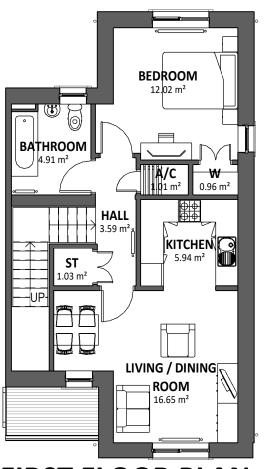
53 m²

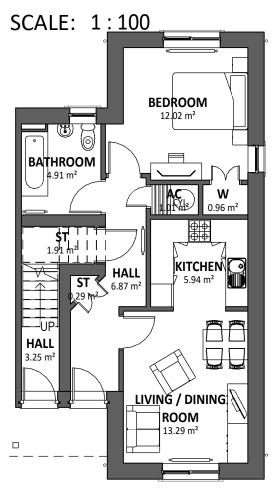
49.98 m²

55.31 m²

3.25 m²



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SCALE: 1:100



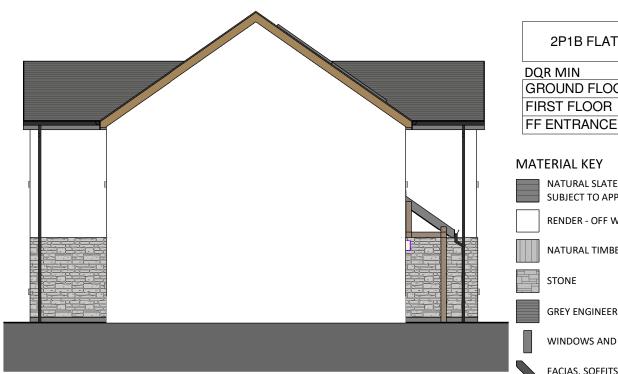
FRONT ELEVATION

SCALE: 1:100



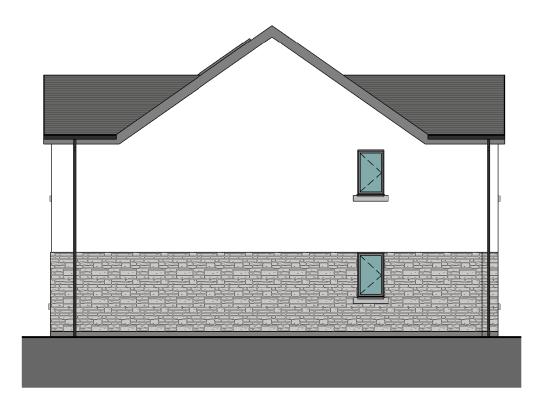
REAR ELEVATION

SCALE: 1:100



PARTY WALL / SIDE ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100

0m	2m	4m	6m	8m	10m
T		ı	ı	ı	Г

VISUAL SCALE 1:100 @ A3

MATERIAL KEY

GROUND FLOOR

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

2P1B FLAT INSET GIFA

RENDER - OFF WHITE

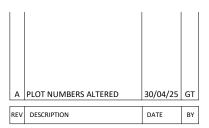
NATURAL TIMBER CLADDING (VERTICAL)

STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

LLANBERIS ROAD, **CAERNARFON** for ADRA

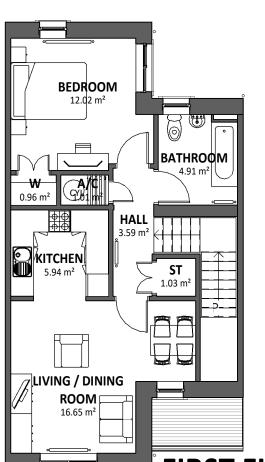
DRAWING TITLE

2P1B APARTMENT -LOUNGE TO FRONT - END **GABLE**

1:100 @A	DATE 31/03/25	DRAWN GT	SV
DRAWING STATUS	PLANN	NING	
JOB No	DRAWING N	o REV	/ISION
C1139	094	Α	



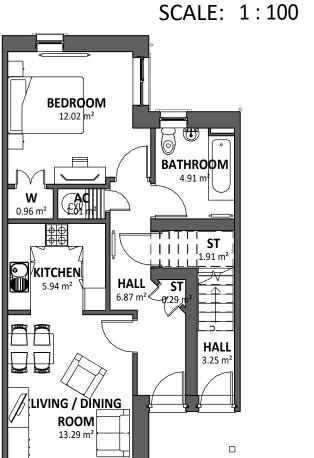
PRINTED: 01/05/2025 11:52:38





SCALE: 1:100

FIRST FLOOR PLAN





REAR ELEVATION

SCALE: 1:100

GROUND FLOOR PLAN

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100

0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

2P1B FLAT INSET GIFA

DQR MIN		53 m ²
	LOOD	
GROUND F		49.98 m ²
FIRST FLO	OR	55.31 m ²
FF ENTRAN	ICE	3.25 m ²

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

RENDER - OFF WHITE

NATURAL TIMBER CLADDING (VERTICAL)

STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

Α	PLOT NUMBERS ALTERED	30/04/25	GT
REV	DESCRIPTION	DATE	BY

THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO BE AS CEDI

PROJEC

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

2P1B MID TERRACE APARTMENT - LOUNGE TO FRONT

SCALE 1:100 @A	DATE 31/03/25	DRAWN GT	CHECKED SV
DRAWING STATUS	PLANN	NING	
JOB No	DRAWING N	o REV	ISION
C1139	093	Α	

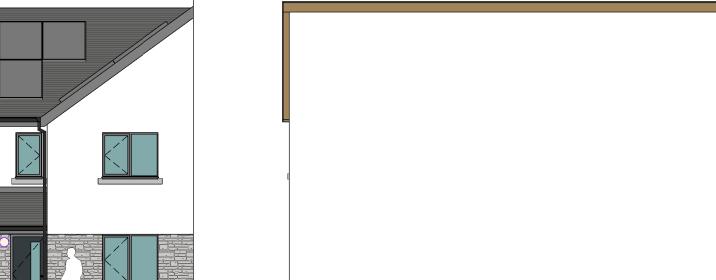


THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 01/05/2025 11:58:37





BATHROOM

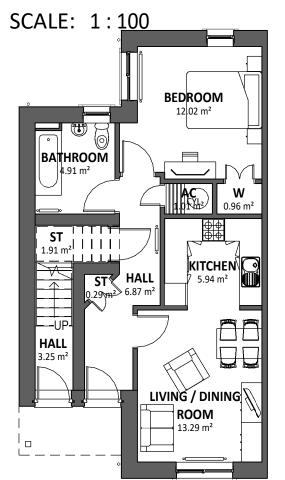
.03 m²

BEDROOM

KITCHEN 7 5.94 m²

LIVING / DINING $\sqrt{\Sigma}$

ROOM



GROUND FLOOR PLAN

SCALE: 1:100

FRONT ELEVATION

SCALE: 1:100

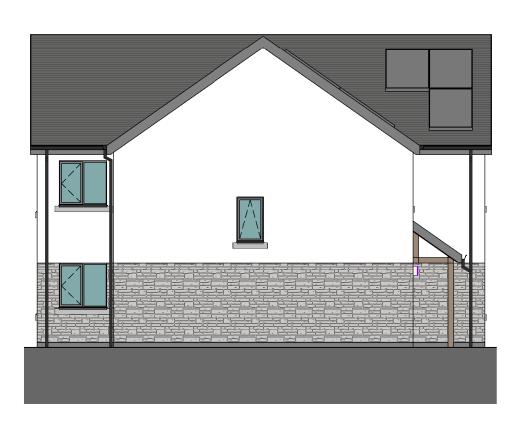


REAR ELEVATION

SCALE: 1:100

PARTY WALL ELEVATION

SCALE: 1:100



SIDE ELEVATION

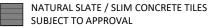
SCALE: 1:100 0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A3

