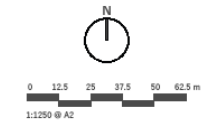
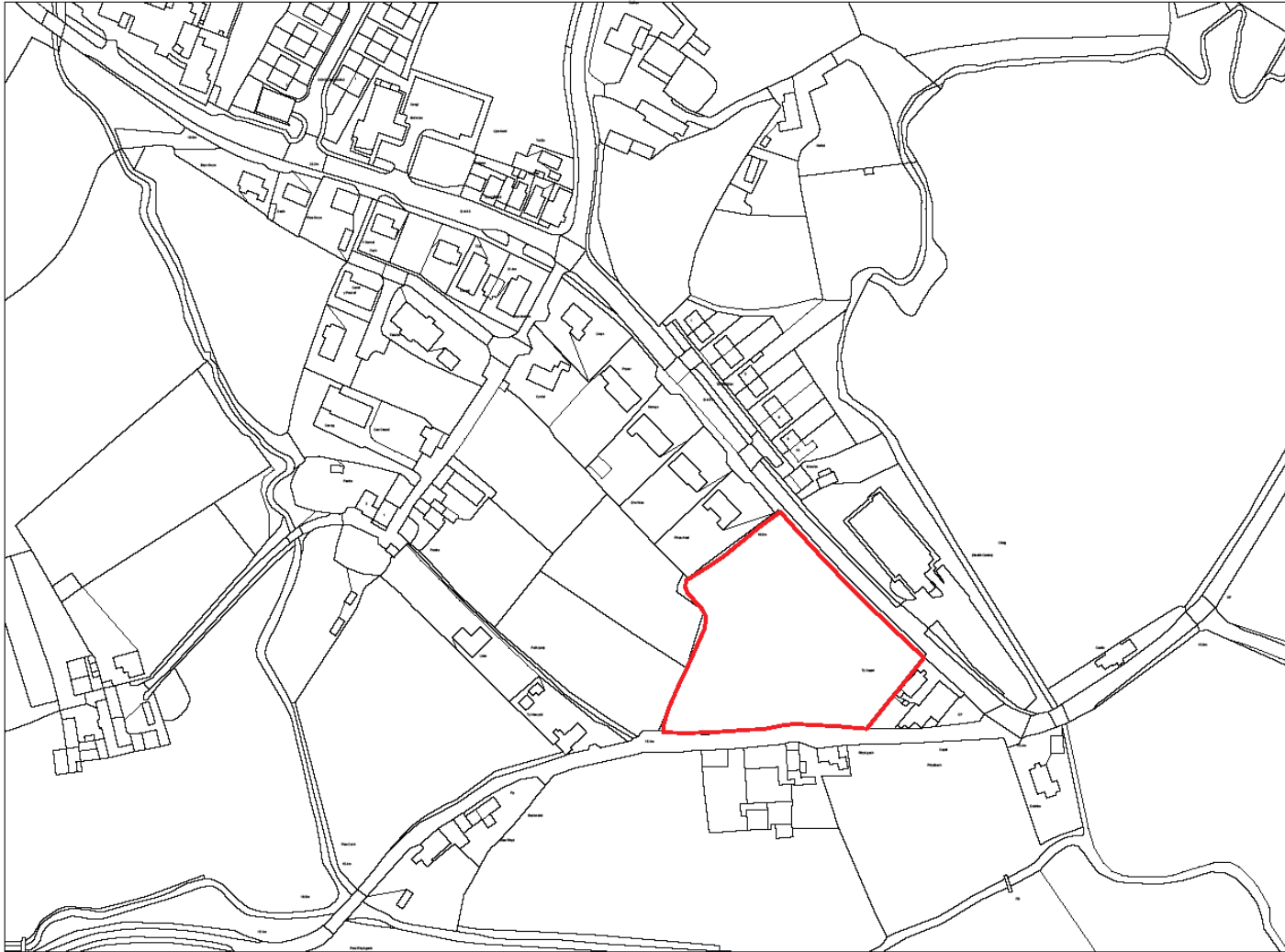


