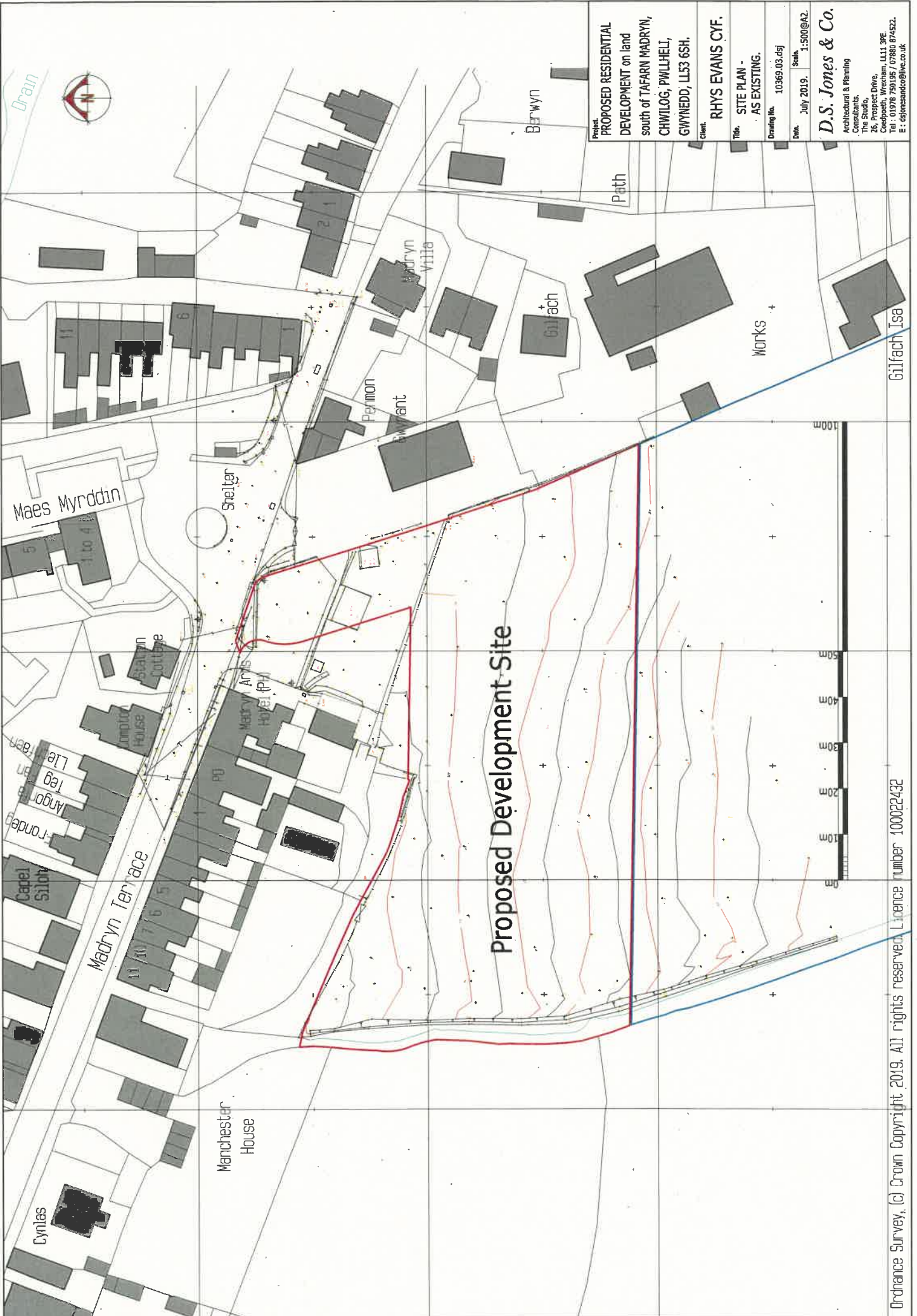
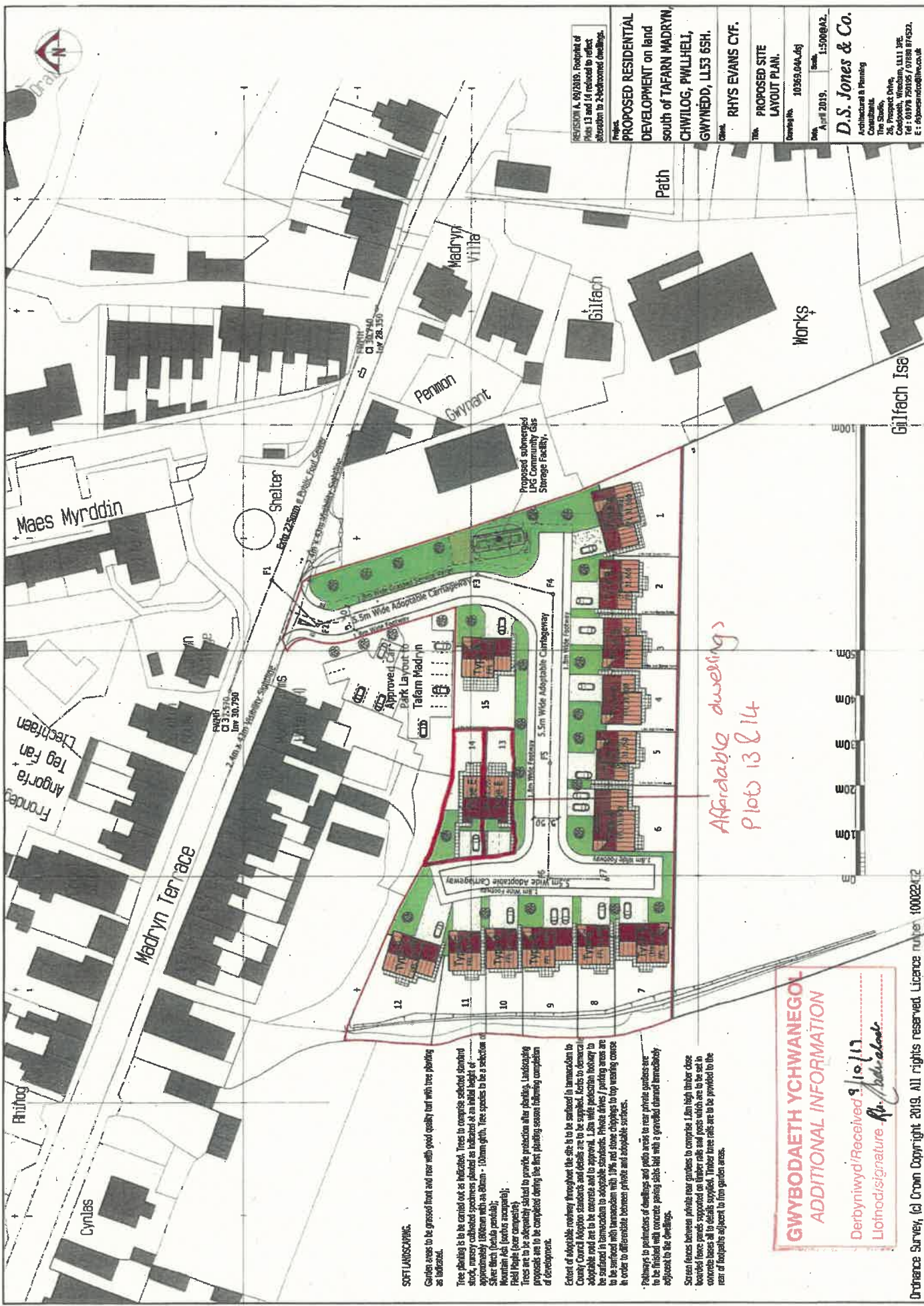


Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022462

Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILLOG, PWLLHELLI, GWYNEDD, LL53 6SH.	Client: RHYS EVANS CYF.
Title: LOCATION PLAN.	
Drawing No. 103669.01.d5f	Scale:
Date: April 2019.	Scale: 1:1250@A3.
D.S. Jones & Co. Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Caerpoeth, Wrexham, LL11 3PE. Tel : 01975 750195 / 07860 874522. E : dsjonesandco@live.co.uk	



Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELI, GWYNEDD, LL53 6SH.
Client: RHYS EVANS CYF.
Title: SITE PLAN - AS EXISTING.
Drawing No.: 10369.03.dwg
Date: July 2019.
Scale: 1:500@A2.
D.S. Jones & Co.
 Architectural & Planning Consultants
 The Studio,
 Coedpoen, Wrexham, LL11 9PE.
 Tel : 01978 750135 / 07880 874522.
 E : djones@dsjpc.co.uk



REVISION A, 09/2019, Reformat of
 Plans 13 and 14 reduced to reflect
 alteration to 2-bedroom dwellings.
 Project:
**PROPOSED RESIDENTIAL
 DEVELOPMENT on land
 south of TAFARN MADRYN,
 CHWILOG, PWLLHILL,
 GWYNEDD, LL53 6SH.**
 Client:
RHYS EVANS CYF.
 Title:
**PROPOSED SITE
 LAYOUT PLAN.**
 Drawing No:
10365.00A.04g
 Date:
April 2019. Scale:
1:500@A2.
D.S. Jones & Co.
 Architectural & Planning
 Consultants
 The Studio,
 26, Prospect Drive,
 Caspobon, Wrexham, LL11 3PE.
 Tel: 01978 750265 / 01978 714522.
 E: ds@ds-jones.co.uk

SOFT LANDSCAPING.

Garden areas to be grassed front and rear with good quality turf with trees planting as indicated.

Tree planting to be carried out as indicated. Trees to comprise selected standard stock, nursery collected specimens planted as indicated at an initial height of approximately 1800mm with an 80mm - 100mm girth. Tree species to be a selection of Silver Birch (Betula pendula), Mountain Ash (Sorbus aucuparia), Field Maple (Acer campestre).

Trees are to be adequately staked to provide protection after planting. Landscaping proposed are to be completed during the first planting season following completion of development.

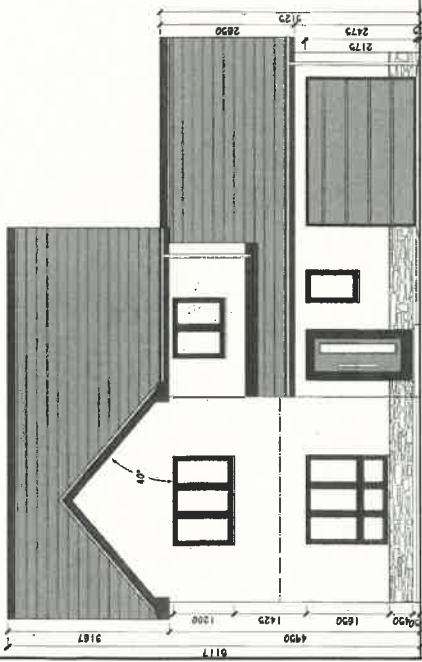
Extent of adoptable roadway throughout the site is to be indicated in accordance to County Council Adoption standards and details are to be supplied. Access to domestic adoptable road are to be concrete and to approval. Like wide pedestrian pathway to be surfaced in accordance to adoptable standards. Private drives / parking areas are to be surfaced with tarmac with 10% red stone chippings to top wearing course in order to differentiate between private and adoptable surfaces.

Pathways to perimeters of dwellings and paths areas to rear private gardens are to be finished with concrete paving sets laid with a gravelled channel immediately adjacent to the dwellings.

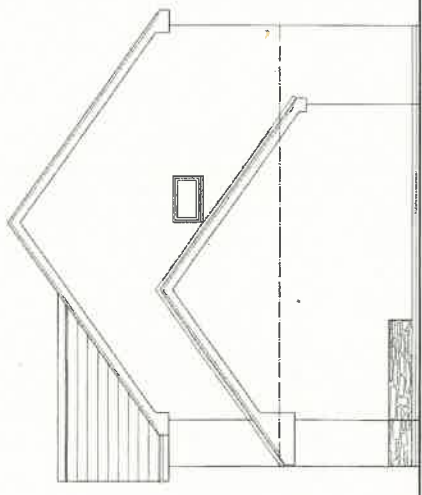
Screen fences between private rear gardens to comprise 1.8m high timber close boarded fence panels supported on timber rails and posts which are to be set in concrete bases all to details supplied. Timber fence rails are to be provided to the rear of footpaths adjacent to front garden areas.

*Affordable dwelling
 Plot 13 & 14*

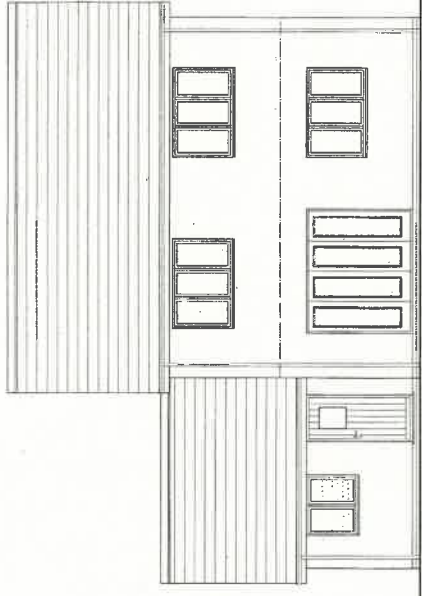
GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION
 Derbyniwyd/Received 9/10/19
 Llofnod/signature *Rhys Evans*



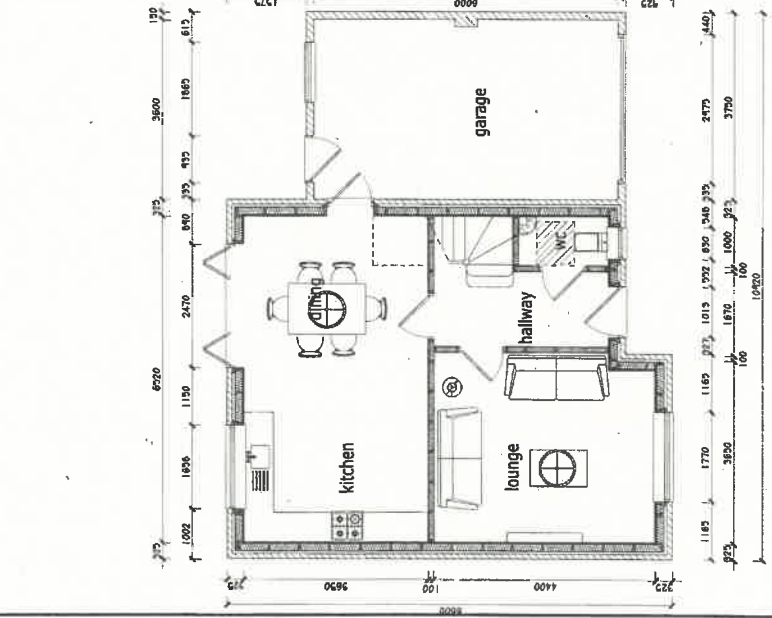
PROPOSED FRONT ELEVATION.



