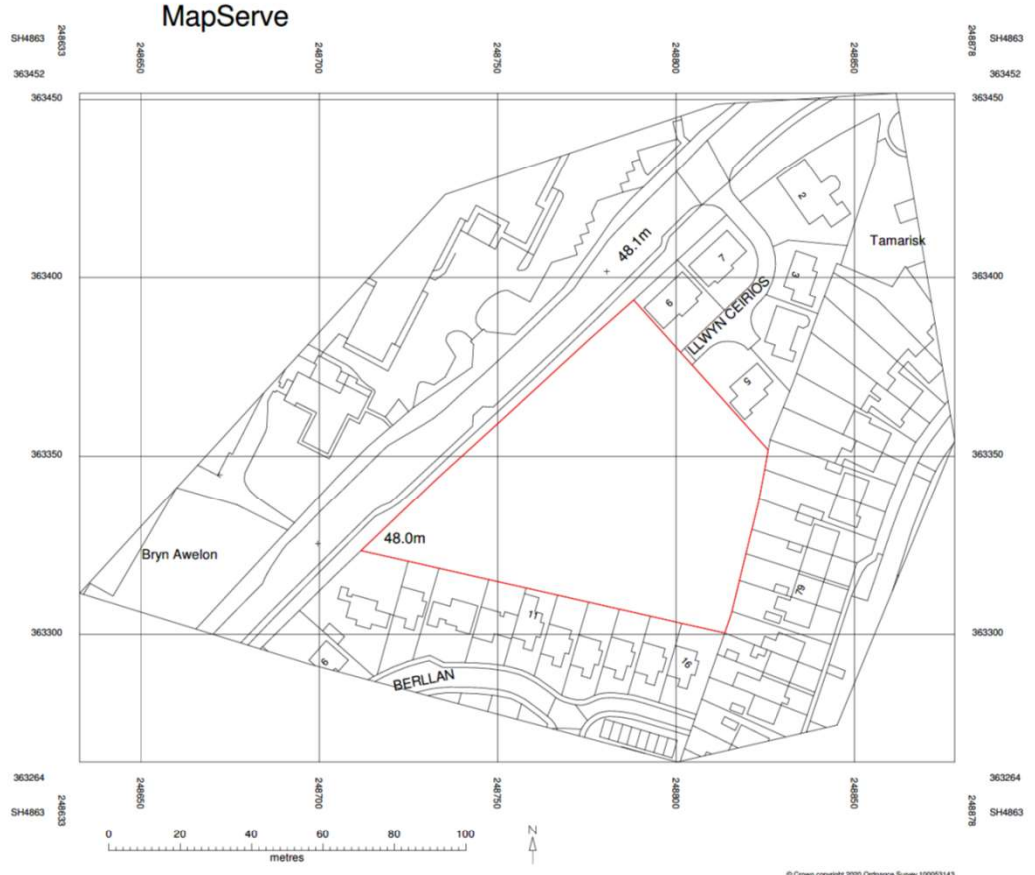


# **C21/0767/14/LL**

**Adeiladu 17 o dai fforddiadwy, mynedfa, llefydd  
parcio, tirlunio a gwaith cysylltiol.**

***Erection of 17 affordable dwellings, access, car  
parking, landscaping and associated Works***

**Cyn/ Former Cae'r Glyn Allotments, Ffordd  
Bethel, Caernarfon, LL55 1HW**



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REV	DESCRIPTION	DATE	BY

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PROJECT  
**CAE'R GLYN, FFORDD  
BETHEL  
for ADRA**

DRAWING TITLE  
**PLANNING - LOCATION  
PLAN**

SCALE 1 : 1250 @A3 | DATE 12/01/21 | DRAWN BM | CHECKED GJ

DRAWING STATUS **PRELIMINARY**

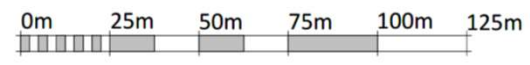
JOB No C1032 | DRAWING No 001 | REVISION

**AG** | **A** | **AINSLEY GOMMON ARCHITECTS**  
THE OLD POLICE STATION, 15 GLYNE WAY, HAWKENDEN, CHS 3HS  
Tel: 01294 537 100 | www.ainsleygommon.co.uk | www.agarchitects.co.uk  
Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187946  
Registered Office: 15 Glynne Way, Hawkenden Square, Birkbeck CV14 4JF

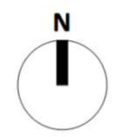
PRINTED: 02/03/2021 12:42:38

**A3**

**1 | 01 - LOCATION PLAN**  
SCALE: 1 : 1250



VISUAL SCALE 1:1250 @ A3





**HOUSING KEY**

6 No.		TYPE 1 - 4P2B AFFORDABLE
6 No.		TYPE 2 - 5P3B AFFORDABLE
2 No.		TYPE 3 - 7P4B AFFORDABLE
3 No.		TYPE 4 - 3P2B BUNGALOW AFFORDABLE
<b>17 No. TOTAL</b>		

H	SEWER MAINS AMENDED TO SHOW TWO	20/02/21	01
I	EXISTING ROAD AND PATHS AMENDED	23/02/21	01
J	REWORKING ROAD AND PATHS	26/02/21	01
K	REWORKING ROAD AND PATHS	26/02/21	01
L	REWORKING ROAD AND PATHS	26/02/21	01
M	REWORKING ROAD AND PATHS	26/02/21	01
N	REWORKING ROAD AND PATHS	26/02/21	01
O	REWORKING ROAD AND PATHS	26/02/21	01
P	REWORKING ROAD AND PATHS	26/02/21	01
Q	REWORKING ROAD AND PATHS	26/02/21	01
R	REWORKING ROAD AND PATHS	26/02/21	01
S	REWORKING ROAD AND PATHS	26/02/21	01
T	REWORKING ROAD AND PATHS	26/02/21	01
U	REWORKING ROAD AND PATHS	26/02/21	01
V	REWORKING ROAD AND PATHS	26/02/21	01
W	REWORKING ROAD AND PATHS	26/02/21	01
X	REWORKING ROAD AND PATHS	26/02/21	01
Y	REWORKING ROAD AND PATHS	26/02/21	01
Z	REWORKING ROAD AND PATHS	26/02/21	01

PROJECT  
**CAE'R GLYN, FFORDD BETHEL**  
 for ADRA

DRAWING TITLE  
**PROPOSED SITE PLAN**

SCALE	DATE	DESIGN	CHECKED
As indicated @ A1	02/03/21	BM	GI
DRAWING STATUS	PROJECT NO.	PROVISION	
<b>PRELIMINARY</b>	<b>C1032 003</b>	<b>H</b>	

**AG** AINSLEY GOMMON ARCHITECTS

THE OLD POLICE STATION, 11 ELYNE WAY, BERNARDON, CARDIFF  
 TEL: 01495 511 511 FAX: 01495 511 511  
 WWW.AINSLEYGOMMON.COM

