

# Hunanadeiladu Cymru

Canllawiau i Ymgeiswyr

Dan Y Garth, Pentyrch





## Cyflwyniad i Hunanadeiladu Cymru

“Mae’n gwbl amlwg bod yna angen am dai amrywiol o ansawdd uchel yng Nghymru nad yw’n cael ei ddiwallu. Nid yw’r angen hwn yn debygol o gael ei ddiwallu trwy gyfrwng dulliau adeiladu tai ar sail gyfeintiol. Mae yna hefyd ysgogwyr clir a rhai sy’n dod i’r amlwg dros newid, ac fe ddylai hynny annog deddfwyr a chomisiynwyr tai i gymryd rhan mewn dadl ehangach ar natur tai newydd.” (‘Green with Forster,’ 2016, t.2).

Mae’r ysgogwyr hyn ar gyfer newid wedi’u mynegi’n glir gan Ddeddf Llesiant Cenedlaethau’r Dyfodol (Cymru) 2015, sy’n mynnu bod y ffocws ar enillion tymor hir dros hwylustod tymor byr. Mae saith nod y Ddeddf yn mynd ymhellach, gan sefydlu angen clir am dai newydd sy’n gynaliadwy, yn gydnerth, yn iach, yn deg, yn gydlynol, yn ddiwylliannol ymwybodol a chyfrifol.

Mae llwybrau sy’n annog unigolion, teuluoedd neu gymunedau i adeiladu eu cartrefi eu hunain yn arwain at ddarparu cartrefi newydd yn ychwanegol at gartrefi sy’n cael eu cyflawni trwy gyfrwng llwybrau adeiladu tai cyfeintiol confensiynol, nid yn eu lle. Gallai’r llwybrau hyn, gan gynnwys prosiectau hunan-adeiladu, adeiladu arferion a phrosiectau a arweinir gan y gymuned, ac fe allant wneud cyfraniad ystyrlon at y cyflenwad tai. Mae mentrau sy’n canolbwyntio ar y gymuned eisoes yn digwydd ledled Cymru, ac mae astudiaethau wedi sefydlu cryn gyfle i gartrefi hunan-adeiledig ac wedi’u hadeiladu’n bwrpasol.



**Hunanadeiladu**  
Cymru  
**Self Build**  
Wales



# Rhagair

Neges i'w chroesawu gan Julie James, Y Gweinidog Tai a Llywodraeth

*“Mae Llywodraeth Cymru wedi sefydlu'r cynllun Hunanadeiladu Cymru i gael gwared ar neu leihau'r rhwystrau i gyflenwi cartrefi hunan-adeiladu ac arbennig ledled Cymru ac i godi'r bar o ran dylunio ac adeiladu o ansawdd. Gobaith y cynllun yw annog creu cartrefi newydd y mae cymunedau eu hangen ac eu heisiau nawr; cartrefi a fydd yn parhau i fod yn berthnasol, yn briodol ac yn ddymunol ar gyfer cenedlaethau'r dyfodol.*

*Mae angen adeiladu pob cartref yng Nghymru i ansawdd uchel, dylent gynnwys digon o le, bod yn effeithlon o ran ynni ac yn darparu cyfraniad cadarnhaol i'w cymuned i ddiwallu anghenion heddiw a chenedlaethau'r dyfodol. Bydd y cynllun Hunanadeiladu Cymru yn chwarae rhan wrth gyflawni hyn. Mae'r Canllaw ar gyfer Ymgeiswyr hwn wedi'i ddatblygu i gynorthwyo ymgeiswyr sy'n bwriadu defnyddio'r cynllun i ddeall sut y gall eu cartrefi newydd helpu i gyflawni'r amcanion pwysig hyn. Edrychaf ymlaen at weld y cartrefi gorffenedig a'r gwahaniaeth y byddant yn ei wneud i fywydau'r rhai sy'n byw ynddynt.”*



Julie James AC  
Y Gweinidog Tai a Llywodraeth Leol



## Be' sy'n digwydd nesaf?

Pe dyfernir plot i chi drwy gyfrwng y cynllun Hunanadeiladu Cymru, byddwch chi'n derbyn Pecyn Cais Hunanadeiladu Cymru. Bydd y pecyn yn cynnwys gwybodaeth am y camau nesaf, megis ymgysylltu â Chynghorydd Ariannol Annibynnol a chyflwyno atodlen waith.

Mae'n werth nodi, ni waeth a yw'r gosodiadgofodol (y cynlluniau) yn gweddu i'ch anghenion chi yn union ai peidio, bydd angen darparu lluniadau sy'n dangos sut y bydd yr annedd yn edrych yn ddrychiadol, mewn 3 dimensiwn a beth yw perthnasedd arfaethedig yr annedd. Gall faint o fanylion sydd eu hangen ar yr Awdurdod Lleol i roi caniatâd cynllunio llawn ar gyfer eich adeilad amrywio o ardal i ardal a dylech chi a / neu'ch ymgynghorydd gysylltu â nhw i ddeall y gofynion hyn cyn datblygu eich dyluniadau.

Mae nifer o adnoddau defnyddiol ar gael i arwain hunan-adeiladwr trwy gamau nesaf cyffrous eu prosiect unwaith y bydd cais llwyddiannus wedi'i wneud. Gweler isod am nifer o ddolenni defnyddiol gan y Gymdeithas Hunanadeiladu Genedlaethol a Sefydliad Brenhinol Penseiri Prydain (RIBA).

<https://selfbuildportal.org.uk/>

<https://www.architecture.com/-/media/gathercontent/working-with-an-architect-for-your-home/additional-documents/ribaworkingwithanarchitectforyourhomepdf.pdf>

*'Domestic Client's Guide to Engaging an Architect' Ostime, N, RIBA Publishing.*

# Dylunio 1



Enw'r Prosiect: **Dan Y Garth**  
Dylunwyr / Datblygwyr: **TBC**  
Nifer yr Ystafelloedd Gwely: **4**

## Disgrifiad / Rheswm dros ei Gynnwys

Mae caniatâd cynllunio llawn wedi'i roi gan Awdurdod Lleol Cyngor Dinas Caerdydd.