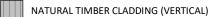
2P1B FLAT INSET GIFA

DQR MIN	53 m ²
GROUND FLOOR	49.98 m ²
FIRST FLOOR	55.31 m ²
FF ENTRANCE	3.25 m ²

MATERIAL KEY



RENDER - OFF WHITE



STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

A PLOT NUMBERS ALTERED 30/04/25 GT REV DESCRIPTION DATE BY

THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO

PROJEC

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

2P1B APARTMENT - LOUNGE TO FRONT

SCALE 1:100 @A	DATE 3 31/03/25	DRAWN GT	SV
DRAWING STATUS	PLANN	ING	
JOB No	DRAWING No	REV	ISION
C1139	092	Α	

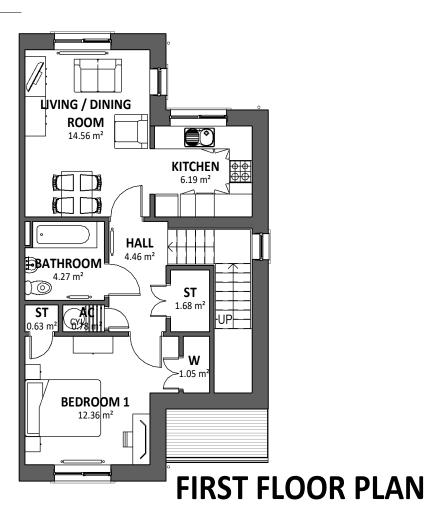


AINSLEY GOMMON ARCHITECTS

HE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS

Ainsley Gommon Architects Ltd. Registered in England & Wales No.4187948
Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 01/05/2025 12:00:26



LIVING / DINING **ROOM**

BATHROOM 4.00 m²

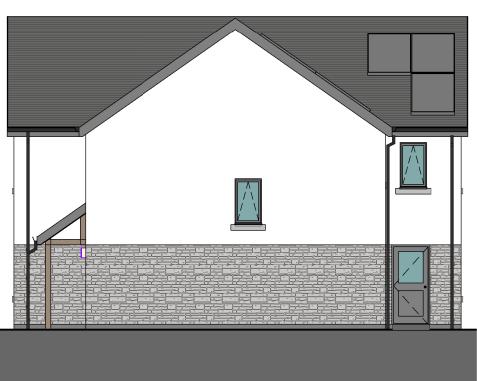
ST AC (5.55 m²)

BEDROOM 1 11.25 m²

FRONT ELEVATION



PARTY WALL ELEVATION



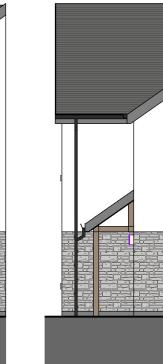
SIDE ELEVATION

SCALE: 1:100

0m 2m 6m 8m 10m 4m

VISUAL SCALE 1:100 @ A3

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100

SCALE: 1:100

GROUND FLOOR PLAN

SCALE: 1:100

HALL 3.25 m²

SCALE: 1:100

KITCHEN

6.05 m²

HALL 0.29 r

53 m²

GROUND FLOOR 49.98 m² FIRST FLOOR 55.31 m² FF ENTRANCE 3.25 m²

2P1B FLAT INSET GIFA

MATERIAL KEY

DQR MIN

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

RENDER - OFF WHITE

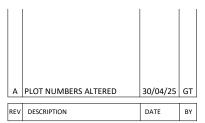
NATURAL TIMBER CLADDING (VERTICAL)

STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

LLANBERIS ROAD, **CAERNARFON** for ADRA

DRAWING TITLE

2P1B APARTMENT -LOUNGE TO REAR (HANDED)

SCALE 1:100 @A	DATE D	GT CHECKED
DRAWING STATUS	PLANNI	NG
JOB No	DRAWING No	REVISION
C1139	091(1)	Α



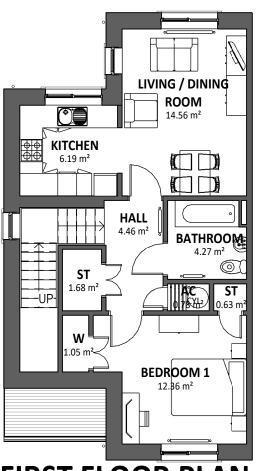
PRINTED: 01/05/2025 12:01:19

 $53 \, m^2$

49.98 m²

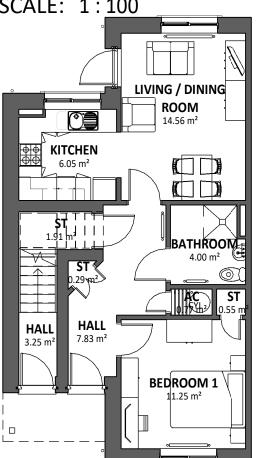
55.31 m²

3.25 m²



FIRST FLOOR PLAN

SCALE: 1:100



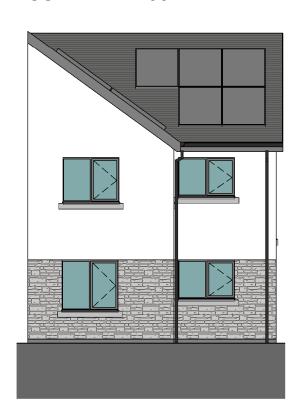
GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100

0	m	2m	4m	6m	8m	10m
						Г

VISUAL SCALE 1:100 @ A3

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL
RENDER - OFF WHITE
NATURAL TIMBER CLADDING (VERTICAL)
STONE

2P1B FLAT INSET GIFA

DQR MIN

GROUND FLOOR

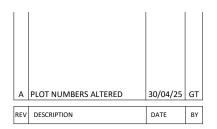
FIRST FLOOR

FF ENTRANCE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

LLANBERIS ROAD, **CAERNARFON** for ADRA

DRAWING TITLE

2P1B APARTMENT -LOUNGE TO REAR

PLANN	IING
DRAWING No	REVISION
091	Α
	091



PRINTED: 01/05/2025 12:02:00



SCALE: 1:100

BEDROOM 1

11.94 m

ATHROOM 3.89 m²

BEDROOM 2

SCALE: 1:100

TS.

AC

GROUND FLOOR PLAN

0.63 m²

LOUNGE

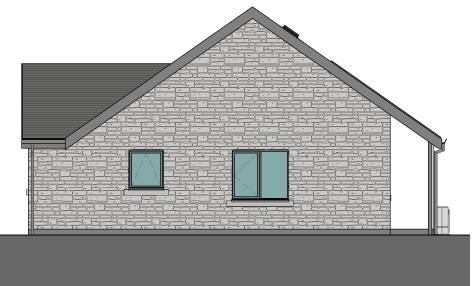
12.09 m²

KITCHEN/DININ



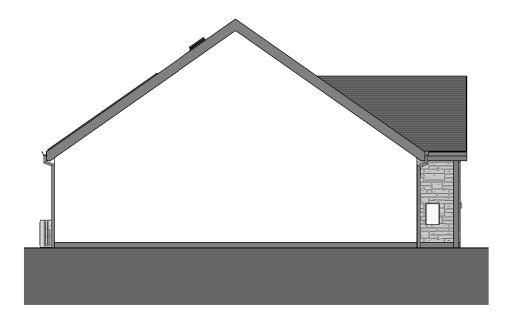
REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100

0m	2m	4m	6m	8m	10m
ı	'	1	1	1	· ·

VISUAL SCALE 1:100 @ A3

3P2B BUNGALOW GIFA		
Level	Area	
DQR MIN	58 m ²	
GROUND FLOOR LEVEL	61.07 m ²	
Grand total	61.07 m ²	

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

RENDER - OFF WHITE

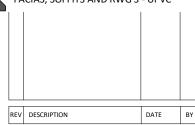
NATURAL TIMBER CLADDING (VERTICAL)

STON

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO
BE AS EXPLICATION. INCLUDED DETAIL AND ESPECIAL STON.