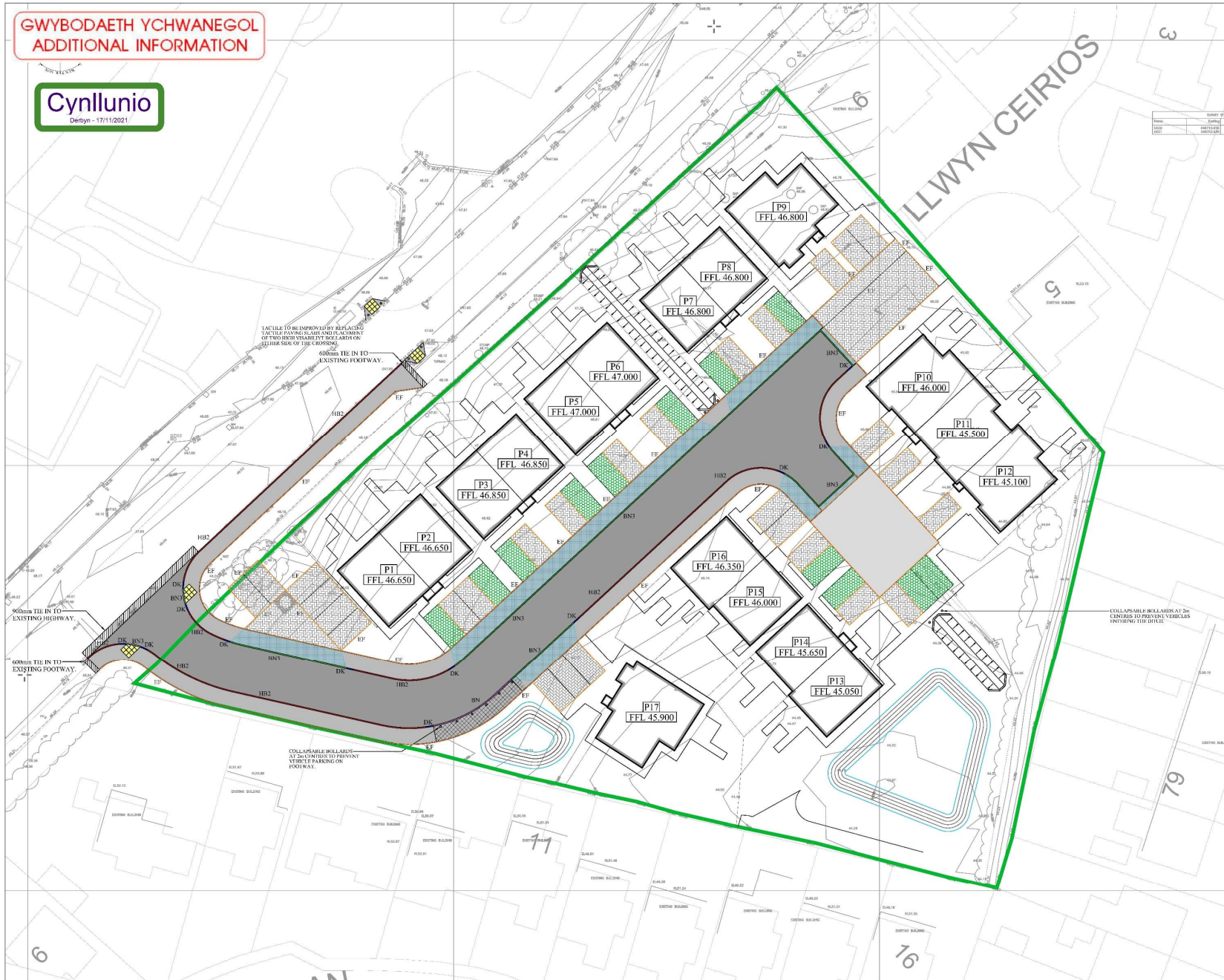
PRINTED: 15/07/2021 09:03:11 **A1**

**1 | SITE PLAN**  
 SCALE: 1:200



**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**Cynllunio**  
Derbyn - 17/11/2021



**NOTES**

- DO NOT SCALE FROM THIS DRAWING.
- ALL LEVELS IN METERS UNLESS NOTED OTHERWISE ON DRAWING.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO UNDERTAKING ANY WORKS. ORDERING MATERIALS OR FABRICATING ANY COMPONENTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.

**KEY**

- IB2 125 x 250mm PC HALF BAY (HATCHED KERB (H)2) REF DETAIL 3 - (1250mm KERB FACE)
- IB3 125 x 150mm PC BULL-NOSTED KERB (H)3 REF DETAIL 4 - (750mm KERB FACE)
- IB4 125 x 150mm PC BULL-NOSTED KERB (H)4 REF DETAIL 4 - (250mm KERB FACE)
- IB5 125 x 150mm PC BULL-NOSTED KERB (H)5 FOOTWAY TO FALL AWAY FROM HIGHWAY (50mm KERB FACE)
- DK FINISHED PC HALF BAY (HATCHED) DRIVWAY
- IB6 150 x 50mm PC PLATE TOP (HATCHED KERB (H)6) REF DETAIL 5 - (150mm WIDE SURFACE)

**PROPOSED HIGHWAY**

- SUB-BASE COURSE: 150mm THICK 5% SAND/STABILISED ASPHALT (TYPICAL) (MATERIAL SPEC: 40/50)
- BASE COURSE: 150mm THICK ASPHALT CONCRETE (AL 20) (MATERIAL SPEC: 100/100)
- SUB-BASE: 150mm THICK ASPHALT CONCRETE (AL 22) (MATERIAL SPEC: 100/100)
- SKIN: 150mm THICK SURFACE AS TYPE 1 CAPPING (THICKNESS OF FILL MATERIAL TO BE CONFIRMED BY CBE RESULTS, MIN: 150mm). REFER TO DETAIL 6.

**PRIVATE ACCESS ROAD**

- SURFACE COURSE: 150mm THICK CLASS 4 GRANULAR MATERIAL (125 FIN) (HINDER & 25mm AGGREGATE)
- BASE COURSE: 150mm THICK CLASS 4 GRANULAR MATERIAL (125 FIN) (HINDER & 25mm AGGREGATE)
- SUB-BASE: 150mm THICK SURFACE AS TYPE 1 CAPPING (THICKNESS OF FILL MATERIAL TO BE CONFIRMED BY CBE RESULTS, MIN: 150mm). REFER TO DETAIL 11.

**FOOTWAY**

- SUB-BASE: 150mm THICK SLURRY SEAL
- SURFACE COURSE: 20mm THICK ASPHALT CONCRETE (AL 20) (MATERIAL SPEC: 100/100)
- BASE COURSE: 150mm THICK ASPHALT CONCRETE (AL 20) (MATERIAL SPEC: 100/100)
- SUB-BASE: 150mm THICK CLASS 4 GRANULAR MATERIAL (125 FIN) (HINDER & 25mm AGGREGATE)
- CAPPING: THICKNESS OF FILL MATERIAL TO BE CONFIRMED BY CBE RESULTS, MIN: 200mm. REFER TO DETAIL 8.

**VEHICULAR FOOTWAY CROSSING**

- SUB-BASE: 150mm THICK SLURRY SEAL
- SURFACE COURSE: 20mm THICK ASPHALT CONCRETE (AL 20) (MATERIAL SPEC: 100/100)
- BASE COURSE: 150mm THICK ASPHALT CONCRETE (AL 20) (MATERIAL SPEC: 100/100)
- SUB-BASE: 250mm THICK (D) 1 (TYPE 1) MATERIAL (CAPPING: THICKNESS OF FILL MATERIAL TO BE CONFIRMED BY CBE RESULTS, MIN: 150mm). REFER TO DETAIL 8.

**PRIVATE BLOCK PAVED PARKING BAYS**

- SURFACE COURSE: 20mm THICK ASPHALT CONCRETE (AL 20) (MATERIAL SPEC: 100/100)
- BASE COURSE: 150mm THICK COMPACTED GRANULITE (TYPE 1) STREAM 100
- SUB-BASE: 150mm THICK CLASS 4 GRANULAR MATERIAL (AL 20) (TYPE 1) STREAM 100
- GRAVELLITE (TYPE 1) STREAM 100
- REFER TO DETAIL 10.

**DRINKERS PROPOSED TRIN AT INTERSECTION**

- DRINKERS PROPOSED TRIN AT INTERSECTION. REFER TO DETAIL 10.

**DRINKERS SECTION OF FOOTWAY LAID AT BACKFALL TO ALLOW ROAD WATER TO RUN OFF FROM HIGHWAY TO FLOW DIRECTLY INTO SWALE**

- DRINKERS SECTION OF FOOTWAY LAID AT BACKFALL TO ALLOW ROAD WATER TO RUN OFF FROM HIGHWAY TO FLOW DIRECTLY INTO SWALE.

**DRINKERS PROPOSED PETERPAN CROSSING POINT**

- DRINKERS PROPOSED PETERPAN CROSSING POINT. REFER TO DETAIL 10 FOR FURTHER INFORMATION. KERB FACE (6mm).

