



Rhif y Cais / Application Number : C17/0159/39/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



Proposed Level 1 Plan

revisions



The Nook



cut through ground



andy foster architects
 Andy Foster Architects Ltd
 10
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Project
 Proposed replacement meeting of the Greatly
 Order (London, Abbeville, Paris)
 11.02.2010

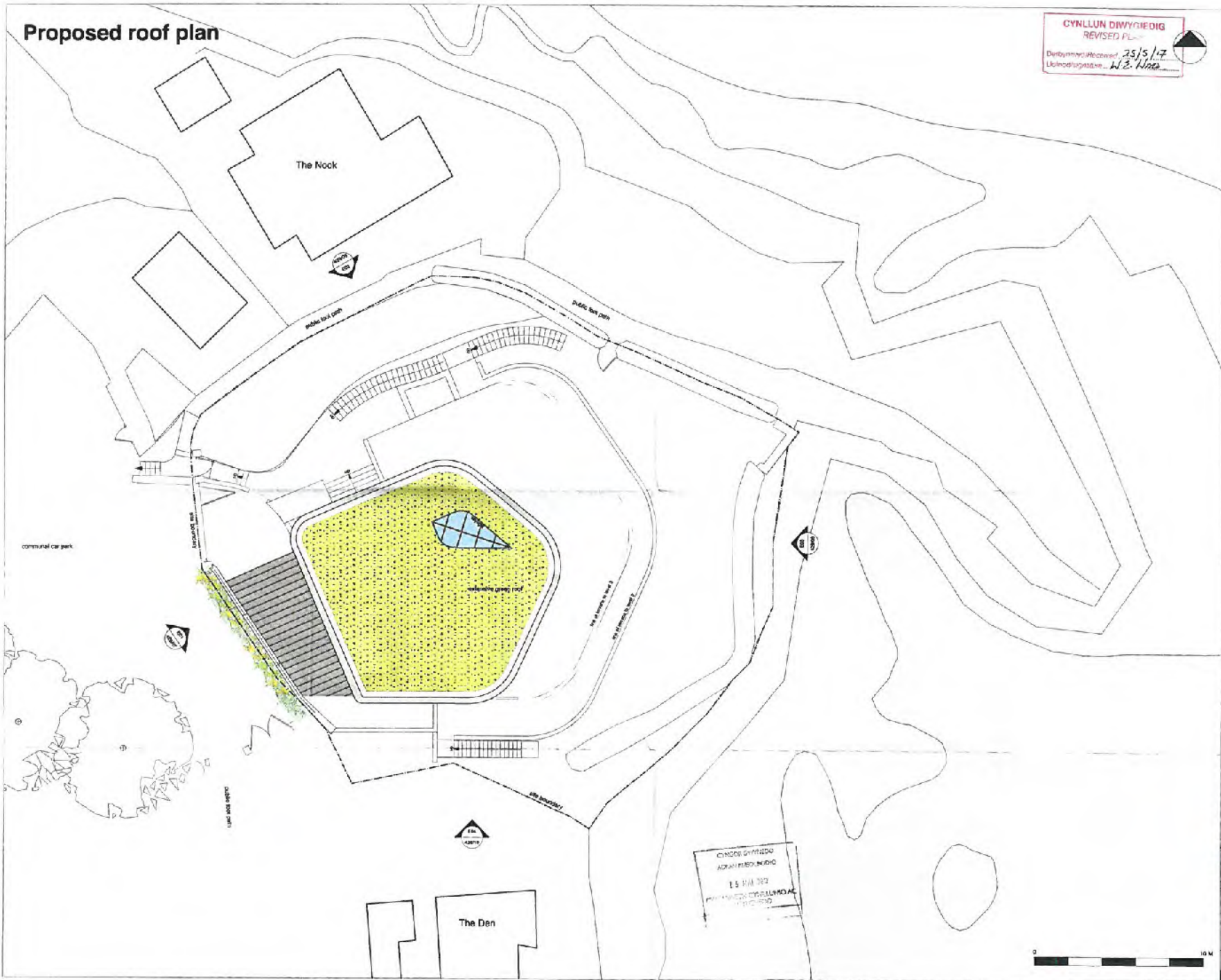
The
 Proposed Level 1 Plan

Scale 1:1000
 426.00
 1:1000 A1 Oct. 2010

Proposed roof plan

CYNLLUN DIWYBIEDIG
 REVISED PLAN
 Derbymwyd/Received: 25/5/17
 Uchioddgrahniair: W.B. Nwa

revisions
 A 04 May 2017 Garage not lowered, Sourceby treatment area added
 B 25 May 2017 Level 3 gallery reduced and privacy screen added



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25/5/17
 15 JUN 2017

Proposed replacement dwelling at The Slurry, Denby, Leicestershire, Leicestershire, LE15 7SA

Proposed roof plan

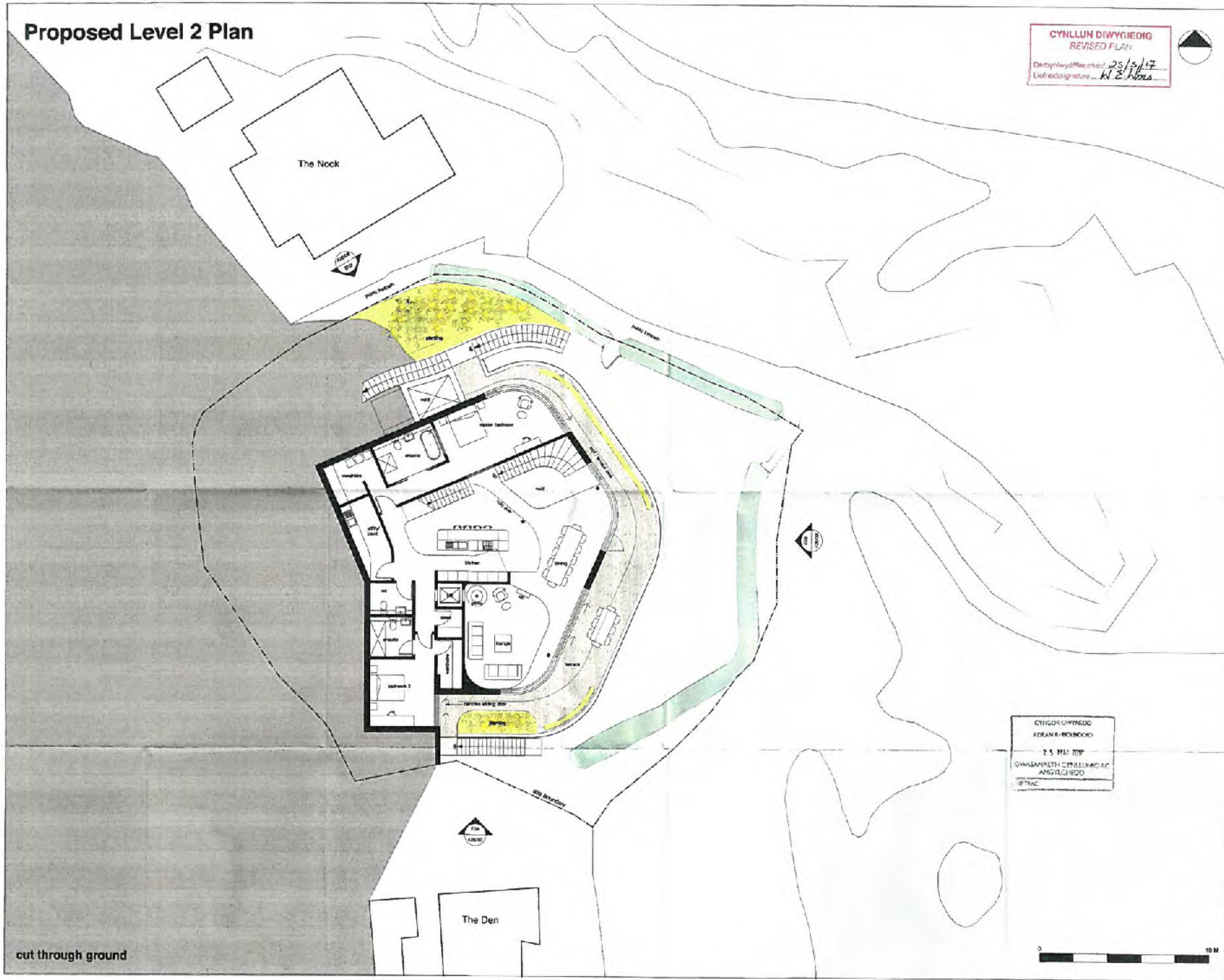
Drawn	Scale	Date
426/05	B	1:100/0/1 Oct 2016

