

4.0 Design Development

4.1 Initial Site Layout Optioneering

Option 1



- Location of existing utilities and associated easement retained.
- Historic boundary wall removed.
- Bus stop retained
- Formal terraced frontage to Wolf's Castle Avenue and Templeton Avenue.
- Access through Wolf's Castle Avenue and Llangefni Place.
- Plots along Llangefni Place have a more staggered, lower density arrangement to reflect the natural bend of the POS.
- Apartment building marks key corner.
- Small POS fronting apartment building.
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.
- Opportunity to create green connection along Llangefni Place.

Accommodation Schedule	
4P2B	6
5P3B	6
6P4B	2
2P1B GF Wheelchair Accessible	4
3P2B Apartments	8
Total	26



Option 2



- Location of existing utilities and associated easement retained.
- Historic boundary wall retained.
- Bus stop retained.
- Formal terrace of homes along Wolf's Castle Avenue and Templeton Avenue.
- Access through Wolf's Castle Avenue and small private drive access off Llangefni Place overlooked by two units.
- Plots along Llangefni Place more informal, towards the centre of the site, increasing green area.
- Apartment building marks key corner.
- Small POS fronting apartment building.
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.
- Opportunity to create green connection along Llangefni Place.

Accommodation Schedule	
4P2B	6
5P3B	6
6P4B	2
2P1B GF Wheelchair Accessible	4
3P2B Apartments	8
Total	26



Option 3



- Location of existing utilities and associated easement relocated.
- Historic boundary wall demolished.
- Bus stop retained
- Demonstrates the highest density possible on site by removing or relocating most constraints.
- Strong frontages to Wolf's Castle Avenue and Llangefni Place.
- Apartment building marks key corner but with a stepped footprint along Templeton Avenue.
- Small parking court for apartment building and homes fronting Templeton Avenue.
- Private drive access from Llangefni place with parallel parking along each side.
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.
- Opportunity to create green connection along Llangefni Place.

Accommodation Schedule	
4P2B	8
5P3B	6
6P4B	2
2P1B GF Wheelchair Accessible	4
3P2B Apartments	8
Total	28



4.2 Developed Options

Option 4



- Location of existing utilities and associated easement retained.
- Historic boundary wall demolished.
- Bus stop retained.
- Formal terrace of homes along Wolf's Castle Avenue.
- Access through Wolf's Castle Avenue.
- Apartment building marks key corner.
- Small POS fronting apartment building.
- Plots facing Templeton Avenue set back to connect green areas and allow for SuDS
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.

Accommodation Schedule	
4P2B	5
5P3B	4
6P4B	2
2P1B GF Wheelchair Accessible	4
3P2B Apartments	8
Total	23



Option 5



During an initial discussion, Option 5 emerged as the preferred design. However, some points were raised:

- Parking Distances: The distance from parking spaces to some southern units is too long. A suggestion was made to introduce rear parking for certain units to address this issue.
- Apartment Building Shape: A more conventional shape for the apartment building is preferred.
- Substation Requirement: A substation needs to be incorporated into the design.
- Unit Proximity: The 6P4B unit facing Llangefni Place is too close to the units along Wolf's Castle Avenue.

Accommodation Schedule	
4P2B	5
5P3B	6
6P4B	2
2P1B GF Wheelchair Accessible	4
3P2B Apartments	8
Total	25



Option 6

Option 6 addresses the concerns raised about previous options with a more rationalized and compact layout. Key adjustments include careful attention to back-to-back distances and parking accessibility.

The proposal to incorporate central rear parking was dismissed, as it would push the southern units into the root protection areas along Templeton Avenue. Additionally, this approach would require more paved surfaces, reducing the space available for SuDs

Key features of Option 6:

- Location of existing utilities and associated easement retained.
- Historic boundary wall demolished.
- Substation accessible from Templeton Avenue
- Bus stop to be relocated
- Compact terrace of homes along Wolf's Castle Avenue. The bigger units are now positioned on the north east corner.
- Apartment building marks key corner. Its footprint has been reduced and pushed towards the West corner, allowing for parking and SuDs
- Access to apartments parking through Wolf's Castle Avenue.
- Plots facing Llangefni Place re arranged and set back to connect green areas and allow for SuDs
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.

From discussions with the client this has been the preferred option, to be developed further. The developed layout can be seen on page 42.



4.3 Local Context and Character

The existing character comprises primarily of post-war housing and some more historical examples in the immediate surroundings. These primarily feature some combination of red brick and render. The immediate context is overwhelmingly eaves-fronted semi-detached and terraced former council-houses with relatively large front gardens set back ~8-10m from the road.



Templeton Avenue Houses (immediate context)



Station Road Shops - Tudor and Tudor-esque buildings with gables fronted dormers and exposed beams.



2-storey Apartment building on the opposite corner of Wolf's Castle and Templeton Avenue. (Immediate context)



Heol Hir, White render 70s/80s semi-detached houses.



Street-scape from junction of Wolf's Castle and Templeton Avenue looking west (immediate context)



Llangefni Place and Wolf's Castle avenue (immediate context). Pitched roof, using brick as main material in a variety of render and brick finishes



Wolf's Castle avenue (immediate context). Pitched roof, using brick as main material in an orange-red finish, with a terracotta/brown roof and U-PVC windows.



