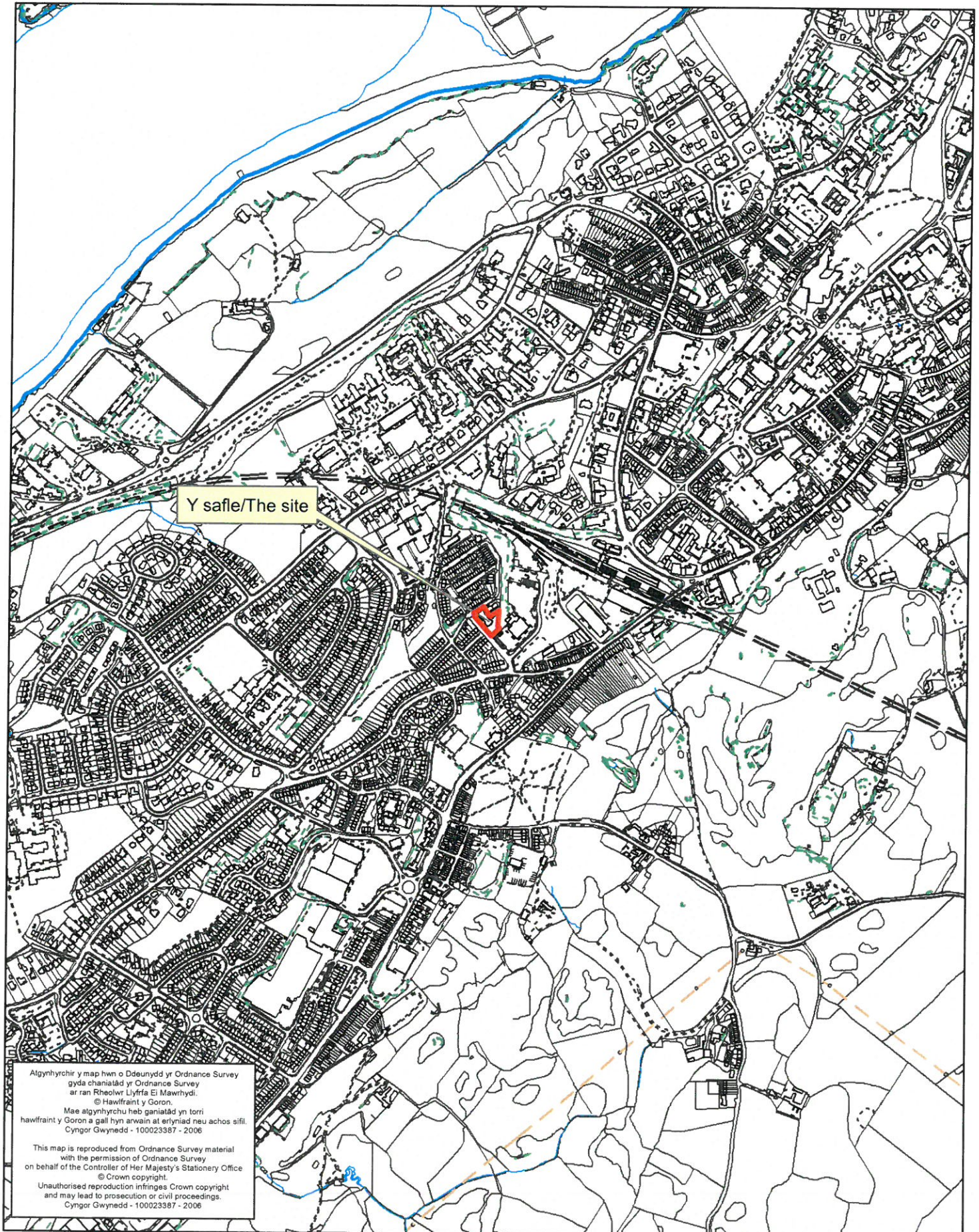




Rhif y Cais / Application Number : C16-1656-11-LL

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



Algyhyrchir y map hwn o Ddauydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi.  
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This drawing is not to be used for construction or sales purposes unless marked 'issued for construction'.  
Dimensions and area schedules are subject to change.



Rev	By	Date	Description
P1	MH	Jan 15	Preliminary design

Client: Premier Builders Limited

Project: Proposed Development at Euston road, Bangor Gwynedd, LL57 2YP

Drawing: Site Location Plan

Project No:	1109	Drawing No:	01	Revision:	P1
-------------	------	-------------	----	-----------	----

Issue: PLANNING ENQUIRY

Scale: 1:1250 @ A3  
Date: January 2015  
Drawn:  
Checked:

**CHRISTOPHER RODGERS**

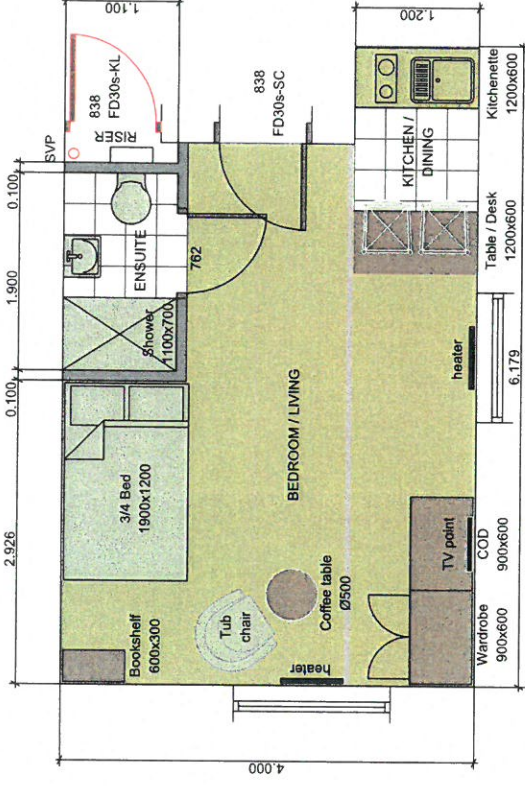
Project Management • Architecture • Quantity Surveying  
CR&A Limited, Suite A9, Allied Business Centre  
Potter Place, Skelmersdale, WN8 9PW  
Tel: 07710 560133  
e-mail: c.rodgers@chrisrodgers.co.uk  
CR&A Limited Registered in England and Wales No. 7070122

**NOTES**

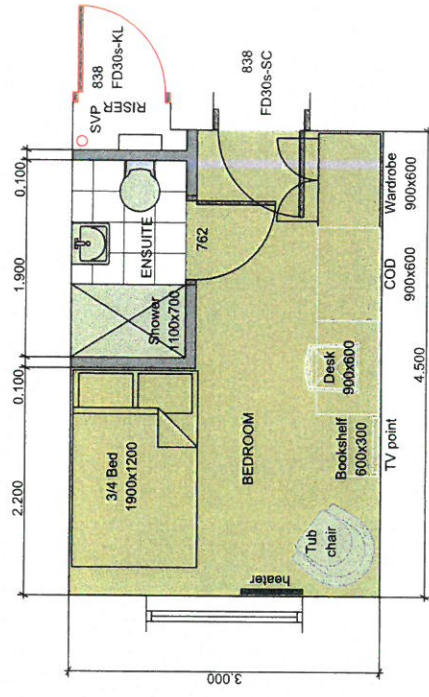
Do not scale this drawing.  
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 Dimensions and area schedules are subject to change.