Proposed Level 2 Plan

CYNLLUN DIWYGIEDIG
REVISED PLAN
 Datyrrwyd/Revised: 28/12/17
 Llofnod/signature: W. E. Hoos



revisions
 A 25 May 2017 dotted line indicating Level 3
 taking to south of George
 road



OTIDOR GWYBIEDO
 ADRANA-BENODD
 2 5 MAI 2017
 GWABANWETH CERILLIAD AC
 APWYLLGHEDD
 IFTAC

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 10 The Water Tower, Market Street, Llanelli, Carmarthenshire, SA31 1JH
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 Fax: 01493 311112
 Email: info@afarchitects.co.uk

Project: Proposed replacement building at The Shanty, near Llanelli, Abernethy, Porthkerry, Llanelli TDA
 Title: Proposed Level 2 Plan
 Drawing: A
 Scale: 1:1000
 Date: Oct. 2018

cut through ground



CYNGOR GWYNEDD

ADRAN ABEOLBODIO

25 MAI 2017

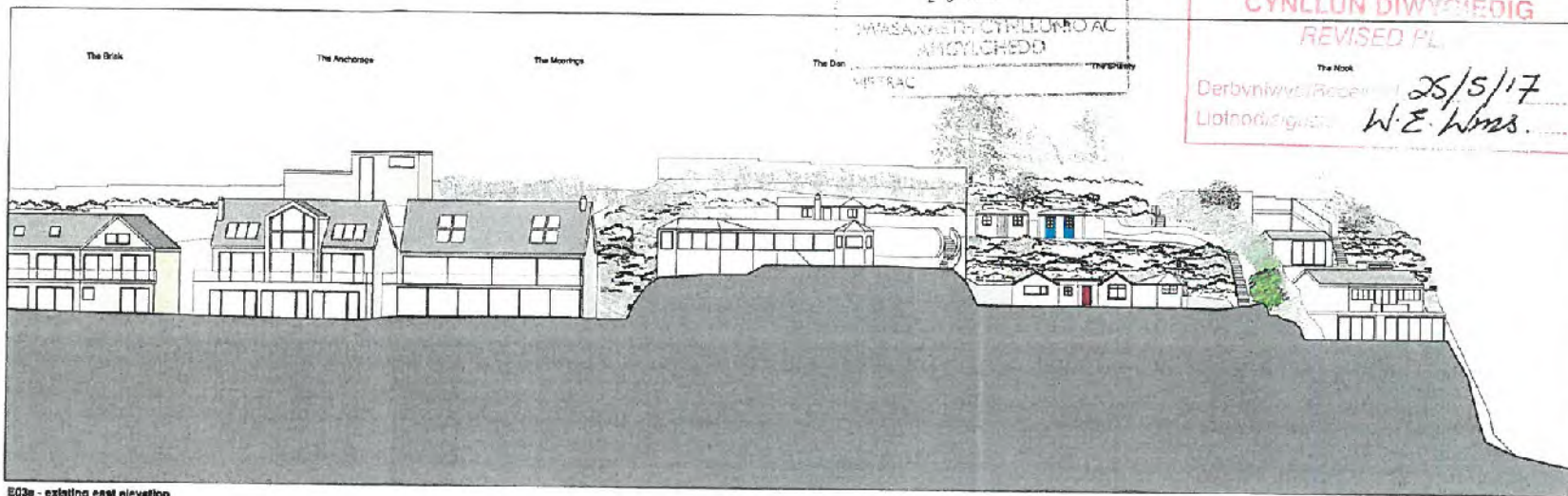
GWASANAETH CYLLUNO AC AMOYLCHEDD

The Dan
MISTAC

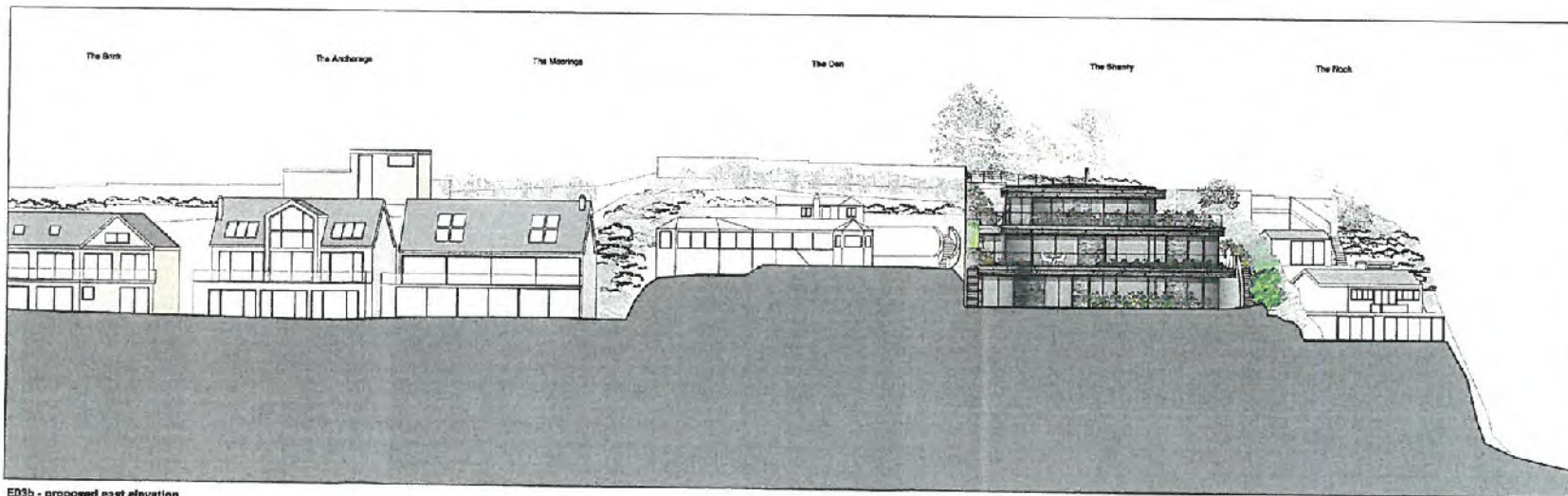
CYNLLUN DIWYBODIG

REVISED PL.

