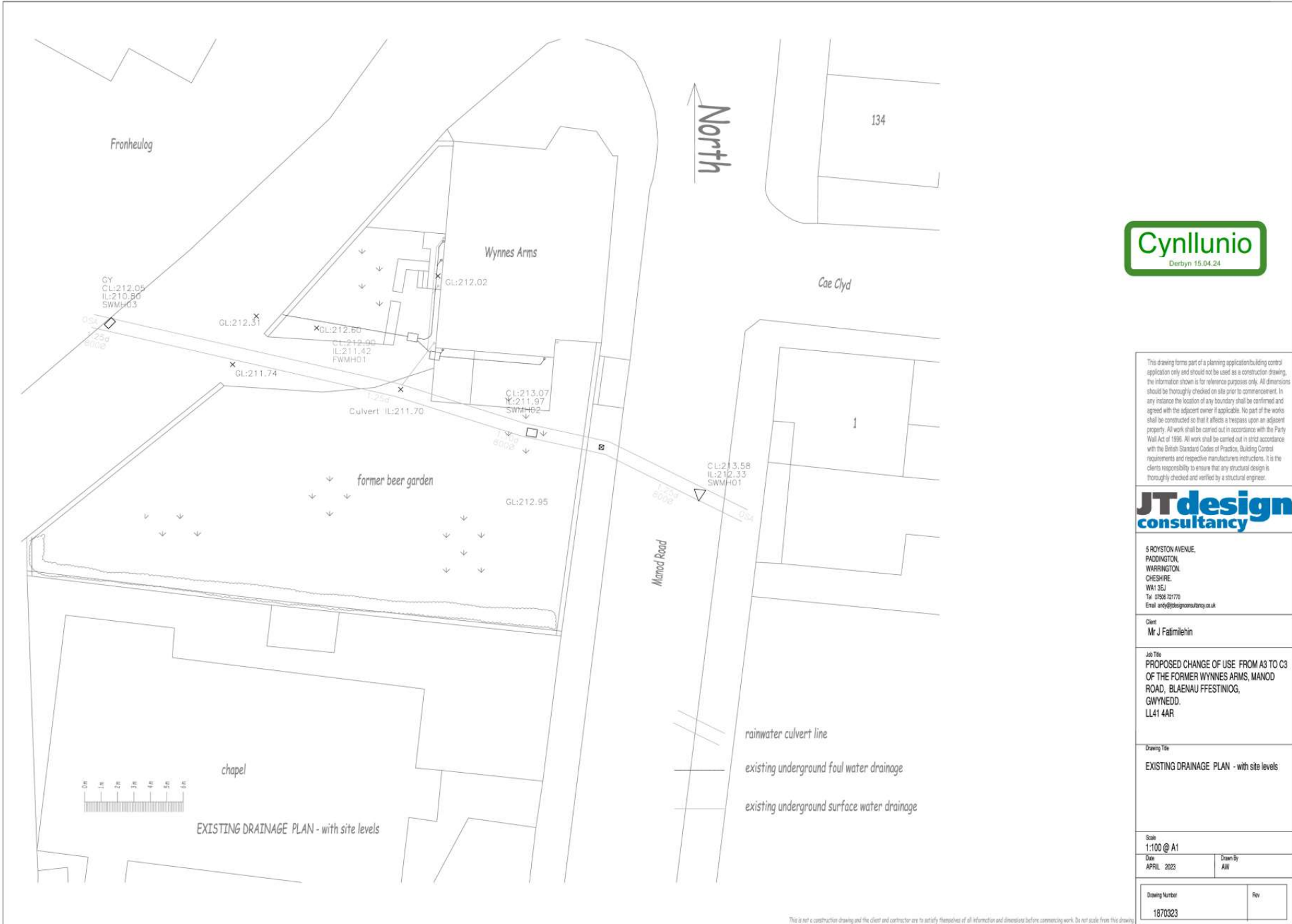


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	Site	
	Wynnes Arms	
	Project Name	
	Location Plan	
	Scale	
	1:1250	



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Client
Mr J Fatimlehin

Job Title
PROPOSED CHANGE OF USE FROM A3 TO C3 OF THE FORMER WYNNES ARMS, MANOD ROAD, BLAENAU FFESTINIOG, GWYNEDD. LL41 4AR

