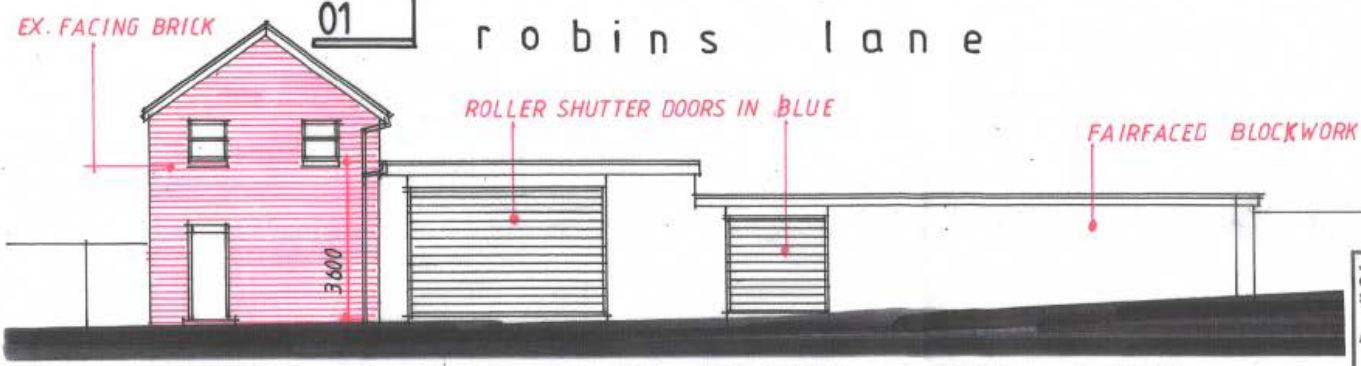


GROUND FLOOR PLAN 1:100



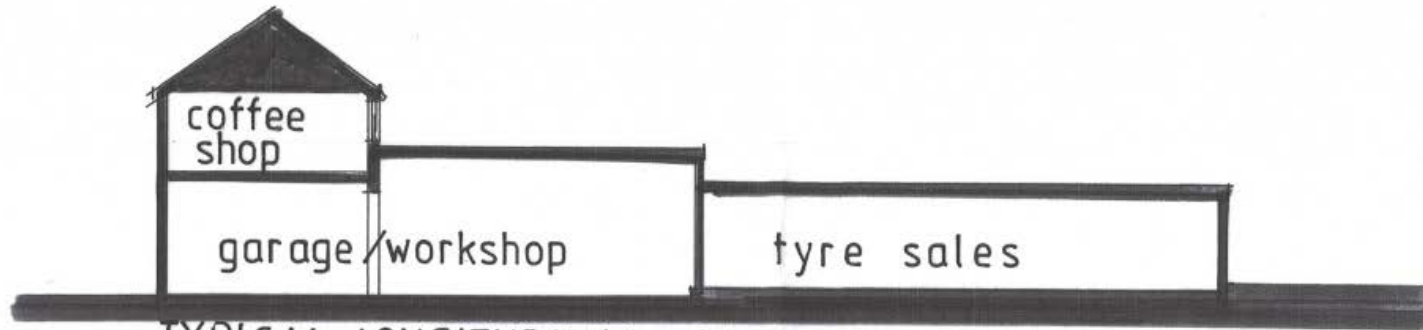
WEST ELEVATION TO ROBINS LANE 1:100

RECEIVED

30 JUN 2020

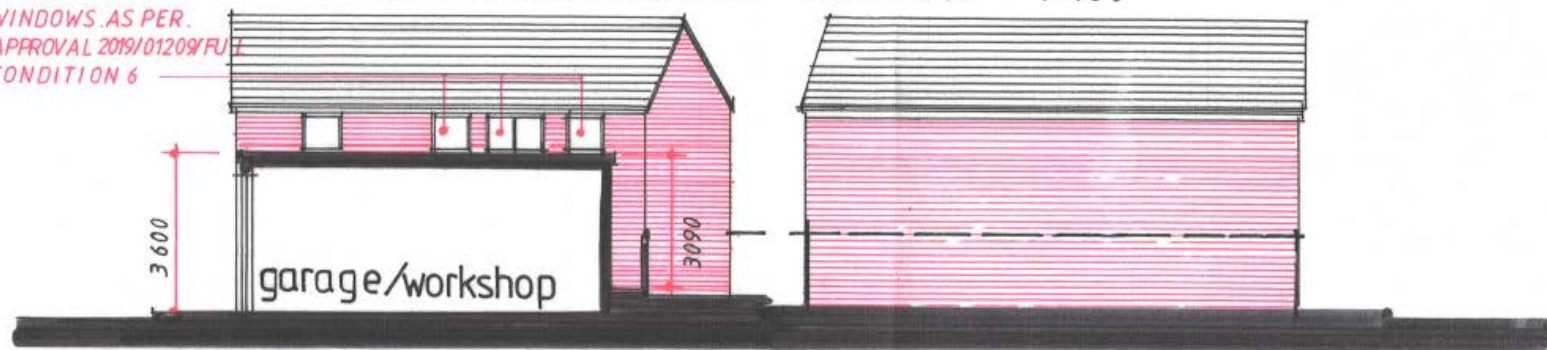
Regeneration and Planning

JOB TITLE: PROPOSED RETENTION AS BUILT OF GARAGE/WORKSHOP AND TYRE SALES UNIT AND COFFEE SHOP	
ADDRESS; THE WORKSHOP, ROBINS LANE, BARRY	
DRWG. TITLE; RETENTION DRAWING 1	
SCALES: 1:100@A3	DATE: JUNE 20
DRWG NO ; KAP/50	