PRINTED: 28/09/2022 11:58:55				
REV.	DESCRIPTION	DATE	BY	CHK.
P1	INITIAL ISSUE	16/09/2022	GS	SD
P2	NO CONCEPT SUBMISSION	28/09/2022	GS	GS
P3	ADDITIONAL IFC INFORMATION	06/11/2022	GS	GS
P4	PLANNING AND IFC UPDATE	20/10/2022	GS	SD





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PROJECT:
 CAE CAPEL HOUSING,
 BOTWNNOG

CLIENT:
 RWE LTD | ADRA

DRAWING TITLE:
 LOCATION PLAN

DRAWING STATUS: PLANNING	STATUS: S3
DRAWING No: CCH-SAL-01-ZZ-DR-A-0001	PROJECT No: P1154
SCALE: 1:1250@A2	REVISION: P4

LOCATION PLAN

SCALE: 1 : 1250

KEY

- EXTERNAL GARDEN SHEED TO BE SECURED BY FENCING TO APPROX 1.8m HEIGHT. AN GATED APPROACH WITH PLAY SPACE (R 1.3m) TO COPIABLE WITH 300mm ALL WOODEN DECKING LOGGIA & C. SHEED TO BE TO AND INCLUDING IDEALY CONCRETE BALUS AND DR. FENCE. INCLUDING GATED ENTRY MEMORABLE ON BLUNDED 300mm HARDWOOD DECK
- ALTERNATIVE EXTERNAL GARDEN SHEED TO PLOT 1-5 REGARD A NUMBER OF STORAGE KIOSKS (R 1.1 X 0.7 X 0.8)
- EXTERNAL RAIN WATER COLLECTION BUTTS. FROM THE INCLUDING ON E/W. WIND RESISTANT TO TAP FOR WATER FROM GUTS. SUPPLY TO INLET F 0.75m LEVEL WITH MAIN WATER PIPE.
- BIKE STORE AREAS - PROVIDE 200 CYCLES. AIR AS TO STORE AND WIND PROTECTURE. BIKE REPAIRING WORKS.
- BIKE STORAGE PROVIDED TO PLOT 1-5 PROTECTURE DESIGNER AND INHERIT 1.5m x 1.5m WHEELER STORAGE / BIKE STORAGE
- SUPLY & FIXING TO LINES & FITTINGS
- ALL PLOTS TO BE TOOK IN OUTLINE CONCEPT UNDER PROTECTURE AS ALSO LIGHT SHADE TO VISUALY. NO. TO VISUALY TO EXIST AND SMOOTH THROUGH. TO PLOT SITE AS TO 60% TO 80% OF PLOT AREA WORKING OUT FROM F 0.75m.
- IN 300m SQUARE IN SHU CONDUCT TO BE TO AREA TO BE PROVIDED TO THE SITE (SITING TO BE TO 1.45V2 REAR GARDEN AREA)
- EXTERNAL AIR SOURCES HEAT PUMPS

ECOLOGY ENHANCEMENTS

1. HEDGECROW SITES TO ALL GARDEN FENCES AS ECOLOGY RECOMMENDATIONS
 2. THE REAR EDGE ON THE SITES WESTERN BOUNDARY TO BE PROVIDED AS FOOD GUEST RECOMMENDATIONS
- HEDGECROW PLANTS**
- BURNING TOXICUS AURIF. ANNA
 - E. LIND. ISAMICUS VIGRA
 - HEDGECROW (SARANGUS MORGANII)
 - B. BACCHITHOR 20%
 - DOG ROSE: ROSA CANINA
 - GARDEN FROG: VIBURNUM OPULUS
 - HEDGECROW (SARANGUS MORGANII)
3. NEW HEDGE PLANTING TO THE SOUTH AND WEST. WESTERN BOUNDARY ON TOP OF THE TO DOG WALL WHERE POSSIBLE AS FOOD GUEST RECOMMENDATIONS
- PROPOSED NEW HEDGE PLANTING**
- E. LIND. ISAMICUS VIGRA 20%
 - HEDGECROW (SARANGUS MORGANII) 20%
 - E. LIND. ISAMICUS VIGRA 20%
 - HEDGECROW (SARANGUS MORGANII) 20%
 - B. BACCHITHOR 20%
4. NEW TREE PLANTING (20%) PLANTED ACROSS THE SITE AS ECOLOGY RECOMMENDATIONS
- PROPOSED TREE PLANTING**
- BURNING TOXICUS AURIF. ANNA
 - CHESTNUT (CASTANEA SATIVA)
 - BURNING TOXICUS AURIF. ANNA
 - CHESTNUT (CASTANEA SATIVA)
 - CHESTNUT (CASTANEA SATIVA)
 - CHESTNUT (CASTANEA SATIVA)
 - CHESTNUT (CASTANEA SATIVA)
- BAT TUBES
 - BAT TUBES TO BE TO LOCATED IN THE PARKING OF THE W. BUNGALOWS. PLACED AS HIGH ON THE F 1.1m AS POSSIBLE. AREA WHERE F 1.1m EXTERNAL LOGGIA - PROVIDE TO BE TO ON THE SIDE WALLS



