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16.03.2021

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**CEISIADAU YR
ARGYMHELLIR EU
BOD YN CAEL EU
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**APPLICATIONS
RECOMMENDED
FOR APPROVAL**



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- SNN_Apps_line
- BC_Pre_Apps_polygon
- BC_Pre_Apps_point
- BC_Pre_Apps_line
- BC_CPN_polygon
- BC_CPN_point
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- Enforcement_Complaints_polygon
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Maps & Aerial Photos

- Aerial Photos 2018 (north-east of count)
- Aerial Photos 2017 (missing north-east)
- Aerial Photos 2013-2014
- Aerial Photos 2009-2010
- Aerial Photos 2006
- Aerial Photos 1999-2001
- OS PSMA Composite Mapping
- OS PSMA Composite Mapping b/w
- Mastermap topo layer
- Mastermap topo layer b/w
- OS MiniScale
- 1:250,000 OS Mapping
- 1:50,000 OS mapping
- 1:25,000 OS mapping

50 m 100 ft 1 : 2,500

251006.53, 200440.99

The image shows a web-based GIS application interface. The main map area displays a detailed street map of a residential neighborhood. A prominent red dot is located in the center of the map, marking a specific location. The map is overlaid with various colored layers: orange for buildings, green for parks and open spaces, and purple for roads. The interface includes a top navigation bar with a search box and a user login status. On the left side, there are two panels: 'Layers' and 'Maps & Aerial Photos'. The 'Layers' panel lists several data layers, all of which are currently unchecked. The 'Maps & Aerial Photos' panel lists various map styles, with 'OS PSMA Composite Mapping' selected. At the bottom left, there is a scale bar showing 50 meters and 100 feet, and a coordinate display showing the map's location as 251006.53, 200440.99.