TYPICAL LONGITUDINAL SECTION 1:100

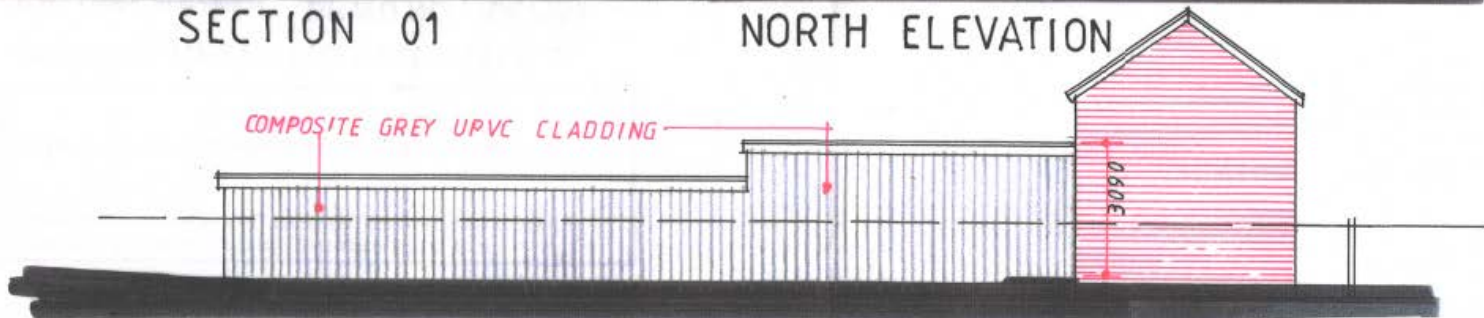
WINDOWS AS PER.  
APPROVAL 2019/01209/FUL  
CONDITION 6



SECTION 01

NORTH ELEVATION

RECEIVED  
30 MAR 2020  
Regeneration  
and Planning



EAST ELEVATION

JOB TITLE: PROPOSED RETENTION AS BUILT OF  
GARAGE/WORKSHOP AND TYRE SALES UNIT AND COFFEE  
SHOP  
ADDRESS: THE WORKSHOP, ROBINS LANE, BARRY

Site photograph 1 - The building prior to commencement of works



2020/00705/FUL – The Workshop, Robins Lane, Barry

Site photograph 2 – The building post completion



2020/00705/FUL – The Workshop, Robins Lane, Barry

Site photograph 3 – Street scene context



**2020/00705/FUL – The Workshop, Robins Lane, Barry**

Site photograph 4 – Front elevation



2020/00705/FUL – The Workshop, Robins Lane, Barry

Site photograph 5 - View from garden of No.9 Beverly Street (direction of No.11)



Site photograph 6 – View from No.9 Beverly Street (direction of No.7)



**2020/00705/FUL – The Workshop, Robins Lane, Barry**

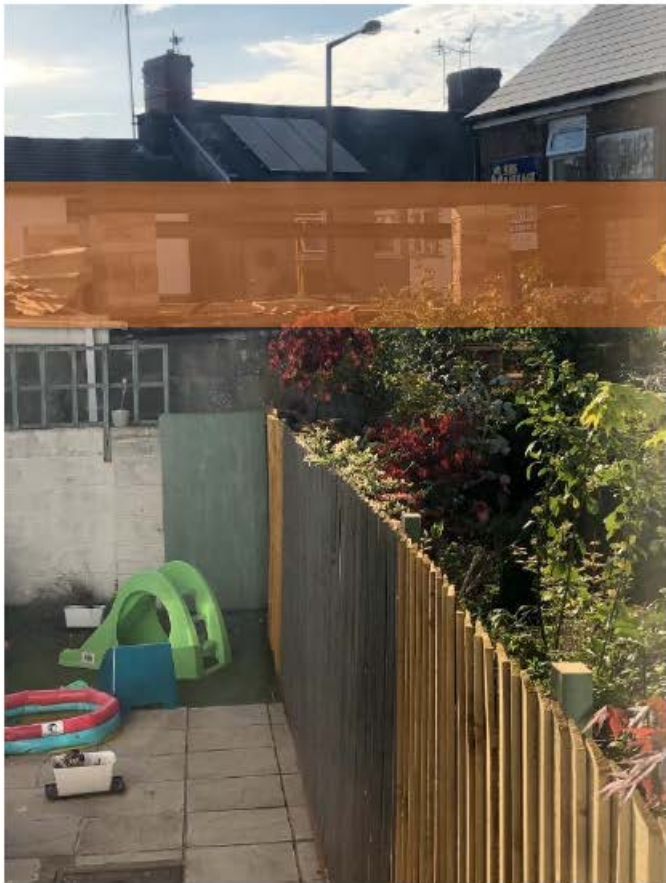


Site photograph 7 – View from living room window of No.9 Beverley Street



Photographs from A Knight, 9 Beverly Street (21.07.20)

Photos showing the construction and impact of the increased roof height. There is a significant increase in height which, now exceeds the height of the fence at the rear of both Numbers 7 and 9 Beverly Street. Previously, the roof and supporting walls were not visible.



The increase in height is shown here with the shaded box.



