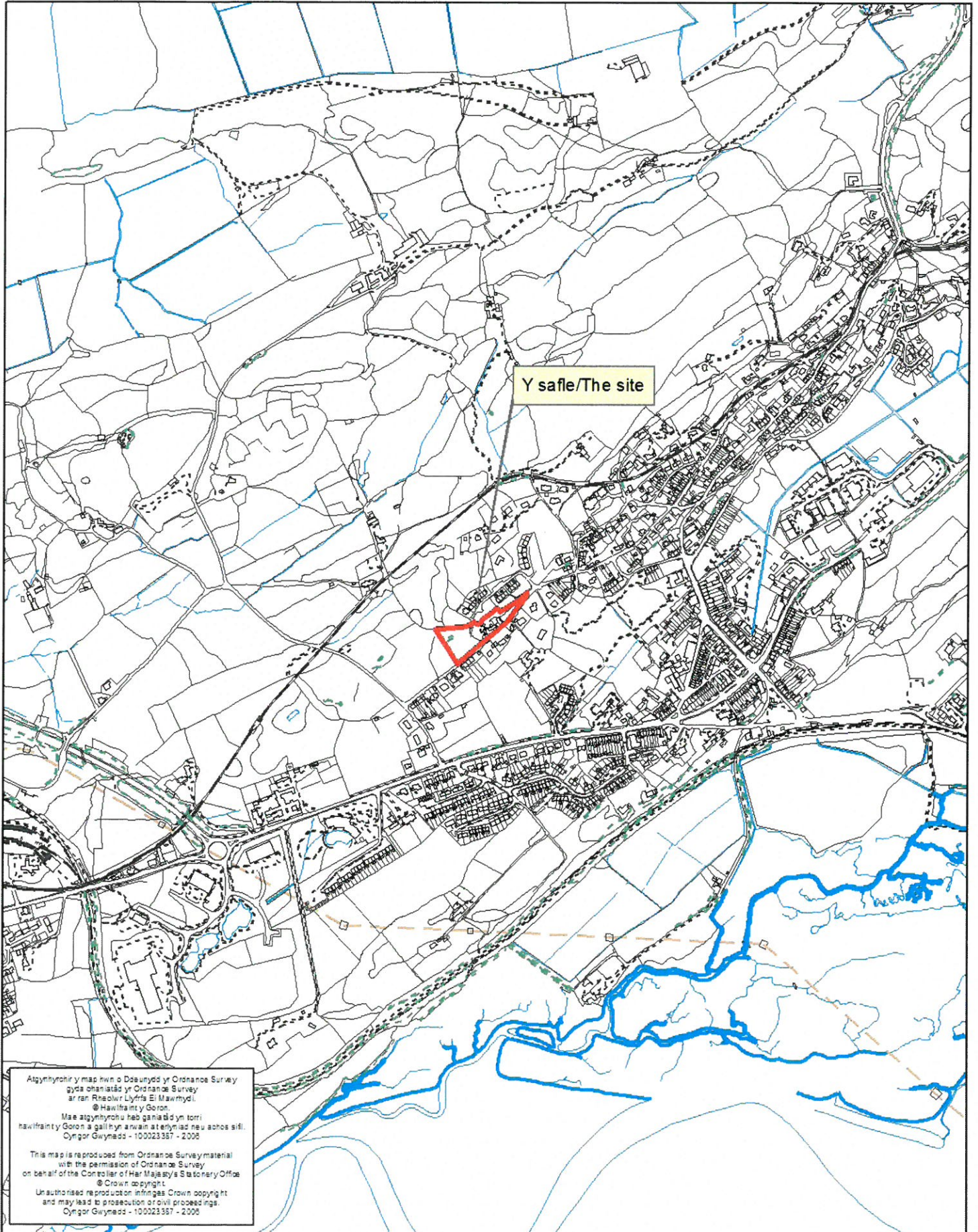


Rhif y Cais / Application Number : C16/1021/08/LL

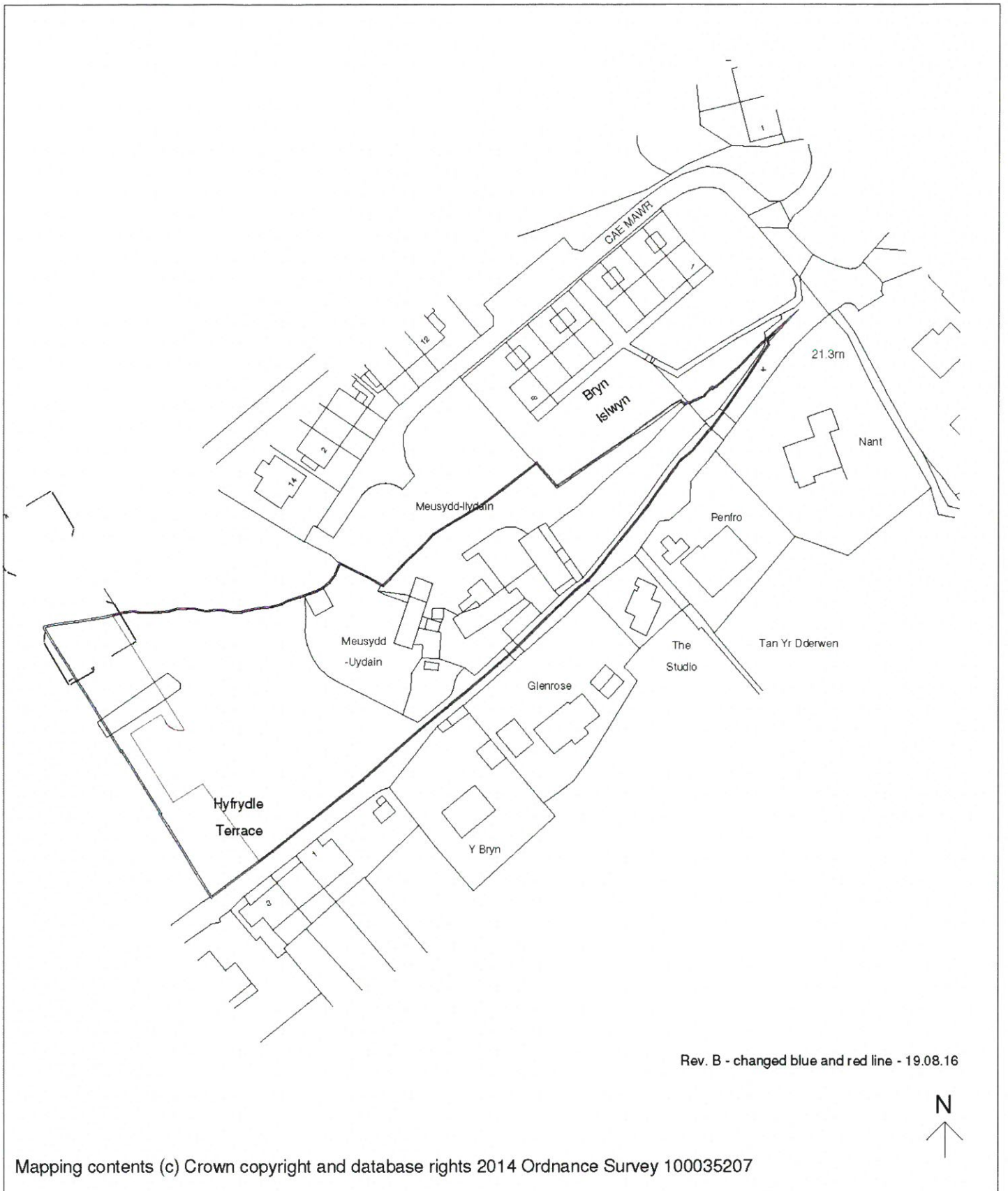
Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.  
Location Plan for identification purposes only. Not to scale.



Y safle/The site


Atgynhyrchir y map hwn o Ddwydd yr Ordnance Survey gyda oheriaid yr Ordnance Survey ar ran Rheolwr Llyfrfa El Mawrmyd. © Hawlfraidi y Goron.  
Mae atgynhyrchu hys ganiatid yn torri hawlfraidi y Goron a gall hyn arwain at erlyniad neu achos sifil.  
Cynllun Gwynedd - 100023357 - 2008