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50 m
100 ft

1 : 2,500

250844.83, 200352.84

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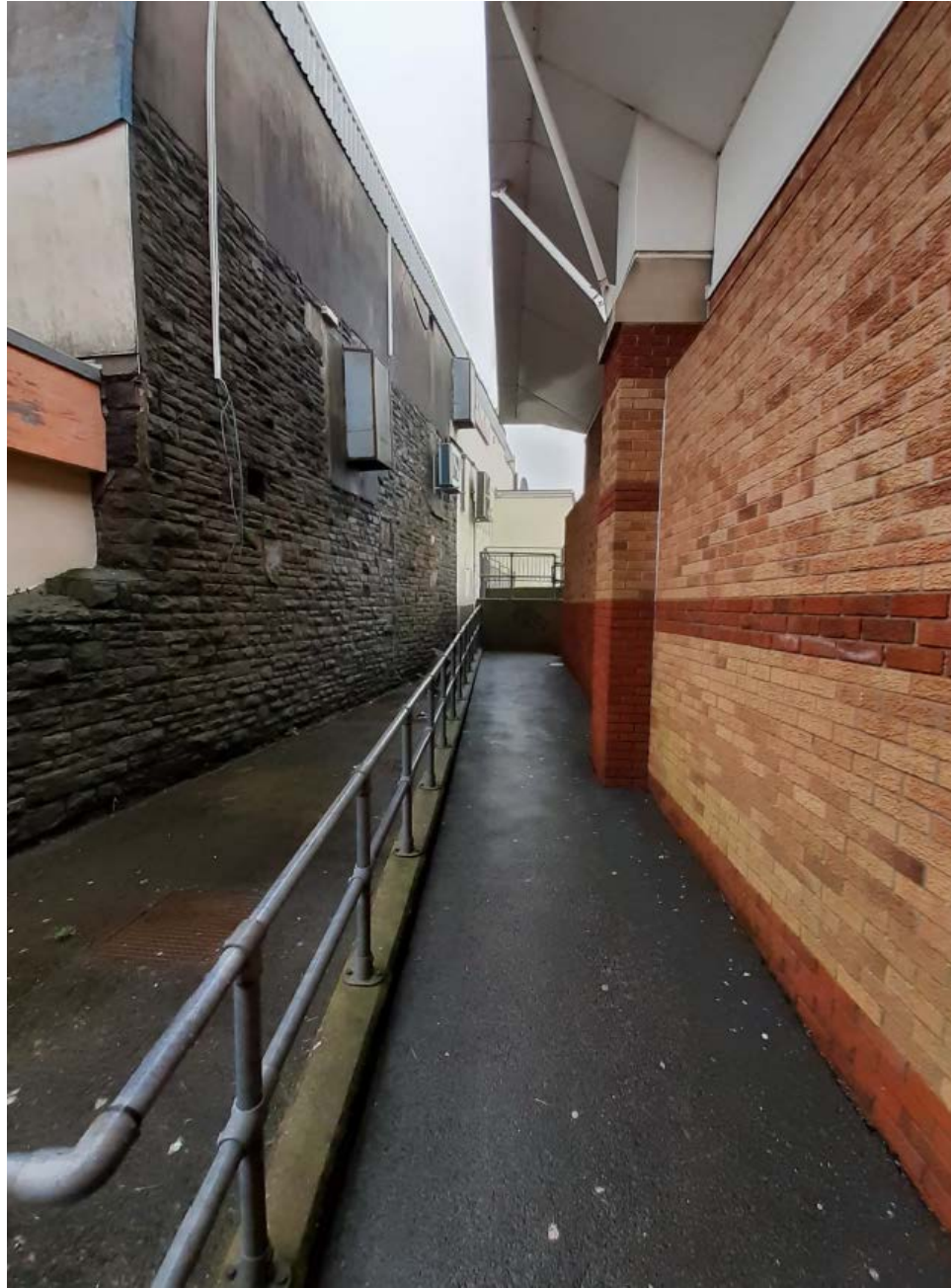
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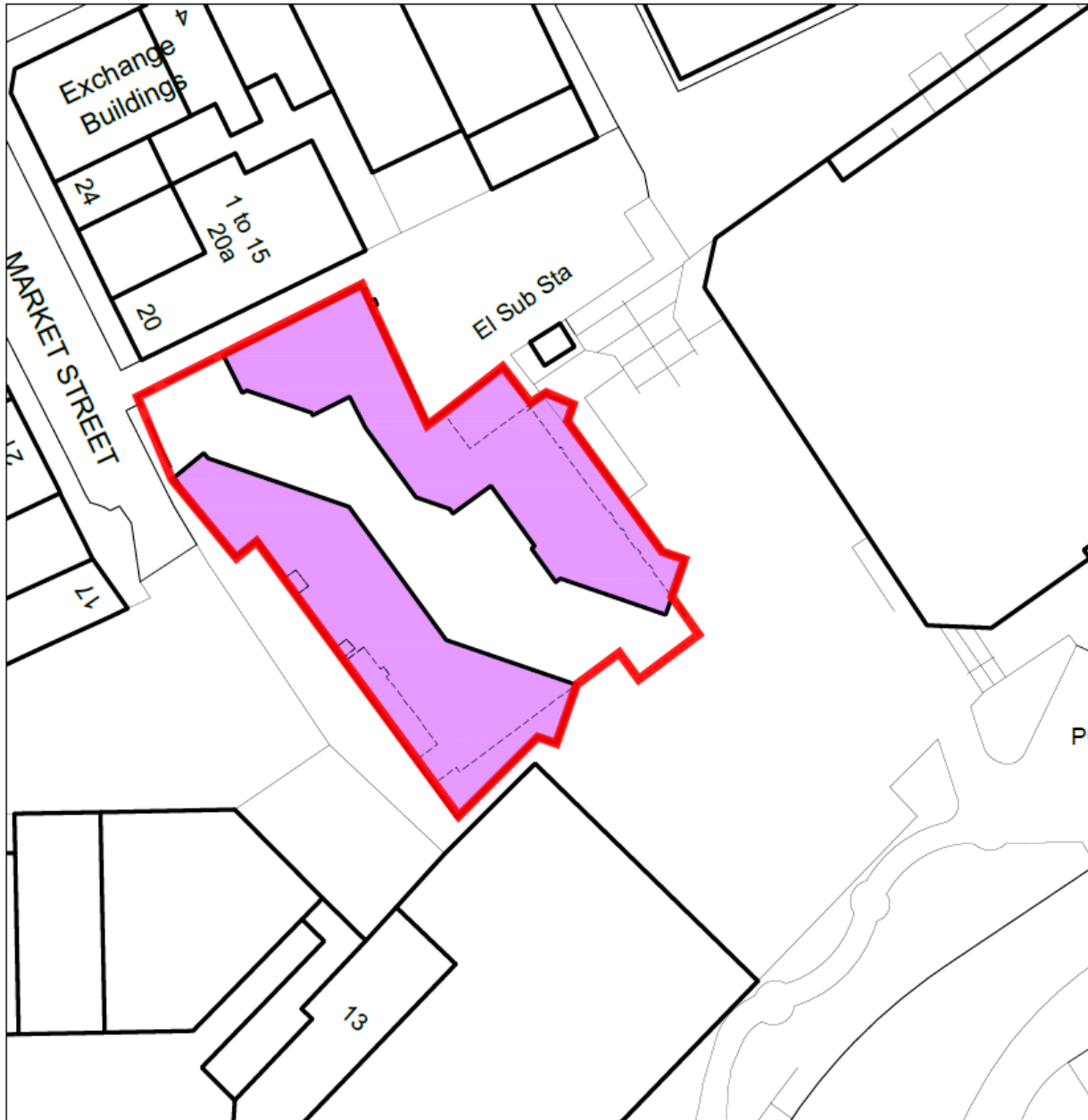
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PL/01050



