

Highway Access

Upgrade existing access. Gradient of new access not to exceed 1 in 15 for first 5.5 metres measured off edge of carriageway.
The centre line of the first 5.5m of the access road shall be constructed at right angles to the carriageway. New access to have minimum clear visibility of minimum 25m to east and west, measured 2.4m back off edge of highway. Measurements taken at height of 1.05m in centre of access and 0.26m on edge of carriageway. Any entrance gates to be set back minimum 5.5m off edge of carriageway. Gates to open into site. First 5.5m of entrance to be metalled, comprising:
40mm compacted wearing course 6mm coated macadam
60mm compacted base course 20mm coated macadam
100mm compacted base 40mm size coated macadam
250mm compacted sub-base Type 1 granular crusher-run hardcore.
Form drainage gully and soakaway within site to prevent any water run-off onto highway

Bio diversity enhancement

Provide 1 No *Schwegler 1ZA* Wren nest box & 1 No *Schwegler 2M* woodcrete Tit nest box. Boxes to be mounted on sides of building minimum 3m above ground level.

Surface Water

Roof water to be taken to soakaway trench. Exact details to be confirmed following trial excavation and percolation tests.

Hard Landscaping

Steps & paving around cabin to be concrete slab - *Marshals Chancery* or similar approved.

Landscaping - General

Ground around cabin to be laid to lawn.
All landscaping to take place in the first available planting season after completion of the dwelling units. If the planting scheme fails in the first planting season plants will be replaced in the following planting season and maintained for a period of five years or until fully established.

