



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.



# Site Location and Site Layout Plan



Order Ref: 21074181

Supplied by Blue Fox Technology via Leisner Mapping Ltd

Centre coordinates of this map: 251561 329263

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This product contains data surveyed at one or more of the following scales: 1:1250, 1:2500, and 1:10000.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Heights are given in metres above Datum.

The alignment of tunnels is approximate.



P01 Site location plan  
scale 1:1250 @ A1



P02 Site layout plan  
scale 1:100 @ A1



andy foster architects

Wales Millennium Centre (UK) Ltd  
100801511  
01492 262020

Project  
Proposed replacement dwelling at The Shanty,  
Bendr Healdend, Aberystwyth, Pwllheli,  
LL53 2BA

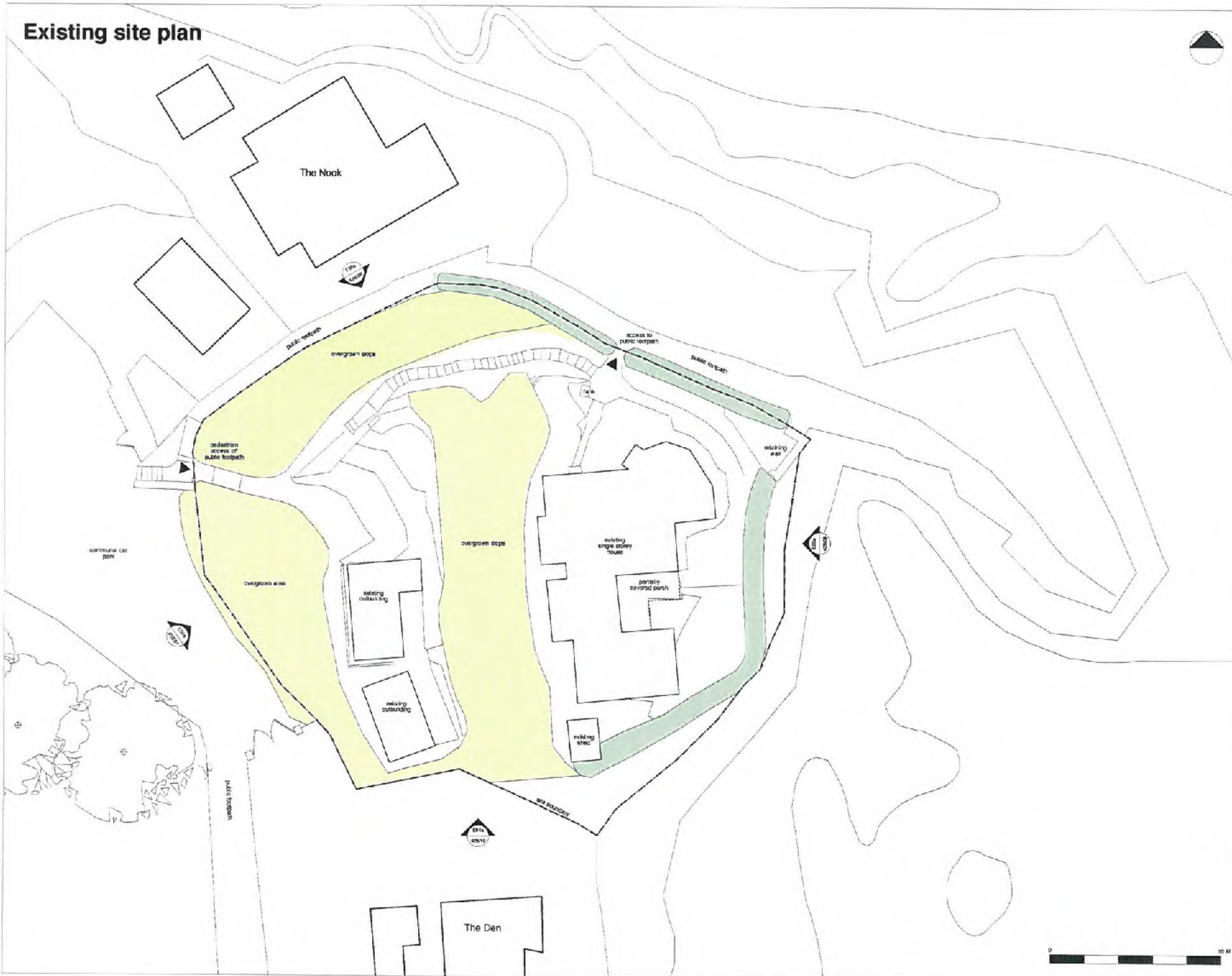
The  
Site location plan and site layout plan

Drawing no. Plan Date  
42901 v001 (BA) Oct. 2016



# Existing site plan

revisions



**andy foster architects**

02089 333998  
020 23 163 177  
2006-219078

Proposed replacement dwelling at The Cherry  
Covey - Headland, Abernethy, Perth  
1.55 HA

Existing site plan

|          |         |            |           |
|----------|---------|------------|-----------|
| Drawn by | Revised | Scale      | Case      |
| 428/02   |         | 1:600 @ A1 | Oct. 2016 |

# Proposed Level 1 Plan

revisions



The Nook



cut through ground



**andy foster architects**

Andy Foster Architects Ltd  
 10  
 10000000  
 10000000

Project  
 Proposed replacement meeting of the Greatly  
 Order (London, Abbeville, Paris)  
 11.02.2010

The  
 Proposed Level 1 Plan

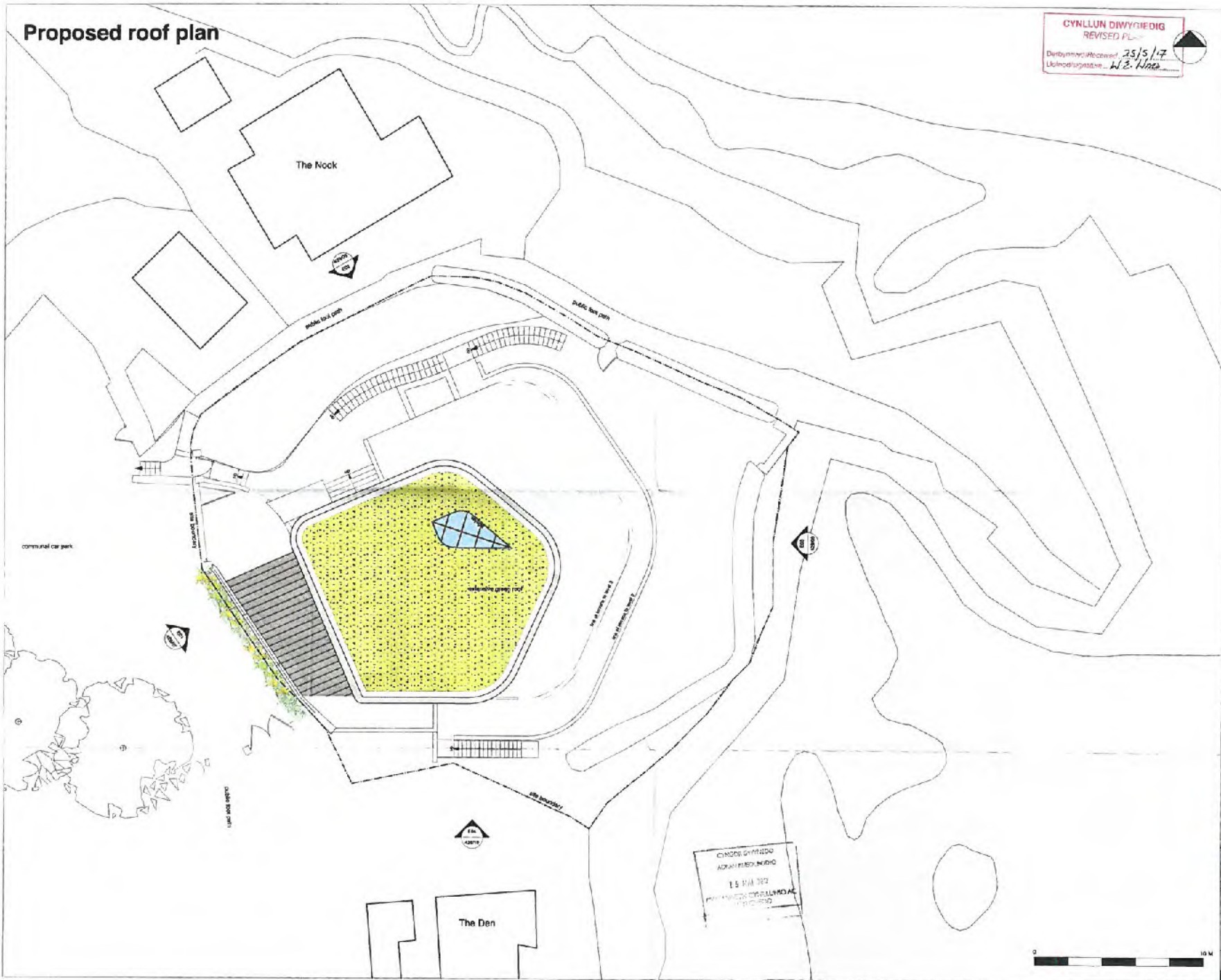
|             |          |           |        |
|-------------|----------|-----------|--------|
| Drawing No. | Project  | Date      | Scale  |
| 426.00      | 11000000 | Oct. 2010 | 1:1000 |



