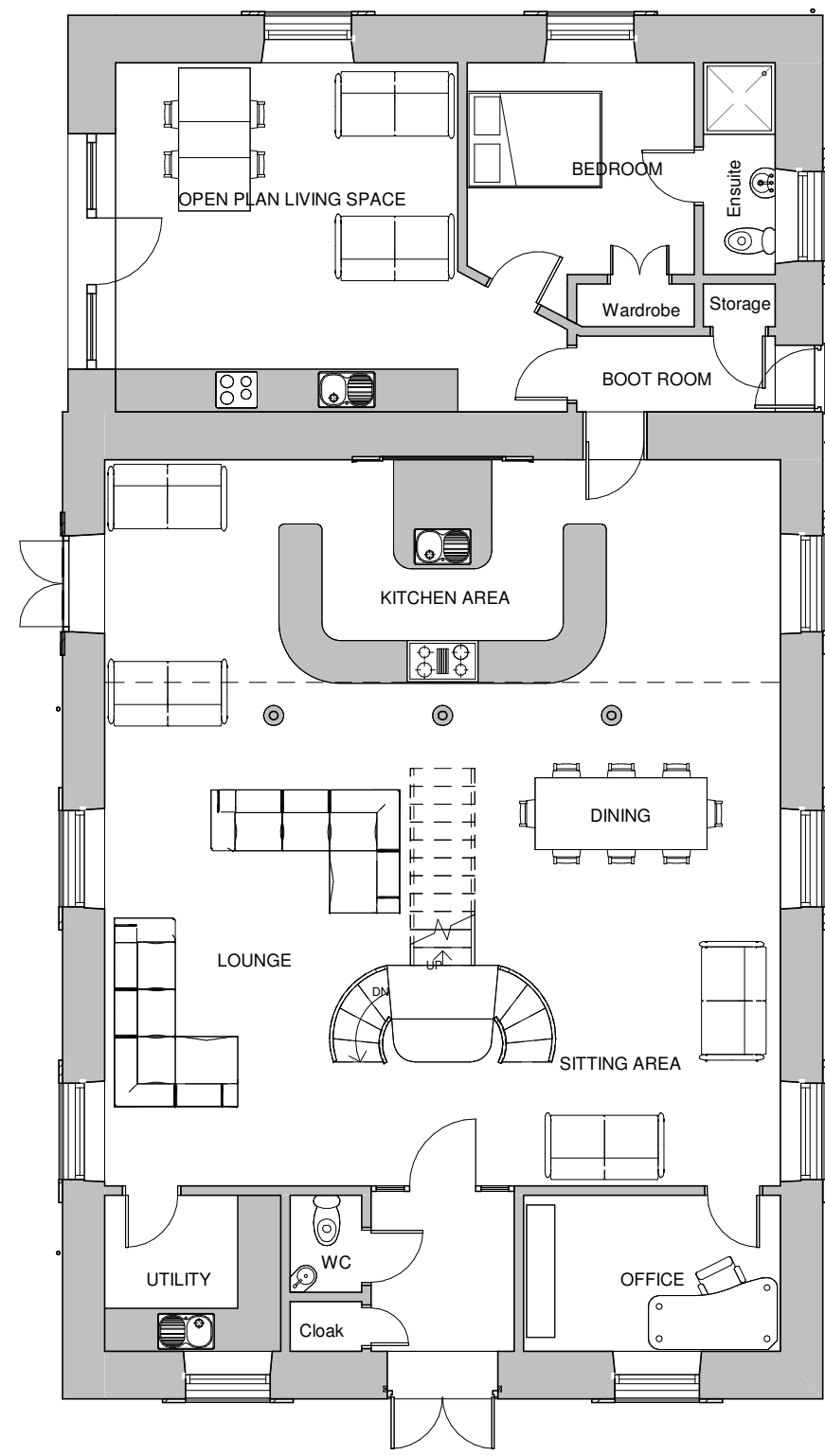
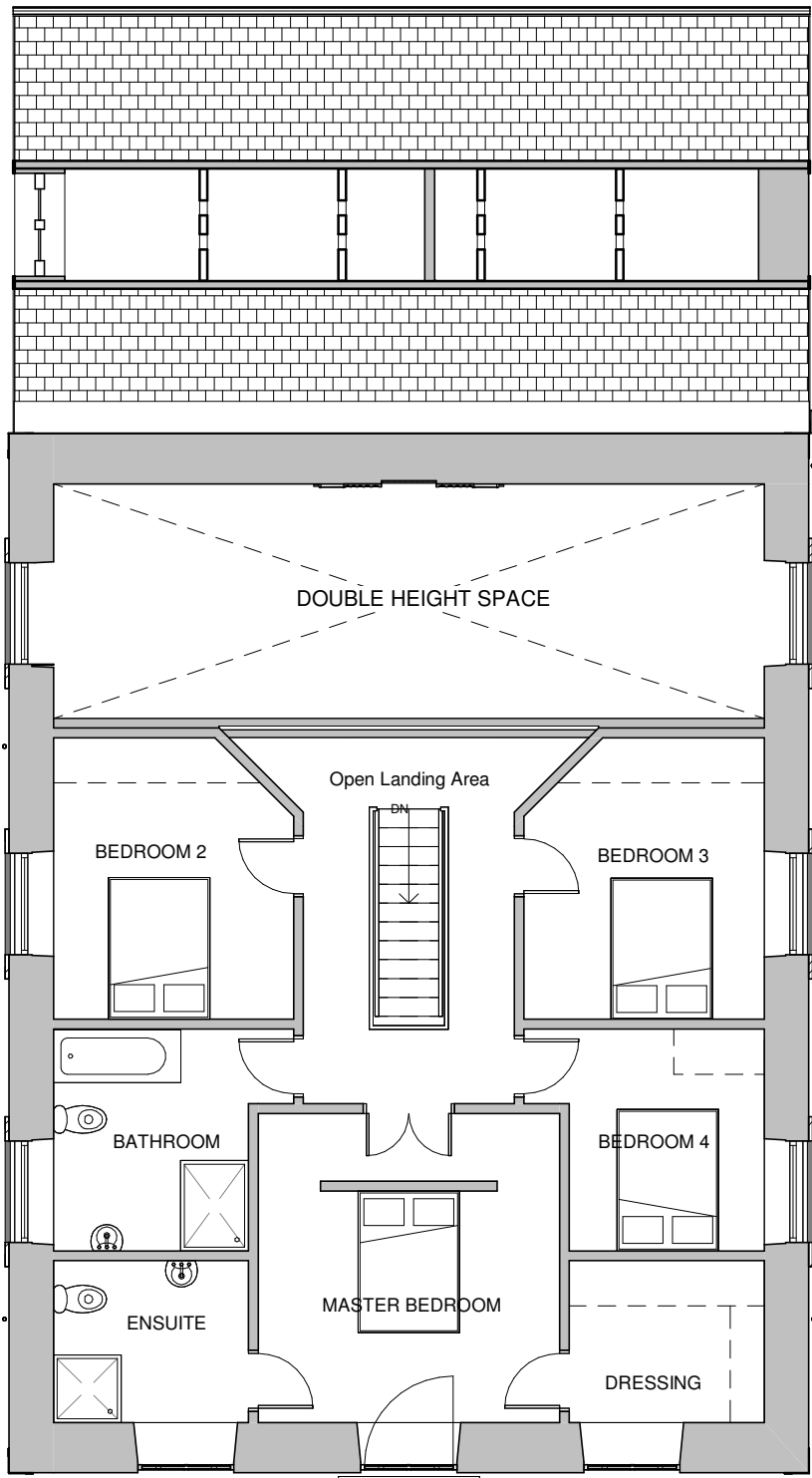