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	A Application (subject to approval) AV 03/10/2020		Project Title: New Mixed Use Development	
			Project Address 1: Y Linc, Market Street	A4
			Project Address 2: Carmarthenshire	Checked by TOM
			Drawing Title: Urban Grain Plan	Approved by TOM
		Date: 06.10.2020	Scale: 1:1000	Drawn by: TOM
			Ref: NC073	Quantity: 004
			Rev: A	
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- | KEY | |
|-----|-------------------------------------|
| 1. | Eastgate Communal Walkway |
| 2. | Development Accessway |
| 3. | Sports Direct Retail Outlet |
| 4. | Juniper Place (135m ²) |
| 5. | Old Havana (86m ²) |
| 6. | Carma Coffi (100m ²) |
| 7. | Bar/Restaurant (60m ²) |
| 9. | Retail Outlet (73m ²) |
| 10. | Retail Outlet (86m ²) |
| 11. | Listed Structure - Commercial |
| 12. | Existing Ramp, Ownership TBC |
| 16. | Store/Delivery (23m ²) |
| 17. | Internal Garden (27m ²) |
| 18. | Basement / Plant Room |

BASEMENT PLAN (Indicative Only)

Note: Basement design outside scope of services; to be designed by Engineer

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No.	Description	By	Date
A	Concept sketches adjusted	TOM	28.07.20
B	Layout amended	AV	05.10.20
C	Additional staircase added	AV	23.02.2021