Tua 3,000 troedfedd sgwâr.

Mae'n cynnig cartref cyfoes o ansawdd uchel wedi'i ddylunio gyda ffordd o fyw teulu modern mewn cof.





Lled Lleiafswm Plot: 18m  
 Isafswm Dyfnder y Plot: 19m  
 Nifer y lloriau : 2

10.3m

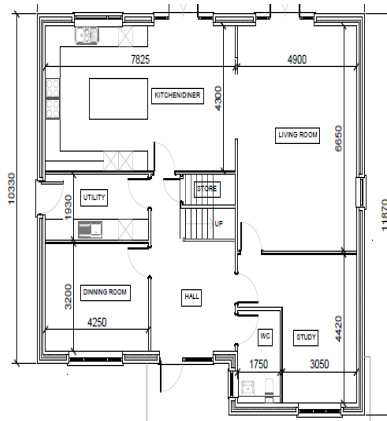
13.5m

### Cynlluniau Llaur Dangosol

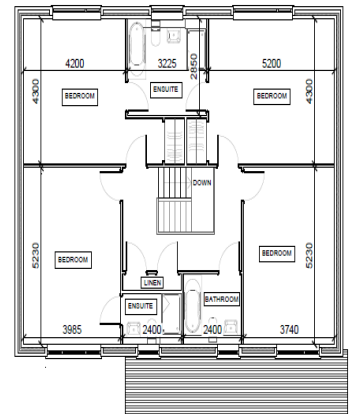
Cegin a lle bwyta cynllun agored mawr gydag ystafell fyw ar wahân

Man byw hael ar y llawr gwaelod

Lle byw / cegin / bwyta cynllun agored yn wynebu'r ardd



Cynllun Llaur Gwaelod



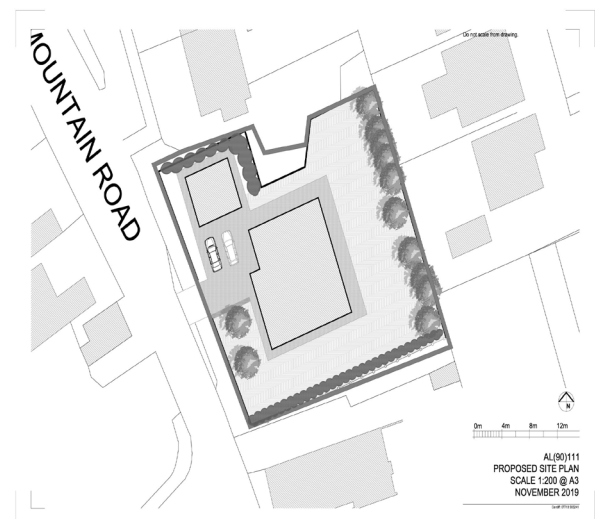
Cynllun Llaur Cyntaf

### Cynllun Plot Dangosol.

Mae'r enghraifft yn dangos annedd ar ffurf ar wahân

Mae'r enghraifft yn dangos y darperir dau le parcio o flaen annedd gyda lleiafswm o .

Mynediad ochr i'r ardd



# Dylunio 2



Enw'r Prosiect: **Carrowbreck Meadow, Norwich**  
Dylunwyr / Datblygwyr: **Hamson Barron Smith**  
Nifer yr Ystafelloedd Gwely: **4**

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## Disgrifiad / Rheswm dros ei Gynnwys

Mae hwn yn ddatblygiad cynaliadwy sy'n cynnwys 14 o gartrefi Passivhaus, 43% yn dai fforddiadwy. Wedi'u hysbrydoli gan adeiladwaith ysguboriau hanesyddol Norfolk, mae'r deunyddiau'n adlewyrchu'r deunyddiau a ddefnyddir yn Carrowbreck House, sy'n eiddo cyfagos. Gellid addasu ffurfiau syml i ystod o leoliadau / osodiadau

Enillydd gwobr RIBA y Dwyrain a gwobr genedlaethol RIBA 2017

7.2m



14m

Lled Lleiafswm Plot:	16m
Isafswm Dyfnder y Plot:	14m
Nifer y lloiau:	2

### Cynlluniau Llawn Dangosol

Eiddo ar wahân

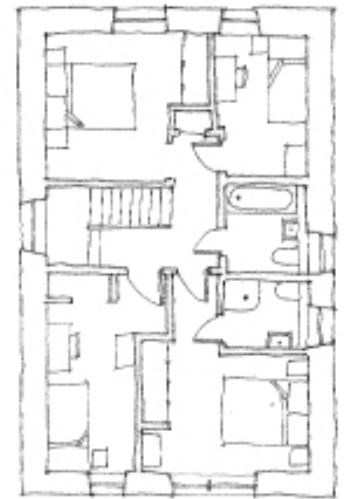
Awgrymir storio biniau yn allanol yn y cynllun