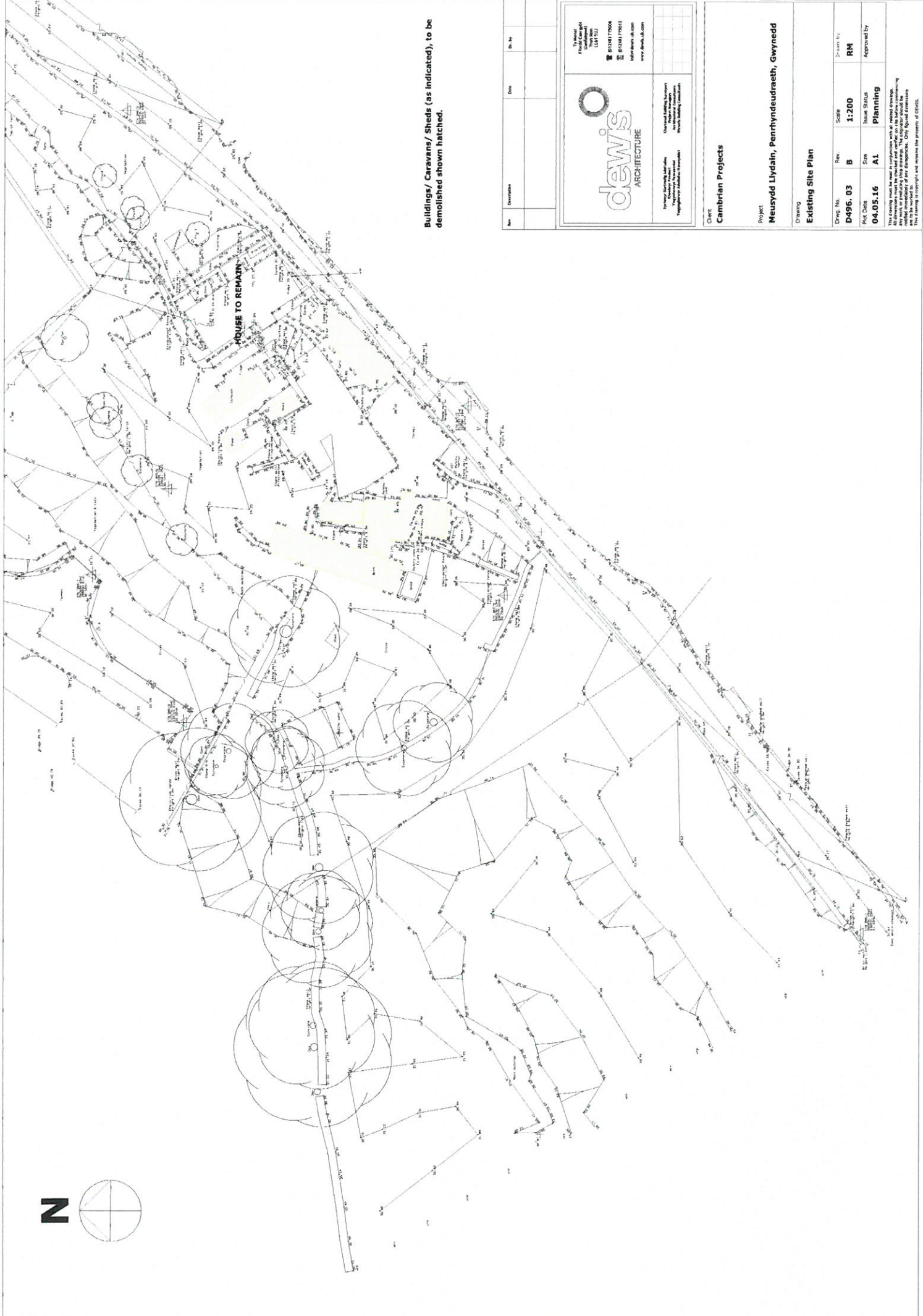
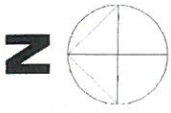
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Cynllun Gwynedd - 100023357 - 2008



Rev. B - changed blue and red line - 19.08.16


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 <p>Syffwrdd Siartedig Adaladau Rheolwyr Proiect Ymgynghorwyr Pen aernod Ymgynghorwyr Adaladau Hanesyddol</p> <p>Chartered Building Surveyors Project Managers Architectural Consultants Historic Building Consultants</p>	<p>Menai House Holyhead Road Llanfairpwll Anglesey LL61 5UJ</p> <p>(01248) 715006 (01248) 715012 www.dewis.uk.com info@dewis.uk.com</p>		<p>Job Meusydd Llydain, Penrhyndeudraeth, Gwynedd</p>		
	<p>Client Cambrian Projects</p>			<p>Drawing Location Plan</p>	
	<p>Drwg. No. D496.01</p>	<p>Rev. B</p>	<p>Scale 1:1250</p>	<p>Drawn by RGW</p>	
	<p>Plot Date 21st March 2016</p>	<p>Size A4</p>	<p>Issue Status Planning</p>	<p>Approved by</p>	
<p><small>This drawing must be read in conjunction with all related drawings. Measured surveys are subject to site constraints. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. DEWIS should be notified immediately of any discrepancies. Only figured dimensions are to be worked to. This drawing is copyright and remains the property of DEWIS.</small></p>					