# Proposed roof plan

CYNLLUN DIWYBIEDIG  
REVISED PLAN  
Derbynmyd/Received 25/5/17  
Llywodraethre W.B. Nro

revisions  
A 04 May 2017 Garage not lowered, sourcey treatment amended  
B 05 May 2017 Level 3 gallery reduced and privacy screen added



CYMRU CYMREDDO  
ADAM IERDUNINGO  
15 MAY 2017  
PROFESSOR CYRILLUS AC  
11111111111

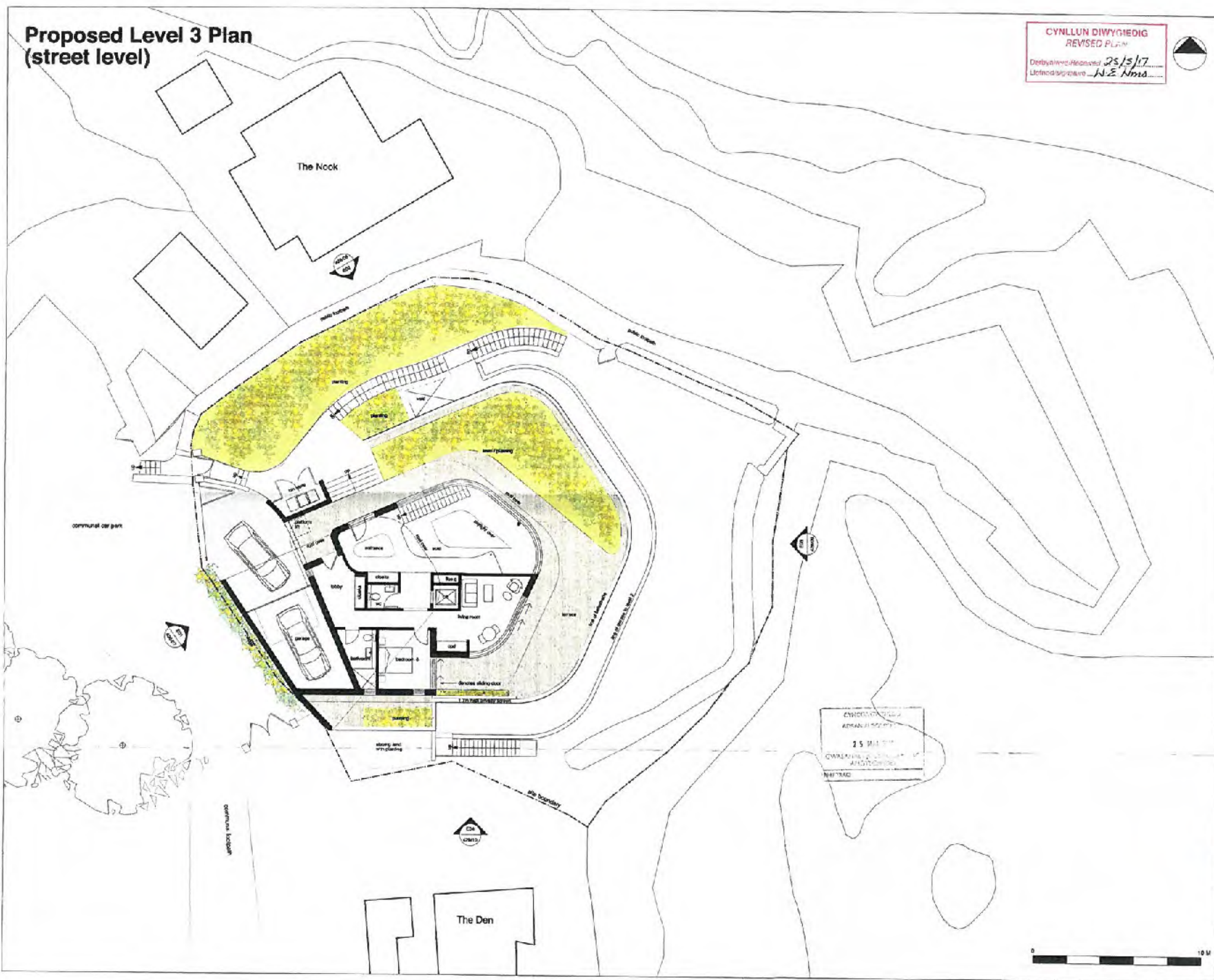
**andy foster architects**  
25-26 High Street, Cardiff, CF1 1AA  
Tel: 0300 303 0303  
Fax: 0300 303 0303  
Email: info@andyfoster.co.uk  
Website: www.andyfoster.co.uk  
Proposed replacement dwelling at The Slurry,  
Dover Road, Abercrombie, Porthell,  
LL53 7SA  
No  
Proposed roof plan  
Drawing No: 426/08  
Revision: B  
Scale: 1:100 @ A1  
Date: Oct 2016

# Proposed Level 3 Plan (street level)

CYNLLUN DIWYGIEDIG  
REVISED PLAN  
Deddyddiad Revisied 25/12/17  
Llofnod Signio: J.S. Nms



revisions  
A 17 Feb 2017 Nicholas of living room ceiling  
B 25 May 2017 Level 3 balcony reduced and privacy screen added



CYNLLUN DIWYGIEDIG  
ADMANU SIENYD  
15 Mm 10'  
CYNLLUN DIWYGIEDIG  
ADMANU SIENYD  
15 Mm 10'

andy foster architects

25 Broad Street, Bristol, Avon, BS1 2TA  
Tel: 0117 927 0000  
Fax: 0117 927 0001  
www.andyfosterarchitects.com

Project: Proposed replacement dwelling at The Gravelly, Lower St. Andrew, Aberbach, Pembrokeshire, SA5 7BA

