



Project: TY GWYN JONES, ABERGELE

DESIGN AND ACCESS STATEMENT

PROPOSAL Redevelopment to provide 24 one-bedroom affordable apartments with associated access, parking, cycle and refuse storage, landscaping, drainage and infrastructure.

APPLICANT Wales & West Housing

PREPARED BY Creu Architecture

PROJECT C537

ISSUE For PAC

DATE 20 August 2026



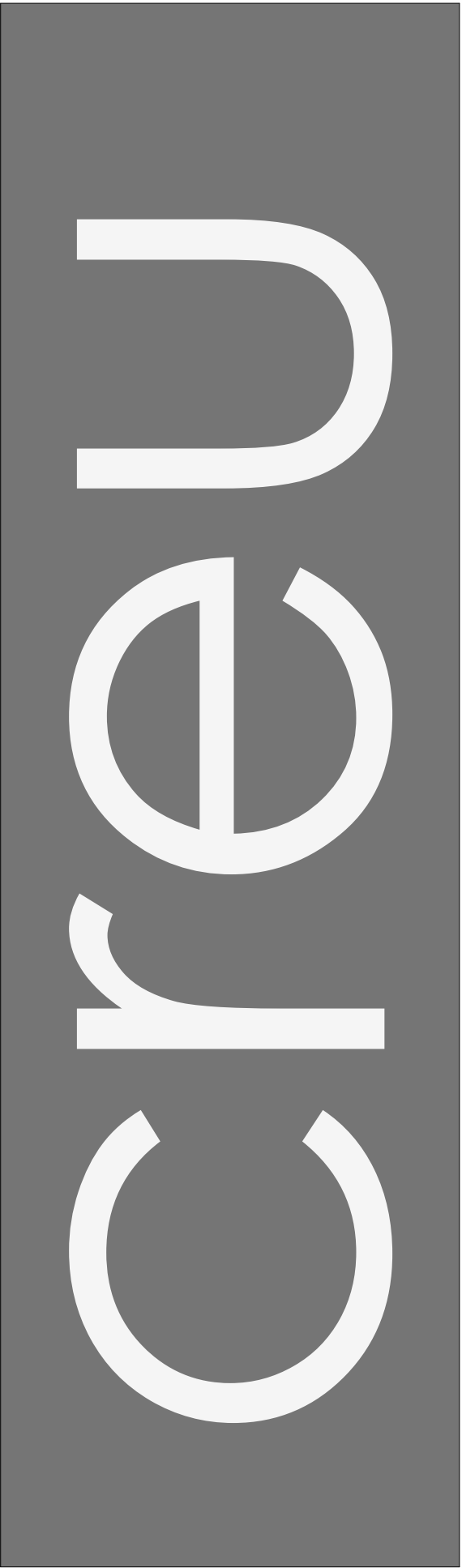
1 PROPOSED AXO NORTH EAST Copy 1

20/08/2026 17:59:10

www.creuararchitecture.com

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

Project No C537 Drawing No DAS00 Revision B
Scale@A1: Date: 2025.04.10
Project: TY GWYN JONES, ABERGELE
Sheet name: DESIGN AND ACCESS STATEMENT



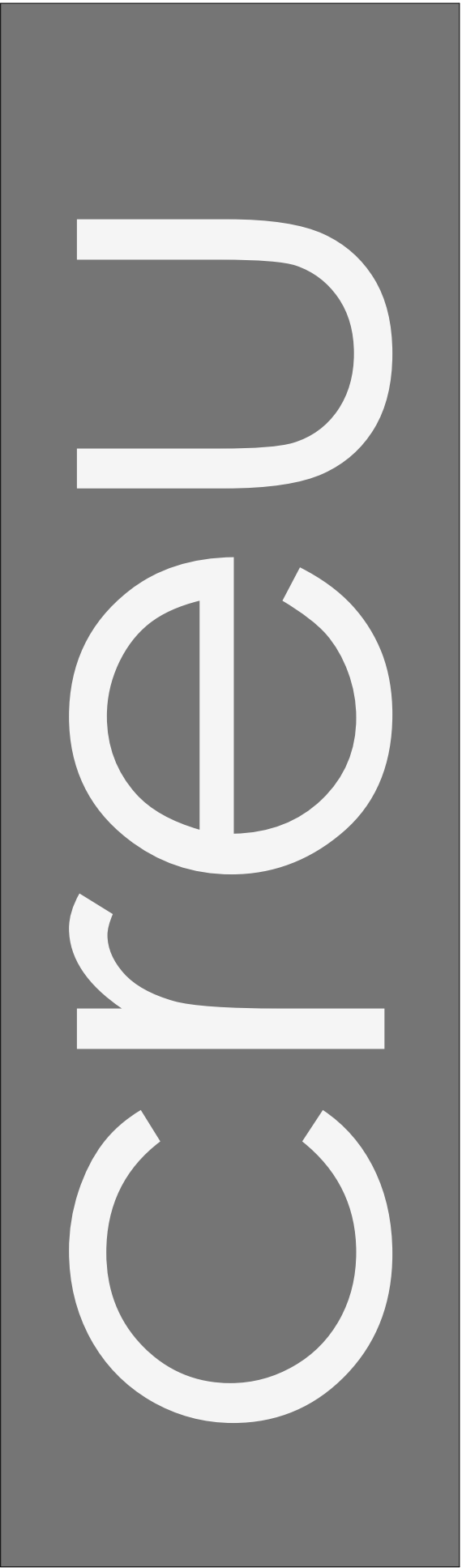
Project: TY GWYN JONES, ABERGELE

CREU_DRAWING LIST DAS					
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date	Current Revision Description
DAS00	DESIGN AND ACCESS STATEMENT	2025.04.10	B	2026.08.20	issued for PAC
DAS01	SERIES DAS DRAWING ISSUE SHEET	2025.04.10	B	2026.08.20	issued for PAC
DAS02	DAS SHEET 01	2025.04.10	B	2026.08.20	issued for PAC
DAS04	DAS SHEET 02	2025.04.10	B	2026.08.20	issued for PAC
DAS05	DAS SHEET 03	2025.04.10	B	2026.08.20	issued for PAC
DAS06	DAS SHEET 04	2025.04.10	B	2026.08.20	issued for PAC
DAS07	DAS SHEET 05	2025.04.10	B	2026.08.20	issued for PAC
DAS08	DAS SHEET 06	2025.04.10	B	2026.08.20	issued for PAC
DAS09	APPENDIX A - DESIGN AND ACCESS DIAGRAMS	2025.04.10	B	2026.08.20	issued for PAC
DAS10	LOCATION PLAN	2025.04.10	B	2026.08.20	issued for PAC
DAS11	SITE EXISTING PHOTOS	2025.04.10	B	2026.08.20	issued for PAC
DAS13	SURROUNDING LAND AND BUILDING USE	2025.04.10	B	2026.08.20	issued for PAC
DAS14	TOPOGRAPHY	2025.04.10	B	2026.08.20	issued for PAC
DAS15	MOVEMENT,INFASTRUCTURE & PUBLIC TRANSPORT	2025.04.10	B	2026.08.20	issued for PAC
DAS16	UTILITIES AND INFASTRUCTURE	2025.04.10	B	2026.08.20	issued for PAC
DAS17	URBAN FORM	2025.04.10	B	2026.08.20	issued for PAC
DAS18	GREEN AND BLUE INFASTRUCTURE	2025.04.10	B	2026.08.20	issued for PAC
DAS19	BUILDING CHARACTER AND TRADITIONS	2025.04.10	B	2026.08.20	issued for PAC
DAS20	SPACE AROUND DWELLINGS	2025.04.10	B	2026.08.20	issued for PAC
DAS25	SITE ANALYSIS	2025.04.10	B	2026.08.20	issued for PAC
DAS31	SITE OPTION 01	2025.04.10	B	2026.08.20	issued for PAC
DAS32	SITE OPTION 02	2025.04.10	B	2026.08.20	issued for PAC
DAS33	SITE OPTION 03	2025.04.10	B	2026.08.20	issued for PAC
DAS34	SITE OPTION 04	2025.04.10	B	2026.08.20	issued for PAC
DAS35	SITE OPTION 05	2025.04.10	B	2026.08.20	issued for PAC
DAS36	SITE OPTION 06	2025.04.10	B	2026.08.20	issued for PAC
DAS37	SITE OPTION 07	2025.04.10	B	2026.08.20	issued for PAC
DAS38	SITE OPTION 08	2025.04.10	B	2026.08.20	issued for PAC
DAS51	PROPOSED SITE SECTION & 3D IMAGES	2026.05.06	B	2026.08.20	issued for PAC

Project No C537 Drawing No DAS01 Revision B

Scale@A1: Date: 2025.04.10

Project: TY GWYN JONES, ABERGELE
Sheet name: SERIES DAS DRAWING ISSUE SHEET



B	issued for PAC	2026.08.20	AJR
A	issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

Report executive summary

This Planning Design and Access Statement has been prepared in support of the redevelopment of Ty Gwyn Jones, an existing residential site on Rhuddlan Road, Abergele. It explains the site context, the design evolution and the proposed access arrangements. It follows the five objectives of good design in Technical Advice Note 12 (TAN 12): access, movement, character, community safety and environmental sustainability.

The architectural package proposes 24 one-bedroom, two-person affordable homes: 20 Creu Cartref Iddwal apartments in a three-storey building and four Tai ar y Cyd walk-up apartments in a two-storey building. The scheme reuses an accessible, previously developed urban site and increases the supply of compact, adaptable homes close to Abergele town centre and public transport.

Key parameter	Proposal
Site address	Ty Gwyn Jones, Rhuddlan Road, Abergele, Conwy LL22 7HL
Grid reference	294928, 377474 (Waterco drawing 16444-2020 P01)
Development boundary	Approximately 2,920 m²
Homes	24 x 1-bedroom / 2-person apartments
Main block	20 Iddwal apartments over three storeys; approximately 1,380 m² GIA
Walk-up block	4 Tai ar y Cyd apartments over two storeys
Parking	18 spaces, including 2 accessible spaces
Cycle parking	Communal internal cycle store of approximately 17 m² within the main block
Refuse	Separate communal stores and defined collection arrangements
Drainage	Drainage strategy and contributing areas developed by Waterco; SAB approval is a separate statutory requirement

1. Introduction

1.1 Purpose of the statement

The statement is both an explanation of the design process and a practical audit of the proposal against the development plan. It demonstrates how the scheme has been shaped by the site rather than simply placed upon it, and how inclusive access has been considered from the public highway to the entrances, shared spaces and individual homes.

1.2 Scope of the application

The application seeks permission for the removal of the existing site buildings and the comprehensive redevelopment of the land for 24 affordable apartments, together with a revised internal access, parking and turning areas, pedestrian paths and ramps, cycle and refuse storage, a substation, landscape works, drainage and associated infrastructure.