PROJE

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

3P2B BUNGALOW (HANDED)

SCALE 1:100 @A	1	AWN CHECKEE
DRAWING STATUS	PLANNIN	NG
JOB No	DRAWING No	REVISION
C1139	087(1)	



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 07/04/2025 15:52:37





SCALE: 1:100

BEDROOM 1

BATHROOM 3.89 m²

BEDROOM 2

KITCHEN/DINING

STORE 1.31 m²

LOUNGE

11.79 m²

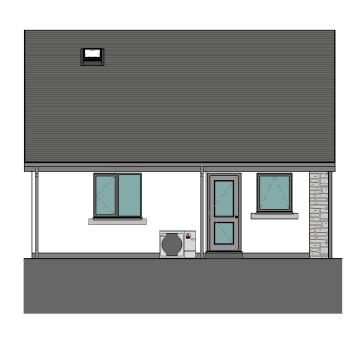
SCALE: 1:100

AC).62 m

HALL 7.86 m²

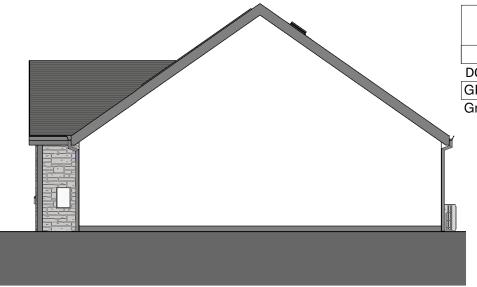
GROUND FLOOR PLAN

STORE 0.63 m²



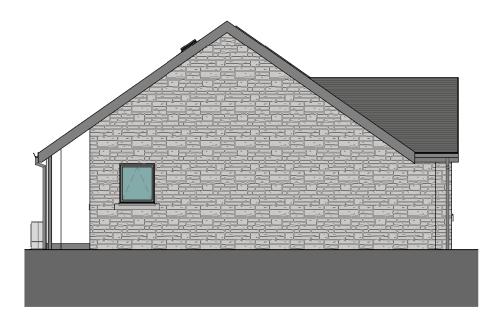
REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100

0m	2m	4m	6m	8m	10m

VISUAL SCALE 1:100 @ A3

3P2B BUNGALOW GIFA		
Level	Area	
DQR MIN	58 m ²	
GROUND FLOOR LEVEL	61.07 m ²	
Grand total	61.07 m ²	

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES

RENDER - OFF WHITE

STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

NATURAL TIMBER CLADDING (VERTICAL)



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO

PROJECT

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

3P2B BUNGALOW DETACHED

	DATE 31/03/25	DRAWN GT	SV
-indicated—— DRAWING STATUS	PLANI	NING	
JOB No	DRAWING N	o REV	ISION
C1139	088		



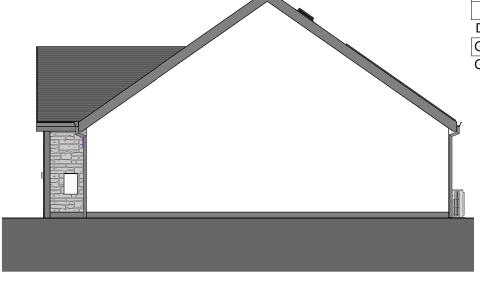
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

insley Gommon Architects Ltd. Registered in England & Wales No. 4187948 egistered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 07/04/2025 16:20:03

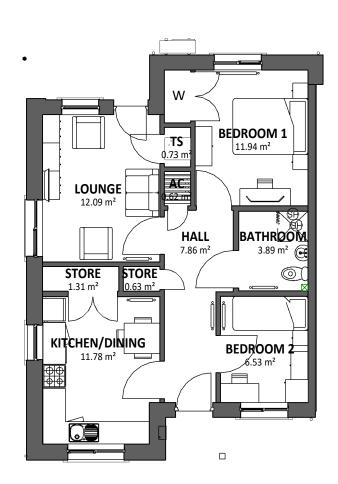


SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100



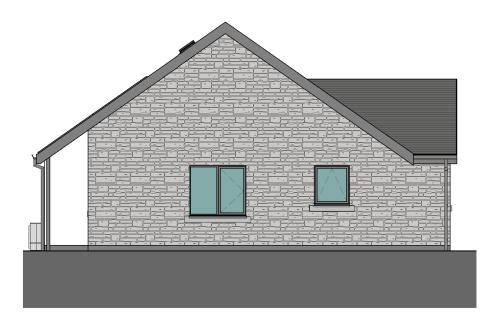
GROUND FLOOR PLAN

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100

,O	<u></u>	4111	וווס	8m	10m

VISUAL SCALE 1:100 @ A3

3P2B BUNGALOW GIFA

Level Area
DQR MIN 58 m²
GROUND FLOOR LEVEL 61.07 m²
Grand total 61.07 m²

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES

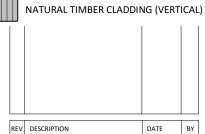
RENDER - OFF WHITE

STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO
BE AS EXPLICATION. INCLUDED DETAIL AND ESPECIAL STON.

PROJE

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

3P2B BUNGALOW

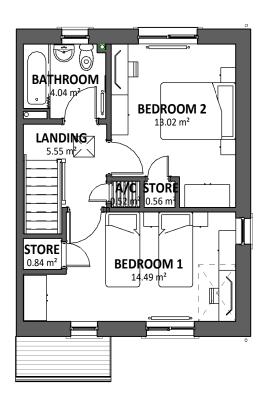
		-	IECKEI SV
-indicated	PLANNI	٧G	
JOB No	DRAWING No	REVISIO	N
C1139	087		



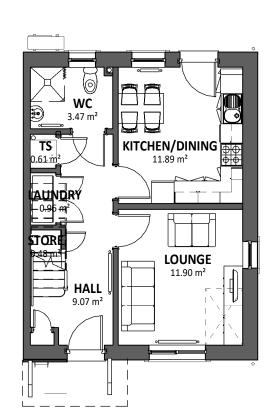
THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 31
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 07/04/2025 16:03:19



SCALE: 1:100



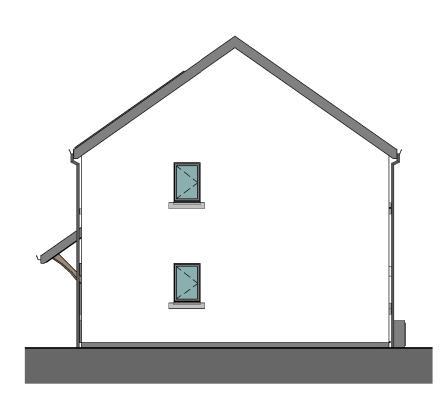
GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100



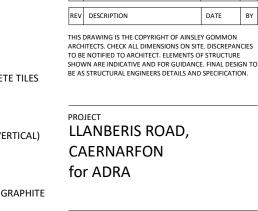
SIDE ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



Area Schedule (GIA) 4P2B

Level Area

 00 - GROUND FLOOR
 41.29 m²

 01 - FIRST FLOOR
 41.29 m²

 Grand total
 82.58 m²

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES

RENDER - OFF WHITE

NATURAL TIMBER CLADDING (VERTICAL)

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

8m

10m

4P2B HOUSE - LOUNGE TO FRONT - SIDE WINDOWS (HANDED)