New Development on Tyglas Road

4.4 Precedent Studies - Apartment

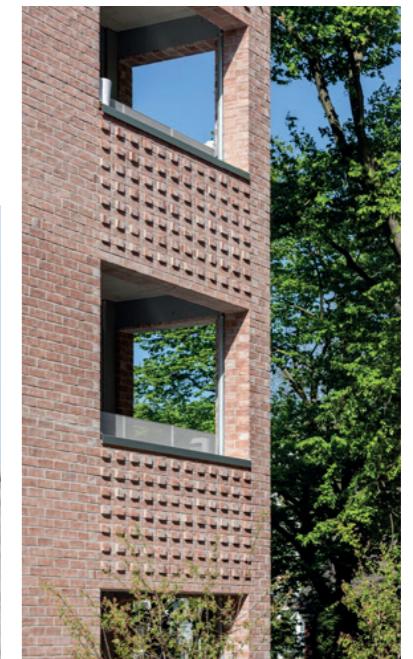
The Apartment Block is situated in a unique position on the corner of Wolf's Castle Avenue, and this requires specific treatment in order to ensure that the building sits well within its context as well as alongside the houses on the site.

Key features of the Apartment:

- The prevalence on the corner produces very sharp angles - these can be softened with rounded corners, which can be achieved through the fabric or with curved corner balconies.
- The apartment will utilise the same detail language as the houses
- The mass of the apartment will be broken up to maintain the low-rise residential scale of the surrounding area. This can be achieved with details as well as through overall form and placement on site.



Simple Brick Detailing and Rounded Corners



Inset Balconies and Simple Brick Detailing



Utilising Balconies to produce a rounded corner

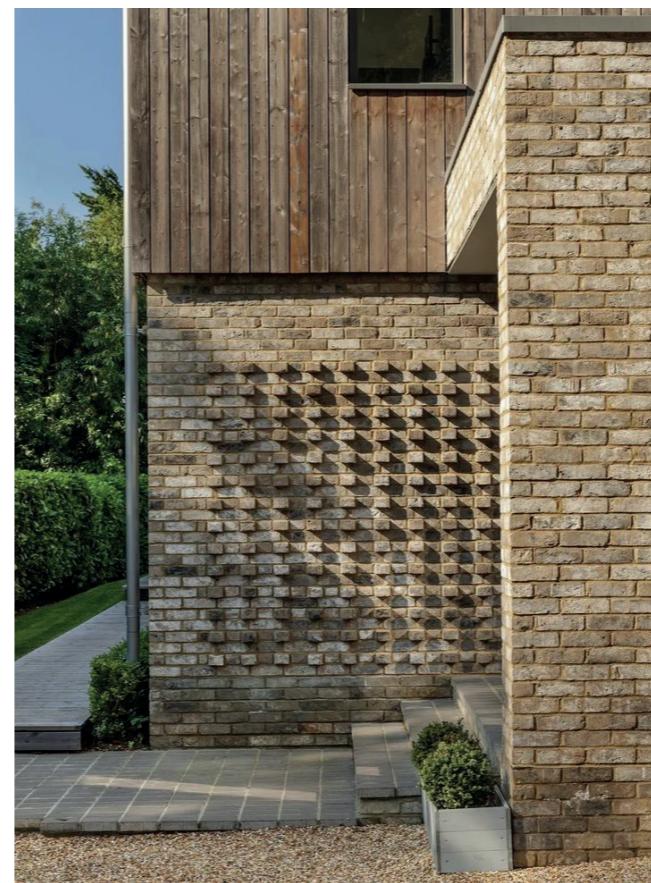
4.5 Precedent Studies - Houses

The homes should be distinct from their surroundings but foster a sense of continuation of the style. For this reason they should address the following:

- Continue the Eaves-fronted aspect of the surrounding houses
- Continue the colour balance of the Wolf's Castle Pub to maintain the area colour palette.
- Incorporate and reference the brick porch details of the houses north of Wolf's Castle avenue.
- Incorporate the mix of white render in the surroundings into the site.
- Bring contemporary details to ensure the development is distinct from the surroundings, and to improve placemaking.

Context ■ Precedents

Simple brick details like these can bring much needed visual interest to otherwise blank façades, and improve the character of the development.



There are many examples of white/buff homes in the immediate surroundings, as well as the wolf's castle itself. This lends the opportunity to reflect the materials of the original pub in the new development.



Context ■ Precedents



Utilising a White brick can help to connect the site to its history, whilst providing a durable and low-maintenance facade treatment.



4.6 Apartment Development Studies

We initially tested what a basic mass would look like in the position on site:

From this analysis we understood two main weaknesses:

- Overbearing form on the corner
- Height is not in keeping with the surroundings



In order to sensitively respond to the surrounding area and the site's context and character, we have set out a number of Design Aims:

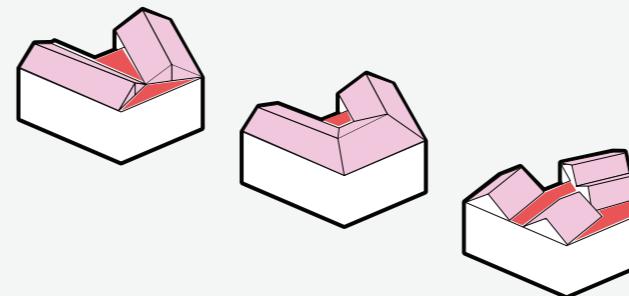
- Respect and preserve the character of the Wolf's Castle Pub.
- Ensure the scale and massing complement and respond sensitively to the surrounding area
- Create a development that is visually interesting and distinct enough from its surroundings to create a unique character area.
- Celebrate and preserve the history of the Wolf's Castle Site through strategic material reuse.



