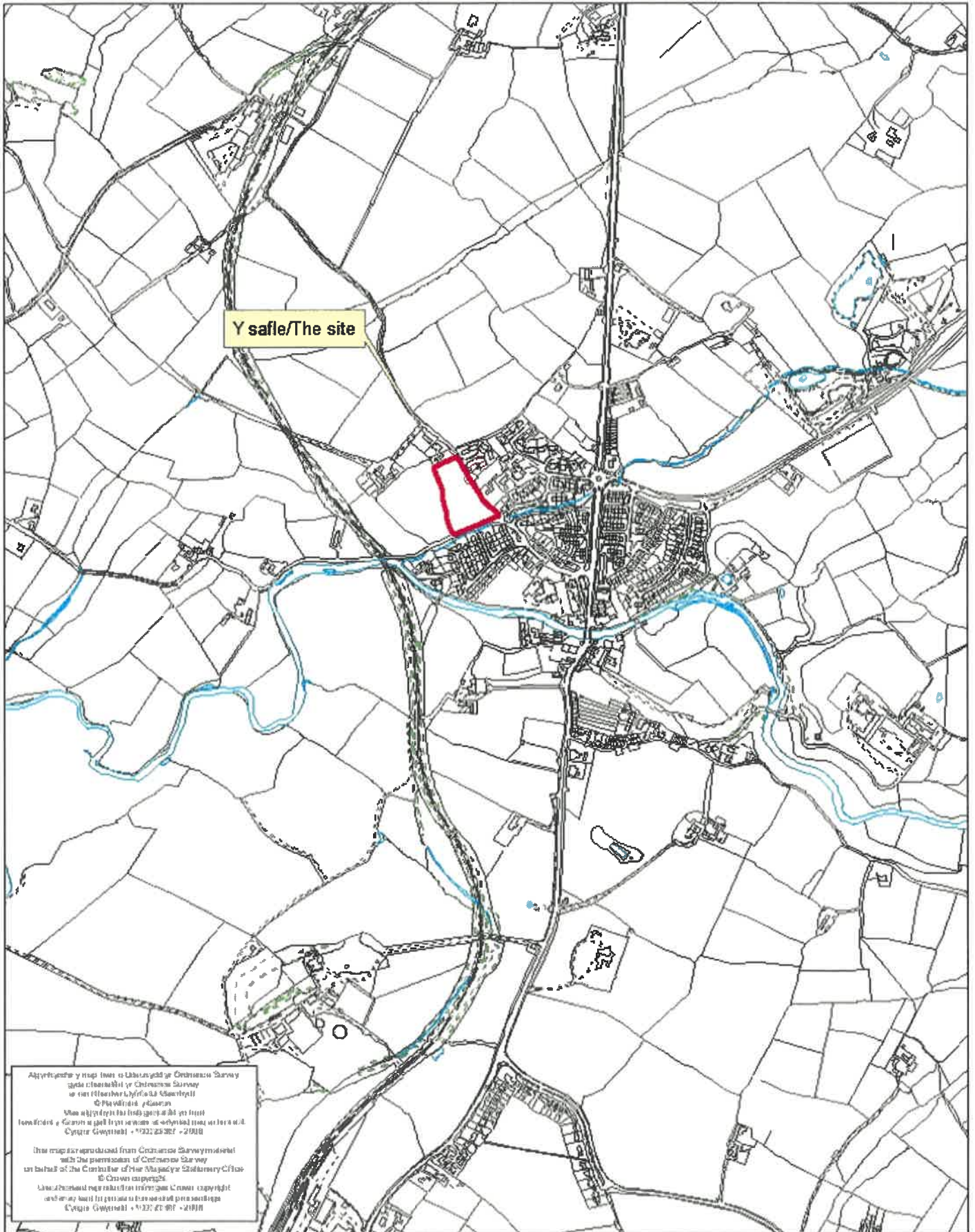


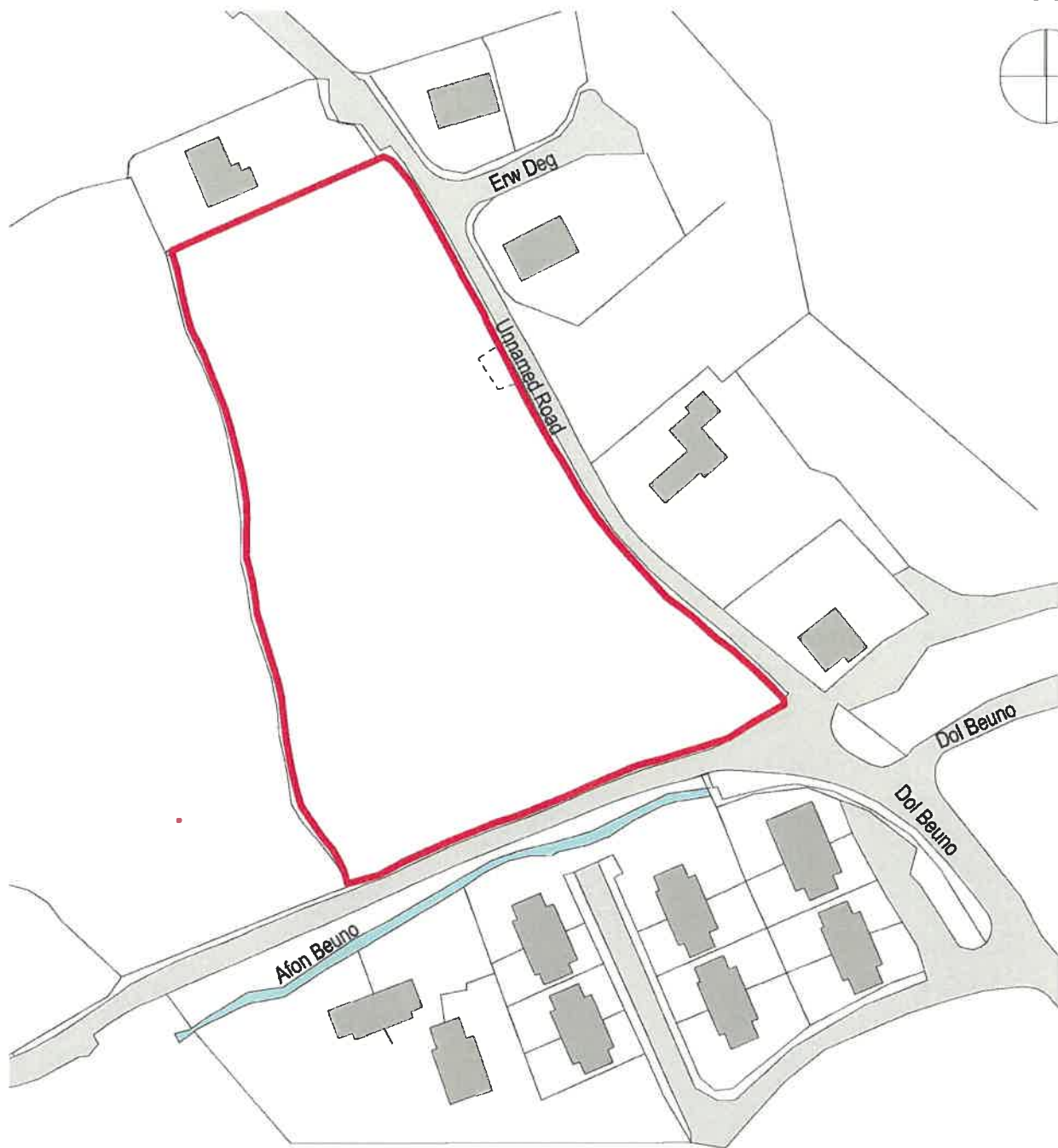
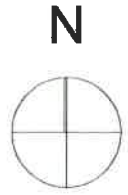


Rhif y Cais / Application Number : C19/0014/19/LL

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



Location Plan



Location Plan
1:1250

PROJECT

Bontnewydd

TITLE

Location Plan

SIZE

A4

STATUS

PLANNING

PROJECT No

1672

DRAWING No

L.01-P1

DRAWN by

HF

CHECKED

-

DATE

JUL 18

SCALE (u.n.o)

1:1250

JOHN MCCALL ARCHITECTS LTD

No.1 Arts Village, Henry Street, Liverpool L1 5BS Tel: 0151 707 1818 Fax: 707 1819

Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: admin@johnmccall.co.uk

Existing Site Plan

Drawings are to be submitted on A1, Dwg. Scale: 1:500. Project: Bontnewydd, Bontnewydd, Gwynedd, Wales. Date: 15/07/19.