SCALE

1:100 @A3 31/03/25 GT SV

DRAWING
STATUS

PLANNING

JOB No DRAWING No REVISION

070(1)



C1139

AINSLEY
GOMMON
ARCHITECTS

THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS
Fel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No.4187948

PRINTED: 07/04/2025 09:05:20

A3

VISUAL SCALE 1:100 @ A3

4m

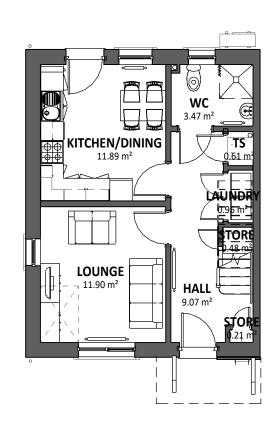
6m

2m

0m



SCALE: 1:100



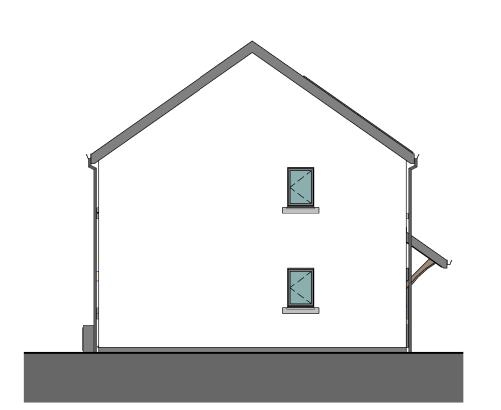
GROUND FLOOR PLAN

SCALE: 1:100



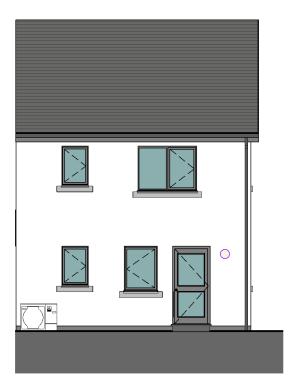
FRONT ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



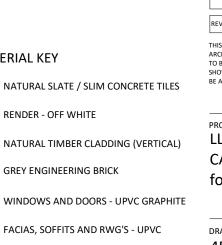
REAR ELEVATION

MATERIAL KEY

RENDER - OFF WHITE

GREY ENGINEERING BRICK

SCALE: 1:100



Area Schedule (GI	A) 4P2B
Level	Area

00 - GROUND FLOOR	41.29 m ²
01 - FIRST FLOOR	41.29 m ²
Grand total	82.58 m ²



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

LLANBERIS ROAD, **CAERNARFON** for ADRA

4P2B HOUSE - LOUNGE TO FRONT - SIDE WINDOWS

SCALE 1:100 @A	DATE DF 3 31/03/25	RAWN GT	SV
DRAWING STATUS	PLANNII	NG	
JOB No	DRAWING No	RE	VISION
C1139	070		



PRINTED: 07/04/2025 09:05:16

VISUAL SCALE 1:100 @ A3

4m

6m

8m

10m

2m

0m

Area

41.29 m²

82.58 m²

Area Schedule (GIA) 4P2B

00 - GROUND FLOOR 41.29 m²

Level

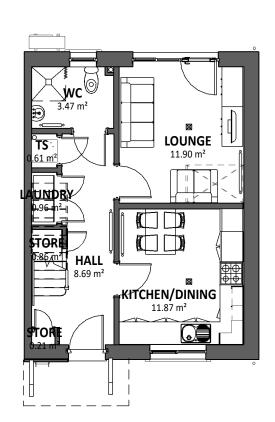
01 - FIRST FLOOR

Grand total



FIRST FLOOR PLAN

SCALE: 1:100



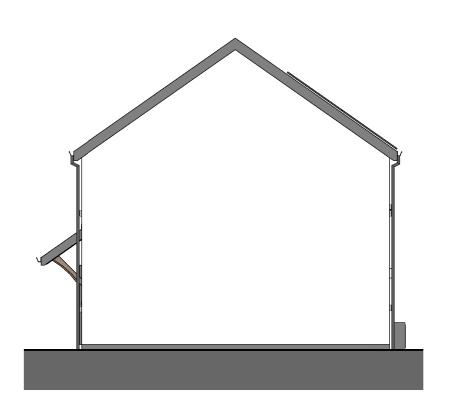
GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

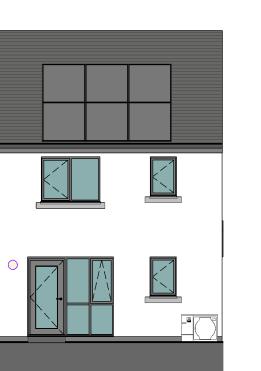
SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100





REAR ELEVATION

MATERIAL KEY

RENDER - OFF WHITE

GREY ENGINEERING BRICK

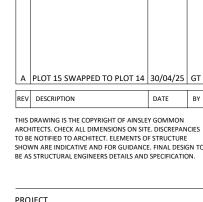
NATURAL SLATE / SLIM CONCRETE TILES

NATURAL TIMBER CLADDING (VERTICAL)

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

SCALE: 1:100



PROJECT

LLANBERIS ROAD, **CAERNARFON** for ADRA

DRAWING TITLE

4P2B HOUSE - LOUNGE TO REAR (HANDED)

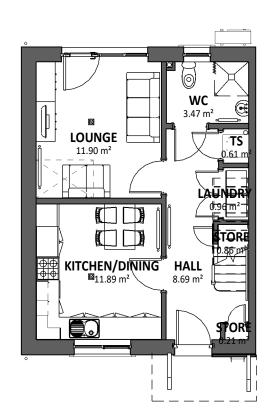
SCALE 1:100 @A	DATE 3 31/03/25	DRAWN GT	SV
DRAWING STATUS	PLANN	ING	
JOB No	DRAWING No	REV	/ISION
C1139	071(1)	Α	



PRINTED: 30/04/2025 11:50:33



SCALE: 1:100



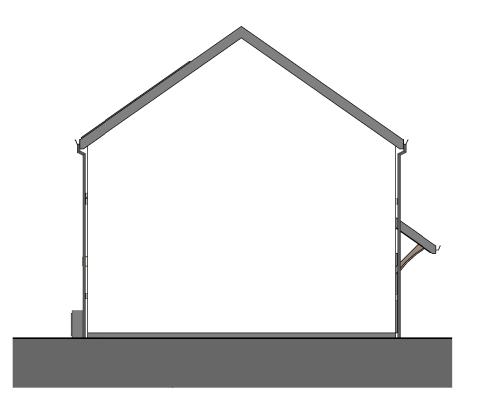
GROUND FLOOR PLAN

SCALE: 1:100



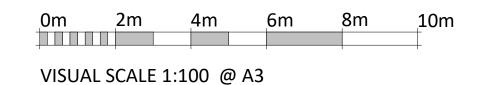
FRONT ELEVATION

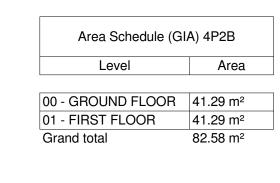
SCALE: 1:100



SIDE ELEVATION

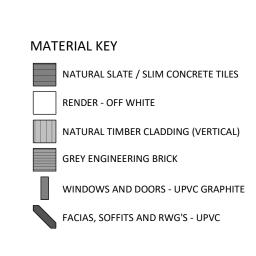
SCALE: 1:100





REAR ELEVATION

SCALE: 1:100



REV	DESCRIPTION	DATE	ВУ

THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO BE AS STRUCTURAL FAMILIARY OF THE STRUCTURAL FAMILY AND SPECIFICATION.