Apartment Block Massing and Key moves

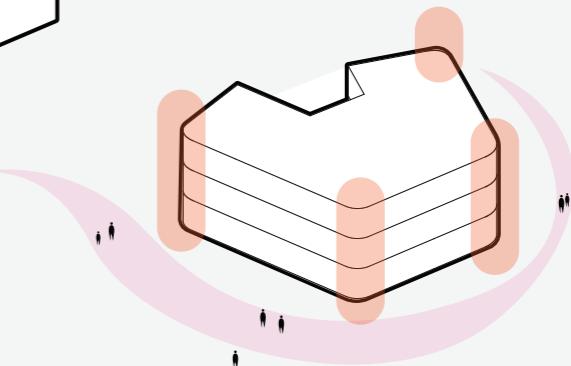
1. Extrude Volume

Area and shape optimised for units on overall site and extruded to 3-storey height



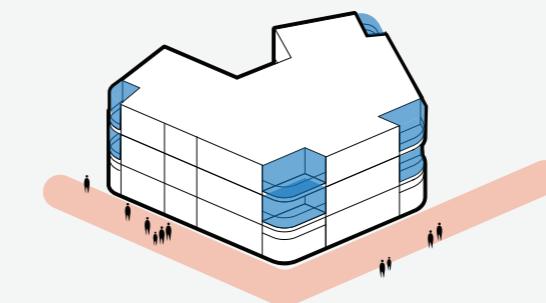
2. Test Roof-scape strategy

Pitched roof was considered but disregarded - Any solution produces difficult details, small patches of flat roof and/or bespoke truss sections.



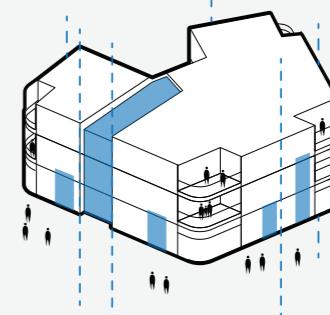
3. Soften Edges around Key junction

The Prominent corner of Wolf's Castle and Templeton Avenues creates harsh edges. Softening the visual impact of the form on this corner will help the mass seem smaller and less overbearing.



4. Cut out Balconies

Due to significant easements on this corner, cantilevered or bolt-on balconies are not possible. Utilising the balconies to perform the curve reduces the complexity of the building fabric.



5. Break up the Mass

In order to further bring the apparent scale of the form down to domestic levels, the mass can be split to more closely resemble a series of town-houses, reducing the visual impact.

4.7 Apartment Elevation treatment testing

The Apartment Block is situated in a unique position on the corner of Wolf's Castle Avenue, and this requires specific treatment in order to ensure that the building sits well within its context as well as alongside the houses on the site.

Key features of the Apartment:

- The prevalence on the corner produces very sharp angles - these can be softened with rounded corners, which can be achieved through the fabric and with curved corner balconies.
- The apartment will utilise the same detail language as the houses
- The mass of the apartment will be broken up to maintain the low-rise residential scale of the surrounding area. This can be achieved with details as well as through overall form and placement on site.



Above:
View from the corner of Wolf's Castle Avenue and Templeton Avenue.

Near Right:
View from Wolf's Castle Avenue.

Far Right:
View from Templeton Avenue

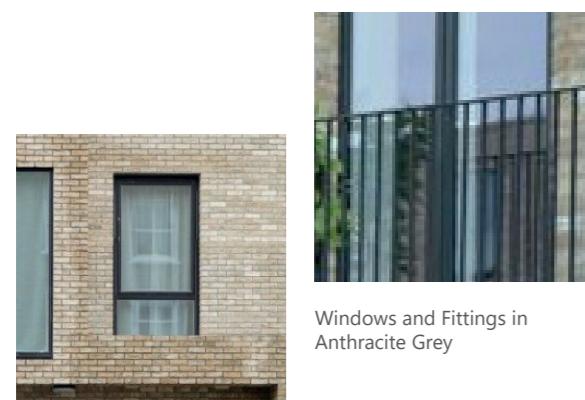


4.8 Materials and Elevation Strategy

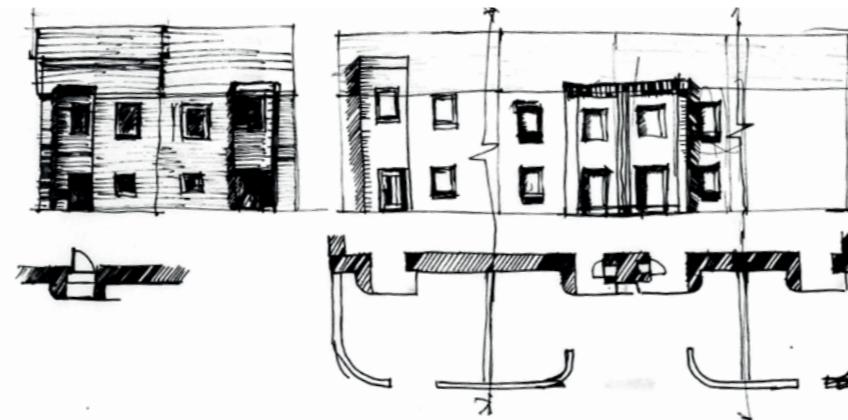
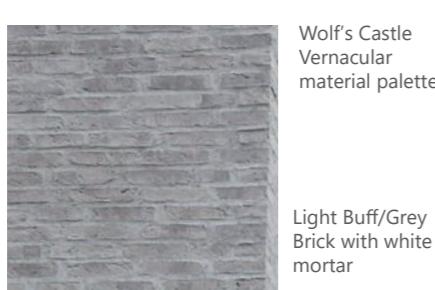
Initial Sketches

The most challenging areas of the site to develop are the terrace and the apartment block, so we must start there when developing an architectural language. The elevation development focuses on three main areas:

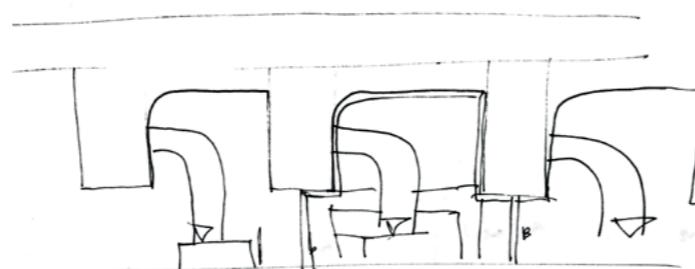
- Address and standardise a series of details which can be used throughout the site.
- Create a street-scape that is in theme with the existing context but that improves the overall place feeling and character.
- Incorporate and reference the brick porch details of the houses north of Wolf's Castle avenue.



