



PRESENTATION DRAWINGS BROCHURE

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RESIDENTIAL DEVELOPMENT, LAND AT NORTHCLIFF
PROJECT REFERENCE: 1321
DATE: APRIL 2017

SUMMARY OF THE PROPOSAL

The finalised scheme is the result of significant site and context analysis with the following design concepts involving the form, massing and relationship of the proposal to its location, described in the Design and Access statement and summarised as follows:

- Respects and works with existing site levels, whilst ensuring DDA accessibility
- Maximises sea views from the site towards Cardiff Bay
- Use of tectonic materials that respect the context and surroundings
- Appropriately scaled massing which follows the ribbon of development along the headland
- Improved landscape character which enhances the site setting
- Improved access and site boundary conditions
- Improvements to existing site drainage
- Promotes the principles of good design

The building form is arranged over 3no levels in relation to the site topography. Across these levels there are a mixture of 2 and 3 bed apartments. The apartment mix and general areas are as follows:

CAPACITY: 30 apartments (24 no 2-bed and 6 no 3-bed)

GIFA for each dwelling (excl. external walls but including all voids):

2 bed apartment: 90m² (plus balcony space 12m²)

3 bed duplex: 126m² (plus roof terrace and balcony 50m²)



NOTE: APPLICATION BOUNDARY SHOWN IN RED.

PROJECT LAND AT NORTHCLIFF	DRAWING AERIAL LOCATION PLAN 01	SCALE nts@ A4	DRAWING NO. 1321/L02C	LOYN & CO ARCHITECTS 21 VICTORIA ROAD PENARTH VALE OF GLAMORGAN CF64 3EG T: +44 (0)129 2011622 F: +44 (0)129 20402786 E: arch@loyn.co.uk
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PROJECT
LAND AT NORTHCLIFF

DRAWING
PROPOSED SITE PLAN

SCALE
1:250 @ A1

DRAWING NO.
1321/S100C

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TRACK @ REQS CONTRACT CONSTRUCTION

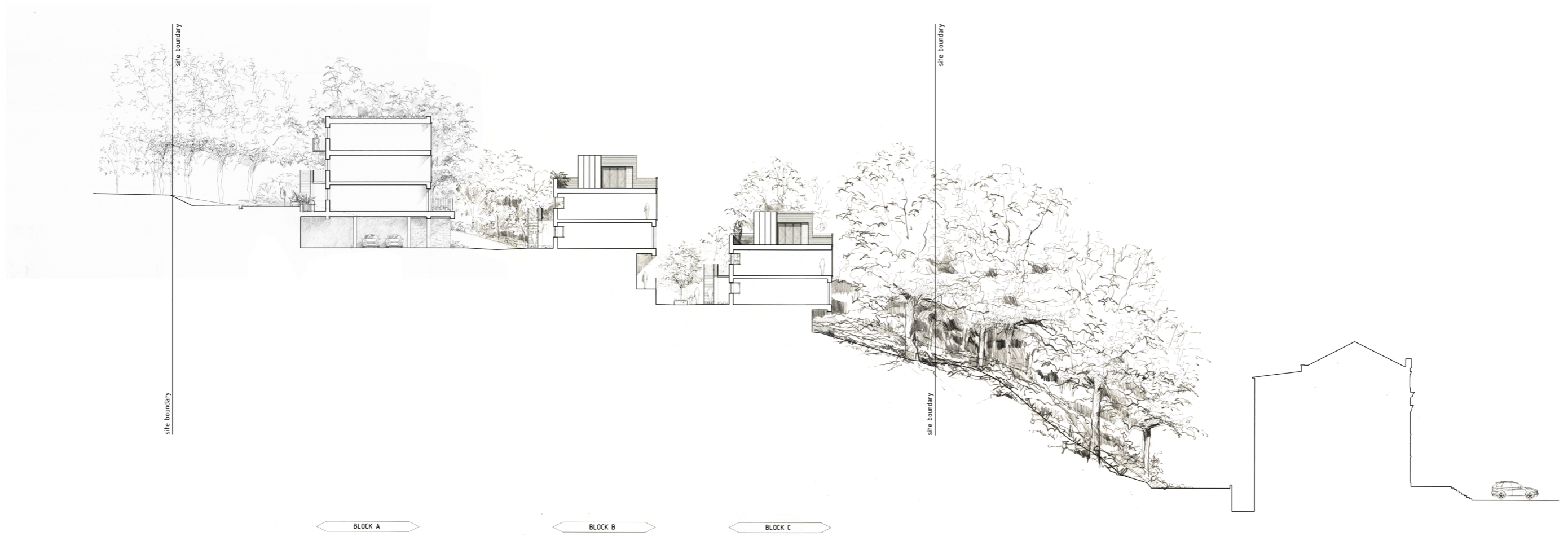
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BLOCK A