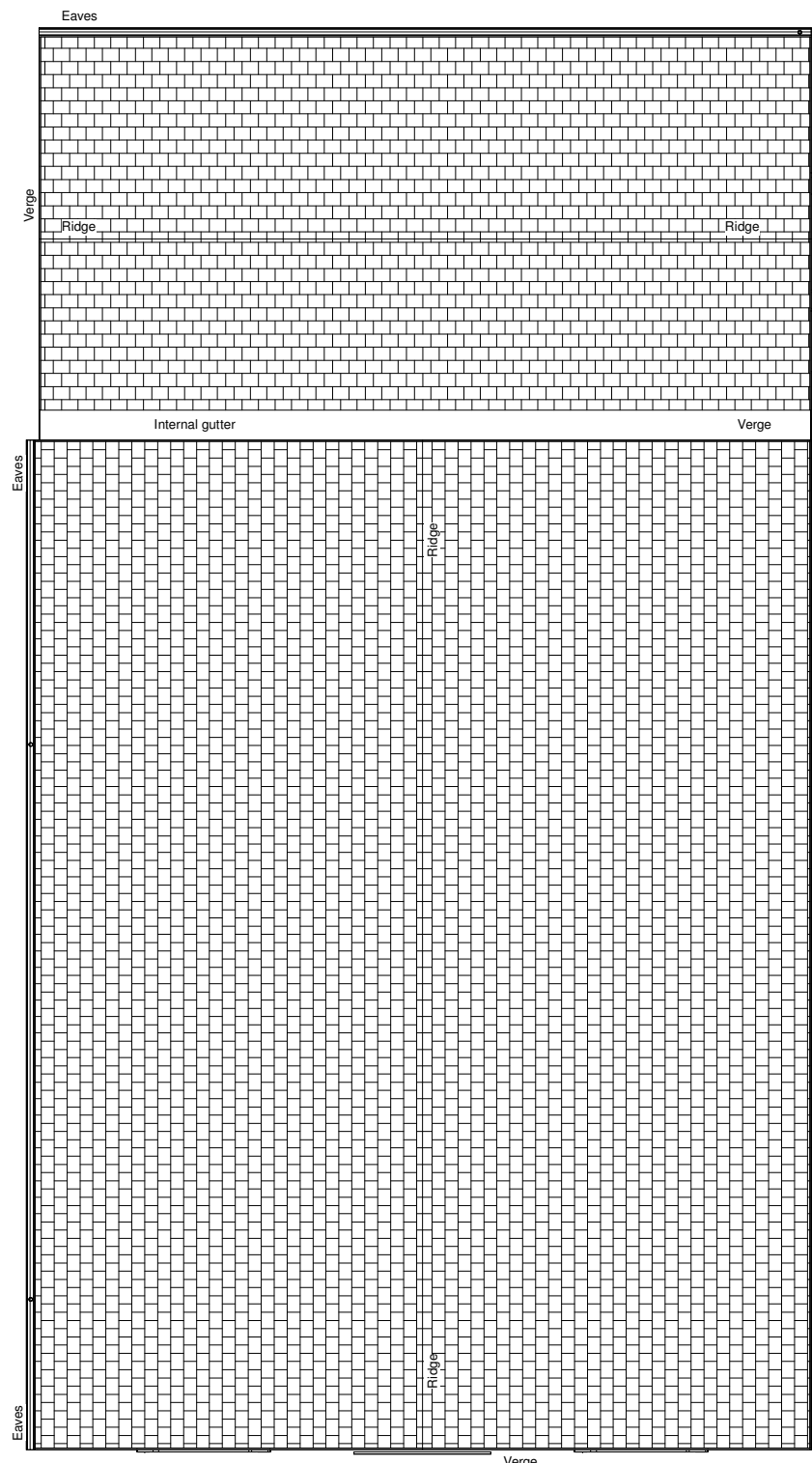