Rev	By	Date	Description
C	MH	Aug 16	Addition of self-contained apartments.
#	MH	May 15	Planning application submission
P4	MH	Mar 15	Revisions following Pre-application enquiry consultations with the planning officer
P3	MH	Feb 15	Design development
P2	MH	Jan 15	Design development
P1	MH	Jan 15	Preliminary design

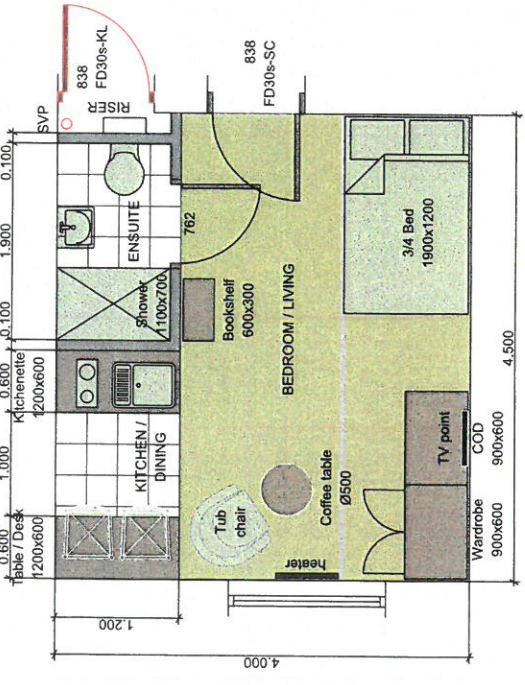
Client:	Kingscrown Properties Limited		
Project:	Proposed Student Accommodation at Euston road, Bangor Gwynedd, LL57 2YP		
Drawing:	Proposed Indicative Apartment Plans		
Project No:	1109	Drawing No:	07
Issue:	PLANNING APPLICATION		Revision: C
Scale:	1:100 @ A1: 1:200 @ A3		
Date:	January 2015	Drawn:	MH
		Checked:	CR
<b>CHRISTOPHER RODGERS</b>			
Project Management • Architecture • Quantity Surveying			
CR&A Limited, Suite A9, Allied Business Centre Potter Place, Skelmersdale, WN8 9PW Tel: 07710 560133 e-mail: c.rodgers@christodgers.co.uk CR&A Limited Registered in England and Wales No. 7070122			



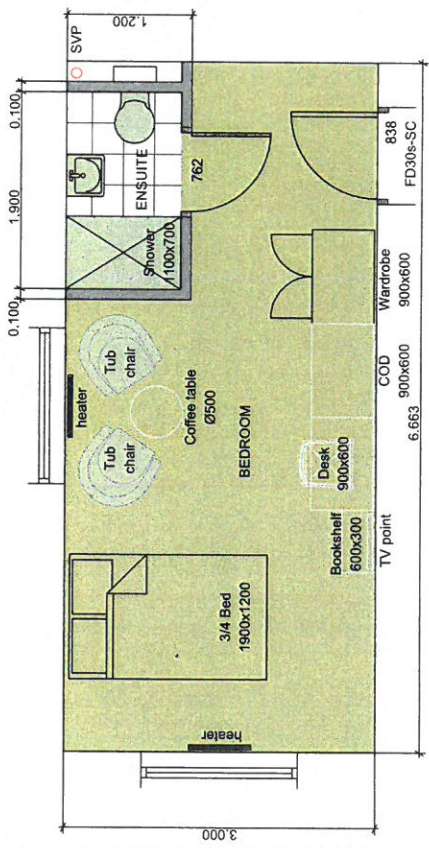
TYPICAL 21M2 SELF-CONTAINED STUDENT APARTMENT



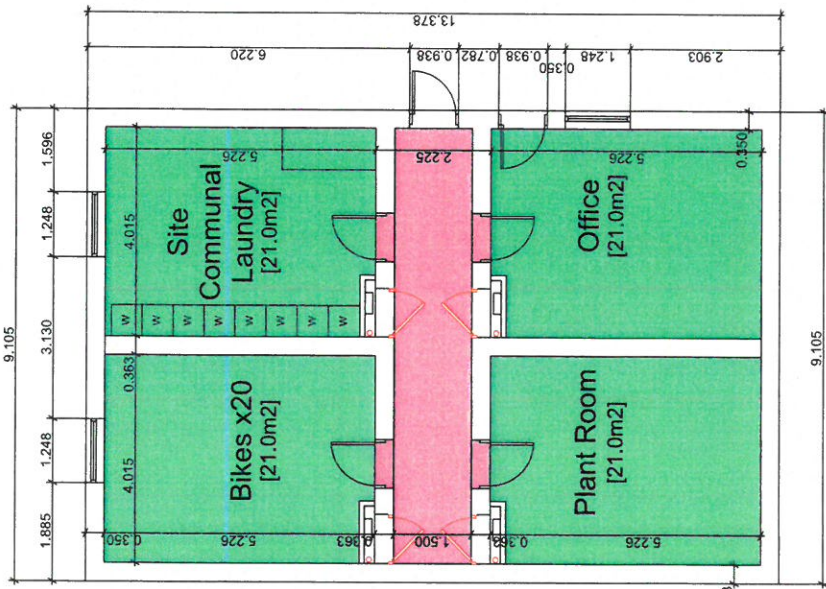
TYPICAL 13.5M2 STUDENT BEDROOM WITHIN CLUSTER APARTMENTS



TYPICAL 18M2 SELF-CONTAINED STUDENT APARTMENT

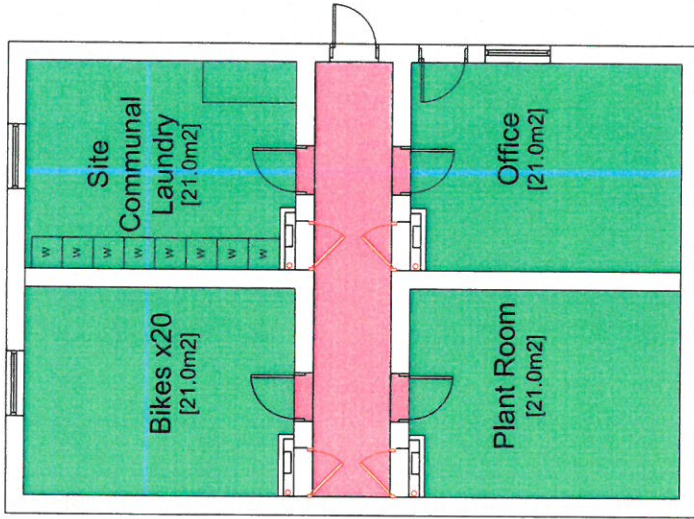


TYPICAL 20M2 STUDENT BEDROOM WITHIN CLUSTER APARTMENTS



New Apartments Area Schedule

Floor	Room Name	Area m <sup>2</sup>
Basement	Site Communal Laundry	21.0
Basement	Office	21.0
Basement	Bikes x20	21.0
Basement	Plant Room	21.0



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 Dimensions and area schedules are subject to change.

C	MH	Aug 16	Addition of basement floor.
Rev/By	Date	Description	

Client: Kingscrown Properties Limited  
 Project: Proposed Student Accommodation at Euston road, Bangor Gwynedd, LL57 2YP  
 Drawing: Proposed Basement Plans

Project No:	1109	Drawing No:	10	Revision:	C
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Issue: **PLANNING APPLICATION**  
 Scale: 1:100 @ A1; 1:200 @ A3  
 Date: January 2015  
 Drawn: MH  
 Checked: CR

**CHRISTOPHER RODGERS**







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**PROPOSED BASEMENT FLOOR PLAN**  
 Areas shown in [brackets] are Approx Gross Internal Floor Areas