Cegin a lle bwyta cynllun agored

Storfa hael wedi'i adeiladu fel rhan o'r cynllun



Cynllun Llawn Gwaelod



Cynllun Llawn Cyntaf

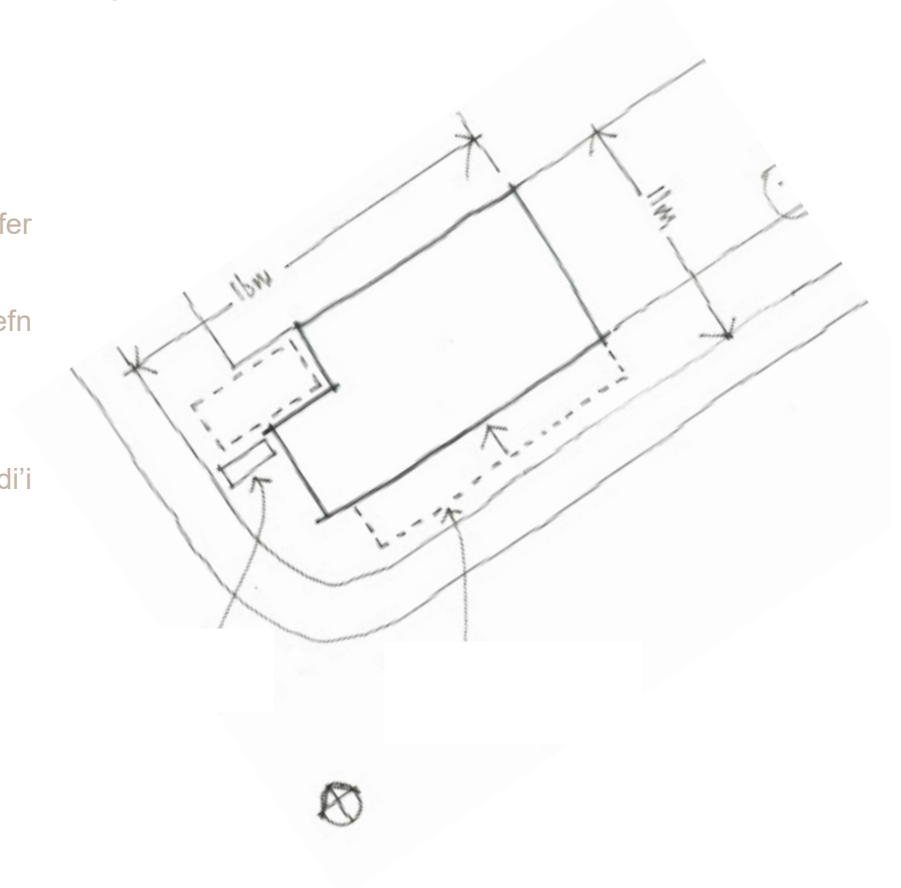
### Cynllun Plot Dangosol

Eiddo ar wahân sy'n addas ar gyfer ffryntiad ehangach

Llwybrau lluosog drwodd o du blaen i gefn yr annedd

Mae gardd furiog yn rhoi preifatrwydd

Parcio wedi'i leoli mewn mewnnoliad wedi'i greu gan geometreg yr adeilad



# Dylunio 2



Enw'r Prosiect:

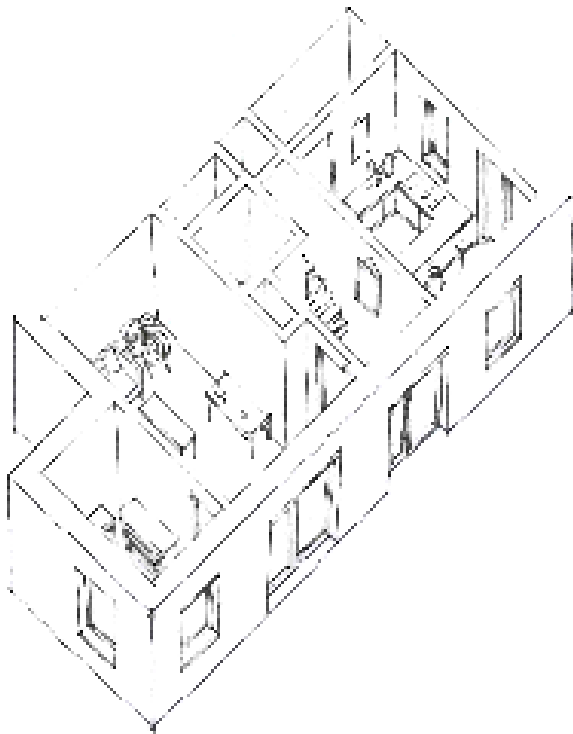
**Carrowbreck Meadow**

Dylunwyr / Datblygwyr:

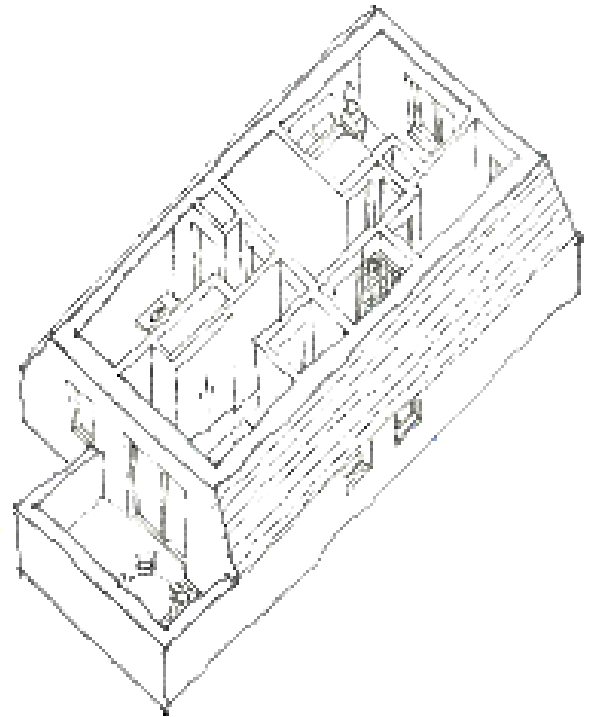
**Hamson Barron Smith**

Oddeutu. GIA:

**129 m<sup>2</sup>**



**Acsonometrig Llawr Gwaelod Dangosol**



**Acsonometrig Llawr Cyntaf Dangosol**



# Dylunio 3

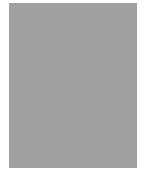


Enw'r Prosiect: **Marmalade Lane, Cambridge**  
Dylunwyr / Datblygwyr: **Mole Architects**  
Nifer yr Ystafelloedd Gwely: **4**

## Disgrifiad / Rheswm dros ei Gynnwys

Roedd tenantiaid / perchnogion y dyfodol yn gallu dewis un o bum math o dŷ 'cragen' neu fflat, ac yna gallent ffurfweddu eu cartref gan ddefnyddio detholiad o gynlluniau llawr safonol, ffitiadau cegin ac ystafell ymolchi, ac un o bedwar manyleb frics. Felly mae'r cartrefi wedi'u teilwra i ofynion unigol, gan gydbwysu'r elfen personoli â chytgordio arddull bensaernïol gydlynol yn weledol..