File: Proposed Level 3 Plan (2016) (1000) (1000)

Sheet No: 42/54A  
Drawing No: 1/100/01  
Date: Oct. 2016



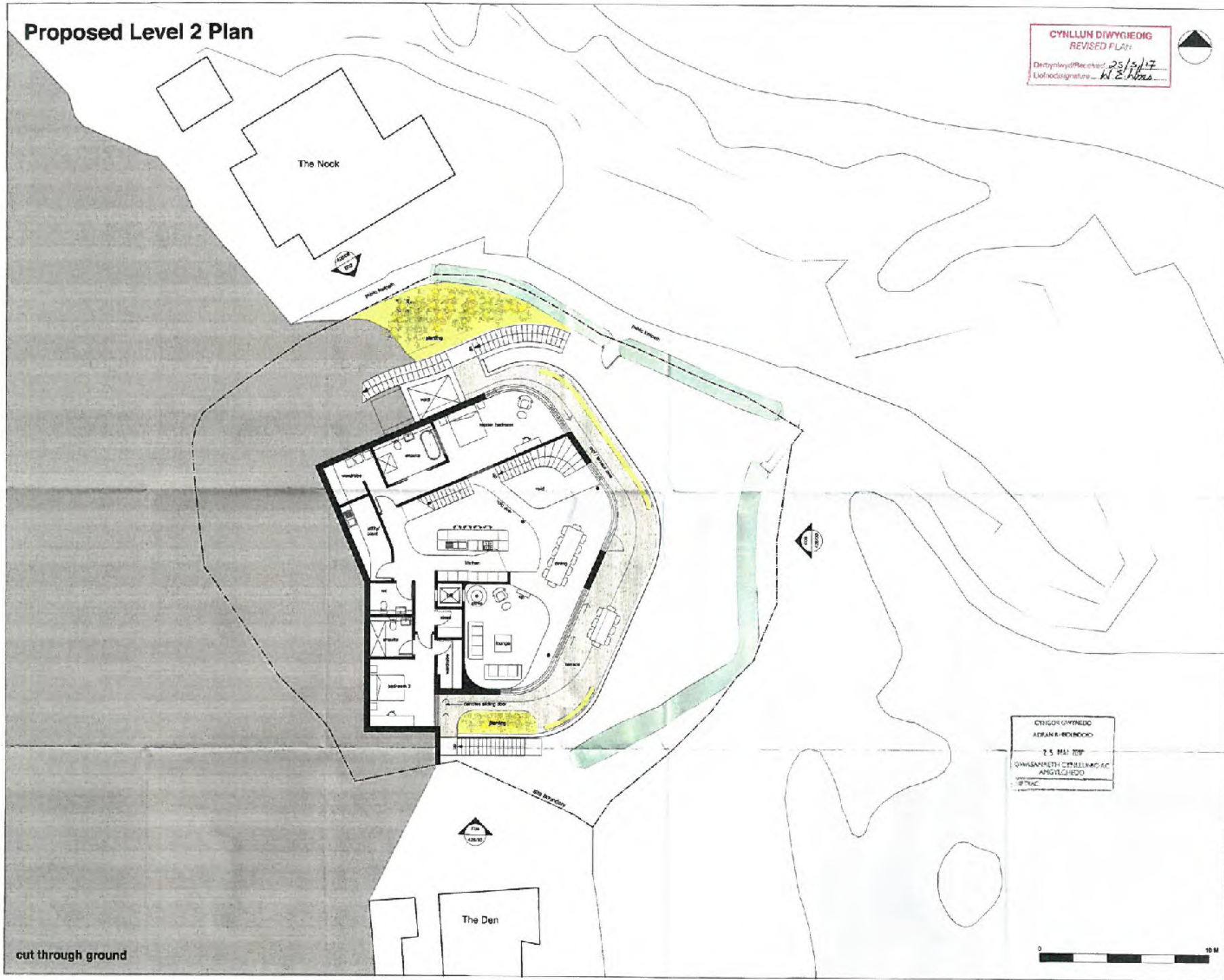


# Proposed Level 2 Plan

**CYNLLUN DIWYGIEDIG**  
**REVISED PLAN**  
 Datyniwyd/Received: 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 2018  
 GWABANWETH CERILLIAD AC  
 APWYLLGHEDD  
 IFTAC

**andy foster architects**  
 10 The Water Tower, Market Street, Llanelli, Carmarthenshire, SA31 3JH  
 Tel: 01493 311111  
 Fax: 01493 311112  
 Email: info@afarchitects.co.uk

Project: Proposed replacement building at The Shanty, near Llanelli, Abernethy, Porthkerry, LSS 7DA  
 Title: Proposed Level 2 Plan  
 Drawing: A  
 Scale: 1:1000  
 Date: Oct. 2018