PLANING

PROJECT NO	1072	DATE	15/07/19
CLIENT	LIC241	SCALE	1:500
DRAWN BY	HF	CHECKED BY	HF
DATE	JUL 15	TIME	15:50

A1

PROJECT
Bontnewydd

TITLE
Existing Site Plan

CLIENT
JOHN MCCALL ARCHITECTS LTD
No. 1, Min. Vale, Ferry Street, Liverpool, L3 5BE. Tel: 0151 707 1616 Fax: 077 819 1919
Old Coop building, Church Street, Holywell, B23 2AE. email: admin@johnmccall.co.uk

Proposed Site Plan

Schedule of Accommodation

3 Bed - Affordable Apartment	8 No.	8 No. 2 Bed
3 Bed - Affordable	3 No.	3 No.
3 Bed - Open	8 No.	8 No. 3 Bed
3 Bed - Open	8 No.	8 No. 4 Bed
3 Bed - Open	8 No.	8 No. 5 Bed
3 Bed - Open	8 No.	8 No. 6 Bed
3 Bed - Open	8 No.	8 No. 7 Bed
3 Bed - Open	8 No.	8 No. 8 Bed
3 Bed - Open	8 No.	8 No. 9 Bed
3 Bed - Open	8 No.	8 No. 10 Bed
3 Bed - Open	8 No.	8 No. 11 Bed
3 Bed - Open	8 No.	8 No. 12 Bed
3 Bed - Open	8 No.	8 No. 13 Bed
3 Bed - Open	8 No.	8 No. 14 Bed
3 Bed - Open	8 No.	8 No. 15 Bed
3 Bed - Open	8 No.	8 No. 16 Bed
3 Bed - Open	8 No.	8 No. 17 Bed
3 Bed - Open	8 No.	8 No. 18 Bed
3 Bed - Open	8 No.	8 No. 19 Bed
3 Bed - Open	8 No.	8 No. 20 Bed
3 Bed - Open	8 No.	8 No. 21 Bed
3 Bed - Open	8 No.	8 No. 22 Bed
3 Bed - Open	8 No.	8 No. 23 Bed
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3 Bed - Open	8 No.	8 No. 25 Bed
3 Bed - Open	8 No.	8 No. 26 Bed
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3 Bed - Open	8 No.	8 No. 29 Bed
3 Bed - Open	8 No.	8 No. 30 Bed
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3 Bed - Open	8 No.	8 No. 97 Bed
3 Bed - Open	8 No.	8 No. 98 Bed
3 Bed - Open	8 No.	8 No. 99 Bed
3 Bed - Open	8 No.	8 No. 100 Bed

At times to be provided with 20% to 25% increase parking spaces. All spaces to be provided with 10% parking spaces. Floor levels indicated are a maximum height. Visibility signs are shown from the centre of the highway at 45 degrees each side.

KEY

- Proposed Tree
- Proposed Landscaping
- Paving
- Private Path
- Public Path
- Low grade edging
- Shared surface and private road
- Grassed Area
- Red Brick Block
- Dark Brick Block
- Existing gas main location
- Proposed gas main location
- The following items in this plan to be checked against existing L&C for more information on central materials.

See engineer's drainage drawings for more information on attenuation tanks. This plan is a preliminary plan and is subject to change. It is not intended to be used for the procurement of a contract. It is intended to be used for the procurement of a contract. It is intended to be used for the procurement of a contract.



17.1.1.2017

CYLLIUN ENWYNGIEDIG
REVISED PLAN
Dedicated to the community
Llanidloes

16.05.2019	16.05.2019	16.05.2019	16.05.2019
16.05.2019	16.05.2019	16.05.2019	16.05.2019
16.05.2019	16.05.2019	16.05.2019	16.05.2019
16.05.2019	16.05.2019	16.05.2019	16.05.2019

NOV 16	1:250
NOV 16	1:250
NOV 16	1:250
NOV 16	1:250

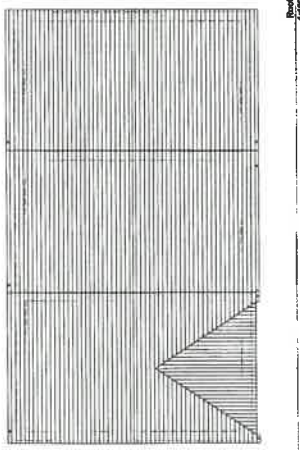
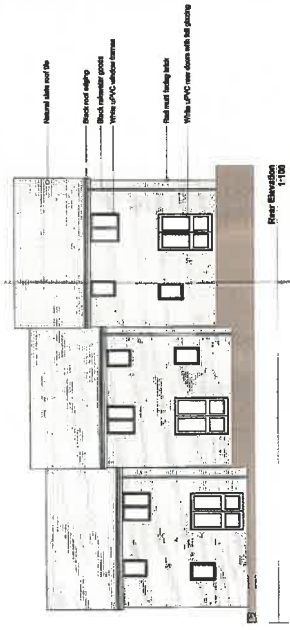
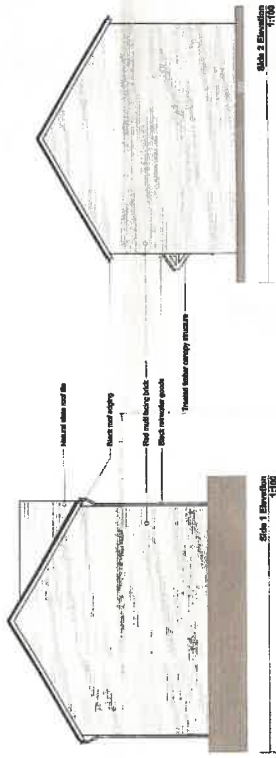
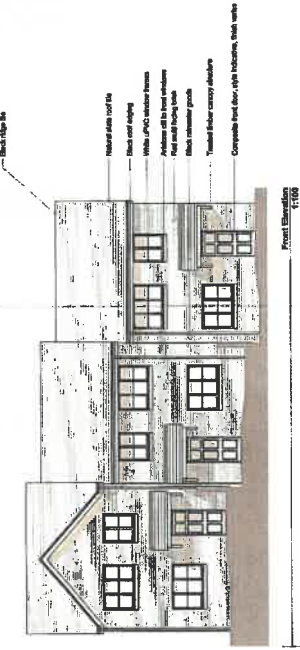
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Plot 99 layout subject to planning request
Plot 100 layout subject to planning request

JOHN MCCALL ARCHITECTS LTD
No. 1, Ave. View, Henry Road, Liverpool L1 9SD, UK. 0151 707 9794 Fax: 0151 707 9795
Old Quay Building, Church Street, Liverpool, L3 2DE. email: john@johnmccall.co.uk

Block Type 5



Unit Location Key - RTS



Block Type 5

REF	DATE	DESCRIPTION
A1	11/04/19	PLANNING
A2	11/04/19	PLANNING
A3	11/04/19	PLANNING
A4	11/04/19	PLANNING
A5	11/04/19	PLANNING

JOHN MCCALL ARCHITECTS LTD
 No. 1, Ash Village Henry Street, Liverpool L1 8SH Tel: 0151 707 1818 Fax: 707 1819
 Off-Office Buildings, Church Street, Liverpool, L2 2JE email: john@johnmccall.co.uk

