
***Y PWYLLGOR
CYNLLUNIO***

04 EBRILL 2019

***RHANBARTH Y
GORLLEWIN***

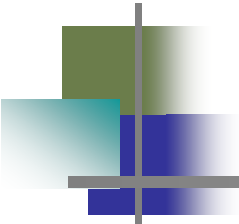
**PLANNING
COMMITTEE**

04 APRIL 2019

**AREA
WEST**

***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/38461

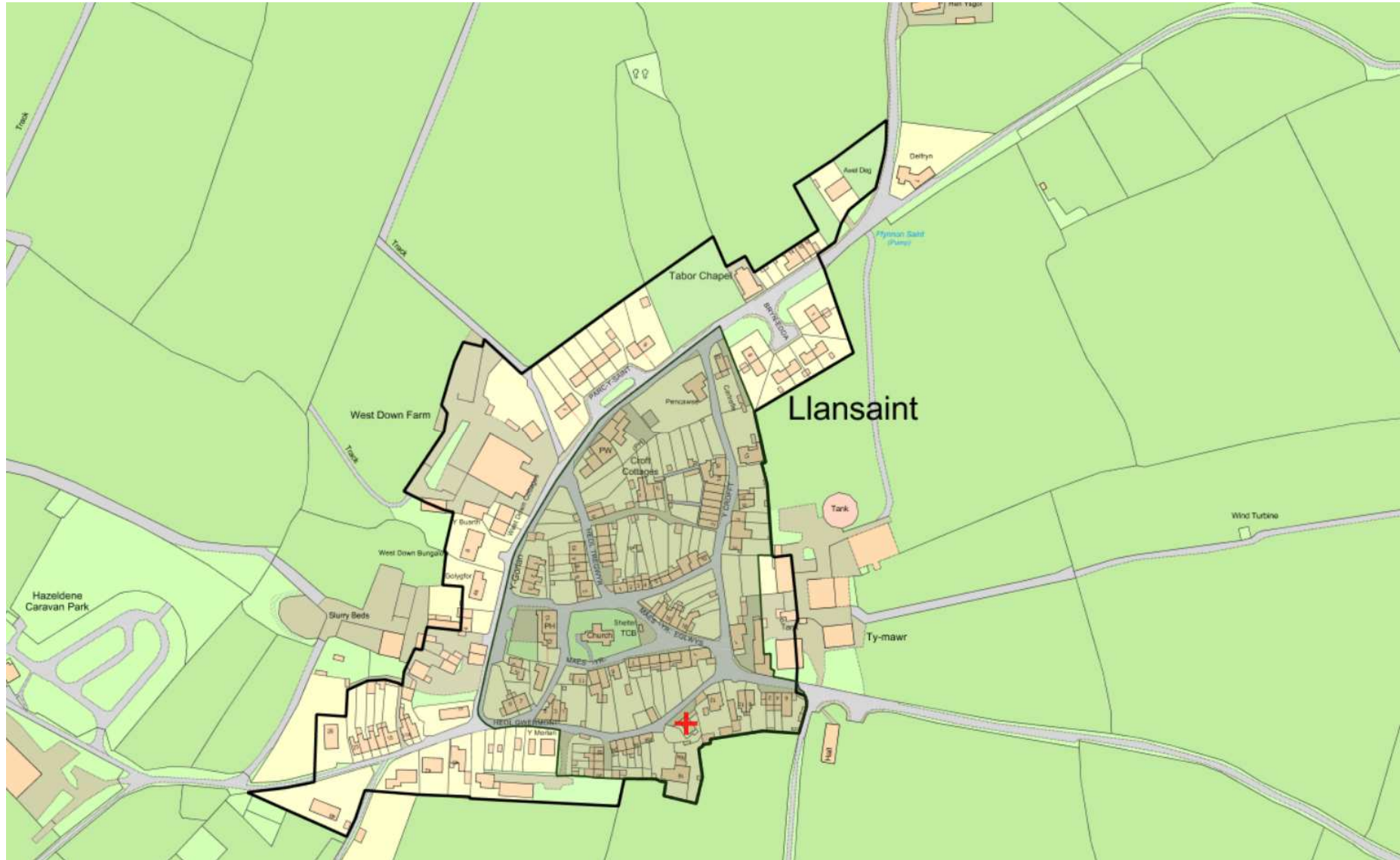
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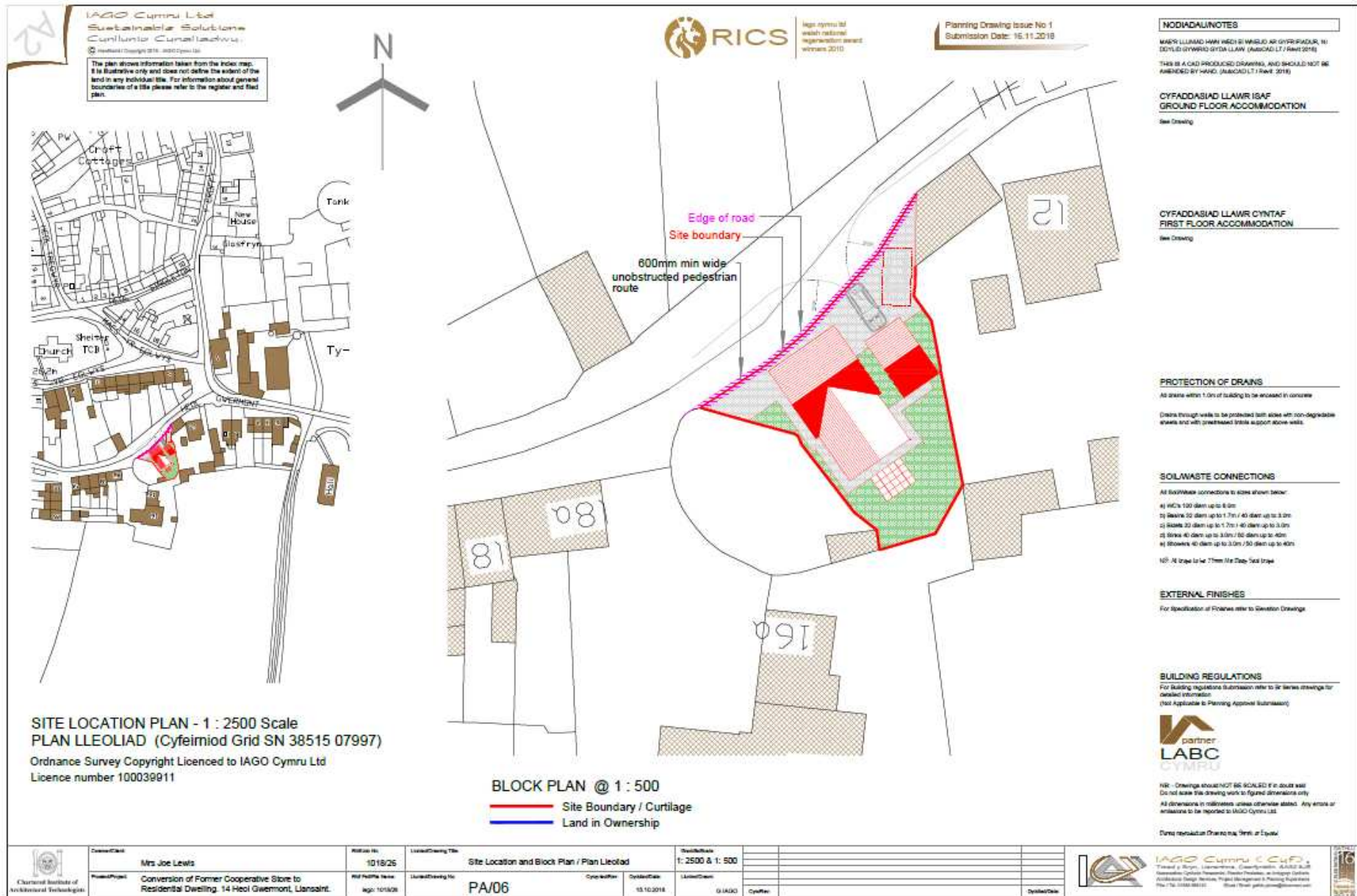
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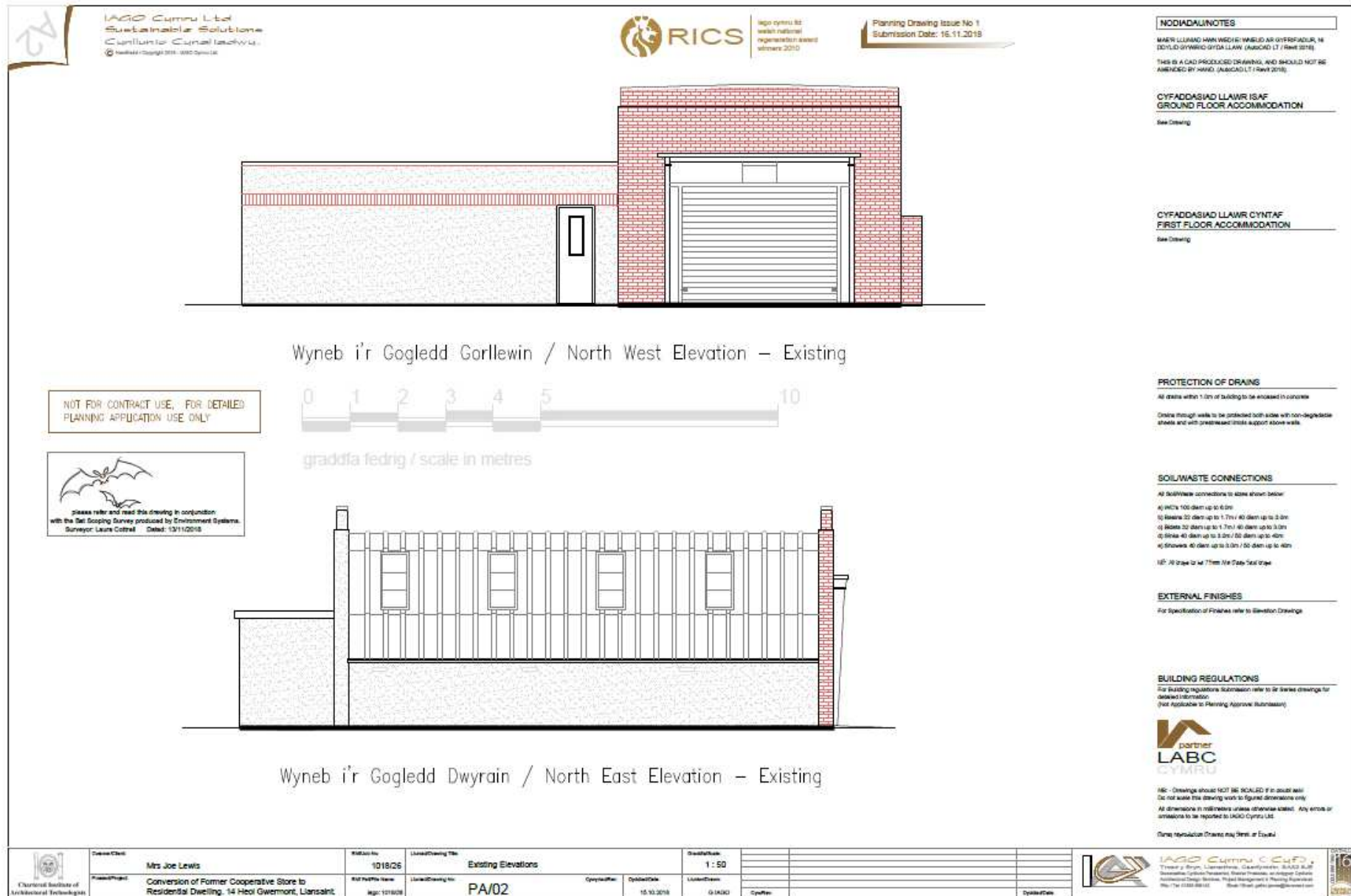
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Sustainable Solutions
Cynllunio Cynnal Tawnydd
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RICS
Iago Cymru Ltd
Welsh national
regeneration award
winners 2010