cut through ground



CYNGOR GWYNEDD

ADRAN ARHEOLODDIO

25 MAI 2017

GWASANAETH CYLLUNO AC AMOYLCHEDD

The Den

MISTAC

CYNLLUN DIWYBODIG

REVISED PLAN

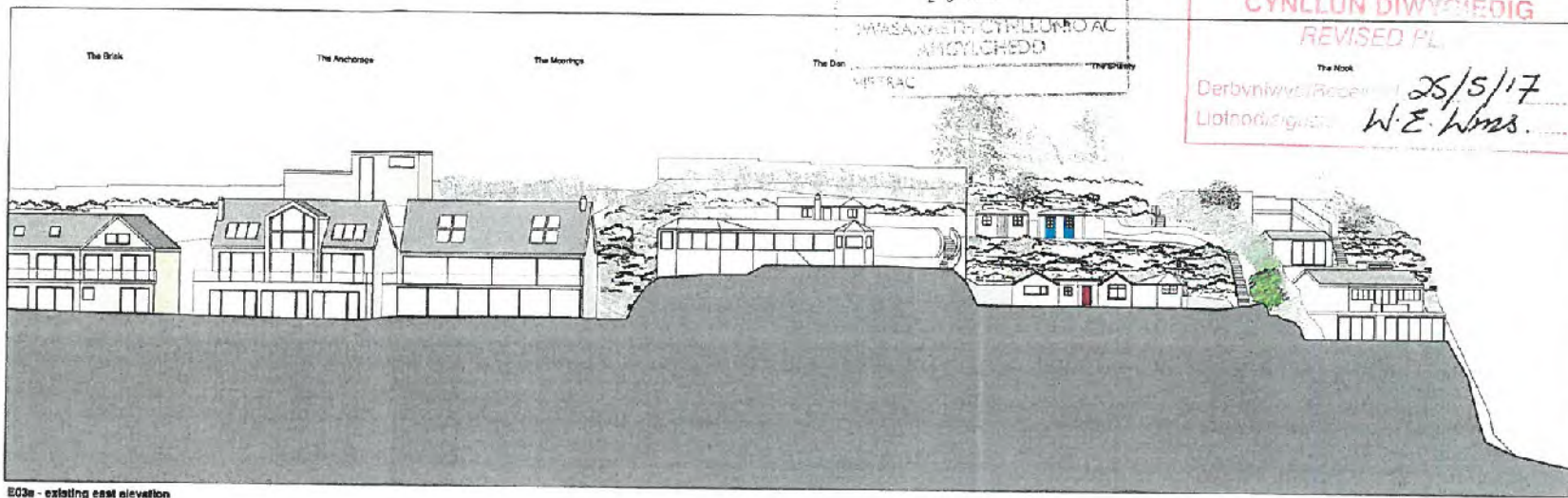
The Rock

Derbyn i Wyl / Reception

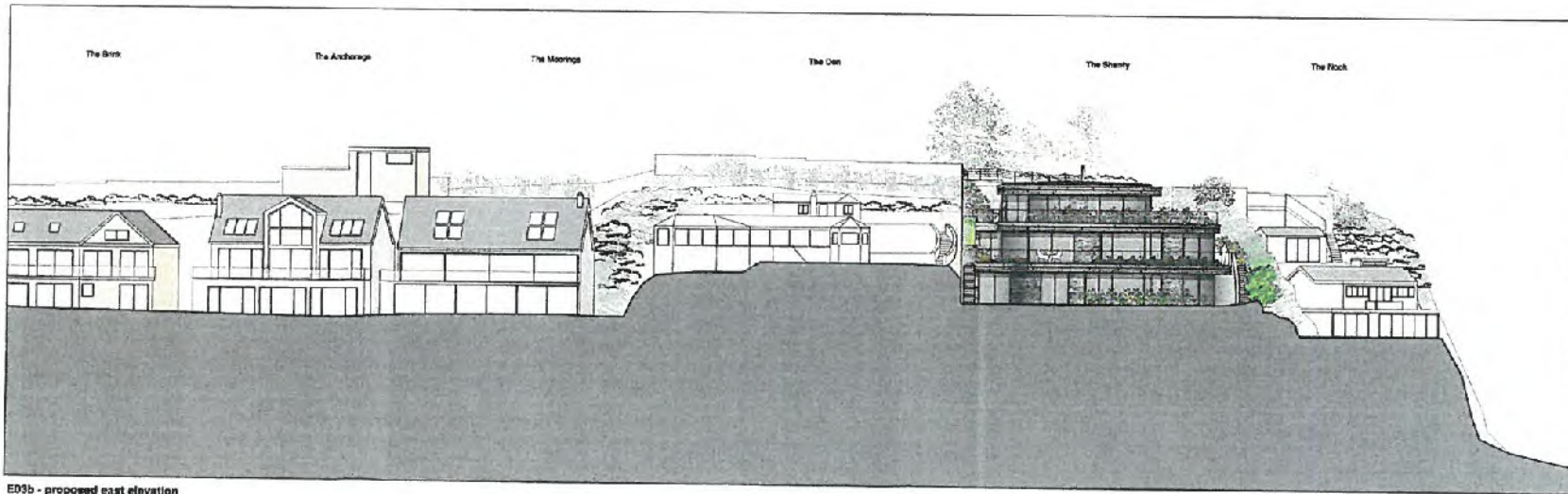
Llofnod / sign

25/5/17

W.E. Wms.



ED03a - existing east elevation



ED03b - proposed east elevation

Revisions  
 A 14 May 2017 garage roof lowered  
 boundary treatment enhanced  
 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  
 flat roofing membrane  
 extensive green roof  
 glass and windows  
 steel and aluminium  
 balconies  
 frameless glass  
 privacy screen  
 aluminium frame and timber boards

andy foster architects

Project Name: Proposed replacement dwelling at The Shanty, Llanrhondda, Rhondda, Porth, LL53 7TA  
 Project No: 12008A1  
 Date: Oct 2016



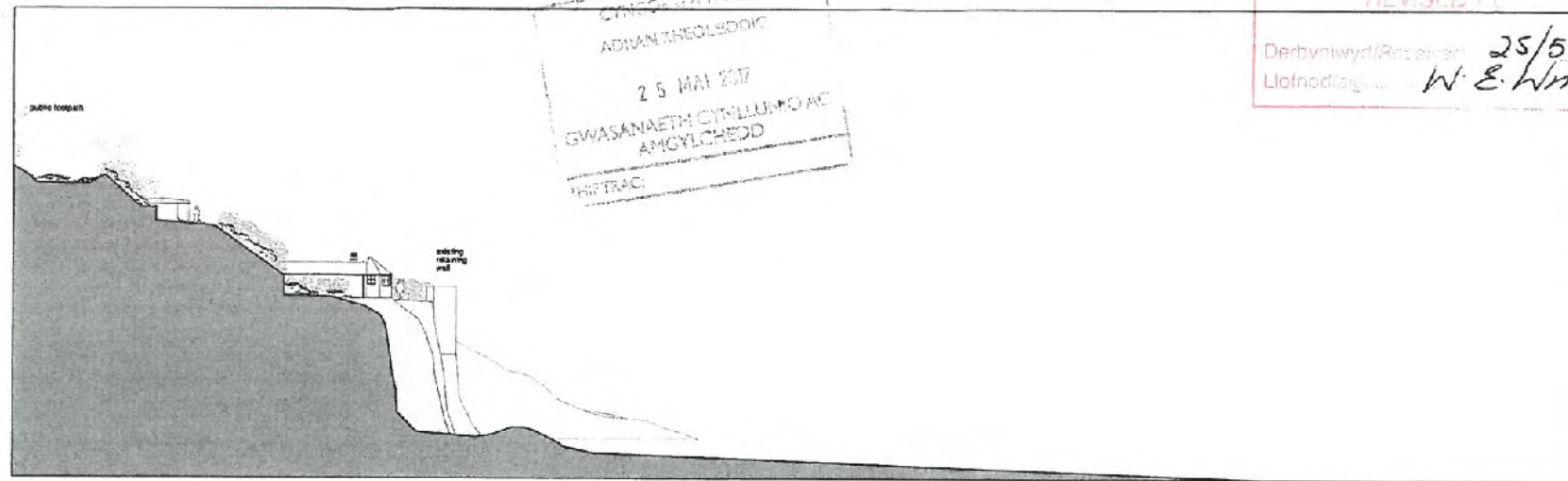
**CYNLLUN DIWYGIEDIG**  
**REVISED PLAN**

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

GŴYBODAETHYD  
 ADIWRAN ARHEOLODDIG  
 25 MAI 2017  
 GWASANAETH CYNLLUNIO AC  
 AMGYLCHEDD  
 YRIFTRAC

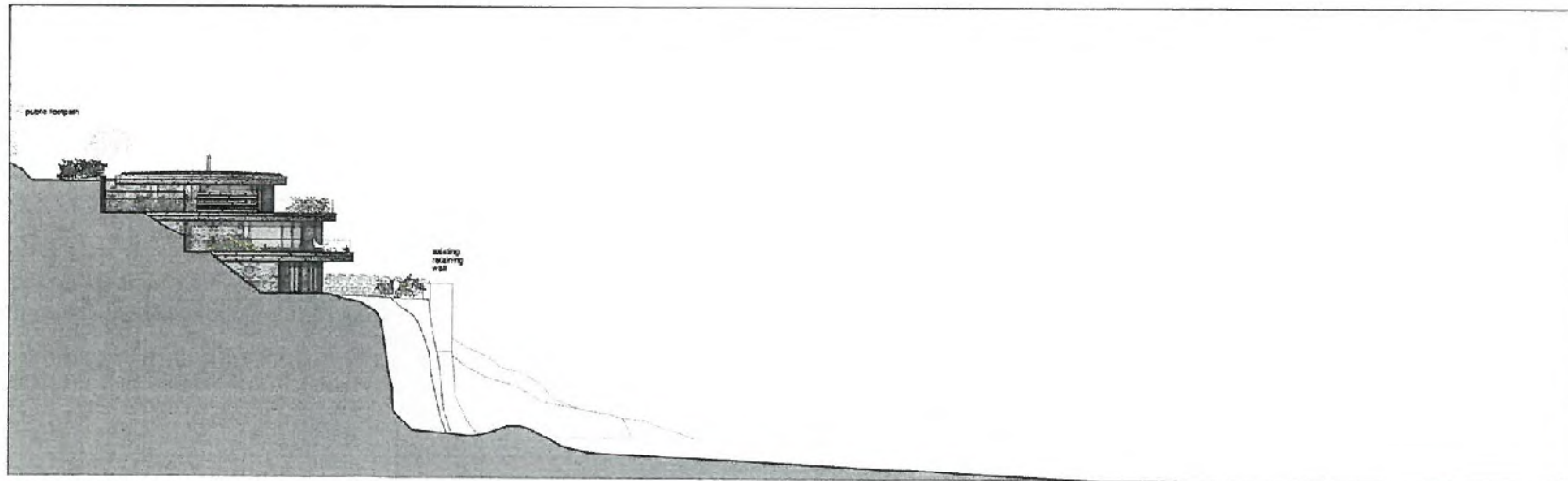
revisions  
 A 04 May 2017 garage roof lowered  
 boundary treatment amended  
 B 24 May 2017 privacy screen added to level  
 2 boundary and balcony  
 railhead on proposed  
 elevation E04b