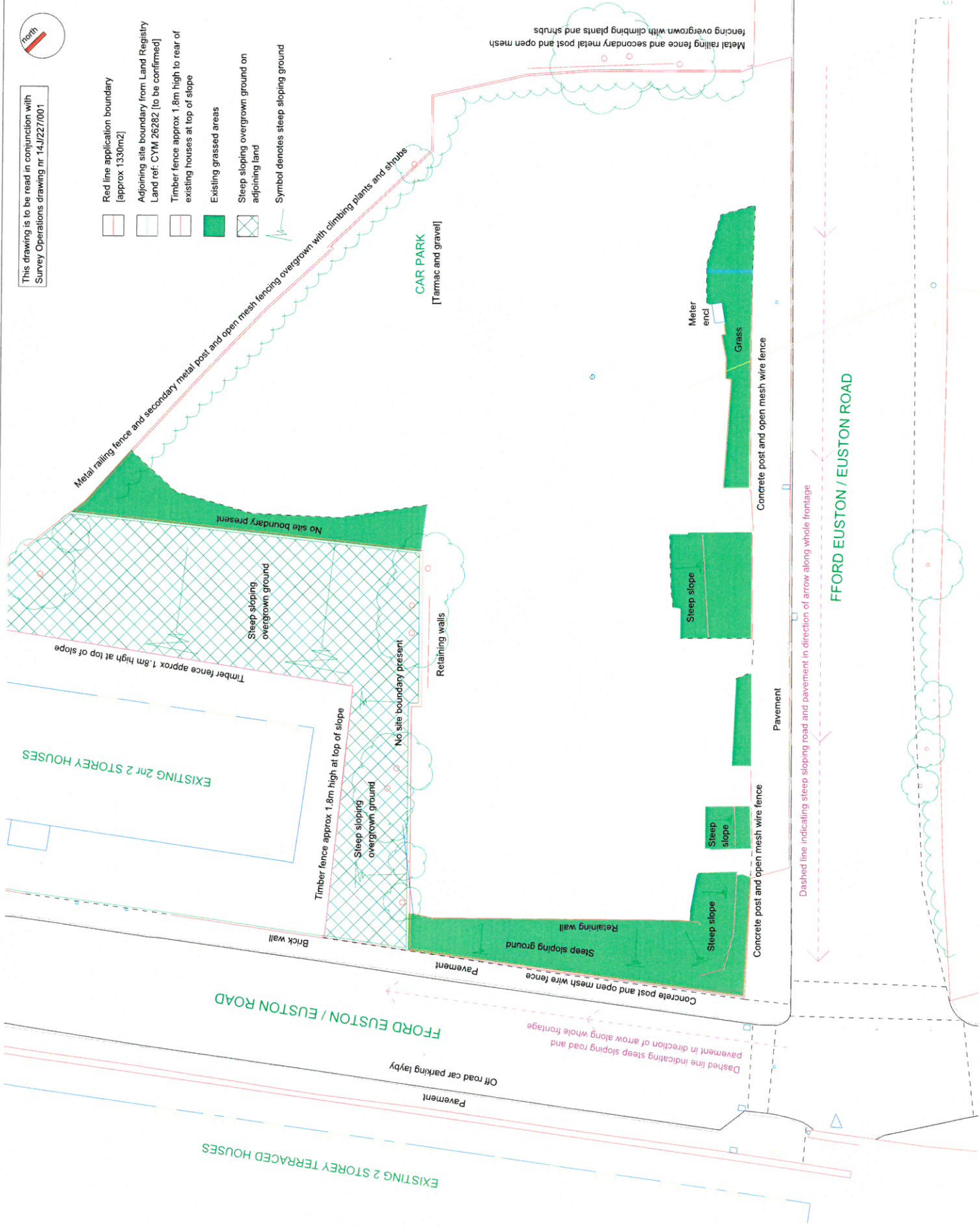


This drawing is to be read in conjunction with Survey Operations drawing nr 14J227/001



-  Red line application boundary (approx. 1330m<sup>2</sup>)
-  Adjoining site boundary from Land Registry Land ref: CYM 26282 (to be confirmed)
-  Timber fence approx. 1.8m high to rear of existing houses at top of slope
-  Existing grassed areas
-  Steep sloping overgrown ground on adjoining land
-  Symbol denotes steep sloping ground

**NOTES**  
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 Dimensions and area calculations are subject to change.



Client	Kingsgrove Properties Limited
Project	Proposed Student Accommodation at Euston Road Bangor Gwynedd LL57 2YP
Drawing	Existing Site Plan
Project No.	1109
Drawing No.	02
Revision	#02
Issue	PLANNING APPLICATION
Scale	1:100 @ A1, 1:200 @ A3
Date	21 July 2015
Drawn	Anna V
Checked	Christopher Rodgers
<b>CHRISTOPHER RODGERS</b> <small>Project Management &amp; Architecture / Drawing &amp; Surveying</small> <small>100 St. Peter's, St. Peter's, Bangor, Co. Down, BT21 1JY</small> <small>Phone: 028 92 26282 Fax: 028 92 26283</small> <small>Email: c.rodgers@christopherrogers.co.uk</small>	

**NOTES**

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2. The drawing is to be read in conjunction with all other information on the drawing and any amendments to drawings which may be issued.

3. This drawing is to be read in conjunction with the contract documents and any amendments thereto.

4. The drawings are to be read in conjunction with the contract documents and any amendments thereto.

5. The drawings are to be read in conjunction with the contract documents and any amendments thereto.

6. The drawings are to be read in conjunction with the contract documents and any amendments thereto.



0 1 2 3 4 5  
scale in meters

**COLOUR KEY**

- Existing structures to be removed as part of the proposal
- Existing building footprint to be demolished as part of the proposal
- Proposed landscaped areas
- Steep sloping overgrown ground on adjoining land
- Symbol denotes steep sloping ground
- Existing timber fence approx 1.8m high to rear of existing houses at top of slope to be retained
- Existing metal railing fence to be retained
- Proposed metal railing fence
- Proposed retaining walls if required
- Adjoining site boundary from Land Registry Land ref: CYM 26282 (to be confirmed)

Rev	Amend Area	Description
001	227.40 m <sup>2</sup>	Existing tree retained
C	226.15 m <sup>2</sup>	

EXISTING 2nr 2 STOREY HOUSES

Existing timber fence approx 1.8m high at top of slope

Steep sloping overgrown ground

Exig timber fence approx 1.8m high at top of slope

Steep sloping overgrown ground

Existing tree retained

Retaining wall

Stepped / sloping pathway

Landscaped rear garden area

existing shrubs removed

existing planting to boundary to be retained, maintained and enforced

Bin store

Entrance

Entrance to basement

Entrance to office on basement

Retaining wall

Secure covered cycle storage for 30 cycles

Tree planting within landscaping

Boundary fence

Existing pavement

Reinstale dropped kerb with standard kerb

Road kerbs to be reinstated

Footpath to be re-surfaced

FFORD EUSTON / EUSTON ROAD

**NOTE:**  
Allow for full reinstatement of Public Footpath upon completion of the works

CYNLUN DIVYGGIEDD  
ANFAFWRN RYDDI  
21 MUR 78P  
GWYBANGHEU, CYMULAND IAC  
MERTYR

EXISTING TREE  
227.40 m<sup>2</sup>

**NOTE:**  
Allow for full reinstatement of Public Footpath upon completion of the works

Rev	Amend Area	Description
001	227.40 m <sup>2</sup>	Existing tree retained
C	226.15 m <sup>2</sup>	

Client:	Nigelcrow Properties Limited
Project:	Proposed Student Accommodation at Euston Bar Gwynedd, LL57 2TP
Drawn:	1:100 @ A1, 200 @ A2
Checked:	1:100 @ A1, 200 @ A2
Date:	11 July 2018
Project No:	1109
Drawing No:	03
Revision:	D
Scale:	HIGHWAYS AMENDMENTS
Author:	CHRISTOPHER RODGERS
Project Manager:	CHRISTOPHER RODGERS
Company:	CHRISTOPHER RODGERS

**CYNLUN DIVYGGIEDD  
REVISED PLAN**  
Deddfwydd i'w Rheolwng: 21.07.18  
Llywodraeth Gwynedd



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 drawings. This drawing is to be used in conjunction with all other  
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 on a separate sheet. This drawing is to be used in conjunction with all other  
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 on a separate sheet. This drawing is to be used in conjunction with all other  
 drawings. Any alterations to this drawing are to be recorded  
 on a separate sheet.