**DRINKERS PROPOSED SITE BOUNDARY**

- DRINKERS PROPOSED SITE BOUNDARY.

NO	REV	DATE	BY	CHKD	DESCRIPTION
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03	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
04	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
05	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
06	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
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13	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
14	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
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18	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
19	01	17/11/2021	TJONES		ISSUED FOR PERMITTING
20	01	17/11/2021	TJONES		ISSUED FOR PERMITTING

PROJECT TITLE: CAER GLYN, CAERNARFON

PROPOSED KERBING SURFACING AND WHITE LINING

PROJECT NO.	OPERATOR	SIZE	DATE	TYPE	REF
07320	CCE	V1	XX	40:40:01	C
50:30	0009	S1	P05		
08/03/2021					

OPERATOR: T.JONES DATE: 08.03.2021 SCALE: 1:200 DRAWING NO.: A1

**CADARN**  
CONSULTING ENGINEERS

Address: CADARN Consulting Engineers,  
21 Red Tangle,  
Llanidloes,  
Hertford,  
Ambo 27,  
LU26 6AA. Email: Admin@cadarneng.com

**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**



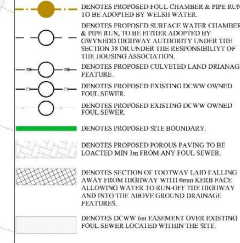
**NOTES CONTINUED**

31. **OPTIMUM LINED WITH OPERATIONALITY** - PIPE - 300mm. CONTRACTOR TO ENSURE JOINTS ARE SUITABLY PROTECTED.
32. BACKFILLING TO PIPE TRENCHES MUST BE WITH A COMPACTED AND SUBSTITUTED TO THE MAXIMUM TYPE LOCAL MATERIAL TO THE FOUNDATION LEVEL FROM THE TOP OF THE SCHEDULED PIPE SURROUNDING CONTACT IN 150mm LAYERS.
33. BACKFILLING TO PIPE TRENCHES BEHIND LANDSCAPED AREAS TO BE SCHEDULED EXCAVATE MATERIAL FREE FROM LARGE STONES GREATER THAN ONE LUMP OF CLAY OVER 100mm ANY HARDER ROCKS OR MATERIAL OR VEGETATION MATTER UP TO FOUNDATION GROUND LEVEL FROM THE TOP OF THE SCHEDULED PIPE SURROUNDING CONTACT IN 150mm LAYERS.
34. GRANULAR MATERIAL NOMINAL SIZE 20mm SINGLE SIEVE OR 3mm TO 5mm GRADES.
35. BACKFILL MUST NOT BE PLACED ON CONCRETE BEDDING OR SURROUNDING IN THE CONCRETE COMPRESSIVE STRENGTH HAS REACHED 10MPa.
36. BRICKS OR BLOCKS MUST NOT BE PLACED IN THE BEDDING MORTAR FOR SETTING THE PIPES TO LEVEL.
37. ALL ROCKS PIPE LENGTHS TO BE MIN 600mm.
38. PROVIDE SOCKS PIPES AT TRANSITION FROM CONCRETE SURROUND TO GRASS SURROUND.
39. MAX DISTANCE FROM FACE OF CONCRETE SURROUND TO FIRST FLEXIBLE JOINT TO BE 150mm.
40. MANHOLE COVERS AND DECK MANHOLE COVERS AND FRAMES SHALL COMPLY WITH THE RELEVANT PROVISIONS OF THE HIGHWAY ACTS 1980 AND HIGHWAYS AGENCY GUIDANCE DOCUMENT HA 18/09. THEY SHALL BE OF NON SLICKING DESIGN WHICH DOES NOT RELAY TO THE CURB AND GUTTER.
41. MANHOLE COVER OR ONLY ONLY SLOWS SHALL BE OF LOW LEAKAGE TYPES IN ORDER TO PREVENT EXCESSIVE SURFACE WATER INFLOWS.
42. AS A MINIMUM CLASS D400 SHALL BE USED IN CARRIAGEWAYS OR ROADS INCLUDING PEDESTRIAN STEELDECK, ROAD SURFACES AND PARKING AREAS USED BY ALL TYPES OF VEHICLES.
43. CONSTRUCTION OF SEWERS TO BE IN ACCORDANCE WITH THE MINIMUM STANDARDS AND A TYPICAL DESIGN TO BE ADOPTED BY WELSH WATER.
44. IDENTIFY PROPOSED CHAMBER & PIPE RUN TO BE ADOPTED BY WELSH WATER.
45. IDENTIFY PROPOSED OR EXISTING WATER CHAMBER & PIPE RUN TO BE ADOPTED BY WELSH WATER.
46. IDENTIFY PROPOSED OR EXISTING UNDER THE RESPONSIBILITY OF THE HOUSING ASSOCIATION.
47. IDENTIFY PROPOSED COLLECTED LAND DRAINAGE FEATURES.
48. IDENTIFY PROPOSED EXISTING DOWN OWNED FOOT PATHS.
49. IDENTIFY PROPOSED EXISTING DCWW OWNED FOOT PATHS.
50. IDENTIFY PROPOSED SITE BOUNDARIES.
51. IDENTIFY PROPOSED POROUS PAVING TO BE LOCATED MIN 6M FROM ANY FOOT SEWER.
52. IDENTIFY PROPOSED FOOTWAY LAMP FALLING AWAY FROM HIGHWAY TO BE IN ACCORDANCE WITH THE HIGHWAY ACTS 1980 AND THE HIGHWAY ACTS 1980 AND THE HIGHWAY ACTS 1980.
53. IDENTIFY PROPOSED EXISTING OVER PAINTING FOOTWAY LAMP FALLING AWAY FROM HIGHWAY.