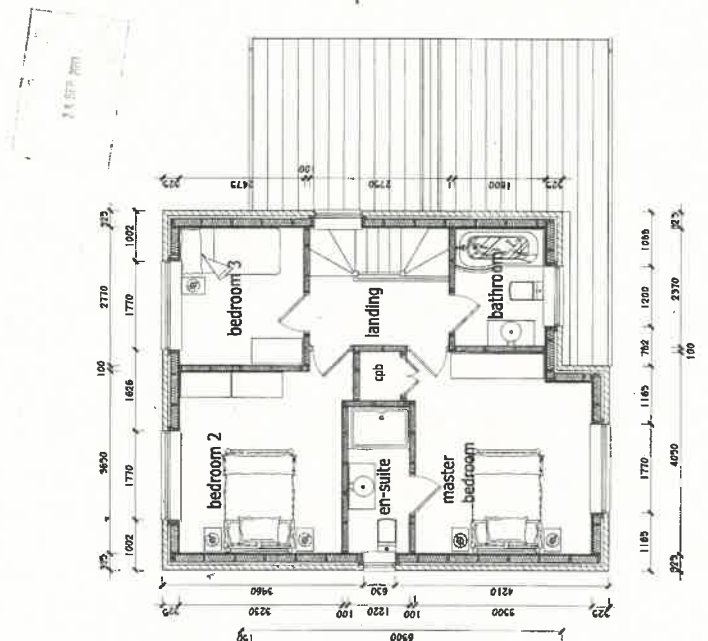
PROPOSED SIDE ELEVATION.



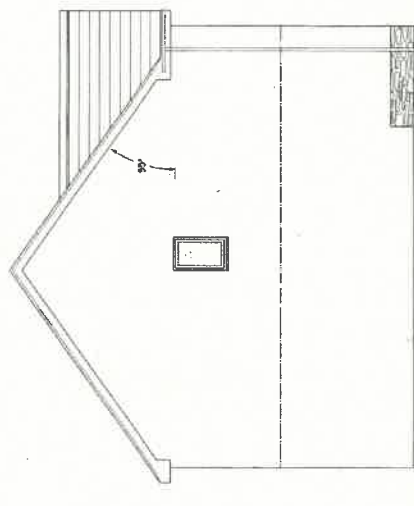
PROPOSED REAR ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.



PROPOSED SIDE ELEVATION.

EXTERNAL MATERIALS PALETTE:

Proposed roofing materials to comprise natural slate to LPA approval laid with complementary dark grey ridge tiles.
 Rendered finish to the bulk of the external elevations to comprise self-coloured proprietary rendered finish with textured finish to the Developer's specification.
 Stone cladding to finish and side elevations to be comprise pre-made panels which are to be adhered to the external leaf of blockwork prior to the application of sand / cement pointing in naturally toned mortar with a smooth finish.
 Cladding to all windows and doors to comprise double glazed units throughout set within GRC frames coloured grey and to the opening styles indicated.
 All fascia soffits and barge boards are to comprise PVC-maintenance proprietary weather board products coloured dark grey to client specifications.
 All exterior walls to comprise 100mm of cellular concrete or cellular concrete with either GRC or aluminium to client specifications but all are to be coloured black.



Internal Floor Area -
 100.0m² (1,076sq ft).



Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILLOG, PWLLHELI, GWYNEDD, LL53 6SH.

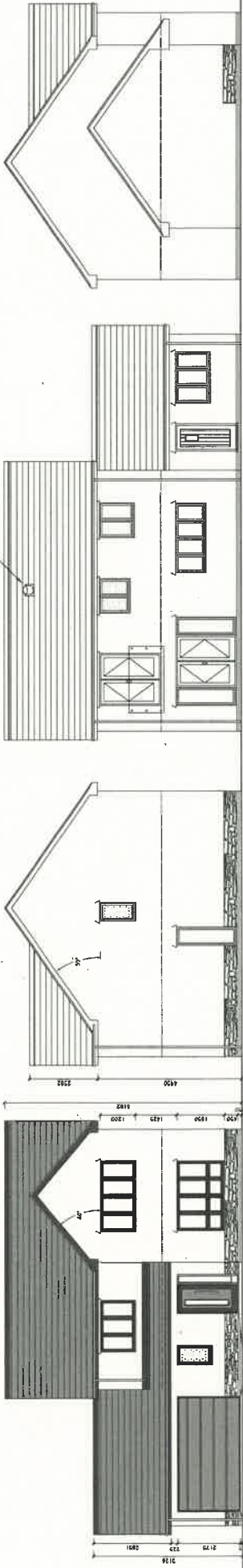
Client: RHYS EVANS CYF.

Title: HOUSE TYPE B (Handed) PLANS & ELEVATIONS - AS PROPOSED. PLOTS 2 & 5, & 7

Drawing No.: 10369.08.05j

Date: April 2019. **Scale:** 1:50@A1.

D.S. Jones & Co.
 Architectural & Planning Consultants.
 The Studio,
 26, Prospect Drive,
 Cwspodh, Wrexham, LL11 3PE.
 Tel : 01978 750195 / 07880 874522.
 E : djonesandco@live.co.uk



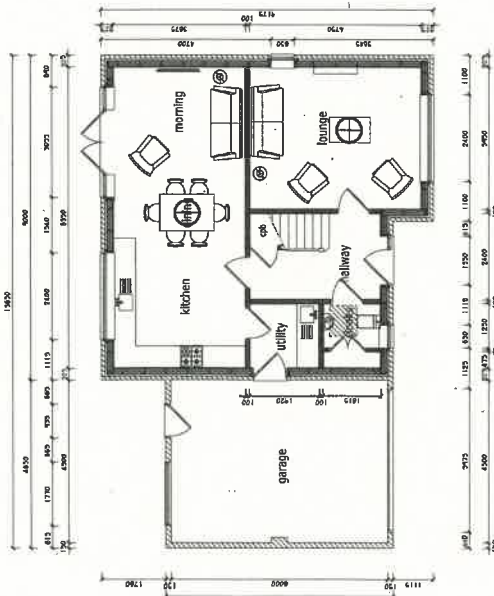
San Type removed to South Bed room elevation as indicated.

PROPOSED FRONT ELEVATION.

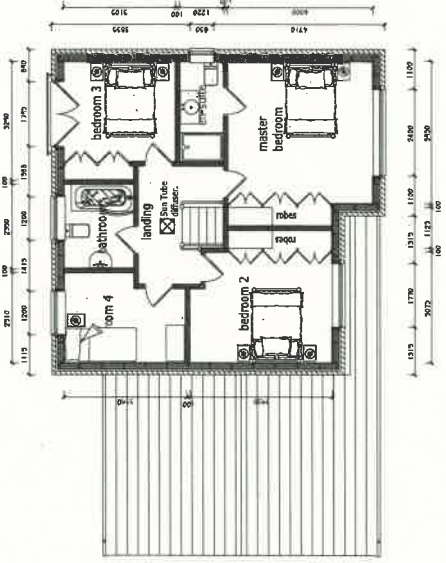
PROPOSED SIDE ELEVATION.

PROPOSED REAR ELEVATION.

PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



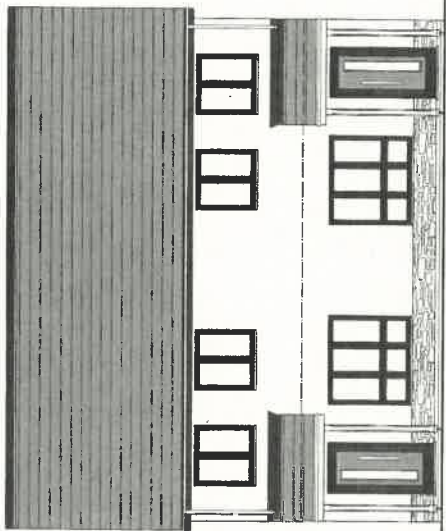
PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALETTE
 Proposed roofing materials to comprise natural slate to DA approval laid with complementary dark grey ridge tiles. Re-clad finish to the bulk of the external elevation is to comprise ash-clad proprietary rendered finish with recessed lines to the parapets application.
 Stone cladding to front and side elevations is to comprise a mix of natural stone and ash-clad finish. Application of ash-clad cladding to be applied in a staggered fashion to the parapets and to the naturally lined masonry with a struck finish.
 Cladding to all windows and doors to comprise double glazed units throughout as with UPVC frames colored grey and to the opening frames finished.
 All feeds, sills and large beams are to comprise zirconium powder coated aluminium. All other window and door frames are to comprise powder coated aluminium. All aluminium to be finished in a matt black.
 All exterior goods to comprise 100mm x 100mm x 100mm of aluminium. All aluminium to be finished in a matt black.
 All exterior goods to comprise 100mm x 100mm x 100mm of aluminium. All aluminium to be finished in a matt black.