Floor	Room Name	Area (m <sup>2</sup> )
First	2-01	19.3
First	2-02	13.5
First	2-03	13.5
First	2-04	13.3
First	Communal Lounge/Kitchen	17.9
First	Studio-15	18.3
First	Studio-16	21.0
First	Studio-17	18.3
First	Studio-18	18.3
First	Studio-19	18.3
First	Studio-20	18.4
First	Studio-21	21.0
First	Studio-22	18.4
First	Studio-23	18.3
First	Studio-24	18.3
First	Studio-25	21.0
First	Studio-26	21.0
First	Studio-27	22.1
First	Studio-28	22.1
First	Studio-29	21.0
First	Studio-30	21.0

Rev	Gross External Area
A	509.39 m <sup>2</sup>
C	592.78 m <sup>2</sup>

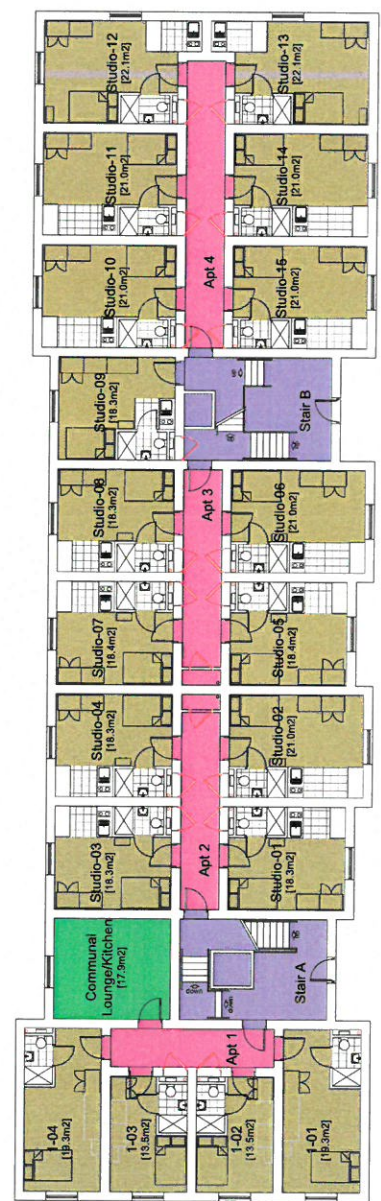


**PROPOSED FIRST FLOOR PLAN**  
 Areas shown in [brackets] are Approx. Gross Internal Floor Areas

**FIRST FLOOR ACCOMMODATION**  
 15 nr self-contained Studio Apartments  
 1 nr Cluster Apartments with 4 bedrooms  
 including communal areas for each Cluster.

Floor	Room Name	Area (m <sup>2</sup> )
Ground	1-01	19.3
Ground	1-02	13.5
Ground	1-03	13.5
Ground	1-04	19.3
Ground	Communal Lounge/Kitchen	17.9
Ground	Studio-01	18.3
Ground	Studio-02	21.0
Ground	Studio-03	18.3
Ground	Studio-04	18.3
Ground	Studio-05	18.4
Ground	Studio-06	21.0
Ground	Studio-07	18.4
Ground	Studio-08	18.3
Ground	Studio-09	18.3
Ground	Studio-10	21.0
Ground	Studio-11	22.1
Ground	Studio-12	22.1
Ground	Studio-13	21.0
Ground	Studio-14	21.0
Ground	Studio-15	21.0

Rev	Gross External Area
A	509.74 m <sup>2</sup>
C	590.13 m <sup>2</sup>



**PROPOSED GROUND FLOOR PLAN**  
 Areas shown in [brackets] are Approx. Gross Internal Floor Areas

**GROUND FLOOR ACCOMMODATION**  
 15 nr self-contained Studio Apartments  
 1 nr Cluster Apartments with 4 bedrooms  
 including communal areas for each Cluster.

Client: Kingscrown Properties Limited  
 Project: Proposed Student/Accommodation at  
 Easton Road, Bangor  
 Gwynedd, LL57 2YF  
 Drawing: Proposed Ground and First Floor Plans  
 Project No: 1109  
 Drawing No: 04  
 Revision: C  
 Plans: PLANNING APPLICATION  
 Scale: 1:100 @ A1: 1:200 @ A3  
 Date: January 2015  
 Drawn: MH  
 Checked: CH  
**CHRISTOPHER RODGERS**  
 Project Management Architects - Quality Surveying  
 CIMA Limited, Suite 405, Aired Business Centre  
 100, The Boulevard, Warrington, Cheshire, WA9 9JY  
 Tel: 01773 600333  
 E-mail: c.rodgers@christopherrodgers.co.uk  
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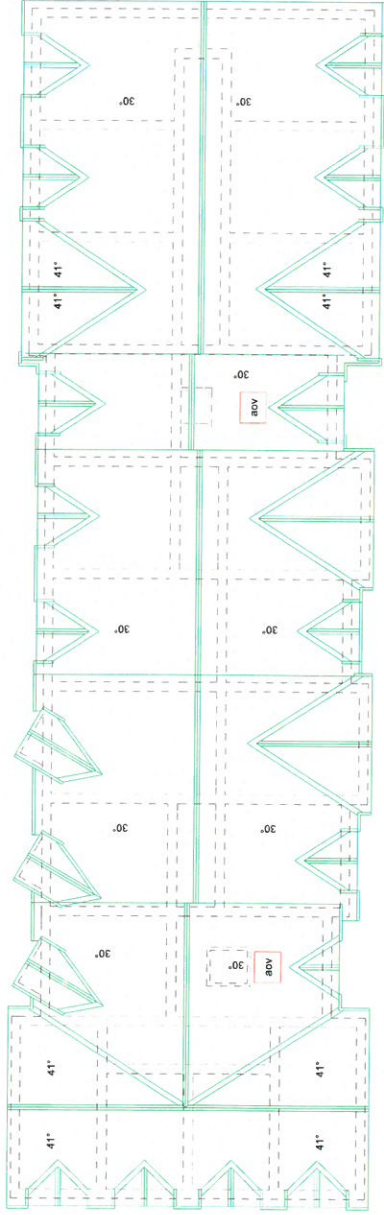


Approor room areas shown in [brackets]

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- 3. Any dimensions in this drawing are to be reported as shown unless otherwise stated.
- 4. This drawing is to be used for information or sales purposes unless marked 'based for construction'.
- 5. Dimensions and area calculations are subject to change.



PROPOSED ROOF PLAN

Floor	Room Name	Area m <sup>2</sup>
Second	3-01	19.3
Second	3-02	13.5
Second	3-03	13.5
Second	3-04	19.3
Second	Communal Lounge/Kitchen	17.9
Second	Studio-31	18.3
Second	Studio-32	21.0
Second	Studio-33	18.3
Second	Studio-34	18.3
Second	Studio-35	18.4
Second	Studio-36	21.0
Second	Studio-37	18.4
Second	Studio-38	18.3
Second	Studio-39	18.3
Second	Studio-40	21.0
Second	Studio-41	21.0
Second	Studio-42	22.1
Second	Studio-43	22.1
Second	Studio-44	21.0
Second	Studio-45	21.0

Rev	Gross External Area
B	595.39 m <sup>2</sup>
C	592.78 m <sup>2</sup>



PROPOSED SECOND FLOOR PLAN  
Areas shown in [brackets] are Approx. Gross Internal Floor Areas

SECOND FLOOR ACCOMMODATION

15 nr self-contained Studio Apartments  
1 nr Cluster Apartments with 4 bedrooms including communal areas for each Cluster.