**Buildings/ Caravans/ Sheds (as indicated), to be demolished shown hatched.**

Rev	Description	Date	By



**dewi's**  
ARCHITECTURE

111 Meall  
Llanfyllter  
Llanfyllter  
Llanfyllter  
Llanfyllter

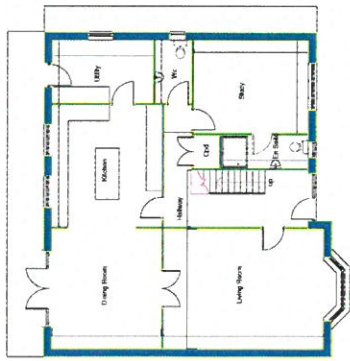
01491 77004  
01491 77011  
info@dewis-uk.com  
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Chartered Building Surveyor  
Chartered Architect  
Chartered Planning Consultant  
Chartered Quantity Surveyor  
Chartered Environmentalist  
Chartered Project Manager  
Chartered Surveyor

Client <b>Cambrian Projects</b>			
Project <b>Meusydd Lyddain, Penrhynudraeth, Gwynedd</b>			
Drawing <b>Existing Site Plan</b>			
Draw No. <b>D496_03</b>	Rev. <b>B</b>	Scale <b>1:200</b>	Drawn By <b>RM</b>
Doc Date <b>04.05.16</b>	Size <b>A1</b>	Issue Status <b>Planning</b>	Approved By

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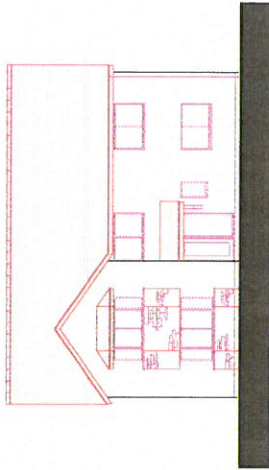
# Four Bedroom Market Houses



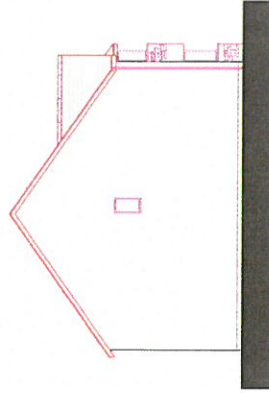
Proposed Ground Floor Plan



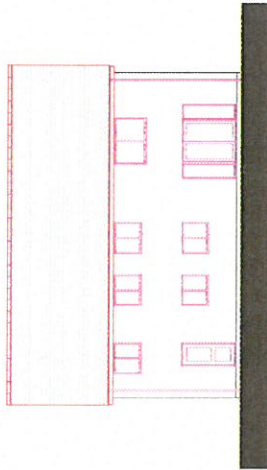
Proposed First Floor Plan



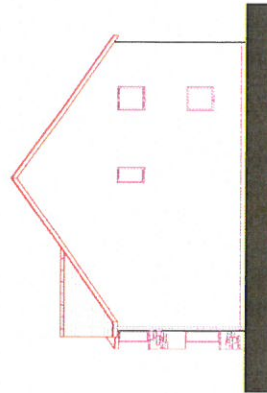
Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