□

2. Site and surroundings

2.1 Location and accessibility

The site is on the south side of Rhuddlan Road within the built-up area of Abergele. It lies a short distance from the town centre, with existing footways, a bus stop and controlled pedestrian crossing infrastructure visible on the survey information. Rhuddlan Road connects towards Abergele town centre and the wider highway network, including the A55. This is an urban, walkable location where day-to-day facilities and public transport can reduce reliance on private cars.

2.2 Existing site

The submitted survey and site analysis show an irregular, elongated residential plot served from Rhuddlan Road. Existing residential buildings occupy the northern and central/southern parts of the site, with internal hardstanding, retaining features, boundary walls, planting and level changes. The site falls and changes level from north to south and across its width, creating constraints for gradients, building platforms and relationships with neighbours.

2.3 Context and character

The immediate townscape is mixed rather than uniform. It includes domestic-scale houses, terraces and apartment buildings of different ages and forms. Roofs are predominantly pitched; brick, render, stone and grey roof finishes form part of the local palette. The proposal responds with two distinct building forms: a domestic two-storey walk-up block at the Rhuddlan Road frontage and a larger three-storey apartment block within the deeper part of the site. This transition mediates between the public street and the larger volume behind.

□

2.4 Constraints and opportunities

Matter	Design response
Irregular brownfield plot	Buildings are positioned along the site's long axis and within the established developed envelope.
Topography	Building footprints run broadly with contours; platforms, ramps and retaining/battered ground resolve changes in level.
Rhuddlan Road frontage	The smaller walk-up block maintains a domestic scale and active residential frontage.
Existing utilities/easements	The layout preserves identified western service corridors; final easement extents require confirmation.
Neighbouring homes	Building placement, orientation and retained margins reduce direct conflict.
Trees and boundaries	Selected existing trees and the northern stone boundary wall are retained; replacement/mitigation planting ARE secured by landscape plan.
Sustainable travel	Town-centre proximity, footways, bus infrastructure and cycle storage support a lower-car scheme.
Servicing/refuse	Turning provision and separate refuse stores are incorporated within the layout.

for construction
for approval
for discussion
drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

2.5 Diagram-led site appraisal (Appendix A)

The DAS diagrams provide a layered appraisal rather than treating the site in isolation. They map the planning context, surrounding land and building use, topography, movement and public transport, utilities, urban form, green and blue infrastructure, local building character and the space around neighbouring dwellings. Read together, they establish the following design drivers:

- The site is an established residential parcel within Abergele and is therefore suited in principle to continued residential use and a more efficient form of development.
- Rhuddlan Road provides the public address and pedestrian connection; the internal access must remain clear, legible and safe despite the site 's narrow, elongated geometry.
- The surrounding townscape is varied in age, scale and material, but is predominantly domestic in form, with pitched roofs and brick or render elevations.
- Levels rise and change through the site. Building platforms, ramped routes, retaining measures and drainage must therefore be coordinated as one design problem.
- Known electrical, gas, water and drainage routes constrain the developable footprint and influenced the position, orientation and servicing of the buildings.
- Existing trees and boundary features contribute to green infrastructure and townscape character. The retained northern stone boundary is a particularly valuable local feature.
- Neighbouring homes surround the site. Building height, window positions, separation, boundary treatment and landscape screening respond to privacy, outlook and overlooking.
- The solar path and the site 's orientation favour simple building forms aligned broadly with the site geometry, with roof slopes capable of accommodating photovoltaic panels.

These constraints are not presented as reasons to avoid development. They form the brief against which the successive layout options were tested and explain why the final proposal uses a smaller frontage block and a larger apartment building set farther into the site.

□

3. Design evolution and response

The revision history records an iterative design process from April 2025 to August 2026. The scheme has been adjusted in response to service easements, topography, parking geometry, refuse arrangements, the removal of a lift, the adoption of the Tai ar y Cyd walk-up type, retention of the northern stone boundary and engineering road levels.

□

Design issue	Evolution evidenced by drawings
Services	Western service easements were adjusted after ground-penetrating radar work.
Built form	The main apartment block was developed as a three-storey building; the frontage block changed to the Tai ar y Cyd walk-up type.
Access	Road levels were revised to engineering information; the walk-up finished floor level was raised and ramped access introduced.
Parking	Bays were rationalised to 2.6 m width; walk-up parking was reduced and the lower turning radius adjusted to 4.0 m.
Refuse	Bin stores were relocated and coordinated with collection and turning arrangements.
Character	Elevation treatment was developed and the northern stone wall, fencing and paving strategy refined.

3.1 Options tested and lessons carried forward (Appendix A)

Eight diagrammed options record a genuine process of testing and refinement. The early layouts established the underlying development logic: maintain reasonable space around buildings; avoid or accommodate known service easements; orient homes and roof slopes to benefit from daylight and solar energy; align the principal footprint with the site 's topography; and provide refuse collection and turning within a constrained access.

□

Stage	Design response
Options 01-03	Tested different apartment positions and orientations while retaining service corridors. They exposed the tension between development capacity, tree retention, changes in level and overlooking where the apartment platform sat above neighbouring homes.
Option 04	Reworked parking, refuse, substation and vehicle movement following traffic-engineering input, demonstrating that servicing and access geometry were actively shaping the architecture.
Option 05	Removed the apartment lift and adjusted the internal arrangement. This simplified the building and affected the access strategy, making the relationship between ground-floor accessible provision and stair-only upper floors explicit.
Option 06	Standardised parking bays to 2.6 m width, introduced clearer pedestrian paths and further coordinated the substation and bin-store layout.
Option 07	Changed the frontage building to a Tai ar y Cyd walk-up type, adjusted the site layout around it and retained the northern stone boundary wall. This strengthened the domestic scale and local character of the Rhuddlan Road frontage.
Option 08	Raised the walk-up finished floor level, introduced ramped access to the frontage building/bin area and reduced walk-up parking to resolve levels and inclusive movement.
Developed proposal	Retains the two-building strategy: a two-storey walk-up block addressing Rhuddlan Road and the larger three-storey ldwal block deeper in the site, with a coordinated access spine, 18 parking spaces, cycle storage, refuse facilities, landscape areas and renewable-energy measures.

The final layout is therefore the product of balancing capacity with townscape, access, services, topography, parking, refuse collection, neighbour amenity and long-term management.

3.2 Design objectives

- Deliver a meaningful net increase in affordable, accessible one-bedroom homes on an existing residential site.
- Create a clear street frontage while placing the larger building deeper within the site.
- Use proven, space-efficient apartment types with good internal daylight, storage and adaptability.
- Provide safe and legible pedestrian routes, including ramped access where levels require it.
- Balance parking demand with the site's sustainable location and provide secure cycle storage.
- Use durable materials and a coherent palette that responds to Abergele's mixed residential character.
- Retain valuable boundary features and selected trees, while introducing replacement and biodiversity-enhancing planting.
- Coordinate development with utilities, drainage, refuse collection, emergency access and long-term

4. The proposal

4.1 Amount and use

The proposal is wholly residential and comprises 24 one-bedroom, two-person apartments intended as affordable housing. The main block contains 20 ldwal apartments, each approximately 51 m² net internal area. The plans show a total gross internal area of approximately 1,380 m² for the three-storey building, including circulation, stair, plant, risers, cycle store and apartments. The separate walk-up block provides four further apartments.

4.2 Layout

The walk-up block sits at the northern end of the site close to Rhuddlan Road, maintaining a domestic relationship with the street. The principal apartment block is positioned centrally/southerly and aligned with the site's long axis. Parking and circulation occupy the space between and around the buildings. The arrangement maintains identified service corridors and creates defined pedestrian routes to entrances, refuse stores and the highway.

4.3 Scale and massing

The frontage block is two storeys with a pitched roof. The main block is three storeys with a hipped roof and a simple rectangular plan. Its scale is broken down by regular window bays, contrasting wall materials, entrance emphasis and a darker roof. The two-building composition creates a deliberate step in scale from Rhuddlan Road into the site.

4.4 Appearance and materials

The elevations identify facing brick, through-coloured render and horizontal Cedral-type cladding, with dark grey concrete roof tiles, artstone cills and selected surrounds, anthracite-grey windows and doors, matching rainwater goods and entrance canopies, photovoltaic panels and a galvanised external escape stair to the main block. The restrained palette provides durability and visual continuity while giving the elevations sufficient depth and articulation.

4.5 Internal quality and adaptability

The ldwal apartment is designed as a 51 m² 1B2P apartment. The type includes an approximately 12 m² double bedroom, open-plan living/kitchen space, adaptable bathroom arrangement, built-in storage, coordinated service zones and a future knock-out panel between bedroom and bathroom. Clear ceiling zones can support future hoist adaptation. These features support inclusive, efficient homes that can respond to changing resident needs. Final compliance with Welsh Government affordable housing standards and Building Regulations will be demonstrated through the technical design and funding approvals.

□

for construction

for approval

for discussion

drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

5. Access and movement - TAN 12

5.1 Inclusive access

Inclusive design has been considered as an integral part of the site layout. A network of paths and ramps links Rhuddlan Road, parking areas, refuse facilities and building entrances. Two accessible parking spaces are identified. The walk-up building 's revised level is served by ramped access, and the main building 's ground-floor homes and common areas are reached from the site circulation space. The detailed design will have compliant gradients, landings, crossfalls, handrails, tactile/visual contrast, thresholds, lighting and drainage in accordance with the current Building Regulations and relevant inclusive-design guidance. The main apartment block has no lift in the current scheme. Consequently, upper-floor homes are reached by stairs.

5.2 Pedestrian and cycle movement

The existing Rhuddlan Road footway provides the principal connection to the wider pedestrian network. The scheme separates pedestrian routes from parking and turning movements as far as the constrained plot allows. An internal cycle store of approximately 17 m² is shown at ground floor in the main block.

5.3 Vehicular access, parking and servicing

Vehicular access is retained from Rhuddlan Road and leads to internal parking and turning areas. The layout identifies 18 spaces, including two accessible bays, for 24 one-bedrooms.

5.4 Refuse and emergency access

Separate refuse facilities are shown for the walk-up and main apartment blocks. The main store is positioned beside the internal turning area; the walk-up collection arrangement is identified at Rhuddlan Road.

6. Character - TAN 12

The design derives its character from the relationship between street, topography and residential scale. The smaller walk-up block reinforces Rhuddlan Road as a residential street and screens some of the deeper site activity. The main block is legible as an apartment building but uses pitched-roof form, warm masonry, render and carefully proportioned openings to sit comfortably in its mixed context.