CLIENT

Refining Dining

PROJECT

Y Linc

PROJECT ADDRESS

Market Street,
Llanelli,
Carmarthenshire

DRAWING TITLE

Proposed Ground Floor

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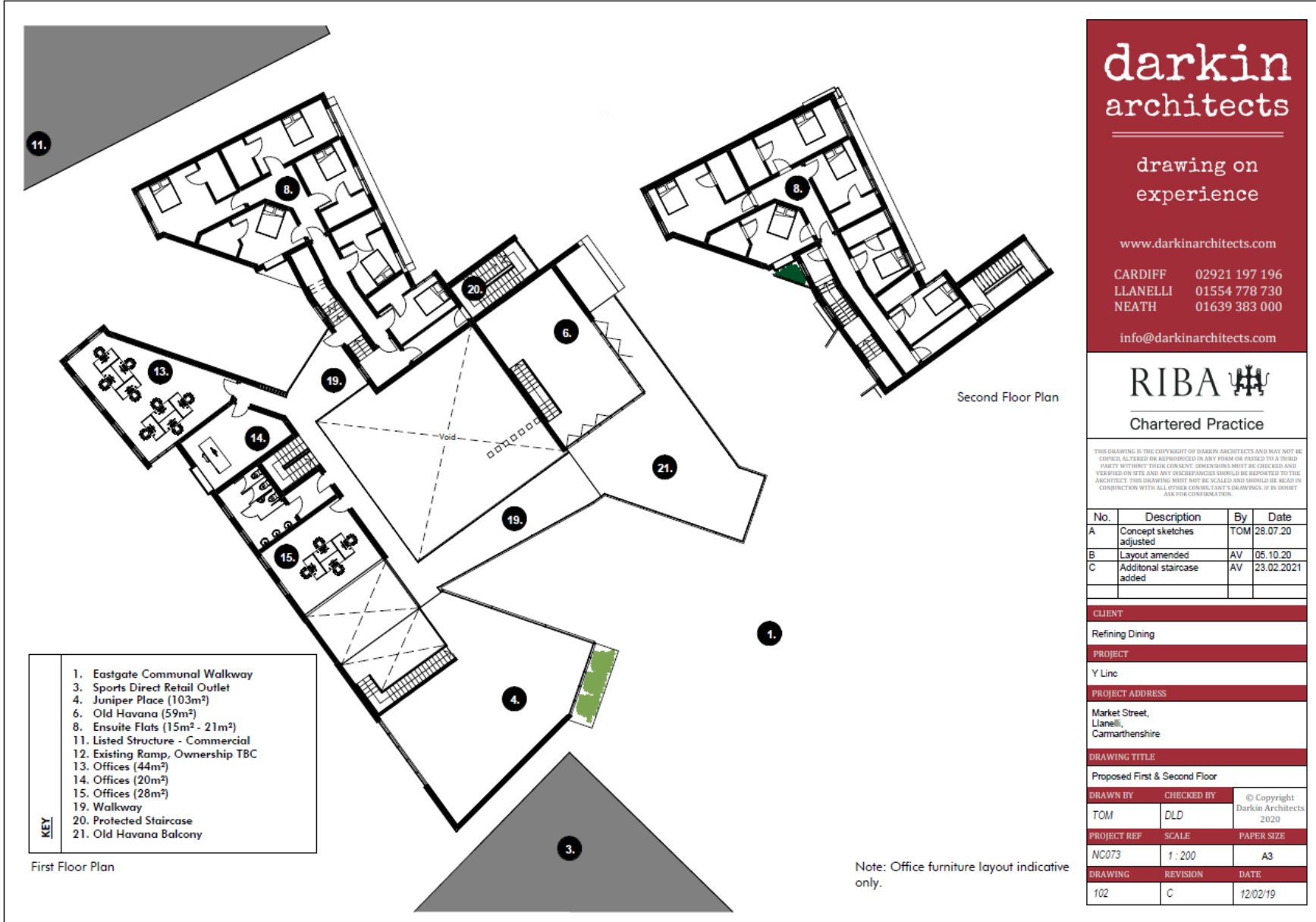
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NC073 1 : 200 A3

DRAWING **REVISION** **DATE**

101 C 01.08.2019

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- KEY**
- 1. Eastgate Communal Walkway
 - 3. Sports Direct Retail Outlet
 - 4. Juniper Place (103m²)
 - 6. Old Havana (59m²)
 - 8. Ensuite Flats (15m² - 21m²)
 - 11. Listed Structure - Commercial
 - 12. Existing Ramp, Ownership TBC
 - 13. Offices (44m²)
 - 14. Offices (20m²)
 - 15. Offices (28m²)
 - 19. Walkway
 - 20. Protected Staircase
 - 21. Old Havana Balcony

First Floor Plan

Second Floor Plan

Note: Office furniture layout indicative only.

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No.	Description	By	Date
A	Concept sketches adjusted	TOM	28.07.20
B	Layout amended	AV	05.10.20
C	Additional staircase added	AV	23.02.2021

CLIENT

Refining Dining

PROJECT

Y Line

PROJECT ADDRESS

Market Street,
Llanelli,
Carmarthenshire

DRAWING TITLE

Proposed First & Second Floor

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No.	Description	By	Date
A	Additional staircase added	AV	23.02.2021

CLIENT

Refining Dining

PROJECT

Y Line

PROJECT ADDRESS

Market Street,
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Carmarthenshire

DRAWING TITLE

Character Area Plans (Use Class)

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DRAWING: 106 REVISION: A DATE: 09.10.2020



- KEY**
1. Eastgate Communal Walkway
 2. Development Accessway
 3. Sports Direct Retail Outlet
 4. Juniper Place
 5. Old Havana
 6. Carma Coffee
 7. Bar/Restaurant
 8. Ensuite Flats
 9. Retail Outlet
 10. Retail Outlet
 11. Listed Structure - Commercial
 12. Existing Ramp, Ownership TBC
 13. Offices
 14. Offices
 15. Offices
 16. Store/Delivery
 17. Internal Garden
 18. Old Havana Balcony
 19. Walkway
 20. Protected Staircase

USE CLASS

A1	A3	B1	C1
SHOPS	FOOD & DRINK	BUSINESS	HOTELS

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Side Elevation - Fronting Eastgate

Material Palette

Black Window Frame

Black window frames provide a modern appearance to the development, whilst also being able to tie all the natural materials together, and not contradicting the design intent. The possible material choices of aluminium and uPVC offer a variety of uses, and depending on the specific use and location in the building, a bespoke choice can be made.