KEY

AFFORDABLE HOUSES

TYPE	AMOUNT
3PR BUNGALOW	DQR - 3P2B BUNGALOW 4
4PR DORMER BUNGALOW	DQR - 4P2B DORMER BUNGALOW 6
5PR DORMER BUNGALOW	DQR - 5P3B DORMER BUNGALOW 8

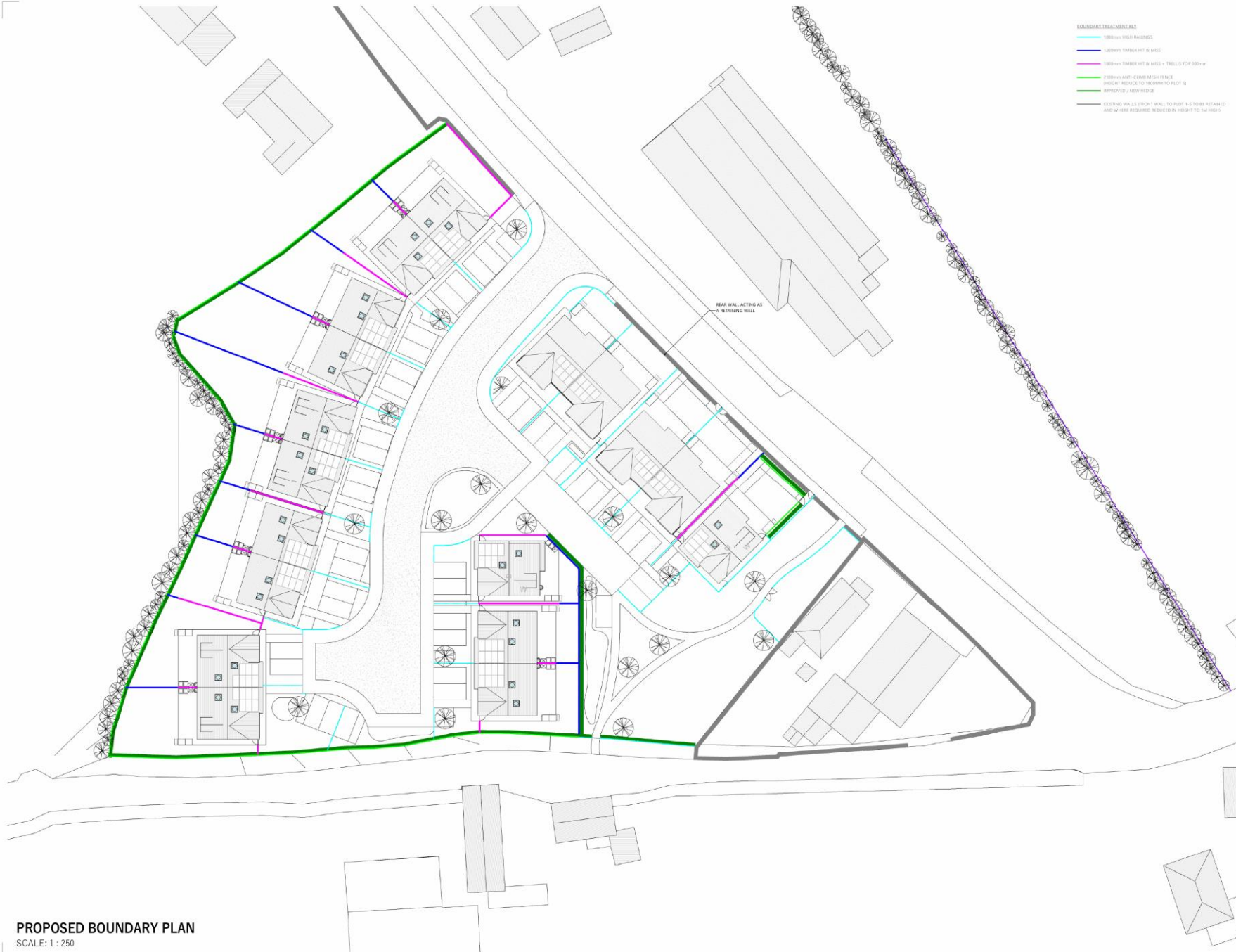
Total 18

GWYNNED RECREATIONAL NEEDS - OSRV REQUIREMENT BASED ON THE ABOVE MIX: 876m²

- SUDS FEATURES
- PUBLIC OPEN SPACES

EXISTING BT HOLE AND STAY

NEW HEDGE PLANTING TO THE SOUTH AND WESTERN BOUNDARY ON TOP OF THE TO DOG WALL WHERE POSSIBLE AS FOOD GUEST RECOMMENDATIONS

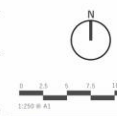


BOUNDARY TREATMENT KEY

- 1000mm HEAVY RAILINGS
- 1200mm TIMBER HT 8 RAIS
- 1800mm TIMBER HT 8 RAIS + TRELLIS TOP 300mm
- 1500mm ANTI-CRASH MESH FENCE (HEIGHT REDUCE TO 1200mm TO PLOT 5)
- IMPROVED / NEW FIELDS
- EXISTING WALLS FRONT WALL TO PLOT 1-5 TO BE RETAINED AND WHERE REQUIRED REDUCED IN HEIGHT TO 1M HIGH

REV	DESCRIPTION	DATE
P1	FRESHVILLE FOR COMMENT	01/08
P2	UPDATES LAYOUT FOLLOWING CLIENT COMMENTS	06/08
P3	AREA REFINEMENTS FOLLOWING UPDATES	06/08
P4	SOILS REMEDIATION SURFACES VISIBILITY UPDATES ADDED	23/08
P5	SOILS REMEDIATION SURFACES UPDATES	23/08
P6	REVISED FENCE	01/09
P7	REVISED CONCEPT SUBMISSION	28/09
P8	ADDITIONAL WEI INFORMATION	08/10
P9	PLANNING AND WIS UPDATES	20/10
P10	BOUNDARY TREATMENT CHANGES	06/11
P11	CLIENT COMMENTS INCORPORATED	27/11
P12	PLANNING CONSULTANTS COMMENTS	01/12
P13	REVISED COMMENTS	15/12
P14	PLANNING UPDATES	21/12
P15	PLOT 5 GARDEN FENCING ADJUSTED	22/12