- Simple building footprints support buildability, energy efficiency and long-term maintenance.
- Regular openings provide rhythm and natural surveillance without unnecessary visual complexity.
- Contrasting materials identify entrances, break down mass and provide a clear base/middle/roof composition.
- Existing stone boundary fabric at the north is retained as a locally distinctive feature.
- PV arrays are integrated with roof slopes rather than added as visually unrelated structures.
- Landscape proposals soften parking, reinforce boundaries and compensate for tree removal with species appropriate to local character and biodiversity.

7. Community safety - TAN 12

The scheme places entrances and habitable-room windows where they can overlook the access, paths and parking. Clear routes, a limited number of access points and defined communal facilities support natural surveillance and straightforward management. Boundary treatments should balance privacy with visibility, avoiding concealed recesses and excessive enclosure. External lighting should provide safe movement while limiting glare and ecological effects. Doors, windows, cycle storage, postal arrangements and refuse stores will be developed in consultation with the police Designing Out Crime Officer and, where applicable, Secured by Design guidance.

8. Environmental sustainability - TAN 12

8.1 Land and compact form

The proposal makes efficient use of previously developed residential land within an established settlement. Compact apartment forms, shared circulation and a simple thermal envelope reduce land take and embodied impacts compared with dispersed development. The design retains a domestic street edge while increasing the number of homes.

8.2 Energy and building services

The drawings show photovoltaic panels and the Idwal type has been planned around efficient, short service routes for air-source heat pump and mechanical ventilation equipment. Detailed energy and overheating assessments will confirm the final fabric specification, renewable contribution, ventilation, summer comfort and regulated carbon performance. Plant location and acoustic control will protect neighbouring and resident amenity.

8.3 Drainage and water

Refer to Waterco's design proposals.

8.4 Biodiversity, trees and landscape

The architectural plans identify both retained and removed trees. Planning Policy Wales requires a step-wise approach: avoid harm first, then minimise, mitigate and, as a last resort, compensate, while securing net benefit for biodiversity. Refer to the project Arboricultural Report and Landacape Architects details.

8.5 Waste, materials and durability

- Facing brick, render, fibre-cement cladding, concrete roof tiles and robust metalwork are familiar, durable materials capable of being maintained by a social landlord. The technical design should prioritise responsible sourcing, repairable assemblies, construction waste reduction and clear replacement cycles. Resident recycling is supported by dedicated refuse storage, subject to confirmation of capacity and collection arrangements.

9. Residential amenity

The arrangement seeks to protect reasonable living conditions for future residents and neighbours through building separation, orientation, controlled window placement and landscape/boundary treatment. The main block's greater scale is placed deeper within the site, while the two-storey walk-up building addresses Rhuddlan Road.

For residents, the Idwal apartments meet the stated 51 m² area and provide functional living, bedroom, storage and bathroom accommodation. The final landscape plan show usable communal amenity space, seating, planting and safe routes, rather than leaving residual grassed areas undefined.

10. Planning balance and conclusion

The proposal offers substantial planning benefits: the regeneration of an existing residential site; a net increase in affordable one-bedroom homes; efficient use of an accessible urban location; compact and adaptable apartment types; a considered transition in scale; and integrated cycle storage, renewable energy intent and sustainable drainage. These benefits align with the placemaking objectives of Future Wales, Planning Policy Wales, TAN 12 and the adopted Conwy LDP.

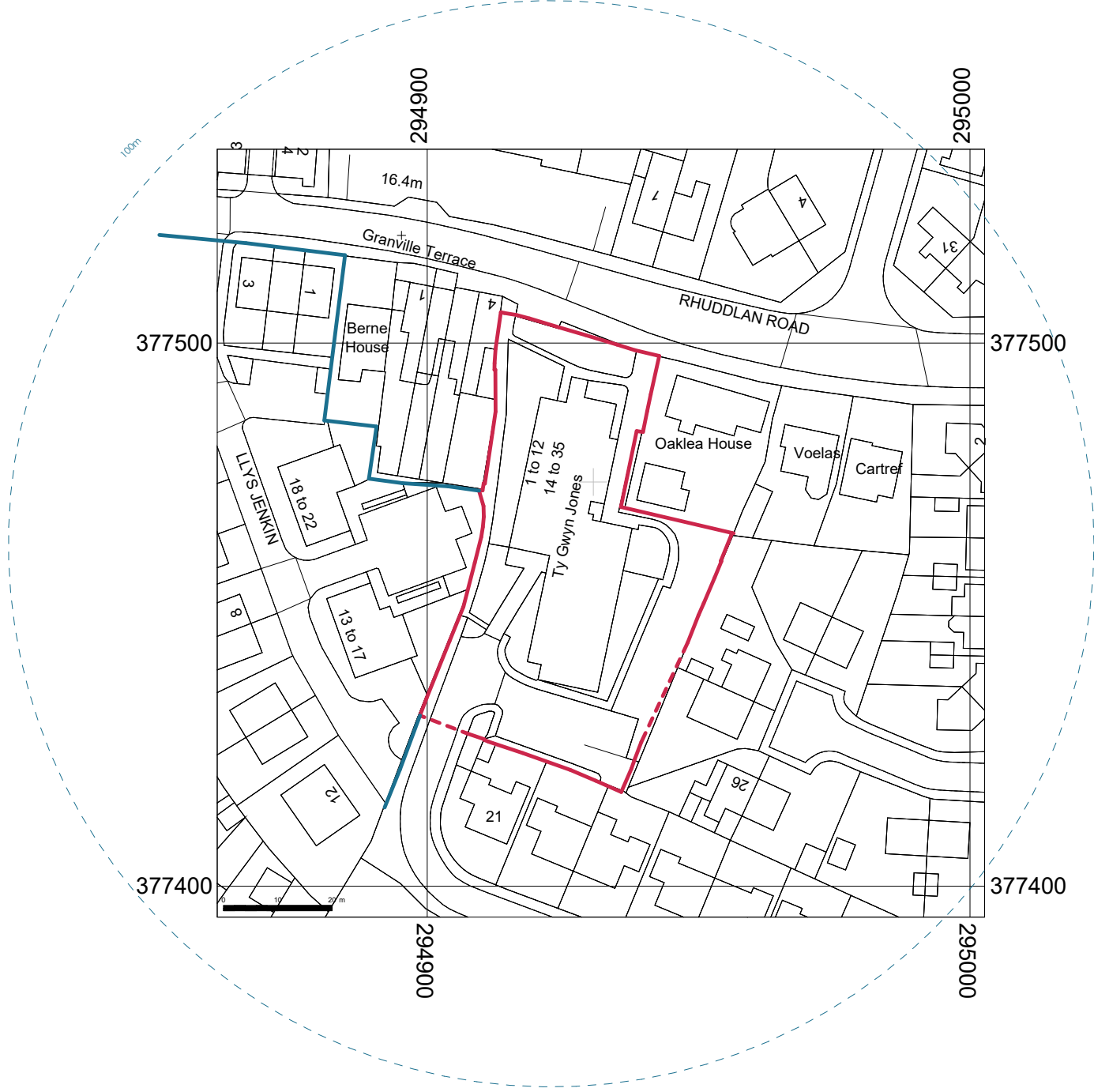
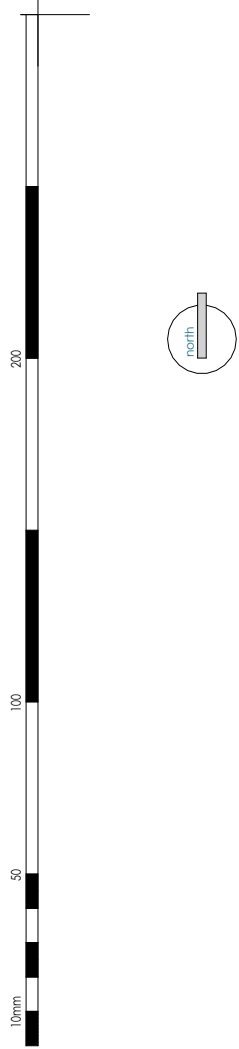


APPENDIX A - DESIGN AND ACCESS STATEMENT DIAGRAM



drawing status
● for construction
● for approval
● for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



drawing status
● for construction
● for approval
● for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

Project name C537

Drawing No DAS10 Revision B

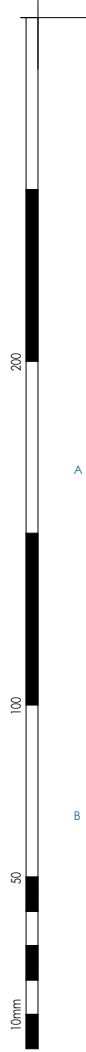
Scale@A1: 1 : 500

Date: 2025.04.10

Project: TY GWYN JONES, ABERGELE

Sheet name: LOCATION PLAN

20/08/2026 17:59:13



drawing status
for construction
for approval
for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