- 1. C: 1100 Aug 18: Additions of all residential apartments.
- 2. A: 1001 Jul 15: Revised floor levels for all rooms to match floor levels.
- 3. B: 1002 Jul 15: Revised floor levels for all rooms to match floor levels.
- 4. D: 1003 Jul 15: Revised floor levels for all rooms to match floor levels.
- 5. E: 1004 Jul 15: Revised floor levels for all rooms to match floor levels.
- 6. F: 1005 Jul 15: Revised floor levels for all rooms to match floor levels.
- 7. G: 1006 Jul 15: Revised floor levels for all rooms to match floor levels.
- 8. H: 1007 Jul 15: Revised floor levels for all rooms to match floor levels.
- 9. I: 1008 Jul 15: Revised floor levels for all rooms to match floor levels.
- 10. J: 1009 Jul 15: Revised floor levels for all rooms to match floor levels.
- 11. K: 1010 Jul 15: Revised floor levels for all rooms to match floor levels.
- 12. L: 1011 Jul 15: Revised floor levels for all rooms to match floor levels.
- 13. M: 1012 Jul 15: Revised floor levels for all rooms to match floor levels.
- 14. N: 1013 Jul 15: Revised floor levels for all rooms to match floor levels.
- 15. O: 1014 Jul 15: Revised floor levels for all rooms to match floor levels.
- 16. P: 1015 Jul 15: Revised floor levels for all rooms to match floor levels.
- 17. Q: 1016 Jul 15: Revised floor levels for all rooms to match floor levels.
- 18. R: 1017 Jul 15: Revised floor levels for all rooms to match floor levels.
- 19. S: 1018 Jul 15: Revised floor levels for all rooms to match floor levels.
- 20. T: 1019 Jul 15: Revised floor levels for all rooms to match floor levels.
- 21. U: 1020 Jul 15: Revised floor levels for all rooms to match floor levels.
- 22. V: 1021 Jul 15: Revised floor levels for all rooms to match floor levels.
- 23. W: 1022 Jul 15: Revised floor levels for all rooms to match floor levels.
- 24. X: 1023 Jul 15: Revised floor levels for all rooms to match floor levels.
- 25. Y: 1024 Jul 15: Revised floor levels for all rooms to match floor levels.
- 26. Z: 1025 Jul 15: Revised floor levels for all rooms to match floor levels.

Client: Kingscrow Properties Limited  
 Project: Proposed Student Accommodation at Euston road, Bangor, Gwynedd, LL57 2YF  
 Drawing: Proposed Second Floor and Roof Plans

Project No: 1109  
 Drawing No: 05  
 Revision: C  
**PLANNING APPLICATION**  
 Scale: 1:100 @ A1, 1:200 @ A3  
 Date: January 2015  
 Drawn: MH  
 Checked: CTF  
**CHRISTOPHER RODGERS**  
 Project Management | Architecture | Quantity Surveying  
 10th Floor, University Building, 120 Broad Street, Birmingham, B1 2JQ  
 Tel: 0121 625 2200 | Email: info@crrogers.co.uk



**NOTES**

1. The proposed building is to remain in keeping with the adjacent properties. All materials are to be to the satisfaction of the Local Authority and to be approved in writing prior to commencement on site.

2. On-site construction materials to be used on site. The drawing is to be made in conjunction with all other drawings. Any discrepancies in the drawings are to be reported to the architect. The drawing is to be used for planning or other purposes unless stated otherwise. The drawing is to be used for planning or other purposes unless stated otherwise.

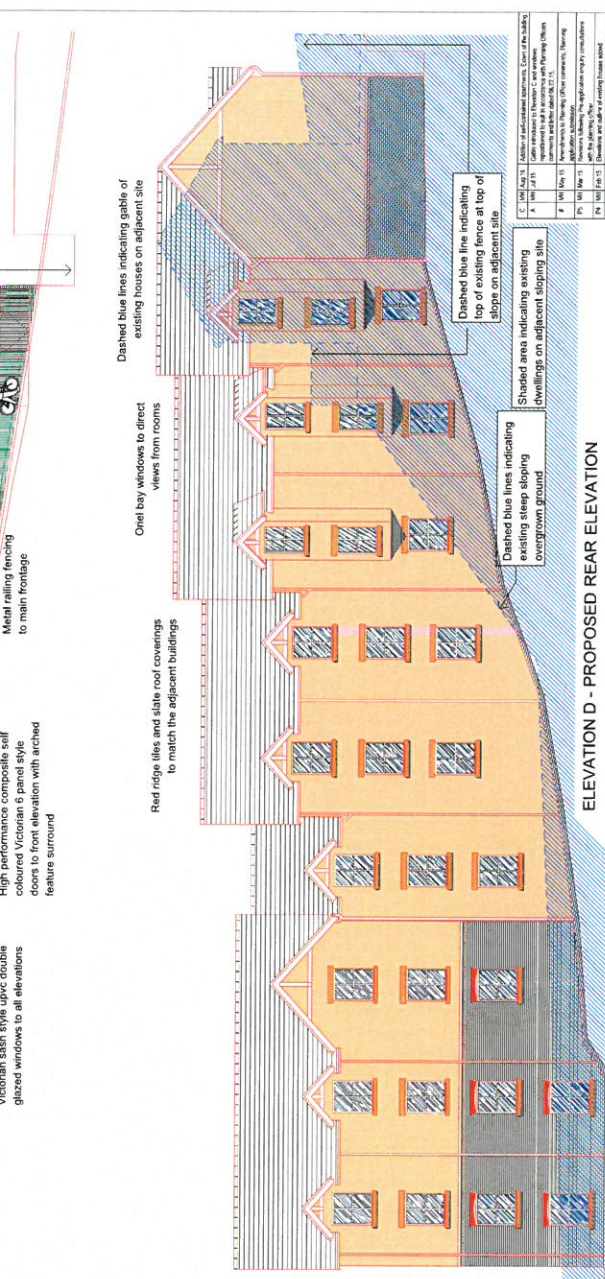
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 Email: info@crma.co.uk



**ELEVATION A - PROPOSED STREET SCENE ALONG EUSTON ROAD**



**ELEVATION D - PROPOSED REAR ELEVATION**

**MATERIALS KEY**

- Slate roof coverings
- red ridge tiles
- Through colour onder
- Aristone band course, window surrounds and features
- Low level facing brickwork

**ELEVATIONS KEY**

[Scale 1:250]

**PROPOSED STUDENT ACCOMMODATION AT EUSTON ROAD, BANOR CUYWYDELL, LL57 2YP**

Project No: 1109  
 Drawing No: 06  
 Revision: C

**PLANNING APPLICATION**

Scale: 1:100 @ A1, 1:200 @ A3  
 Date: January 2015  
 Drawn: MJK  
 Checked: CHT

**CHRISTOPHER RODGERS**

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3. Any dimensions for the drawings are to be rounded to the nearest millimetre.

4. This drawing is not to be used for construction or sales purposes.

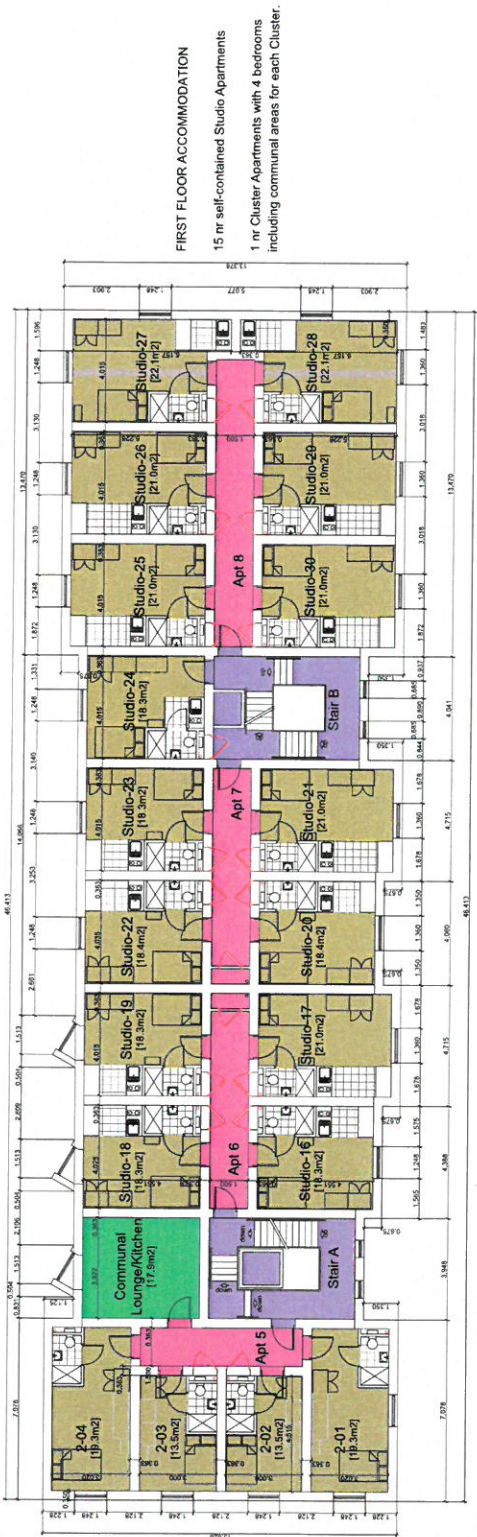
5. Dimensions and area schedules are subject to change.