REAR WALL ACTING AS A RETAINING WALL



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CAE CAPEL HO
BOTW
RWE LTD

PROPOSED BOUNDARY

PROPOSED BOUNDARY PLAN
SCALE: 1 : 250



Note: Existing ground level

REV.	DESCRIPTION	DATE	BY	CHECK
P1	POST ISSUE FOR COMMENT	15/07/2012	SD	GI
P2	UPDATES LAYOUT FOLLOWING CLIENT COMMENTS	18/07/2012	SD	GI
P3	3D BOUNDARY FOOTPRINT UPDATES	18/07/2012	SD	GI
P4	SOIL PERMEABLE SURFACES & MOBILITY STRIP ADDED	23/09/2012	ME	SD
P5	SOIL PERMEABLE SURFACES UPDATES	23/09/2012	SD	GI
P6	FINAL ISSUE	19/10/2012	GI	SD
P7	ME CONSULT SUBMISSION	28/10/2012	GI	SD
P8	ADDITIONAL ME INFORMATION	30/11/2012	GI	SD
P9	PLANNING AND ME UPDATE	20/01/2013	GI	SD
P10	BOUNDARY TREATMENT CHANGES	16/07/2013	GI	SD
P11	CLIENT COMMENTS INCORPORATED	27/10/2013	ME	GI
P12	ME COMMENTS	13/11/2013	GI	SD
P13	PLANNING UPDATES	21/06/2014	GI	SD
P14	POST 5 GARDEN FENCING ADDED	27/06/2014	GI	SD

STREET SCENE 1

SCALE: 1 : 200



Note: Existing ground level



Note: Existing ground level

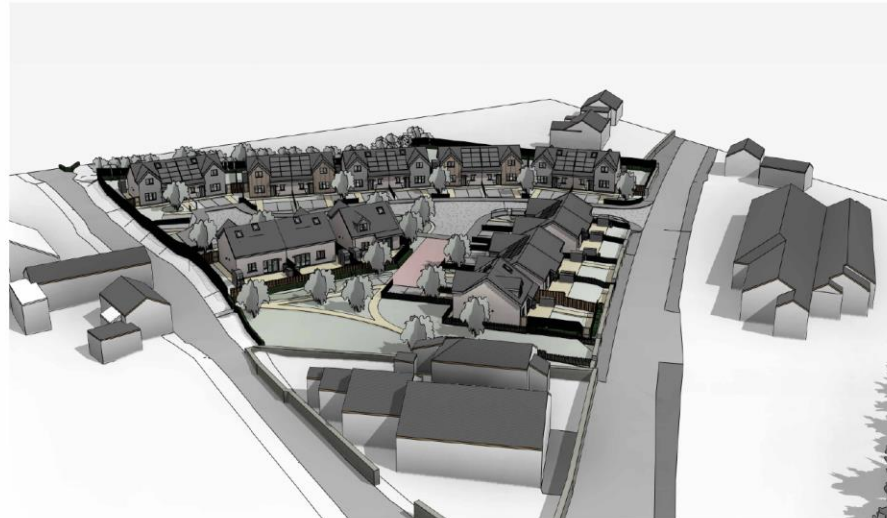
STREET SCENE 2

SCALE: 1 : 200



STREET SCENE 3

SCALE: 1 : 200



1:200 @ A2



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PROJECT
CAE CAPEL HOUSING,
BOTWNNOG

CLIENT
RWE LTD | ADRA

DRAWING TITLE
STREET SCENE

DRAWING STATUS:	STATUS:
PLANNING	S3
DRAWING No:	PROJECT No:
CCH-SAL-01-ZZ-DR-A-0005	P1154
SCALE:	REVISION:
1 : 200@A2	P14

3D VIEW 1

3D VIEW 2

NO.	DESCRIPTION	DATE	BY	CHK
P1	PLANNING CONSULTANTS COMMENTS	30/10/2023	ME	CS
P2	PLANNING OFFICERS	21/06/2024	GS	SD
P3	PLOT 3 GARDEN FENCING REVISED	27/06/2024	GS	SD



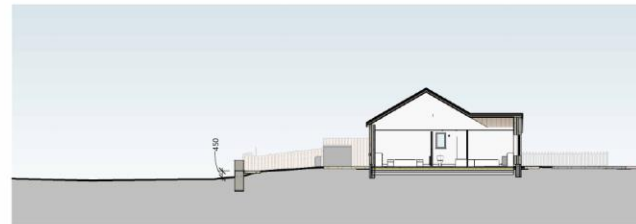
STREET ELEVATION

SCALE: 1 : 200



SECTION THROUGH PLOT 2

SCALE: 1 : 200



SECTION THROUGH PLOT 4

SCALE: 1 : 200



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PROJECT:
CAE CAPEL HOUSING,
BOTWNNOG