LLANBERIS ROAD,
CAERNARFON
for ADRA

DRAWING TITLE
4P2B HOUSE - LOUNGE TO
REAR

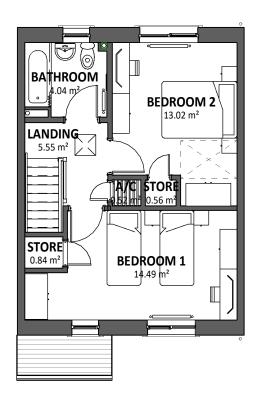
1:100 @A3	DATE 31/03/25	DRAWN GT	SV
DRAWING STATUS	PLANI	NING	
JOB No	DRAWING N	lo RE	VISION
C1139	071		



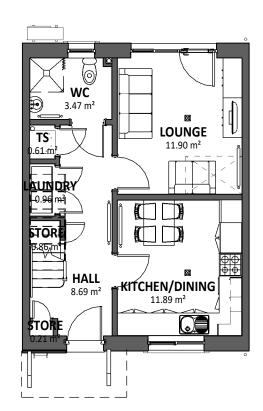
THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948
Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 07/04/2025 09:05:25



SCALE: 1:100



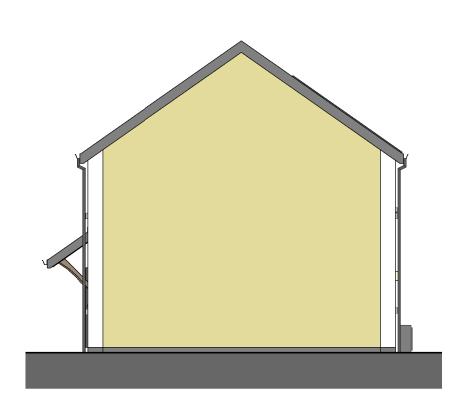
GROUND FLOOR PLAN

SCALE: 1:100



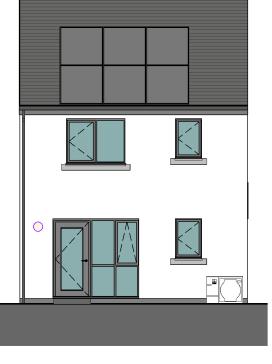
FRONT ELEVATION

SCALE: 1:100



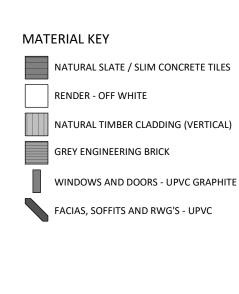
SIDE ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100

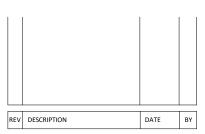


8m

10m

Area Schedule (GI	A) 4P2B
Level	Area

00 - GROUND FLOOR	41.29 m ²
01 - FIRST FLOOR	41.29 m ²
Grand total	82.58 m ²



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO BE AS STRUCTURAL FRIGINFERS DETAILS AND SPECIFICATION.

PROJECT

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

4P2B HOUSE MID TERRACE - LOUNGE TO REAR (HANDED)

SCALE 1:100 @A	DATE 31/03/25	DRAWN GT	CHECKED SV
DRAWING STATUS	PLANN	NING	
JOB No	DRAWING N	o RE\	/ISION
C1139	072(1)		



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 07/04/2025 09:05:38

A3

VISUAL SCALE 1:100 @ A3

4m

6m

2m

0m

Area

41.29 m²

82.58 m²

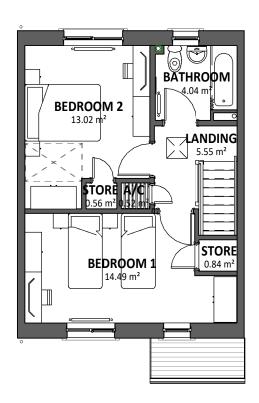
Area Schedule (GIA) 4P2B

00 - GROUND FLOOR 41.29 m²

Level

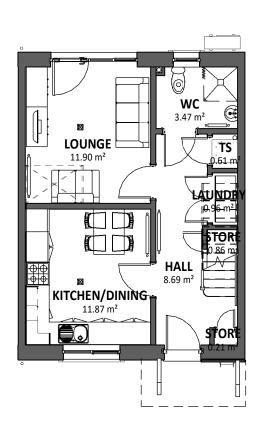
01 - FIRST FLOOR

Grand total



FIRST FLOOR PLAN

SCALE: 1:100



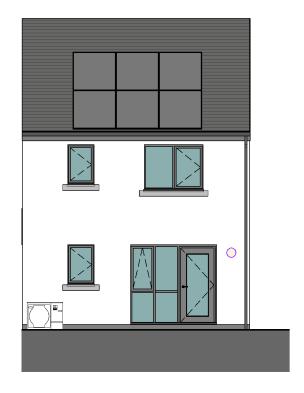
GROUND FLOOR PLAN

SCALE: 1:100



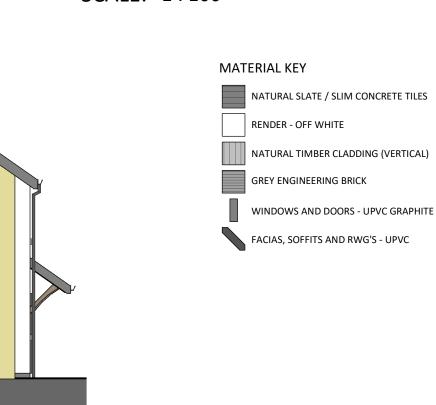
FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



A	PLOT 14 REMOVED	30/04/25	GT
RE	V DESCRIPTION	DATE	BY

THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO
RE AS STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION

PROJECT

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

4P2B HOUSE MID TERRACE - LOUNGE TO REAR

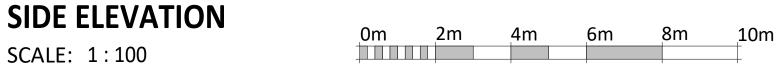
SCALE 1:100 @A	DATE D 31/03/25	RAWN GT	SV
DRAWING STATUS	PLANNI	NG	
JOB No	DRAWING No	RE\	/ISION
C1139	072	Α	



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NG [el: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948
Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 30/04/2025 11:57:55



Area

41.29 m²

82.58 m²

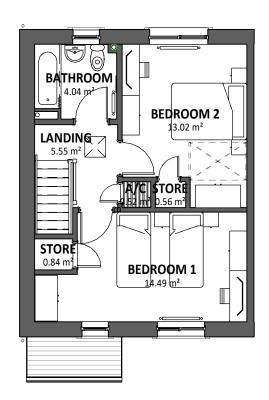
Area Schedule (GIA) 4P2B

00 - GROUND FLOOR 41.29 m²

Level

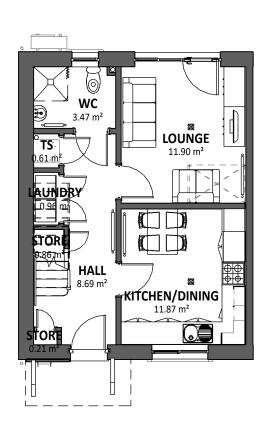
01 - FIRST FLOOR

Grand total



FIRST FLOOR PLAN

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

MATERIAL KEY

RENDER - OFF WHITE

GREY ENGINEERING BRICK

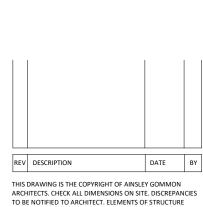
NATURAL SLATE / SLIM CONCRETE TILES

NATURAL TIMBER CLADDING (VERTICAL)

