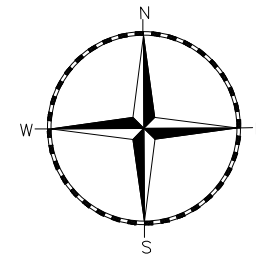


PROPOSED FIRST FLOOR PLAN  
(Scale 1:100 @ A1)

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/01.02.2025  
D: SQ/SF/Updated to coordinate window/door openings with  
elevations/10.06.2024  
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/01.08.2024  
B: SQ/SF/Neighbouring property indicated/18.06.2024  
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:

FIRST FLOOR PLAN  
AS PROPOSED

JOB NUMBER:	BY:	CHK:	DATE:
4160	SQ	SF	JAN 2024
DRAWING NUMBER:	REV:	SCALE:	
(23) 201	F	1:100 @ A1	

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