CLIENT:
RWE LTD | ADRA

DRAWING TITLE:
STONE BOUNDARY WALL

DRAWING STATUS	STATUS
PLANNING	S3
DRAWING No: CCH-SAL-01-ZZ-DR-A-0007	PROJECT No: P1154
SCALE: 1 : 200 @ A2	REVISION: P3



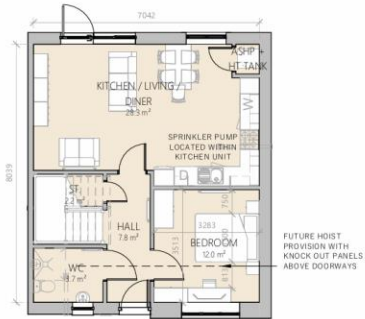
5P3B FIRST FLOOR
SCALE: 1 : 100



FRONT ELEVATION
SCALE: 1 : 100

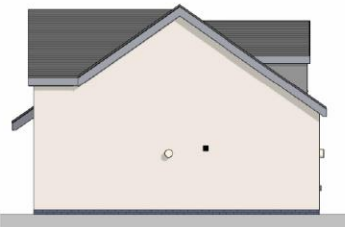


REAR ELEVATION
SCALE: 1 : 100

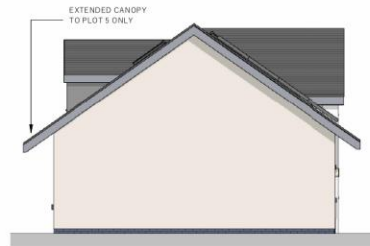


5P3B GROUND FLOOR
SCALE: 1 : 100

PLOT 5, 6, 9, 10, 13, 14, 17, 18



SIDE ELEVATION
SCALE: 1 : 100



SIDE ELEVATION PLOT 6&5
SCALE: 1 : 100

ENERGY REQUIREMENTS				
REV	DESCRIPTION	DATE	BY	CHK
P1	ISSUED FOR PRESENTATION	15/11/2022	SB	GU
P2	PLANNING AND WELSH WATERS	20/01/2023	SB	SB
P3	CLIENT COMMENTS	27/05/2023	ME	GU
P4	WELSH WATERS APPROVED	09/02/2024	ME	GU
P5	PLANNING UPDATES	21/06/2024	SB	SB

NEW HOMES MUST MEET ENERGY AND DECARBONISATION REQUIREMENTS WHICH CONSISTS OF:
ACHIEVING EPC A (SAP82 OR GREATER) THROUGH THE MINIMUM FABRIC STANDARD SET OUT IN 'APPENDIX E' - ELEMENTAL SPECIFICATION FOR THE DETER, WITHIN THE BUILDING REGULATIONS APPROVED DOCUMENT PART L WALES 2020 AND BY NOT USING FOSSIL FUEL FIRED BOILERS TO PROVIDE DOMESTIC HOT WATER AND SPACE HEATING. ALTERNATIVE PROPOSALS WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED BY INDEPENDENT CERTIFICATION THAT THE BUILDING'S ENERGY DEMAND IS REDUCED IN ACCORDANCE WITH THE ENERGY HIERARCHY FOR PLANNING IN WELSH GOVERNMENT'S PLANNING POLICY WALES.

APPROVED DOCUMENT PART L - APPENDIX E (WALES)	
ELEMENT OR SYSTEM	SPECIFICATION
OPEN AREAS (WINDOWS AND DOORS)	SAME AS ACTUAL DWELLING UP TO A MAXIMUM PROPORTION OF 25% OF TOTAL FLOOR AREA 1
EXTERNAL WALL U-VALUE (W/m²K)	0.13
CORRIDOR WALL U-VALUE (W/m²K)	0.18
PARTY WALL U-VALUE (W/m²K)	0
ROOF U-VALUE (W/m²K)	0.11
FLOOR U-VALUE (W/m²K)	0.11
WINDOWS, ROOF WINDOWS AND GLAZED DOOR U-VALUE (W/m²K)	1.3 (WHOLE WINDOW U-VALUE)
ROOFLIGHT U-VALUE (W/M²K)	1.6 (WHOLE WINDOW U-VALUE)
WINDOWS, ROOF WINDOWS, GLAZED ROOFLIGHTS AND GLAZED DOOR U-VALUE	0.63
OPAQUE AND SEMI-GLAZED DOOR U-VALUE (W/m²K)	1.0
AIR PERMEABILITY (M³/HM² AT 50 PA)	5