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

SCALE: 1:100



ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

PROJECT LLANBERIS ROAD, **CAERNARFON** for ADRA

DRAWING TITLE

4P2B HOUSE STAIR TO GABLE - GABLE TYPE

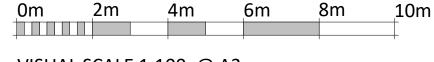
SCALE 1:100 @A	DATE D 3 29/04/25	RAWN GT	SV CHECKED
DRAWING STATUS	PLANNI	NG	
JOB No	DRAWING No	REV	ISION
C1139	074		



PRINTED: 30/04/2025 11:55:22

SIDE ELEVATION

SCALE: 1:100



VISUAL SCALE 1:100 @ A3

DATE BY

Area

41.29 m²

82.58 m²

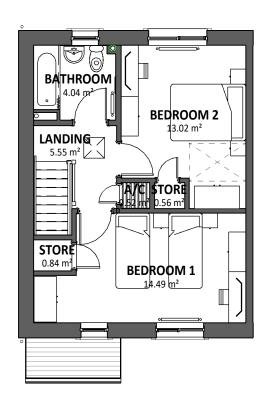
Area Schedule (GIA) 4P2B

00 - GROUND FLOOR 41.29 m²

Level

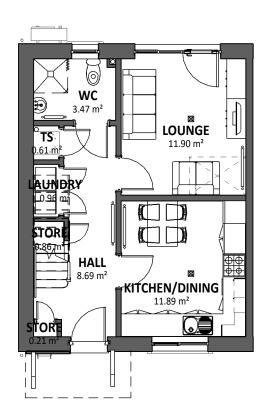
01 - FIRST FLOOR

Grand total



FIRST FLOOR PLAN

SCALE: 1:100



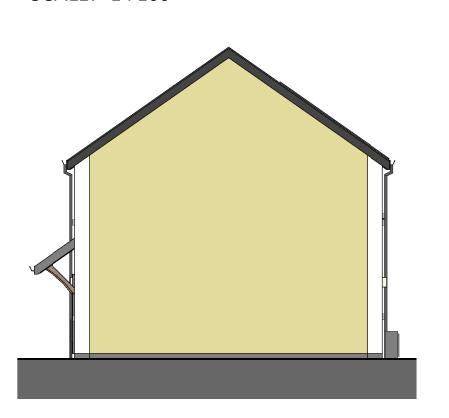
GROUND FLOOR PLAN

SCALE: 1:100



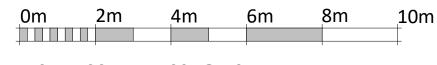
FRONT ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



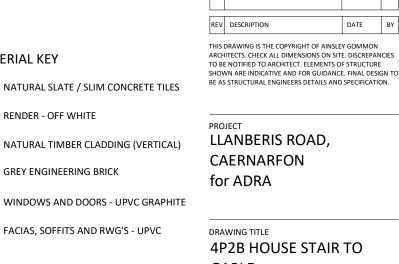
REAR ELEVATION

MATERIAL KEY

RENDER - OFF WHITE

GREY ENGINEERING BRICK

SCALE: 1:100



DRAWING TITLE 4P2B HOUSE STAIR TO **GABLE**

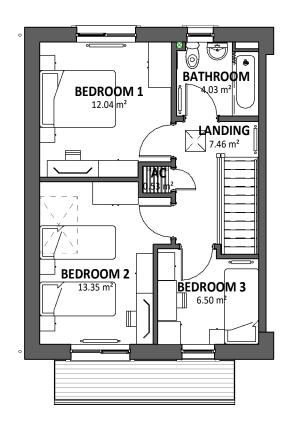
SCALE 1:100 @A	DATE DF 3 31/03/25	RAWN GT	SV
DRAWING STATUS	PLANNII	NG	
JOB No	DRAWING No	RE	/ISION
C1139	073		



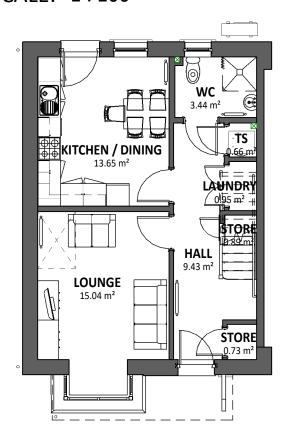
PRINTED: 07/04/2025 10:40:45

A3

VISUAL SCALE 1:100 @ A3



SCALE: 1:100



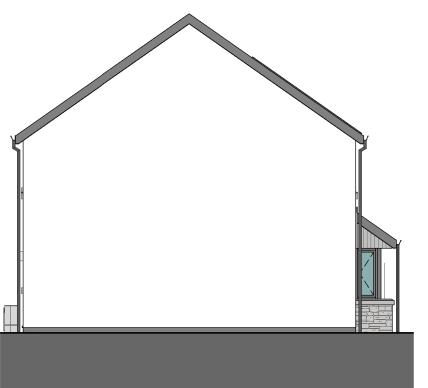
GROUND FLOOR PLAN

SCALE: 1:100



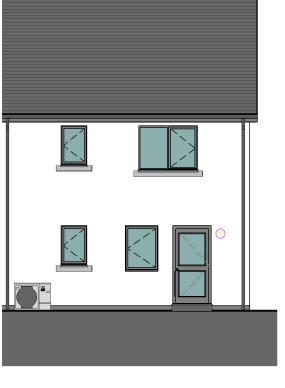
FRONT ELEVATION

SCALE: 1:100



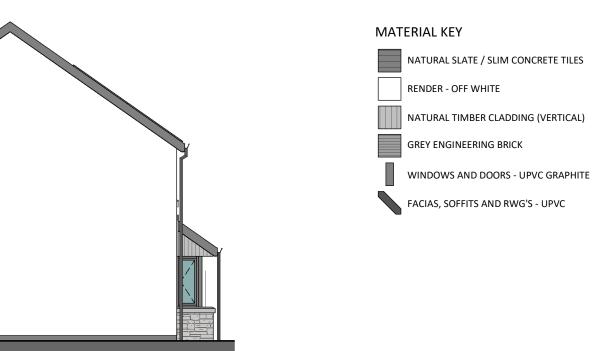
SIDE ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



2m

VISUAL SCALE 1:100 @ A3

4m

6m

8m

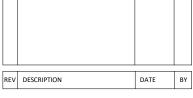
10m

0m

Area Schedule (GIA) 5P3B

Level	Area

00 - GROUND FLOOR	47.84 m ²
01 - FIRST FLOOR	46.40 m ²
Grand total	94.24 m ²



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

PROJECT

LLANBERIS ROAD, **CAERNARFON** for ADRA

DRAWING TITLE

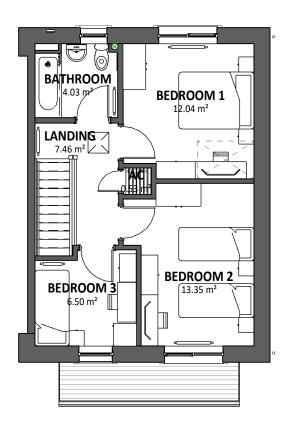
5P3B HOUSE - LOUNGE TO **FRONT - EAVES TYPE**

SCALE 1:100 @A	DATE 3 31/03/25	DRAWN GT	CHECKED SV
DRAWING STATUS	PLANN	IING	
JOB No C1139	DRAWING No	o REV	ISION

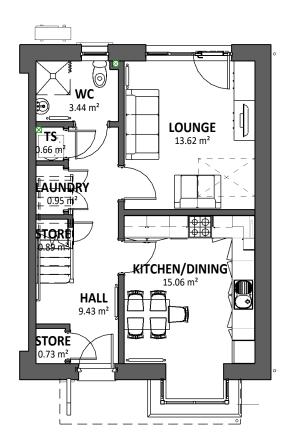


PRINTED: 07/04/2025 11:15:49





SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100



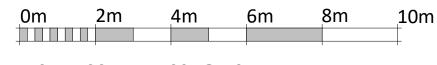
REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