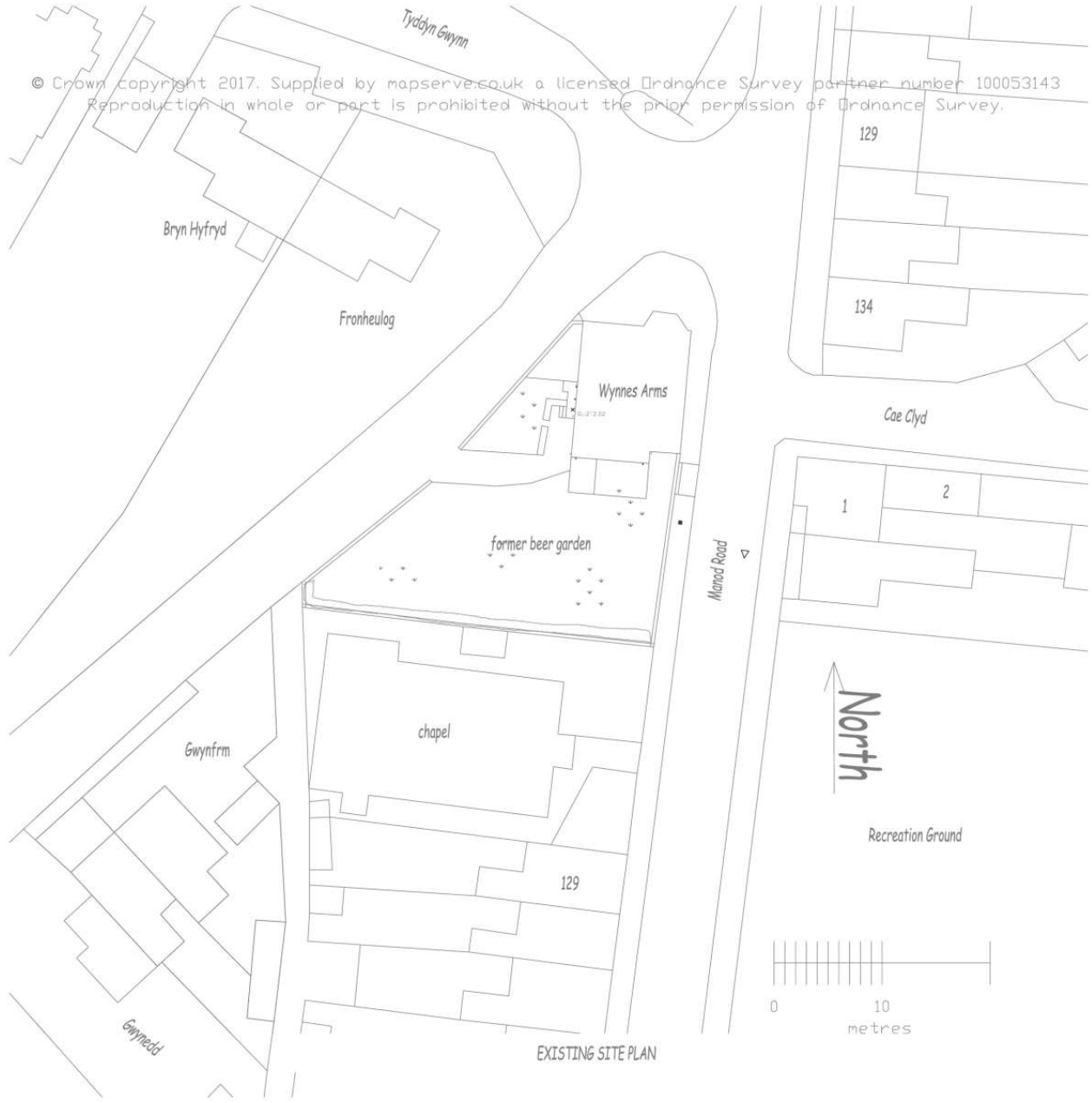
Drawing Title
EXISTING DRAINAGE PLAN - with site levels

Scale
1:100 @ A1
 Date
APRIL 2023
 Drawn By
AW

Drawing Number	Rev
1870323	

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Job Title
**PROPOSED CHANGE OF USE FROM A3 TO C3
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 ROAD, BLAENAU FFESTINIOG,
 GWYNEDD,
 LL41 4AR**

Drawing Title
 EXISTING SITE PLANS

Scale
 1:200 @ A1

Date
 MARCH 2023

Drawn By
 AWW

Drawing Number
 1830323

Rev



This drawing forms part of a planning application/building control application only and should not be used as a construction drawing. The information shown is for reference purposes only. All dimensions should be thoroughly checked on site prior to commencement. In any instance the location of any boundary shall be confirmed and agreed with the adjacent owner if applicable. No part of the works shall be constructed so that it affects a trespass upon an adjacent property. All work shall be carried out in accordance with the Party Wall Act of 1996. All work shall be carried out in strict accordance with the British Standard Codes of Practice, Building Control requirements and respective manufacturers instructions. It is the clients responsibility to ensure that any structural design is thoroughly checked and verified by a structural engineer.