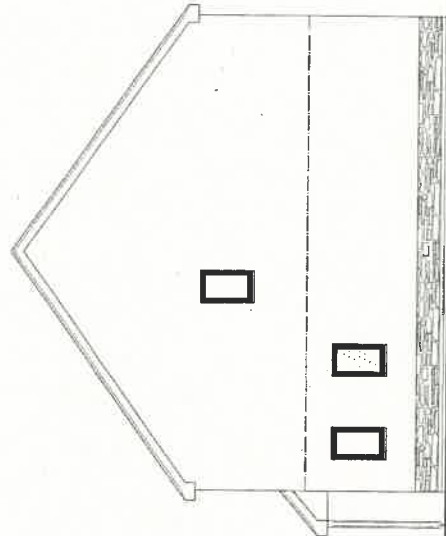
Internal Floor Area - 122.0m² (1,313sq ft).



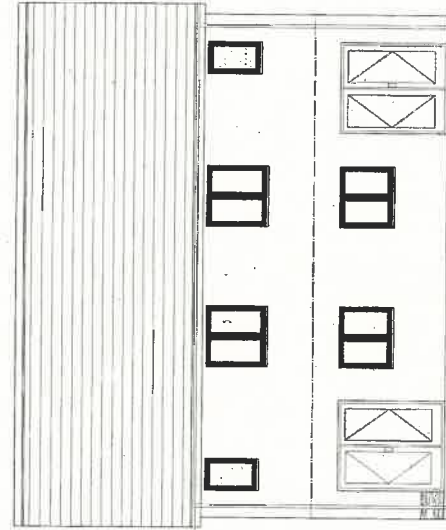
Project	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAPARN MARRIN, CHWILLOG, PULLHELL, GWYNEDD, LL33 6SH.
Client	RHYS EVANS CYF.
Title	HOUSE TYPE A - PLANS & ELEVATIONS - AS PROPOSED, PLOT 6.
Drawing No.	10399.05.60j
Date	10/01/2019
Scale	1:150 (A3)
D.S. Jones & Co. Architectural & Planning Consultants The Studio, 10th Floor, Cospatrick, Wrexham, LL11 1PE. Tel: 01928 700157 09888 81932. E: c.jones@dsjones.co.uk	



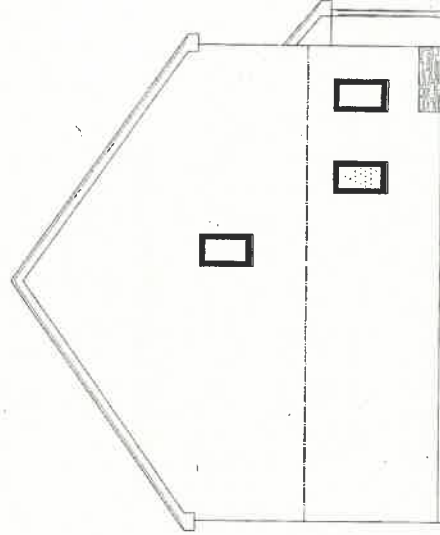
PROPOSED FRONT ELEVATION.



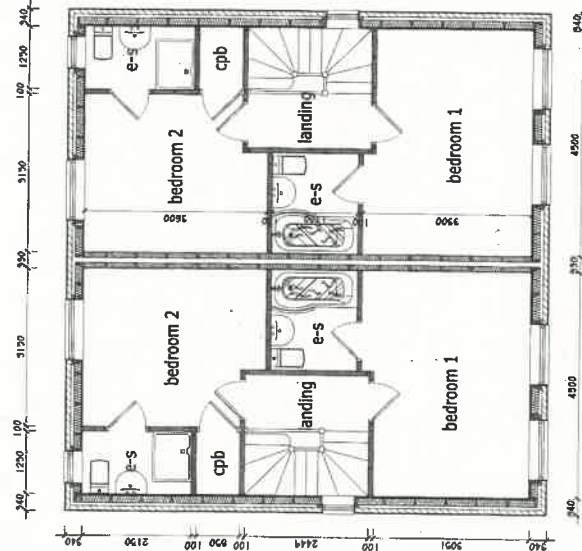
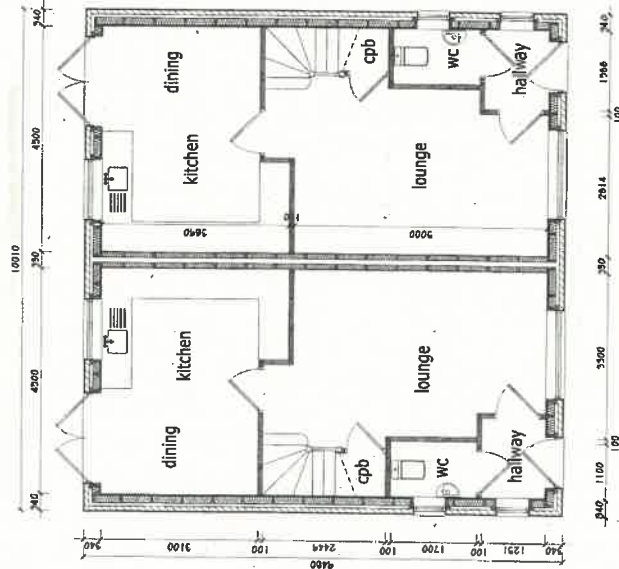
PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHILGO, PWLLHELL, GWYNEDD, LL53 6SH.

Client: RHYS EVANS CYF.

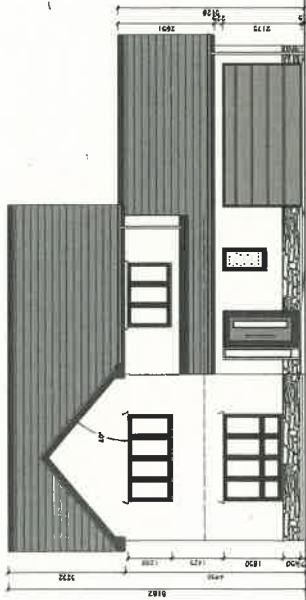
Title: HOUSE TYPE E - PLANS & ELEVATIONS - AS PROPOSED.

Drawing No. 10369.14.dsf

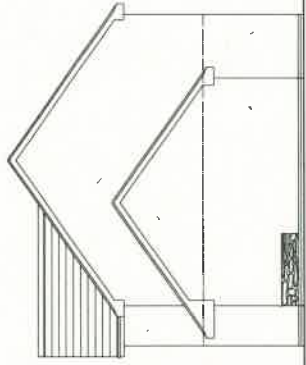
Date: Sept 2019. Scale: 1:50@A1.

D.S. Jones & Co. Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Caedpoeth, Wrexham, LL11 3PE. Tel : 0178 750195 / 07880 874522. E : d.jonesandco@live.co.uk

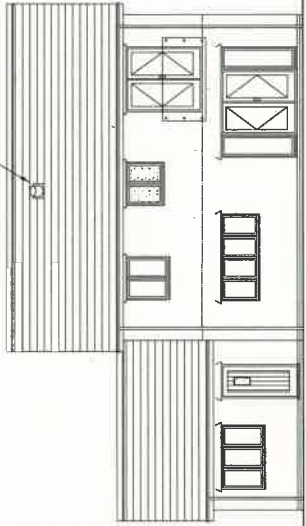




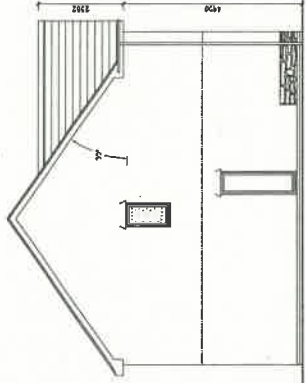
PROPOSED FRONT ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED REAR ELEVATION.