Project name C537

Drawing No DAS11 Revision B

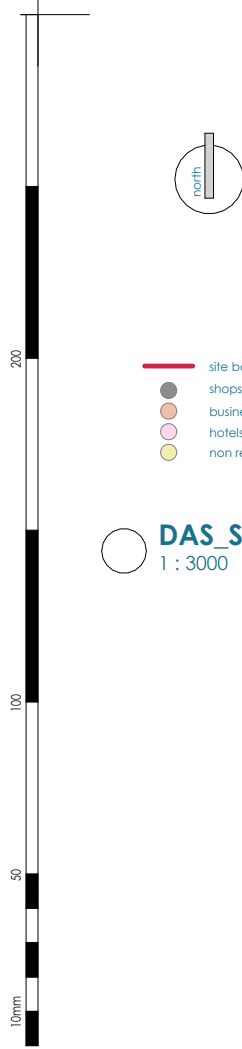
Scale@A1: 1 : 500

Date: 2025.04.10

Project: TY GWYN JONES, ABERGELE

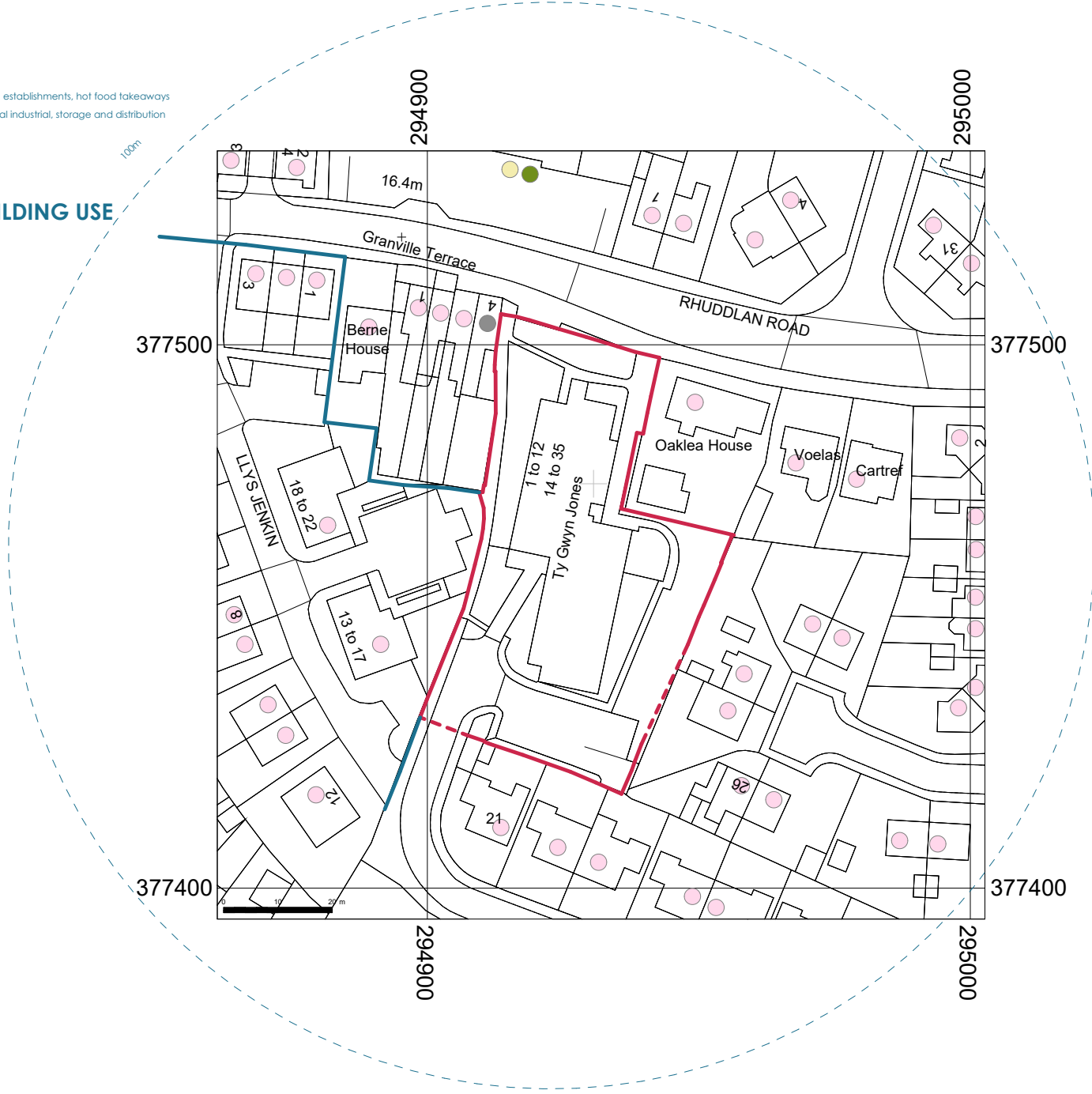
Sheet name: SITE EXISTING PHOTOS

© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.



- site boundary
- shops, financial and professional services, restaurant and cafe's, drinking establishments, hot food takeaways
- business, offices, research and development, industrial processes, general industrial, storage and distribution
- hotels, residential institutions, dwellinghouses
- non residential institutions, assembly and leisure

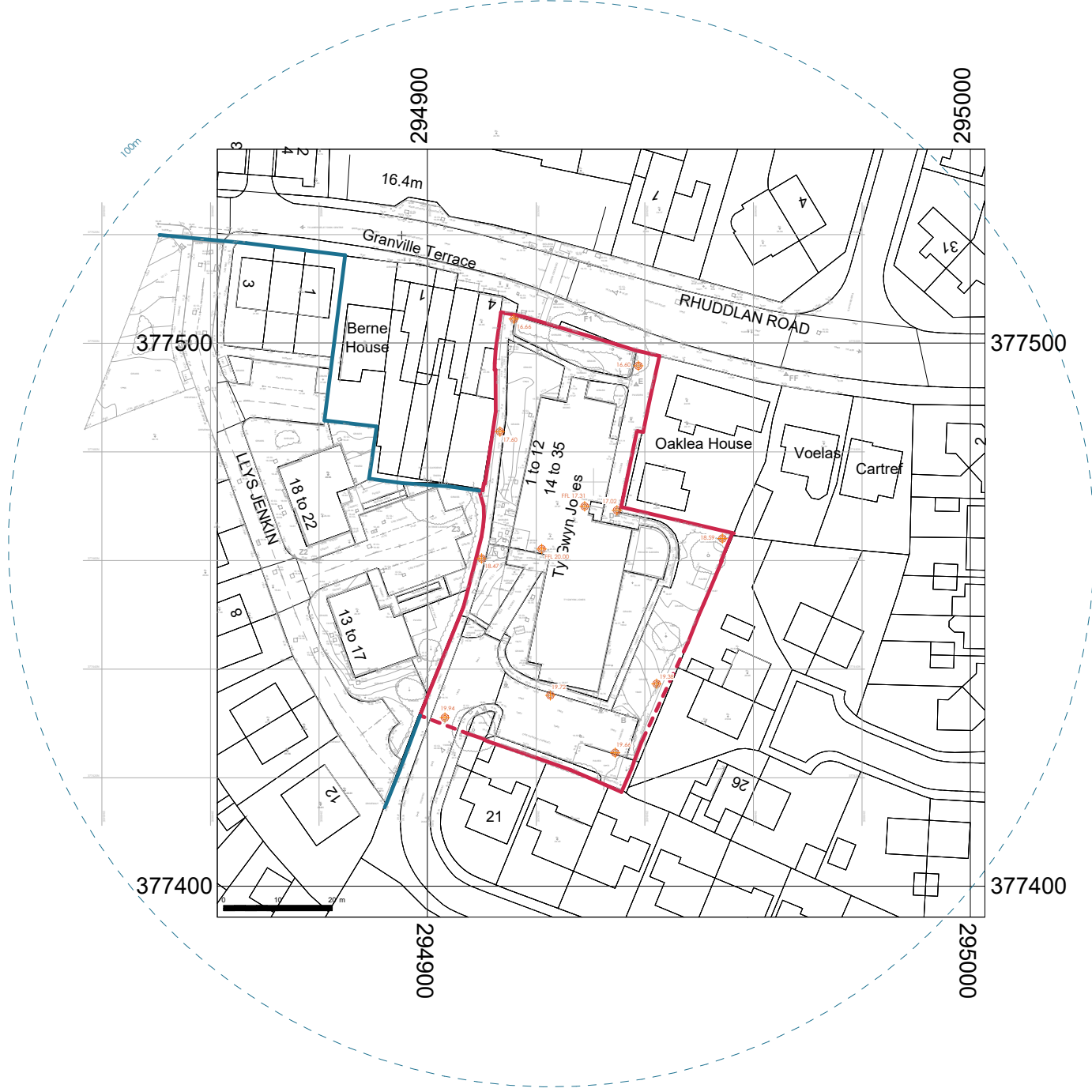
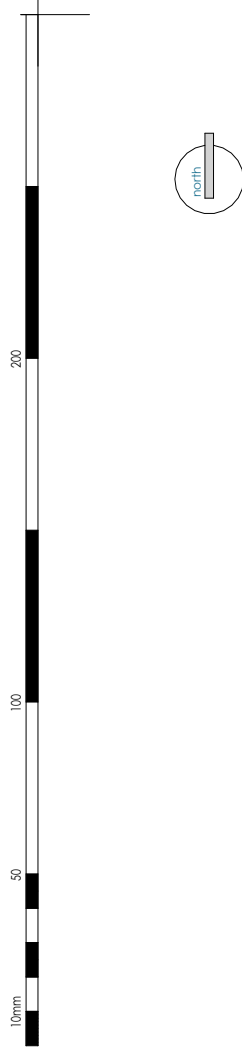
DAS SURROUNDING LAND AND BUILDING USE
1 : 3000



drawing status

- for construction
- for approval
- for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



drawing status

- for construction
- for approval
- for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

Project name C537

Drawing No DAS14 Revision B

Scale@A1: 1 : 500

Date: 2025.04.10

Project: TY GWYN JONES, ABERGELE

Sheet name: TOPOGRAPHY

© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.

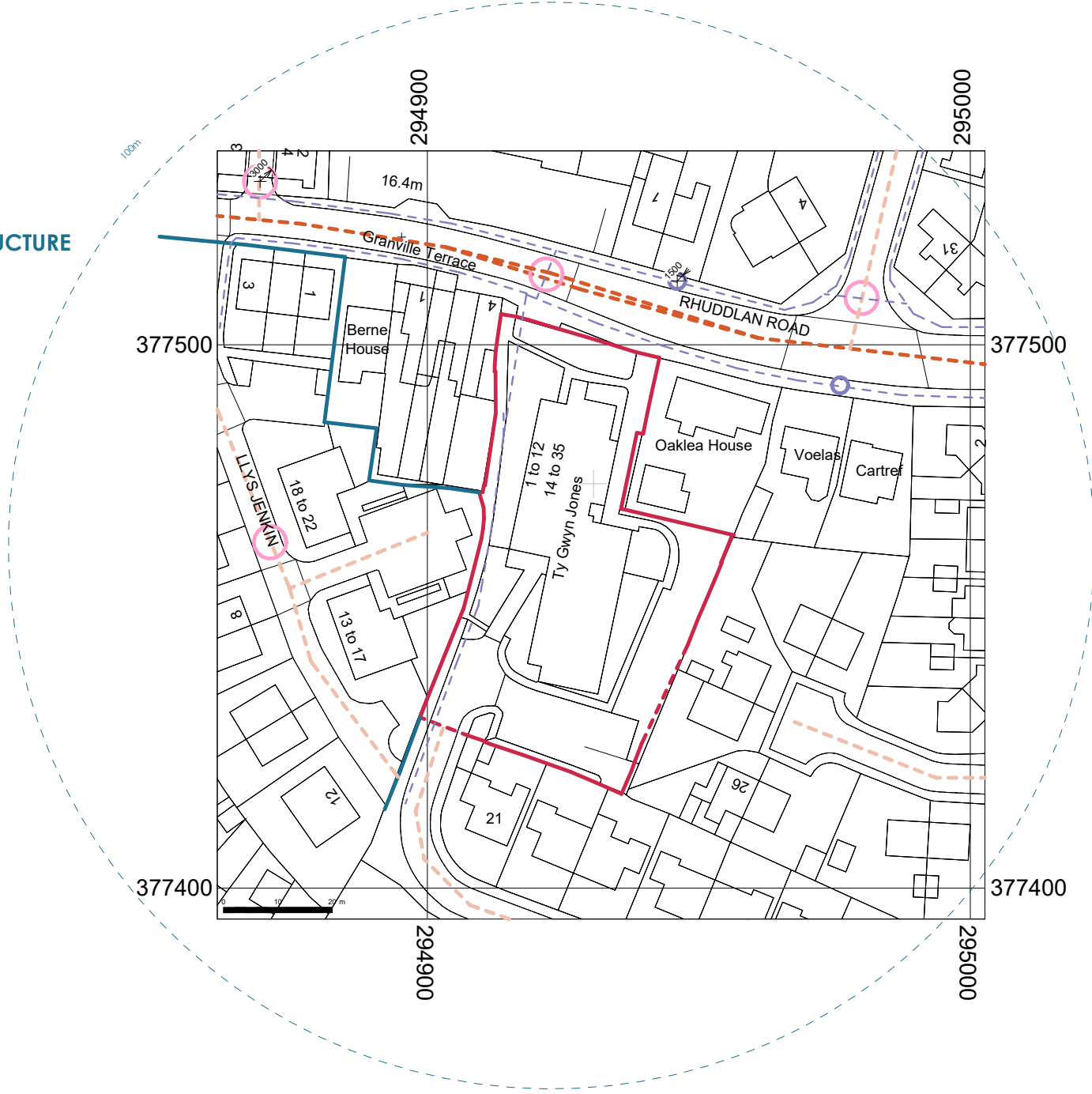


- site boundary
- primary road
- non primary road
- pedestrian route

- pedestrian crossing
- node
- bus stops

data based on 2020 OS plan and google maps

DAS MOVEMENT AND INFRASTRUCTURE
1 : 3000



- for construction
- for approval
- for discussion

Revision	Description	Date of Revision	Issued by
B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR

Project name C537 Drawing No DAS15 Revision B
Scale@A1: As indicated Project: TY GWYN JONES, ABERGEL
Date: 2025.04.10 Sheet name: MOVEMENT, INFRASTRUCTURE & PUBLIC TRANSPORT

© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.



- site boundary
- elec main below ground
- elec main above ground
- elec main redundant
- bt above ground
- water drainage surface
- water drainage foul
- water main
- gas main

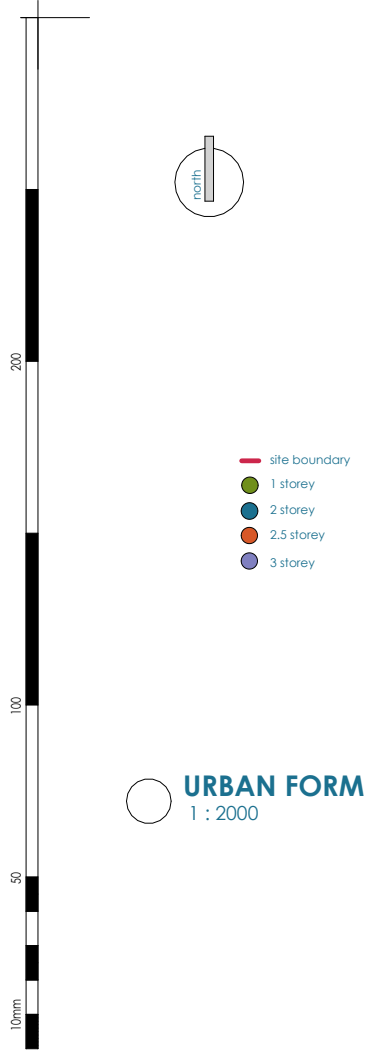
gas based on W&WU job ref: tbc
elec based on SP map ref tbc
drainage and water services tbc

DAS UTILITIES AND INFRASTRUCTURE
1 : 1250



drawing status
for construction
for approval
for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



drawing status
for construction
for approval
for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

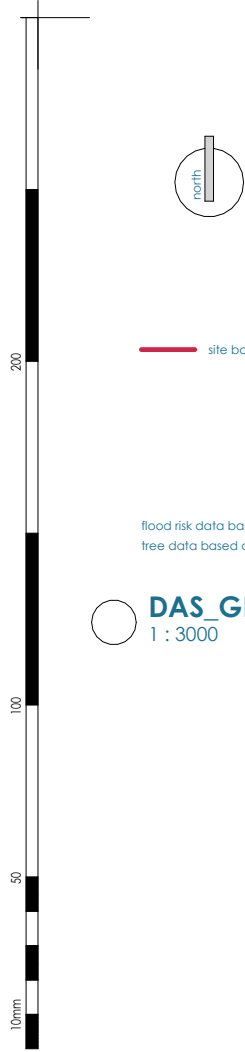
Project name C537

Drawing No DAS17 Revision B

Scale@A1: As indicated Project: TY GWYN JONES, ABERGELE

Date: 2025.04.10 Sheet name: URBAN FORM

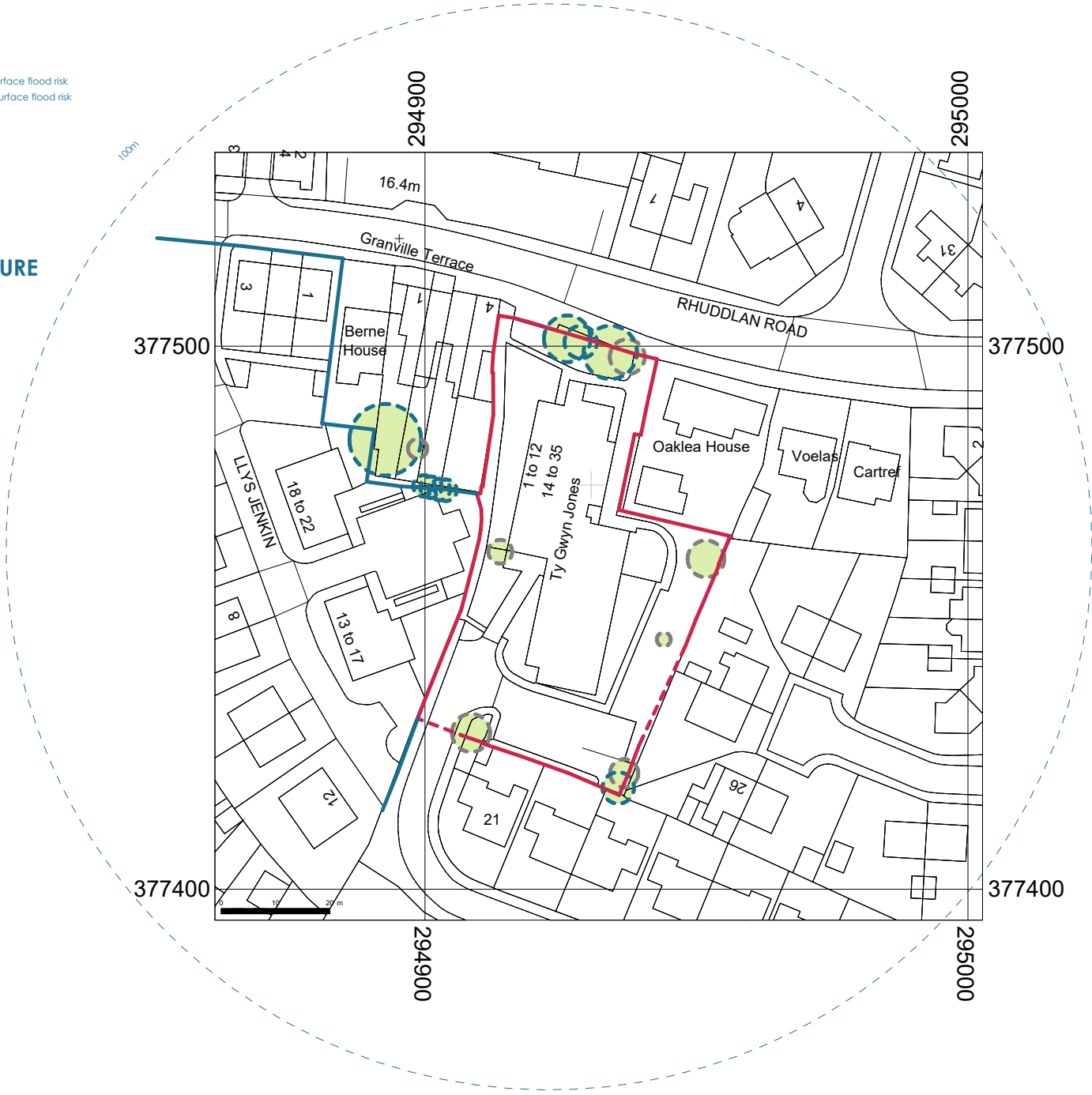
© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.



- site boundary
- trees
- cat a. - high quality
 - cat b. - moderate quality
 - cat c. - low quality
 - cat d. - dead/ dying/ in decline
- flood
- low surface flood risk
 - high surface flood risk
- flood risk data based on nrw website
tree data based on arboricultural report BS 5837:2012