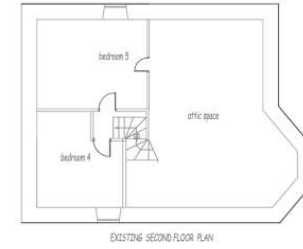
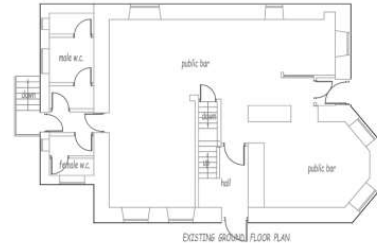
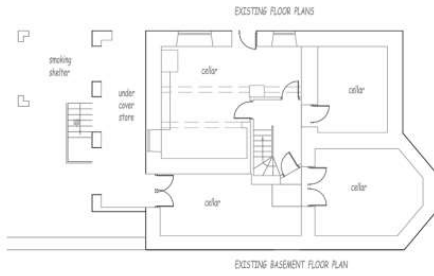
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 GWYNEDD,
 LL41 4AR

Drawing Title:
 PROPOSED DRAINAGE PLAN - with site levels

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LL41 4AR

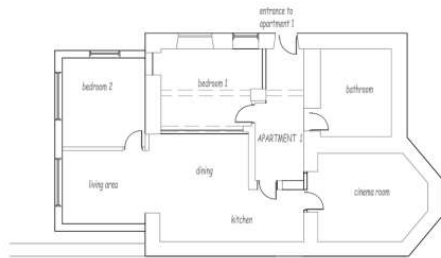
Drawing Title
EXISTING FLOOR PLANS AND ELEVATIONS

Scale
1:100 @ A1
Date
MARCH 2023

Drawn By
AW

Drawing Number
18110323

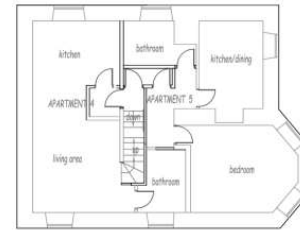
Rev



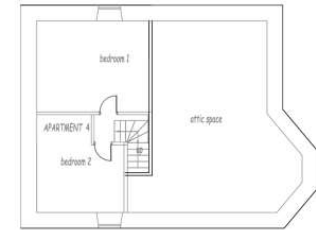
PROPOSED BASEMENT FLOOR PLAN



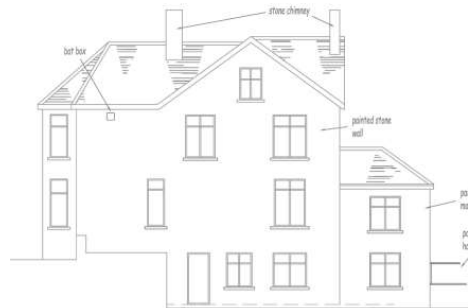
PROPOSED GROUND FLOOR PLAN



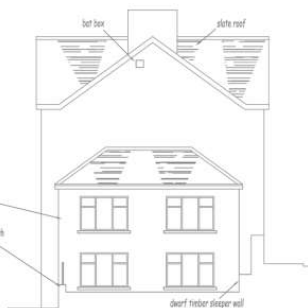
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

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Client
JOOF HOMES LIMITED

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PROPOSED CHANGE OF USE FROM A3 TO C3
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Drawing Title
PROPOSED FLOOR PLANS AND ELEVATIONS



Scale
1:100 @ A1

Date
MARCH 2023

Drawn By
AW

Drawing Number
1820323

Rev

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PROPOSED LANDSCAPING PLAN



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Job Title:
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 GWYNEDD,
 LL41 4AR

Drawing Title:
 PROPOSED LANDSCAPING PLAN

Scale:
 1:200 @ A1

Date:
 MARCH 2023

Drawn By:
 AW

Drawing Number	Rev
18600323	B

Rev A) Oct 23 - Permeable surfacing area extended
 Rev B) Dec 23 - dimensions and site rock positions corrected
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PROPOSED SITE PLAN

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Job Title
PROPOSED CHANGE OF USE FROM A3 TO C3
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GWYNEDD.
LL41 4AR

Drawing Title
PROPOSED SITE PLANS

Scale
1:200 @ A1

Date
MARCH 2023

Drawn by
AW

Drawing Number
1840323

Rev
A

Rev A) Dec 23 - Bin store and bike rack position amended
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