

C21/1010/32/LL

Trosi adeilad allanol i ddarparu annedd fforddiadwy, ynghyd ag addasiadau i'r fynedfa gerbydol presennol, gosod gwaith trin pecyn a gwaith cysylltiedig.

Conversion of outbuilding to provide an affordable dwelling, together with alterations to existing vehicular access, installation of a package treatment plant and associated works.

Caerau, Llangwnnadl, Pwllheli, LL53 8NS



1:2500

Site Location

BDA

BRIO design + architecture

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Proposed Outbuilding Conversion

Outbuilding at Caerau

Llangwnnadi, Gwynedd

Site Location

Miss Catrin Williams			
project	drawing status	date	
PN293	Preliminary	15/10/2021	
originator	scale @ A4	number	rev
PJ	1:2500	A.SITE	

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1:200

Existing Site Layout

1

B D A

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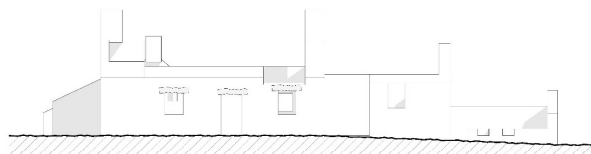
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Proposed Outbuilding Conversion
Outbuilding at Caerau
Llangwnnadi, Gwynedd

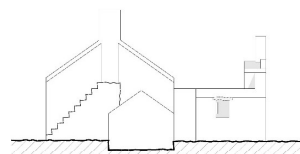
Existing Site Layout

Max Calon Williams			
project	drawing title	date	
PR293	Preliminary	04/09/2021	
originator	scale @ A1	number	rev
PJ	1:200	A.01	

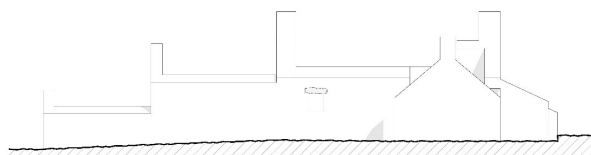
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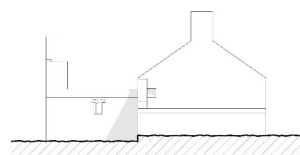
1:100 Front Elevation E-01



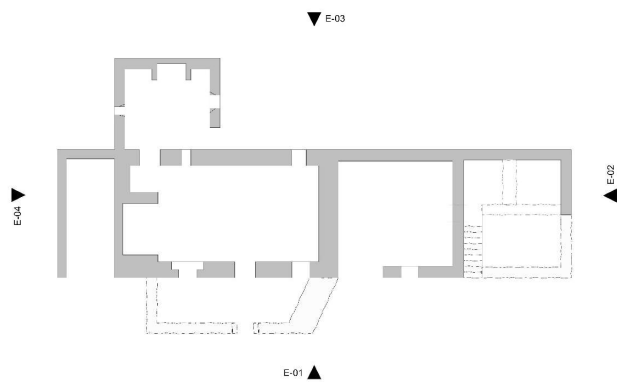
1:100 Side Elevation E-02



1:100 Rear Elevation E-03



1:100 Side Elevation E-04



1:100 GF-Ground Floor

Outbuilding at Caerau, Llangwnnadi, Gwynedd- Existing Plans + Elevations

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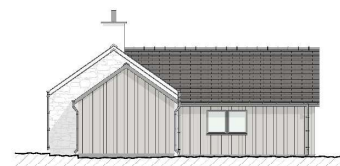
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Proposed Outbuilding Conversion
Outbuilding at Caerau
Llangwnnadi, Gwynedd

Existing Plans + Elevations

BR - Mrs Williams			
project	drawing title	date	
PR293	Preliminary	05/07/2021	
originator	scale @ A1	number	rev
PJ	1:100	A.01.01	

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1:100

Front Elevation

E-01

1:100

Side Elevation

E-02



1:100

Rear Elevation

E-03

1:100

Side Elevation

E-04



Room Schedule

Ground Floor

- 0- Corridor
- 1- Sitting room
- 2- Kitchen
- 3- Dining area
- 4- Bedroom
- 5- Bathroom
- 6- Bedroom

E-01 ▲

1:100

GF-Ground Floor

0.

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Proposed Outbuilding Conversion

Outbuilding at Caerau

Llangwnnadi, Gwynedd

Proposed Plans + Elevations

Miss Cathrin Williams			
project	drawing status	date	
PN283	Preliminary	14/10/2021	
originator	scale @ A1	number	rev
PJ	1:100, 1:50	A.61.82	