**New Apartments Area Schedule**

Floor	Room Name	Area m <sup>2</sup>
First	2-01	19.3
First	2-02	13.5
First	2-03	13.5
First	2-04	19.3
First	Communal Lounge/Kitchen	17.9
First	Studio-16	18.3
First	Studio-17	21.0
First	Studio-18	18.3
First	Studio-19	18.3
First	Studio-20	18.4
First	Studio-21	21.0
First	Studio-22	18.4
First	Studio-23	18.3
First	Studio-24	18.3
First	Studio-25	21.0
First	Studio-26	21.0
First	Studio-27	22.1
First	Studio-28	22.1
First	Studio-29	21.0
First	Studio-30	21.0

**Rev. Gross External Area**

Rev.	Gross External Area
A	509.39 m <sup>2</sup>
C	592.78 m <sup>2</sup>



**PROPOSED FIRST FLOOR PLAN**  
Areas shown in [brackets] are Approx. Gross Internal Floor Areas

**New Apartments Area Schedule**

Floor	Room Name	Area m <sup>2</sup>
Ground	1-01	19.3
Ground	1-02	13.5
Ground	1-03	13.5
Ground	1-04	19.3
Ground	Communal Lounge/Kitchen	17.9
Ground	Studio-01	18.3
Ground	Studio-02	21.0
Ground	Studio-03	18.3
Ground	Studio-04	18.3
Ground	Studio-05	18.4
Ground	Studio-06	21.0
Ground	Studio-07	18.4
Ground	Studio-08	18.3
Ground	Studio-09	18.3
Ground	Studio-10	21.0
Ground	Studio-11	22.1
Ground	Studio-12	22.1
Ground	Studio-13	21.0
Ground	Studio-14	21.0
Ground	Studio-15	21.0

**Rev. Gross External Area**

Rev.	Gross External Area
A	509.74 m <sup>2</sup>
C	593.13 m <sup>2</sup>



**PROPOSED GROUND FLOOR PLAN**  
Areas shown in [brackets] are Approx. Gross Internal Floor Areas

**Client:** Kingscrown Properties Limited

**Project:** Proposed Student/Accommodation at Erskine Road, Bangor, Citywide, LL57 2YP

**Drawing:** Proposed Ground and First Floor Plans

**Project No:** 1109  
**Revision:** 08  
**Client:** C

**Plan Name:** PLANNING APPLICATION

**Scale:** 1:100 @ A1 - 1:200 @ A3  
**Drawn:** MH  
**Date:** January 2015  
**Checked:** CH

**CHRISTOPHER RODGERS**  
Project Management - Architecture - Quantity Surveying  
CMAA Limited, Suite 407, Allied Business Centre  
100, The Quadrant, Bangor, LL57 2YP  
Tel: 01753 666133  
www.christopherrogers.co.uk

CGA - Councils Appointed as Project and Planning No. 2015/22

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**NOTES**

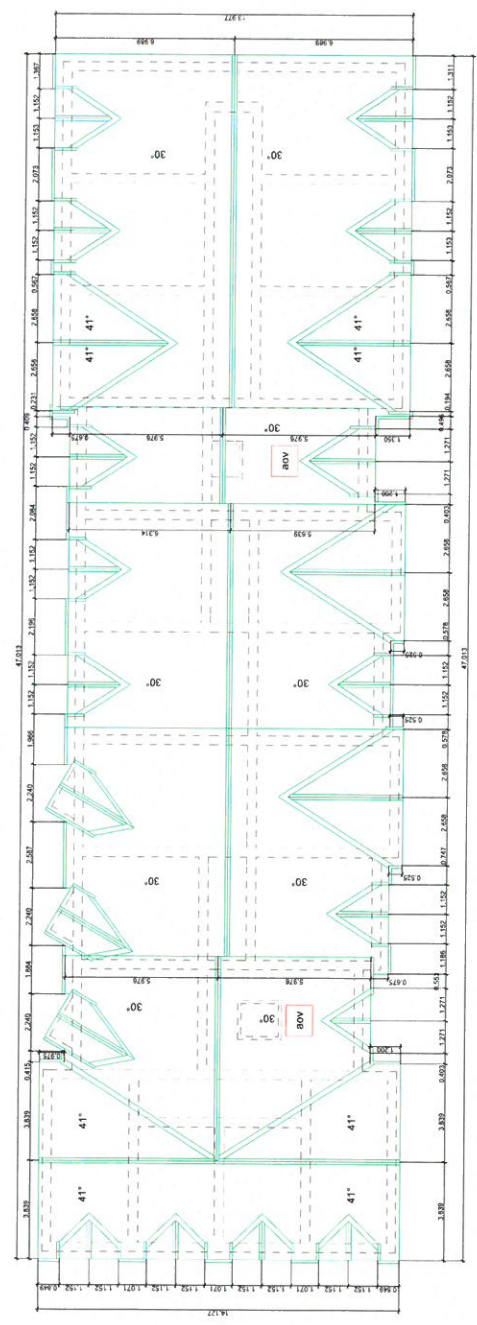
1. All dimensions are given in millimetres and rounded to the nearest millimetre.

2. This drawing is to be read in conjunction with all other drawings and specifications.

3. Any dimensions in brackets are approximate.

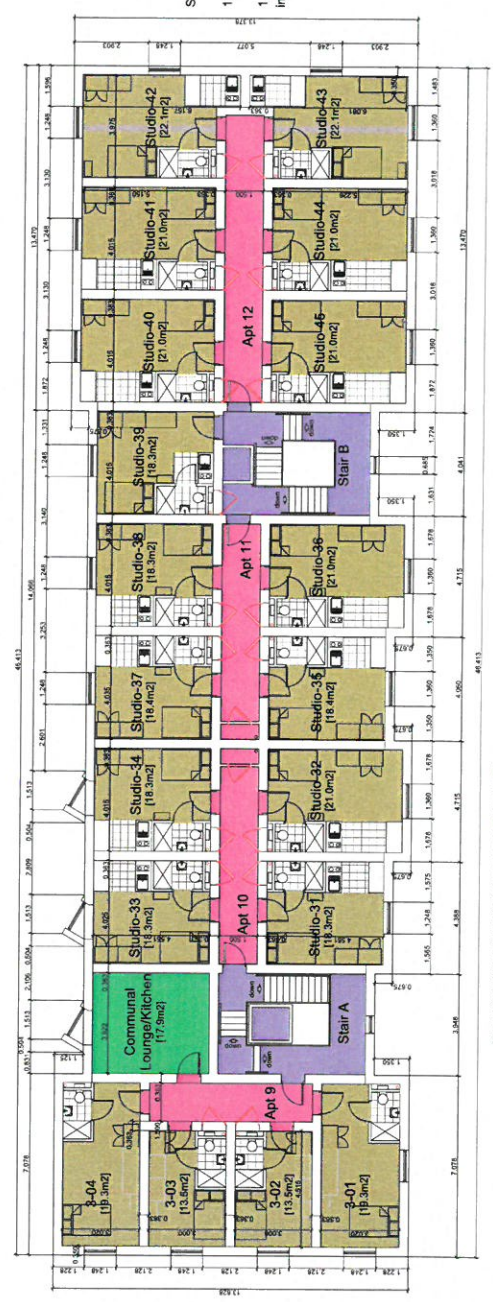
4. This drawing is not to be used for construction or sales purposes.