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

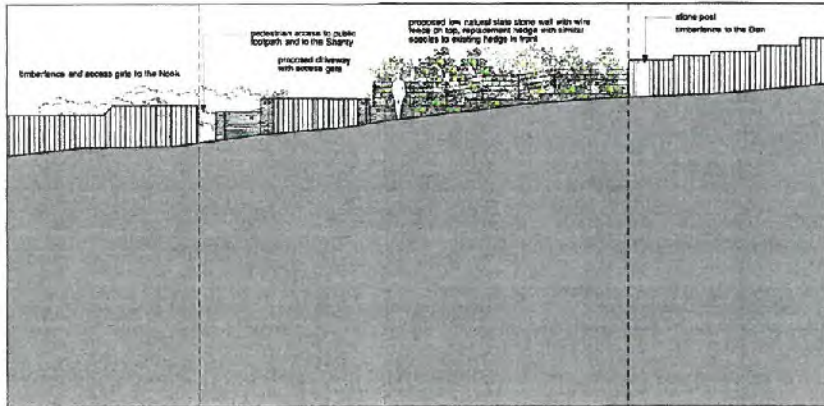
**andy foster architects**  
 11 NEWCASTLE ROAD, 1ST FLOOR  
 NEWCASTLE, TYNSHIRE, NE4 6BE  
 TEL: 0191 276 1111  
 WWW.ANFOSTER.COM

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

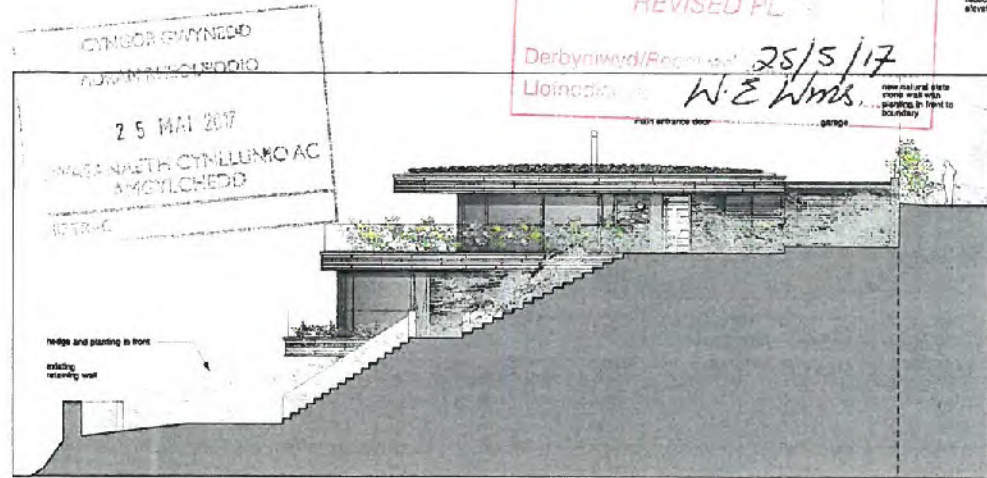
Scale:  
 Existing and proposed elevations with a 5% contour line - south elevation

Drawn by: [Name] Date: 11/05/2017  
 Checked by: [Name] Date: 11/05/2017

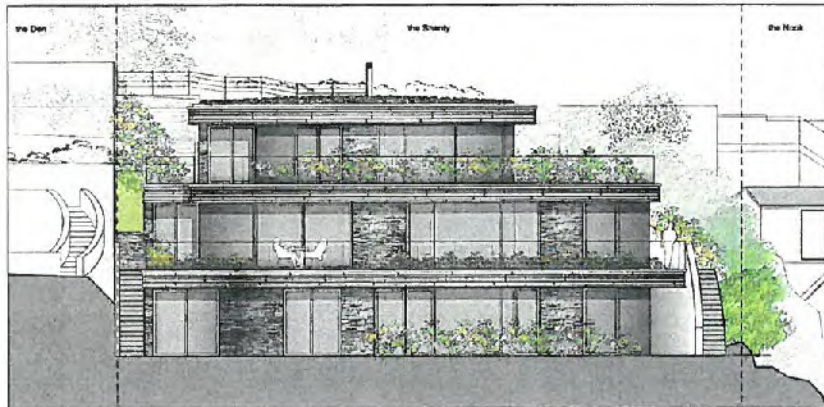
458/178



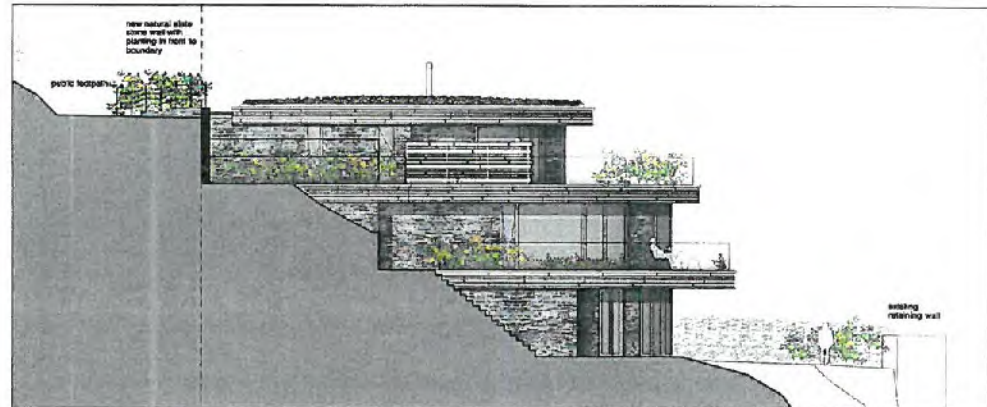
ED1 - proposed west elevation



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 membrane  
extensive green roof
- doors and windows  
modular aluminium
- platforms  
hardwood glass
- embankments  
aluminium frame with timber boards

revisions  
A 04 May 2017 garage roof lowered, boundary treatment extended  
B 25 May 2017 primary screens added to front J. Bakery and Bakery reduced in proposed elevations E03 + E01

new natural stone stone wall with planting in front to boundary

existing retaining wall

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 28 New Bridge Street, Aberystwyth, Ceredigion, SA23 1TA  
 Tel: 01432 23777  
 Fax: 01432 23778  
 Email: info@afarchitects.co.uk