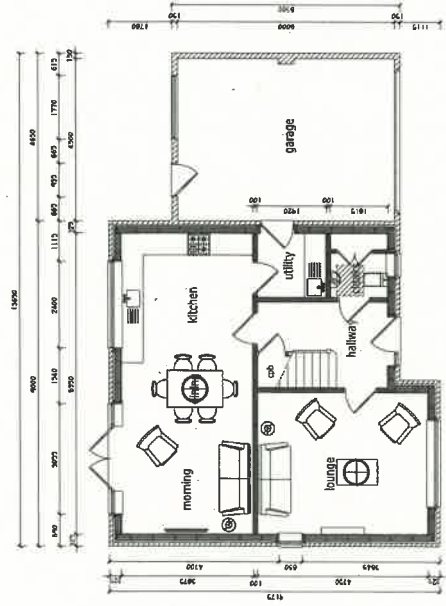


PROPOSED SIDE ELEVATION.

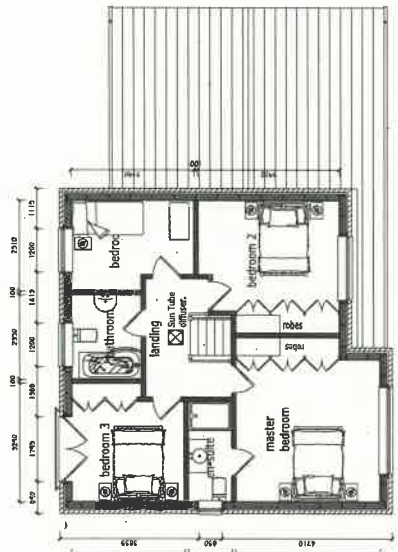
See title block for south elevation as indicated.

EXTERNAL MATERIALS PALETTE.

Proposed roofing materials to comprise natural slate to LPA approval with complementary dark grey ridge tiles.
 Rendered finish to the base of the external elevations to be composite self-coloured proprietary rendered finish with textured finish to the developer's specification.
 Stone cladding to front and side elevations is to comprise natural stone cladding to be selected and installed in a random pattern to the satisfaction of the architect.
 Cladding to all windows and doors to comprise stone cladding units throughout set within UPVC frames coloured grey and set to the opening styles indicated.
 All fascias, soffits and barge boards are to comprise zinc-reinforced proprietary weather board products coloured dark grey to client's specification.
 All window panes to comprise 10mm or gutters and 85mm or downpipes to be finished in a colour to match the specification but all are to be coloured black.



PROPOSED GROUND FLOOR PLAN.

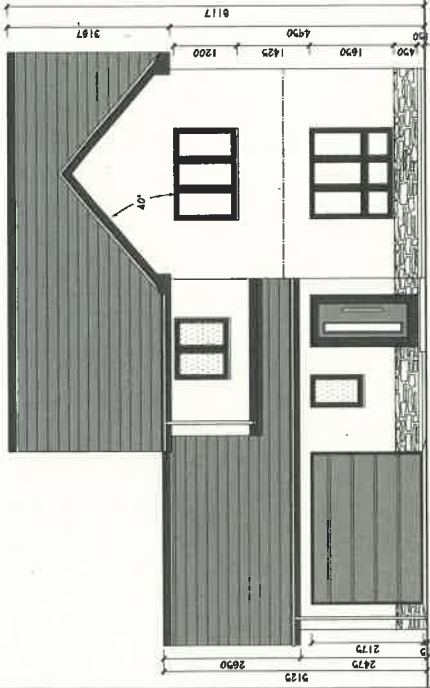


PROPOSED FIRST FLOOR PLAN.

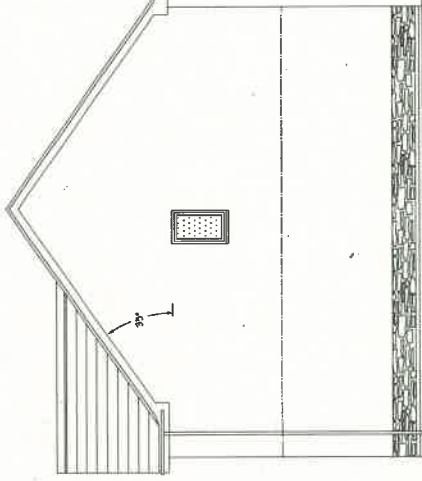
Internal Floor Area -
 122.0m² (1,313sq ft).



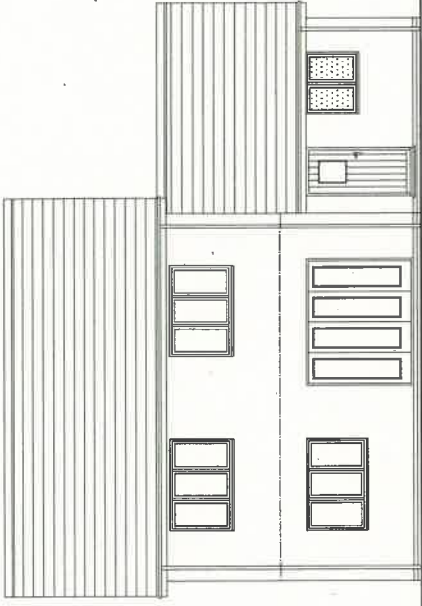
Project PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHeli, GWYRDD, LL53 6SH.
Client RHYS EVANS CYF.
File No. HOUSE TYPE A (Handed) PLANS & ELEVATIONS - AS PROPOSED. PLOT 1.
Drawing No. 10360.06.djg
Date 14th 2019. **Scale** 1:50000.
D.S. Jones & Co.
 Architects & Planning Consultants.
 The Studio, Caeboethy, Wrexham, LL11 3PE.
 Tel: 0179 750157 / 0980 87432.
 E: dsjones@dsjones.co.uk



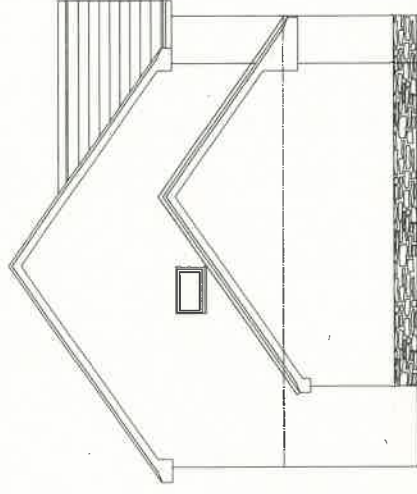
PROPOSED FRONT ELEVATION.



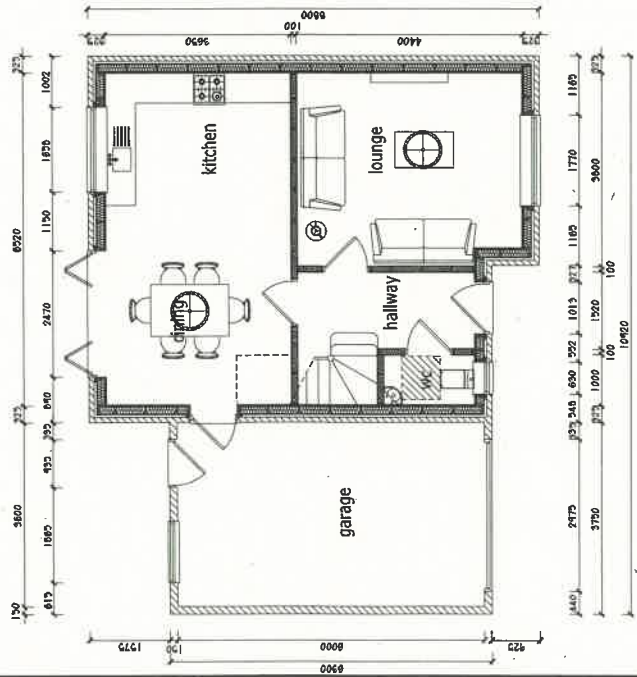
PROPOSED SIDE ELEVATION.