5. Dimensions and area schedules are subject to change.



PROPOSED ROOF PLAN

Approx room areas shown in brackets



PROPOSED SECOND FLOOR PLAN  
Areas shown in brackets are Approx Gross Internal Floor Areas

Floor	Room Name	Area m <sup>2</sup>
Second	3-01	19.3
Second	3-02	13.5
Second	3-03	13.5
Second	3-04	19.3
Second	Communal Lounge/Kitchen	17.9
Second	Studio-31	18.3
Second	Studio-32	21.0
Second	Studio-33	18.3
Second	Studio-34	18.3
Second	Studio-35	18.3
Second	Studio-36	21.0
Second	Studio-37	18.3
Second	Studio-38	18.3
Second	Studio-39	18.3
Second	Studio-40	21.0
Second	Studio-41	21.0
Second	Studio-42	21.0
Second	Studio-43	21.0
Second	Studio-44	21.0
Second	Studio-45	21.0

Rev	Gross External Area
B	595.39 m <sup>2</sup>
C	592.78 m <sup>2</sup>

**SECOND FLOOR ACCOMMODATION**

15 nr self-contained Studio Apartments

1 nr Cluster Apartments with 4 bedrooms including communal areas for each Cluster.

CRMA Limited  
 Kingscrown Properties Limited  
 Proposed Student Accommodation at  
 Euston Road, Bangor  
 Gwynedd, LL57 2YP

Project No: 1109  
 Drawing No: 09  
 Revision: C

PLANNING APPLICATION  
 Date: January 2013  
 Drawn: BH  
 Checked: CT

CRMA Limited, Suite 40, Albert Business Centre  
 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**NOTES**  
 Do not scale this drawing.  
 This drawing is to be read in conjunction with all other information provided.  
 Any discrepancies in the drawings are to be reported to the Designer.  
 This drawing is not to be used for construction or other purposes.  
 Dimensions and area schedules are subject to change.

The proposed building is to remain in keeping with the adjacent properties. All materials are to be to the satisfaction of the Local Authority and to be approved in writing prior to commencement on site.

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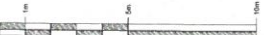


**Comparison of Proposed Elevations**

Project No:	1109	Revision:	11
Name:	PLANNING APPLICATION		
Scale:	1:100 @ A1 - 1:200 @ A3		
Date:	January 2015	Drawn:	CM
Checked:	CM		

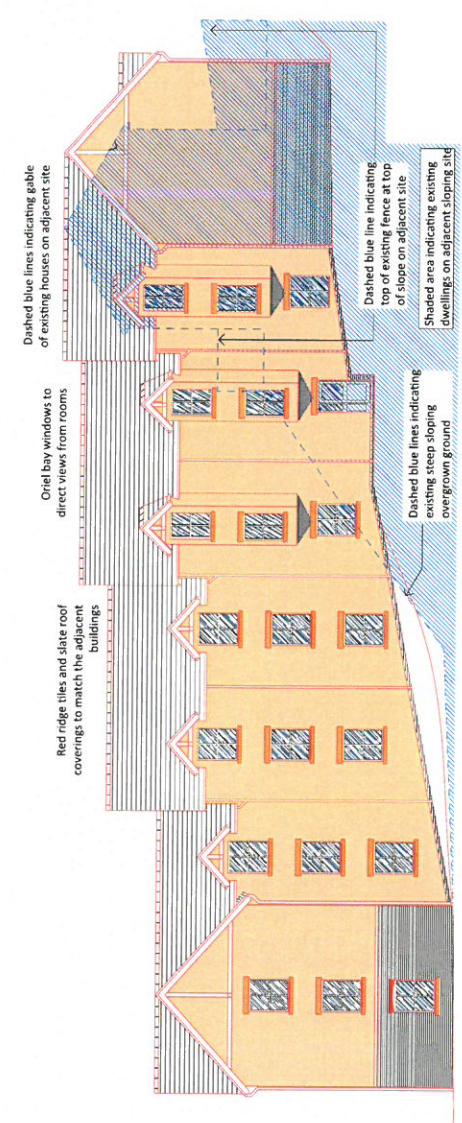
Client: Kingscrown Properties Limited  
 Project: Proposed Student Accommodation at Euston road, Balgore Oymacidi, LL57 2YP  
 Drawing:  
 Project Manager: Chris Rodgers  
 Designer: Chris Rodgers  
 CAD Manager: Chris Rodgers  
 Project Engineer: Chris Rodgers  
 Project Architect: Chris Rodgers  
 Project Planner: Chris Rodgers  
 Project Surveyor: Chris Rodgers  
 Project Quantity Surveyor: Chris Rodgers  
 Project Cost Consultant: Chris Rodgers  
 Project Environmental Consultant: Chris Rodgers  
 Project Heritage Consultant: Chris Rodgers  
 Project Archaeologist: Chris Rodgers  
 Project Arboriculturist: Chris Rodgers  
 Project Ecologist: Chris Rodgers  
 Project Flood Risk Consultant: Chris Rodgers  
 Project Geotechnical Engineer: Chris Rodgers  
 Project Structural Engineer: Chris Rodgers  
 Project Mechanical Engineer: Chris Rodgers  
 Project Electrical Engineer: Chris Rodgers  
 Project Fire Engineer: Chris Rodgers  
 Project Acoustic Engineer: Chris Rodgers  
 Project Lighting Engineer: Chris Rodgers  
 Project Energy Engineer: Chris Rodgers  
 Project Sustainability Consultant: Chris Rodgers  
 Project Health and Safety Consultant: Chris Rodgers  
 Project Quality Manager: Chris Rodgers  
 Project Risk Manager: Chris Rodgers  
 Project Communications Manager: Chris Rodgers  
 Project Legal Advisor: Chris Rodgers  
 Project Insurance Broker: Chris Rodgers  
 Project Valuer: Chris Rodgers  
 Project Auctioneer: Chris Rodgers  
 Project Estate Agent: Chris Rodgers  
 Project Surveyor: Chris Rodgers  
 Project Land Agent: Chris Rodgers  
 Project Planning Consultant: Chris Rodgers  
 Project Environmental Impact Assessor: Chris Rodgers  
 Project Noise Assessor: Chris Rodgers  
 Project Air Quality Assessor: Chris Rodgers  
 Project Water Quality Assessor: Chris Rodgers  
 Project Groundwater Assessor: Chris Rodgers  
 Project Contaminated Land Assessor: Chris Rodgers  
 Project Asbestos Assessor: Chris Rodgers  
 Project Lead Paint Assessor: Chris Rodgers  
 Project Radon Assessor: Chris Rodgers  
 Project Legionella Assessor: Chris Rodgers  
 Project Moss Assessor: Chris Rodgers  
 Project Lichens Assessor: Chris Rodgers  
 Project Invertebrates Assessor: Chris Rodgers  
 Project Bats Assessor: Chris Rodgers  
 Project Birds Assessor: Chris Rodgers  
 Project Reptiles and Amphibians Assessor: Chris Rodgers  
 Project Plants Assessor: Chris Rodgers  
 Project Fungi Assessor: Chris Rodgers  
 Project Mammals Assessor: Chris Rodgers  
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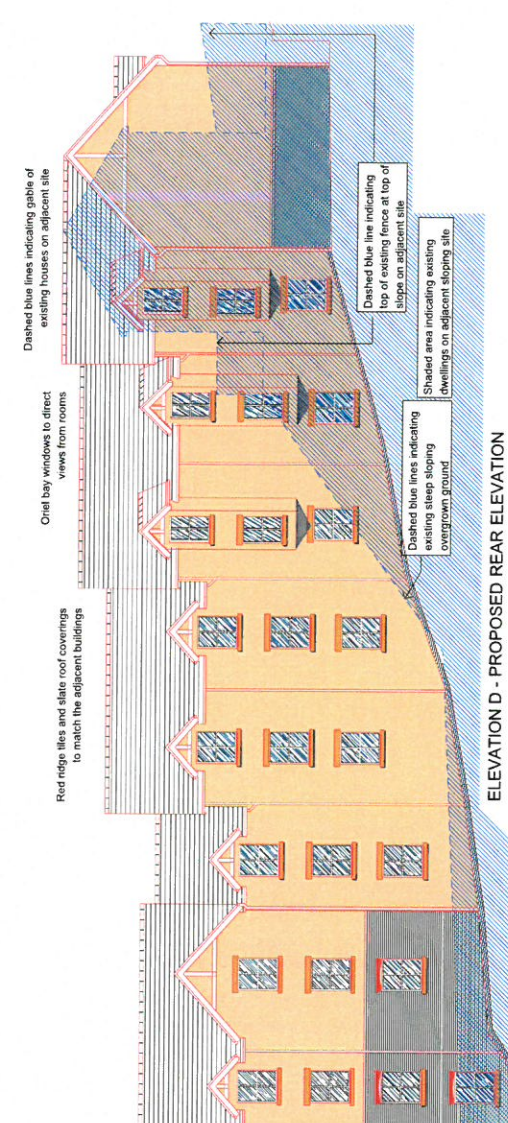


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 for use in any other project  
 This drawing is to be used in conjunction with all other  
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 Any alterations to this drawing are to be reported  
 to the architect in writing. It is not to be used for  
 construction or for any other purpose without the  
 express written consent of the architect.  
 Drawings are the property of CDM4 Limited.