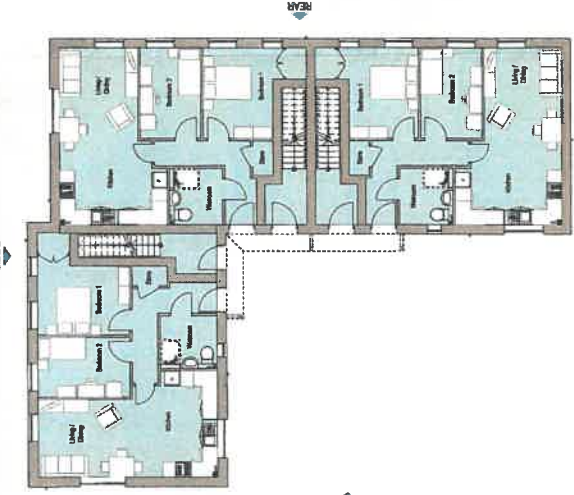
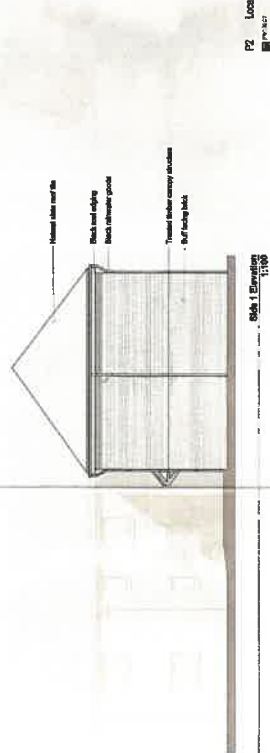
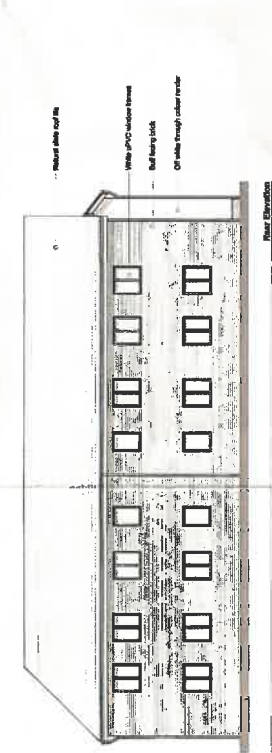
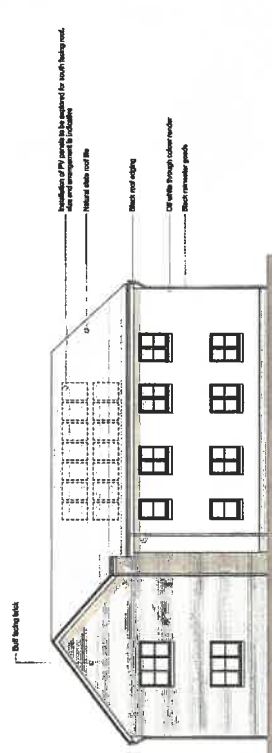
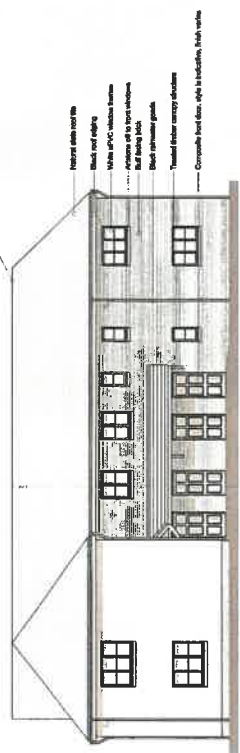
HF 11.04.2019

Block Type 6



Unit Location Type - A1/B2

Drawings are to be checked on A3, A2, A1, and A0 scales from drawings, except drawings to be checked on A0.



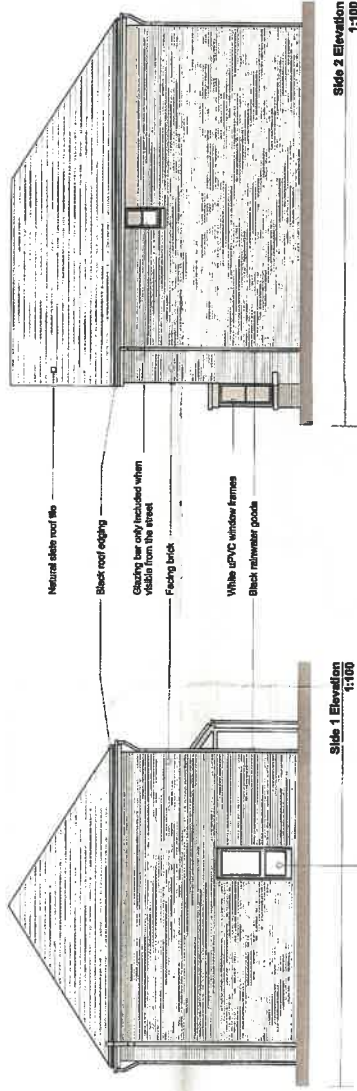
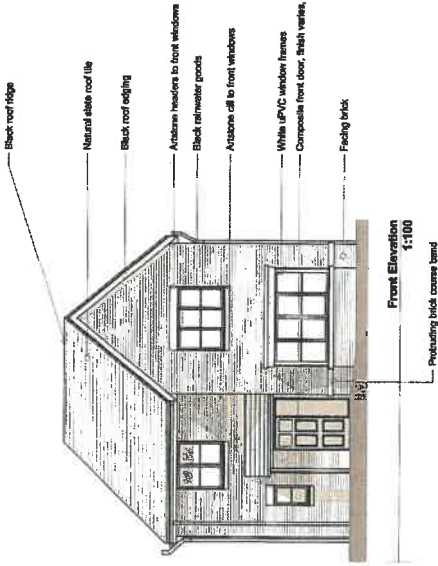
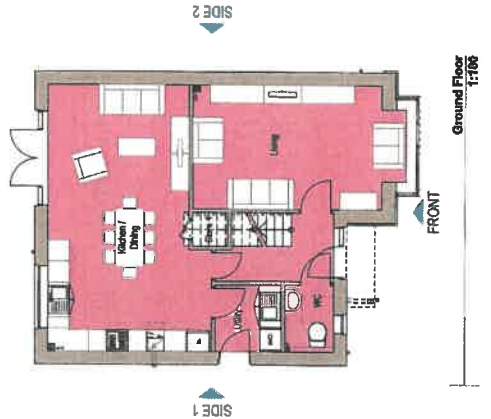
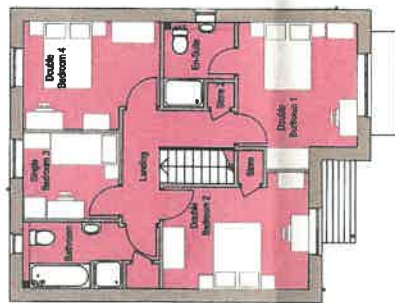
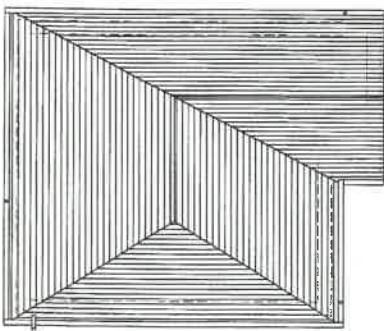
CYRILLIN DWYGEDIG
 REVISED PLAN
 Dwygwyddwys...
 Llanfihangelgwyn...

DATE	11.04.2019
SCALE	PLANNING
PROJECT	A1/B2
CLIENT	JOHN MCCALL ARCHITECTS LTD
DESIGNER	JOHN MCCALL ARCHITECTS LTD
DATE	NOV 18 11:00

JOHN MCCALL ARCHITECTS LTD
 No. 1, Ash Valey, Henry Street, Liverpool, L1 9ES. Tel: 0151 707 1818. Fax: 207 1819
 0151 707 1818
 0151 707 1818
 0151 707 1818

P2 Location key updated
 11/04/19
 Block Type 6
 Somersbyrd

Block Type 1.1 - Gwynant



Plot 17 - side door omitted
Plot 13 - side door internal into garage



NOTES:
 - Facing brick to vary between plots as indicated above to increase variation in the streetscene.
 - These units also includes a garage, arrangement and size of which varies between plots, please see site plan for more information. Garage brick always to match its associated house.