8.7m



Lled Lleiafswm Plot: 6.6m

Isafswm Dyfnder y Plot: 18m

6.6m

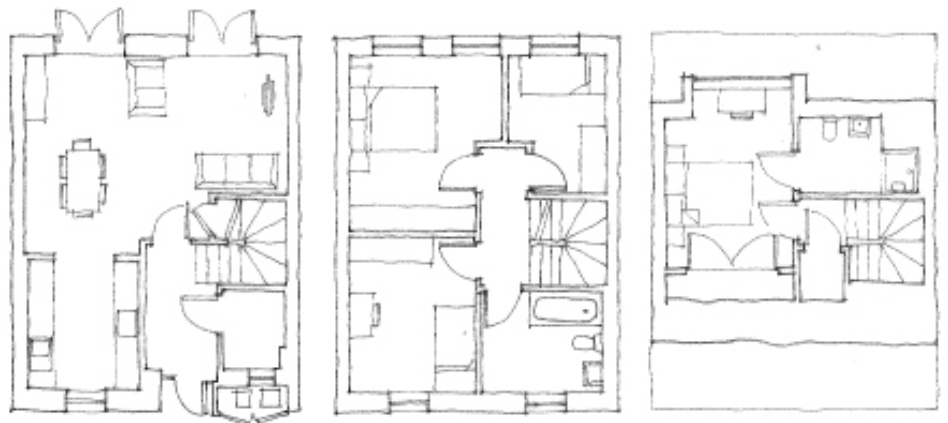
Nifer y lloriau: 3

### Cynlluniau Llavr Dangosol

Ardal fyw a bwyta cynllun agored yn gysylltiedig â'r gegin

Mae gan yr ystafell wely feistr ar yr ail lawr en-suite a llawer iawn o le storio

Cynllun Llavr Gwaelod Cynllun Llavr Cyntaf Cynllun yr Ail Lawr



Cynllun Llavr Gwaelod Cynllun Llavr Cyntaf Cynllun yr Ail Lawr

### Cynllun Plot Dangosol

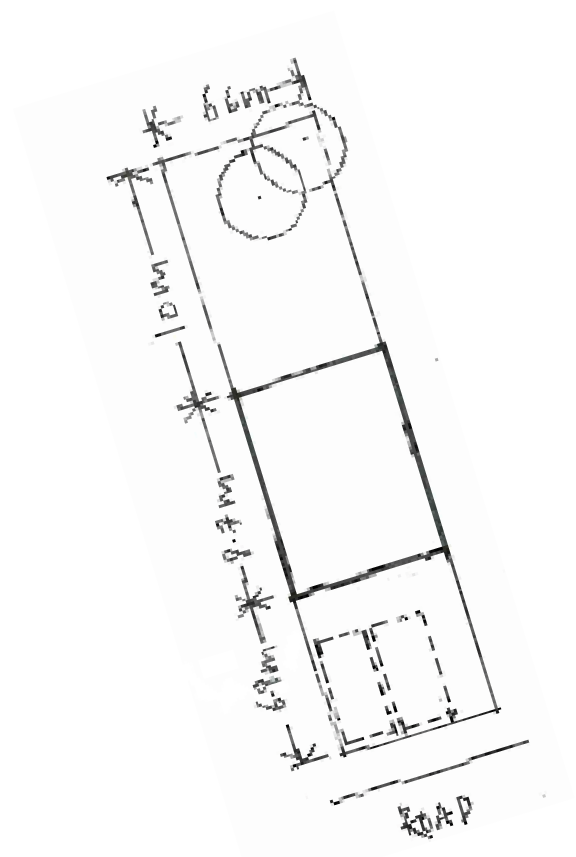
Mae'r enghraifft yn dangos fersiwn teras

Dim llwybr o du blaen i gefn yr eiddo yn yr opsiwn hwn, ond darperir storfa biniau trwy gyfrwng storfa biniau integredig mewn cilfach

Mae'r ardd ffrynt yn cynnwys lleoedd parcio ac yn gweithredu fel clustogfa o'r palmant / ffordd

Yn fwy addas ar gyfer plotiau culach (lleiafswm lled o 6.6m)

Mae'r enghraifft yn dangos bod lle parcio dwbl o flaen yr annedd



# Dylunio 3



Enw'r Prosiect:

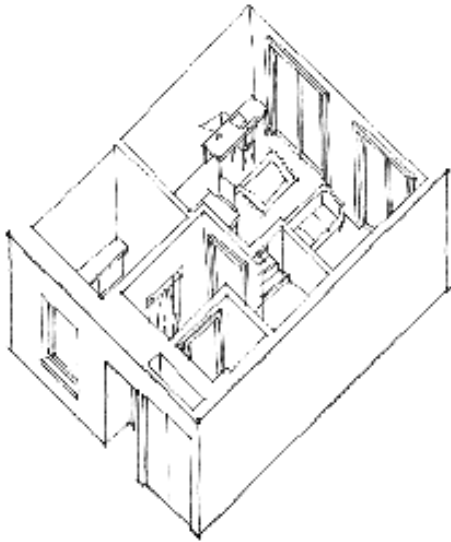
**Marmalade Lane (Type 2)**

Dylunwyr / Datblygwyr:

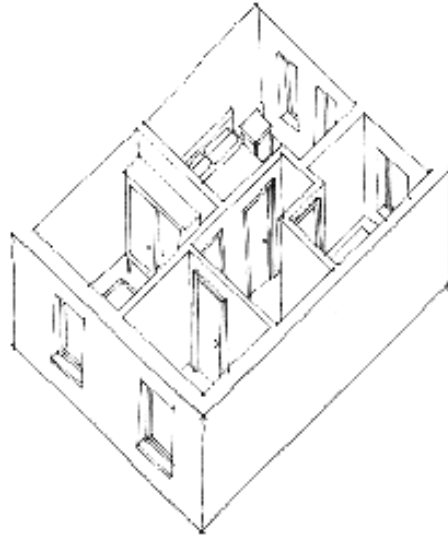
**Mole Architects**

Oddeutu. GIA:

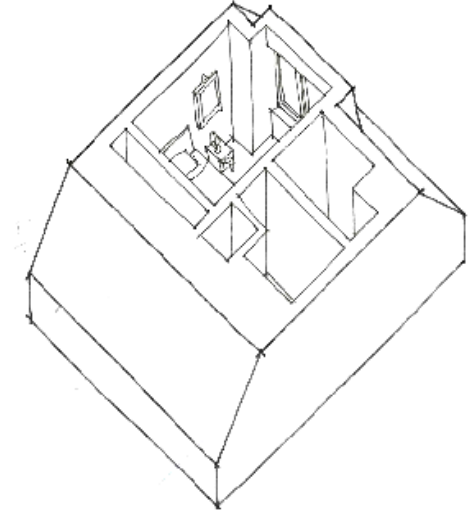
**93 m<sup>2</sup>**



**Acsonometrig Llawr Gwaelod Dangosol**



**Acsonometrig Llawr Cyntaf Dangosol**



**Acsonometrig Dangosol yr Ail Lawr**





# Self Build Wales

## Guidance For Applicants

Dan Y Garth, Pentyrch





## Introduction to Self Build Wales

“There is a clear need in Wales for diverse, high quality housing that is not being met. This need is not likely to be met through volume house-building methods. There are also clear and emerging drivers for change, which should prompt legislators and commissioners of housing to engage in broader debate on the nature of new housing.” (Green with Forster, 2016, p.2)

These drivers for change are clearly articulated by the Well-being of Future Generations (Wales) Act 2015, which demands a focus on long term gains over short term expedience. The seven goals of the Act go further, establishing a clear need for new housing that is sustainable, resilient, healthy, equitable, cohesive, culturally aware and responsible.

Pathways that encourage individuals, families or communities to build their own homes result in new homes being delivered in addition to homes delivered through conventional volume house-building routes, not in place of them. These pathways, including self-build, custom-build and community-led projects, could make a meaningful contribution to housing supply. Community-centred initiatives are already happening across Wales, and studies have established considerable scope for self-built and custom-built homes.



## Foreword

A welcome message from Julie James, the Minister for Housing & Local Government:

*“The Welsh Government has established the Self Build Wales scheme to remove or reduce barriers to the delivery of self- and custom-built homes throughout Wales and to raise the bar in terms of design and build quality. The scheme hopes to encourage the creation of new homes that communities need and want now; homes that will remain relevant, appropriate and desirable for future generations.*

*All homes in Wales need to be built to high quality, be spacious, energy efficient and provide a positive contribution to their community to meet the needs of today and future generations. The Self Build Wales scheme will play a part in achieving this. This Applicants Guide has been developed to assist applicants planning to use the scheme to understand how their new homes can help meet these important objectives. I look forward to seeing the completed homes and the difference that they will make to the lives of those living in them.”*



*Julie James AM  
Minister for Housing and Local Government*



## What Happens Next?

Should you be awarded a plot through the Self Build Wales scheme, you will receive a Self Build Wales Application Pack. The pack will contain information regarding the next steps, such as engaging with an Independent Financial Advisor and submitting a schedule of works.

It is worth noting that, regardless of whether the spatial layout (the plans) suit your needs exactly or not, it will be necessary to provide drawings that illustrate how the dwelling will look elevationally, in 3 dimensions and what the proposed materiality of the dwelling will be. The amount of detail required for the Local Authority to provide a full planning permission for your build may vary from area to area and you and / or your consultant should contact them to understand these requirements before developing your designs.

A number of helpful resources are available to guide the self-builder through the exciting next stages of their project once a successful application has been made. See below for a number of useful links from the National Self-Build Association and the Royal Institute of British Architects (RIBA).

<https://selfbuildportal.org.uk/>

<https://www.architecture.com/-/media/gathercontent/working-with-an-architect-for-your-home/additional-documents/ribaworkingwithanarchitectforyourhomepdf.pdf>

*'Domestic Client's Guide to Engaging an Architect' Ostime, N, RIBA Publishing.*



# Design 1



**Project Name:** Dan y Garth  
**Designers / Developers:** TBC  
**No. of Bedrooms:** 4

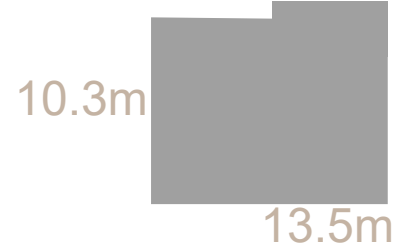
## Description / Reason for Inclusion

Full planning permission granted by Cardiff City Council Local Authority  
Approximately 3,000 sq.ft.

Offers a contemporary, high quality home designed with modern family living in-mind.