Welsh Larch Timber Cladding

Timber cladding follows the strategy of natural materials throughout the scheme. Products that are local and relate to the town are used where possible such as Welsh Larch. The characteristics of the timber allow the building to age gracefully, where it begins to silver and becoming a real feature for the scheme.



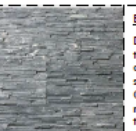
Modern Protruding Window Projections

Dark metal window projections frames and encapsulates the window or cladding within, but also offering depth to the elevation. This provides a slightly more residential feel to this section of the development, where short stay accommodation is provided, the customer wants to feel at home and protected.



Black Slate Z Stone Cladding

Dark, textured z-clad, hinting towards the heritage of the local area. Exhibiting the slate/stone texture creates a modern feel to the development, whilst simultaneously 'nodding' to the towns past. Combining this with the timber cladding adds to the natural palette of materials that have been chosen for the site.



Timber Louvres

Timber louvres can offer privacy to the user internally, whilst also pulling natural light into the space. This is key in specific areas, but also a timber louvre can break up a flat, two dimensional facade, and often hint that there is something further to explore, by creating only glimpses through into spaces beyond.



Living Walls & Vertical Gardens

Living walls provides instant impact to the building, whether it be external or internal, the ability to reach the users senses in not only sight, but touch and smell also. The well-being of the user in the building is key, and the living walls and vertical gardens strategy achieve this.



Side Elevation - Fronting Market Street

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No.	Description	By	Date
A	Additional staircase added	AV	23.02.2021

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302	A	04.02.2020

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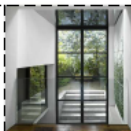


Internal Elevation - South West Facing

Material Palette

Black Window Frame

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Internal Elevation - North East Facing

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No.	Description	By	Date
A	Additional staircase added	AV	23.02.2021

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Refining Dining

PROJECT

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PROJECT ADDRESS

Market Street,
Llanelli,
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DRAWING TITLE

Proposed Internal Elevations

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Upper Entrance Elevation - Fronting Eastgate



Lower Entrance Elevation - Fronting Market Street

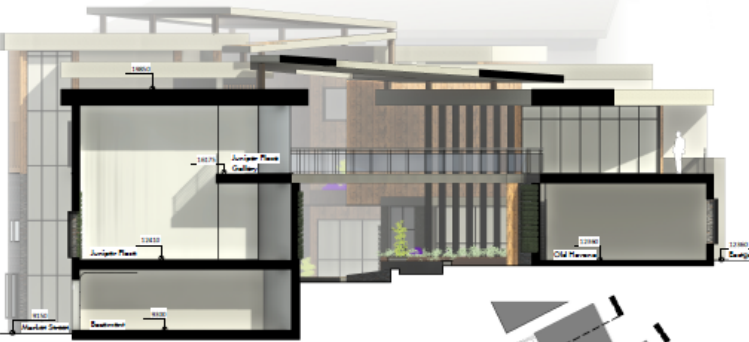
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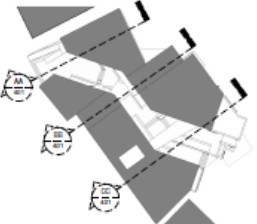
Section AA 1:100



Section BB 1:100



Section CC 1:100



Map Key 1:500

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Rev	Description	By	Date

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PROJECT ADDRESS
Market Street,
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DRAWING TITLE
Cross Sections

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401	05.02.2021	

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Material Palette



Blue/Green Roof
 A blue roof allows the scheme to store surface drainage for the site, improving significantly the existing drainage of the site, and controlling the run-off. In terms of sustainability, this becomes not only a feature, but a key driving force to showcase the sustainability of the proposal.



Underside of Roof
 Timber Cladding to the underside of the new roofs, follows the sustainable element of the scheme and creates a tactile surface. Due to the thickness of the new roofs to allow for a blue roof scheme, timber cladding to the underside enables the possibility of a thinner roof detail and a modern appearance.