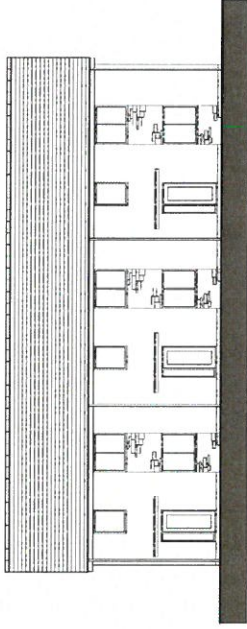
Proposed Side Elevation

Site	Market House	Date	16/07/2016
Client	Market House	Scale	1:100
Project	Proposed Floor Plans & Elevations - 4 Bed Dwelling	Author	DM
Drawn	DM	Checked	DM
Project Manager	DM	Project Manager	DM
Architect	DM	Architect	DM
Address	Market House	Address	Market House
City	Market House	City	Market House
Country	Market House	Country	Market House
Plot	Market House	Plot	Market House
Area	Market House	Area	Market House
Volume	Market House	Volume	Market House
Height	Market House	Height	Market House
Orientation	Market House	Orientation	Market House
Notes	<p><b>dewis</b> ARCHITECTURE</p> <p>10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100</p>		

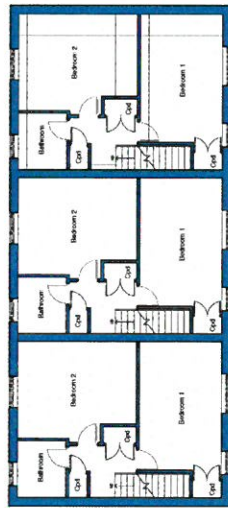
# Four Person 2 Bed Units as terrace



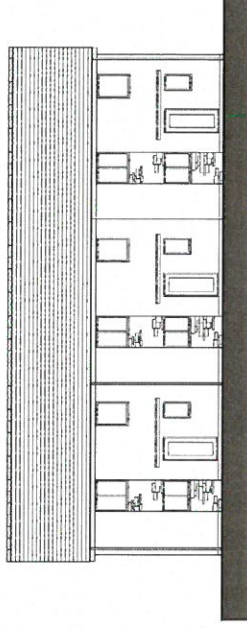
Proposed Ground Floor Plan



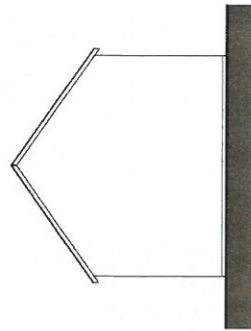
Proposed Front Elevation



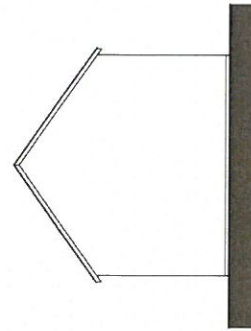
Proposed First Floor Plan



Proposed Rear Elevation



Proposed Side Elevation

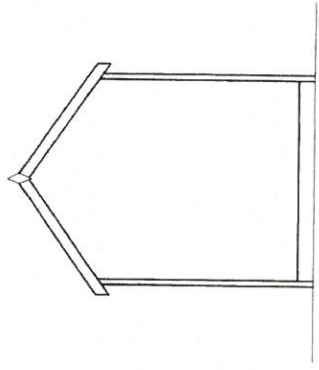


Proposed Side Elevation

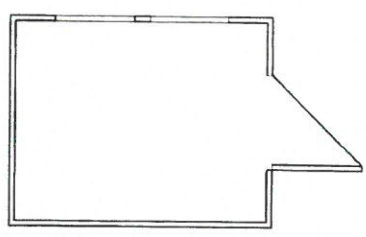
By: <b>dewis</b> ARCHITECTURE	Project No: <b>D496.07</b>	Date: <b>23 July '16</b>	Scale: <b>1:100</b>	Discipline: <b>Planning</b>	Sheet No: <b>DRH</b>
Project: <b>Camrian Projects</b>	Client: <b>Neuwydd Lydain, Penrhynaudraeth, Gwynedd</b>	Site: <b>Proposed Floor Plans &amp; Elevations - 2 Bed Dwelling</b>	Drawn By: <b>DRH</b>	Checked By: <b>DRH</b>	Approved By: <b>DRH</b>
<p>This drawing may be used in connection with an adjacent drawing. The drawing shall be read in conjunction with the notes on page 1 of the drawing. The copyright in this drawing is the property of DEWIS.</p>					

GWYBODAETH YCHIVANEUOL  
 ADDITIONAL INFORMATION  
 Derby's with Revision 01.11.16  
 Llanrhondda  
 CMA

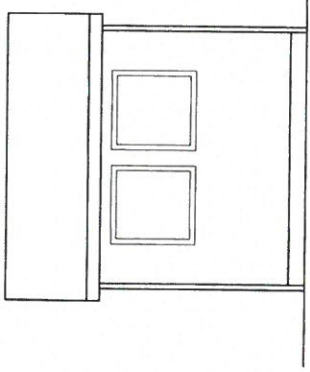
Specification:  
 Shed to be approx 2m x 2.5m, type available from  
 many popular outdoor and garden stores.  
 Flat roof finish  
 Horizontal barwood cladding finish to walls.  
 Porch windows to barwood timber frame.