The Hook
Derbyn Wyl / Reception 25/5/17
Llofnod / sign 11 W.E. Wms.



ED03a - existing east elevation



ED03b - proposed east elevation

Revisions

A 14 May 2017 garage roof lowered
boundary between anchors
R 25 May 2017 Level 2 terrace revised and
privacy screen added

Existing materials
walls
painted timber panelling / wood cladding
roof
asphalt membrane
floors and windows
painted timber

Proposed materials
walls
natural stone stone masonry
floors
timber cladding
roofs
timber roof structure
extensive green roof
glass and windows
steel and aluminium
balustrades
bamboo grass
privacy screen
aluminium frame and timber boards

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Project Name: Proposed replacement dwelling at The Shanty,
Sandyhead, Aberystwyth, Porth, LL53 7TA
Client: [Redacted]
Date: 2016
Drawing No: B 12008A1 Oct 2016
Scale: 1:500

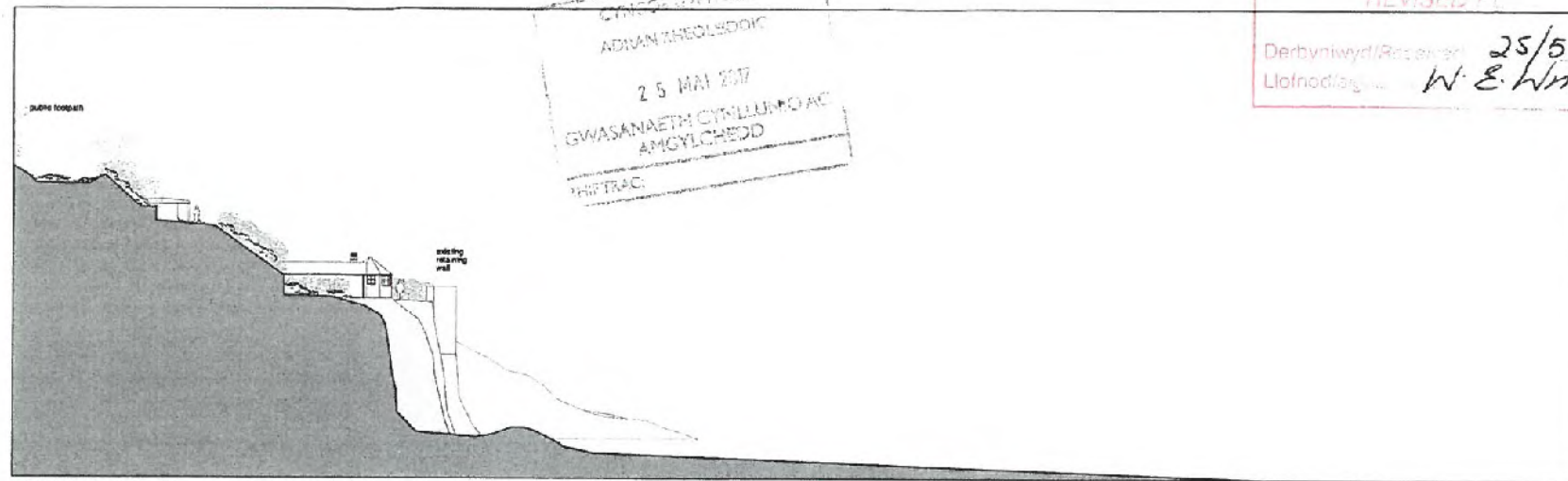
CYNLLUN DIWYGIEDIG
REVISED PLAN

Derbyniwyd / Received: 25/5/17
 Llofnod / Signed: W. E. Williams

GŴYBODAETH GWYBODEDD
 ADIYAN ANEOLLEDIG
 25 MAI 2017
 GWASANAETH CYNLLUNIO AC
 AMGYLCHEDD
 YRIFTRAC

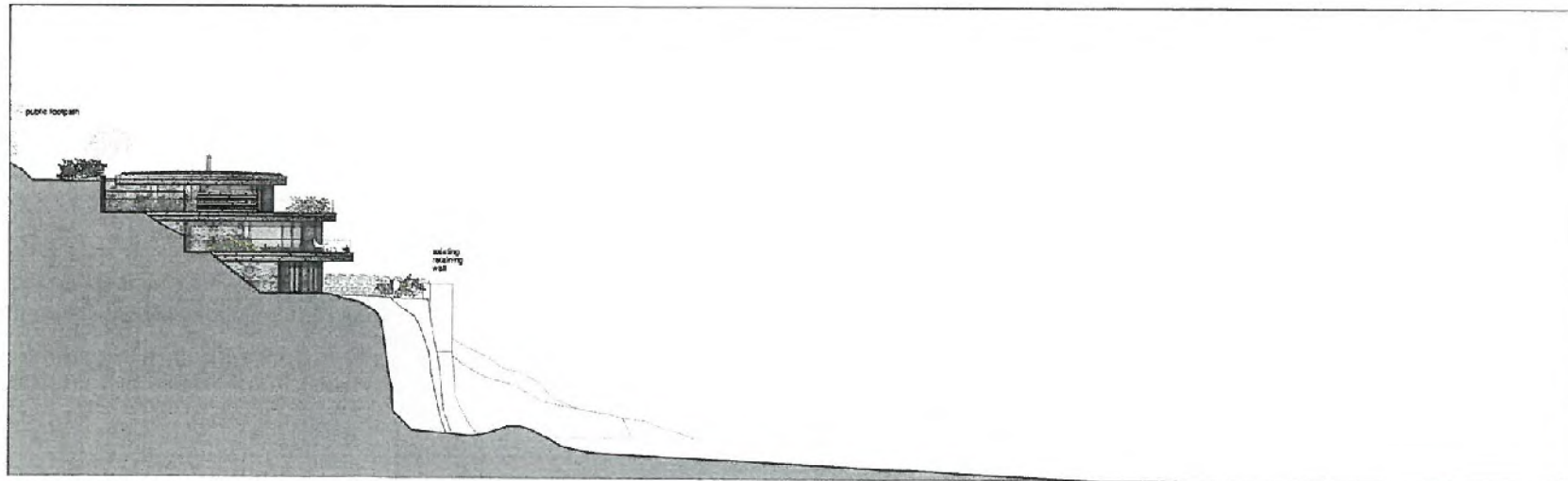
revisions
 A 04 May 2017 garage roof lowered
 boundary treatment amended
 B 24 May 2017 privacy screen added to level
 2 boundary and balcony
 railhead on proposed
 elevation E04b

Existing materials
 walls
 crafted timber panelling / loose cladding
 roofs
 metal membrane
 doors and windows
 crafted timber