MATERIAL KEY

RENDER - OFF WHITE

GREY ENGINEERING BRICK

NATURAL SLATE / SLIM CONCRETE TILES

NATURAL TIMBER CLADDING (VERTICAL)

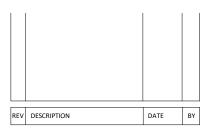
WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

VISUAL SCALE 1:100 @ A3

Area Schedule (GIA	A) 5P3B
Level	Area

00 - GROUND FLOOR	47.84 m ²
01 - FIRST FLOOR	46.40 m ²
Grand total	94.24 m ²



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

PROJECT

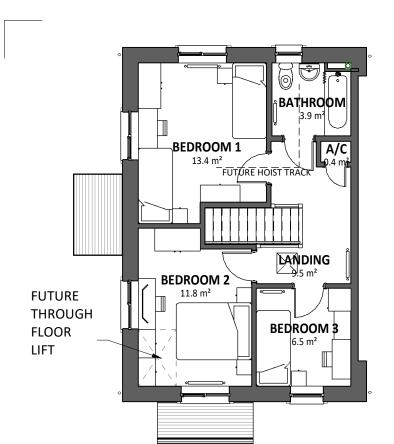
LLANBERIS ROAD, **CAERNARFON** for ADRA

5P3B HOUSE - LOUNGE TO REAR - GABLE TYPE (HANDED)

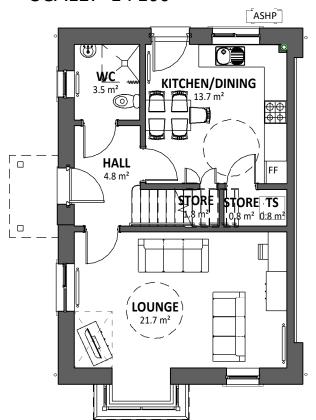
SCALE 1:100 @A	DATE 31/03/25	DRAWN GT	SV CHECKED
DRAWING STATUS	PLANN	NING	
JOB No	DRAWING N	o REV	ISION
C1139	076		



PRINTED: 07/04/2025 11:18:48

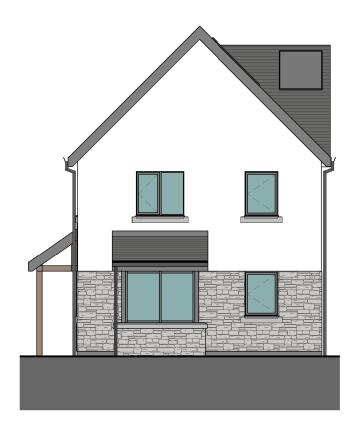


SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100



VISUAL SCALE 1:100 @ A3

PLOT 1, 27 & 32

5P3B SE NEW HOUSE GIFA Level Area DQR MIN 93 m² FIRST FLOOR 48.14 m² GROUND FLOOR 49.52 m² 97.66 m² Grand total

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

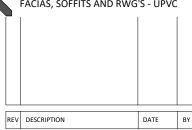
RENDER - OFF WHITE

NATURAL TIMBER CLADDING (VERTICAL)

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE SHOWN ARE INDICATIVE AND FOR GUIDANCE, FINAL DESIGN TO

PROJECT

LLANBERIS ROAD, RIDGE HEIGHT CAERNARFON for ADRA

DRAWING TITLE

5P3B HOUSE - SIDE ENTRY -**LOUNGE TO FRONT** (HANDED)

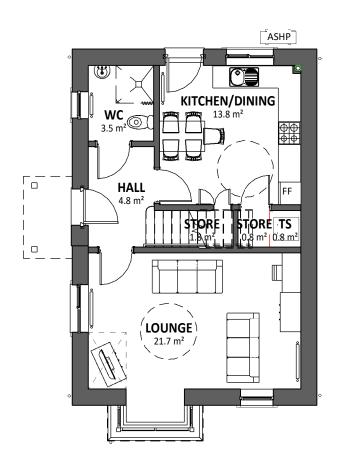
SCALE DATE | DRAWN | CHECKED 1:100 @A3 31/03/25 GT DRAWING **PLANNING** STATUS DRAWING No REVISION JOB No C1139 080(1)



AINSLEY GOMMON

PRINTED: 10/04/2025 15:44:44

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100

0m	2m	4m	6m	8m	10m
					_
1	1	I	I	1	

VISUAL SCALE 1:100 @ A3

PLOT 12

		PLOT 12
	5P3B SE NEW HC	USE GIFA
	Level	Area
	DQR MIN	93 m ²
	FIRST FLOOR	48.14 m ²
	GROUND FLOOR	49.52 m²
	Grand total	97.66 m ²
1	IATERIAL KEY	
	NATURAL SLATE / SLIM SUBJECT TO APPROVAL	
	RENDER - OFF WHITE	
	NATURAL TIMBER CLAI	ODING (VERTICAL)
1	STONE	

FACIAS, SOFFITS AND RWG'S - UPVC

WINDOWS AND DOORS - UPVC GRAPHITE

GREY ENGINEERING BRICK

REV DESCRIPTION DATE BY

THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO

PROJEC

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

5P3B HOUSE DETACHED -SIDE ENTRY - LOUNGE TO FRONT

SCALE 1:100 @A	DATE 3 31/03/25	DRAWN GT	SV
DRAWING STATUS	PLANI	NING	
JOB No C1139	DRAWING N	lo RE\	/ISION



THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

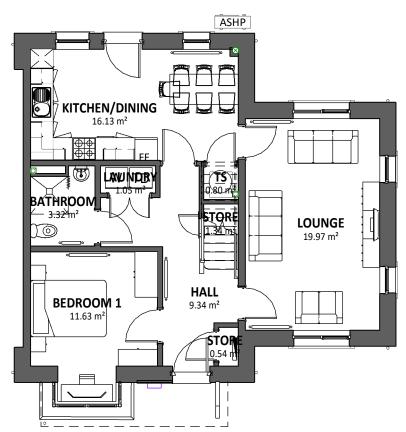
PRINTED: 10/04/2025 15:45:16



PV'S TO OPPOSITE SIDE ELEVATION ON PLOT 34

FIRST FLOOR PLAN

SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100

FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100

SIDE ELEVATION

SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100



VISUAL SCALE 1:100 @ A3

PLOT 11 & 34

7P4B H0	OUSE GIFA
Level	Area
DQR MIN	114 m ²
FIRST	46.03 m ²
GROUND	68.46 m ²
Grand total	114.48 m ²

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

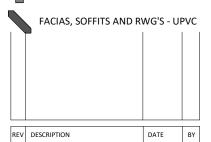
RENDER - OFF WHITE

NATURAL TIMBER CLADDING (VERTICAL)