**NOTES**

1. DO NOT SCALE FROM THIS DRAWING.
2. ALL LAYERS IN THIS DRAWING UNLESS NOTED OTHERWISE ON DRAWING.
3. ALL DIMENSIONS AND LEVELS TO CHECKED ON SITE FROM SOUNDING MARKS. ALL WORKS CORRODIBLE MATERIALS OR FABRICATING ANY COMPONENTS.
4. THIS DRAWING IS TO BE READ IN CONSTRUCTION WITH ALL OTHER RULES AND REGULATIONS AND ARCHITECT'S DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
5. PLEASE REFER TO ARCHITECT'S DRAWINGS FOR FINAL BUILDING LOCATION.
6. THE LOCAL AUTHORITY AND SURVEY COMPANIES ARE TO BE NOTIFIED PRIOR TO COMMENCEMENT OF WORK ON SITE.
7. ALL DRAINAGE EXPOSURES ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND BUILDING REGULATIONS REQUIREMENTS.
8. ALL WORKS TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY'S ROADWORK SPECIFICATION.
9. ALL WORKS AND MATERIALS TO BE IN ACCORDANCE WITH THE SPECIFICATION FOR ROADWORK (S19 SERIES 900).
10. DRAIN PIPE THROUGH WALLS OR BENEATH FOUNDATIONS SHALL BE PROTECTED WITH A FLEXIBLE JOINT OVER AND PIPE SURROUNDING IN FLEXIBLE MATERIAL (S1900).
11. FINAL LOCATIONS AND DEPTHS OF SURVEY PIPES, SUBM STAKES, RAINWATER DOWN PIPES, GULLIES ETC. TO BE CONFIRMED BY REFERENCE TO ARCHITECT DRAWINGS.
12. ALL THRESHOLD DRAIN DETAILS TO BE TO ARCHITECT DETAILS.
13. ALL PIPES INTO CHAMBERS TO BE TO SLOPE U.O.D.
14. AT ALL CRITICAL POINTS ON AN EXISTING NETWORK, THE POSITION AND DEPTH LEVEL OF EXISTING DRAINS MUST BE CONFIRMED IN ADVANCE OF THE PREPARED DATA FOR INSTALLING ANY OF THE UPRIGHT DRAINAGE OR GRADING ANY MATERIALS TO ALLOW FOR ANY NECESSARY REVISIONS TO THE HYDRAULIC DESIGN.
15. ALL GRAVITY UPRIGHT PIPES TO BE TO 300mm OR 450mm (OR 540) WHERE RELEVANT UNLESS NOTED OTHERWISE.
16. ALL NON ADAPTABLE DOMESTIC POOL AND SURFACE WATER PIPES SHALL BE 100mm DIA. PIPES AND A 100mm LAYER (MIN 100mm DIA) A SINK OR LATERAL DRAIN WITH A NOMINAL INTERNAL DRAINAGE OF 100mm OR A LATERAL DRAIN SERVING THEM OR LESS. PROTECTIVE COVER TO BE 100mm DIA. THE THRESHOLD THERE IS AT LEAST 10mm W.C CONNECTED AND 100mm THERE IS NO W.C CONNECTED.
17. ALL CONNECTIONS FROM HIGHWAY GULLIES TO 150mm DIA. LAMP FALLS OR BETWEEN 150mm AND 150mm WITH TYPE S BED AND SURROUND TO ALL CONNECTIONS WITH MIN 120mm COVER. TYPE 4/00 AND SURROUND TO ALL 4/00 CONNECTIONS.
18. **UNDERGROUND PIPES & FITTINGS**  
UNDERGROUND PIPES, JOINTS & FITTINGS FOR GRAVITY SEWERS SHALL COMPLY WITH THE RELEVANT PROVISIONS OF BS EN 1461-1, BS EN 1461-2, BS EN 1461-3 & BS EN 1461-4.
19. **HYDRAULIC CALCULATIONS**  
HYDRAULIC CALCULATIONS SHALL BE PROVIDED TO SUPPORT STRUCTURAL DESIGN LOAD CALCULATIONS BEING PROVIDED.  
REASON FOR OTHER HANDLING, STORAGE AND LAYING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
WHERE A FITTING IS INSTALLED IN A SHORT LENGTH IT SHALL HAVE THE SAME INTERNAL BORE AS THE SEWER. THE LENGTH OF FITTING SHALL BE THE SAME AS THE SEWER UNLESS OTHERWISE NOTED.  
WHEREVER IS THE GREATER, UNLESS OTHERWISE NOTED.
20. **CONNECTION TO THE PUBLIC SEWER**  
A SCHEDULED PUBLIC SEWER SHALL BE ALL TO BE MAINTAINED BY DCWW. THE DEVELOPER SHALL GIVE 21 DAYS NOTICE PRIOR TO CONNECTION. THE WORKS MAY ONLY BE UNDER TAKEN BY A QUALIFIED HEALTH AND SAFETY APPROVED CONTRACTOR.

**KEY**



NO	DATE	DESCRIPTION	BY	CHECKED
01	08/03/2021	ISSUED FOR TENDER	T.JONES	
02	08/03/2021	ISSUED FOR TENDER	T.JONES	
03	08/03/2021	ISSUED FOR TENDER	T.JONES	
04	08/03/2021	ISSUED FOR TENDER	T.JONES	
05	08/03/2021	ISSUED FOR TENDER	T.JONES	
06	08/03/2021	ISSUED FOR TENDER	T.JONES	
07	08/03/2021	ISSUED FOR TENDER	T.JONES	
08	08/03/2021	ISSUED FOR TENDER	T.JONES	
09	08/03/2021	ISSUED FOR TENDER	T.JONES	
10	08/03/2021	ISSUED FOR TENDER	T.JONES	

CAER GLYN, CAERNARFON

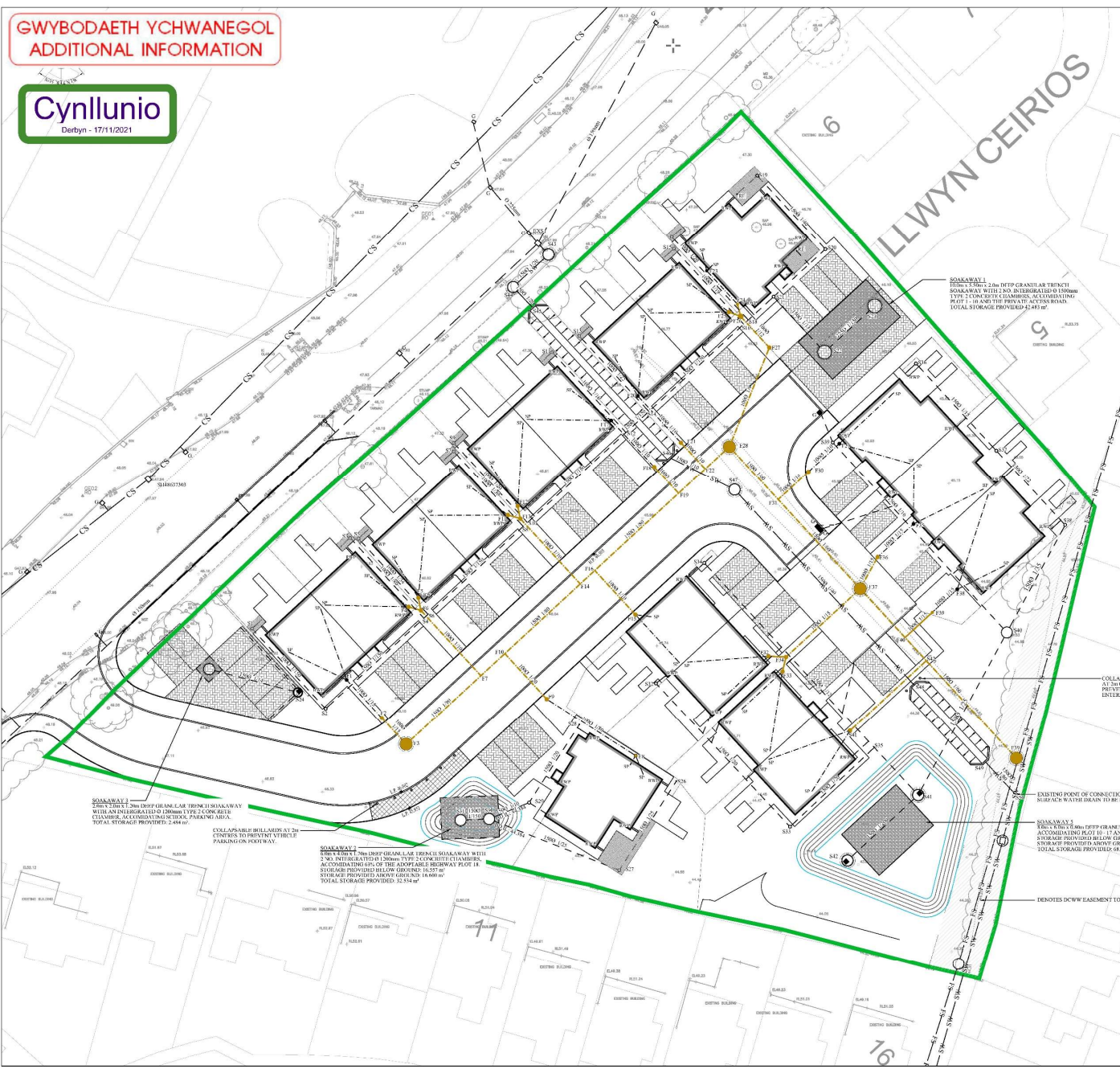
**PROPOSED SECTION 104  
DRAINAGE LAYOUT**

PROJECT	OPERATOR	SIZE	DATE	TYPE	NOFF
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	50:30	0010	S1	P06	

ISSUANCE	DATE	SCALE	FORMAL NO.
T.JONES	08.03.2021	1:200	A1



Address: CADARN Consulting Engineers,  
7 Red Square,  
Llanfairpwll,  
Llanfair,  
Anglesey,  
LL55 2AA. Email: Admin@cadarneng.co.uk