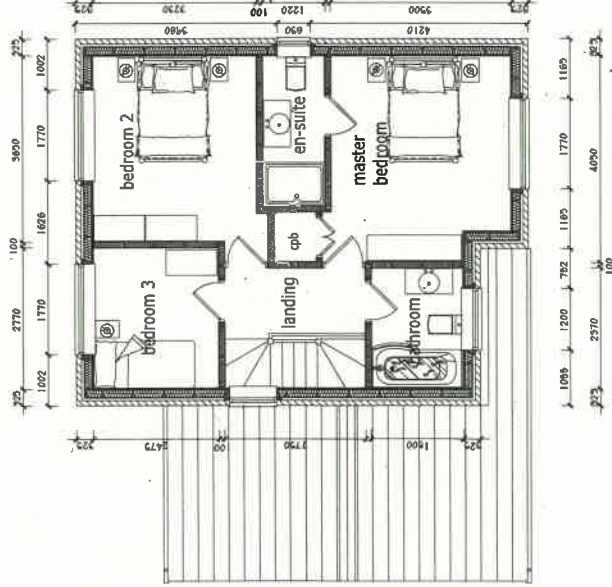
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALETTE.

Proposed finishes materials to comprise external clade to LPA approval Bid with complementary dark grey ridge tiles. Rendered finish to the bulk of the external elevations is to be finished with a textured finish to the Developer's specification. Stone detailing to front end side elevations is to comprise pre-mixed panels which are to be rendered to a normal pointing in naturally tanned mortar with a struck finish. Glazing to all windows and doors to comprise double glazed units with low-E glass. External window frames coloured grey and to the existing style's hardware.

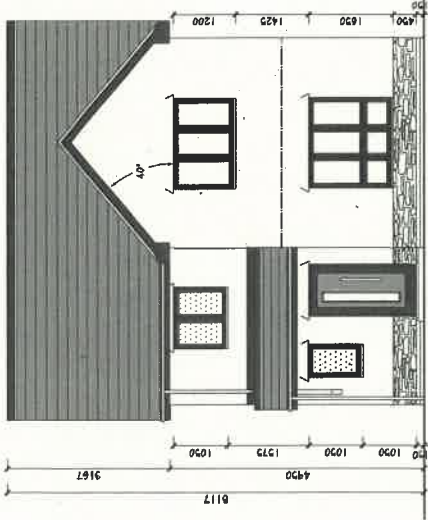
All facias, soffits and barge boards are to comprise zero-maintenance proprietary weather board products coloured dark grey to client's specification.

All rainwater goods to comprise 100mm g gutters and 65mm rainwater down pipe out of either uPVC or aluminium to client's specification but all are to be coloured black.

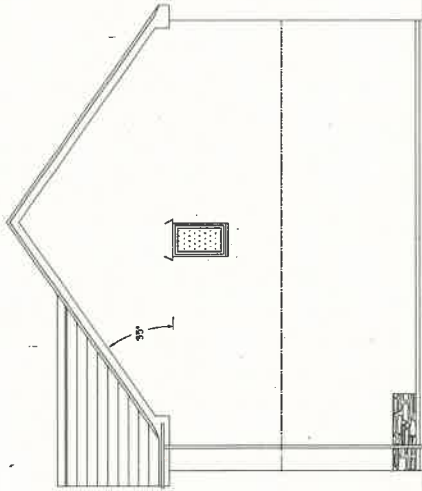
Internal Floor Area -
100.0m² (1,076sq ft).



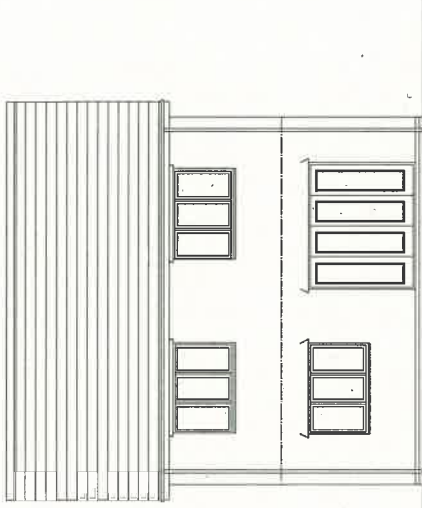
Project: PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELLI, GWYNEDD, LL53 6SH.
Client: RHYS EVANS CYF.
Title: HOUSE TYPE B(2) - PLANS & ELEVATIONS - AS PROPOSED. PLOT 15.
Drawing No.: 10369.09.dwg
Date: July 2019.
Scale: 1:50@A1.
Consultants: D.S. Jones & Co. Architectural & Planning
The Studio, Drive, Coedpoeth, Wrexham, LL11 3PE.
Tel : 01978 750195 / 07980 874522.
E : dsjones@dsjones.co.uk



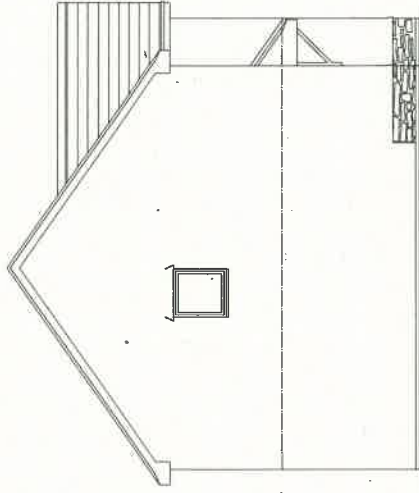
PROPOSED FRONT ELEVATION.



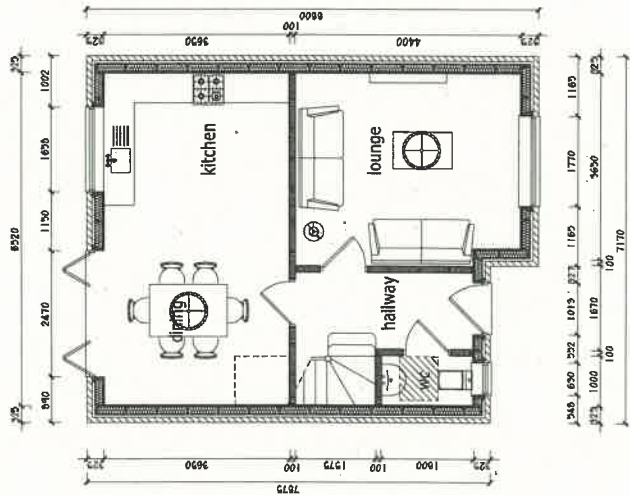
PROPOSED SIDE ELEVATION.



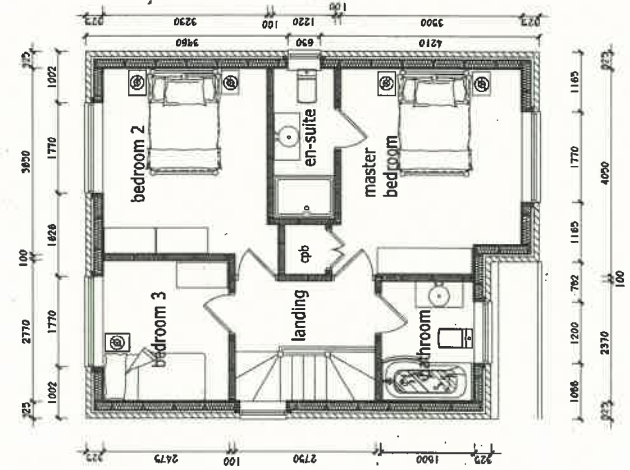
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALLETTE.
 Proposed roofing materials to comprise natural slate to LPA approved tile with complementary dark grey ridge tiles.
 Rendered finish to external elevations to comprise self-coloured proprietary rendered finish with textured finish to the Developer's specification.
 Glazing to all windows and doors to comprise double glazed units throughout set within uPVC frame coloured grey and to the opening styles indicated.
 All fences, gates and barge boards are to comprise zero-maintenance proprietary weather board products coloured dark grey to client specification.
 All rainwater goods to comprise 100mm o gutters and 65mm rainwater downpipes out of either uPVC or aluminium to client specification but all are to be coloured black.

