

Paidiwrch a chymryd mesur iadau graddfa oddi ar y dyluniad hwn  
 Os ydych chi amau - gofynnwch  
 Do not scale from this drawing  
 If in doubt - ask

Mae'r dyluniad hwn yn hysgrifau Penseiri Russell-Hughes ac ni  
 chysseir ei gopïo neu ei sigurhychu heb ganiadau  
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Newidadau - Amendments

Cyflun - Job

**NEW RESIDENTIAL DWELLING AT  
 LAND ADJ. TO 10 WARDEN STREET, LLANBERIS**

Dyluniad - Drawing  
**LOCATION PLAN**

Rhif Dyluniad - Drawing No.

**3310:25:PI**

Graddfa - Scale

**1:1250 A3**

Dyddiad - Date

**December 2025**

**russell-hughes cyf**  
 penseiri/architects

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 Ynys Mon  
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- UK NATIVE TREE SPECIES
- Field Maple (*Acer campestre*)
  - Wild Cherry (*Prunus avium*)
  - Hornbeam (*Carpinus betulus*)
  - Dogwood (*Cornus sanguinea*)
  - Crab Apple (*Malus sylvestris*)

- BASE ROOTED WHIPS BETWEEN 40 AND 90CM WILL BE USED. BEFORE PLANTING THE WHIPS BE KEPT IN A BUCKET OF WATER OR IN MOIST SOIL TO STOP THEM DRYING OUT AND DYING \*\*
- ALL PLANTS TO BE PROTECTED BY SPIRAL RABBIT GUARDS WITH BAMBOO CANES - REMOVED AFTER 3-3 YEARS \*\*
- AFTER 12 MONTHS ANY DEAD, DAMAGED OR DISEASED PLANTS WILL BE REPLACED. MAINTENANCE WILL BE CARRIED OUT FOR THE FIRST 5 YEARS UNTIL IT HAS BECOME ESTABLISHED. THE HEDGE CAN BE TRIMMED BY HAND AFTER THE FIRST 12 MONTHS TO THE HEIGHT REQUIRED AND THEN AGAIN ON THE THIRD YEAR AS REQUIRED. ANY TRIMMING WILL BE CARRIED OUT BETWEEN OCTOBER AND FEBRUARY TO AVOID THE BIRD NESTING SEASON \*\*



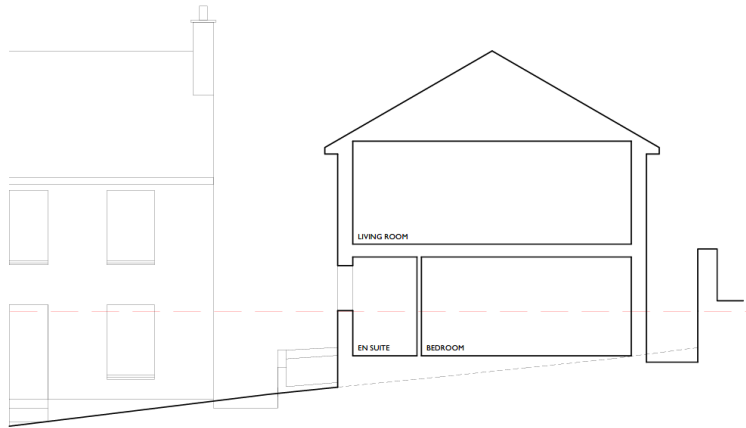
Approved & detailed planning application or approved house plan.  
 On an area - gwynedd  
 On an area - the drawing  
 If in doubt - ask  
 Plans submitted to Llanberis Town Council as a condition of approval for development on the ground.  
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Notes: - Annotations

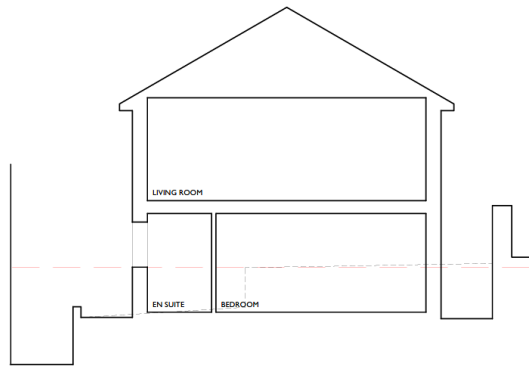
Plot: 10  
**NEW RESIDENTIAL DWELLING AT PLOT ADJACENT TO 10 WARDEN ST, LLANBERIS**  
 Drawing: 1/00 A2  
 Proposed Site Plan  
 December 2023