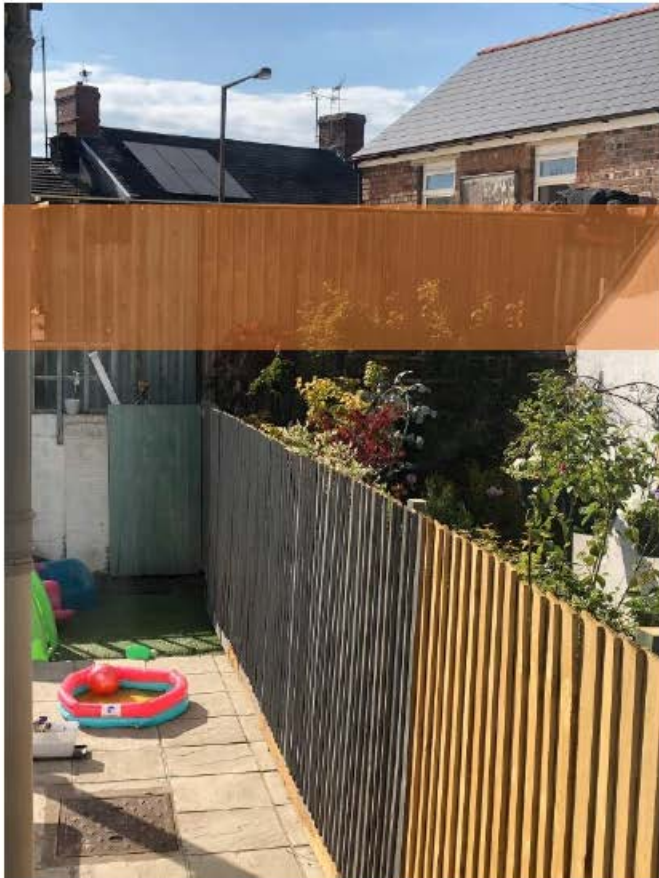
Photographs from A. Knight, 9 Beverly Street (21.07.20)

Photos showing the construction and impact of the increased roof height. There is an significant visual and environmental impact, due to the decrease in the number of daylight hours. The unfinished roof shown here indicates how the finished roof and walls, directly block light entering the garden at Number 9 Beverly Street.



Photographs from A. Knight, 9 Beverly Street (21.07.20)

Photos showing the construction and impact of the increased roof height. There is an significant visual and environmental impact, regardless of whether the corrugated or cladding finish has been applied.



The increase in height is shown here with the shaded box.



Photographs from A. Knight, 9 Beverly Street (21.07.20)

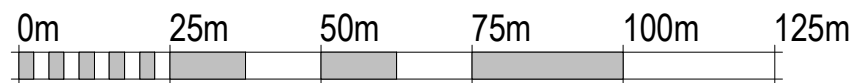
Continued from the previous page. You can see the detrimental impact on the view from the Living Room at Number 9 Beverly Street, both in terms of reduced light and the visual impact.

The wall that can be seen from the window was a clear view to residential homes opposite, prior to the existing alterations.



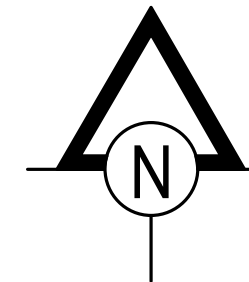


Ordnance Survey, (c) Crown Copyright 2017. All rights reserved. Licence number 100022432



VISUAL SCALE 1:1250 @ A3

NOTES  
 Do not scale this drawing.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is to be read in conjunction with all other relevant drawings and specifications.  
 The copyright of this drawing is vested in Harris Irwin Associates Ltd. and must not be copied or reproduced without his written consent of a Director.



2019/01177/FUL

Rev	Date	Description	Drawn By	Checked By
P2	10/09/20	Red line extended to include site access	RSW	RSW
P1	02/09/19	Preliminary Issue	RSW	RSW

**harrisirwin**  
 architects & designers

Aske Stables, Aske, Richmond, North Yorkshire. DL10 5HG  
 t: 01748 825675  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

**Project:**  
 Proposed Care Home  
 Sanderstead Port Road  
 Wenvoe  
 CF5 6AB

**Client:**

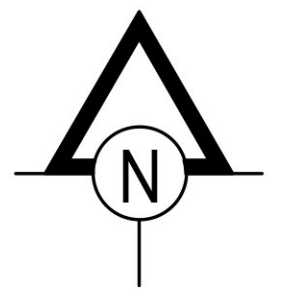
**Drawing Title:**  
 Location Plan

**For Review and Comment**

HIA Project Number	Scale @ A3	Suitability
2306	1 : 1250	S3

Project	Originator	Volume	Level	Type	Role	Number
2306	HIA	ZZ	XX	DR	A	01004

NOTES  
 Do not scale this drawing.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is to be read in conjunction with all other relevant drawings and specifications.  
 The copyright of this drawing is vested in Harris Irwin Associates Ltd. and must not be copied or reproduced without the written consent of a Director.



2019/01177/FUL

P11	10/09/20	Coordinated with Landscape Plan	RSW	RSW
P10	28/01/20	Roof Height Reduction	AC	RSW
P9	16/10/19	Amendments to Drawings	AC	RSW
Rev	Date	Description	Drawn By	Checked By

**harrisirwin**  
 architects & designers  
 Aske Stables, Aske, Richmond, North  
 Yorkshire. DL10 5HG  
 t: 01748 825675  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

**Project:**  
 Proposed Care Home  
 Sanderstead Port Road  
 Wenvoe  
 CF5 6AB

**Client:**

**Drawing Title:**  
 Proposed Site Layout

**For Planning Submission**

HIA Project Number 2306	Scale @ A1 1: 200	Suitability DO
Project 2306 - HIA - ZZ - XX - DR - A - 01001	Originator HIA	Volume ZZ
Level XX	Type DR	Revision A
Number 01001		