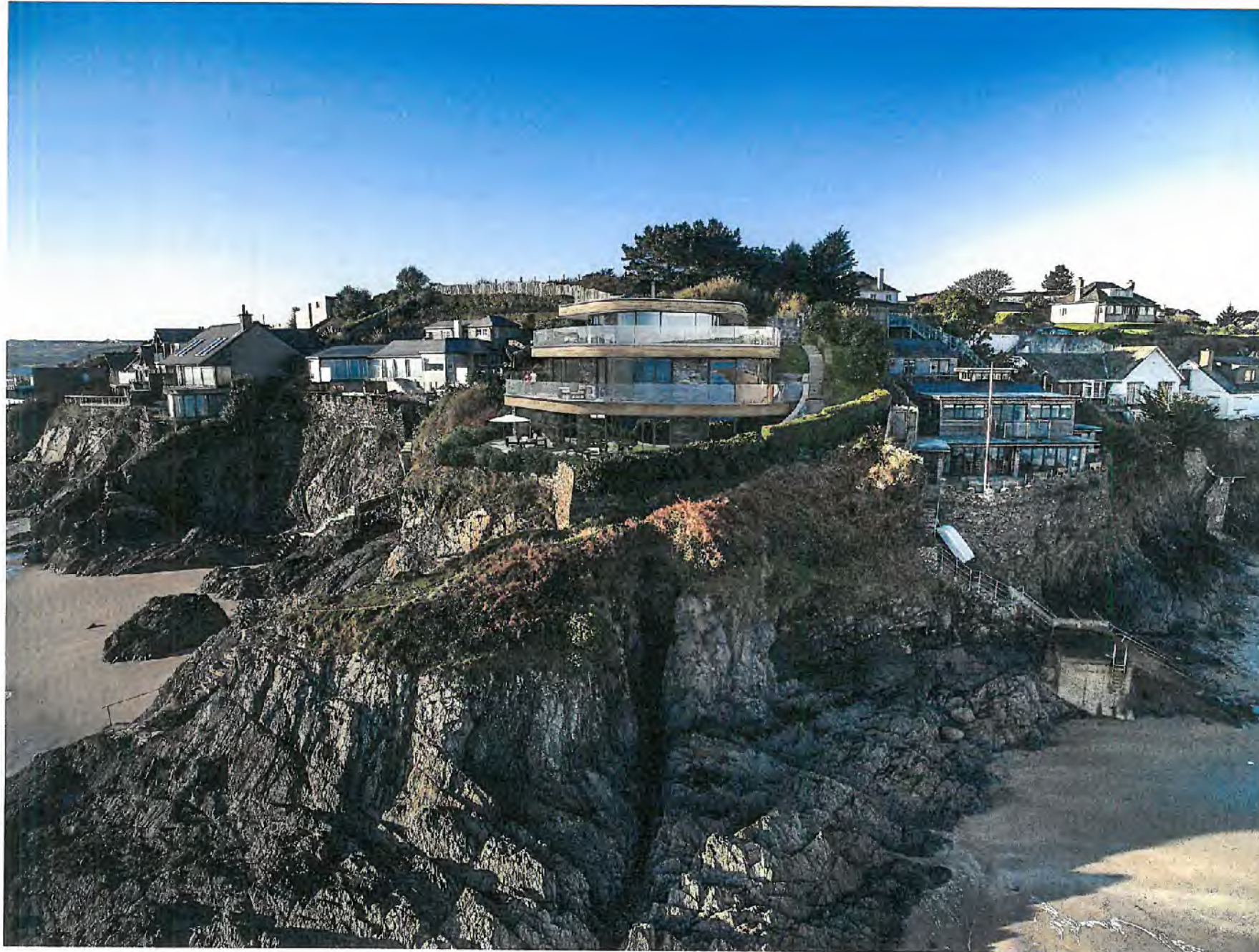
Project  
 Proposed restaurant dwelling at The Shanty, Bangor Headland, Aberystwyth, Pembrokeshire, LL50 2BA

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

**andy foster architects**

1000 West 10th Street, Suite 100  
Seattle, WA 98101  
Tel: 206.461.1000  
Fax: 206.461.1001

Project: Proposed replacement dwelling at The Clancy  
Diner, Rhodod, Alaskan, Parkside,  
LISD 75A

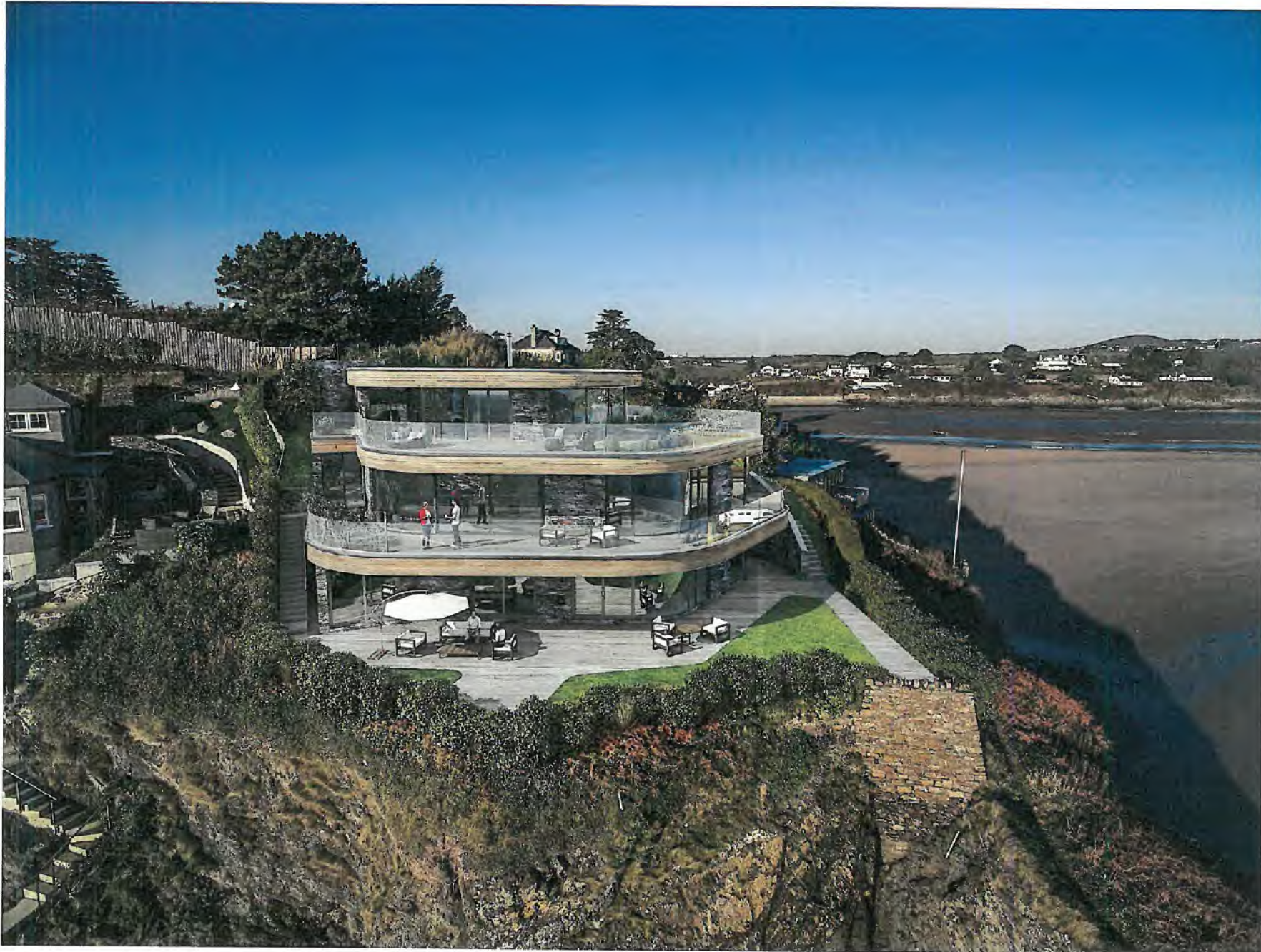
View: V01 - View from North East

| Drawing No. | Revision | Date | By        |
|-------------|----------|------|-----------|
| 436112      | 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