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Market Street,
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DRAWING TITLE

Indicative Roof Plan

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- 1:50,000 OS mapping
- 1:25,000 OS mapping
- OS VectorMap District
- OS VectorMap Local
- Historic map 1935-1936
- Historic map 1914-1919 (Lanelli area)
- Historic map 1898-1907
- Historic map 1876-1890

BRIDGE ST 32

PARK ST

STEPNEY PLACE

STEPNEY STREET

20 m 100 ft 1:1,250

250713.90, 200416.82

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20 m / 100 ft | 1 : 1,250

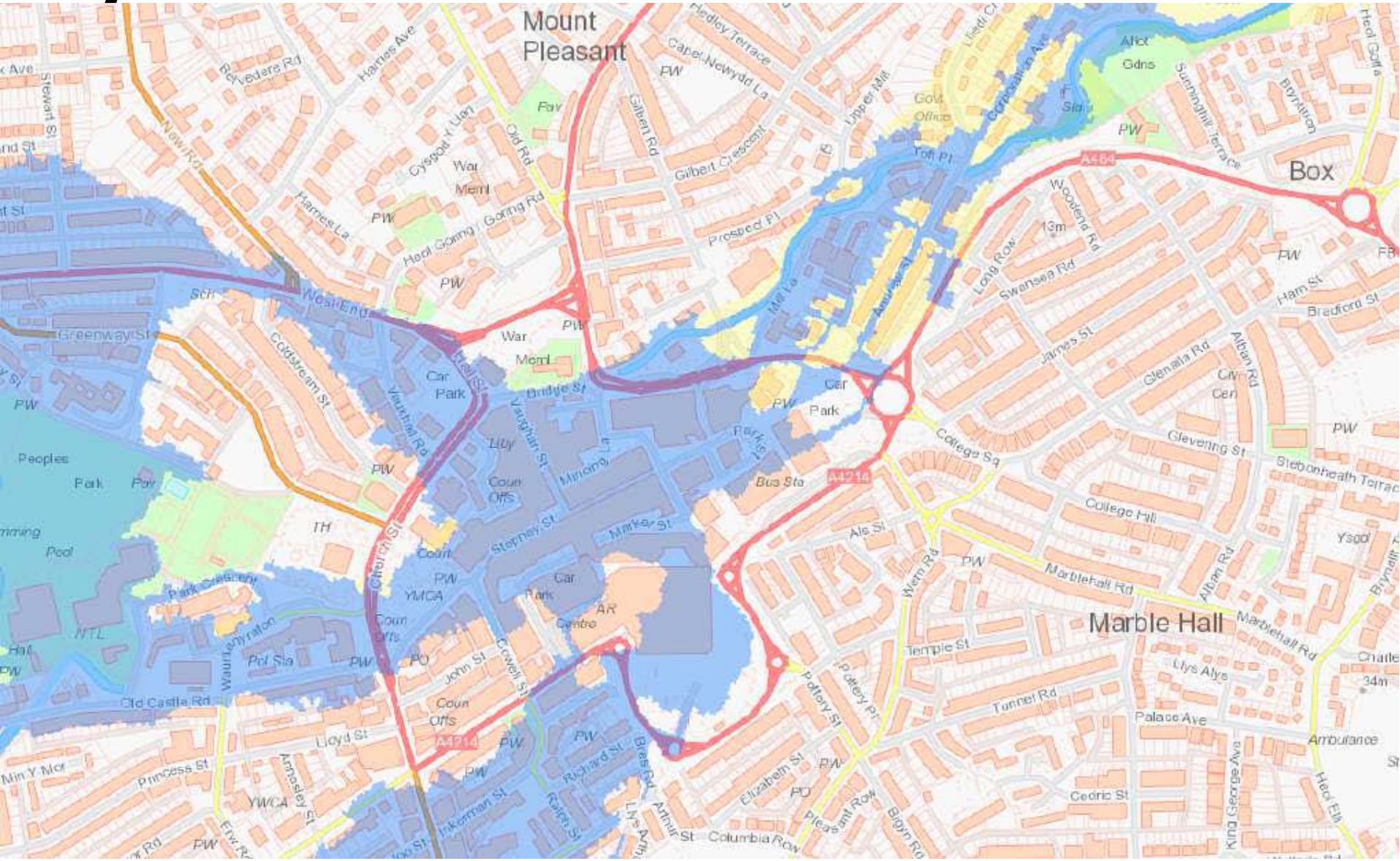
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NOTES		client: Cygnus Holdings Ltd	
		drawing title: Y Linc	
		drawing location: Market Street, Llanelli	
		drawing location: Cardarthenhire	
		drawing title: Contextual Elevation	
		scale: 1:200	sheet no: 305
		drawn by: DLD	rev: NC075
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		<p>RIBA  Chartered Practice</p>	
		<p>darkin architects drawing on experience</p>	