Reference: Drawing No: 3310.25:P3  
 Scale: 1:100 A2  
 Date: December 2023

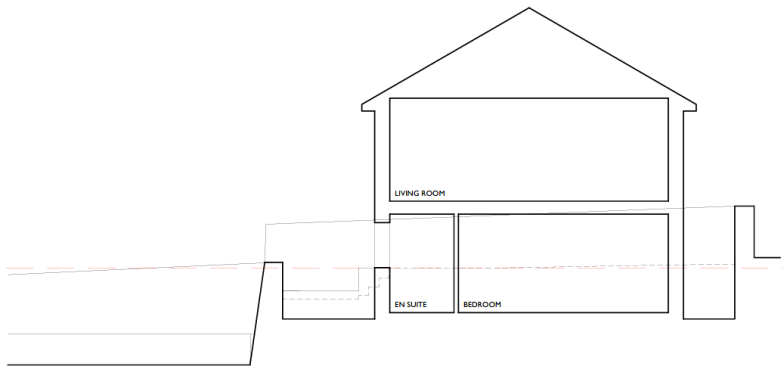
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SITE SECTION A-A



SITE SECTION B-B



SITE SECTION C-C



Peidwch a chymryd mesurïadau graddfa oddi ar y dyluniad hwn  
 Os yn amau - gofynnwch  
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Newidadau - Amendments

Cynllun - Job

**NEW RESIDENTIAL DWELLING AT  
 PLOT ADJACENT TO 10 WARDEN ST, LLANBERIS**

Dyluniad - Drawing

**PROPOSED SITE SECTIONS**

Rhif Dyluniad - Drawing No.

**3310:25:P4**

Graddfa - Scale

**1:100 A3**

Dyddiad - Date

**December 2025**

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MAILBOX (SEE DETAIL)



WALL MOUNTED LIGHT FIXTURE (SEE DETAIL)



WARDROBE & GYM (SEE DETAIL)



RAIN WATER GUTTER (SEE DETAIL)

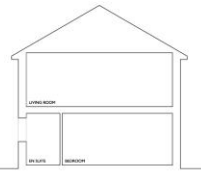


WARDROBE (SEE DETAIL)



WARDROBE (SEE DETAIL)

**NEW DWELLING CONSTRUCTION MATERIALS**  
 ROOF COVERING - BLUE BLACK CLAY ROOF Tiles WITH NATURAL SLATE ROOF COVERING  
 ROOF - MONOCRYSTALLINE PHOTOVOLTAIC PANELS ON ROOF  
 FACIAL SLOTTES & BARGE BOARDS - EUROCELL LUPIC IN ANTHRACITE GREY COLOUR  
 ROOF DRAINAGE - HANLEY COPMASTER LUPIC GUTTERING & DOWNPIPES IN BLACK COLOUR  
 WALL RENDER - WEBER WERBEREND SILCO TEXTURED RENDER IN PLATINUM & GREY COLOURS  
 WALL CLADDING - BLUE BLACK SLATE SHUT FACE CLADDING PANELS  
 WINDOWS - PROFILE 22 LUPIC WINDOWS IN ANTHRACITE GREY COLOUR  
 EXTERNAL GLAZED DOORS - PROFILE 22 LUPIC SLIDING DOORS IN ANTHRACITE GREY COLOUR  
 MAIN ACCESS DOOR - COMPOSITE DOOR IN ANTHRACITE GREY COLOUR WITH GLAZED PANEL