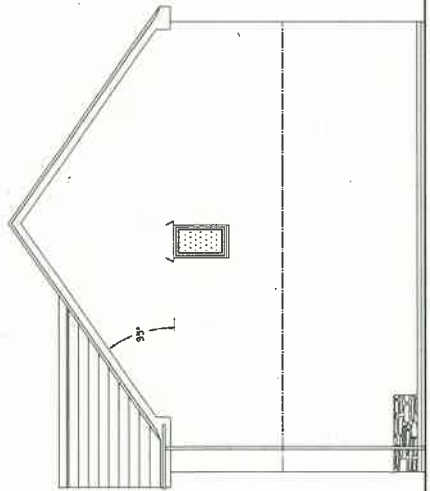
Internal Floor Area - 100.0m² (1,076sq ft).



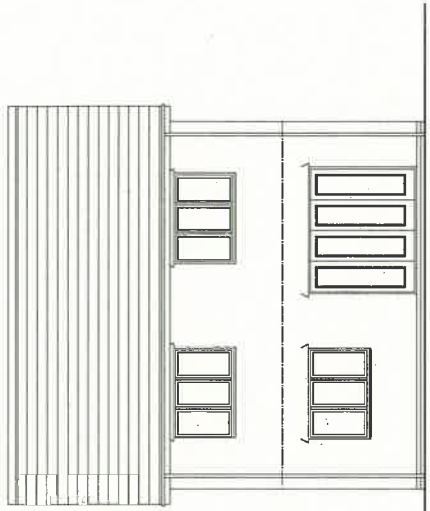
Project:	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELL, GWYNEDD, LL53 6SH.
Client:	RHYS EVANS CYF.
Title:	HOUSE TYPE C - PLANS & ELEVATIONS - AS PROPOSED. PLOTS 8, 10 & 11.
Drawing No.:	10365.10.d6j.
Date:	July 2019.
Scale:	1:50@A1.
D.S. Jones & Co.	
Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Caeapeth, Wrexham, LL11 9PE. Tel : 01978 750357 / 07800 974522. E: studio@dsjones.co.uk	



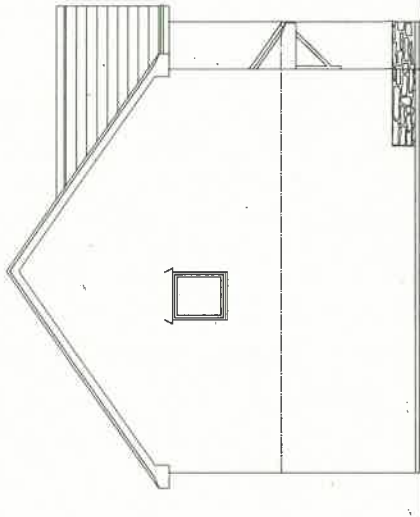
PROPOSED FRONT ELEVATION.



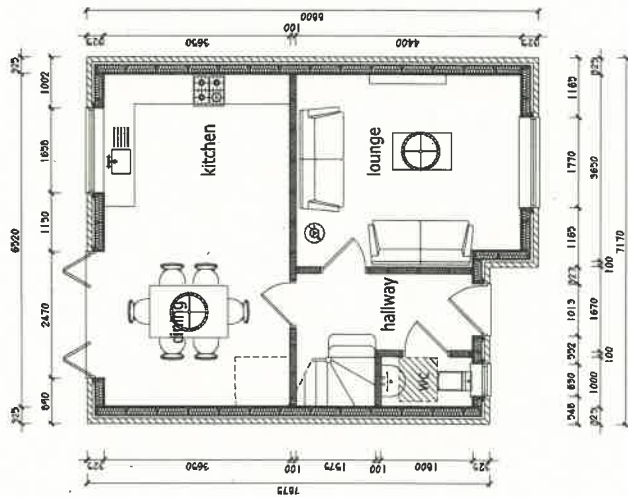
PROPOSED SIDE ELEVATION.



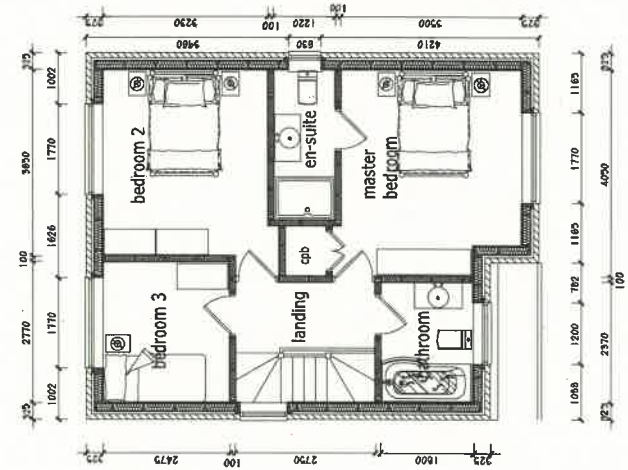
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALLETTE.
 Proposed roofing materials to comprise external side to UP approach with complementary dark grey ridge tiles.
 Rendered finish to external elevations is to comprise self-coloured proprietary rendered finish with textured finish to the Developer's specification.
 Glazing to all windows and doors to comprise double glazed units throughout set within uPVC frames coloured grey and to the opening style indicated.
 All fascias, soffits and barge boards are to comprise zero-maintenance proprietary weather board product coloured dark grey to client specification.
 All external doors to comprise 100mm external and 65mm internal rainwater chimepiles out of either uPVC or aluminium to client specification but all are to be coloured black.

**Internal Floor Area -
 100.0m² (1,076sq ft).**



Project:
 PROPOSED RESIDENTIAL
 DEVELOPMENT on land
 south of TAFARN MADRYN,
 CHWILOG, PWLLHELLI,
 GWYNEDD, LL53 6SH.

Client:
 RHYNS EVANS CYF.

Title:
 HOUSE TYPE C -
 PLANS & ELEVATIONS -
 AS PROPOSED.
 PLOTS 8, 10 & 11.

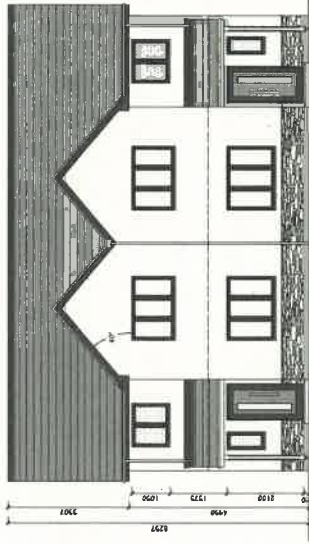
Drawing No.:
 10369.10.d[s]

Date:
 July 2019.

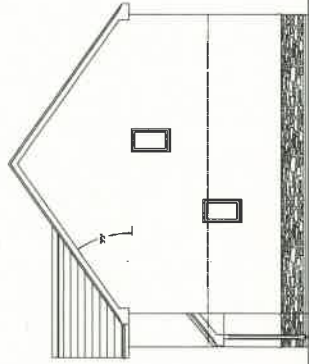
Scale:
 1:50@A1.

D.S. Jones & Co.

