

C20/0040/35/LL

Codi ty preswyl newydd/

Erection of a new dwelling

**Sibrwd Y Gwynt Morannedd, Criccieth, Gwynedd,
LL52 0PP**



Ffotiwch a chyrrwyd y materiau hyspysu gwaith oddi ar y ddiwyllwr
 (Do not scale from this drawing)
 Do not scale from this drawing
 If in doubt - ask
 Rhai'r ddiwyllwr hyspysu y materiau hyspysu Russell-Hughes ac ni
 dim ond os gwyddwch eu bod yn gywir.
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 must not be copied or reproduced without permission

Cynllun - Job
**MORANNEDD ESTATE,
 CRICCIETH**
 Dyfyniad - Drawing
LOCATION PLAN

Rhif Dyfyniad - Drawing No.
2675:19:1
 Graddfa - Scale
1:1250 A4
 Dyddiad - Date
May 2019

russell-hughes cyf
 pensesi/architects



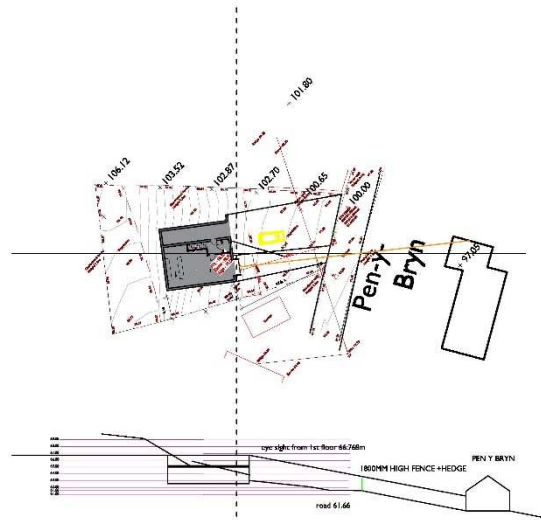
Rhwyddwch a chywirdeb y mesuriadau graffigol wedi eu tynnu o'r ddiwylliant hwn.
 Os yn amau - gofynnwch.
 Do not scale from this drawing.
 If in doubt - ask.
 Mwy o ddiwylliant hwn yn hyspysu'r Ffynon Russell-Hughes os o'i
 chwestio'n at gyswrt neu at argyhoeddiadau heb gyswrt.
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Cynllun - plan
**MORANNEDD ESTATE,
 CRICCIETH**
 Dilyniad - Drawing
EXISTING TOPO SITE PLAN

Rhif Dilyniad - Drawing No.
2675:19:2
 Graddfa - Scale
1:500 A3
 Dilyniad - Date
May 2019

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 persennol@rhc.co.uk

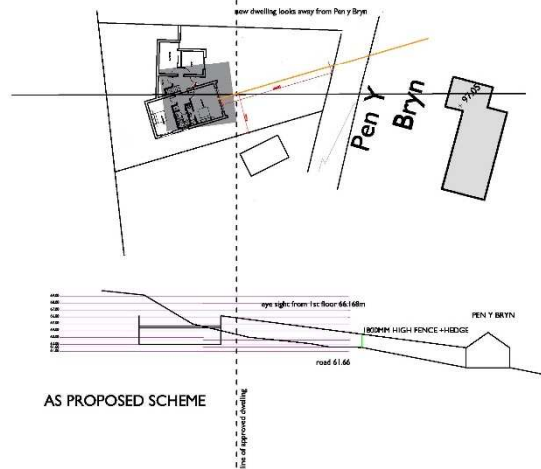




SCHEME APPROVED ON APPEAL



Detailed image taken from the first floor balcony eye level at 66.768m
Image shows the minimal overlooking towards Pen y Bryn at a distance of 32.5m.



AS PROPOSED SCHEME



Detailed image taken from the first floor balcony eye level at 66.168m
Image shows the minimal overlooking towards Pen y Bryn at a distance of 34.2m,
while looking away from Pen y Bryn, see amended dwelling location.