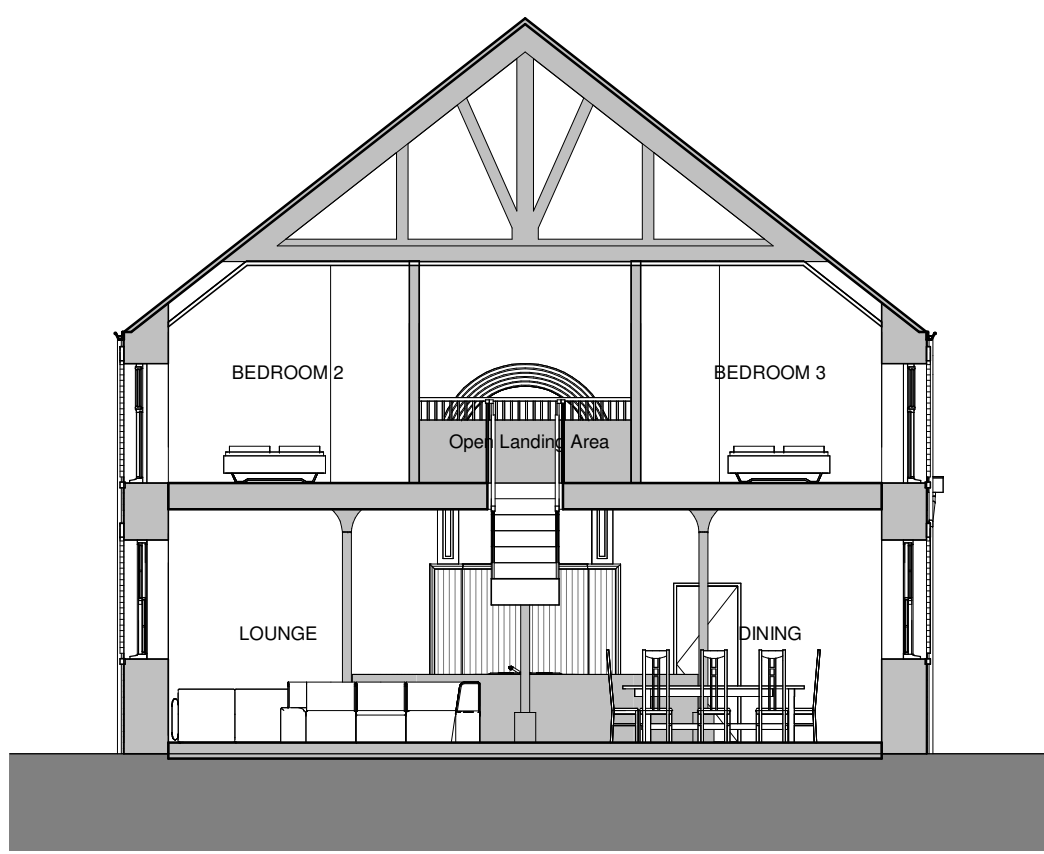
PROPOSED GROUND FLOOR
1 : 100



PROPOSED FIRST FLOOR
1 : 100



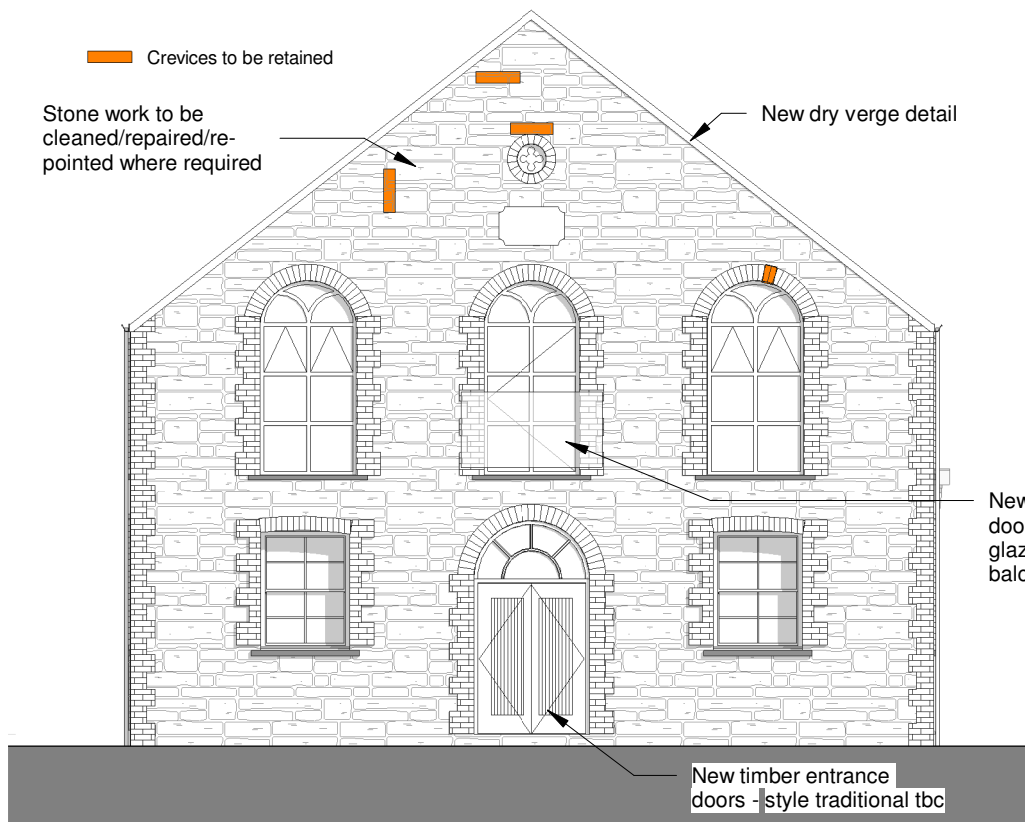
PROPOSED ROOF PLAN
1 : 100



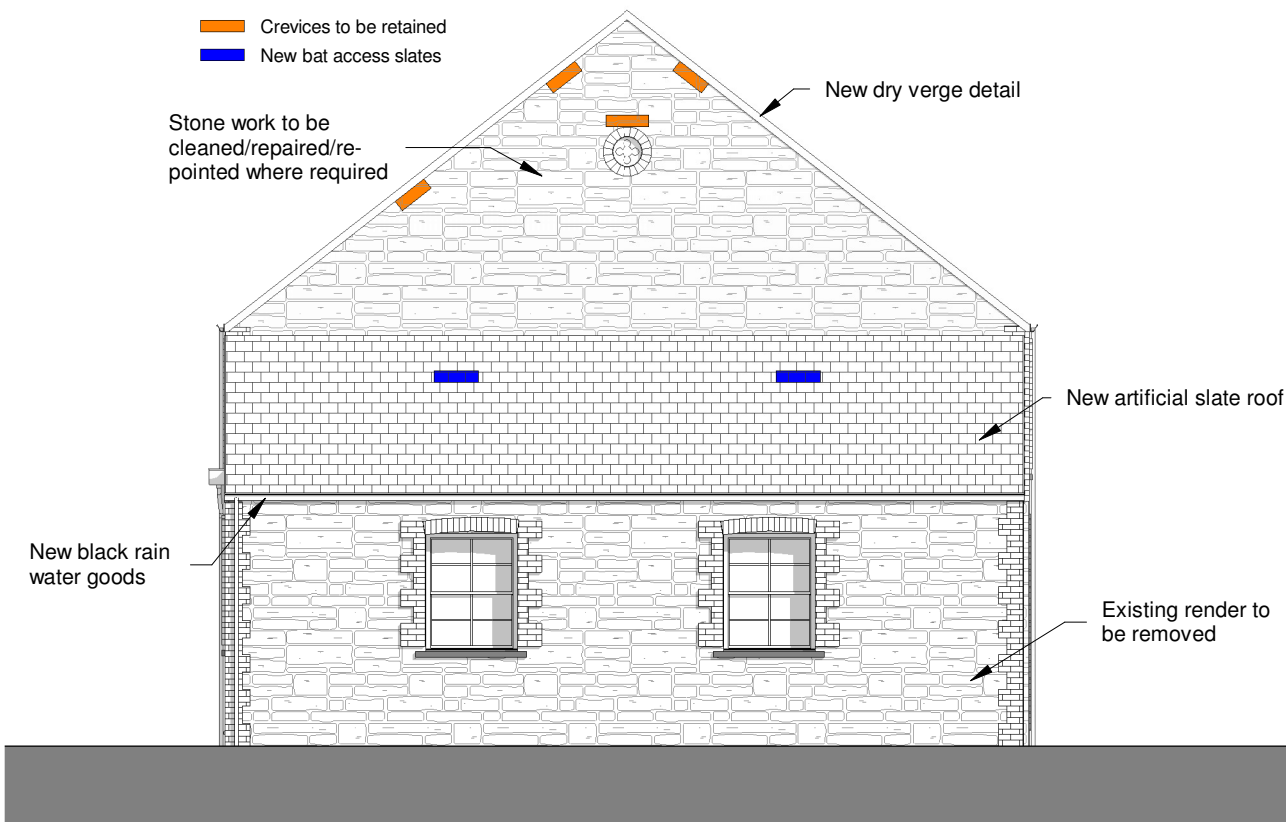
PROPOSED SECTION 1-1
1 : 100



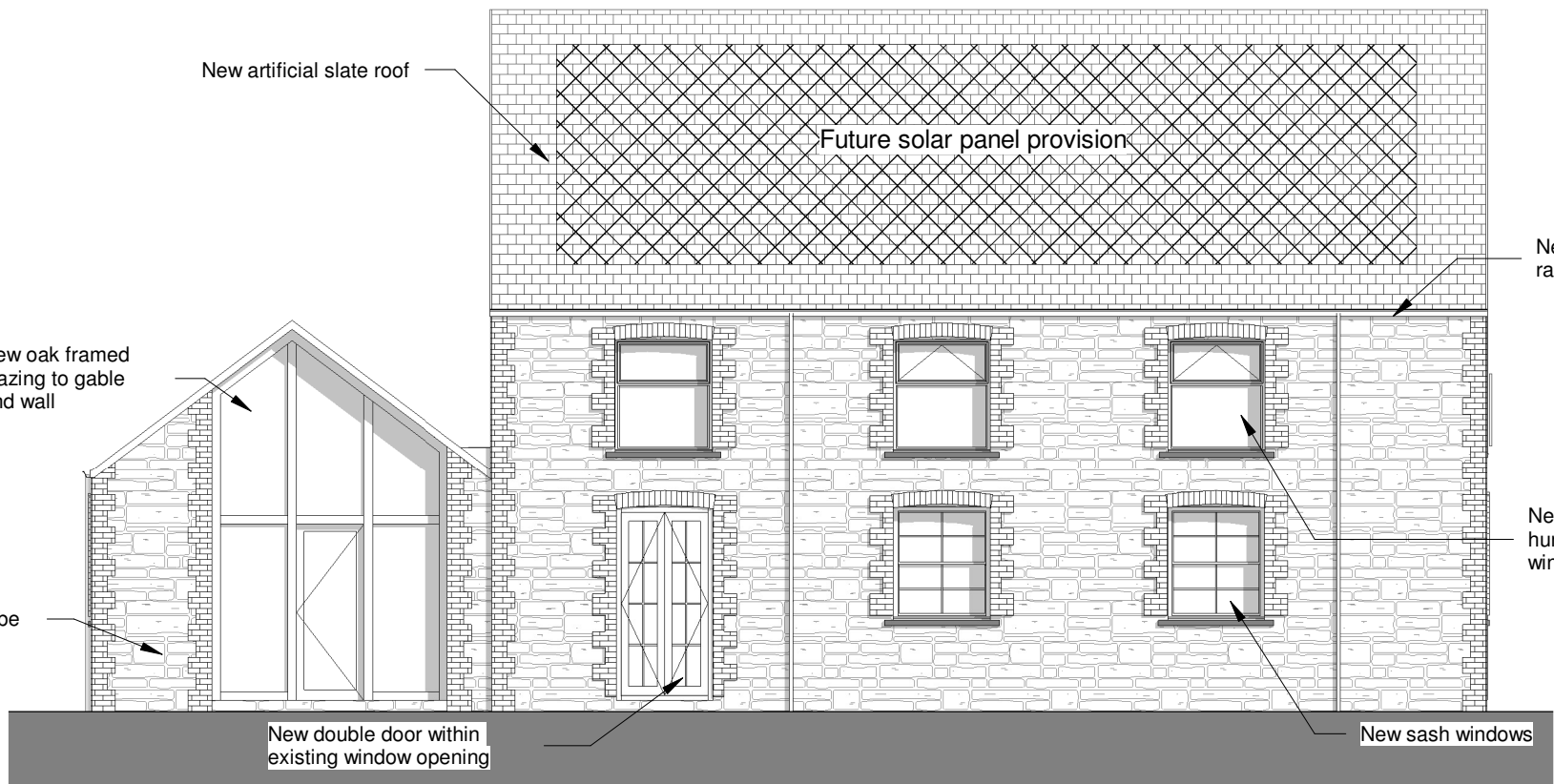
PROPOSED SECTION 2-2
1 : 100



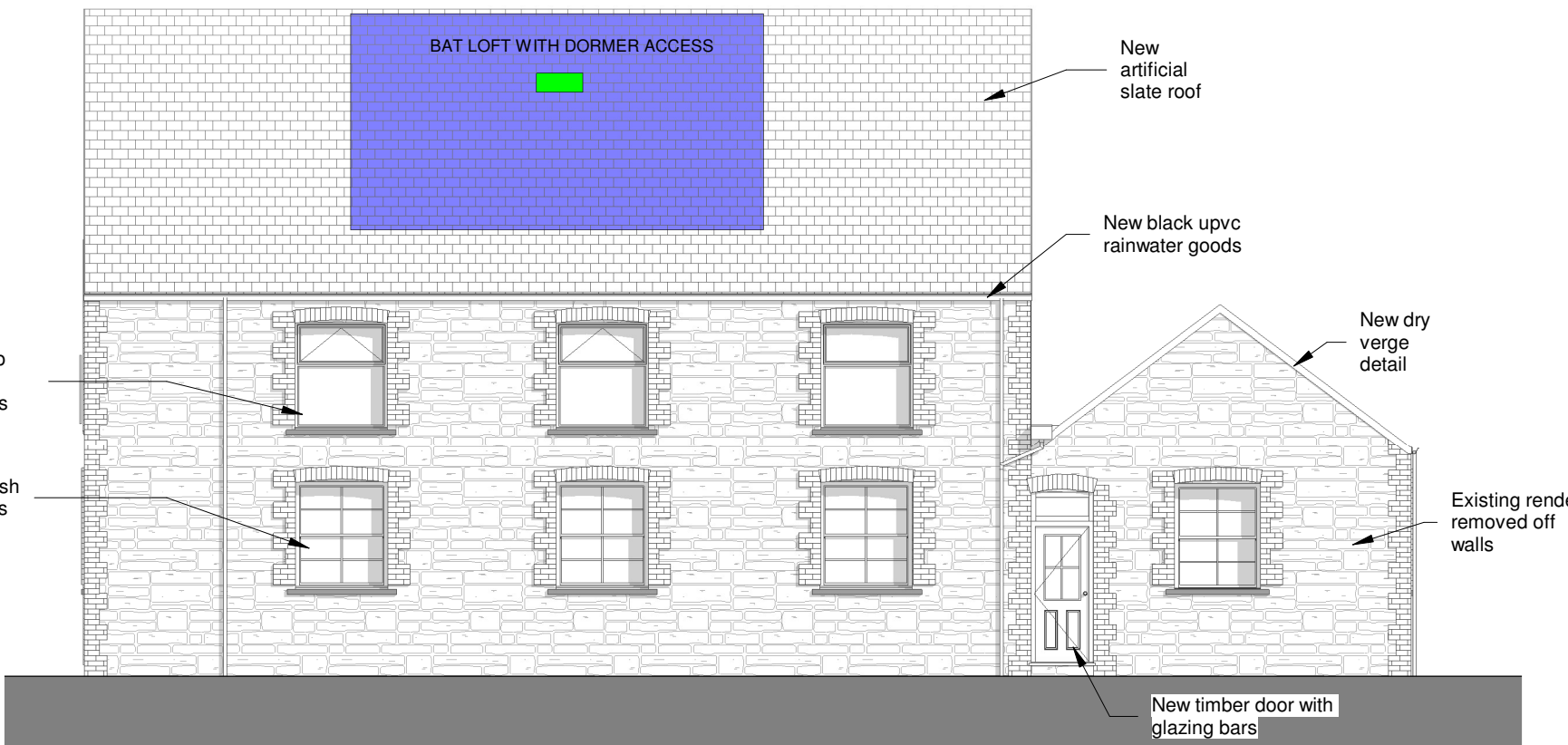
PROPOSED FRONT ELEVATION
1 : 100