SP3B STORAGE (2.5m³)				SP3B GIA	
NAME	AREA	VOLUME	COMMENTS	FLOOR	AREA
00 - GROUND FLOOR				GROUND FLOOR	56.7 m²
ST	12.2 m²	3.7 m³		FIRST FLOOR	42.2 m²
01 - FIRST FLOOR					98.9 m²
AC	0.9 m²	2.1 m³			
		3.1 m³			

LOFT STORAGE (16m³)			
NAME	AREA	VOLUME	COMMENTS
01 - FIRST FLOOR			
EAVES STORAGE	9.3 m²	12.3 m³	
	6.1 m²	7.4 m³	GROUND FLOOR STORAGE OVERSIZED TO COMPLY WITH FULL REQUIREMENTS
		15.3 m³	

- PROPOSED MATERIALS
- OFF WHITE RENDER
 - NATURAL STONE CLADDING OR PANALISED SYSTEM SUCH AS TIER
 - TIMBER CLADDING
 - DORMER STRUCTURE - GREY CLADDING
 - GREY PLINTH - ENGINEERING BRICK
 - TILE OR SLATE ROOF
 - WINDOWS AND DOORS - GREY UPVC WINDOWS AND COMPOSITE DOORS



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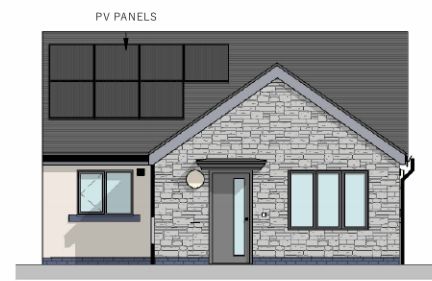
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PROJECT: CAE CAPEL HOUSING DEVELOPMENT
CLIENT: RWE LTD | ADRA

DRAWING TITLE: 5P3B DORMER BUNGALOW PLANS AND ELEVATIONS

DRAWING STATUS:	STATUS:
FOR COMMENTS	S3
DRAWING No:	PROJECT No:
CCH-SAL-02-ZZ-DR-A-0010	P1154
SCALE:	REVISION:
1 : 100 @ A2	P5

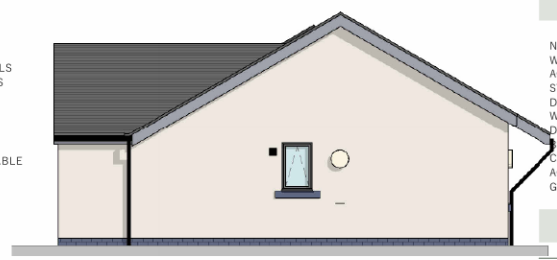
PRINTED:	21/06/2024 15:06:12
REV. DESCRIPTION	DATE BY CHK.
P1 ISSUED FOR PRESENTATION	15/11/2022 SD GJ
P2 PLANNING AND W/UPDATES	29/01/2023 GJ SD
P3 CLIENT COMMENTS INCORPORATED	27/03/2024 WJE GJ
P4 PLANNING UPDATES	27/06/2024 GJ SD