CYNLLUN DWYGIEDIG
 REVISED PLAN
 11 04 19
 L10-P3

Rev P3	Location key updated	11.04.2019
Rev P2	Block Type 1 noor 1.1 and 1.2	04.04.2019
Bortnawydd		
Block Type 1.1 - Gwynant		
SIZE	STYLE	PLANNING
A2	PROJ/ACT No 1672	L10-P3
	DRAWN BY HF	
	CHECKED HF	
	DATE NOV 18	SCALE 1:100
<input type="checkbox"/> JOHN MCCALL ARCHITECTS LTD No.1 Ash Village, Henry Street, Liverpool L1 6BS Tel: 0161 707 1818 Fax: 707 1819 Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: admin@johnmccall.co.uk		

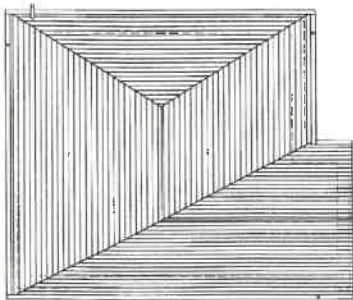
Block Type 1.2 - Gwynant



Unit Location Key - NTS

NOTES:

- Face brick to vary between plots as indicated above to increase variation in the streetscene.
 - Red mull brick -
 - Buff brick -
- These units also include a garage, engagement and size of which will vary between plots. Please refer to the associated information. Garage brick always to match its associated house.



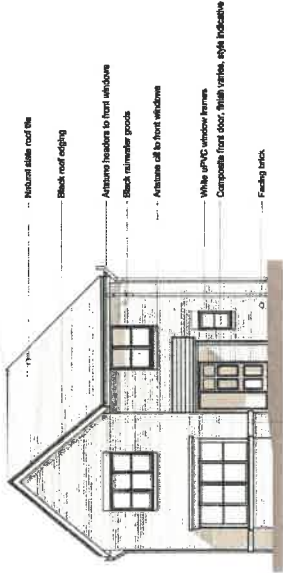
Roof Elevation 1:100



First Floor 1:100



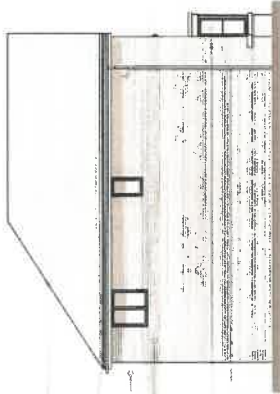
Ground Floor 1:100



Front Elevation 1:100

- Black roof ridge
- Natural slate roof tile
- Black roof edging
- Antique headers to front windows
- Black rainwater goods
- Antique sill to front windows
- White uPVC window frames
- Composite front door, black frame, glass infill
- Face brick

--- Promoting brick course band

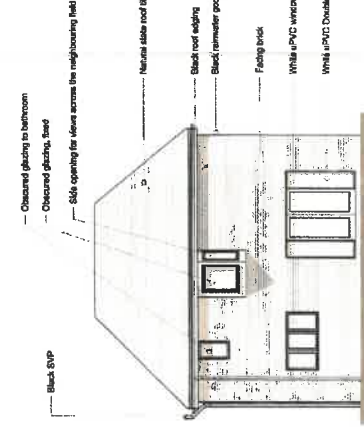


Side 1 Elevation 1:100

- Natural slate roof tile
- Black roof edging
- Angled window included at request of neighbouring homeowner
- Face brick
- White uPVC window frames
- Black rainwater goods

Side 2 Elevation 1:100

- Red 17 - side door omitted
- Red 18 - side door omitted to garage



Rear Elevation 1:100

- Black SYP
- Clashed glazing to bathroom
- Clashed glazing, base
- Side opening for views across the neighbouring field
- Black roof ridge
- Natural slate roof tile
- Black roof edging
- Black rainwater goods
- Face brick
- White uPVC window frames
- White uPVC Double doors with sideglaze

CYNLLUN DIWYGIEDIG
REVISED PLAN

Decymwyd/Received: **Ffesa**
Llohmok/signature: **ang**

A2

Block Type 1.2 - Gwynant

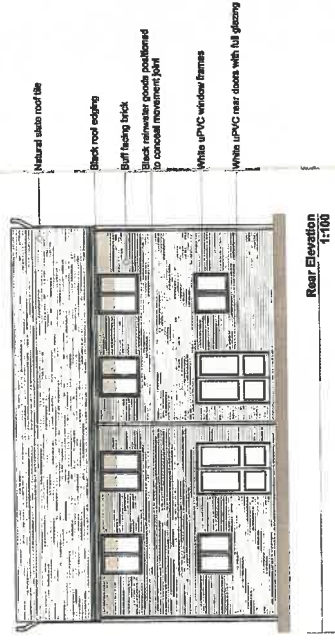
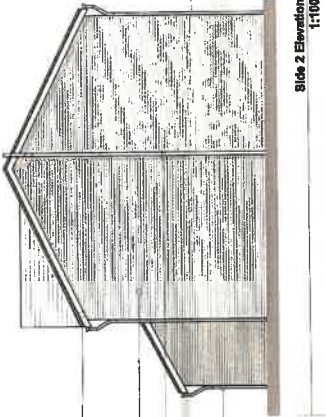
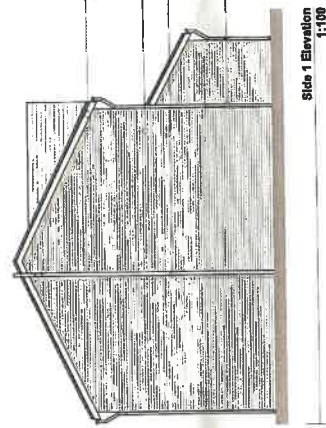
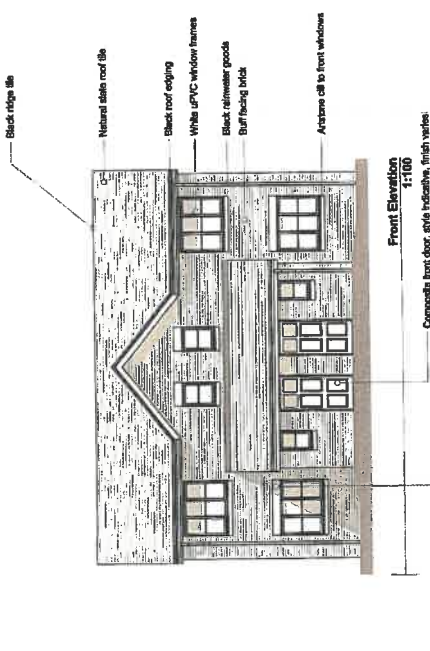
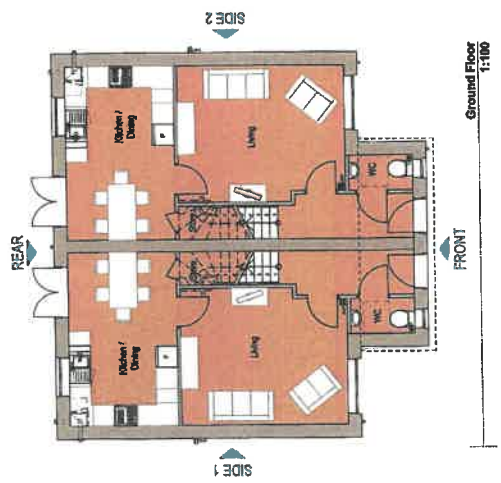
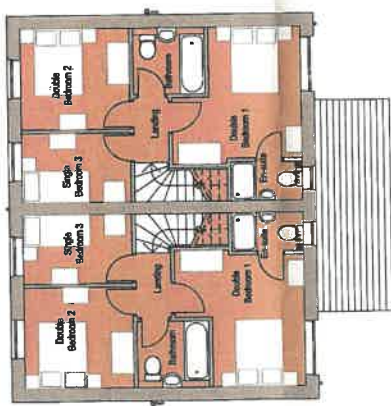
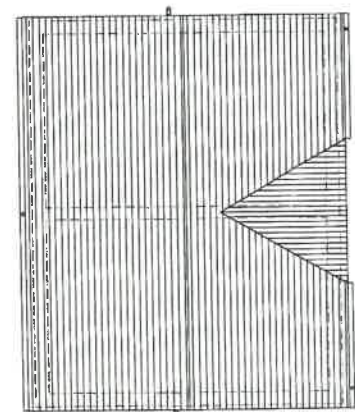
16.05.2019 HF
11.04.2019 HF