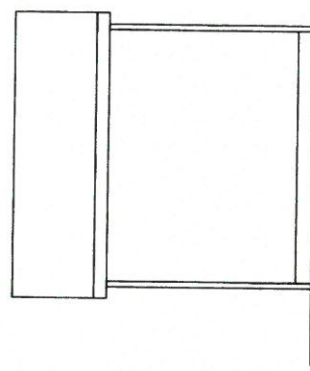
Proposed Rear Elevation



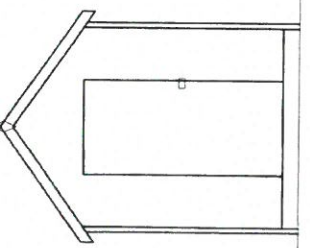
Proposed Plan



Proposed Side Elevation



Proposed Side Elevation



Proposed Front Elevation

No.	Description	Date	By

**devis**  
 ARCHITECTURE

17, Newall  
 Penryn  
 Cornwall  
 TR26 1JL

01343 713006  
 01343 713012  
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 www.devis.uk.com

Commercial Building Services  
 Project Management  
 Building Information Modelling  
 Temporary Accessible Information

Client <b>Cambrian Projects</b>	
Project <b>Meusydd Llydain, Penrhyndeudraeth, Gwynedd</b>	
Drawing <b>Proposed Garden Shed</b>	
Dwg. No. <b>D496.10</b>	Rev. *
Scale <b>1:50</b>	Drawn By <b>DRH</b>
Plot Date <b>31.10.16</b>	Issue Status <b>Planning</b>
Size <b>A3</b>	Approved By

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Proposed Affordable and Market Housing at Meusydd Llydain.  
All to Housing Association Space Standards

proposed new entrance to existing dwelling

3nr Four Bed Executive Open Market Units  
Inc. shed to rear

2nr 5P3B semi-detached units

1nr 5P3B detached unit

3nr 4P2B Units

rear garden c.137m<sup>2</sup>

rear garden c.107m<sup>2</sup>

rear garden c.118m<sup>2</sup>

rear garden c.137m<sup>2</sup>

rear garden c.107m<sup>2</sup>

rear garden c.118m<sup>2</sup>

Provide warning sign of narrowing road

UDP Development Boundary

New Estate Road 5.5m wide inc 6m radius to adoptable standard  
Pavement @ 1.5M & 0.7m Wide Services Strip

Main road widened, inc pavements

- Externally, all affordable housing to include:
  - 2mx2.5m shed.
  - Water butt.
  - Washing line
  - Approved parking standards.
  - 3mx1m bin and recycling store.
  - Rear garden enclosure fencing to be 1800mm high.
  - With gated access.
  - Front fencing to be 1200mm high.

No.	Description	Date	By
F	Omit lay-by	27.09.16	DH
E	Garages removed	24.08.16	dw
D	Highways agreed notes	11.08.16	rgw
C	revised house types and layout	08.08.16	rgw
B	new house type	04.08.16	rgw
A	revised layout	11.07.16	rgw

**dewis**  
ARCHITECTURE

17 High Street, Llanidloes, Powys, LL20 9JL  
Tel: 01548 715006  
Fax: 01548 715012  
www.dewis.co.uk

Checked & Validated by: [Signature]  
Checked & Validated by: [Signature]  
Checked & Validated by: [Signature]

Client: **Cambrian Projects**

Project: **Meusydd Llydain, Penrhynudraeth, Gwynedd**

Drawing: **Proposed Site Plan**

Drawn by: **RGW**

Scale: **1:200**

Plot Date: **08.08.16**

Issue / Status: **Planning**

Approved by:



**CYNLLUM DIWYGIEDIG**  
REVISED PLAN

Enrhwydd/Revised: 27.09.16  
Llofnod-signatures: [Signature]

Additional Notes:  
The road to the westerly direction can accommodate 2 way traffic.  
This would be the primary access road to the site.

Affordable Exception Site