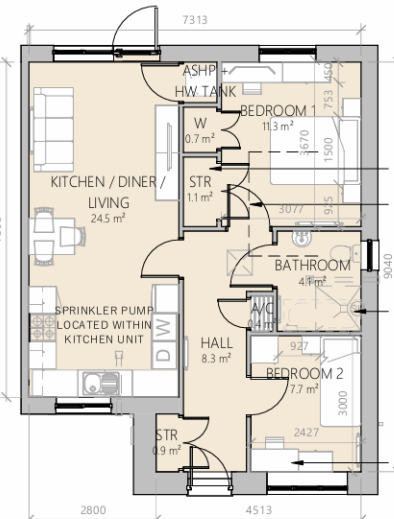
FRONT ELEVATION
SCALE: 1 : 100



REAR ELEVATION
SCALE: 1 : 100



SIDE ELEVATION
SCALE: 1 : 100



3P2B GROUND FLOOR
SCALE: 1 : 100
PLOT 1, 2, 3, 4

3P2B STORAGE (2m ²)			
NAME	AREA	VOLUME	COMMENTS
00 - GROUND FLOOR			
STR	1.1 m ²	2.4 m ³	MVHR AT HIGH LEVEL WITHIN STORE (IF REQ.)
A/C	0.4 m ²	0.8 m ³	
STR	0.9 m ²	1.9 m ³	
	2.4 m ²	5.0 m ³	

3P2B GIA	
FLOOR	AREA
GROUND FLOOR	61.5 m ²
	61.5 m ²

ENERGY REQUIREMENTS

NEW HOMES MUST MEET ENERGY AND DECARBONISATION REQUIREMENTS WHICH CONSISTS OF: ACHIEVING EPC A (SAP92 OR GREATER) THROUGH THE MINIMUM FABRIC STANDARD SET OUT IN "APPENDIX E" - ELEMENTAL SPECIFICATION FOR THE DER/TER, WITHIN THE BUILDING REGULATIONS APPROVED DOCUMENT PART L WALES 2020 AND BY NOT USING FOSSIL FUEL FIRED BOILERS TO PROVIDE DOMESTIC HOT WATER AND SPACE HEATING. ALTERNATIVE PROPOSALS WILL BE ACCEPTABLE WHERE IT CAN BE DEMONSTRATED BY INDEPENDENT CERTIFICATION THAT THE BUILDING'S ENERGY DEMAND IS REDUCED IN ACCORDANCE WITH THE ENERGY HIERARCHY FOR PLANNING IN WELSH GOVERNMENT'S PLANNING POLICY WALES.

APPROVED DOCUMENT PART L - APPENDIX E (WALES)

ELEMENT OR SYSTEM	SPECIFICATION
OPEN AREAS (WINDOWS AND DOORS)	SAME AS ACTUAL DWELLING UP TO A MAXIMUM PROPORTION OF 25% OF TOTAL FLOOR AREA 1
EXTERNAL WALL U-VALUE (W/m ² K)	0.13
CORRIDOR WALL U-VALUE (W/m ² K)	0.18
PARTY WALL U-VALUE (W/m ² K)	0
ROOF U-VALUE (W/m ² K)	0.11
FLOOR U-VALUE (W/m ² K)	0.11
WINDOWS, ROOF WINDOWS AND GLAZED DOOR U-VALUE (W/m ² K)	1.3 (WHOLE WINDOW U-VALUE)
ROOFLIGHT U-VALUE (W/M ² K)	1.6 (WHOLE WINDOW U-VALUE)
WINDOWS, ROOF WINDOWS, GLAZED ROOFLIGHTS AND GLAZED DOOR G-VALUE	0.63
OPAQUE AND SEMI-GLAZED DOOR U-VALUE (W/m ² K)	1.0
AIR PERMEABILITY (M ³ /H-M ² AT 50 PA)	5

PROPOSED MATERIALS

- OFF WHITE RENDER
- NATURAL STONE CLADDING OR PANALISED SYSTEM SUCH AS TIER
- TIMBER CLADDING
- DORMER STRUCTURE - GREY CLADDING
- GREY PLINTH - ENGINEERING BRICK
- TILE OR SLATE ROOF
- WINDOWS AND DOORS - GREY UPVC WINDOWS AND COMPOSITE DOORS

0 1 2 3 4 m
1:100 @ A3

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PROJECT:
CAE CAPEL HOUSING DEVELOPMENT
CLIENT:
RWE LTD | ADRA

DRAWING TITLE:
3P2B BUNGALOW PLAN AND ELEVATIONS

PURPOSE OF ISSUE: PLANNING	STATUS: S3
DRAWING No: CCH-SAL-04-ZZ-DR-A-0012	PROJECT No: P1154
SCALE: 1 : 100@A3	REVISION: P4