SECTION A-A



SIDE ELEVATION



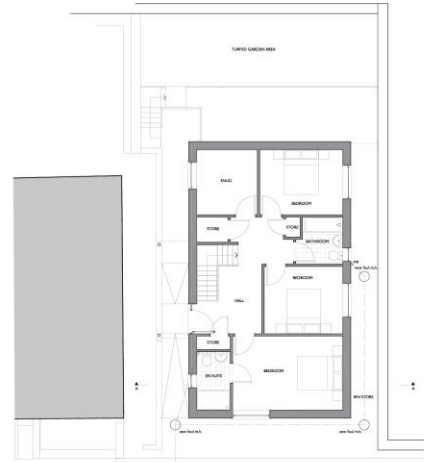
REAR ELEVATION



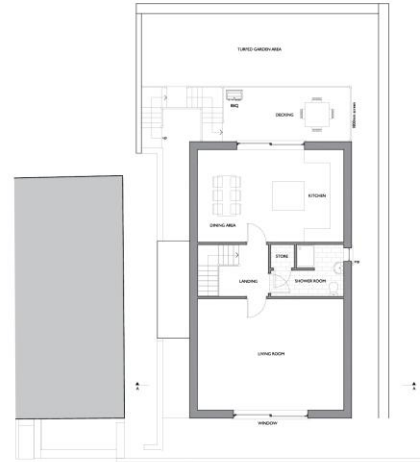
SIDE ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

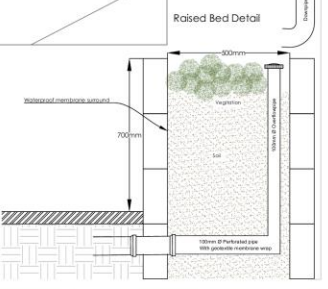
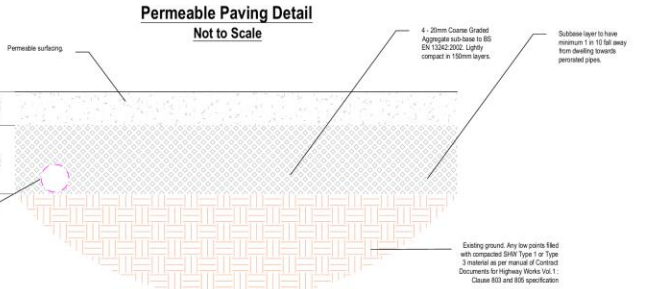
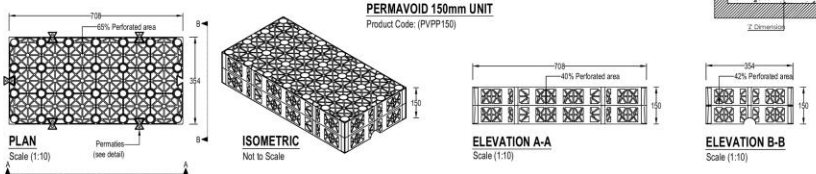
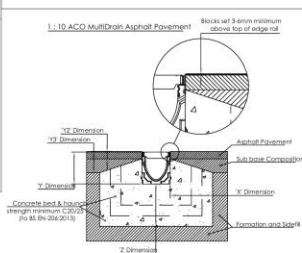
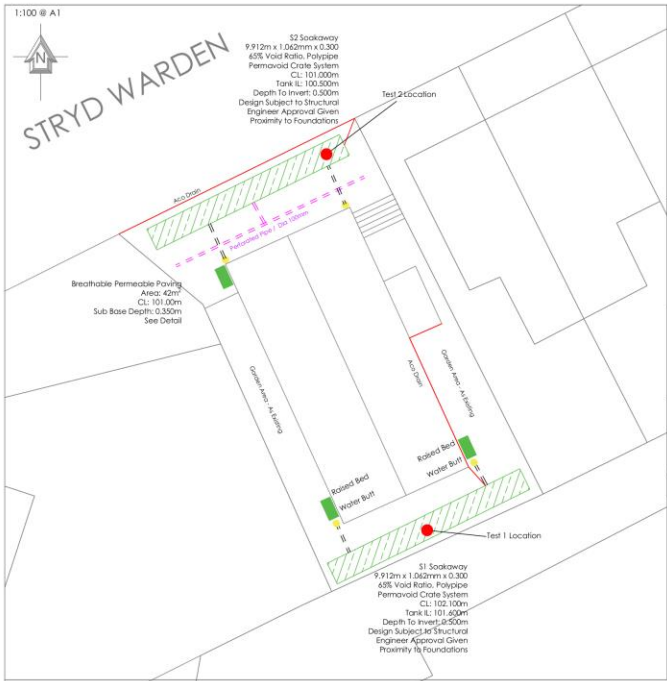
Project is subject to planning permission. Please refer to the planning application for details.  
 Do not alter or add to the drawings without the consent of the architect.  
 If in doubt, ask.