DAS GREEN AND BLUE INFRASTRUCTURE

1 : 3000



- drawing status
- for construction
 - for approval
 - for discussion

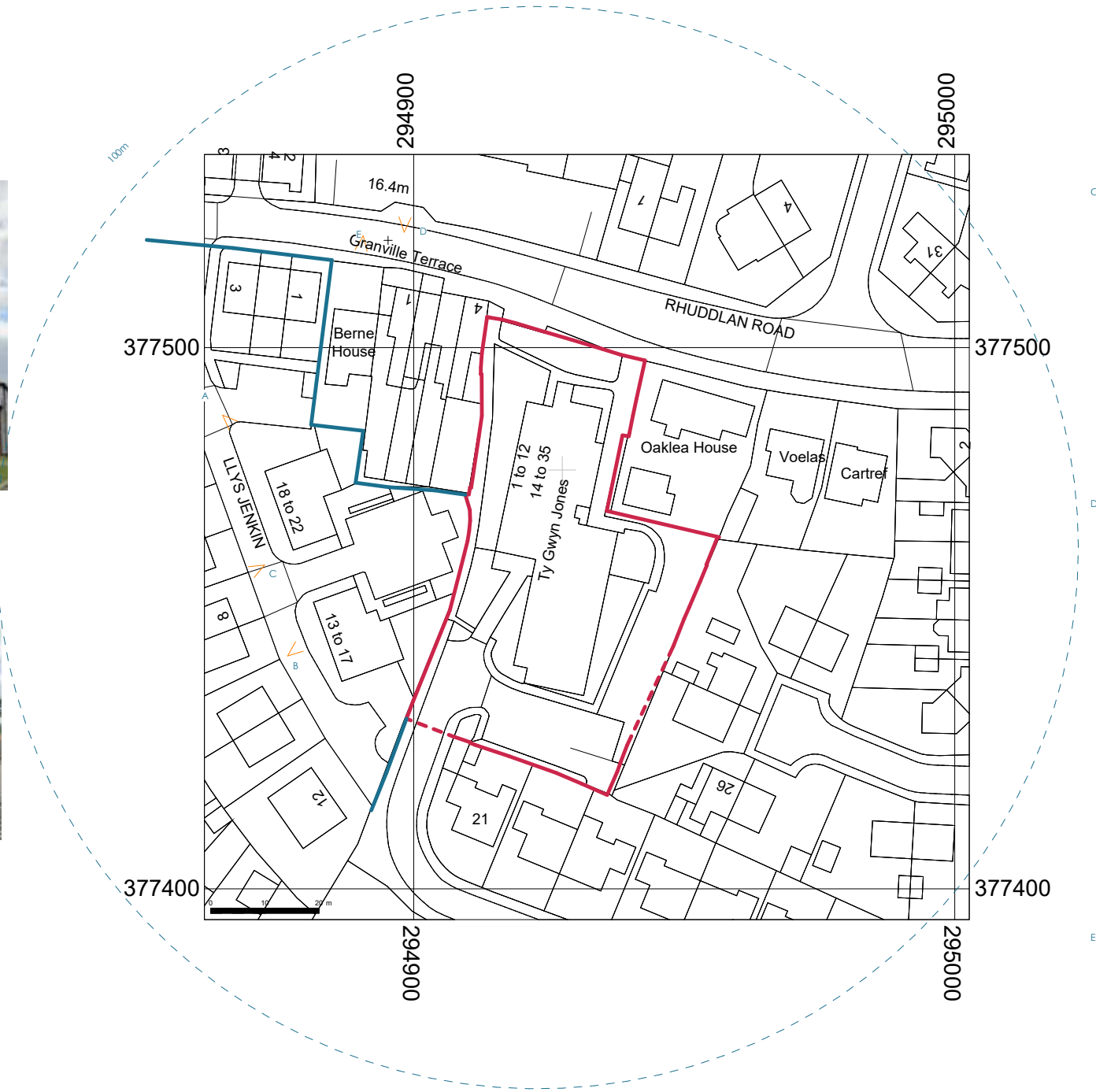
B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



A



B



for construction
for approval
for discussion
drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



C



D



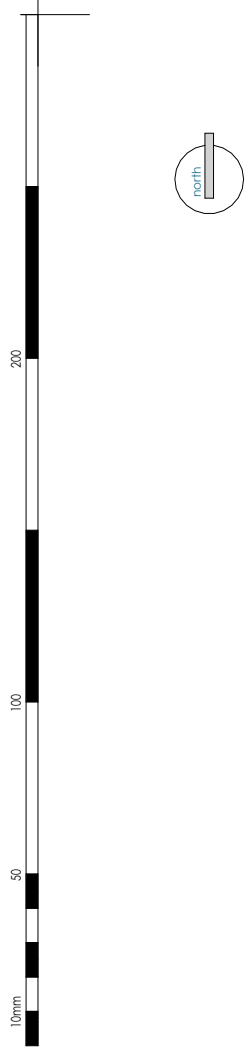
E

Project: TY GWYN JONES, ABERGELE
Sheet name: BUILDING CHARACTER AND TRADITIONS

Scale@A1: 1 : 500
Date: 2025.04.10

Drawing No DAS19 Revision B

Project name C537



drawing status

- for construction
- for approval
- for discussion

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



- site boundary
- primary road
- non primary road
- pedestrian route

- pedestrian crossing
- node
- bus stops

data based on 2020 OS plan and google maps

DAS_MOVEMENT AND INFRASTRUCTURE 1 : 3000

- site boundary
- elec main below ground
- elec main above ground
- elec main redundant
- bt above ground
- water drainage surface
- water drainage foul
- water main
- gas main

gas based on W&WU job ref: tbc
elec based on SP map ref tbc
drainage and water services tbc

DAS_UTILITIES AND INFRASTRUCTURE 1 : 1250

- site boundary
- shops, financial and professional services, restaurant and cafe's, drinking establishments, hot food takeaways
- business, offices, research and development, industrial processes, general industrial, storage and distribution
- hotels, residential institutions, dwellinghouses
- non residential institutions, assembly and leisure

DAS_SURROUNDING LAND AND BUILDING USE 1 : 3000

- site boundary
- trees
 - cat a. - high quality
 - cat b. - moderate quality
 - cat c. - low quality
 - cat d. - dead/ dying/ in decline
- flood
 - low surface flood risk
 - high surface flood risk

flood risk data based on nrw website
tree data based on arboricultural report BS 5837:2012

DAS_GREEN AND BLUE INFRASTRUCTURE 1 : 3000

- site boundary
- 1 storey
- 2 storey
- 2.5 storey
- 3 storey

URBAN FORM 1 : 2000



- for construction
- for approval
- for discussion

drawing status

Revision	Description	Date of Revision	Issued by
B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR

10mm

50

100

200

North

Site boundary

elec main below ground

elec main above ground

bf above ground

water drainage surface

water drainage foul

water main

gas main

gas based on W&WU job ref. fac

elec based on SP map ref. fac

drainage and water services fac

182P walkup apartment (2No.)

182P apartment

swot analysis

S1 maintains space around building standards

S2 maintains existing elec and drainage easement

S3 properties orientated to allow for south facing solar active roof and elevation

W1 existing trees to be removed

W2 proposed levels and gradients require further development to suit existing topography

O1

T1 line of elec main running down western boundary unknown - easement may affect layout

for construction
for approval
for discussion
drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

creu
www.creuararchitecture.com

Project name C537

Drawing No DAS31 Revision B

Scale@A1: Date: 2025.04.10

Project: TY GWYN JONES, ABERGEE
Sheet name: SITE OPTION 01

© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.



gas based on W&WU job ref: tbc
elec based on SP map ref: tbc
drainage and water services tbc



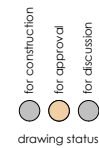
swot analysis

S1 maintains space around building standards
S2 maintains existing elec and drainage easement
S3 properties orientated to allow for south facing solar active roof and elevation
S4 building footprint runs parallel with existing site topography

W1 existing trees to be removed
W2 proposed levels and gradients require further development to suit existing topography
W3 apartment building level is higher than dwelling resulting in overlooking

O1

T1 line of elec main running down western boundary unknown - easement may affect layout



B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



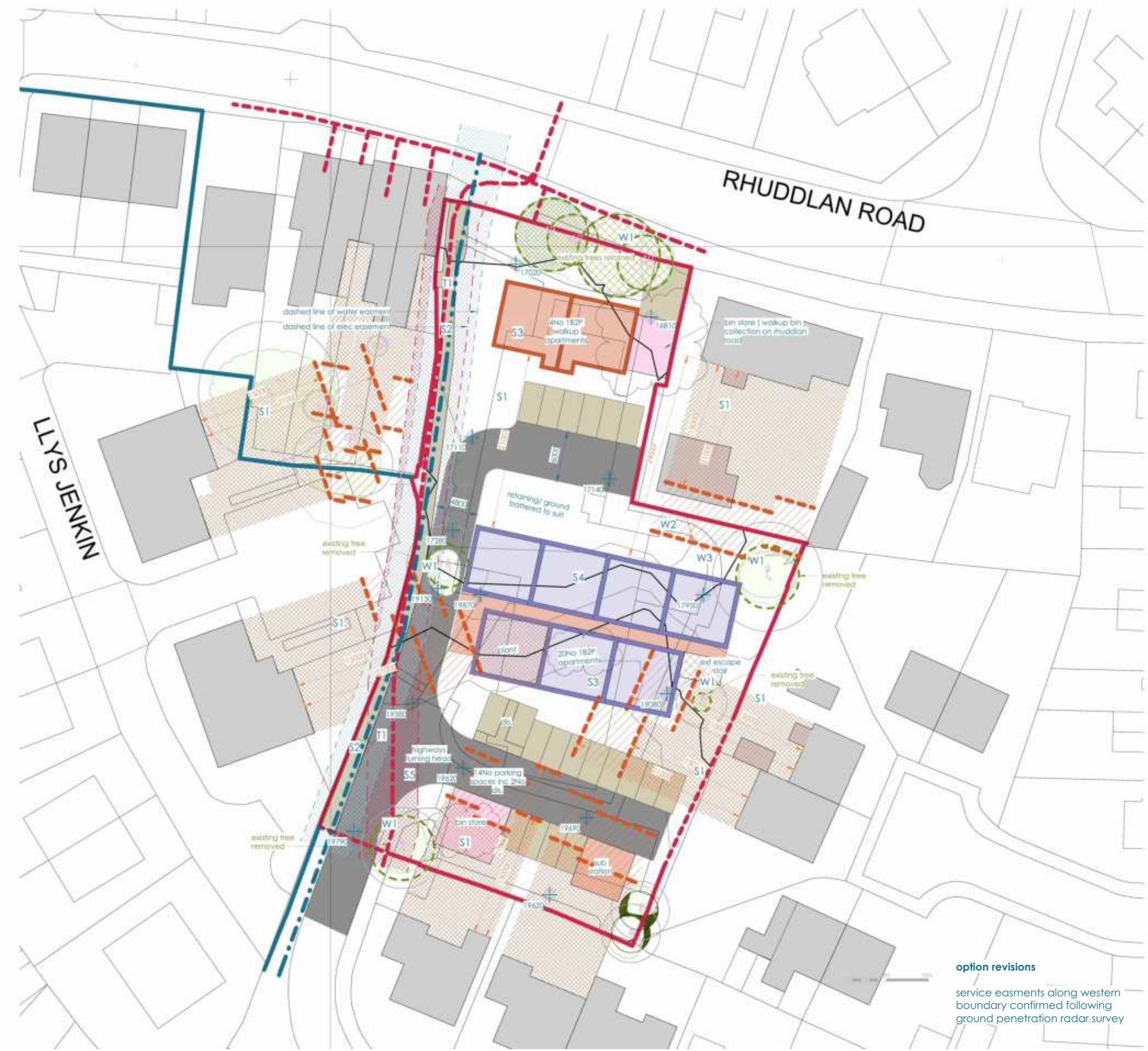
- site boundary
- elec. main below ground
- elec. main above ground
- bf above ground
- water drainage surface
- water drainage foul
- water main
- gas main

gas based on W&WU job ref: fbc
elec based on SP map ref: fbc
drainage and water services fbc

- 182P walkup apartment (2No.)
- 182P apartment

swot analysis

- S1 maintains space around building standards
- S2 maintains existing elec and drainage easement
- S3 properties orientated to allow for south facing solar active roof and elevation
- S4 building footprint runs parallel with existing site topography
- S5 on site bin store turning head for apartments
- W1 existing trees to be removed
- W2 proposed levels and gradients require further development to suit existing topography
- W3 apartment building level is higher than dwelling resulting in overlooking
- O1
- T1 line of elec main running down western boundary unknown - easement may affect layout



option revisions
service easements along western boundary confirmed following ground penetration radar survey

- for construction
- for approval
- for discussion
- drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

20/08/2026 17:59:24

© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.