Proposed crossing point

3.5m offset from highway for cycle/pedestrian route if required

Proposed crossing point

Port Road

Winstone Brook

Safe Garden

Bike Store

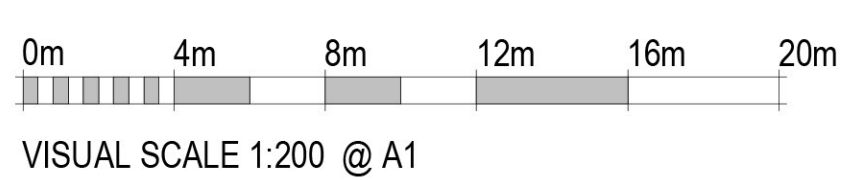
Service Yard

Buggy Store

Main Entrance

Safe Garden

Winstone Brook





### PLANT SCHEDULE

#### ORNAMENTAL TREE PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
Ai	Ailanthus incana	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
Af	Acer Freemanii 'Armstrong'	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
Li	Linderothia tulipifera fastigiatum	AS SHOWN	300-350 (h)	ROOTBALLED	--	--
Pc	Pyrus calleryana Chanticleer	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
Ps	Prunus Snow Goose	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
UN	Ulmus New Holborn	AS SHOWN	14-16 (g)	ROOTBALLED	--	--
Zs	Zelkova serrata Green Heart	AS SHOWN	14-16 (g)	ROOTBALLED	--	--

#### NATIVE TREE PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
Ac	Acer campestre	AS SHOWN	18-20 (g)	ROOTBALLED	--	--
Bp	Betula pendula	AS SHOWN	18-20 (g)	ROOTBALLED	--	--
Qr	Quercus robur	AS SHOWN	18-20 (g)	ROOTBALLED	--	--
Sau	Salix auriculata	AS SHOWN	18-20 (g)	ROOTBALLED	--	--

#### ESPALEIR FRUIT TREE PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Malus domestica	AS SHOWN	300-350 (h)	ROOTBALLED	--	--

(To be confirmed & approved by landscape architect once availability has been confirmed)

#### ORNAMENTAL HEDGEROW PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
BS	Buxus sempervirens	5 km	40 - 60(h)	CON	--	--

#### NATIVE HEDGEROW PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Corylus avellana 80%	5 km	80 - 100(h)	CON	--	--
AS KEY	Acer campestre 20%	5 km	80 - 100(h)	CON	--	--

(Planted as double staggered rows 500mm apart)

#### SHRUBS/PERENNIALS

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
BS	Blechnum spicant	4 spm	30 - 40 (h)	CON	--	--
CF	Cytisium fortunei	4 spm	30 - 40 (h)	CON	--	--
CsMF	Cornus sanguinea M. Fire	2 spm	40 - 60 (h)	CON	--	--
CsP	Cornus alboblanca Flamingo	3 spm	40 - 60 (h)	CON	--	--
CIA	Chionodoxa lucida Spig. Snowdrop	3 spm	40 - 60 (h)	CON	--	--
Cl	Claytonia sibirica Spig. Snowdrops	4 spm	30 - 40 (h)	CON	--	--
Et	Euonymus fortunei Spig. Candy	4 spm	30 - 40 (h)	CON	--	--
Gm	Gardenia mac. Silver's Variety	6 spm	30 - 40 (h)	CON	--	--
Hd	Hydrangea paniculata Borsari	2 spm	40 - 60 (h)	CON	--	--
HAG	Hebe 'Autumn Glory'	4 spm	30 - 40 (h)	CON	--	--
Hs	Hebe nivalis	4 spm	30 - 40 (h)	CON	--	--
LH	Lavandula angustifolia 'Hidol'	4 spm	30 - 40 (h)	CON	--	--
LaH	Leucostoe Scaevola Zaidi	4 spm	30 - 40 (h)	CON	--	--
Mc	Molinsia caerulea 'Weidbraut'	3 spm	30 - 40 (h)	CON	--	--
Me	Mahonia eur. garq. 'Soft carpet'	3 spm	30 - 40 (h)	CON	--	--
PBB	Phormium Tenax Baby	4 spm	30 - 40 (h)	CON	--	--
PIOL	Prunus laurocerasus Otto Luyken	3 spm	30 - 40 (h)	CON	--	--
Rp	Rhododendron hybridum	3 spm	30 - 40 (h)	CON	--	--
Rp	Rhododendron 'Pendant Hybrid'	3 spm	30 - 40 (h)	CON	--	--
Ro	Rosa rugosa officinalis	4 spm	30 - 40 (h)	CON	--	--
Sh	Sansecozia hookeriana stigma	3 spm	30-40 (h)	CON	--	--
Sep	Salvia officinalis purpurascens	5 spm	30-40 (h)	CON	--	--

#### BULB PLANTING

ABBRV	SPECIES & PERCENTAGE IN MIX	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Allium nemorosum (25%) Crocus 'Jeanne d'Arc' (25%) Eranthis hiemalis (15%) Galanthus nivalis (20%) Viole hibernica (15%)	20 per sqm	--	BULB	--	--

#### BULB PLANTING

ABBRV	SPECIES & PERCENTAGE IN MIX	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Allium nemorosum (25%) Crocus 'Jeanne d'Arc' (25%) Eranthis hiemalis (15%) Galanthus nivalis (20%) Viole hibernica (15%)	20 per sqm	--	BULB	--	--

#### RAIN GARDEN PLANTING

ABBRV	SPECIES & PERCENTAGE IN MIX	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Calamagrostis brachyotcha (25%) Carex pseudocyperus (15%) Drosera filix-mas (15%) Melicope latifolia (10%) Iris pseudacorus (10%) Zantedeschia aethiopica (25%)	4 per sqm	--	BULB	--	--

#### NATIVE HEDGEROW PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Corylus avellana	5 km	80 - 100(h)	BR	--	--

(Planted as double staggered rows 500mm apart)

#### ACOUSTIC FENCE PLANTING

ABBRV	SPECIES	DENSITY	HEIGHT/GIRTH (cm)	ROOT COND.	POT SIZE	TOTAL
AS KEY	Hebe hibernica	3 km	80 - 100(h)	CON	--	--

(Planted at base of acoustic fence on both sides)