PROJECT NO.	1672	PLANNING	L-18-P3
DATE	APR 19	SCALE	1:100

JOHN MCCALL ARCHITECTS LTD
10-1 Arts Village, Henry Street, Liverpool L1 8BS Tel: 0151 707 818 Fax: 707 818
Old Corp Building, Church Street, Hayfield, SK22 2JE e-mail: johnmcall.co.uk

P3 Splayed window subjected
P2 Location key updated
Bontnewydd

Block Type 2.1 - Colwyn



CYNLLUN DIWYGEDIG
REVISED PLAN
 Datymwyd/Revised: 11.04.19
 Llofnod/signature: *[Signature]*

STATUS	PLANNING	DATE	11.04.2019
PROJECT NO.	1672	DATE	NOV 18
DRAWN BY	L11-P2	SCALE	1:100
CHECKED BY	HF		

A2

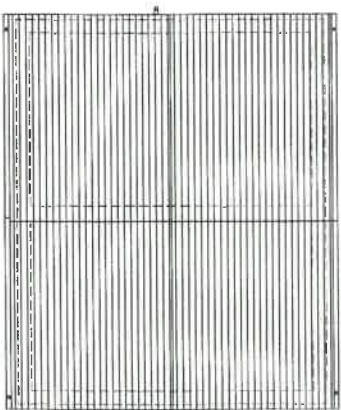
Block Type 2.1 - Colwyn

JOHN MCCALL ARCHITECTS LTD
 No 1 Arts Village, Henry Street, Liverpool L1 6SS Tel: 0151 707 1818 Fax: 707 1819
 Old Coop Building, Church Street, Haydock, SK22 2JE e-mail: admin@johnmccall.co.uk

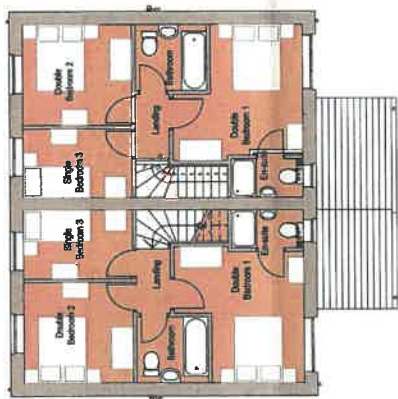
Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

Block Type 2.2 - Colwyn

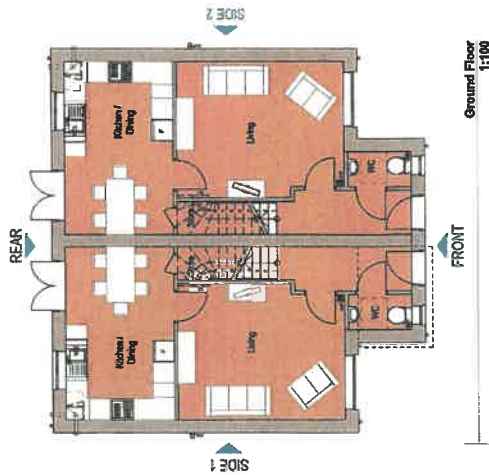
Exact height difference between units may vary between plots. See site plan for more details.



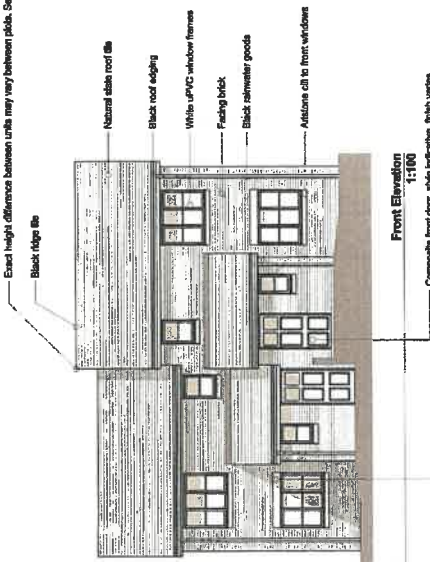
Roof 1:100



First Floor 1:100



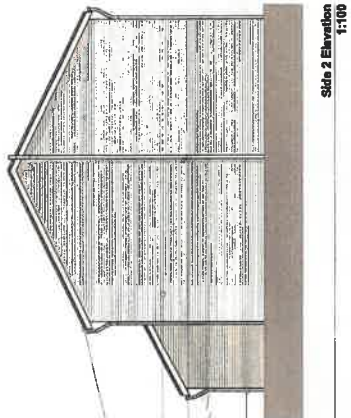
Ground Floor 1:100



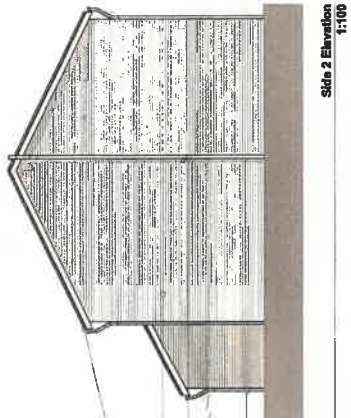
Front Elevation 1:100

Arched headers to front windows

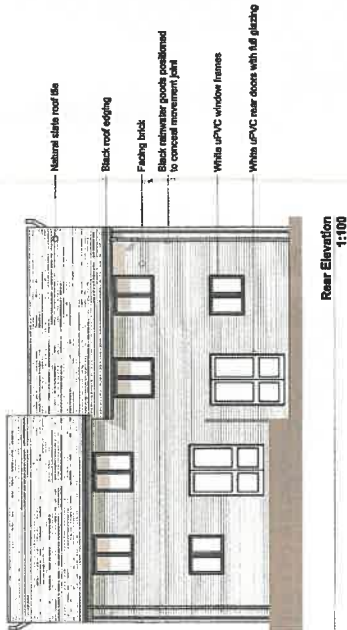
Composite front door, style indicative, finish varies



Side 1 Elevation 1:100



Side 2 Elevation 1:100



Rear Elevation 1:100



Unit Location Key - NTS

NOTES:
Facing brick to vary between plots as indicated above to increase variation in the streetscene.
Red multi brick -
Buff brick -

CYNLLUN DIWYGIEDIG
REVISED PLAN
Darby/Levyd/Revised 11.04.19
Lefnod/signature

Location key updated
Title tweaked as part of drainage design development

Borthnewydd

Block Type 2.2 - Colwyn

STATUS: **PLANNING**

PROJECT No.	1672	FORMAL No.	L-12-P3
DATE	HF	DECIDED	-
DATE	NOV 18	SCALE (ANSI)	1:100

JOHN MCCALL ARCHITECTS LTD
No. 7 Arts Village, Henry Street, Liverpool L1 9SS Tel: 0151 707 8169 Fax: 707 1819
Old Coop Building, Church Street, Hayfield, SK22 2JE e-mail: aurnin@johnmccall.co.uk