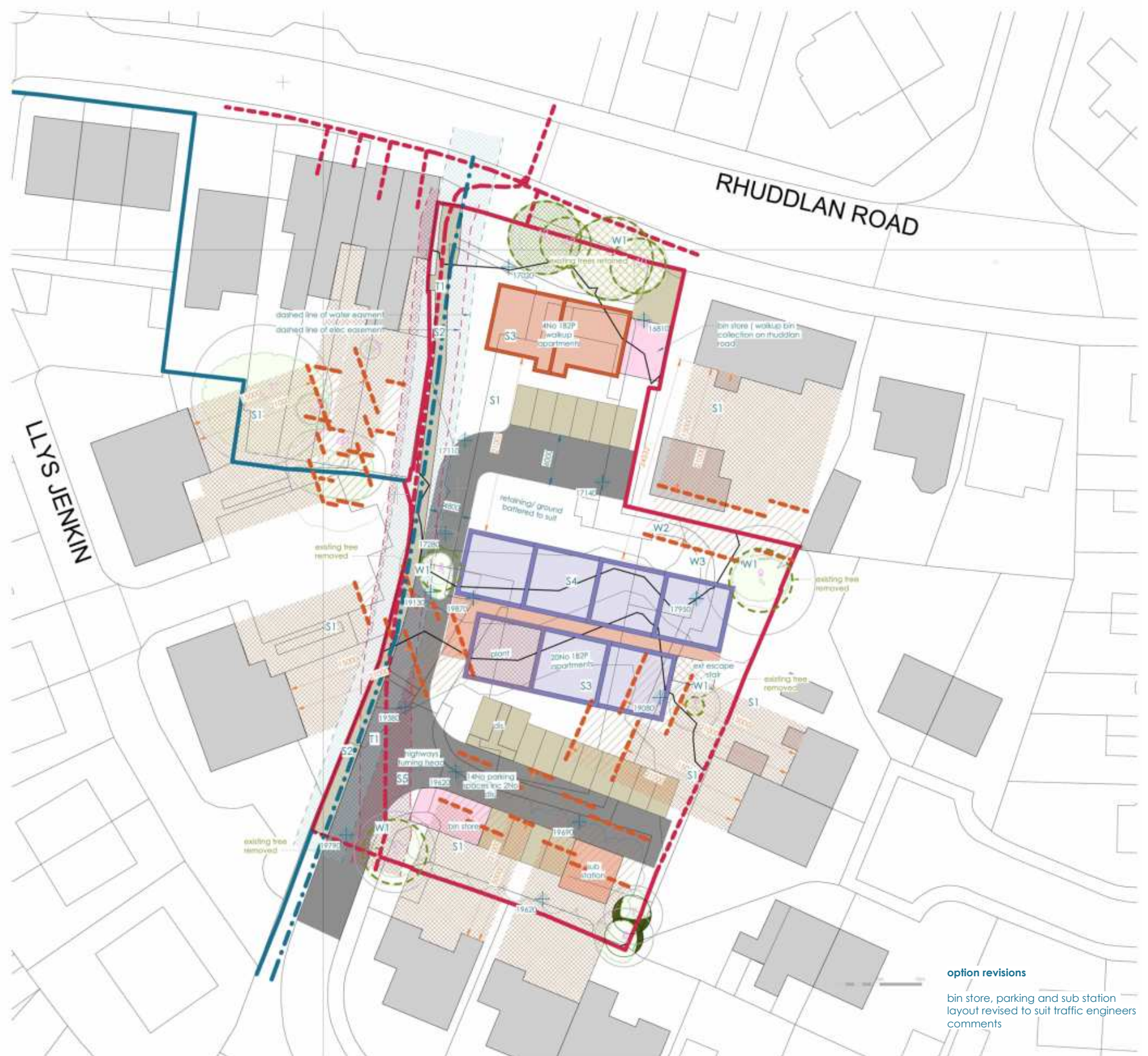
- site boundary
- elec main below ground
- elec main above ground
- bt above ground
- water drainage surface
- water drainage foul
- water main
- gas main

gas based on W&WJ job ref: fbc
elec based on SF map ref fbc
drainage and water services fbc

- 182P walkup apartment (2nd-1)
- 182P apartment

swot analysis

- S1 maintains space around building standards
- S2 maintains existing elec and drainage easement
- S3 properties orientated to allow for south facing solar active roof and elevation
- S4 building footprint runs parallel with existing site topography
- S5 on site bin store turning head for apartments
- W1 existing trees to be removed
- W2 proposed levels and gradients require further development to suit existing topography
- W3 apartment building level is higher than dwelling resulting in overlooking
- O1
- T1 line of elec main running down western boundary - easement may affect layout



option revisions
bin store, parking and sub station layout revised to suit traffic engineers comments

- for construction
- for approval
- for discussion
- drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

20/08/2026 17:59:25



scan the qr code with your mobile phone camera for an illustrative video of the site panorama

- | | | | |
|---|------------------------|---|------------------------|
|  | site boundary |  | water drainage surface |
| | elec main below ground | | water drainage foul |
| | elec main above ground | | water main |
|  | bf above ground |  | gas main |

gas based on W&WU job ref. lbc
 elec based on SP map ref lbc
 drainage and water services lbc



LLYS JENKIN

RHUDDLAN ROAD

swot analysis

- \$1 maintains space around building standards
- \$2 maintains existing elec and drainage easement
- \$3 properties orientated to allow for south facing solar active roof and elevation
- \$4 building footprint runs parallel with existing site topography
- \$5 on site bin store turning head for apartments

W1 existing trees to be removed
W2 proposed levels and gradients require further development to suit existing topography
W3 apartment building level is higher than dwelling resulting in overlooking

01

T1 line of elec. main running down western boundary
unknown - easement may affect layout

option revisions

apartment lift removed. layout adjusted.

drawing status

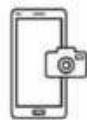
for construction
for approval
for discussion

B	issued for PAC	2026.08.20	AJR
A	issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

creu

Project name C537 Drawing No DAS35 Revision B Scale@A1: Project: TY GWYN JONES, ABERGEELE Sheet name: SITE OPTION 05 Date: 2025.04.10

© copyright reserved by creu ltd. this drawing has been produced for this project and is not intended for use by any other person or for any other purpose. check dimension bar top left before scaling. all dims should be checked on site and discrepancies reported.



scan the qr code with your mobile phone camera for an illustrative video of the site panorama

- site boundary
- elec main below ground
- elec main above ground
- elec main redundant
- bt above ground
- water drainage surface
- water drainage foul
- water main
- gas main

gas based on W&WU job ref: fbc
elec based on SP map ref: fbc
drainage and water services fbc



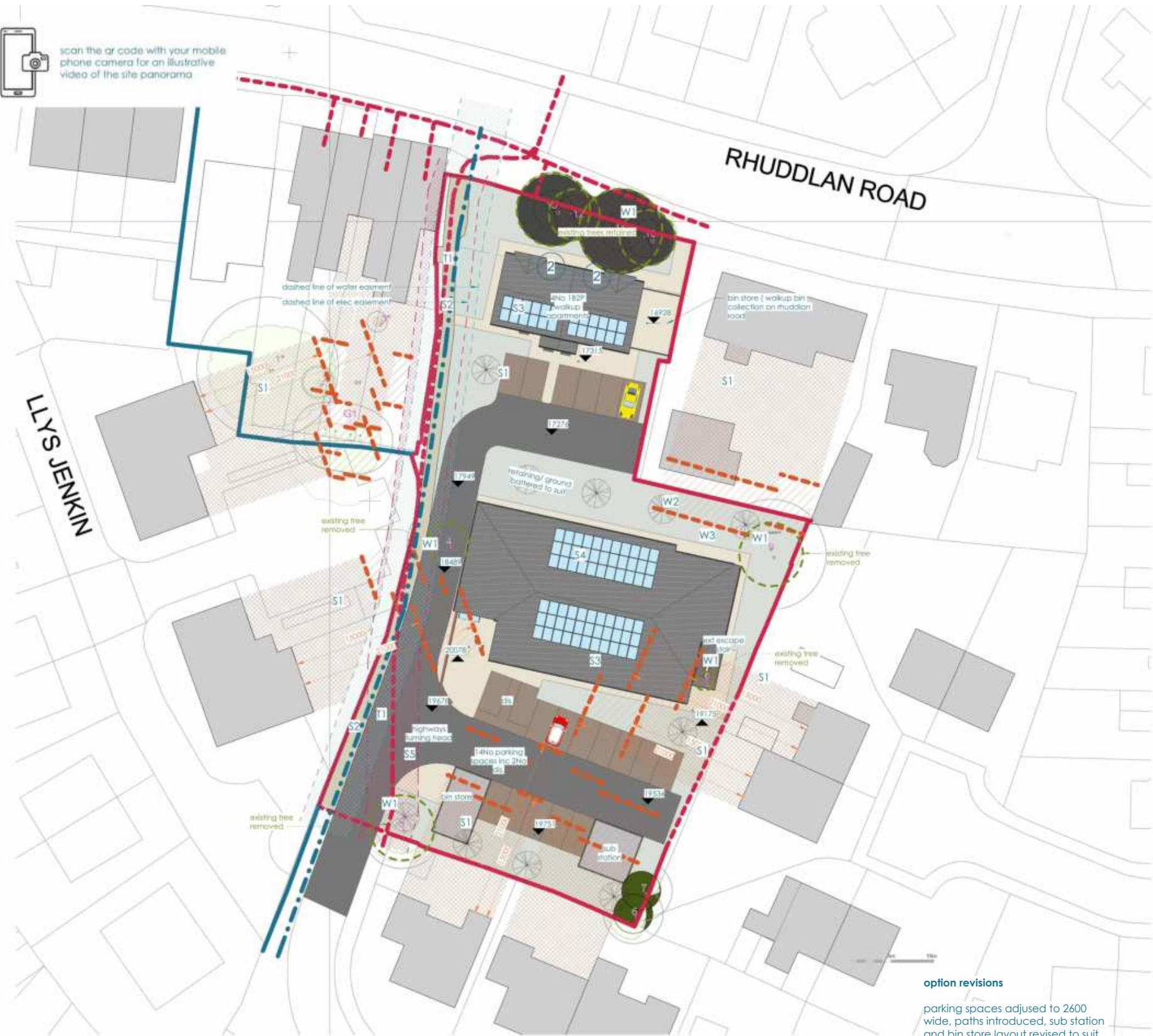
swot analysis

S1 maintains space around building standards
S2 maintains existing elec and drainage easement
S3 properties orientated to allow for south facing solar active roof and elevation
S4 building footprint runs parallel with existing site topography
S5 on site bin store turning head for apartments