E04a - existing south elevation

Proposed materials
 walls
 natural stone stone walling
 floors
 timber cladding
 roofs
 metal membrane
 extensive green roof
 doors and windows
 finished aluminium
 landscaping
 Farmland grass
 privacy screen
 with/without using with timber boards



E04b - proposed south elevation

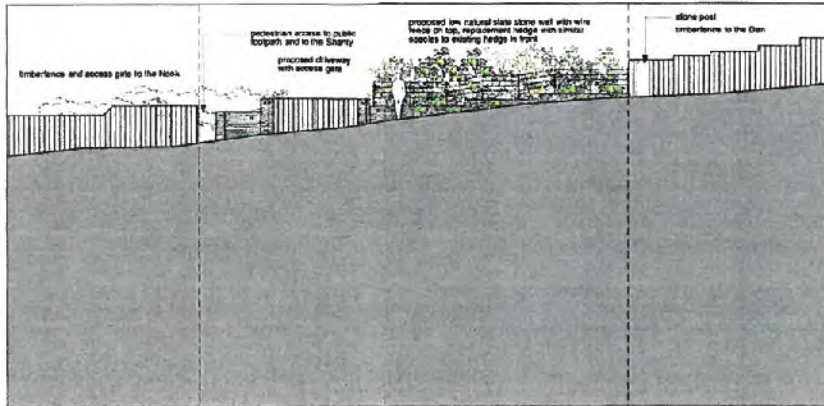
andy foster architects
 11 NEWCASTLE ROAD, 117
 NEWCASTLE, TYNSIDE
 NE4 6BE

Project
 Proposed replacement dwelling at the Sarny,
 Buar, Headland, Aberystwyth, Pembrokeshire,
 LL50 7BA

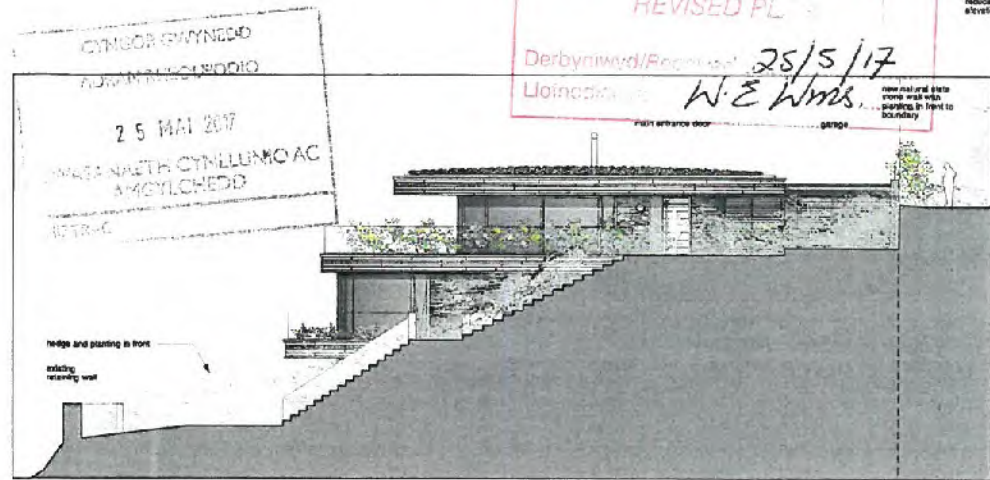
Drawings and proposed elevations with
 a 5% contour line - south elevation

Drawn by	Checked by	Date
458/19	B	12/06/2017

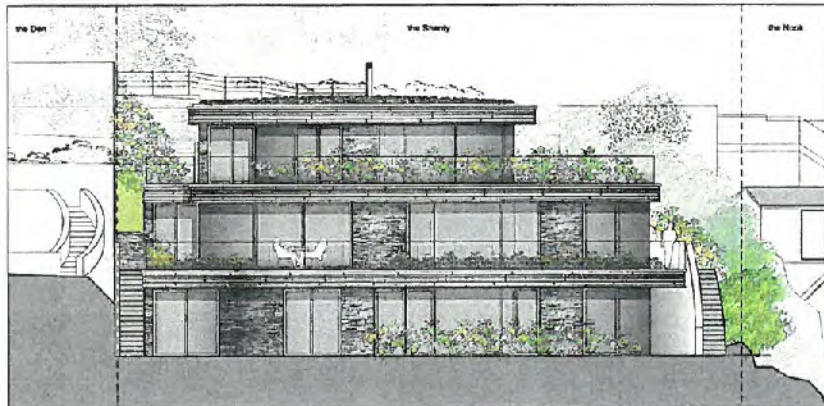
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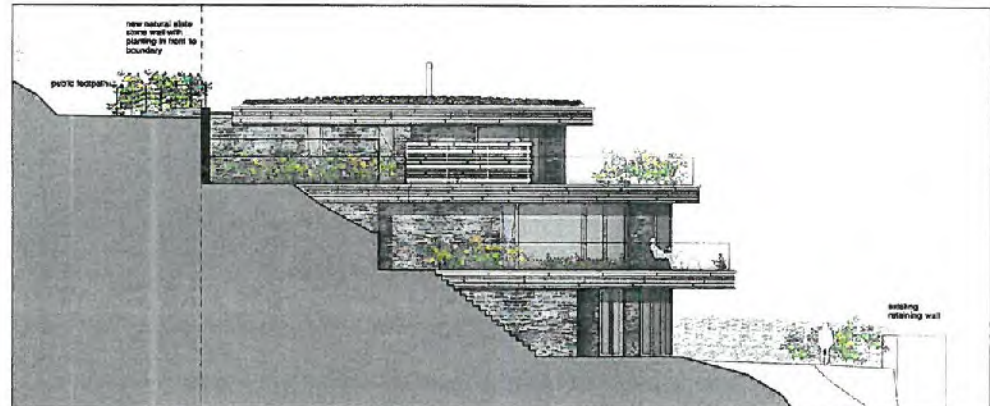
ED1 - proposed west elevation



ED2 - proposed north elevation



ED3 - proposed east elevation



ED4 - proposed south elevation

Proposed materials

- walls
natural stone stone walling
- roofs
timber cladding
- gates
flat roofing overhang
extensive green roof
- doors and windows
modular aluminium
- platforms
hardwood glass
- retaining walls
aluminium frame with timber boards