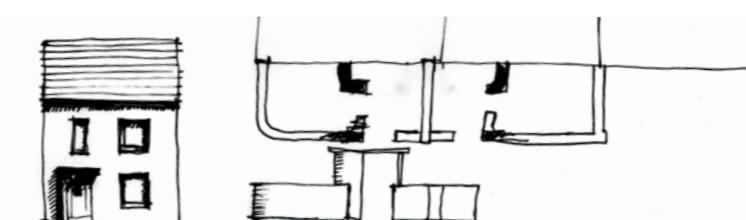
White/Grey Brick with Red-Brown roof



1: Front Garden Exploration and Extending the porch to first floor; full brick
2: Front Garden Exploration - finding space for bins and Bikes, as well as creating a dynamic street-scape



3: Front Garden Exploration - Incorporating the curve into the front gardens.



1: Porch exploration adding rounded corner to Pentan porch detail



2: Simplification - Bolt-on Porch with balcony or potting shelf



3: Brick porch with rounded timber panelling



4: Curved Brick porch with green roof and space for meters



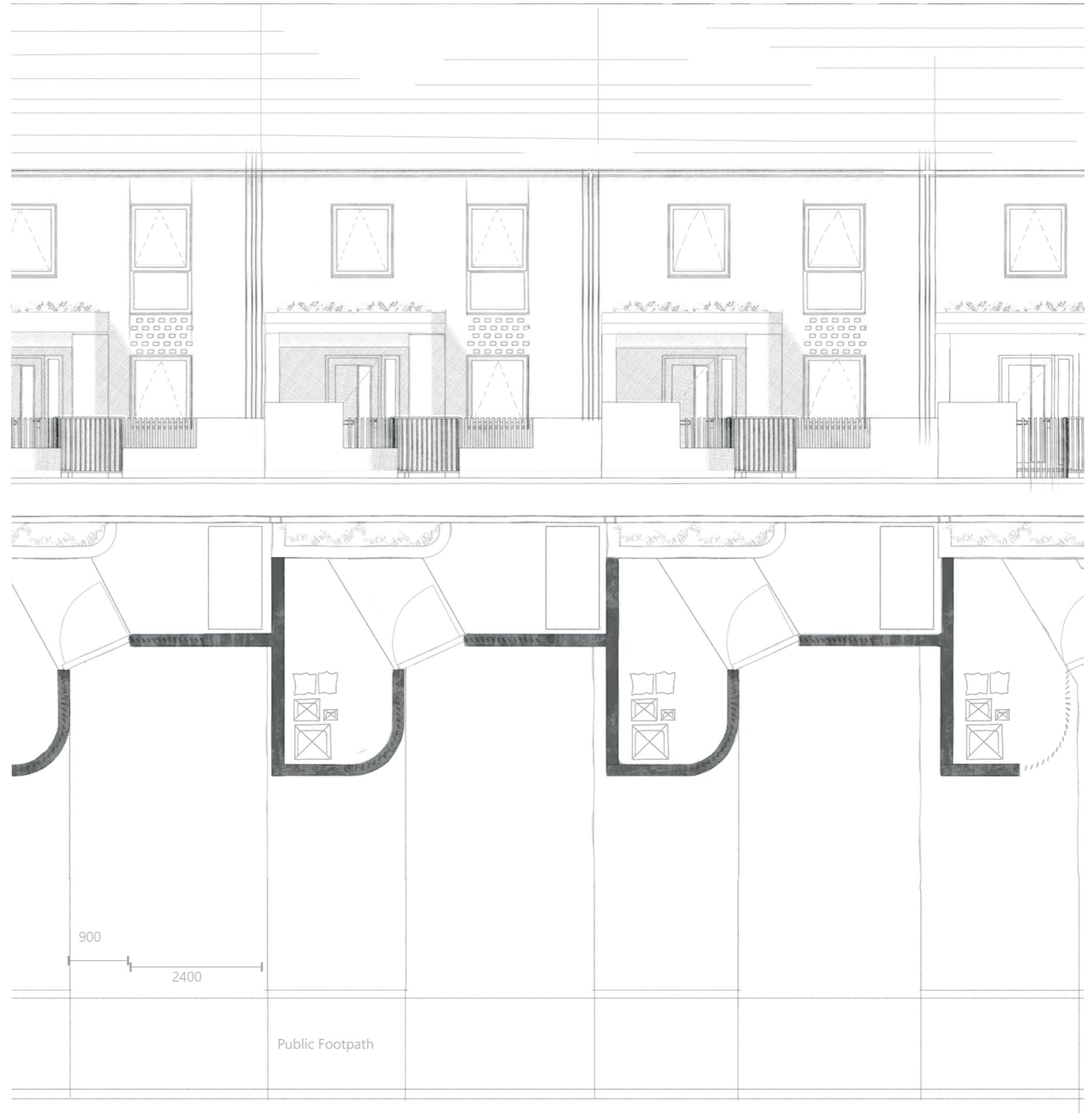
5: Curved Brick porch with green roof and protected timber panel bin store built in.



4.9 Terrace Elevation Testing

The elevational strategy mirrors the apartment in materiality and form utilising a number of key details that ensure a cohesive identity throughout the development.