**SOAKAWAY 1**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 2**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 3**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 4**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 5**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 6**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

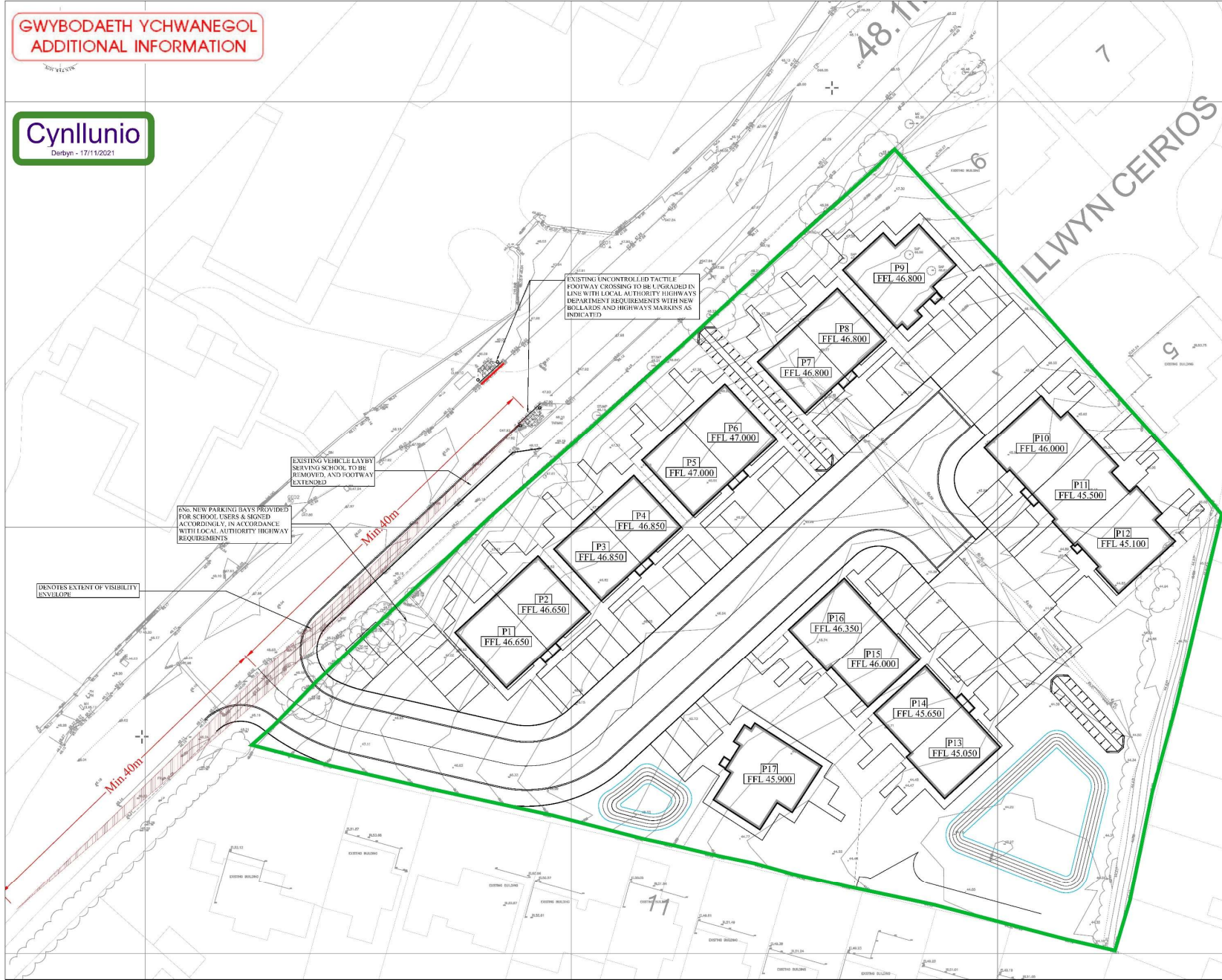
**SOAKAWAY 7**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 8**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 9**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**SOAKAWAY 10**  
2000mm DIA. 1000mm DEEP GRASS LAMP TRAP SOAKAWAY WITH AN INTEGRATED 0.150mm TYPE 2 CONCRETE CHAMBER. ALL CONCRETE WORK TO BE TO THE STANDARD SPECIFICATION FOR ROADWORK (S19 SERIES 900). TOTAL STORAGE PROVIDED: 1.484 m³.

**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**



- NOTES**
- DO NOT SCALE FROM THIS DRAWING.
  - ALL LEVELS IN METERS UNLESS NOTED OTHERWISE ON DRAWING.
  - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO UNDERTAKING ANY WORKS. ORDERING MATERIALS OR FABRICATING ANY COMPONENTS.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERS AND ARCHITECTS DRAWINGS AND RELEVANT SPECIFICATION CLAUSES.
- KEY**

DR	01/10/19	PROPOSED VISIBILITY SPLAY			
BY	01/10/19	DAVID W. HARRIS			
CHK	01/10/19	DAVID W. HARRIS			
APP	01/10/19	DAVID W. HARRIS			
DATE	01/10/19	DAVID W. HARRIS			
SCALE	1:200	DAVID W. HARRIS			
PROJECT	VISIBILITY SPLAY AND HIGHWAY IMPROVEMENT				

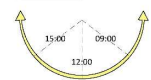
CAER GLYN, CAERNARFON

PROJECT TITLE:  
**VISIBILITY SPLAY AND HIGHWAY IMPROVEMENT**

PROJECT	OPERATOR	SIZE	DATE	REF
07320	CCE	V1	XX	40:40:34
00	0009	S1	P04	C
DATE	SCALE	DATE	SCALE	
D.P.	05.11.2019	1:200	A1	

**CADARN**  
CONSULTING ENGINEERS

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4th Floor,  
Llwyn Ceirios,  
LLYTHYVAU. Email: Admin@cadarnce.co.uk



**1 | SPRING/AUTUMN EQUINOX 09-00**  
 SCALE: 1 : 500



**2 | SPRING/AUTUMN EQUINOX 12-00**  
 SCALE: 1 : 500



**3 | SPRING/AUTUMN EQUINOX 15-00**  
 SCALE: 1 : 500



**4 | WINTER SOLSTICE 09-00**  
 SCALE: 1 : 500



**5 | WINTER SOLSTICE 12-00**  
 SCALE: 1 : 500



**6 | WINTER SOLSTICE 15-00**  
 SCALE: 1 : 500

NO	DESCRIPTION	DATE	BY

PROJECT  
**CAE'R GLYN, FFORDD**  
**BETHEL**  
 for ADRA

DRAWING TITLE  
**SUN PATH & SHADOW**  
**STUDY 1**

SCALE: 1 : 500 @ A1 | DATE: 30/11/21 | DRAWN: SV | CHECKED: SV

DRAWING STATUS: **PLANNING**

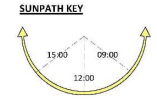
JOB NO: **C1032 023**



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**GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION**