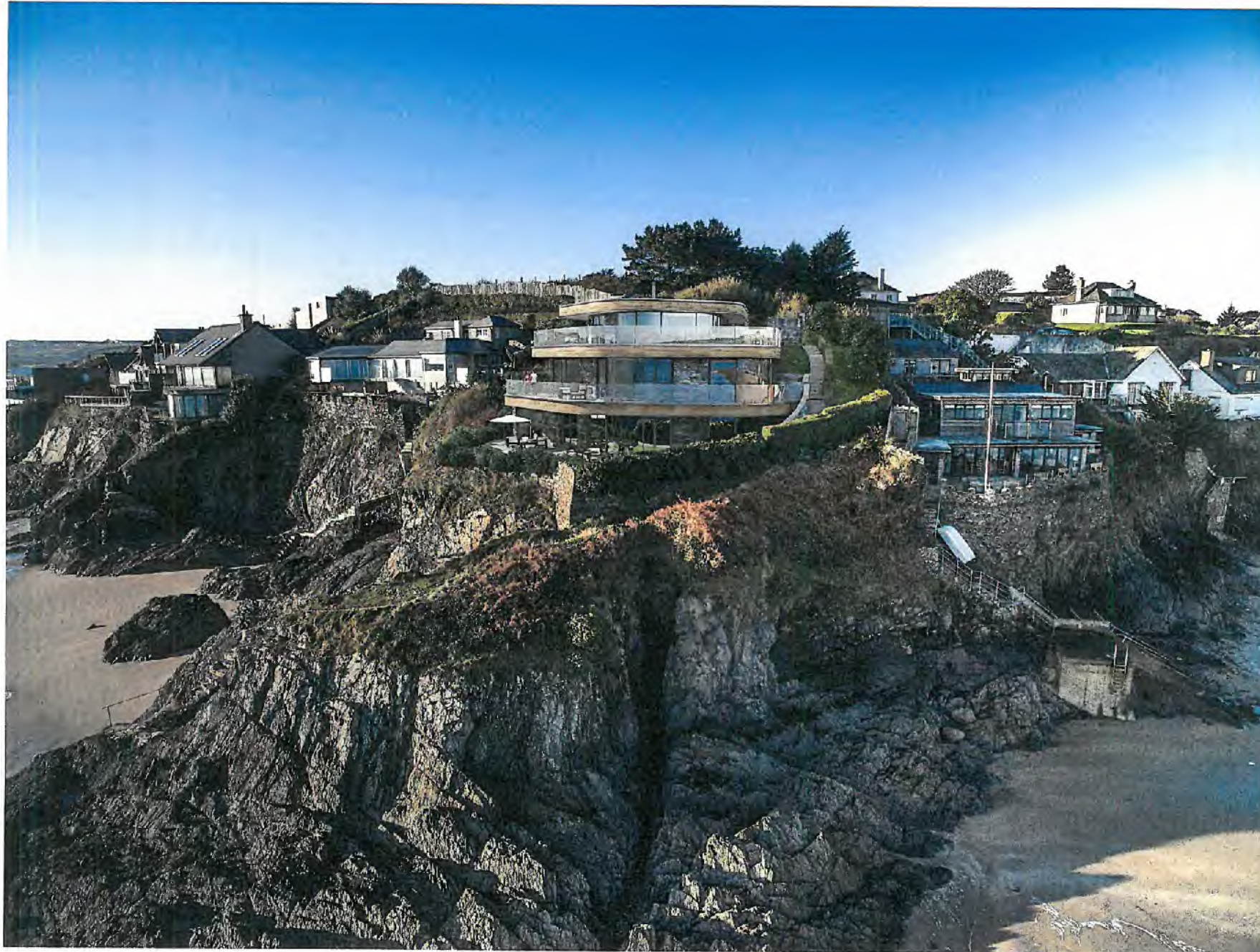
andy foster architects
 28 New Bridge Street, Aberystwyth, Ceredigion, SA21 1YU
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Project
 Proposed restaurant dwelling at The Shanty, Bangor Headland, Aberystwyth, Pembrokeshire, LL59 2BA

The proposed elevations

Drawing No.	Revision	Date	By
42801	B	11/06/2016	CAF

V01 - View from North East



revisions

A 07.00.17 CD notes related to finish
revised plan and elevations

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Fax: 206.461.1001

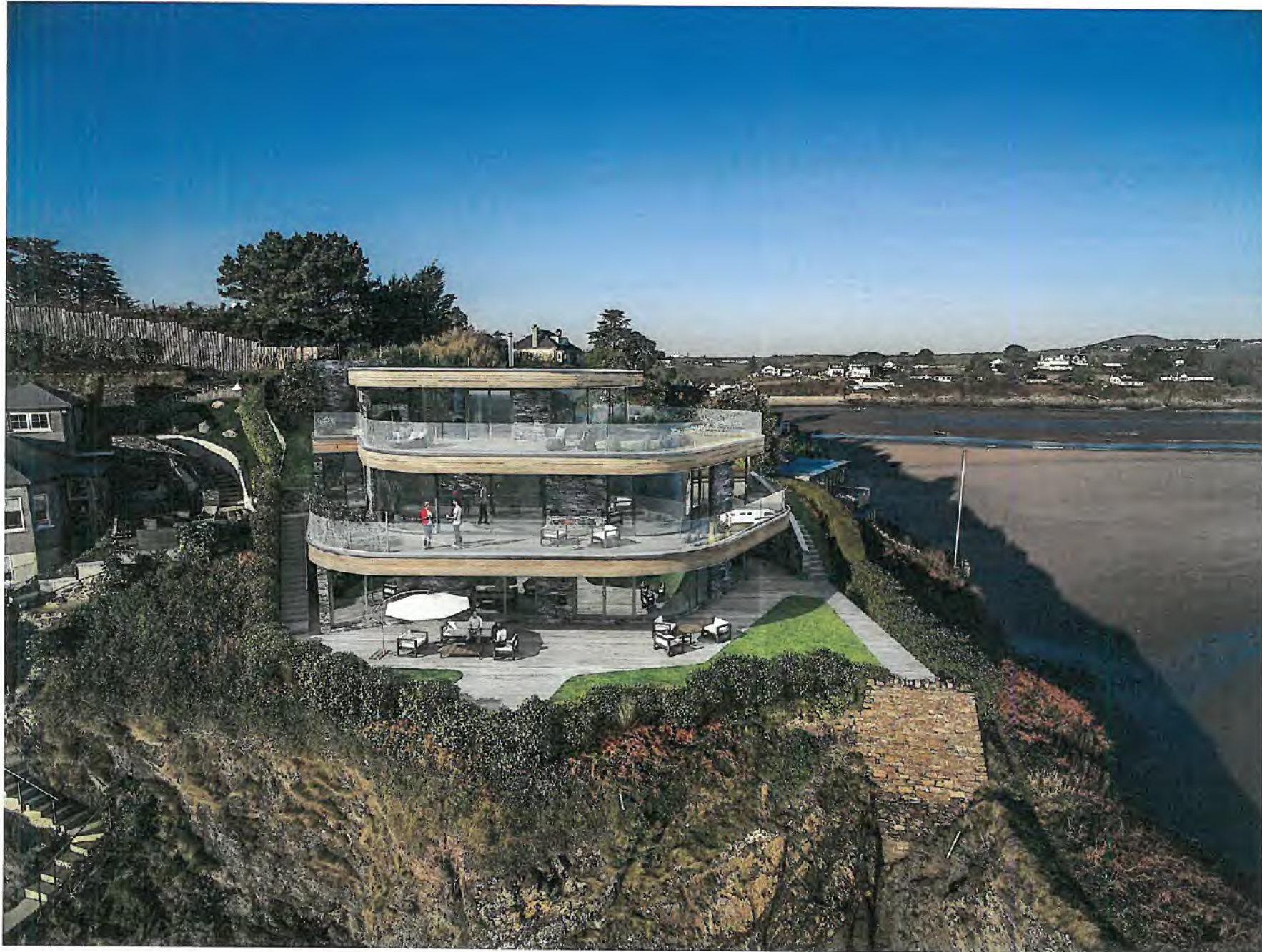
Project: Proposed replacement dwelling at The Clancy
Diner, 14th Avenue, Seattle, WA
1500 7th