- ### LANDSCAPE KEY:
- EXISTING BOUNDARY HEDGEROW & ASSOCIATED TREES (Thin spots / gaps to be infilled with new native planting. Refer to plant schedule for species / densities)
  - PROPOSED ORNAMENTAL TREE PLANTING (Refer to schedule for species)
  - PROPOSED NATIVE TREES (Refer to schedule for species)
  - PROPOSED ESPALIER FRUIT TREES (Refer to schedule for species)
  - PROPOSED BULB PLANTING (Refer to schedule for species/densities)
  - PROPOSED WILDFLOWER 1 (Emorsgate EM1 - Wildflower Mix)
  - PROPOSED WILDFLOWER 2 (Emorsgate EM2 - Wetland Wildflower Mix)
  - PROPOSED SHRUB PLANTING (Refer to schedule for species/densities)
  - PROPOSED TURF AREAS (To be Rowleyn Mediation or similar approved)
  - PROPOSED NATIVE HEDGEROWS (Refer to schedule for species/densities)
  - PROPOSED RAIN GARDEN SURFACED WITH PEBBLE SCREE WITH FEATURE TO ENGINEER'S SPECIFICATIONS (Shallow depression within rain garden to engineer's specifications)
  - PROPOSED TARMAC
  - PROPOSED VEHICLE THRESHOLD (Tobemore Tegula Setts. Size: 140x140x50mm. Colour: Slate. Laid: Soldier course)
  - PROPOSED RESIN BOUND AGGREGATE FOOTPATHS WITH ALUMINIUM EDGING. COLOUR: GOLDEN
  - PROPOSED BLOCK PAVED FOOTPATHS (Tobemore Shabron Block Pavours. Size: 208x135x50mm. Colour: Natural)
  - PROPOSED PATIO PAVING (Tobemore Textured Flag Pavours. Size: 450x450x50mm. Colour: Buff)
  - PROPOSED PARKING BAY PAVING (Tobemore Hydropave Fusion. Size: 200x100x80mm. Colour: Silver)
  - PROPOSED CIRCULAR FEATURE PAVING (Paving to be Tobemore Tegula Circle. Colour: Charcoal)
  - PROPOSED WoodBlocX Planter FOR RESIDENTS OWN USE
  - PROPOSED TIMBER BENCHES (Size and type to be agreed)
  - PROPOSED 1.8m HIGH CLOSE BOARDED TIMBER FENCE
  - PROPOSED 1.2 HIGH BALL TOP RAILINGS (Type to be agreed)
  - PROPOSED 2.0m ACOUSTIC FENCE (Both sides of fence to be planted with climbing plants. Refer to plant schedule for species / densities)
  - PROPOSED 1.2m HIGH TIMBER POST & RAIL FENCE



**Notes:**

To avoid any damage associated with construction operations, all soft landscape works are to be undertaken during the first available planting season following practical completion of the hard landscaping.

All planting stock shall be to BS3936:1992 - Nursery Stock - Part 1. Refer to specification & management plan for planting & aftercare details.

Proposed ornamental trees to be set a minimum of 1m back from carriageway

Proposed native trees within open ground to be planted with moving guards.

This drawing was produced at 1:250 @ A1 and is a colour drawing. Do not rely on reduced or monochrome copies