**andy foster architects**

31 West 10th Street, Suite 400  
 San Francisco, CA 94103  
 Tel: 415.774.1154

Project:  
 7000-0000 replacement building at The Shanty  
 Center Headland, Redwood, Palmdale,  
 CA 93550

File:  
 V02 - View from East

| Drawings | Notes | Date | By  |
|----------|-------|------|-----|
| V02-01   | A     | N/A  | CAF |

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# V03 - View from South East



revisions

A 07/06/17 3D render (linked to model, images) (plan view) (south east)

**andy foster architects**

23 from hill street, melbourne vic 3048  
 t 03 94 20 71 2  
 f 03 94 20 71 4

Project  
 Proposed retirement dwelling at The Shady  
 Dene (18a-Dene), Abercrom, Perth,  
 WA 6155

View  
 V01 - View from South East

| Sheet No. | Revision | Date | By |
|-----------|----------|------|----|
| 405/14    | A        | N/A  | OF |

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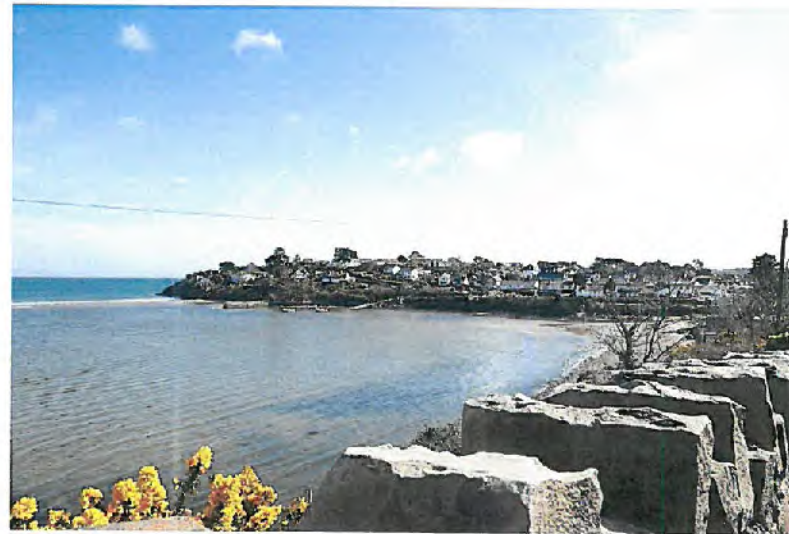


# V04 - View from Lon Pont Morgan to North West of site

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

**andy foster architects**

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 (over bridge street) chester ch1 3 3  
tst 01244 343772  
fax 01244 312548

Project  
Proposed replacement dwelling at The  
Shanty, Benar Headland, Abernethy, 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)

andy foster architects

**GWYBODAETH YCHWANE GOL**  
**ADDITIONAL INFORMATION**

Derbyniwyd/Received 

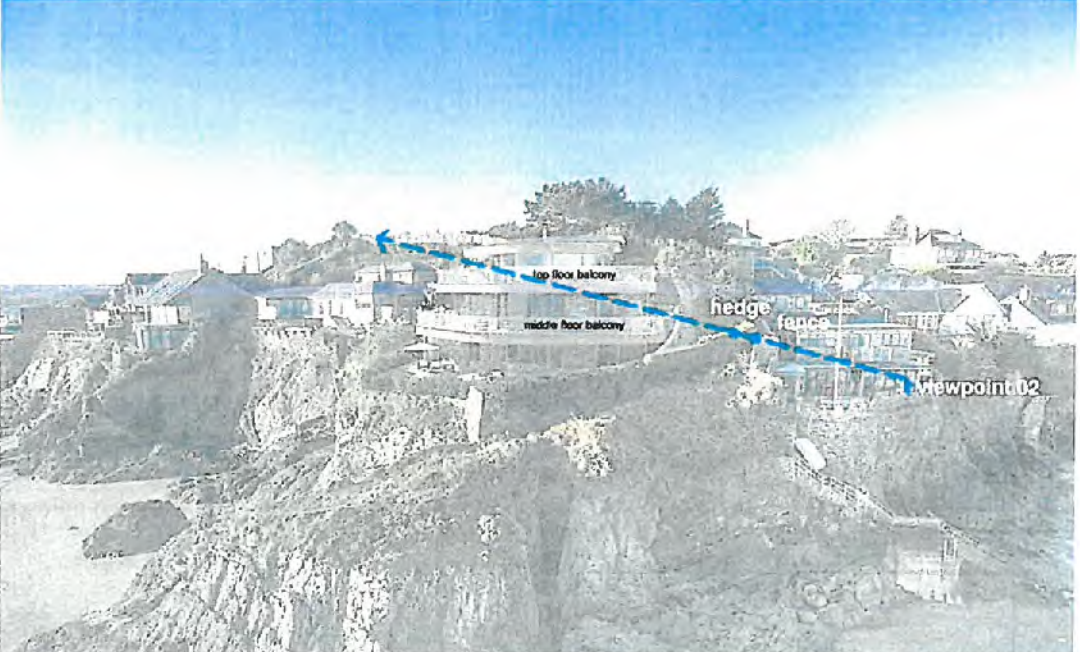
Llofnod/signature .....

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.