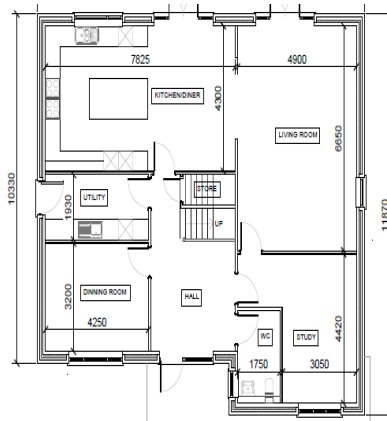


**Minimum Plot Width:** 18m  
**Minimum Plot Depth:** 19m  
**No. Storeys:** 2

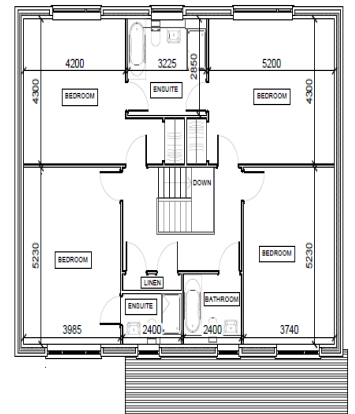


**Indicative Floor Plans**

- Large open-plan kitchen and dining area with separate living room
- Generous living area on ground floor, including study
- Open-plan kitchen/dining space facing onto the garden



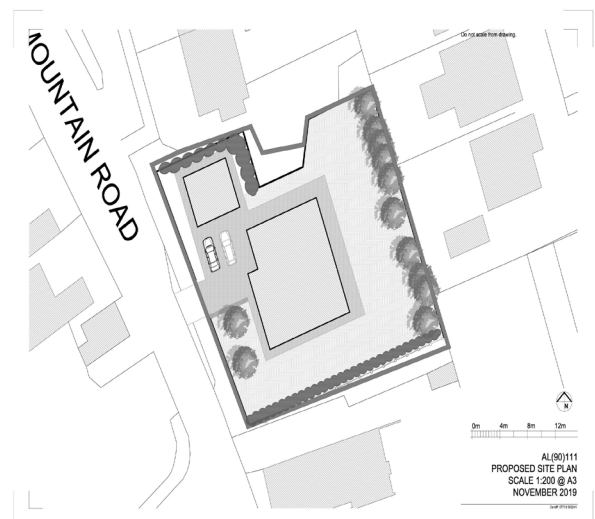
**Ground Floor Plan**



**First Floor Plan**

**Indicative Plot Layout**

- Example shows dwelling in a detached form.
- Example indicates provision of a double parking space to front of dwelling and detached garage
- Side access provided direct to garden.



# Design 2



<b>Project Name:</b>	<b>Carrowbreck Meadow, Norwich</b>
<b>Designers / Developers:</b>	<b>Hamson Barron Smith</b>
<b>No. of Bedrooms:</b>	<b>4</b>

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## Description / Reason for Inclusion

A sustainable development comprised of 14 Passivhaus homes, 43% affordable dwellings. Inspired by the historical barn vernacular of Norfolk, the materials reflect the materials used in Carrowbreck House, a nearby property. Simple forms could be adapted to a range of settings.

Winner of RIBA East award and RIBA national award 2017

Carrowbreck Meadow has been included as an example of an alternative design that may fit on this plot.

The successful applicant may deviate from the permitted plans on the understanding that they will likely incur greater design consultancy fees, and require greater dialogue with the Local Authority planning department.

7.2m



14m

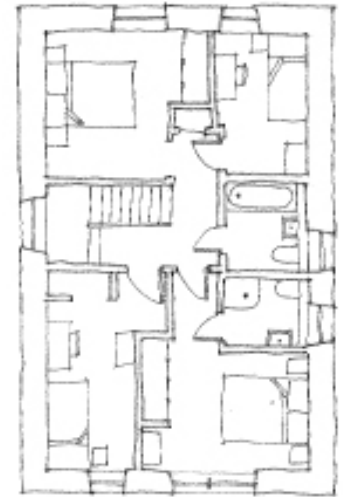
- Minimum Plot Width:** 16m
- Minimum Plot Depth:** 14m
- No. Storeys:** 2

**Indicative Floor Plans**

- Detached property
- External bin storage suggested in plan
- Open-plan kitchen and dining area
- Generous built in storage