**Cynllunio**  
Deddfyn - 10/12/2021



**1 | SUMMER SOLSTICE 09-00**  
SCALE: 1 : 500



**2 | SUMMER SOLSTICE 12-00**  
SCALE: 1 : 500



**3 | SUMMER SOLSTICE 15-00**  
SCALE: 1 : 500

NO.	DESCRIPTION	DATE	BY

PROJECT  
**CAE'R GLYN, FFORDD  
BETHEL  
for ADRA**

DRAWING TITLE  
**SUN PATH & SHADOW  
STUDY 2**

SCALE: 1 : 500@A1 | DATE: 05/12/21 | DRAWN: SV | CHECKED: SV  
DRAWING STATUS: **PLANNING**

JOB NO: **C1032 024**



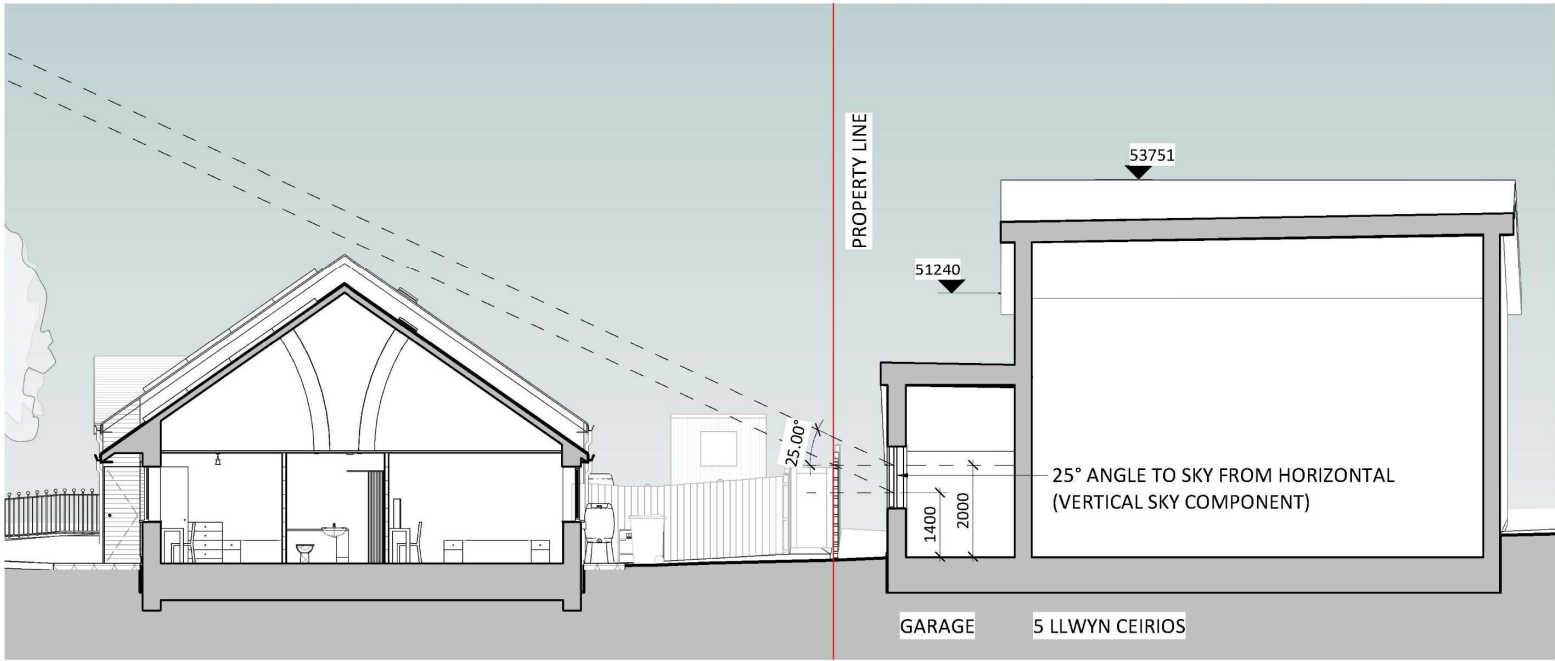
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GWYBODAETH YCHWANEGOL  
ADDITIONAL INFORMATION

Cynllunio  
Derbyn - 02/12/2021



**1 | Section - Bungalow + 5 Llwyn Ceirios**  
SCALE: 1 : 100



VISUAL SCALE 1:100 @ A1

REV	DESCRIPTION	DATE	BY

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PROJECT  
**CAE'R GLYN, FFORDD  
BETHEL  
for ADRA**

DRAWING TITLE  
**SECTION THROUGH  
BUNGALOW AND 5 LLWYN  
CEIRIOS**

SCALE	DATE	DRAWN	CHECKED
1 : 100 @ A3	12/01/21	IO	SV

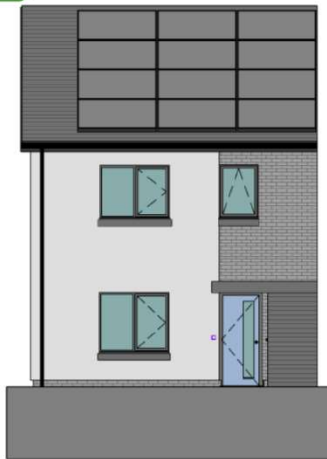
DRAWING STATUS **PLANNING**

JOB No	DRAWING No	REVISION
C1032	025	

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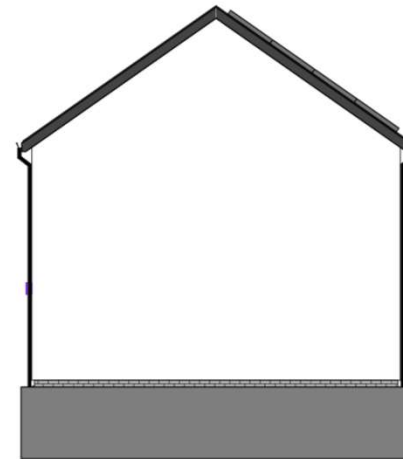
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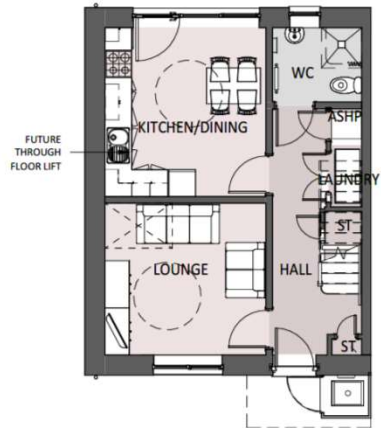


**REAR ELEVATION**  
 1 : 100

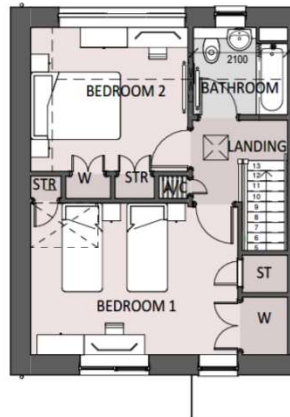


**SIDE ELEVATION**  
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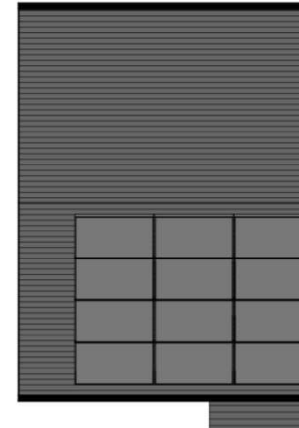
PLOT 3,4,7,8,14,15



**GF PLAN**  
 1 : 100



**FIRST FLOOR PLAN**  
 1 : 100



**ROOF PLAN**  
 1 : 100

**MATERIAL KEY**

- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
- RENDER - OFF WHITE
- TIMBER BIN STORE - GREY
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - BLACK UPVC

Area Schedule (GIA)	
GROUND FLOOR	42.0 m <sup>2</sup>
FIRST FLOOR	42.0 m <sup>2</sup>
<b>TOTAL GIA</b>	<b>84.0 m<sup>2</sup></b>

REV	DESCRIPTION	DATE	BY
B	STORE CHANGED TO ASHP	16.07.21	ID
A	PLOT NUMBERS UPDATED + UPDATE TO PLAN AND ELEVATION FROM SV COMMENTS	15.07.21	M/R

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PROJECT  
**CAE'R GLYN, FFORDD BETHEL**

DRAWING TITLE  
**AFFORDABLE 4P2B HOUSE PLANS & ELEVATIONS**

SCALE @A3 | DATE | DRAWN | CHECKED  
 1 : 100 | 14/03/21 | BM | GJ

DRAWING STATUS  
**PRELIMINARY**

JOB No | DRAWING No | REVISION  
**C1032 | 010 | B**



THE OLD POLICE STATION, 15 GLYNNE WAY, HARWARDEN, CHS 3HG  
 Tel: 01294 537 700 | [info@ainsleygomonarchitects.co.uk](mailto:info@ainsleygomonarchitects.co.uk) | [www.ainsleygomonarchitects.co.uk](http://www.ainsleygomonarchitects.co.uk)