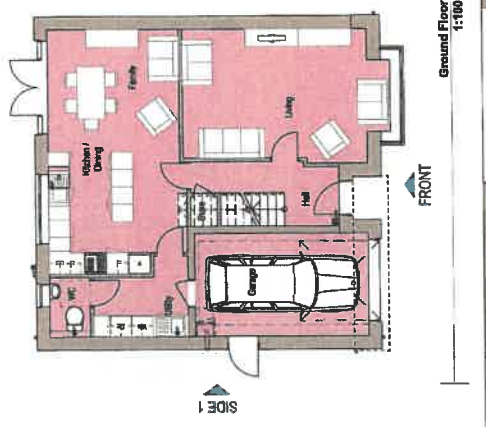
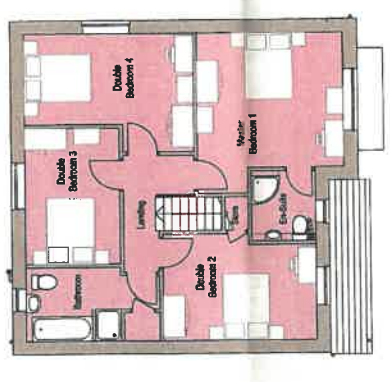
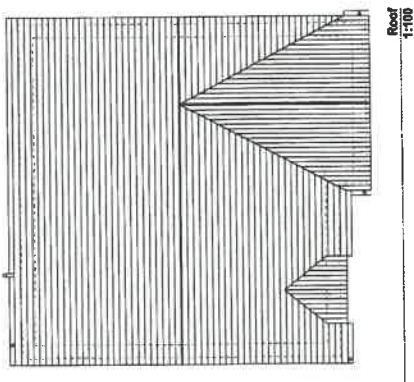
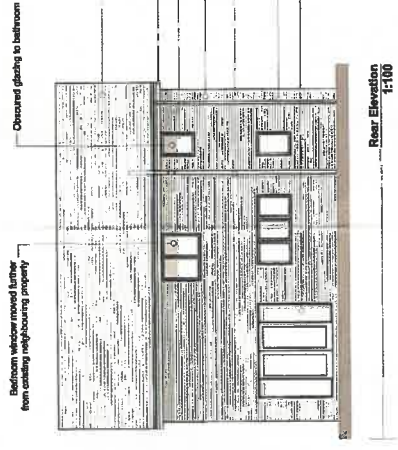
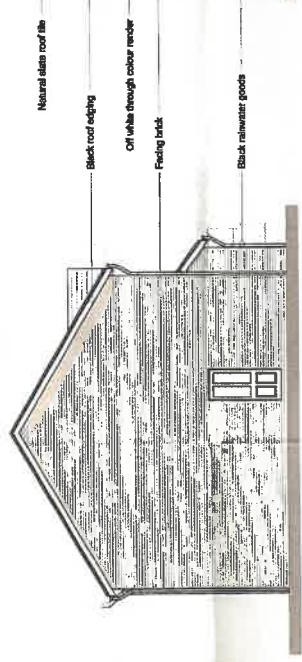
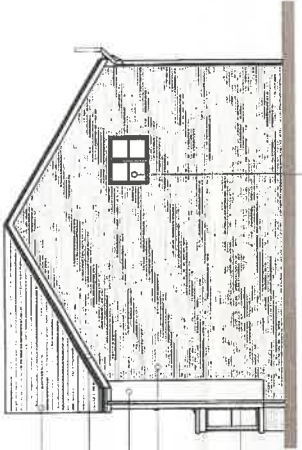
Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

Block Type 3.2 - Tegid

NOTES:
 Feeding brick to top between joints as indicated to the right to
 'match' a condition in the elevation.
 Red match brick -
 Buff brick -



CYNLLUN DIWYGIEDIG
 REVERSED PLAN
 Derby Road, Llanfair, 13-05-19
 Unit Location Key - MTS



PROJECT	Bontnewydd	DATE	MAY 19
CLIENT	Block Type 3.2 - Tegid	SCALE	1:100
STATUS	PLANNING	PROJECT NO.	L20-P1
		DATE	1672
		SCALE	HF
		DATE	MAY 19
		SCALE	1:100

JOHN MCCALL ARCHITECTS LTD
 No. 1 Arts Village, Henry Street, Liverpool L1 5BS. Tel: 0151 707 1818. Fax: 707 1819
 Old Coop Building, Church Street, Hayfield, SK22 2JE. e-mail: admin@johnmccall.co.uk

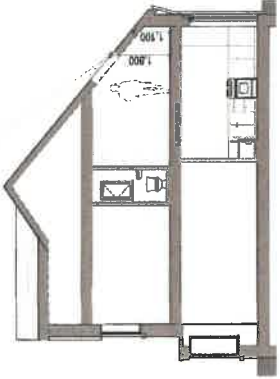
Block Type 4.2 - Ogwen

Keyline window details to refer above the top of page



Unit Location Key - NTS

NOTES:
 - Keyline to refer between plots as indicated above to increase variation in the structure.
 - Red mullion brick -
 - Buff brick -
 - Some of these units also includes a garage, arrangement and size of which varies between plots, please see site plan for more information.



Section 1
1:100

Black ridge tile



Front Elevation
1:100

- Natural slate roof tile
- Black roof edging
- White UPVC window frames
- Artexed ceiling to front windows
- Facing brick
- Off white through colour render
- Black window goods
- Composite front door, style indicative, finish varies



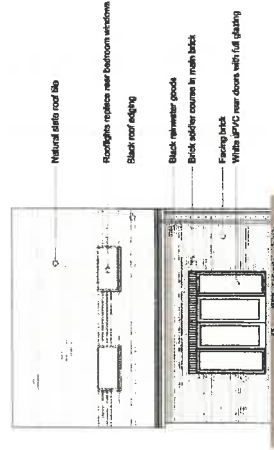
Side 2 Elevation
1:100

- Natural slate roof tile
- Black roof edging
- Facing brick
- Black window goods
- Black GUP
- Off white through colour render
- White UPVC window frames



Side 1 Elevation
1:100

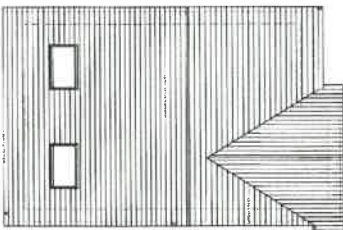
Natural slate roof tile



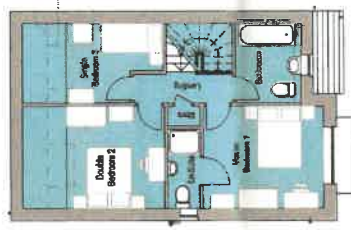
Rear Elevation
1:100

- Rooflights replace rear bathroom windows
- Black roof edging
- Black window goods
- Brick soffits remain in rear brick
- Facing brick
- White UPVC rear doors with full glazing

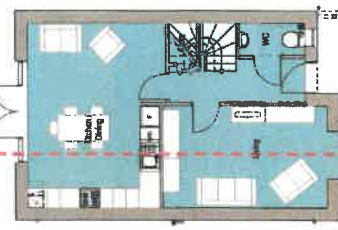
1.8m head height below this point
 Large valves to replace rear windows



Roof
1:100



First Floor
1:100



Ground Floor
1:100

CYNLLUN DIWYGIEDIG
 REVISED PLAN
 Derbymwyd/Received: 170519
 Llofnod/Signature: *ASA*



PROJECT
 Bontnewydd
 Block Type 4.2 - Ogwen

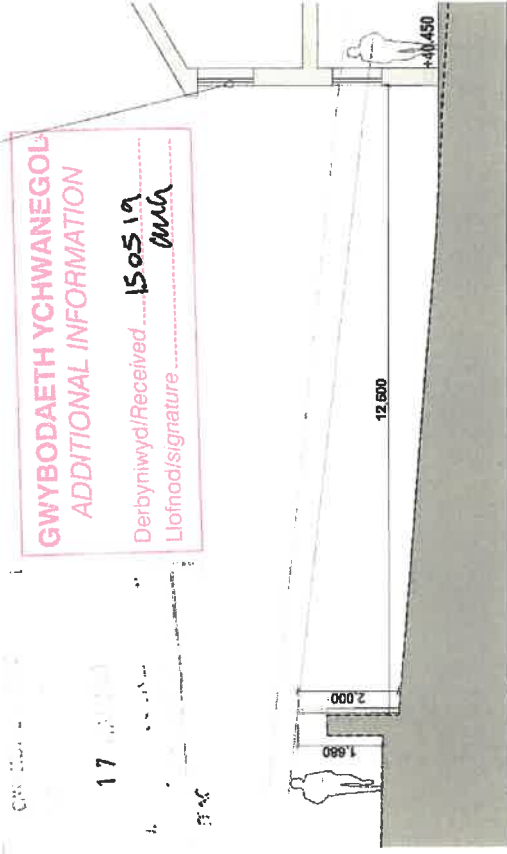
CLIENT
 JOHN MCCALL ARCHITECTS LTD
 Area: Village, Heavy Street, Llanwddol Llanysfa, Powys, NP23 5JE
 Tel: 0157 707 1516 Fax: 707 1519
 Email: admin@johnmccall.co.uk