View: V01 - View from North East

Revision No.	Revision	Date	By
0001	A	N/A	CAF 2015

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V02 - View from East



revisions
 A 07/01/17 3D render created to assist
 reviewing process and illustrations

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31 West 10th Street, Suite 400
 New York, NY 10011
 Tel: 212 279 1154

Project:
 7000-0000 replacement building at The Shanty
 Center Headland, 104th St, Queens,
 NY 11375 USA

File:
 V02 - View from East

Drawings	Notes	Date	Rev
V02-01	A	N/A	04/2016

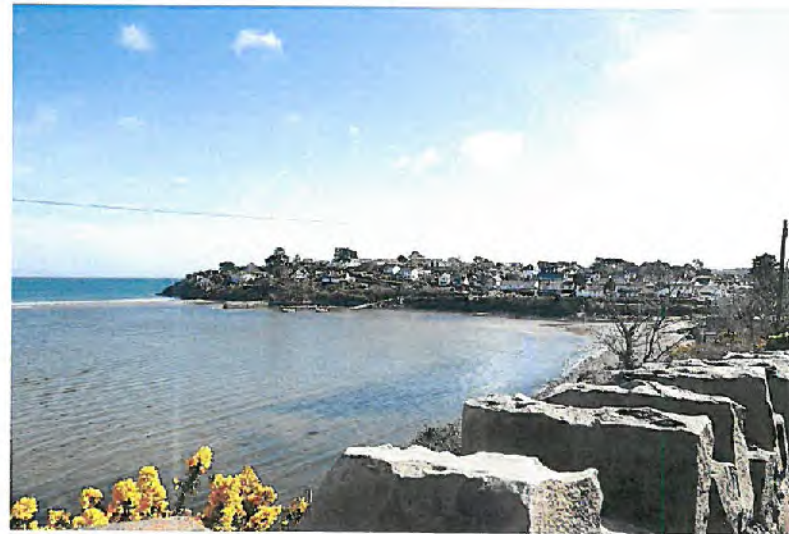
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V04 - View from Lon Pont Morgan to North West of site

revisions
 A 07.06.17 V04B & V04D revised to match revised plans and elevations



V04A - Existing long view



V04B - Proposed long view



V04C - Existing zoomed in view



V04D - Proposed zoomed in view

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29 lower bridge street chichester gloucestershire
 tel 01244 340722
 fax 01244 310549

Project:
 Proposed replacement dwelling at The
 Shanty, Benar Headland, Abersoch, Pwllheli,
 LL53 7BA

Title:
 V04 - View from Lon Pont Morgan to North
 West of site

Drawing No	Revision	Scale	Date
428/15	A	NTS	07/2016

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V05 - View towards entrance from communal car park



V05A - Existing view



V05B - Proposed view

revisions

andy foster architects

20 Lower Bridge Street Chester CH1 1LJ
 Tel 01244 340772
 Fax 01244 312548

Project
 Proposed replacement dwelling at The
 Shanty, Benar Headland, Abernoch, Puffinell,
 LL53 7BA

Title
 V05 - View towards entrance from communal
 car park


Drawing No.	Revision	Scale	Date
423/16		NTS	Oct 2016

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overlooking study 02 (The Nook)

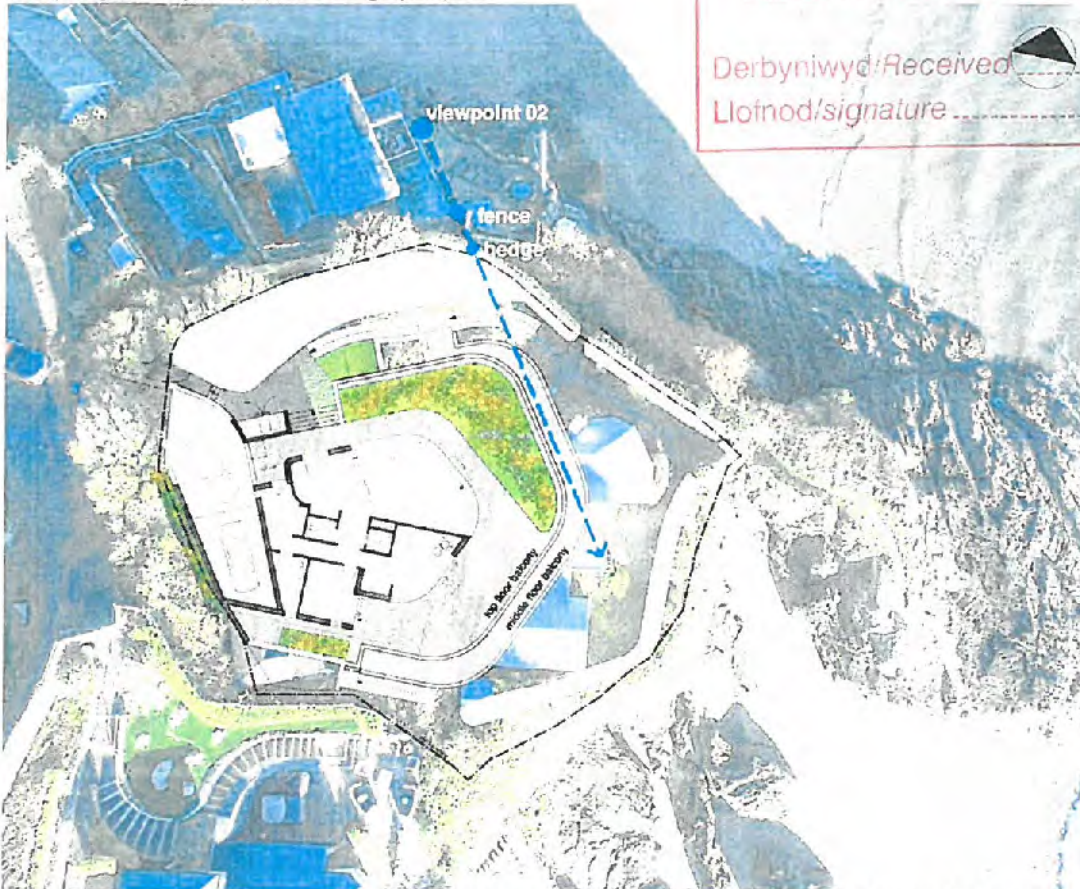
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GWYBODAETH YCHWANE GOL
ADDITIONAL INFORMATION

Derbyniwyd/Received 

Llofnod/signature

aerial photograph with plan of proposed building superimposed



Viewpoint 02 studies the line of sight between the furthest corner of external sitting area at ground floor of The Nook and the balconies of the proposed building at the Shanty. It can be seen in plan, that the building of The Nook itself limits views from this point and only a small area of The Shanty can be seen at all.