STON

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE



THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO

PROJECT

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

7P4B HOUSE - GABLE TYPE

SCALE 1:100 @A		AWN CHECKEI SV
DRAWING STATUS	PLANNIN	IG
JOB No	DRAWING No	REVISION
C1139	084	

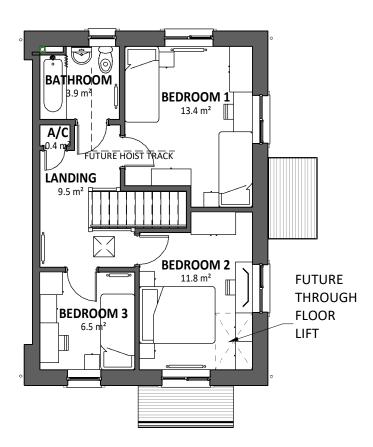


E OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS

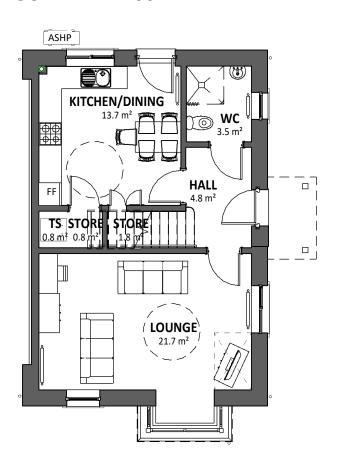
Ainsley Gommon Architects Ltd. Registered in England & Wales No.4187948
Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 09/04/2025 15:06:08

<u>A3</u>

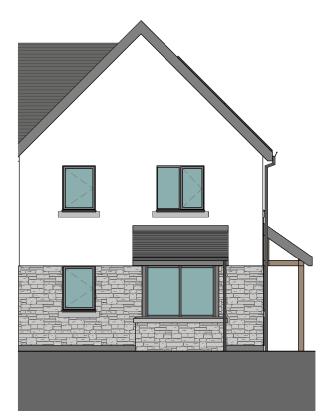


SCALE: 1:100



GROUND FLOOR PLAN

SCALE: 1:100



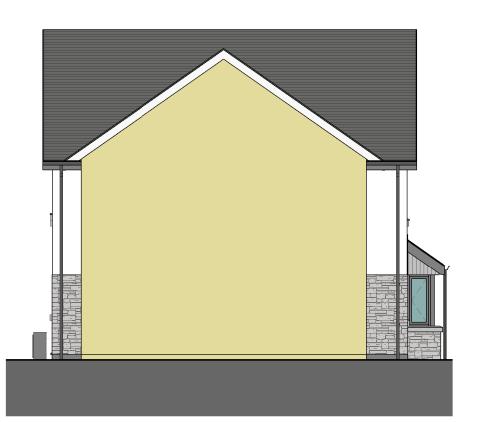
FRONT ELEVATION

SCALE: 1:100



REAR ELEVATION

SCALE: 1:100



PARTY WALL ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100

0m	2m	4m	6m	8m	10m
	ı	ı	ı	1	ı

VISUAL SCALE 1:100 @ A3

PLOT 6

5P3B SE NEW HOUSE GIFA				
Level	Area			
DQR MIN	93 m ²			
FIRST FLOOR	48.14 m²			
GROUND FLOOR	49.52 m²			
Grand total	97.66 m²			

MATERIAL KEY

NATURAL SLATE / SLIM CONCRETE TILES SUBJECT TO APPROVAL

RENDER - OFF WHITE

NATURAL TIMBER CLADDING (VERTICAL)

STONE

GREY ENGINEERING BRICK

WINDOWS AND DOORS - UPVC GRAPHITE

FACIAS, SOFFITS AND RWG'S - UPVC

REV DESCRIPTION DATE BY

THIS DRAWING IS THE COPYRIGHT OF AINSLEY GOMMON
ARCHITECTS. CHECK ALL DIMENSIONS ON SITE. DISCREPANCIES
TO BE NOTIFIED TO ARCHITECT. ELEMENTS OF STRUCTURE
SHOWN ARE INDICATIVE AND FOR GUIDANCE. FINAL DESIGN TO
BE AS STRUCTURAL FINGINFERS DETAILS AND SPECIFICATION

PROJEC

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE

5P3B HOUSE - SIDE ENTRY -LOUNGE TO FRONT

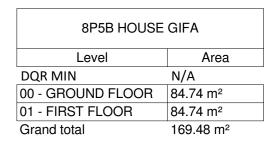
SCALE 1:100 @A	DATE 31/03/25	ORAWN GT	SV
DRAWING STATUS	PLANN	ING	
JOB No C1139	DRAWING No	RE\	/ISION

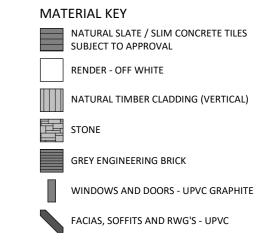


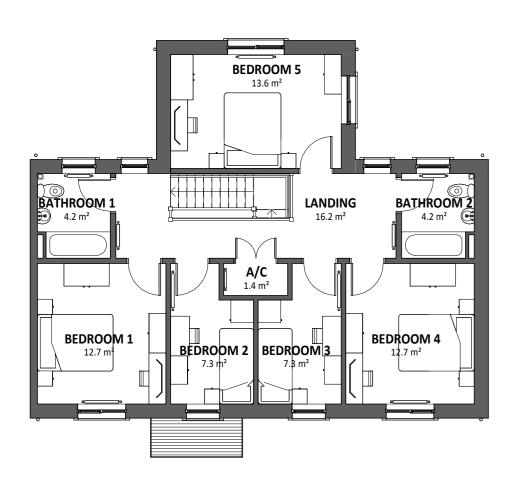
THE OLD POLICE STATION, 15 GLYNNE WAY, HAWARDEN, CH5 3NS
Tel: 01244 537 100 | wales@agarchitects.co.uk | www.agarchitects.co.uk

Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN

PRINTED: 10/04/2025 15:43:47







SCALE: 1:100



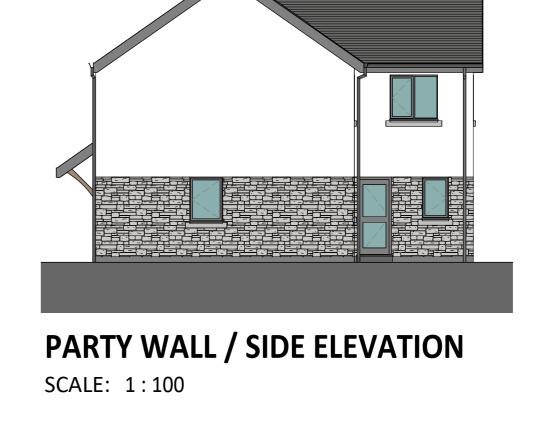
GROUND FLOOR PLAN

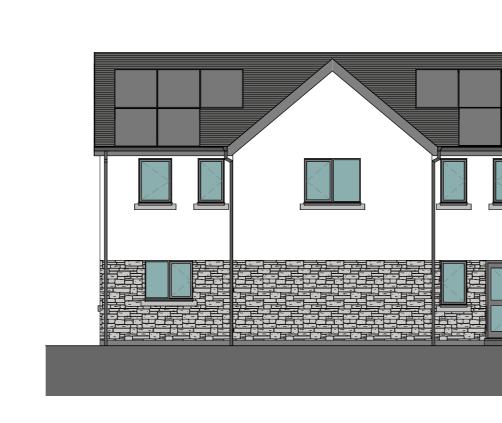
SCALE: 1:100



FRONT ELEVATION

SCALE: 1:100





REAR ELEVATION

SCALE: 1:100



SIDE ELEVATION

SCALE: 1:100

Α	PLAN LAYOUT ADJUSTED &	30/04/25	G
	ELEVATIONS IMPROVED		
REV	DESCRIPTION	DATE	B

LLANBERIS ROAD, CAERNARFON for ADRA

DRAWING TITLE 8P5B HOUSE DETACHED

SCALE 1:100@A2	DATE 31/03/25	DRAWN GT	CHECKED SV
DRAWING STATUS	PLANNING		
JOB No	DRAWING	No I	REVISION

C1139 097

8m 6m 10m Ainsley Gommon Architects Ltd. Registered in England & Wales No. 4187948 Registered Office: 1 Price Street, Hamilton Square, Birkenhead CH41 6JN