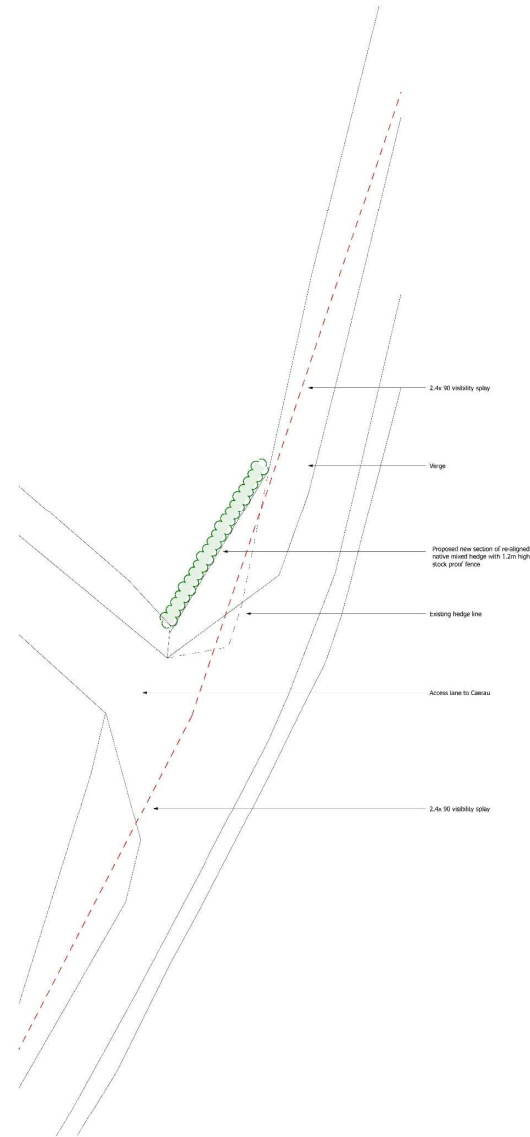
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1:200

Site Layout

2



1:200

Entrance

3

NATIVE MIX HEDGEROW:
Plant 5 per linear metre in double staggered row.

Species	Size (cm)	% mix	Hedgerow
Acer campestre	1 + 1, self-grown 60-80	15%	As shown
Cornus sanguinea	1 + 1, self-grown 60-80	5%	
Cornus avellana	1 + 1, self-grown 60-80	15%	
Crataegus monogyna	1 + 1, self-grown 60-80	50%	
Ilex aquifolium	1 + 1, self-grown 60-80	15%	

LANDSCAPING KEY:

- Grass Area
- Path - Slate chips with slate edging
- New paving - Merakolla Indian sandstone or similar to clients choice
- Native Mix Hedge
- 1.2m high stock proof fence
- New section of field wall
- Existing field wall

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Proposed Outbuilding Conversion

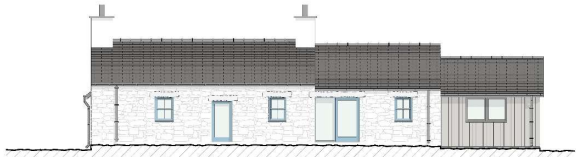
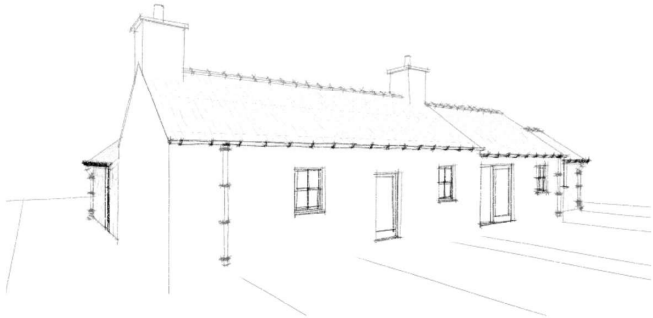
Outbuilding at Caerau

Llangwnnadi, Gwynedd

Proposed Site Layout

Max Cairn Williams	drawing title	000
project	Preliminary	10/10/2021
originator	scale @ A1	number
PJ	1:200	A.82

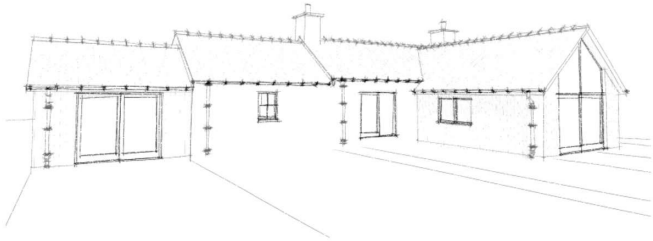
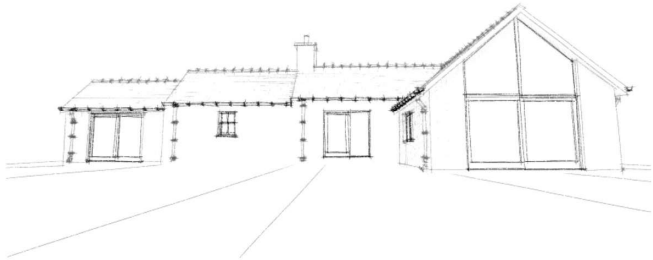
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1:100

Front Elevation

4



Materials + Finishes

Roof:
See to match existing



Rainwater Goods:
Lincoln Galvanised Steel



Walls:
Existing:
Stone to be repaired
New:
Vertical Welsh larch cladding



Windows + Doors:
Painted timber



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Proposed Outbuilding Conversion
Outbuilding at Caerau
Llangwnnadi, Gwynedd

Proposed Sketch Images + Finishes

Max Cairn Williams	drawing title	CDS
project	number	rev
PK203	Preliminary	04/09/2021
originator	1:100	1:100
PJ	1:100	1:100



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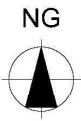
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Proposed Outbuilding Conversion
Outbuilding at Caerau
Llangwennad, Gwynedd

Site Block Plan

Max Cadwyn Williams	drawing title	000
project	Preliminary	10/10/2021
originator	scale @ A1	1:1250
PJ	1:1250	K

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1:2500

Site Location

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Proposed Outbuilding Conversion
Outbuilding at Caerau
Llangwnnadi, Gwynedd

Site Location

Miss Catrin Williams

project	drawing status	date	
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PJ	1:2500	A.SITE	

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