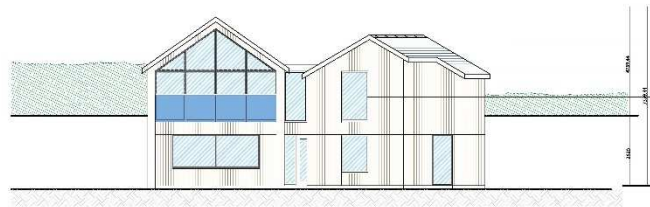
Yn ôl y rheolwr o'r hysbysu'r gwaith hon yn ddiarffwrdd
O'r ym 1994 - golyddwr
Sicrhodd ym 1994 - golyddwr
Yn ôl y rheolwr o'r hysbysu'r gwaith hon yn ddiarffwrdd
O'r ym 1994 - golyddwr
Sicrhodd ym 1994 - golyddwr

Cyfeirir ym
**MORANNEDD ESTATE,
CRICCIETH**
Dyluniad - Drawing
SECTIONAL COMPARISSON

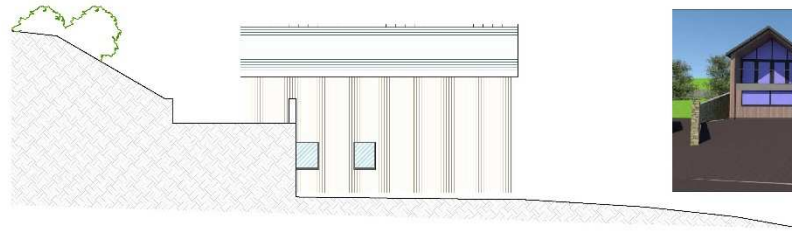
Yn ôl y rheolwr o'r hysbysu'r gwaith hon yn ddiarffwrdd
O'r ym 1994 - golyddwr
Sicrhodd ym 1994 - golyddwr

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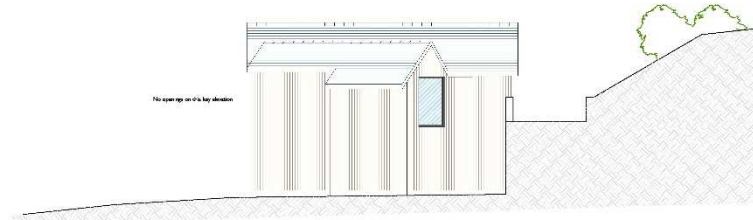




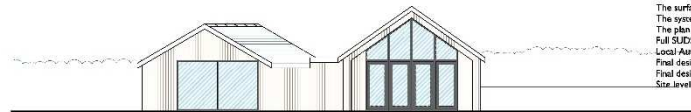
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

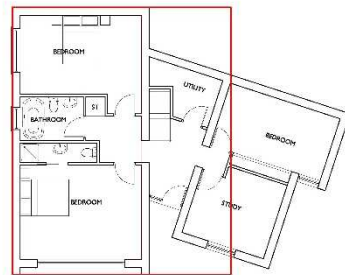


REAR ELEVATION

- NATURAL SLATE ROOF COVERING
- HARDY CEDAR CLADDING OR SIMILAR
- ALUMINIUM WINDOWS & DOORS

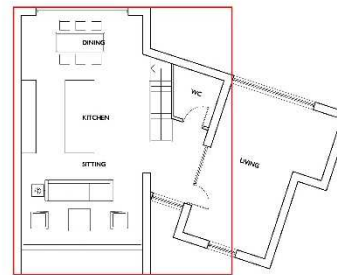


Surface Water Management.
 The proposed roof will discharge into soakways together with Hard standing/ roadways.
 Porosity test has been included within the planning application.
 The surface water layout is indicative only.
 The system is subject to SUDS policy.
 The plan is for planning application purposes only.
 Full SUDS application to be submitted after pre-application meeting with Local Authority SAB team.
 Final design will be determined after vetting by the SAB team.
 Site levels may have to be raised to provide cover level required to drainage



GROUND FLOOR PLAN

As proposed against 2 energy dwelling (BEM)
 As proposed 2 energy dwel by 17714



GROUND FLOOR PLAN

Project: 2675; 19-4B
 City of Morriston - approved
 19/05/2019
 If in doubt call:
 01248 723233
 01248 750600
 info@russellhughes.co.uk

Plot: 2675; 19-4B
 19/05/2019

Client: MORANNED ESTATE,
 CRICCIETH
 Date: 19/05/2019
 AS PROPOSED OPTION 3

Scale: 1:100
 Date: May 2019

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 peoplerealestate

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