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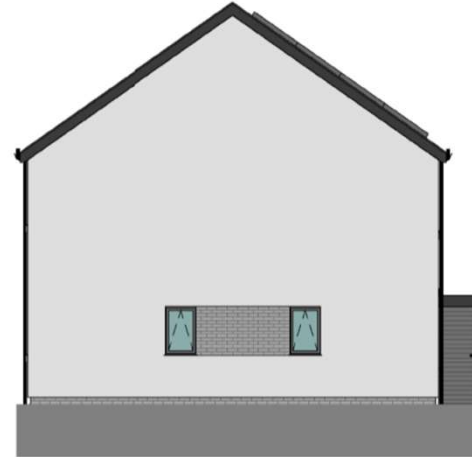


**FRONT ELEVATION**  
1 : 100

PLOT 1,2,5,6,13,16



**REAR ELEVATION**  
1 : 100



**GABLE ELEVATION**  
1 : 100

SIDE WINDOWS PLOT: 1,13,16

**MATERIAL KEY**

- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
- RENDER - OFF WHITE
- TIMBER BIN STORE - GREY
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - BLACK UPVC

Area Schedule (GIA)	
GROUND FLOOR	48.00 m <sup>2</sup>
FIRST FLOOR	48.00 m <sup>2</sup>
<b>TOTAL GIA</b>	<b>96.00 m<sup>2</sup></b>

REV	DESCRIPTION	DATE	BY
B	STORE CHANGED TO ASHP	16.07.21	IO
A	PLOT NUMBERS UPDATED + UPDATE TO PLAN AND ELEVATION FROM SV COMMENTS	15.07.21	MR

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PROJECT  
CAE'R GLYN, FFORDD  
BETHEL

DRAWING TITLE  
**AFFORDABLE 5P3B HOUSE  
PLANS & ELEVATIONS**

SCALE	@A3	DATE	DRAWN	CHECKED
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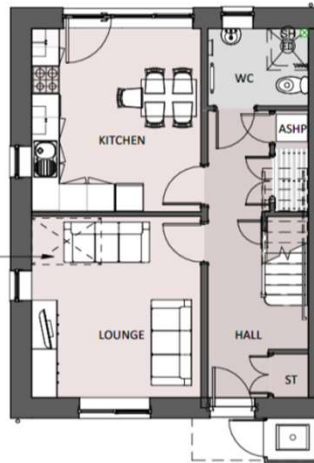
DRAWING STATUS  
**PRELIMINARY**

JOB No	DRAWING No	REVISION
C1032	011	B

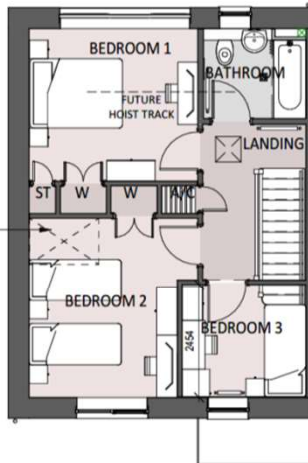


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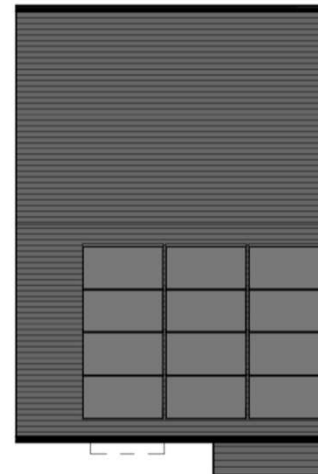
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**GROUND FLOOR PLAN**  
1 : 100



**FIRST FLOOR PLAN**  
1 : 100



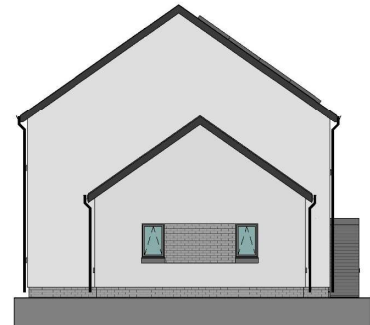
**ROOF PLAN**  
1 : 100



**FRONT ELEVATION**  
1 : 100



**REAR ELEVATION**  
1 : 100



**SIDE ELEVATION**  
1 : 100

- MATERIAL KEY**
- SLATE ROOF/SLIM PROFILE CONCRETE TILE
  - RENDER - OFF WHITE
  - TIMBER BIN STORE - GREY
  - GREY ENGINEERING BRICK
  - WINDOWS AND DOORS - UPVC GRAPHITE
  - FASCIAS, SOFFITS AND RWG'S - BLACK UPVC

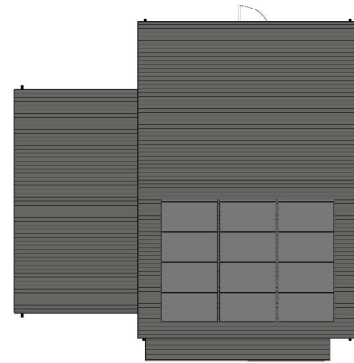
PLOT 9,17



**GROUND FLOOR PLAN**  
1 : 100



**FIRST FLOOR PLAN**  
1 : 100



**ROOF PLAN**  
1 : 100

Areas	
GROUND FLOOR	68.10 m <sup>2</sup>
FIRST FLOOR	47.10 m <sup>2</sup>
<b>TOTAL GIA</b>	<b>115.20 m<sup>2</sup></b>

DOB REQ - 1.1m<sup>2</sup> FOR A 3 PERSON DWELLING, INCREASING BY 0.2m<sup>2</sup> FOR EACH ADDITIONAL PERSON. 7 PERSON DWELLING = 2.1m<sup>2</sup>  
\*ECOBIN NOT INCLUDED IN STORAGE CAPACITY

REV	DESCRIPTION	DATE	BY
B	STORE CHANGED TO ASHP	16.07.21	MD
A	PLOT NUMBERS UPDATED + UPDATE TO PLAN AND ELEVATION FROM SV COMMENTS	15.07.21	MR

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**PROJECT**  
CAE'R GLYN, FFORDD BETHEL

**DRAWING TITLE**  
AFFORDABLE 7P4B HOUSE FLOOR PLANS & ELEVATIONS

SCALE	@A2	DATE	DRAWN	CHECKED
1 : 100		08/05/21	BM	GI

DRAWING STATUS	PRELIMINARY
JOB No	DRAWING No
C1032	012
REVISION	B

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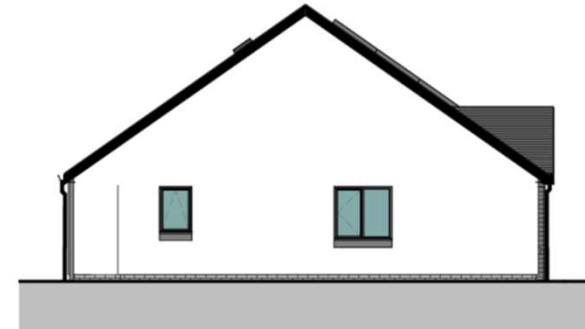
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**FRONT ELEVATION**  
1 : 100



**REAR ELEVATION**  
1 : 100

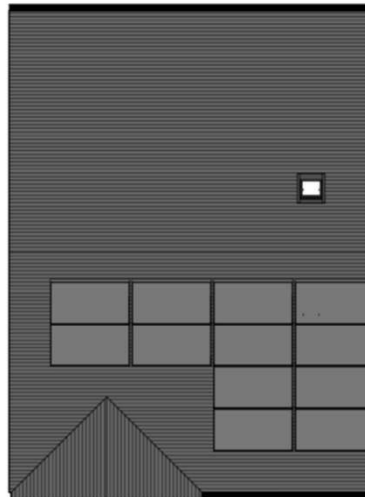


**SIDE ELEVATION.**  
1 : 100

PLOT 10,11,12



**3P2B BUNGALOW FLOOR PLAN**  
1 : 100



**ROOF PLAN**  
1 : 100

**Area Schedule (GIA)**

Area 61.22 m<sup>2</sup>

**MATERIAL KEY**

- SLATE ROOF/ SLIM PROFILE CONCRETE TILE
- RENDER - OFF WHITE
- TIMBER BIN STORE - GREY
- GREY ENGINEERING BRICK
- WINDOWS AND DOORS - UPVC GRAPHITE
- FASCIAS, SOFFITS AND RWG'S - BLACK UPVC