ELEVATION D - PROPOSED REAR ELEVATION



ELEVATION D - PROPOSED REAR ELEVATION

**MATERIALS KEY**

- Slate roof coverings
- red ridge tiles
- Through colour render
- Additional band courses, window surrounds and features
- Low level facing brickwork

Project No: 1109  
 Drawing No: 12  
 Revision:

**PLANNING APPLICATION**

Scale: 1:100 @ A1, 1:200 @ A3  
 Date: January 2015  
 Drawn: MHT  
 Checked: CH

**CHRISTOPHER RODGERS**

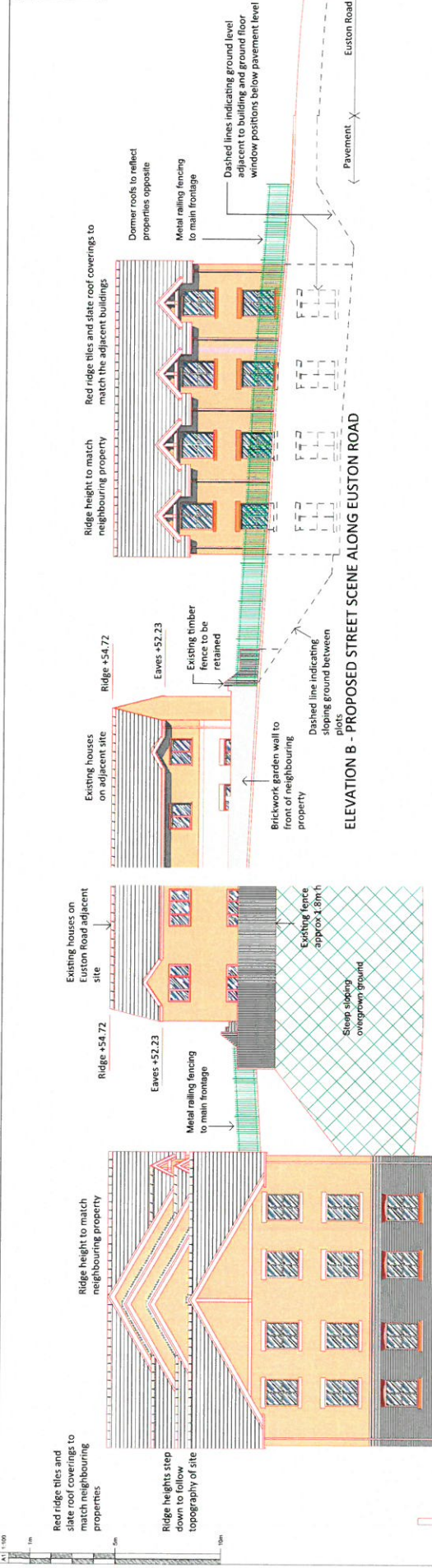
Project Management: Architects - Quantity Surveyors  
 14 The Priory, Bishops Cleeve, Walsley, Walsley, Walsley, Walsley  
 Tel: 01273 832000  
 Email: c.rodgers@christopherrodgers.co.uk

Client: Kingscrown Properties Limited  
 Project: Proposed Student Accommodation at  
 Elston Road, Bangor  
 Gwynedd, LL57 2YP

Drawing: Comparison of Proposed Elevations

No.	Date	Description
1	11/01/15	Comparison of proposed elevations
2	11/01/15	Revised elevations to include comments from the Council
3	11/01/15	Revised elevations to include comments from the Council
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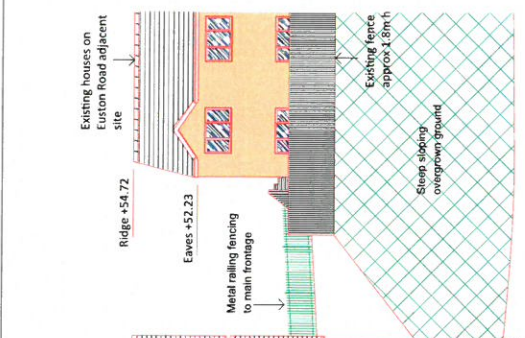
**NOTES**  
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 Dimensions and quantities are subject to change.



**ELEVATION C - PROPOSED SIDE ELEVATION**

Ridge tiles and slate roof coverings to match neighbouring properties

Ridge heights step down to follow topography of site



**ELEVATION B - PROPOSED STREET SCENE ALONG EUSTON ROAD**

Existing houses on adjacent site

Brickwork garden wall to front of neighbouring property

Dashed line indicating sloping ground between plots

Existing fence to be retained

Existing timber fence to be retained

Ridge height to match neighbouring property

Red ridge tiles and slate roof coverings to match the adjacent buildings

Domer roofs to reflect properties opposite

Metal railing fencing to main frontage

Dashed lines indicating ground level adjacent to building and ground floor window positions below pavement level

Pavement

Euston Road

Pavement

**ELEVATION B - PROPOSED STREET SCENE ALONG EUSTON ROAD**

Existing houses on adjacent site

Brickwork garden wall to front of neighbouring property

Dashed line indicating sloping ground between plots

Existing fence to be retained

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Pavement

Euston Road

Pavement

**ELEVATION C - PROPOSED SIDE ELEVATION**

Ridge height to match neighbouring property

Ridge heights step down to follow topography of site

Existing houses on Euston Road adjacent site

Existing fence approx 1.8m high

Existing fence to be retained

Existing timber fence to be retained

Ridge +54.72

Eaves +52.23

Metal railing fencing to main frontage

Slope sloping overgrown ground

Existing fence approx 4.8m high

Slope sloping overgrown ground

**ELEVATION C - PROPOSED SIDE ELEVATION**

Ridge height to match neighbouring property

Ridge heights step down to follow topography of site

Existing houses on Euston Road adjacent site

Existing fence approx 1.8m high

Existing fence to be retained

Existing timber fence to be retained

Ridge +54.72

Eaves +52.23

Metal railing fencing to main frontage

Slope sloping overgrown ground

Existing fence approx 4.8m high

Slope sloping overgrown ground

1. All drawings are the property of Kingscross Properties Limited.	2. All drawings are to be read in conjunction with all other drawings.	3. All drawings are to be read in conjunction with all other drawings.	4. All drawings are to be read in conjunction with all other drawings.
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Client: Kingscross Properties Limited  
 Project: Proposed Student Accommodation at Euston Road, Bangor Gwynedd, LL57 2YP  
 Drawing: Comparison of Proposed Elevations  
 Project No: 1109  
 Drawing No: 13  
 Name: PLANNING APPLICATION  
 Scale: 1:100 @ A1, 1:200 @ A3  
 Date: January 2015  
 Drawn: MB  
 Checked: CH  
**CHRISTOPHER RODGERS**  
 Project Management & Architecture - Quality Architecture  
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 Aberystwyth, Ceredigion, Wales, SY23 3DA  
 Phone: +44 (0)1432 261111  
 Email: info@christopherrogers.co.uk  
 CRMA, Limited Registration No: 10194  
 CRMA, Limited Registration No: 10194

**MATERIALS KEY**

- Slate roof coverings
- red ridge tiles
- Through colour render
- Artistic band courses, window surrounds and features
- Low level facing brickwork