Coedfryn

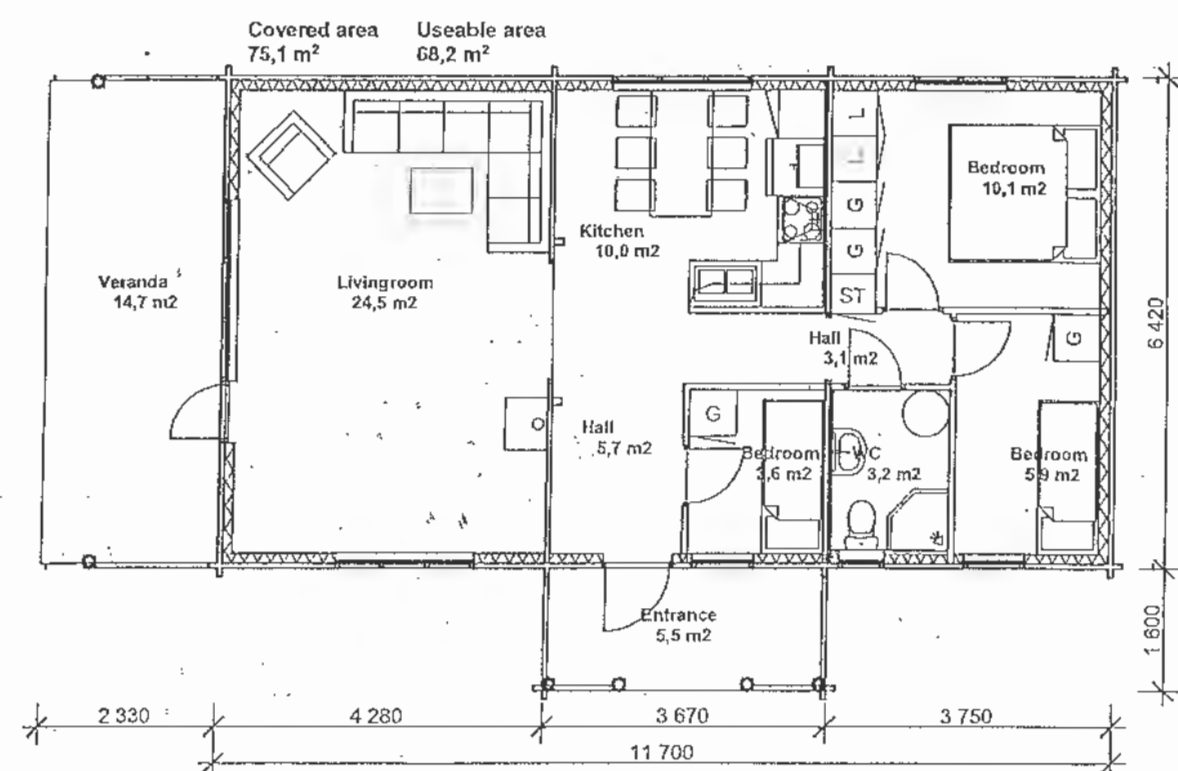
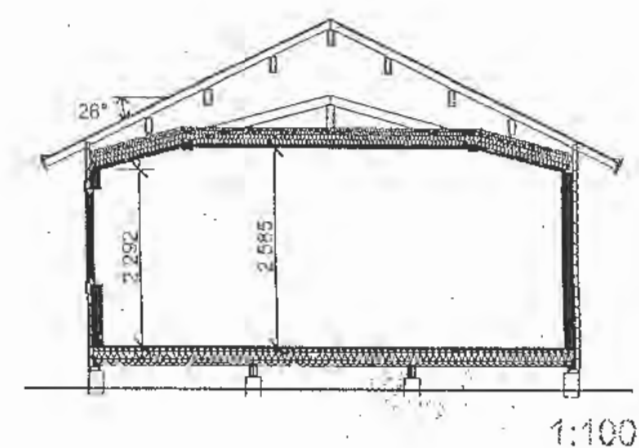
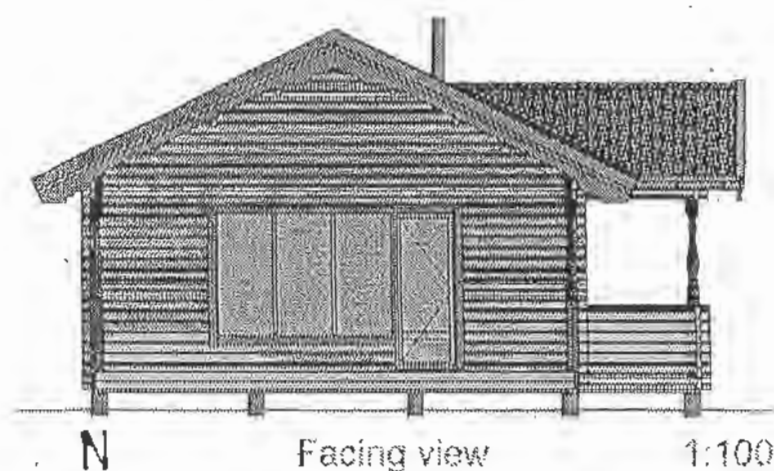
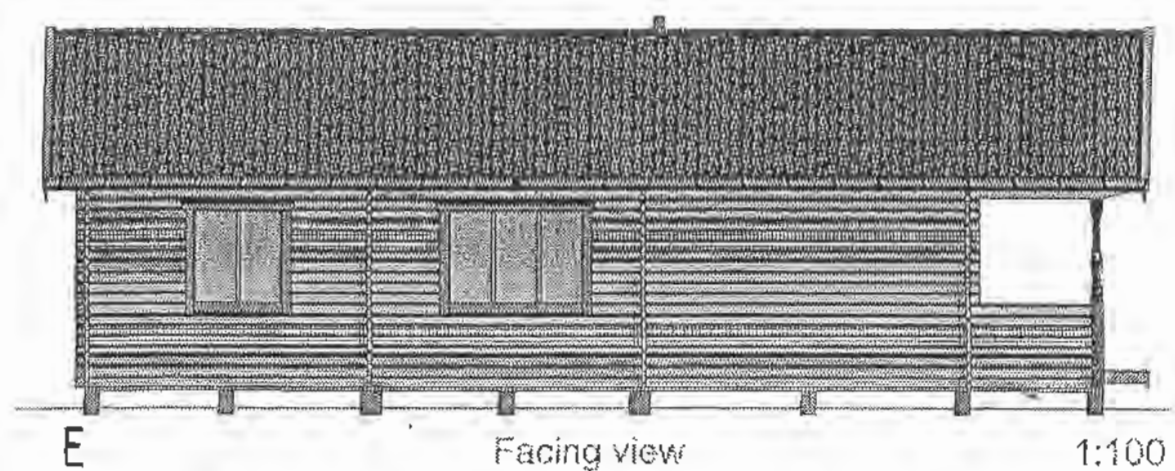
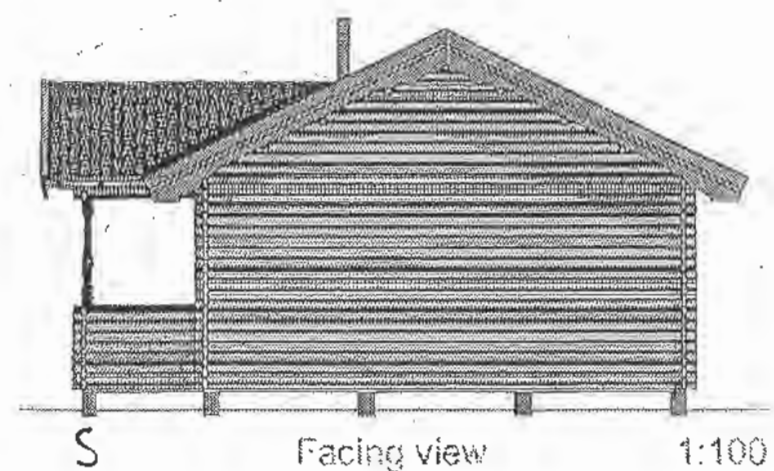
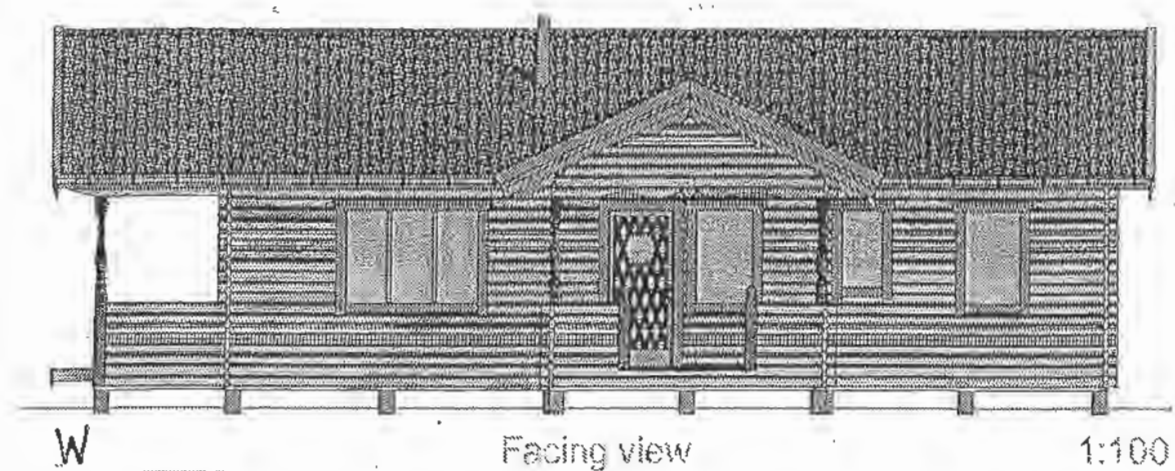
Site Plan

Coedfryn, Llanwddyn

Scale 1:500 @ A3 Dec 2020 Plan No 4470.02

Do not scale from prints. Figured dimensions take precedence. The contractor is to check all dimensions before work commences and notify the contract administrator of any error or discrepancy.
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Gwynfor Humphreys & Co: Chartered Building Surveyor



Facing materials

Walls – Sawn Larch/Cedar weatherboarding
 Roof – *Meta-Slateplus* slate effect steel sheeting.
 Rainwater fittings – Black half round plastic.
 Windows & Doors – Painted timber.

Proposed Plan & Elevations

Coedfryn, Llanwddyn

Scale 1:100 @ A3

Dec 2020

Plan No 4470.01

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