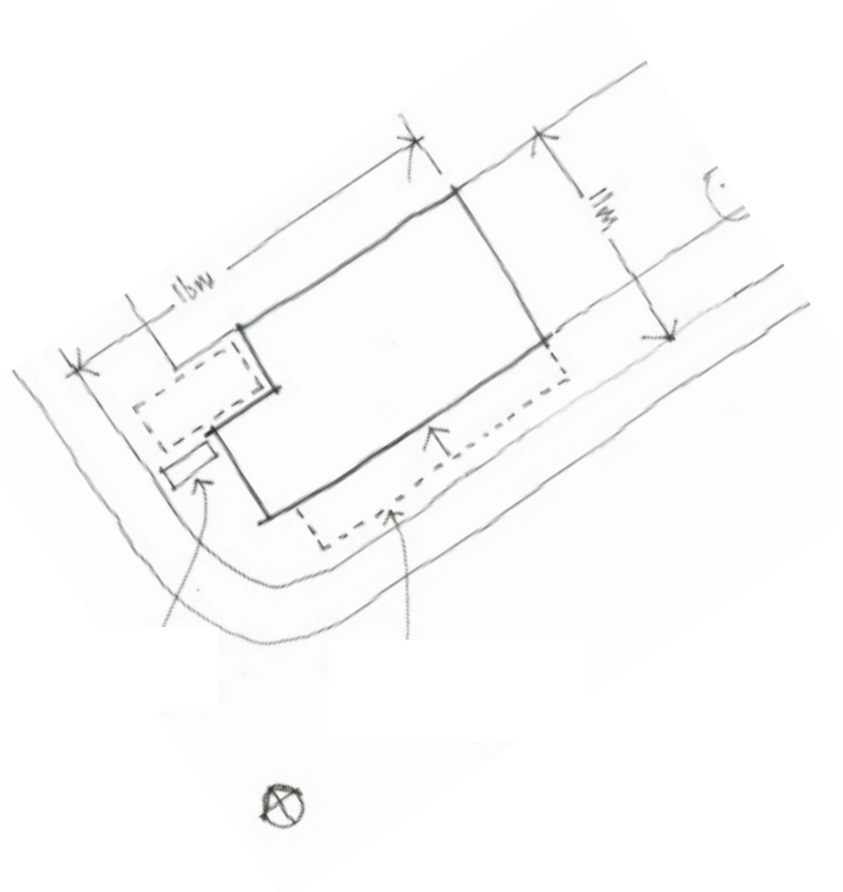
**Ground Floor Plan**



**First Floor Plan**

**Indicative Plot Layout**

- Detached property suited to a wider frontage (shown in both layout A and B)
- Multiple routes through from front to back of dwelling
- Walled garden gives privacy
- Parking situated in indent created by the building's geometry.

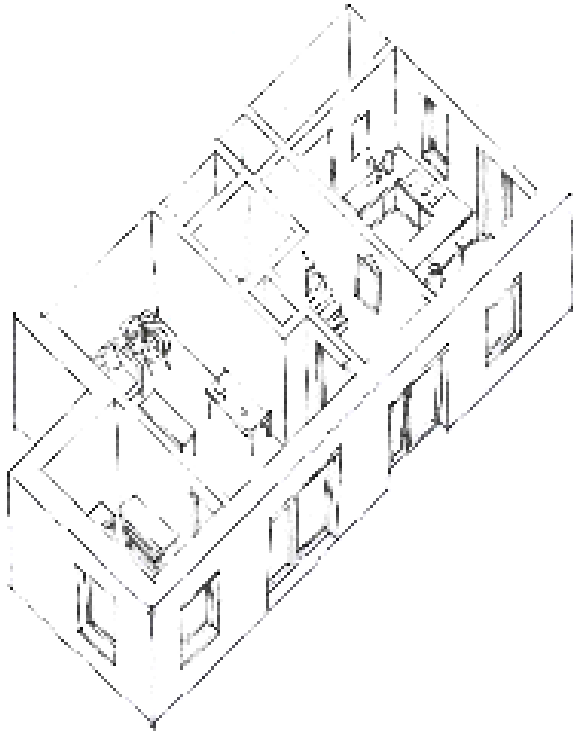


# Design 2

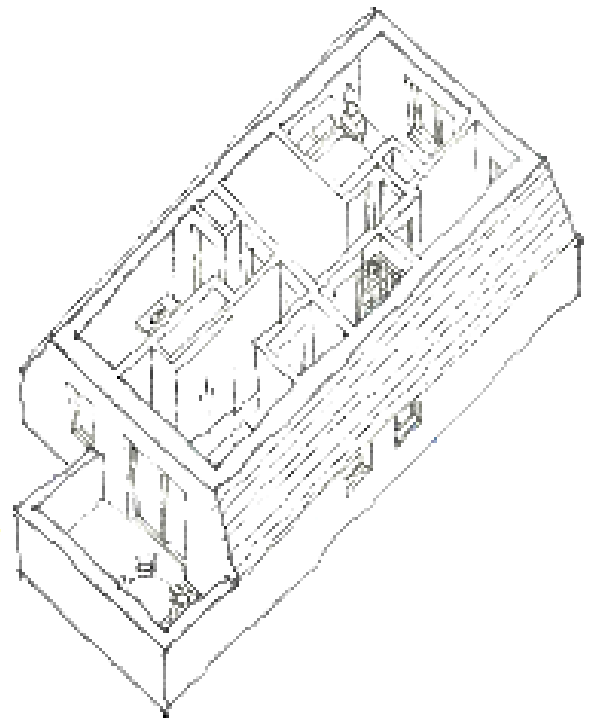


**Project Name:** Carrowbreck Meadow  
**Designers / Developers:** Hamson Barron Smith  
**Approx. GIA:** 129 m<sup>2</sup>

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**Indicative Ground Floor Axonometric**



**Indicative First Floor Axonometric**



# Design 3



<b>Project Name:</b>	<b>Marmalade Lane, Cambridge</b>
<b>Designers / Developers:</b>	<b>Mole Architects</b>
<b>No. of Bedrooms:</b>	<b>4</b>

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## **Description / Reason for Inclusion**

The future tenants/owners were able to select one of five 'shell' house or flat types, and could then configure their home using a selection of standard floor plans, kitchen and bathroom fittings, and one of four external brick specifications. Homes were therefore tailored to individual requirements, balancing personalisation with the harmony of a visually cohesive architectural style.

Marmalade Lane has been included as an example of an alternative design that may fit on this plot.

The successful applicant may deviate from the permitted plans on the understanding that they will likely incur greater design consultancy fees, and require greater dialogue with the Local Authority planning department.

