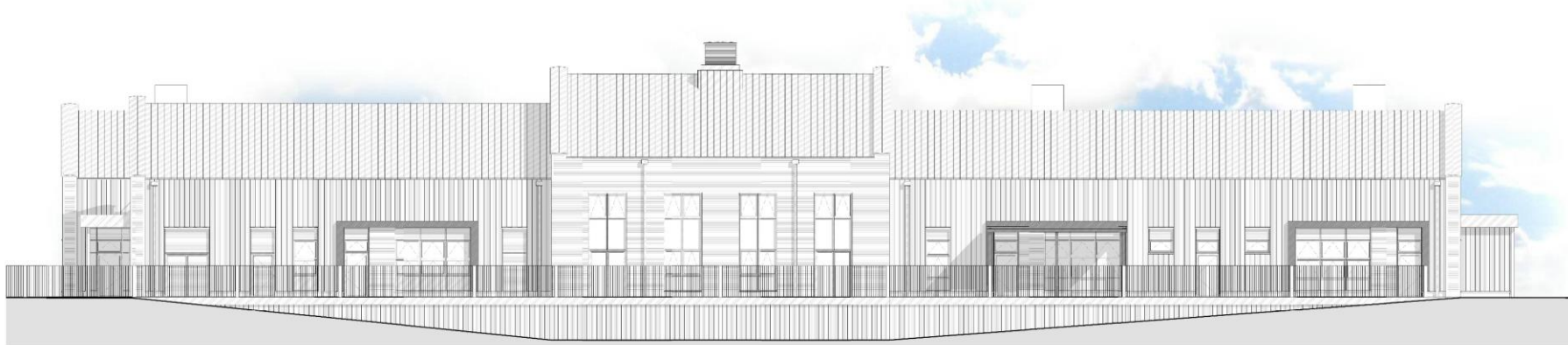
10 Niddale Street | CH1 9RE
CHESTER | 01244 478005
www.notjustarchitecture.com

02/11/22
DERBYN - Adran Cynllunio Pwllheli



2No. Bat bricks/bat tubes spaced out along the south-west facing elevation

1 Elevation_Proposed_SouthWest
Scale: 1 : 100



2 Elevation_Proposed_NorthWest
Scale: 1 : 100

0 1 2 3 4m
1:100 @ A

Notes

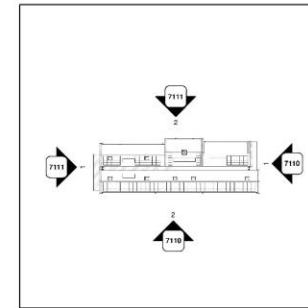
1. All work to be in accordance with the current Building Regulations.
2. All work to be in accordance with the current Planning Regulations.
3. All work to be in accordance with the current Environmental Regulations.
4. All work to be in accordance with the current Health and Safety Regulations.
5. All work to be in accordance with the current Fire Regulations.
6. All work to be in accordance with the current Electrical Regulations.
7. All work to be in accordance with the current Gas Regulations.
8. All work to be in accordance with the current Water Regulations.
9. All work to be in accordance with the current Drainage Regulations.
10. All work to be in accordance with the current Road Works Regulations.
11. All work to be in accordance with the current Traffic Regulations.
12. All work to be in accordance with the current Noise Regulations.
13. All work to be in accordance with the current Air Quality Regulations.
14. All work to be in accordance with the current Climate Change Regulations.
15. All work to be in accordance with the current Energy Regulations.
16. All work to be in accordance with the current Resource Management Regulations.
17. All work to be in accordance with the current Waste Management Regulations.
18. All work to be in accordance with the current Pollution Control Regulations.
19. All work to be in accordance with the current Environmental Impact Assessment Regulations.
20. All work to be in accordance with the current Planning Policy Framework Regulations.

Revision Notes

Rev. No.	Description	Date
01	Issue for tender	02/11/22
02	Revised elevations	02/11/22
03	Final elevations	02/11/22

Legend | GA Elevations

	Element Wall
	Product Cement Fibre Cladding System
	Finish Fofite
	Element Wall
	Product Flagon Red Brick
	Finish Red
	Element Roof
	Product Metal standing seam
	Finish Dark grey
	Element Facia
	Product Metal facia
	Finish Dark grey
	Element Canopy and window flashing
	Product Metal finish
	Finish Olive green



GTG-NJA-02-ZZ-DR-
A-7111
[Building]
Statutory LPA Elevation,
Proposed 02

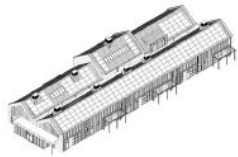
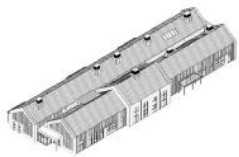
Our Lady's Primary School
Glanada, Tan y Graig

Revision: P06
Status: S4 / Approval

Project Number: NJA1075
Drawn By: CJ
Authorised By: PAF
Date: 22/07/24

[NOT JUST] architecture

10 Millbank Street | CH1 3BQ
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Photograph | Typical terrace housing located to the North



Photograph | View of retail units off Caernarfon Road



Photograph | Recently completed flats to the West



Photograph | View of the site from the retail units across Caernarfon Road



Character | Existing Ysgol Glanadda building prior to the arson attack