Planning Drawing Issue No 1
Submission Date: 16.11.2018

NODIADAU/NOTES
MABY LLUNAD HWY WEDD EMBLEDD AR GYFFWRDU, 16
DYFUD DYNWID CYDA LLAW (AUSGAD 17 / Revd 2018)
THIS IS A CAD-PRODUCED DRAWING AND SHOULD NOT BE
RENDERED BY HAND (AUSGAD 17 / Revd 2018)

CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION

See Drawing

Wyneb i'r De Gorllewin / South West Elevation – Existing

graddfa fedrig / scale in metres

0 1 2 3 4 5 10

please refer and read this drawing in conjunction
with the Bat Scoping Survey produced by Environment Systems.
Surveyor: Laura Cottrell Date: 13/11/2018

PROTECTION OF DRAINS
All drains within 1.0m of building to be enclosed in concrete
Drains through walls to be protected both sides with non-degradable
sheets and with precast/concrete support above walls.

SOIL/WASTE CONNECTIONS
All Soil/Waste connections to sizes shown below:
a) PVC-U 100 diam up to 3.0m
b) Sewers 30 diam up to 1.7m / 40 diam up to 3.0m
c) Storms 30 diam up to 1.7m / 40 diam up to 3.0m
d) Storms 40 diam up to 3.0m / 50 diam up to 4.0m
e) Storms 40 diam up to 3.0m / 50 diam up to 4.0m
f) All other to be 75mm or larger

EXTERNAL FINISHES
For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS
For Building Regulations Submission refer to the Series drawings for
Detailed Information
(Not Applicable to Planning Approval Submission)

partner
LABC
CYMRU

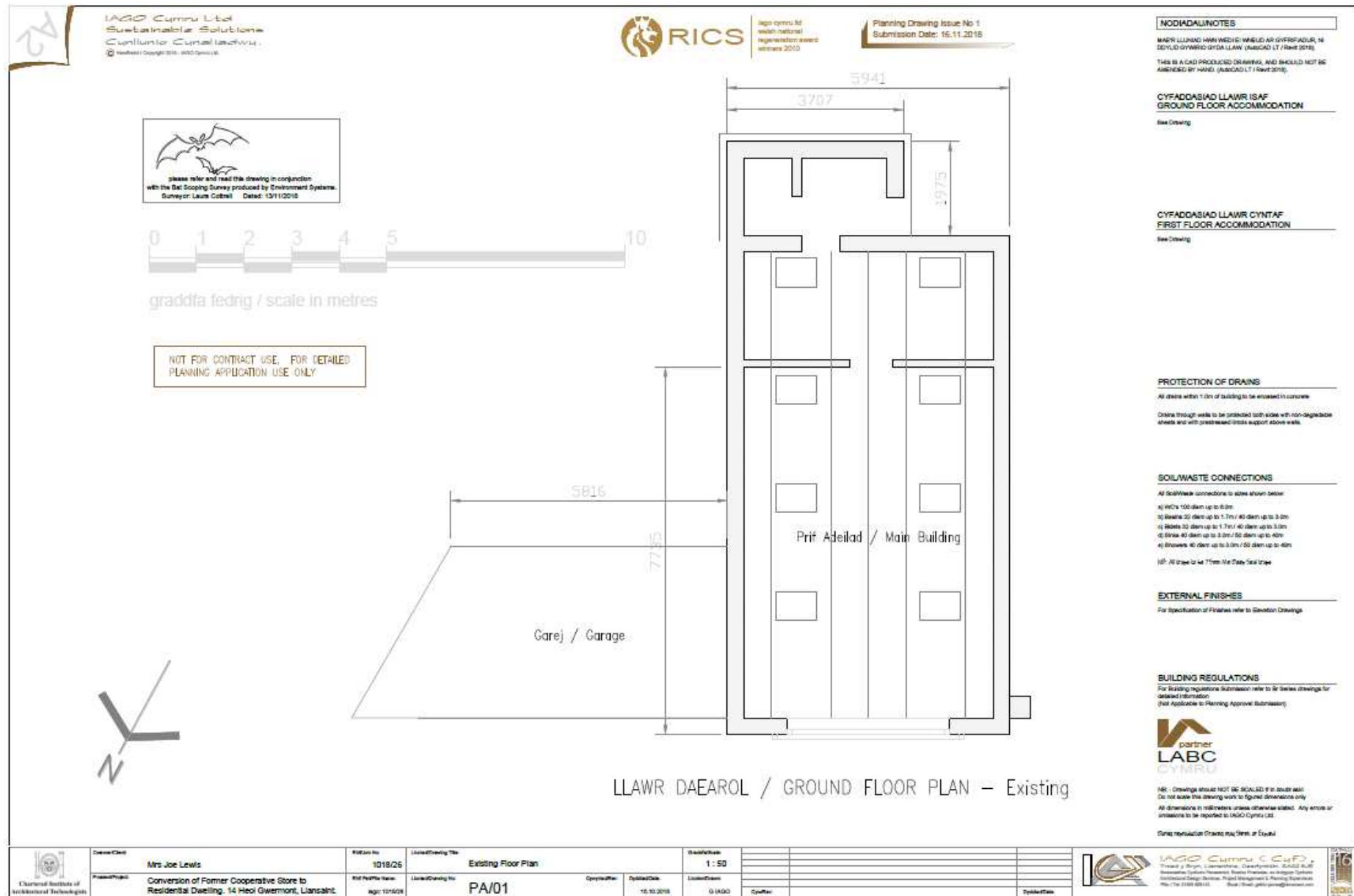
Mk: Drawings should NOT BE SCALED if in doubt ask!
Do not scale this drawing work to figure dimensions only
All dimensions in millimeters unless otherwise stated. Any errors or
omissions to be reported to IAGO Cymru Ltd.
Some regulations Changes may differ at Equival