2019/01177/FUL

B Acoustic fence and planting added AMP 06.11.20

TDA THE GRANARY NEWLAND FAWR FARM LLANGAN CF35 5DN TEL: 01446 789367

CLIENT CASTLEOAK

DRAWING NUMBER TDA 2550 02 SCALE 1:200 @ A0

DRAWN RHC/AMP DATE JULY 2020

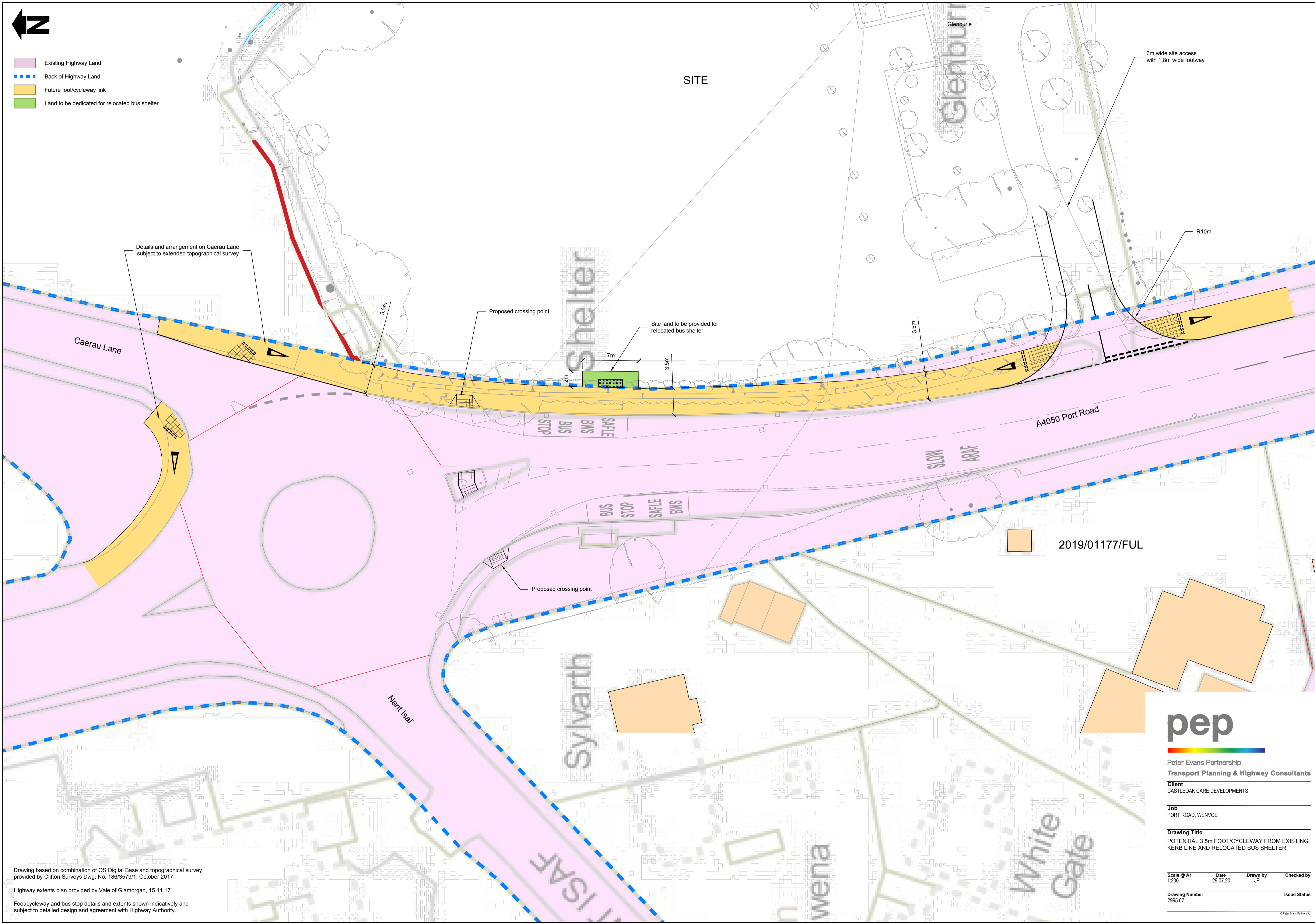
PROJECT GLENBURNIE, WENVOE

DRAWING TITLE DETAILED LANDSCAPE & BOUNDARY PROPOSALS WITH PROPOSED CYCLEWAY





- Existing Highway Land
- Back of Highway Land
- Future foot/cycleway link
- Land to be dedicated for relocated bus shelter



Details and arrangement on Caerau Lane subject to extended topographical survey

Proposed crossing point

Site land to be provided for relocated bus shelter

6m wide site access with 1.8m wide footway

R10m

Caerau Lane

Shelter

A4050 Port Road

SLOW ARAF

2019/01177/FUL

STOP BUS SAFE BMS

STOP BUS SAFE BMS

Proposed crossing point

Sylvarth

Nant leaf

ISAF

wena

White Gate

**pep**

Peter Evans Partnership  
Transport Planning & Highway Consultants

Client  
CASTLEOAK CARE DEVELOPMENTS

Job  
PORT ROAD, WENVOE

Drawing Title  
POTENTIAL 3.5m FOOT/CYCLEWAY FROM EXISTING KERB LINE AND RELOCATED BUS SHELTER

Scale @ A1 1:200 Date 29.07.20 Drawn by JP Checked by

Drawing Number 2995.07 Issue Status

Drawing based on combination of OS Digital Base and topographical survey provided by Clifton Surveys Dwg. No. 186/3579/1, October 2017

Highways extents plan provided by Vale of Glamorgan, 15.11.17

Foot/cycleway and bus stop details and extents shown indicatively and subject to detailed design and agreement with Highway Authority.

NOTE: REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HMSO. © CROWN COPYRIGHT LICENCE NO. 100009897

0m 2.5m 5m 7.5m 10m 12.5m

VISUAL SCALE 1:125 @ A1

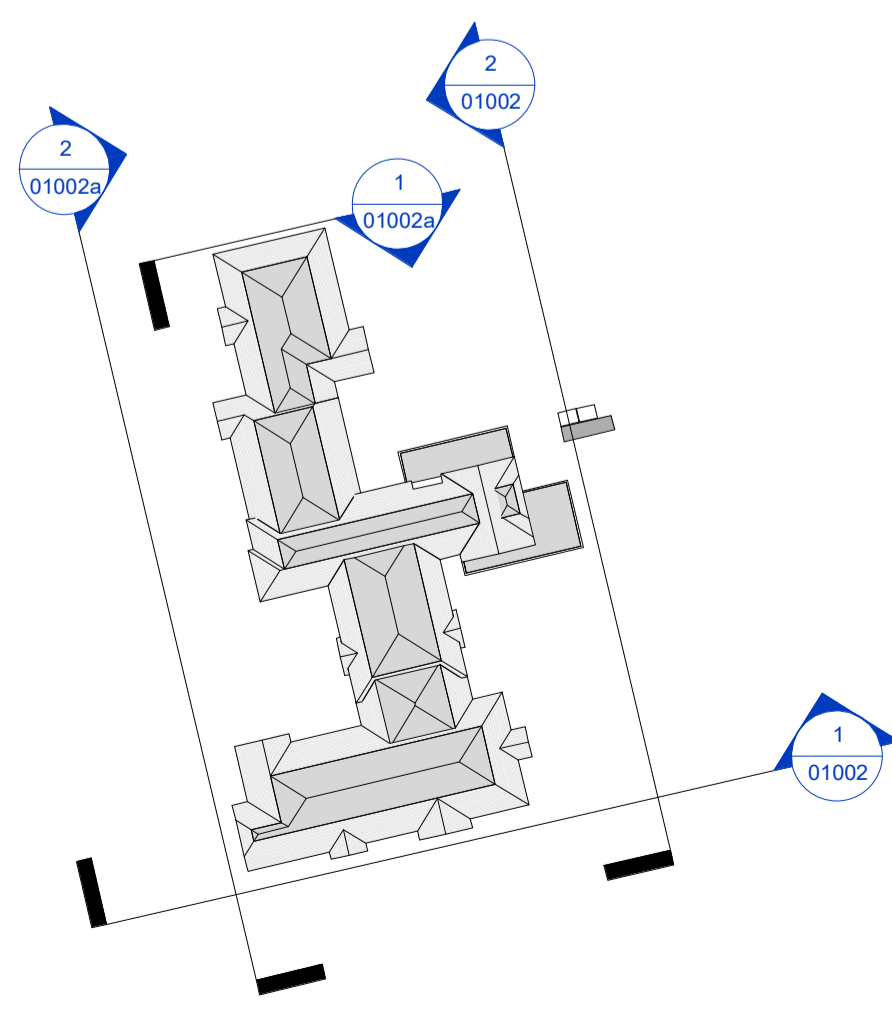
NOTES  
 Do not scale this drawing.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is to be read in conjunction with all other relevant drawings and specifications.  
 The copyright of this drawing is held in Harris Irwin Associates Ltd. and must not be copied or reproduced without the written consent of a Director.