W1 existing trees to be removed
W2 proposed levels and gradients require further development to suit existing topography
W3 apartment building level is higher than dwelling resulting in overlooking

Q1

T1 line of elec main running down western boundary
unknown - easement may affect layout



option revisions

parking spaces adjusted to 2600 wide, paths introduced, sub station and bin store layout revised to suit.

for construction
for approval
for discussion
drawing status

Revision	Description	Date of Revision	Issued by
B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR

- site boundary
- elec main below ground
- elec main above ground
- elec main redundant
- tl above ground
- water drainage surface
- water drainage foul
- water main
- gas main

gas based on W&W job ref: tbc
elec based on SP map ref tbc
drainage and water services tbc



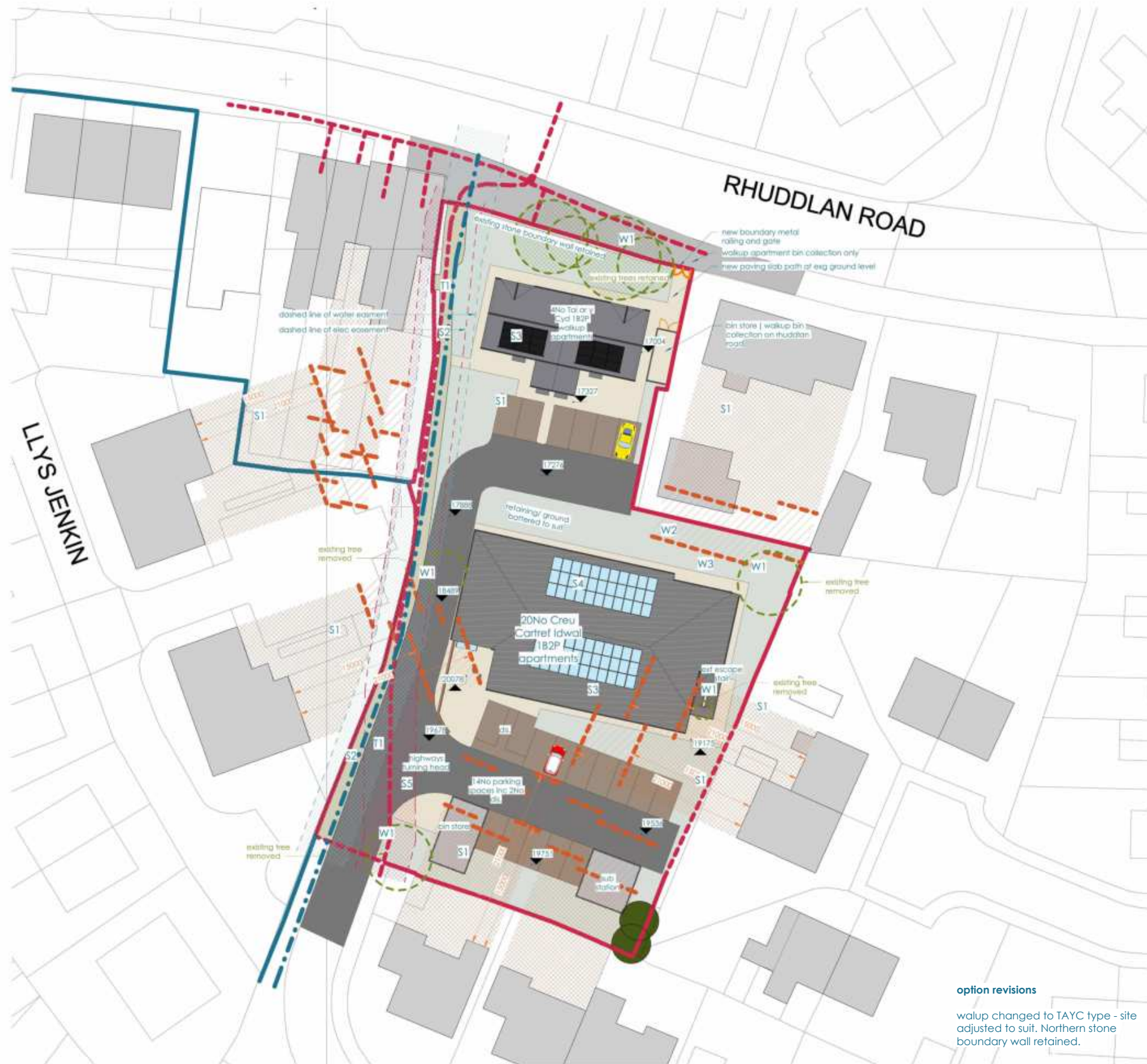
swot analysis

S1 maintains space around building standards
S2 maintains existing elec and drainage easement
S3 properties orientated to allow for south facing solar active roof and elevation
S4 building footprint runs parallel with existing site topography
S5 on site bin store turning head for apartments

W1 existing trees to be removed
W2 proposed levels and gradients require further development to suit existing topography
W3 apartment building level is higher than dwelling resulting in overlooking

O1

T1 line of elec main running down western boundary
unknown - easement may affect layout



option revisions

walup changed to TAYC type - site adjusted to suit. Northern stone boundary wall retained.

- for construction
- for approval
- for discussion

drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by

- site boundary
- elec main below ground
- elec main above ground
- elec main redundant
- bt above ground
- water drainage surface
- water drainage foul
- water main
- gas main

gas based on W&W job ref: fbc
elec based on SP map ref: fbc
drainage and water services fbc



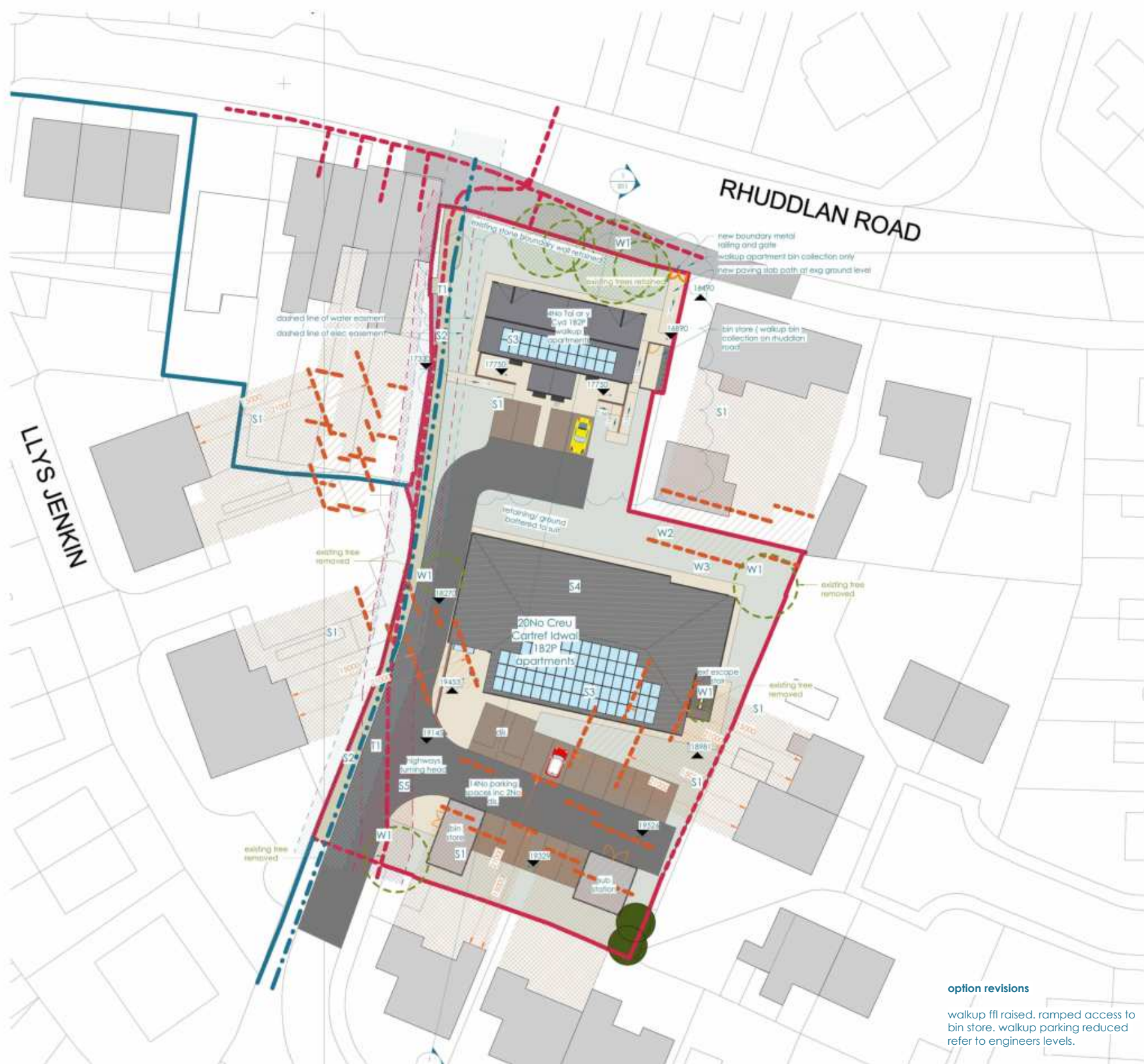
swot analysis

S1 maintain space around building standards
S2 maintains existing elec and drainage easement
S3 properties orientated to allow for south facing solar active roof and elevation
S4 building footprint runs parallel with existing site topography
S5 on the bin store turning head for apartments

W1 existing trees to be removed
W2 proposed levels and gradients require further development to suit existing topography
W3 apartment building level is higher than dwelling resulting in overlooking

O1

T1 line of elec main turning down western boundary
unknown - easement may affect layout

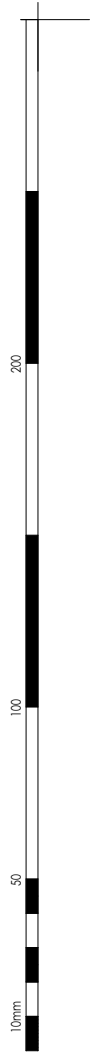


option revisions

walkup ffl raised, ramped access to bin store, walkup parking reduced refer to engineers levels.

- for construction
 - for approval
 - for discussion
- drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by



1 SITE SECTIONS PROPOSED Copy 1
1 : 200



apartment 3d image



walkup apartment 3d image

20/08/2026 17:59:35

for construction
for approval
for discussion
drawing status

B	Issued for PAC	2026.08.20	AJR
A	Issued for review	2026.08.20	AJR
Revision	Description	Date of Revision	Issued by