- Green Roof of the porch can comprise part of the SAB strategy
- The white/light buff bricks and red/brown roof reference the wolf's castle colour palette and provide character and visual distinction from the surrounding context.
- The front garden boundaries provide space for both hidden bin storage as well as covered and lockable bike storage.



4.10 Early Engagement

Secure By Design Initial Report:

"It is important that the boundary between public and private areas is clearly indicated. For the majority of housing developments, it will be desirable for dwelling frontages to be open to view, so walls, fences and hedges will need to be kept low or alternatively feature a combination of wall (maximum height 1m) and railings"



The Blue line areas show spaces where defensible planting and space should be utilised to create clear separation between public and private.

The Yellow lines show where garden gates should be moved to the front of the building line

Black Crosses shows where feature windows should be added to end-terraces that enable eyes on the street and overlooking on key façades.

Public Consultation

During the public consultation, members of the public were shown the initial proposals for the site, and in particular asked about whether they had any ideas of how the land on Templeton Close could be used, and the response was generally to keep the green space the same, with the primary concern being of attracting more people to the space which is currently comfortably quiet.

The Wolf's Castle Site
WELCOME / CROESO

The Wolf's Castle Site
ABOUT YOU / CEFNDIR

The Wolf's Castle Site
WIDER AREA / ARDAL PENTWYN

The Wolf's Castle Site
UNDERSTANDING THE SITE/DEALL Y SAFL

The Wolf's Castle Site
INITIAL PROPOSAL/CYNNIG CYCHWYNOL

The Wolf's Castle Site
PROGRAMME/RHAGLEN

DIGWYDD NESAF?

1. 2Ymgryngoried Cyhoeddus

2. Cais Cymllunio

3. Cychwyn posib ar y safle

QR code: WolfCastleConsultation

LCH
GLYWD GENNYCH CHI!

WHAT IS YOUR EX?
Cardiff Council Housing Dev team to tell you about your area, and also your views:
• How do you use it?
• How we may be able within the existing?
• What are your views?

PLACE A STICKER ON THE MAP
BETH YW EICH PRO
RHOCH STICER / CHI'N EU DEFNYD!

WHAT IS YOUR EX?
BETH YW EICH PRO

THE WOLF'S CASTLE SITE
The initial proposal has 25 family homes on. Please let us know your initial thoughts! Mae gan y braslun cychwynol 25 o gartrefi eich barn!

WHAT WOULD YOU LIKE TO SEE THIS SPACE USED FOR?
AR GYFER BETH HOFFECH CHI WELD Y LLE HWN YN CAEL EI DDEFNYDDIO?

As part of this project, we have an opportunity to improve the public space along Templeton Avenue and Templeton Close. We need you to tell us what you want to happen in this space.

PLACE A STICKER IN THE BOX OF THE IMPROVEMENT YOU WANT TO SEE MOST!
RHOCH STICER YM MLWCH Y GWELLANT RYDHY CHI AM EI WELD FWYAF!

A Community Garden?
Gardd Gymunedol?
To create pockets of formal shrub/perennial planting with bench seating – adding additional floral interest and providing space to sit within.

Natural Play?
Chwarae Natural?
There is an existing felled tree on the green of Templeton Close, additional floral interest and play features could add elements of informal play space.

PR The Ma Cyr?
Creu poced o lynni llurflol/ plannu lluosfwydd gyliau seddil – gan ydwanegu blodau diddorol a dderparu lle i eistedd ynddo.

Bulb Planting?
Planu'r bylbiau!
Spring bulbs planted into existing lawn would provide a carpet of colour in winter but allow the space to still be used as lawn through summer into autumn.

Wildflower Meadow?
Dol blodau gwyllt?
Expanding wildflower meadow seeding with mown paths. The existing areas of sowing could be expanded across the area with mown paths to create a sense of immersion.

SOMETHING ELSE? TELL US WHAT YOU THINK!
RYHWBETH ARALL? DYWEDWCH WRTHYM
BETH RYDHY CHI'N EI FEDDWL!

4.11 Pre-App Layout

Further development of option 6 led to the final agreed layout from stage 2, which was issued for pre-application comments in May 2025.

The Private Drive from Llangefni place has been removed in favour of parking direct from the road. The substation has been relocated to the central parking court, and the bin and cycle store from the apartment has been moved from the frontage of Templeton Avenue.

Key features:

- Location of existing utilities and associated easement retained.
- Historic boundary wall demolished.
- Bus stop to be retained
- Substation access from private shared parking area
- Compact terrace of homes along Wolf's Castle Avenue. The bigger units are now positioned close to the apartment block.
- Apartment building marks key corner. Its footprint has been reduced and pushed towards the West corner, allowing for parking and SuDs
- Access to apartments parking through Wolf's Castle Avenue.
- Plots facing Llangefni Place re-arranged and set back to connect green areas and allow for SuDs
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.

The pre-application comments included positive feedback regarding placemaking however there were some concerns raised:

- Little space for landscape, space dominated by SuDs features.
- 14 Parking spaces perpendicular to Wolf's Castle Avenue don't have the required 6m of manoeuvring space, considering there could be cars parked opposite the development.
- Crossovers less than 10m close to main junctions.

- Property owner of no3, Wolf's Castle Avenue raised concerns about the apartment block potentially overlooking/overbearing their property.

On further iterations of the proposal, the design team concluded that easements to the North/West and root protection zones to the South/East would leave little space for SuDS and landscaping. Service routing around plots 20–23 would also prove difficult, so a revised layout with a smaller building footprint is requested by the client.



5.0 Developed Layout

5.1 Updated Layout

Reduced Building Footprint:

In order to increase the area for SuDs, landscape and service routing the decision of reducing the total built footprint has been made.