**1 South Elevation**  
1 : 125



**2 East Elevation**  
1 : 125



**5 27001-Key**  
1 : 1000

2019/01177/FUL

Rev	Date	Description	Drawn	Checked	By
PT	28/1/20	Roof Height Reduction	AC	RSW	
PE	16/10/19	Amendments to Drawings	AC	RSW	
PS	16/09/19	Issued for Planning Submission	RSW	RSW	
PL	16/05/19	Issued following comment	AC	RSW	
P3	16/04/18	Full Draft Issue For Comment	AC	RSW	

**harrisirwin**  
 architects & designers  
 Aske Stables, Aske, Richmond, North Yorkshire, DL10 5HG  
 t: 01483 826675  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

Project:  
 Proposed Care Home  
 Sanderstead Port Road  
 Wierwoe  
 CF5 6AB  
 Client: **castleoak**

Drawing Title:  
 Proposed Elevations (Sheet 1 of 2)

**For Planning Submission**

MRP/Draw Number	Drawn By	Scale
2306	As indicated	D0

Project	Originator	Version	Level	Type	Scale	Number
2306	HIA	ZZ	XX	DR	A	01002

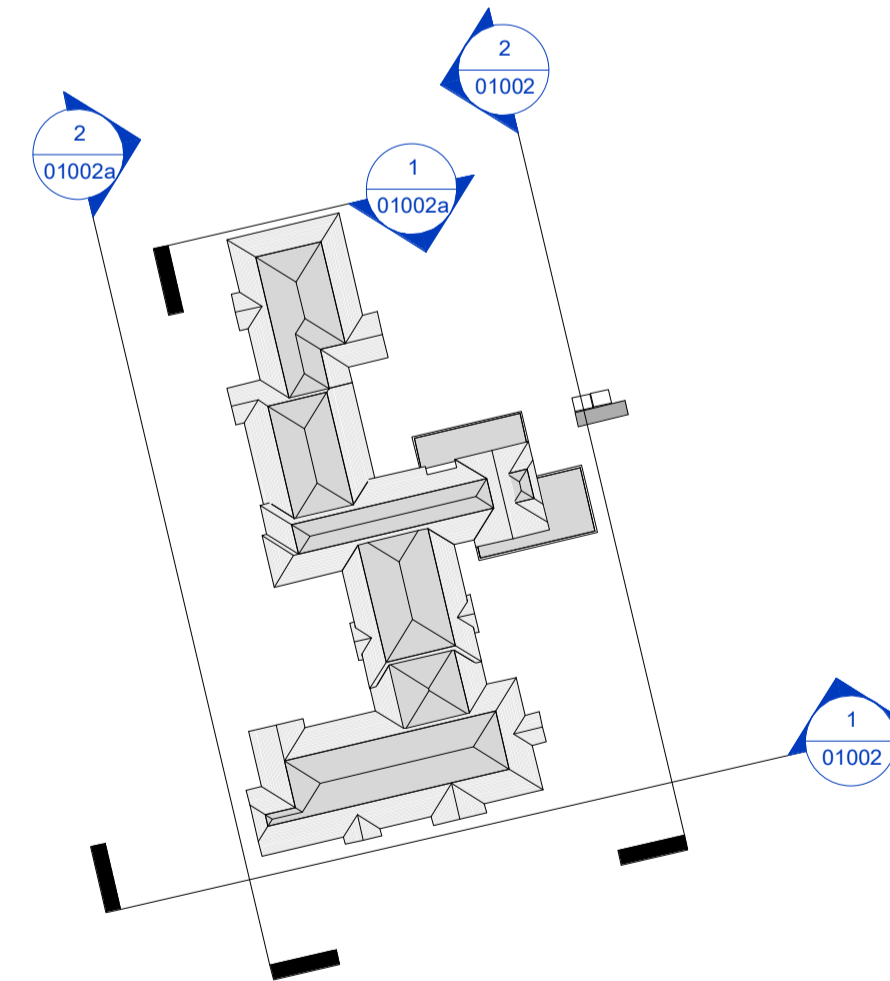
NOTES  
 Do not scale this drawing.  
 All dimensions are in millimetres unless stated otherwise.  
 This drawing is to be read in conjunction with all other relevant drawings and specifications.  
 The copyright of this drawing is vested in Harris Irwin Associates Ltd. and must not be copied or reproduced without the written consent of a Director.