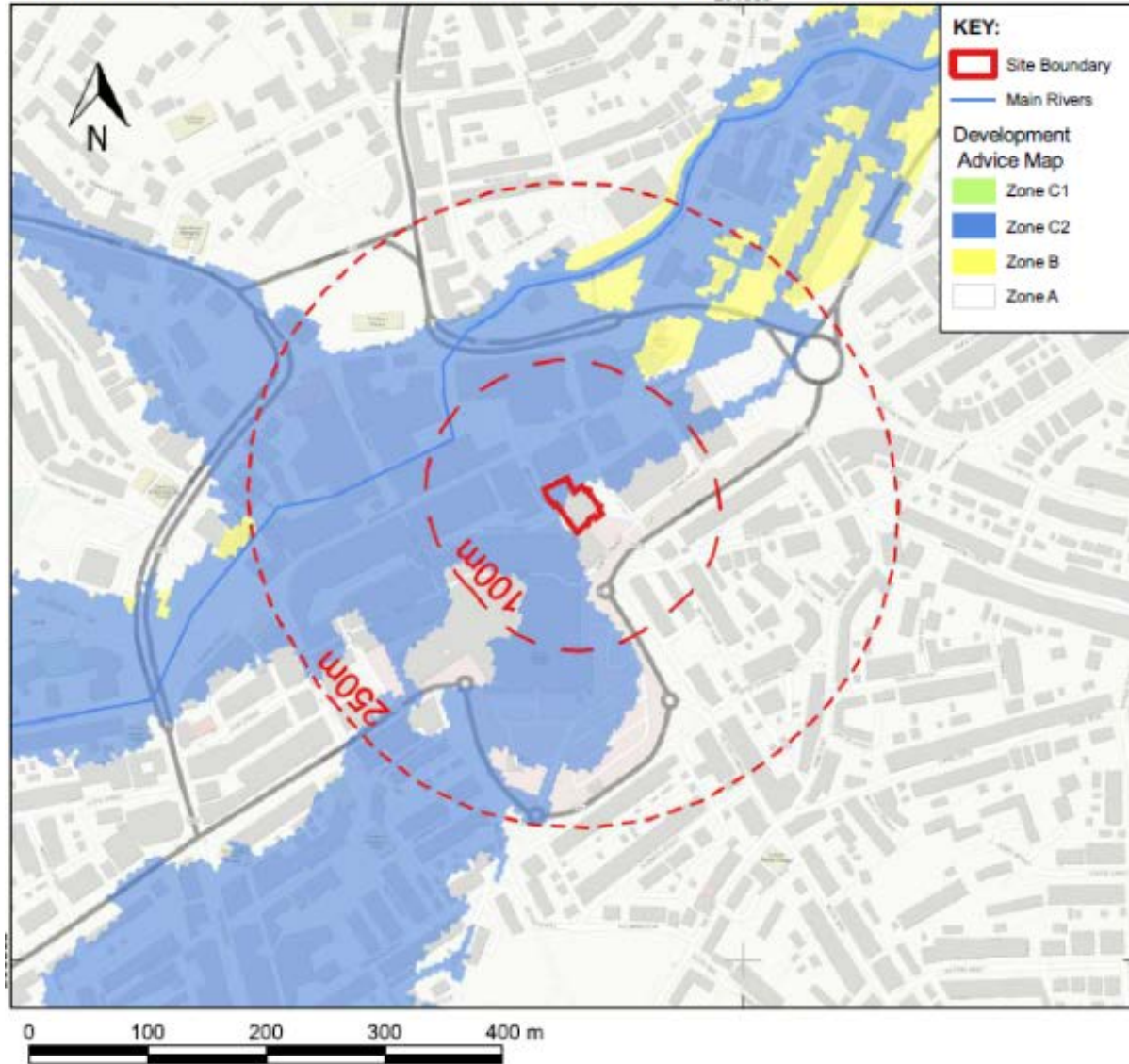
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NATURAL RESOURCES WALES (NRW) DEVELOPMENT ADVICE MAP

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GWRTHOD**

**APPLICATIONS
RECOMMENDED
FOR REFUSAL**



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**EITEMAU
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**ADDITIONAL
ITEMS FOR
DECISION**



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