REV	DESCRIPTION	DATE	BY
A	STORE CHANGED TO ASHP	16.07.21	JD

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PROJECT  
**CAE'R GLYN, FFORDD BETHEL**

DRAWING TITLE  
**AFFORDABLE 3P2B BUNGALOW FLOOR PLANS & ELEVATIONS**

SCALE @A3 1 : 100 DATE 14/07/21 DRAWN IO CHECKED SV

DRAWING STATUS **PRELIMINARY**

JOB No C1032 DRAWING No 013 REVISION A



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**1 | STREET ELEVATION AA - PLOT 8,10,11,12**  
SCALE: 1 : 200



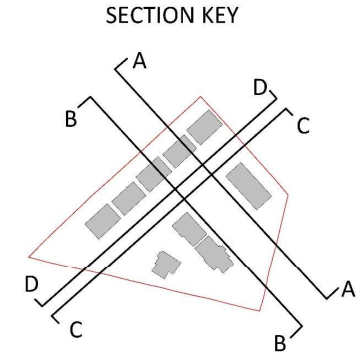
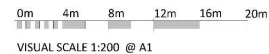
**2 | STREET ELEVATION BB- PLOT 13,14,15,16,6**  
SCALE: 1 : 200



**3 | STREET ELEVATION CC - PLOT 11,17,18**  
SCALE: 1 : 200



**4 | STREET ELEVATION DD- PLOT 1-9**  
SCALE: 1 : 200



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PROJECT  
**CAE'R GLYN, FFORDD  
BETHEL  
for ADRA**

DRAWING TITLE  
**STREET ELEVATIONS**

SCALE	DATE	VERSION	CREATED
As Indicated @ A1	02/08/21	BM	GI
DRAWING STATUS	PRELIMINARY		
JOB NO.	DESCRIPTION NO.	PROVISION	
C1032	020	D	

**AG** AINSLEY GOMMON ARCHITECTS

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



**3D VIEW 2 - FROM THE EAST**



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



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

REV	DESCRIPTION	DATE	BY
D	DRAWING UPDATED.	28/07/21	IO
C	REVISED LAYOUT TO 17 UNITS	23/06/21	IO
B	ROAD LAYOUT AND UNIT FFL CHANGED TO ENGINEERS DRAWING.	04/05/21	IO
A	RETAINING WALL ADDED ALONG BETHEL ROAD	08/03/21	IO

REV	DESCRIPTION	DATE	BY
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PROJECT  
CAE'R GLYN, FFORDD  
BETHEL  
for ADRA

DRAWING TITLE  
3D AERIAL VIEWS

SCALE	DATE	DRAWN	CHECKED
@A3	02/03/21	IO	GJ

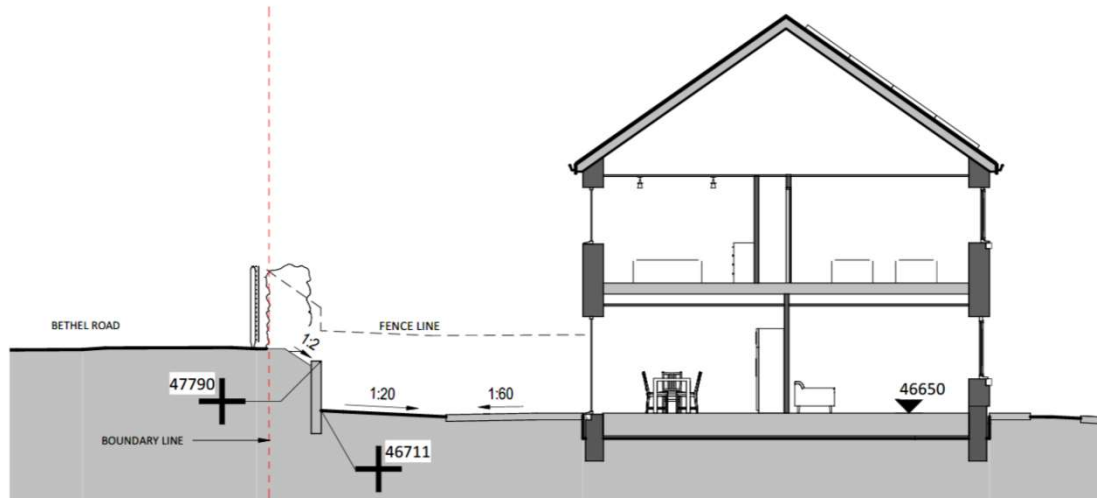
DRAWING STATUS  
PRELIMINARY

JOB No	DRAWING No	REVISION
C1032	021	D

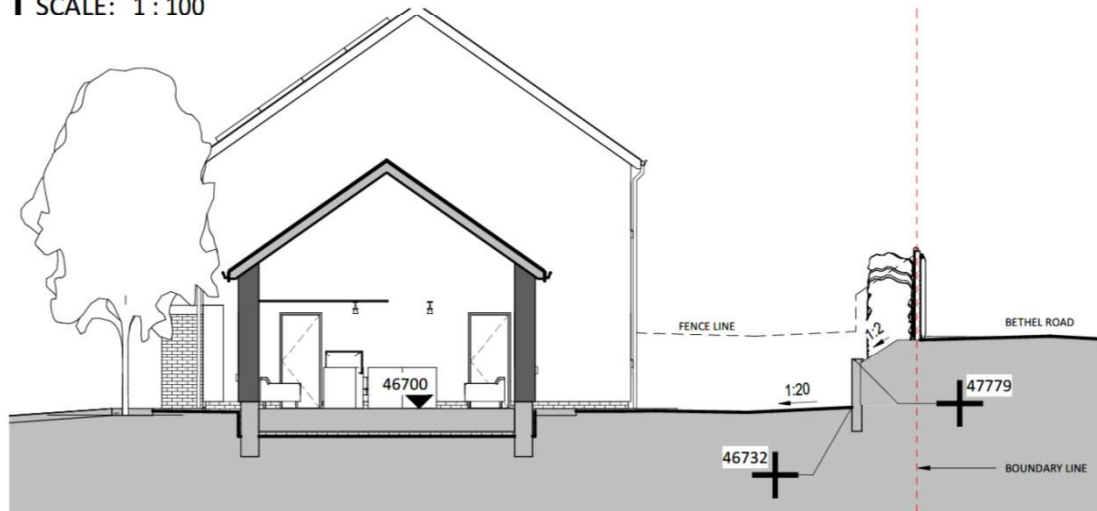
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PRINTED: 28/07/2021 17:09:39



**1 | PLOT 2**  
SCALE: 1 : 100



**2 | PLOT 9**  
SCALE: 1 : 100

REV	DESCRIPTION	DATE	BY
B	REVISED LAYOUT TO 17 UNITS	23/06/21	IO
A	ROAD LAYOUT AND UNIT FFL CHANGED TO ENGINEERS DRAWING.	04/05/21	IO

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PROJECT  
CAE'R GLYN, FFORDD  
BETHEL  
for ADRA

DRAWING TITLE  
PLOT 2 + 9 REAR GARDEN  
SECTIONS

SCALE: 1 : 100 @A3 | DATE: 22/03/21 | DRAWN: IO | CHECKED: SV

DRAWING STATUS: PRELIMINARY

JOB No: C1032 | DRAWING No: 022 | REVISION: B

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**A3**