view from north east



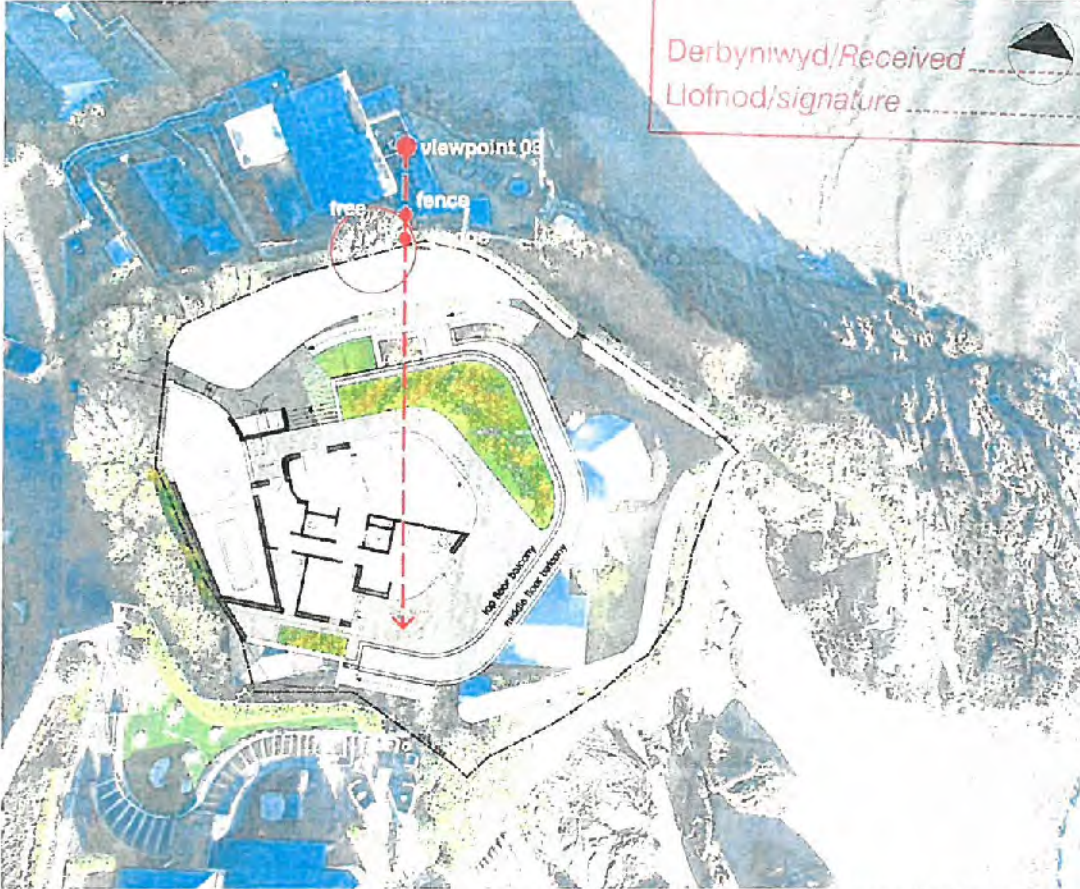
In elevation it becomes clear that from the lower levels of The Shanty and The Nook any overlooking is prevented by the existing and retained hedge.

overlooking study 03 (The Nook)

GWYBODAETH YCHWANEGOL andy foster architects
ADDITIONAL INFORMATION

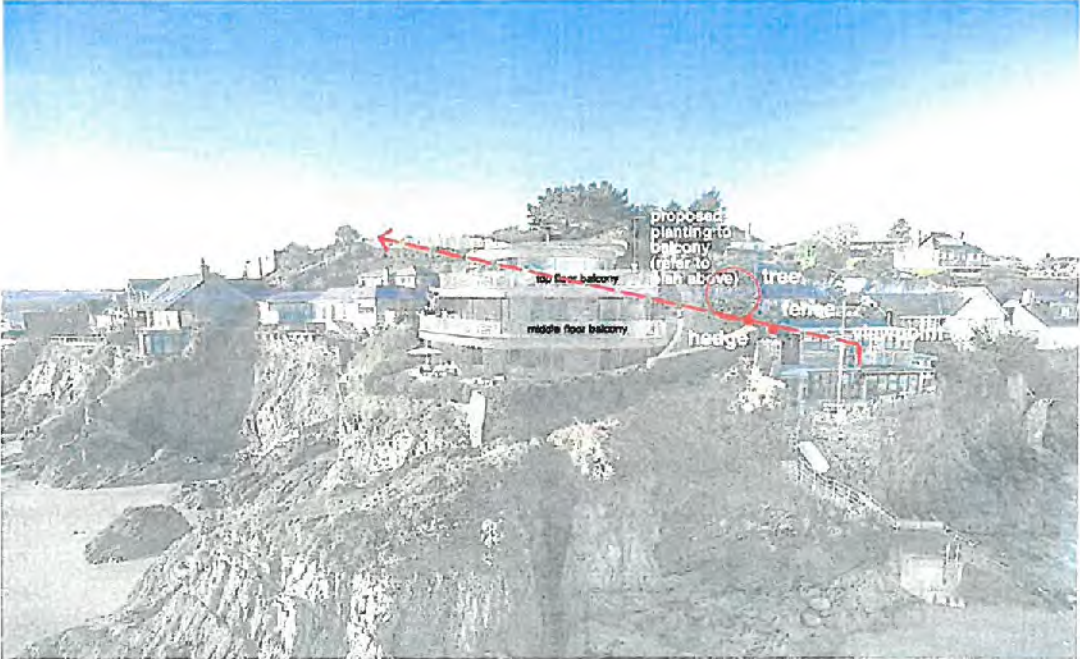
Derbynwyd/Received _____
 Llofnod/signature _____

aerial photograph with plan of proposed building superimposed



Viewpoint 03 studies the line of sight between the first floor balcony at The Nook and the balconies of the proposed building at The Shanty. Here some overlooking is possible from the top floor balcony of the proposed building at The Shanty.

view from north east



It is proposed that this part of the balcony shall be planted to avoid access. Only a small path is accessible for maintenance reasons. In addition an existing tree on the boundary limits visibility at this point. The internal area at the top floor of the proposed building is a void over the stair case and offers no opportunity for overlooking from inside the building.

sun path study (The Nook)


Schematic study, showing the approximate position and angle of the sun at 12pm on 21st of June and 21st of March