BLOCK B

BLOCK C

PROJECT
LAND AT NORTHCLIFF

DRAWING
SITE SECTION A-A

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SCALE
1:200 @ A1

DATE
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DRAWING NO.
1321/S300C

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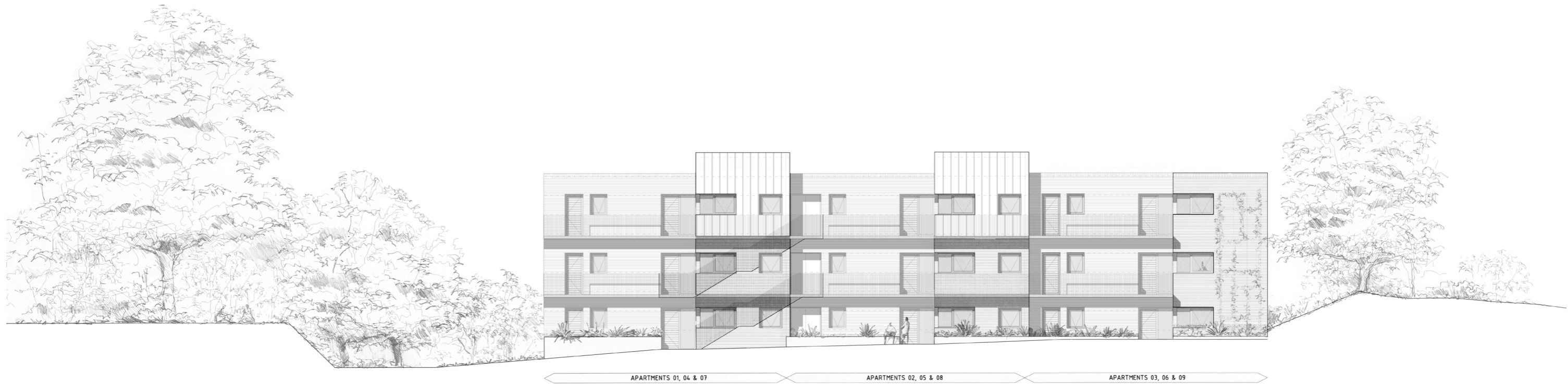
APARTMENTS 03, 06 & 09 APARTMENTS 02, 05 & 08 APARTMENTS 01, 04 & 07

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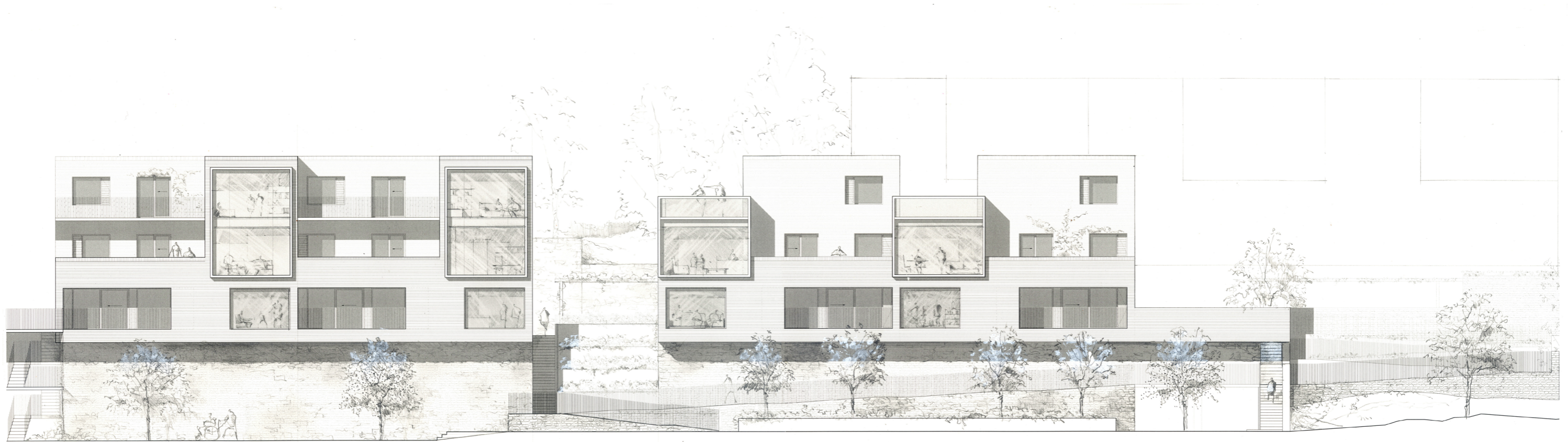
DRAWING
BLOCK A NORTH ELEVATION
 STATUS: PRELIMINARY INFORMATION APPROVAL CONTRACT PLANNING CONSTRUCTION
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SCALE
1:100 @ A1
 DATE: FEB 17 DRAWN: RT/CL
 DRAWING NO.
1321/S200C

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APARTMENTS 13, 18 & 21

APARTMENTS 12, 17 & 20

APARTMENTS 11 & 16

APARTMENTS 10 & 15

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DRAWING
BLOCK B NORTH ELEVATION
STATUS: PRELIMINARY TENDER INFORMATION B-BIDS APPROVAL CONTRACT PLANNING CONSTRUCTION
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SCALE: 1:100 @ A1
DATE: FEB 17
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DRAWING NO.: 1321/S205C

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APARTMENTS 26 & 30

APARTMENTS 25 & 29

APARTMENTS 24 & 28

APARTMENTS 23 & 27

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PROJECT
LAND AT NORTHCLIFF

DRAWING
BLOCK C: SOUTH ELEVATION

STATUS: PRELIMINARY INFORMATION APPROVAL PLANNING
 TENDER B REQS CONTRACT CONSTRUCTION

SCALE
1:100 @ A1

DATE: **JAN 17** DRAWN BY: **RT/CL** DRAWING NO: **1321/S211C**

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