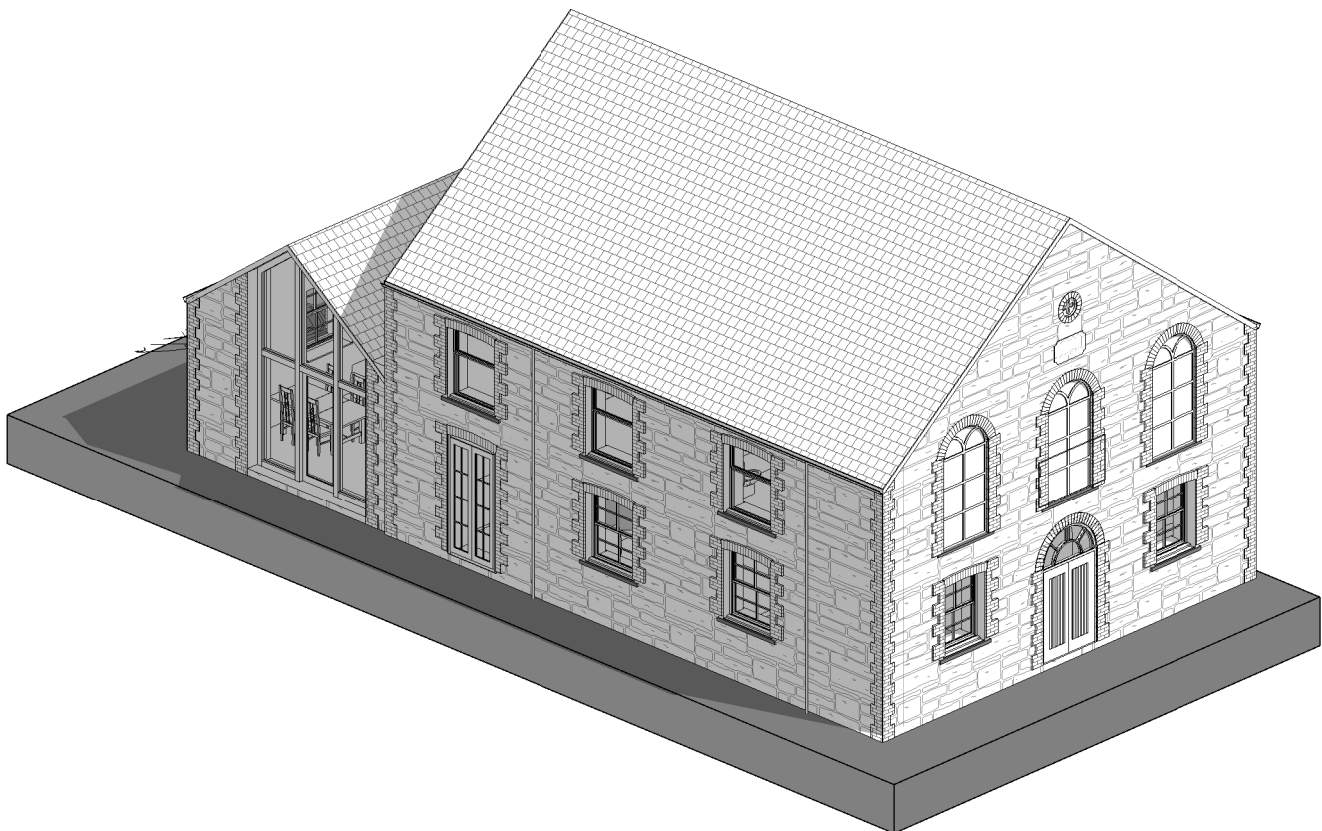
PROPOSED REAR ELEVATION
1 : 100



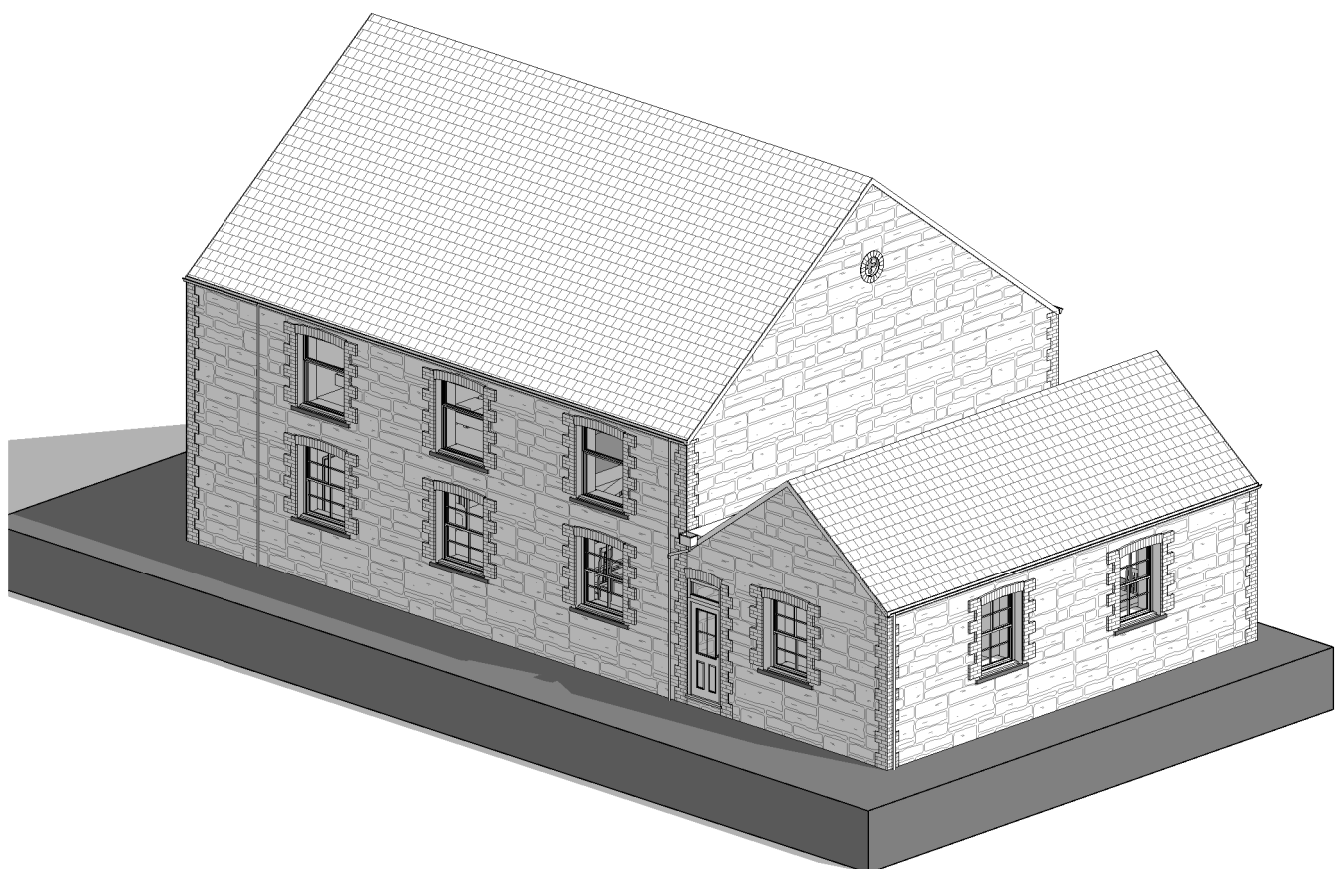
PROPOSED SIDE ELEVATION 1
1 : 100



PROPOSED SIDE ELEVATION 2
1 : 100



3D View 1



3D View 2

Materials:

External Walls:
Existing stone external walls with brickwork features to be cleaned up, repaired and re-pointed where required.
Existing rendered walls to have render removed and any stonework cleaned, repaired and re-pointed as necessary.