DATE
 16/05/19

PLANNING
 REF: 1672
 L:18-P1
 COUNTY: MS
 DISTRICT: HF
 DATE: MAY 19
 SCALE: 1:100

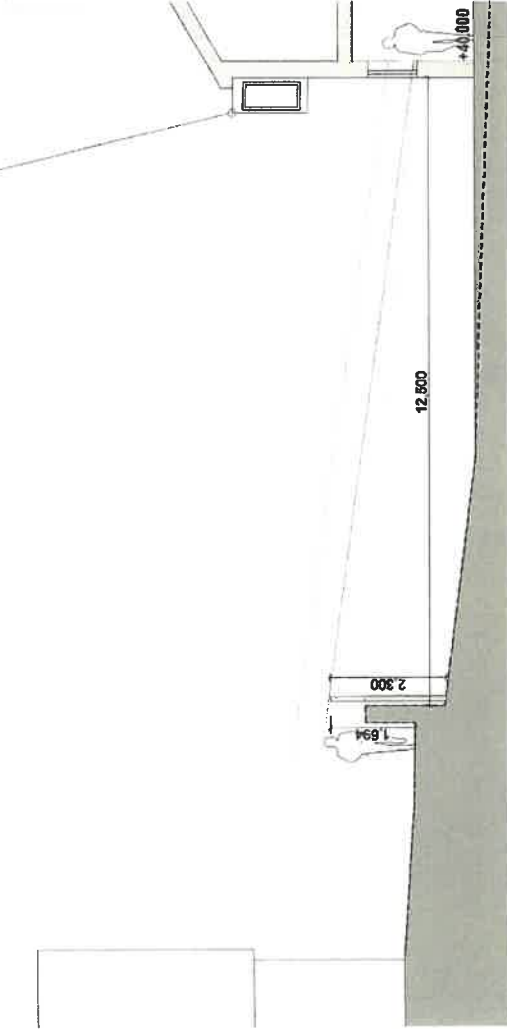
Dimensions are to be checked on site. Do not scale from drawings. Report discrepancies to the Architect.

1 bedroom window moved to the gable and other remaining bedroom window moved away from the existing property



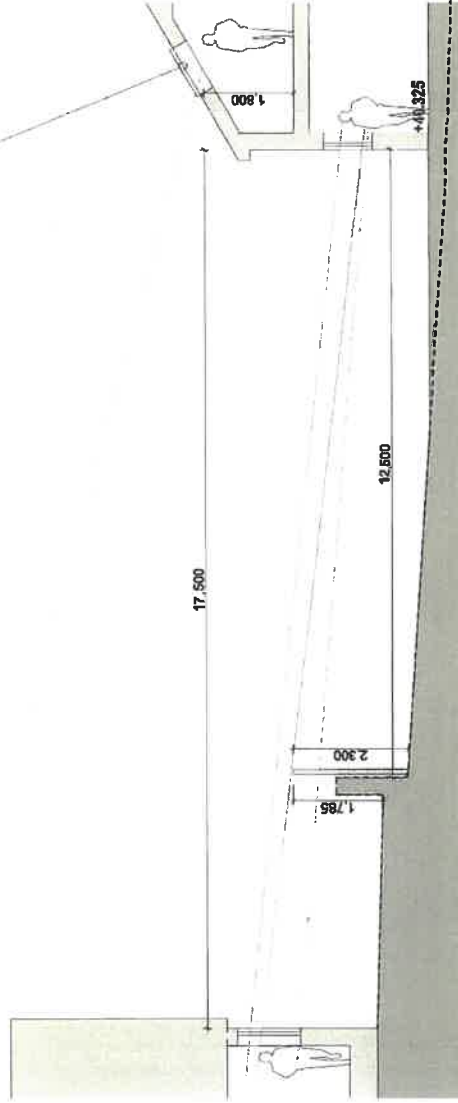
Plot 16

Angled window ensures no first floor windows look onto adjacent garden



Plot 14

Rear bedroom windows removed and replaced with high level rooflights, above eye height



Plot 15

NOTES

Height of neighbour floor level is approximate based upon external levels. Existing wall heights are approximate based upon client conducted survey.

Proposed finished floor levels are as per current engineers levels and subject to minimal change to suit conditions on site. Extent of view line is approximate, the new boundary annotated shows the approx height required to prevent casual views from the neighbouring property into the proposed dwellings at ground floor level.

Strategy for reducing the concerns of overlooking by the neighbouring property from proposed first floor to existing neighbour are as annotated. These are efforts over and beyond the planning requirements.



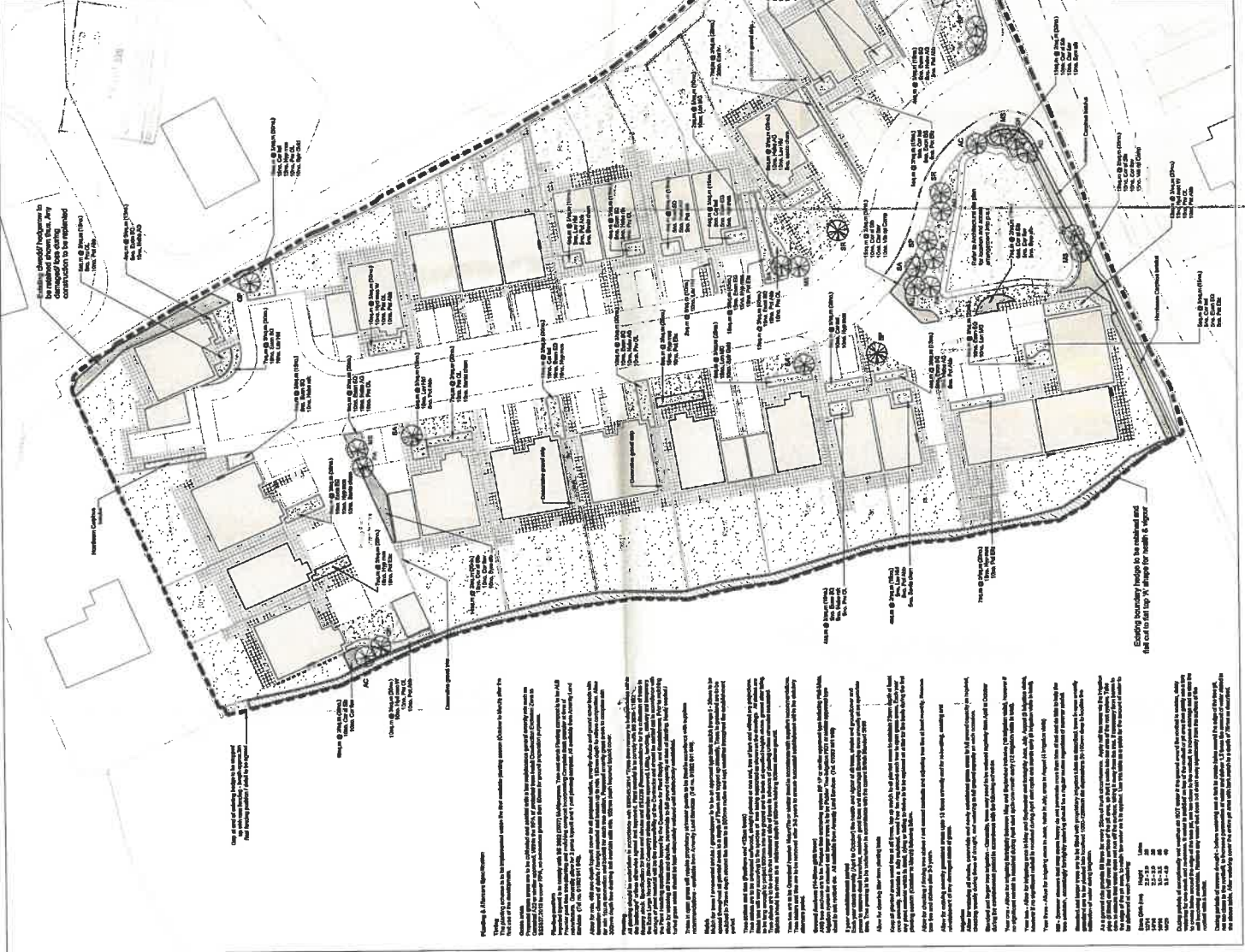
Section Location Plan - NTS

KEY

- Extent of view line
- - - View line if boundary unaltered
- Existing ground line