**2 West Elevation**  
 1 : 125



**1 North Elevation**  
 1 : 125



2019/01177/FUL

**3 27001-Key Copy 1**  
 1 : 1000

Rev	Date	Description	Drawn By	Checked By
PT	28/1/20	Roof Height Reduction	AC	RSW
PE	16/10/19	Amendments to Drawings	AC	RSW
PS	16/09/19	Issued for Planning Submission	RSW	RSW
PL	16/05/19	Revised following comment	AC	SI
P3	16/04/19	Full Draft Issue For Comment	AC	SI

**harrisirwin**  
 architects & designers  
 Aske Stables, Aske, Richmond, North Yorkshire, DL10 5HG  
 t: 0148 826675  
 e: enquiries@harrisirwin.com  
 w: www.harrisirwin.com

Project:  
 Proposed Care Home  
 Sanderstead Port Road  
 Wervoe  
 CF5 6AB  
 Client:

Drawing Title:  
 Proposed Elevations (Sheet 2 of 2)

**For Planning Submission**

Site/Project Number: 2306  
 Issue: As indicated  
 Scale: D0

Project: 2306 - HIA - ZZ - XX - DR - A - 01002a



Existing dwelling and access from Port Road



Existing dwelling and access from Port Road



View from Port Road / Caerau Lane Junction



View of Premier Inn / Beefeater on west side of Port Road



View of site from Premier Inn / Beefeater on west side of Port Road





View of site to north from Port Road



### Existing

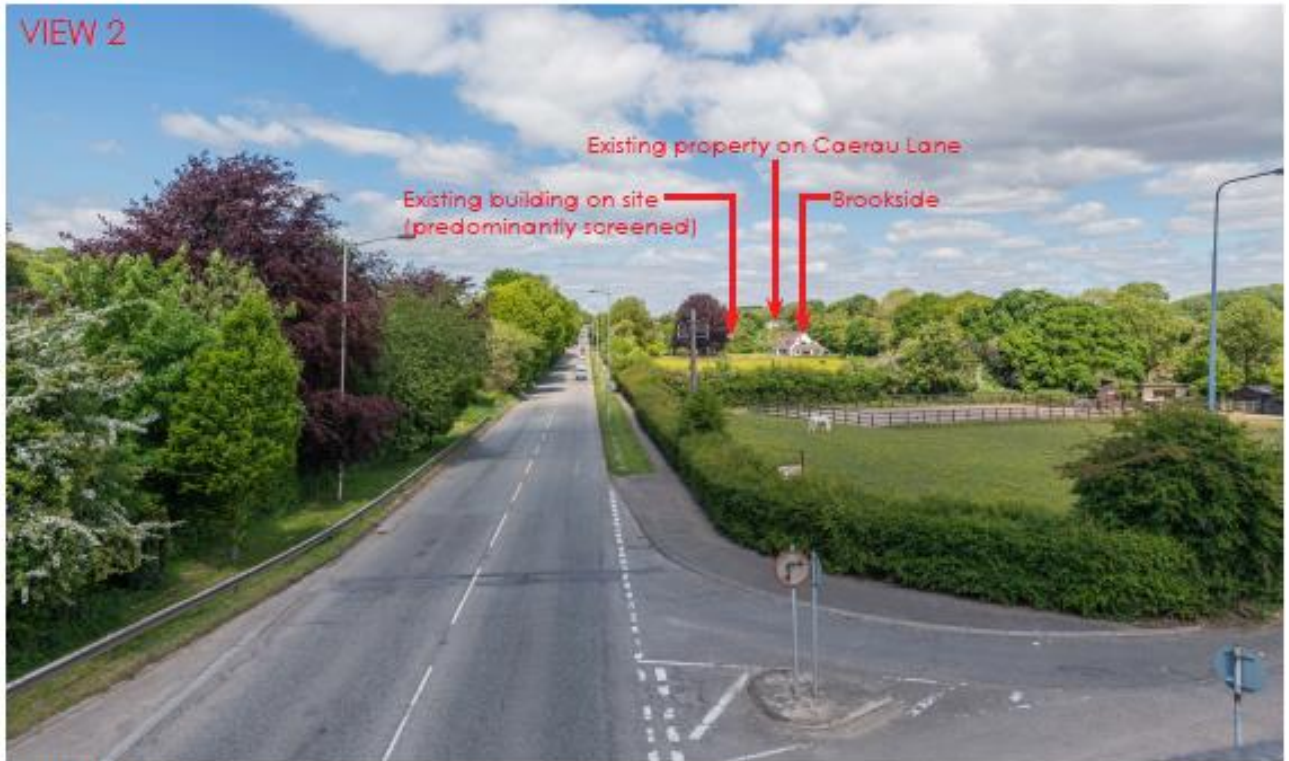
The majority of the proposed development is screened by existing trees and vegetation combined with the proposed boundary tree planting.

Limited views of the proposals are possible from this viewpoint. It should however be noted that existing residential properties are clearly visible above the roof-line of the proposed development. Views of the development will therefore be largely in keeping with the established context and the development is not considered to be visually incongruous



### Proposed





### Existing

Almost all of the proposed development is screened by existing trees and vegetation. Small glimpses of the roof-line are possible from this viewpoint however, possible views are so narrow that any visual impact is negligible. In addition to this it should be noted that the site will be viewed in the context of the existing residential properties at Brookside and Caerau Lane. Views of the development will therefore be largely in keeping with the established context and the development is not considered to be visually incongruous



### Proposed



Existing

Almost all of the proposed development is screened by existing trees and vegetation combined with the proposed boundary soft landscaping. Very small glimpses of the building are possible from this viewpoint but due to the existing and proposed screening, any visual impact is negligible



Proposed



Existing

The care home development is clearly visible from this viewpoint. However, it should be noted that the view is immediately adjacent to the site entrance, as such any visual impact is highly localised. The proposed tree will significantly reduce the adverse visual impact



Proposed

VIEW 8



Approximate location  
of site (screened)

Existing

The care home development is not visible from this viewpoint



Proposed care home  
building (screened)

Proposed



Proposed View in year 1 with new cycleway footway



Proposed Internal View