If stonework is not existent below existing render. A new through colour, smooth render is to be provided as an alternative.

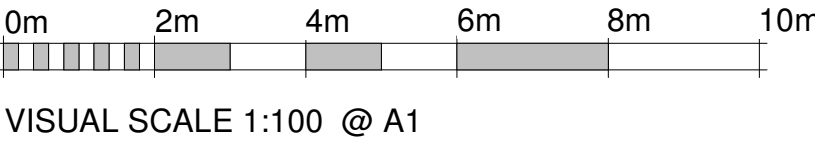
Windows:
New sash windows with glazing bars to be provided at ground floor, with new top hung opening windows at first floor. Colour to be white or pale blue tbc.
Annex building to have new oak framed, full height glazing to gable end

Doors:
New entrance door to match existing
New glazed double door provided to side elevation giving access to garden area. White or pale blue tbc
Rear door to annex to be replaced with white or pale blue.
First floor double door to master bedroom with glazed Juliet externally

Roof:
New roof to be provided with artificial slate tiles

Rainwater goods:
Existing fascias to be removed. Gable end walls to have new dry verge details provided.
New upvc gutters and down pipes to be provided in black

Boundary Treatment:
Masonry walls with hedgrows/trees to remain
New internal timber fencing to be provided to separate public and private access.
New opening and metal gate to be provided at the north end of the site for public access.
Existing access through stone wall to be increased in width to provide vehicle access, new dropped kerb to be provided. No gate to be provided to avoid waiting on public highway



Revision:	
A	Nov 2025 Bat mitigation measures indicated
Rev	Date Description
	
Client:	
Arran Booth	
Project Name:	
Capel Y Glyn, Heol Y Glyn, SA11 5BB	
Drawing Title:	
PROPOSED PLANS & ELEVATIONS	
Status:	PLANNING
Scale:	@A1
Project No:	RDM0063
Drawing No:	0004
Revision:	A
Date:	APR 2023