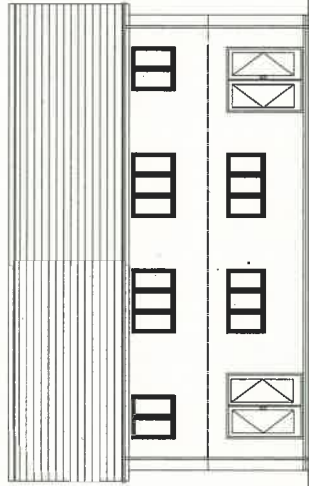
Architectural & Planning
 Consultants:
 The Studio,
 26, Prospect Drive,
 Coedpoeth, Wrexham, LL11 3PE.
 Tel : 01978 750195 / 07860 87452.
 E : dsjonesandco@live.co.uk



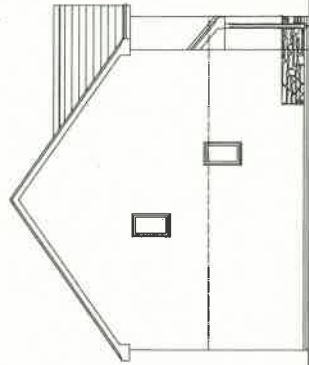
PROPOSED FRONT ELEVATION.



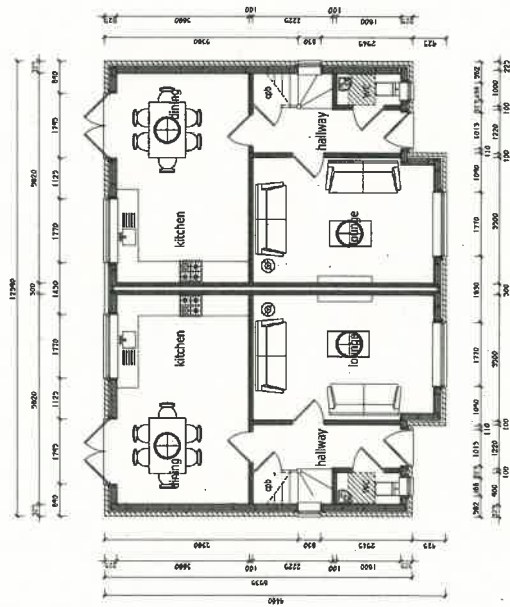
PROPOSED SIDE ELEVATION.



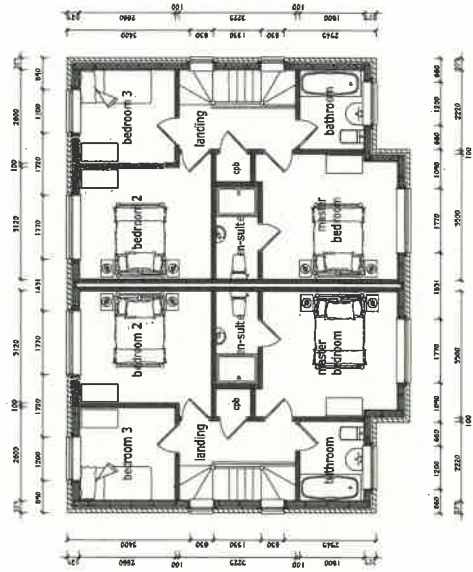
PROPOSED REAR ELEVATION.



PROPOSED SIDE ELEVATION.



PROPOSED GROUND FLOOR PLAN.



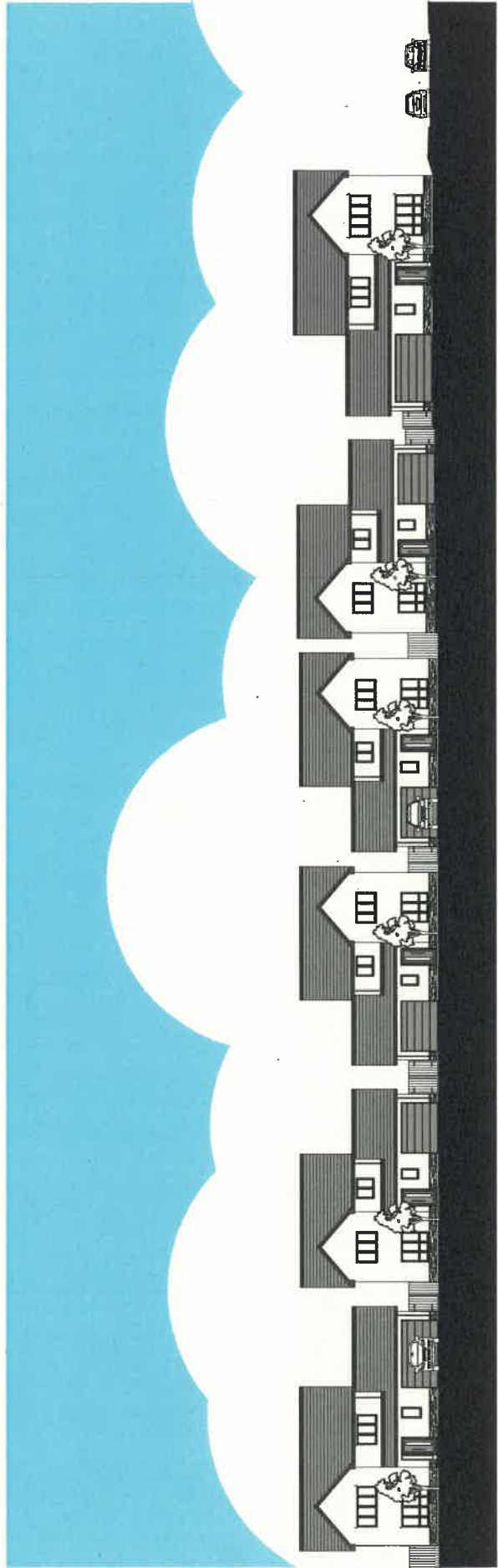
PROPOSED FIRST FLOOR PLAN.

EXTERNAL MATERIALS PALLETTE
 Proposed roofing materials to comprise natural slate to UK approval laid with complementary dark grey ridge tiles.
 Proposed finish to exterior walls to be: smooth, anti-oxidant proprietary rendered finish with textured finish to the Developer's specification.
 Glazing to all windows and doors to comprise double glazed units throughout set within uPVC frames coloured grey and to the opening styles indicated.
 All fascia, soffits and barge boards are to comprise extruded polystyrene weather board painted coloured dark grey to client's specification.
 All rainwater goods to comprise 100mm diameter and 60mm depth guttering and downpipes to aluminium to client's specification but all are to be coloured black.

Internal Floor Area -
 96.0m² (1,033sq ft).



Project:	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARI MADRYN, CHWILOG, PWLLHELLI, GWYNEDD, LL53 6SH.
Client:	RHYS EVANS CYF.
Title:	HOUSE TYPE D - PLANS & ELEVATIONS - AS PROPOSED - PLOTS 13 & 14.
Drawn by:	10359.11.46j
Date:	July 2019.
Scale:	1:50@A0.
D.S. Jones & Co. Architect & Planning The Studio, 25, Prospect Drive, Llanelli, SA99 8JL, UK Tel: 01797 250385 / 07988 841522. E: dsjones@dsj.co.uk	



SUGGESTED STREET SCENE - PLOTS 1 - 6.

Project.	PROPOSED RESIDENTIAL DEVELOPMENT on land south of TAFARN MADRYN, CHWILOG, PWLLHELI, GWYNEDD, LL53 6SH.
Client.	RHYS EVANS CYF.
Title.	PROPOSED STREET SCENE - PLOTS 1 to 6.
Drawing No.	10369.13.dsj
Date.	July 2019.
Scale.	1:250@A3.
D.S. Jones & Co.	
Architectural & Planning Consultants. The Studio, 26, Prospect Drive, Coedpoeth, Wrexham, LL11 3PE. Tel : 01978 750195 / 07880 874522. E : dsjonesandco@live.co.uk	