Authorisation: Architect

Client: J&J  
**NEW RESIDENTIAL DWELLING AT PLOT ADJACENT TO 10 WARDEN ST, LLANBERIS**  
 Proposed: 2/2024  
**PROPOSED FLOOR PLANS, ELEVATIONS & SECTION**

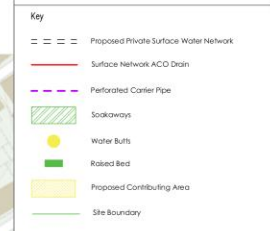
Project No: 2222333  
 33/10/25 PS A  
 Scale: 1:100 A2  
 Date: December 2025

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- Drawing Notes**
- Site work not provided of this design. Indicative spot levels and FRL levels supplied by Architect used. Client and chosen Groundworks contractor to be responsible for checking levels prior to network construction.
  - The developer must set out and verify that the design criteria, material standards and workmanship specifications for the proposed soakaway network are in accordance with these drawings. The design shall be in accordance with the relevant standards and the requirements of the Statutory Severance Inspector.
  - ES22 In-situ Cover and Frames. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements. All access covers should comply to SFA 7th Edition requirements and be supplied with spring/return raised opening, plus have safety grilles fitted.
  - Impermeable covers and frames must comply with the latest provisions of BS EN 124, BS 7903 and Highway Agency Guidance Document HA 134/09. The profile of non-ventilating covers shall be in accordance with the design of current works. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements.
  - As a minimum, Class B125 covers should be used in Driveways where vehicular access is possible. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements.
  - Class B125 covers shall be used in footways, pedestrian areas and comparable locations. All chamber openings must have an impermeable amount compliant with SFA 7th Edition requirements.
  - All manhole covers shall be the non-ventilating type and shall have closed weathers.
  - All Pipes designed to be PVC-U in accordance with Section for Adoption 7th Edition. Approval from (Dwr Cymru) prior to construction.
  - ES22 Thermoplastic Structures Wall Pipes.
  - Thermoplastic structures wallwater pipes shall comply with the relevant provisions of BS EN 1245-1 and BS EN 1245-2 and BS EN 1245-3 or BS EN 1245-3. Pipes shall be BS k140000 or have equivalent Third Party Certification.
  - Pipes less than or equal to 300mm in diameter shall have nominal short term ring stiffness not less than 8kN per m2 (2kN) or be subject to a quality system for storage and installation.
  - Nominal short term ring stiffness of 2kN per m2 (2kN) is acceptable for pipes greater than 300mm in diameter, subject to structural design load calculations which shall be provided to support this.
  - Transportation, handling, storage and laying shall be in accordance with the manufacturer's recommendations.
  - Where a fitting is installed on a sewer length, it shall have the same internal bore as the sewer. Minimum length of pipe for fittings is 10x Dc, whichever is the greater, unless welded joints are used.
  - The contractor SHALL verify invert level of the proposed outfall PIPCE to commencement of drainage works and report levels to the Engineer for approval.
  - All manholes to be constructed to Dwr Cymru standard adoptable details available online from <http://www.dwr.cymru.gov.uk>.
  - All pipes to have 150mm granular bed and surround 20mm clean stone or approved alternative.
  - Pipes with cover depth less than 300mm will require artificial concrete slab protection as per Figure B.25 SFA 7th Edition. Slab to have minimum 300mm bearing each side of pipe and consist of 100mm depth of C20/25 Sub-base Resting concrete complying to E4.1 of SFA7 specification. Reinforcement to be two layers of A305 reinforcement slab with down cover to the underside of the slab.
  - Design based on provided utility information. There may be other services, cables which are unknown that could affect the location/operation.
  - Attention volume excavated using Polypropylene Permavoid Crate System. The system has 425 void ratio. Tanks to be wrapped in non permeable geotextile to prevent material filling the tank and reducing the available storage volume.
  - Water Butts to be located on each property rear down pipes to aid SUDS.

**\*NOT FOR CONSTRUCTION UNTIL CONNECTION APPROVAL AGREED WITH SAB & UTILITY PROVIDER**



**SCHEME:** Proposed Development  
10 Warden Street, Unibers, Gwynedd

**DRAWING TITLE:** Surface Water Network General Arrangement

**DATE DRAWN:** 21/05/2025 **DATE CHECKED:** 21/05/2025

**SHEET:** 1 of 1 **SCALE:** 1:200 @ A1

**Drawing No.:** DCD134/01/01 **REV B**