Main changes:

- Plots facing Llangefni Place reduced to a terrace of three.
- Plots facing Templeton Avenue merged into walk-up flats with a shared rear garden.
- Plot 14 changed to a 4P2B house-type.
- Front gardens along Wolf's Castle Avenue removed to allow 6m manoeuvring for cars and increase the rain garden areas.
- Front gardens to East plots removed to allow for service routing.
- Additional checking have been done to ensure the apartment building won't cause overbearing or overlooking issues to no3, Wolf's Castle Avenue.

Key features:

- Location of existing utilities and associated easement retained.
- Historic boundary wall demolished.
- Bus stop to be retained
- Substation access from private shared parking area
- Compact terrace of homes along Wolf's Castle Avenue. The bigger units are now positioned close to the apartment block.
- Apartment building marks key corner. Its footprint has been reduced and pushed towards the West corner, allowing for parking and SuDs
- Access to apartments parking through Wolf's Castle Avenue.
- Plots facing Llangefni Place re-arranged and set back to connect green areas and allow for SuDs
- Opportunity to extend existing avenue of trees along Wolf's Castle Avenue and to break up the frontage of on-street parking.



5.2 SWOT Analysis

The table below outlines a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis for the proposed concept plan (see page 41). This evaluation identifies internal advantages and disadvantages, alongside external possibilities and challenges, to inform the project's strategic development and design.

Strengths	Weaknesses	Opportunities	Threats
<ul style="list-style-type: none"> Increased family housing provision aligns with housing needs. Strong street frontage and presence replicating existing surrounding street identity. Strong character and identity of the demolished pub brought through into new design. Enhanced safety through development and increased eyes on the street. Improved public realm through increased density at key locations. SuDS/play is integrated into the proposal. SUDS integrated throughout enhances sustainability and aesthetics.. Parking courts for apartment minimises street parking impact. Design prioritises POS integration and framed views. All houses and apartments meet WDQR. Retained heritage through material reuse 	<ul style="list-style-type: none"> Substation position compromises some views into POS. Potential for localised inconvenience during construction. Easements constrain development. Provision of trees along Wolf's Castle dependent on overhead cable repositioning Site topography may hinder private level access to some flats. Offsite Biodiversity mitigation will be required due to constrained areas for tree planting Private drives accessed from Wolf's Castle Avenue may increase traffic and impact residents. 	<ul style="list-style-type: none"> Creating a distinctive, well-connected environment with a clear and vibrant identity. Fostering community interaction through shared spaces and POS improvements Setting high sustainability standards with integrated SuDS. Providing an improved view, safety and experience for existing residents. Enhancing biodiversity through landscaping. Enabling a diverse and inclusive population with varied housing mix. Prioritising active travel through secure bicycle storage and improved public access to the site. 	<ul style="list-style-type: none"> Potential local resident dissatisfaction (removal of some low-quality public green space, blocking of some views). Significant design challenges integrating EV charging into remote parking provision. Community opposition to density increases and additional parking strain Funding constraints impacting quality and material finish. Construction delays or cost overruns due to complexity. Reduced value to council if a change in waiting list demographics Long-term maintenance of shared spaces and apartment communal

5.3 Drainage and Engineering

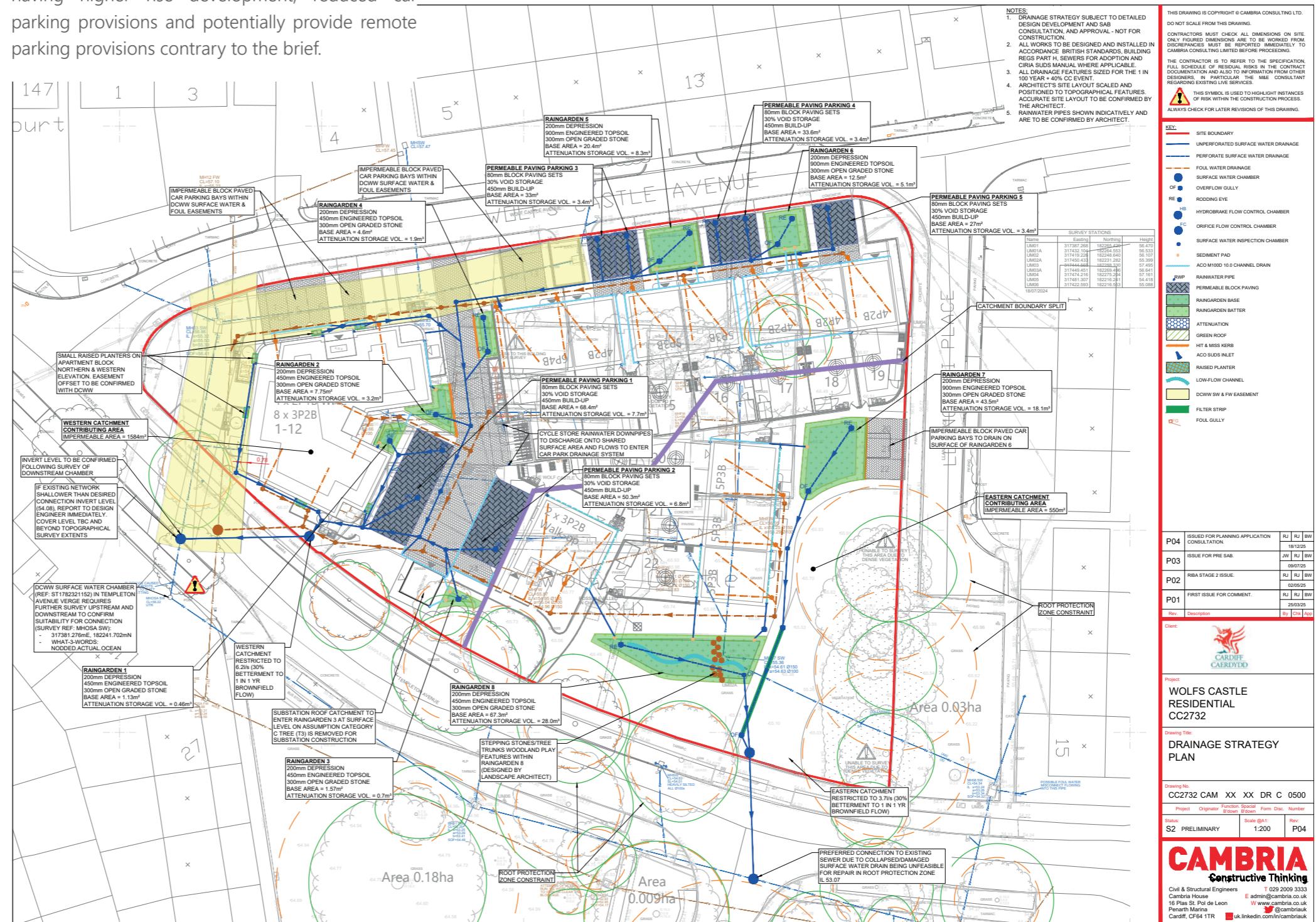
The proposed engineering levels have been developed to be best align with the existing topography, site constraints and proposed architectural layout. The site falls in a general north to south direction with a near 3.0m level change over approximately 60 metres. Foul drainage is proposed to connect into the existing DCWW foul drainage sewer at two locations on the western area of the development site and flows would be communicated under gravity, without the need for pumped solutions.