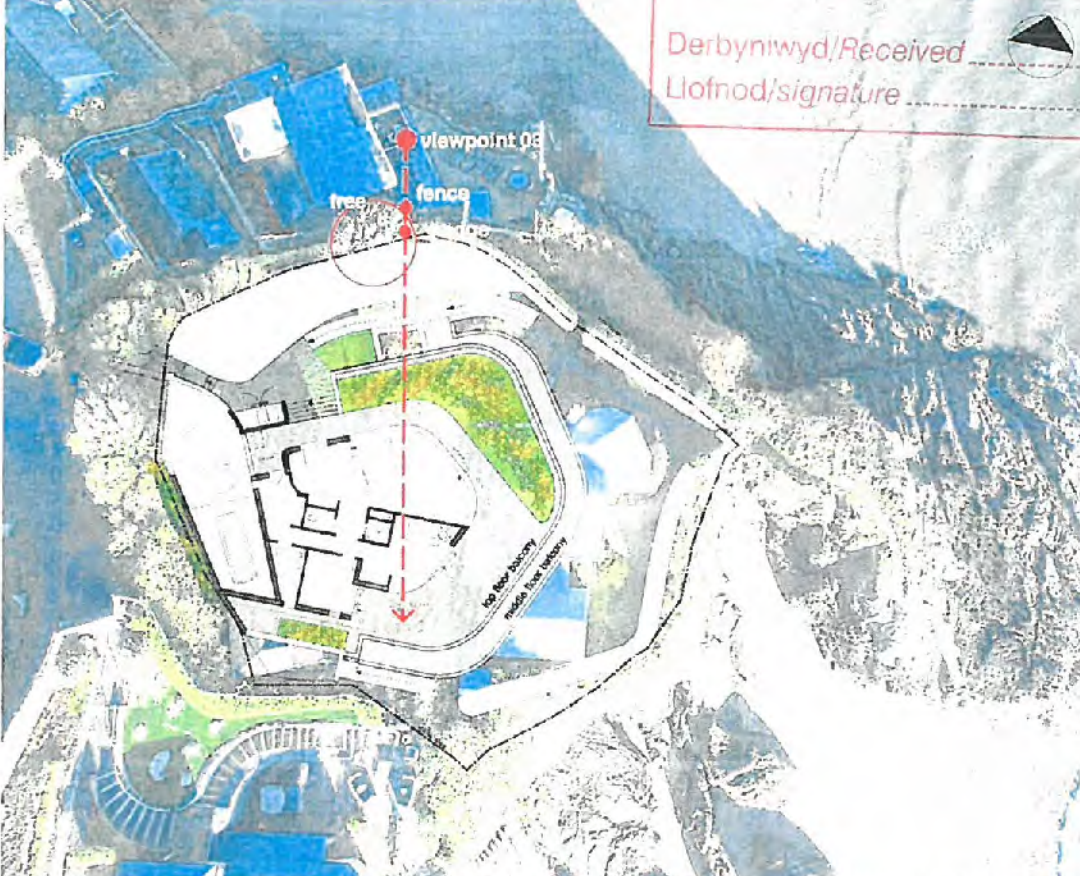
# overlooking study 03 (The Nook)

**GWYBODAETH YCHWANEGOL** andy foster architects  
**ADDITIONAL INFORMATION**

Derbynwyd/Received \_\_\_\_\_  
 Llofnod/signature \_\_\_\_\_

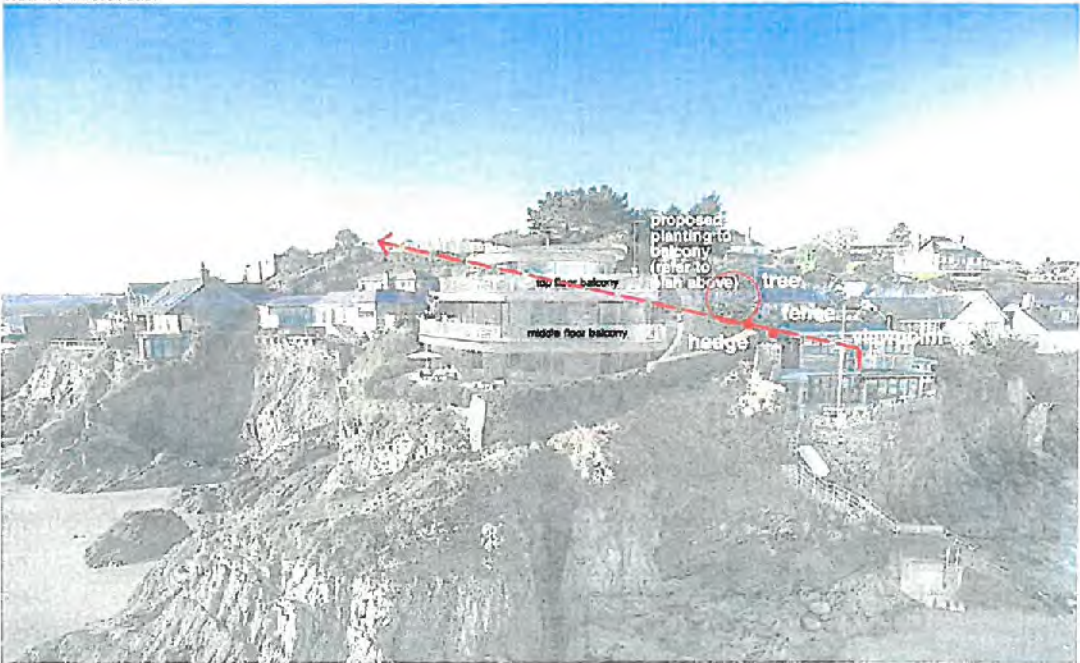


aerial photograph with plan of proposed building superimposed



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

andy foster architects

**GWYBODAETH YCHWANEGOL**  
ADDITIONAL INFORMATION

Derbynwyd/Received \_\_\_\_\_

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 annotated 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

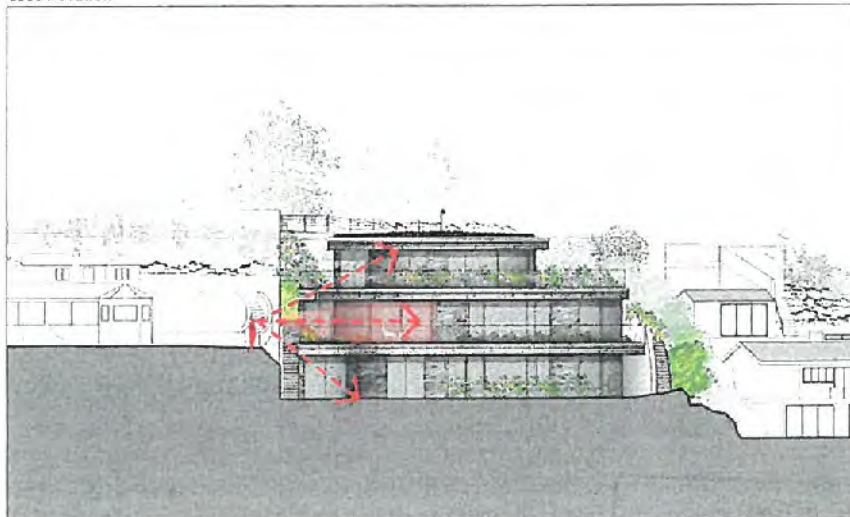
aerial photograph with plan of proposed building superimposed



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

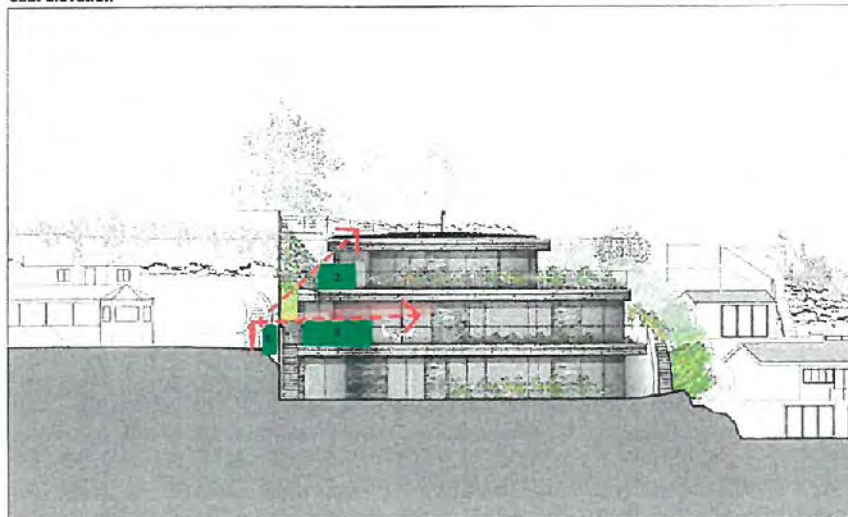


airal photograph with plan of proposed building superimposed



- 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.