Wyneb i'r De Dwyrain / South East Elevation – Existing

Client Name	Mrs Joe Lewis	Drawing No	1018/26	Linked Drawing Title	Existing Elevations	Scale/Block	1 : 50
Project/Project	Conversion of Former Cooperative Store to Residential Dwelling, 14 Heol Gwernont, Llanstaint	Ref Number Name	Iago: 1016/08	Linked Drawing No	PA/03	Created/Date	15.10.2018
						Linked/Drawn	G IAGO
						Checked/Rev	Cyflwyn
						Created/Date	

IAGO Cymru Ltd
Theatr y Bwthyn, Llanwrithney, Cardiff, CF14 4JH
Boswell, Cyffwrdd, Penarth, Rhondda Cynon Taf, CF34 6LW
National Design Services, Royal Mansions & Housing Solutions
Tel: +44 (0)20 8854 1111 Fax: +44 (0)20 8854 1111 Email: info@iagocymru.co.uk

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Sustainable Solutions
Cynllunio Cynaliadwy.
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RICS
The Chartered Institute of
Royal Institution of
Surveyors
2019

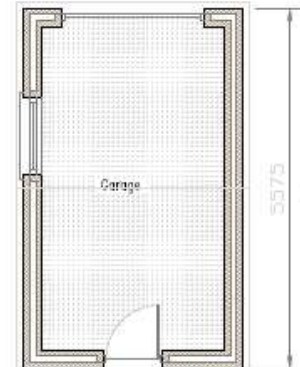
Planning Drawing Issue No 1
Submission Date: 16.11.2019

HEOL GWERMONT



LLAWR DAEAROL / GROUND FLOOR PLAN

NOT FOR CONTRACT USE. FOR DETAILED
PLANNING APPLICATION USE ONLY



No 12

MODUR/NOTES

MATR LLYNAD HWY WEDD 61 WHEUL AT GYFFRADIOL, 16
SECTID GWYBODA LLAWR (AWCAD 17 / Rev 2019)

THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE
ALTERED BY HAND. (AWCAD 17 / Rev 2019)

**CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION**

Kitchen	3200 x 3200
Dining	2750 x 4050
Utility	2150 x 1550
Hall	3150 x 2750
Living / Sun Lounge	5540 x 4650
Garage	5500 x 5050

**CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION**

Bedroom 1	5340 x 4450
Bedroom 2	1800 x 1450
Bedroom 3	2150 x 2550
Bedroom 4	5600 x 4450
Bedroom 5	2100 x 1850

Ground Floor Area = 60 square metres. (Garage 14 square metres)
First Floor Area = 60 square metres
Total Floor Area including Garage = 134 square metres (140 square feet)

LLAWR DAEAROL / GROUND FLOOR PLAN

LLAWR CYNTAF / FIRST FLOOR PLAN

BUILDING REGULATIONS
For Building Regulations Submission refer to the relevant drawings for
additional information.
(Not Applicable to Planning Approval Submission)



LABC
CYMRU

NR - Drawings should NOT BE SCALED if in doubt ask!
Do not scale this drawing with a figure dimensions only
All dimensions in millimetres unless otherwise stated. Any errors or
omissions to be reported to LAGO Cymru Ltd.

Consent representation (Drawings may differ at final)

Client/Client
Mrs Joe Lewis

Project/Project
Conversion of Former Cooperative Store to
Residential Dwelling, 14 Heol Gwermont, Llansaint.

Reference No
1018/26

Location/Location
PA/04

Location/Location
Proposed Floor Plans

Operator/Operator
G LAGO

Updated/Updated
10.10.2019

Scale/Scale
1:50

Location/Location
G LAGO

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Updated

W/38461



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