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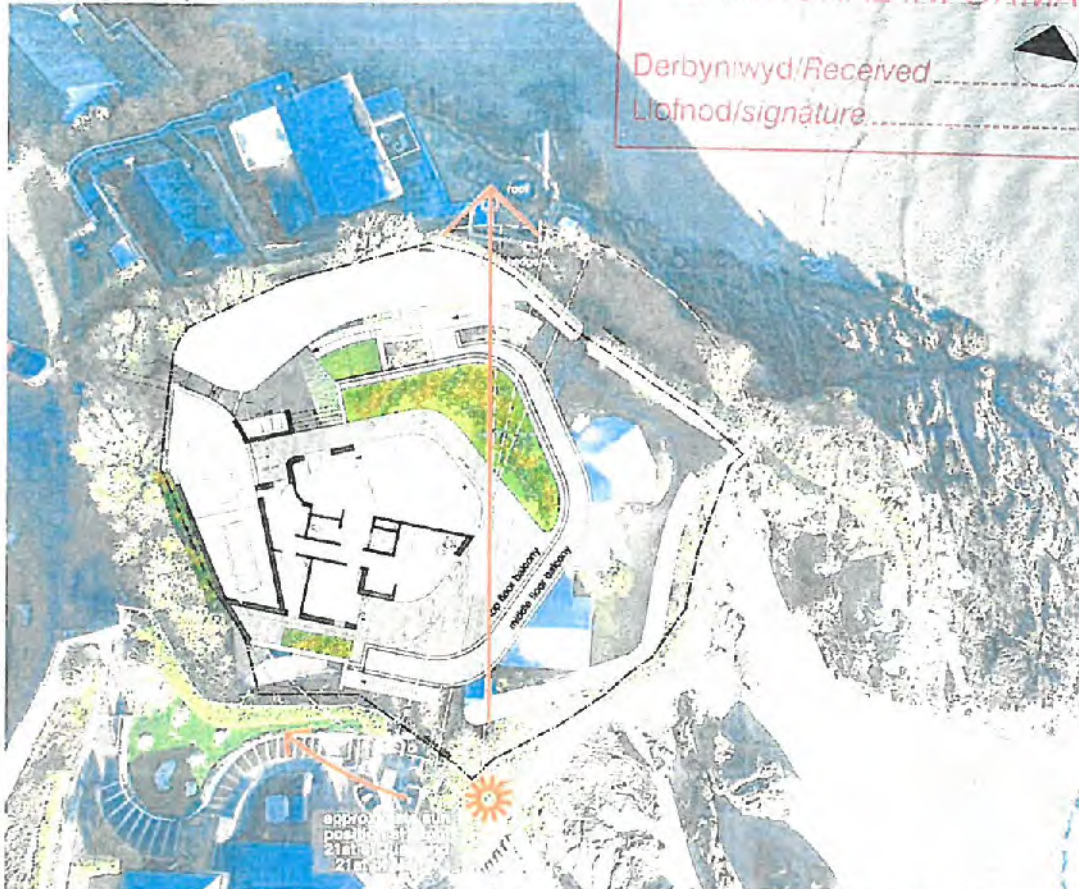
GWYBODAETH YCHWANEGOL
ADDITIONAL INFORMATION

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Llofnod/signature _____



airial photograph with plan of proposed building superimposed



It is considered that at 12pm the proposed building at The Shanty, and in particular the top floor balcony, would potentially create the most overshadowing for The Nook due to the position of the sun.

view from north east



The anoted photomontage shows that the shadow cast in June is unlikely to overshadow The Nook, while in March it is expected that the hedge at the boundary would have a greater impact than the proposed building. In both instances the balcony at first floor of The Nook is unaffected.

overlooking study 04 (The Den)

GWYBODAETH YCHIWANEGOL **andy foster architects**
ADDITIONAL INFORMATION

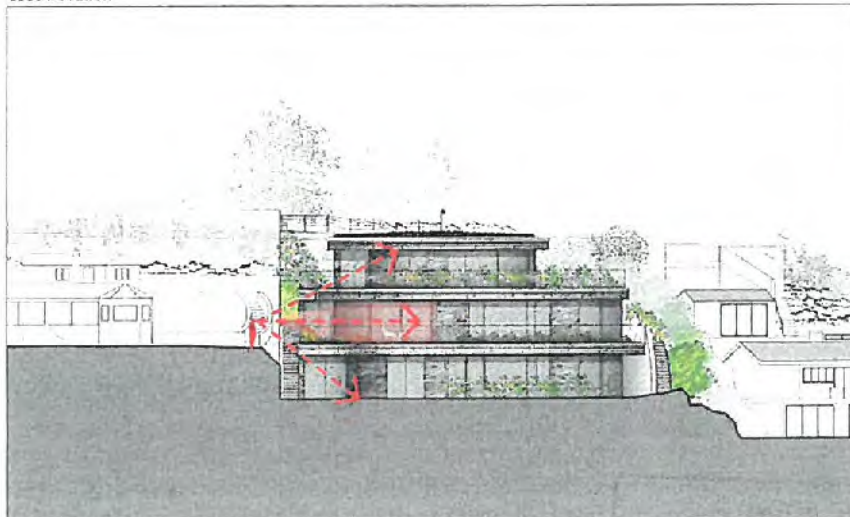
aerial photograph with plan of proposed building superimposed



Derbyniwyd/Received _____
Llofnod/signature _____

Viewpoint 01 studies the line of sight between the outdoor sitting area closest to the boundary at The Den and the proposed new building at The Shanty. The plan shows that overlooking is likely to be an issue on both proposed balconies and possibly on the ground floor external sitting area at The Shanty.

east elevation



The east facing elevation confirms that there are issues with overlooking in areas on the top balcony and limited areas on the ground floor, but mainly on the middle floor balcony as it is at a similar level as the sitting area at The Den.

overlooking study 05 (The Den)

GWYSODAETH YCHWANEGU
 ADDITIONAL INFORMATION
 andy foster architects

Derbyniwyd/Received
 Llofnod/signature

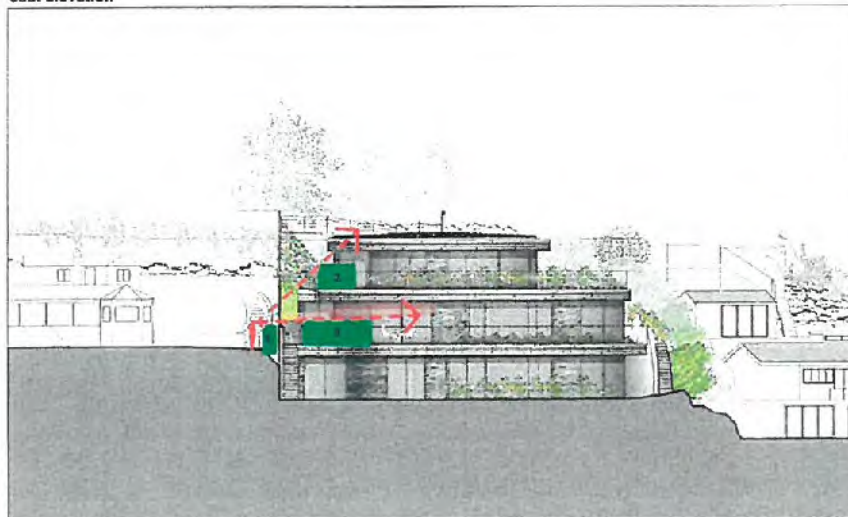


airial photograph with plan of proposed building superimposed



- To minimise overlooking issues the following measures are proposed:
1. more hedge planting along the boundary between The Den and The Shanty (at similar level to the existing hedge at the Den)
 2. additional planting to the edge of the top balcony (proposed climbers on support)
 3. more planting to the edge of the middle balcony (proposed climbers on support)

east elevation



With the proposed measures, overlooking should be insignificant on the top floor and ground floor of The Shanty and should be much reduced on the middle floor of The Shanty.

