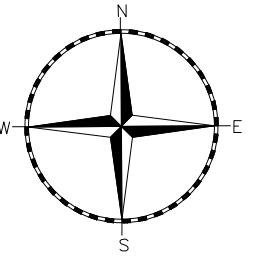
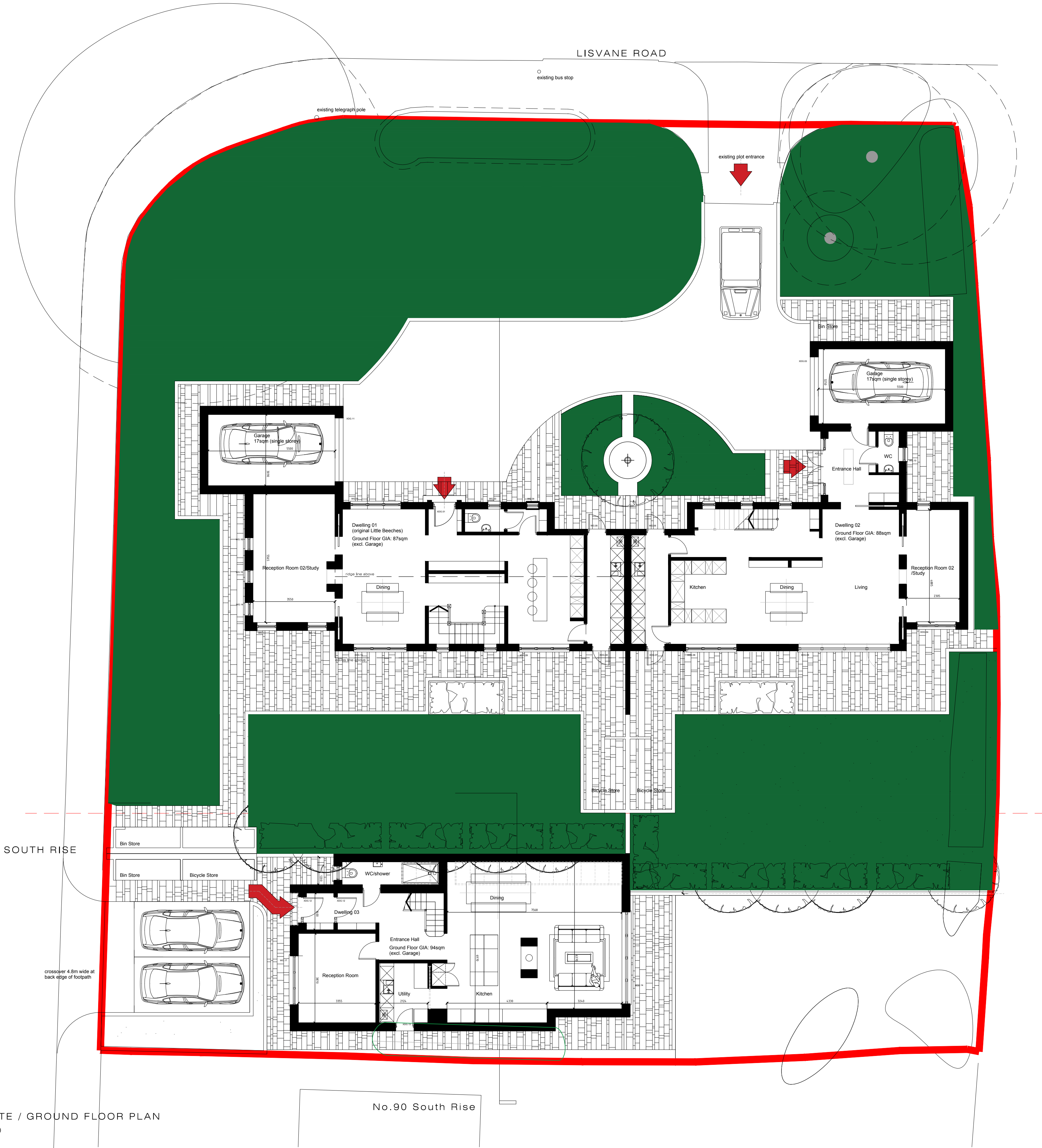


PROPOSED SITE / GROUND FLOOR PLAN
(Scale 1:100 @ A1)

ALL DIMENSIONS INDICATED TO BE CHECKED ON SITE
FOR PLANNING PURPOSES ONLY



THE DRAWINGS RELATE TO THE PROPOSALS
AT 'LITTLE BEECHES,' LISVANE ROAD,
CARDIFF.

FOR STRUCTURAL DETAILS PLEASE REFER
TO CLIENT APPOINTED STRUCTURAL
ENGINEERS DESIGN AND FULL
SPECIFICATION.

THE DRAWING HAS BEEN PRODUCED FOR
PLANNING PURPOSES ONLY.

CONTRACTOR MUST ENSURE A FULL
BUILDING CONTROL APPLICATION IS
SUBMITTED PRIOR TO COMMENCEMENT OF
ANY WORKS ON SITE.

ALL DEMOLITION WORKS SUBJECT TO
STRUCTURAL ENGINEERS APPROVAL AND
FULL DESIGN AND SPECIFICATION.

ALL PLANNING CONDITIONS TO BE
APPROVED PRIOR TO COMMENCEMENT OF
RELATED WORKS.

DRAINAGE DETAILS ARE INDICATIVE ONLY.
CLIENT APPOINTED SPECIALIST TO PROVIDE
DESIGN AND TO BE APPROVED BY BUILDING
CONTROL AND WELSH WATER - PRIOR TO
INSTALLATION.

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE, BEFORE COMMENCEMENT OF ANY
WORKS. ANY ANOMALIES MUST BE
REPORTED. DO NOT SCALE FROM
DRAWINGS.

F: SQ/SF/ Tree layout to Southern side of site adjusted to comply with
Arboricultural Impact Assessment, 12.02.2025.
E: SQ/SF/Dwelling 03 updated/02.12.2024
D: SQ/SF/Updated to coordinate window/door openings with
elevations/10.09.2024
C: SQ/SF/Updated in response to Planning Officer comments:
internal configuration changed to move habitable rooms to be front facing;
garage removed from new detached dwelling to improve relationship with
original house and single storey element reduced/simplified adjacent
no.90 South Rise; general adjustments to landscape to minimise space for
parking and maximise green space/31.08.2024
B: SQ/SF/Neighbouring property indicated/18.08.2024
A: SQ/SF/Issued for Planning/25.04.2024

REVISION NOTE:

DRAWING STATUS:

PLANNING

CLIENT:

Mr D. Lowe

PROJECT:

Little Beeches
Lisvane Road, Cardiff CF14 0SD

franks + toms
ARCHITECTS

DRAWING TITLE:

SITE/GROUND FLOOR PLAN
AS PROPOSED

JOB NUMBER:	BY:	CHK:	DATE:
4160	SQ	SF	JAN 2024
DRAWING NUMBER:	REV:	SCALE:	
(23) 200	F	1:100 @ A1	

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