8.7m



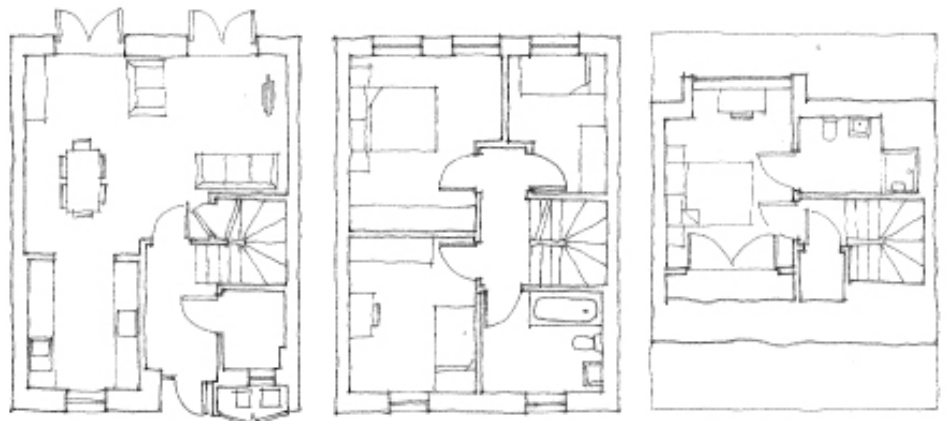
6.6m

**Minimum Plot Width:** 6.6m  
**Minimum Plot Depth:** 18m  
**No. Storeys:** 3

**Indicative Floor Plans**

Open plan living and dining area connected to kitchen

Master bedroom on second floor has an en-suite and large amounts of storage space



Ground Floor Plan

First Floor Plan

Second Floor Plan

**Indicative Plot Layout**

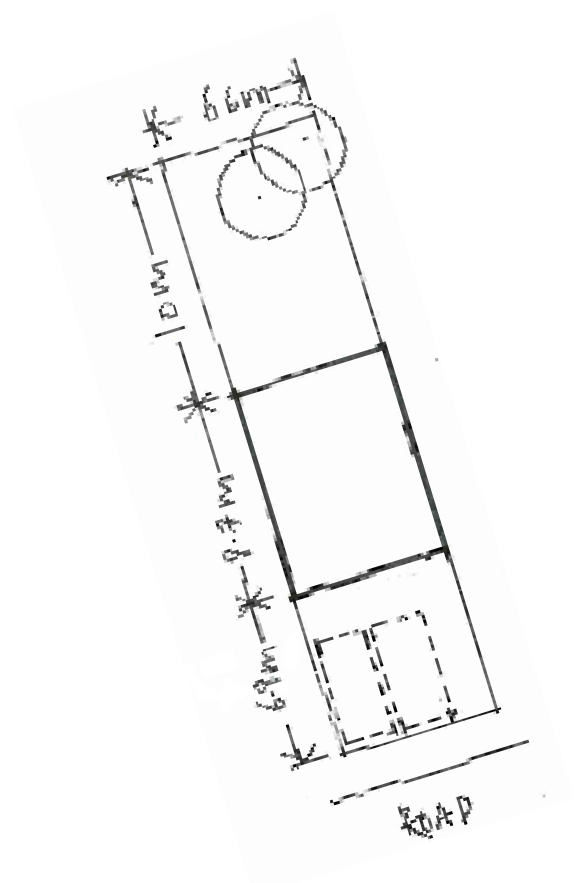
Example shows terraced version

No route from front to back of property in this option, but bin storage is provided via a recessed integrated bin store

Front garden includes parking spaces and acts as buffer zone from pavement/road

More suited to narrower plots (6.6m min. width)

Example indicates provision of double parking space to front of dwelling





# Design 3



**Project Name:**

**Marmalade Lane (Type 2)**

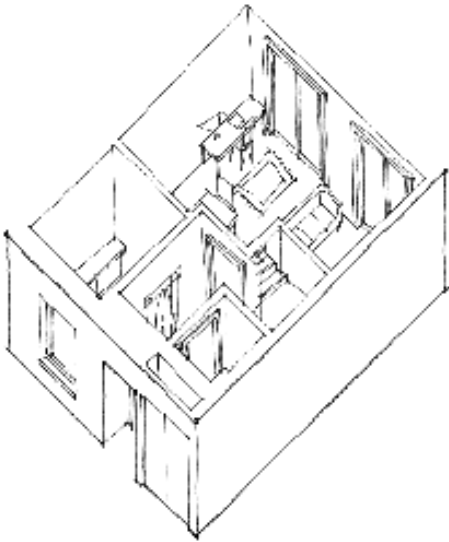
**Designers / Developers:**

**Mole Architects**

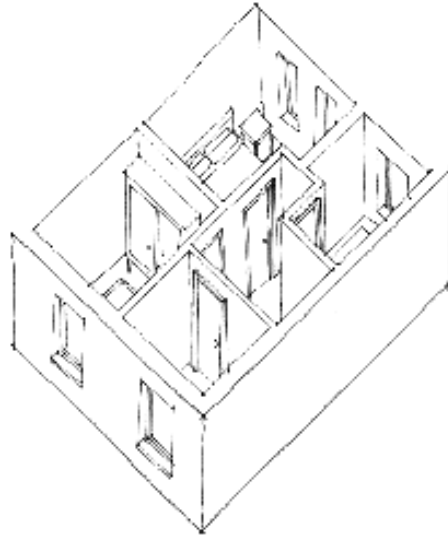
**GIA:**

**93 m<sup>2</sup>**

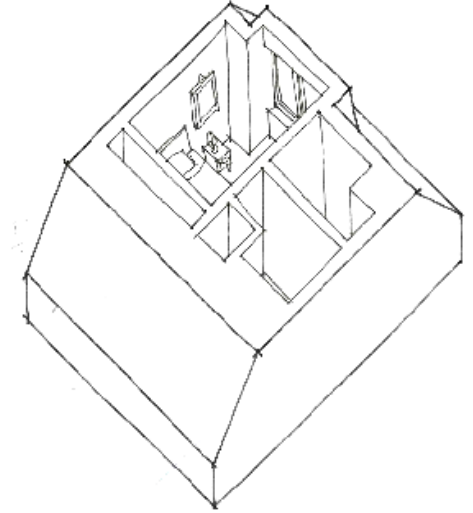
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**Indicative Ground  
Floor Axonometric**



**Indicative First  
Floor Axonometric**



**Indicative Second  
Floor Axonometric**