PLANTING SCHEDULE	Plant Name	Quantity	Height	Notes
1	Acacia	10	1.8m	Standard
2	Albizia	10	2.1m	Standard
3	Buddleia	10	2.1m	Standard
4	Camellia	10	1.8m	Standard
5	Cornus	10	1.8m	Standard
6	Crataegus	10	1.8m	Standard
7	Deutzia	10	1.8m	Standard
8	Euonymus	10	1.8m	Standard
9	Hypericum	10	1.8m	Standard
10	Hypericum	10	1.8m	Standard
11	Hypericum	10	1.8m	Standard
12	Hypericum	10	1.8m	Standard
13	Hypericum	10	1.8m	Standard
14	Hypericum	10	1.8m	Standard
15	Hypericum	10	1.8m	Standard
16	Hypericum	10	1.8m	Standard
17	Hypericum	10	1.8m	Standard
18	Hypericum	10	1.8m	Standard
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99	Hypericum	10	1.8m	Standard
100	Hypericum	10	1.8m	Standard



Planting Schedule

Plant Name: [List of plant names]

Quantity: [List of quantities]

Height: [List of heights]

Notes: [List of notes]

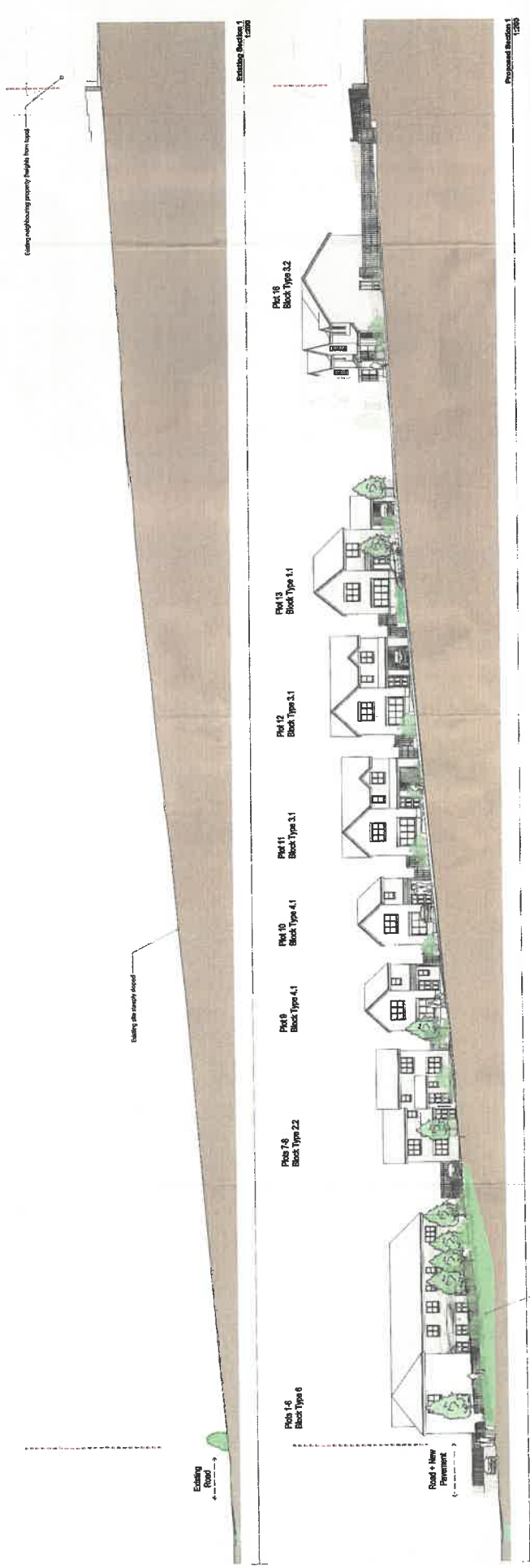
PLANNING

Proposed Residential Development, Bontrwydd

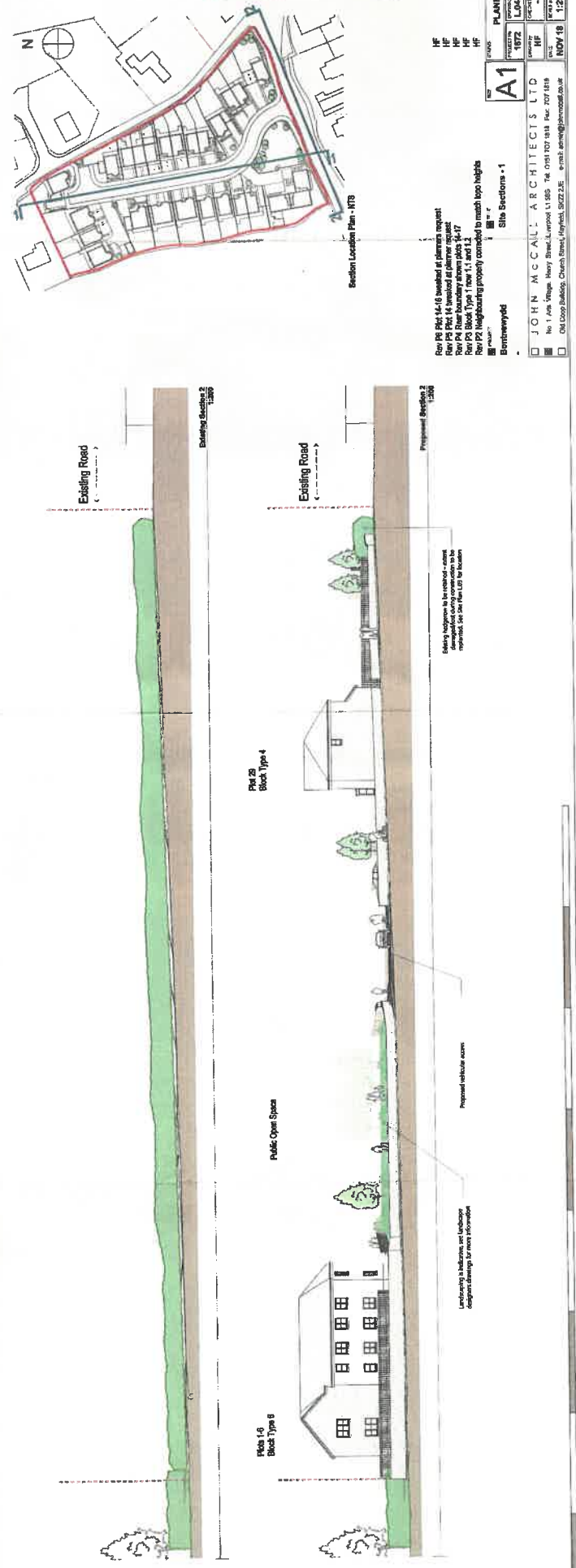
Soft Landscape Proposals

Dwg. No. 09/11/10/1 [A] @ 1:200 [Nov 2016]

Site Sections - 1



Public open space shown to indicate the proposed layout and design drawings for the development.



Public open space shown to indicate the proposed layout and design drawings for the development.



CYNLUN DIWYGIOD
 Revised Plan
 Derbyshire
 17/11/18 2.3
 GYM - 17/11/18 2.3
 17/11/18 2.3
 17/11/18 2.3

CRICKS APPROVED
 ADAM WOODCOCK
 17/11/18 2.3
 17/11/18 2.3

PLANNING

DATE	OFFICER	STATUS
16.05.2018	HF	1672
05.04.2019	HF	1672
05.04.2019	HF	1672
12.12.2019	HF	1672

A1

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 Tel: 0151 707 1818 Fax: 0151 707 1819
 Email: john@johnmccall.co.uk

Site Sections - 1

Rev P1: Pkts 14-16 located at planning request
 Rev P2: Pkts 14 located at planning request
 Rev P3: Pkts 15 located at planning request
 Rev P4: Pkts 16 located at planning request
 Rev P5: Block Type 1 row 1.1 and 1.2
 Rev P6: Neighbouring property consented to match top heights

Barnsley