The initial drainage appraisal of the site options showed that generally there was limited space for SuDS or creating a focal landscaping/SuDS feature into the development. This is due to the proximity of root protection zones of mature trees to the development towards the southern and south-eastern boundaries and the presence of sewer easements to the north and west of the site which would be too costly to divert and prevents continuous SuDS features being included along the northern boundary.

The additional site area, remote from the main site, does not offer any scope for compensatory SuDS works when again considering root protection zones, easements and the amount of existing services in this area. Both Templeton Avenue and Wolfs Castle Avenue cater for on street parking so limits the scope for retrofitting SuDS features within the highway demise as a compensatory option.

Whilst Cardiff SAB do provide relaxations to the National SuDS standards, they do not consider 'on plot' SuDS features and as such confirmed the proposed options showing greater development

density would not be supported by the SAB. The only options of creating greater space would be having higher rise development, reduced car parking provisions and potentially provide remote parking provisions contrary to the brief.



5.4 Landscape

Regarding the landscape perspective on the site layout, the soft landscaping approach is tied closely to the requirements of the SuDS layout. The constrained nature of the site will impact the nature of SuDS interventions, which will itself have an impact on the soft landscaping proposals. As part of the site layout, 3 trees will need to be removed to facilitate the development, therefore 9 trees will need to be planted as mitigation according to Planning Policy Wales 12th Edition; this is achievable within the current layout assuming that overhead telecommunication wires are able to be relocated.

The soft landscape design seeks to maximise the impact of planting within the scheme, particularly where the buildings are proposed close to the site boundary to create a green buffer. Plant species will be selected for long seasonal interest, biodiversity value, and drought tolerance. Soft landscape interventions within existing root protection areas will be limited to supplemental bulb planting that provide winter/early spring colour along Templeton Avenue and towards Llangefn Place



5.5 Refuse strategy

The waste management approach complies with the Cardiff Waste Collection and Storage Facilities SPG:

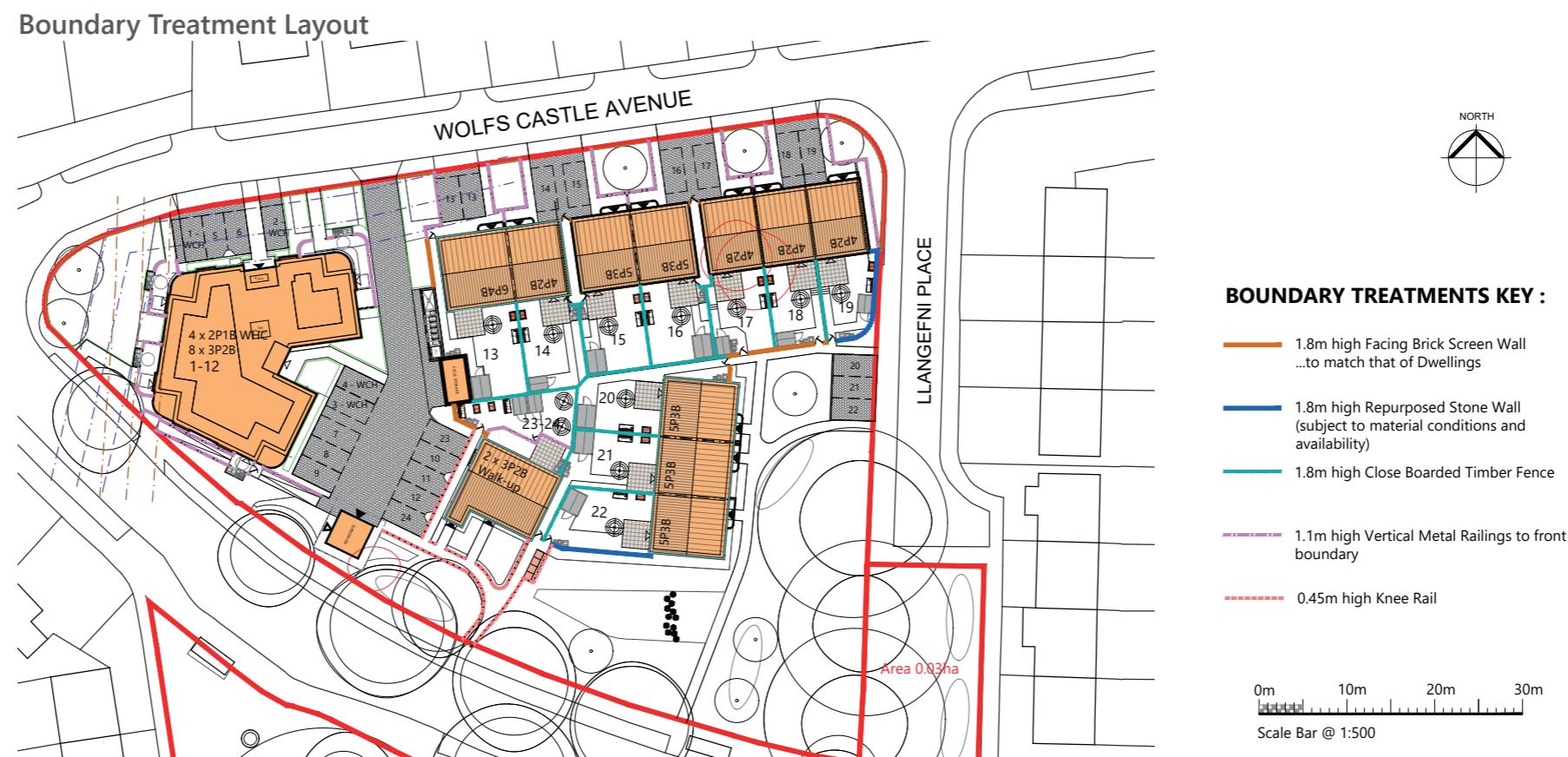
- Dwellings and walk-up flats: Each unit will have individual bins collected from the kerbside, with a maximum dragging distance of 30 m.
- Communal bin store: Provided for the eight apartments on the first and second floors of the apartment building. The horizontal distance from any apartment entrance to the bin store is within 30 m, and the distance from the communal store to the collection point is under 25 m.
- Wheelchair-accessible ground-floor flats: Each will have an enclosed private refuse storage area within its front garden. Assisted collection routes ensure a maximum distance of 10 m from the kerbside.



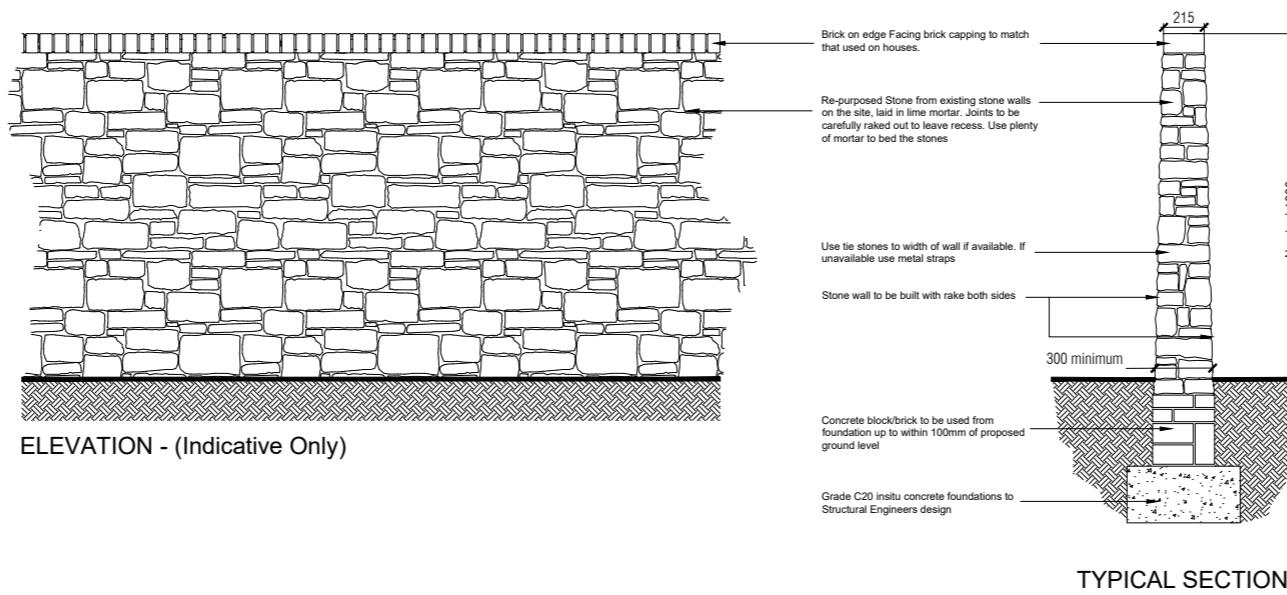
5.6 Boundary Treatment strategy

The boundary treatment approach follows Secure-by-design best practice and a simple architectural logic:

- Front Gardens and areas fronting to the terrace street character utilise a contemporary metal railing at 1.1m height which will also be used to protect SUDs areas close to vehicle movement.
- Rear gardens are enclosed by facing brick walls to match the houses and separated between properties by 1.8m close-boarded timber fences. All properties have garden gates at the front property line to comply with Secure-by-design guidance.
- The existing wall on site will be re-purposed for some lengths of the external edges of rear gardens to retain this heritage feature and better connect with the character of the site. As the existing wall is very thick, incorporating the blue-brick coping cannot be achieved but these could be re-purposed into natural play features like stepping stones, subject to acceptance and sign-off.
- In areas facing the public green area, softer boundaries, specifically a 450mm knee rail, will be utilised to make this transition less formal and ensure views are kept open and inviting.



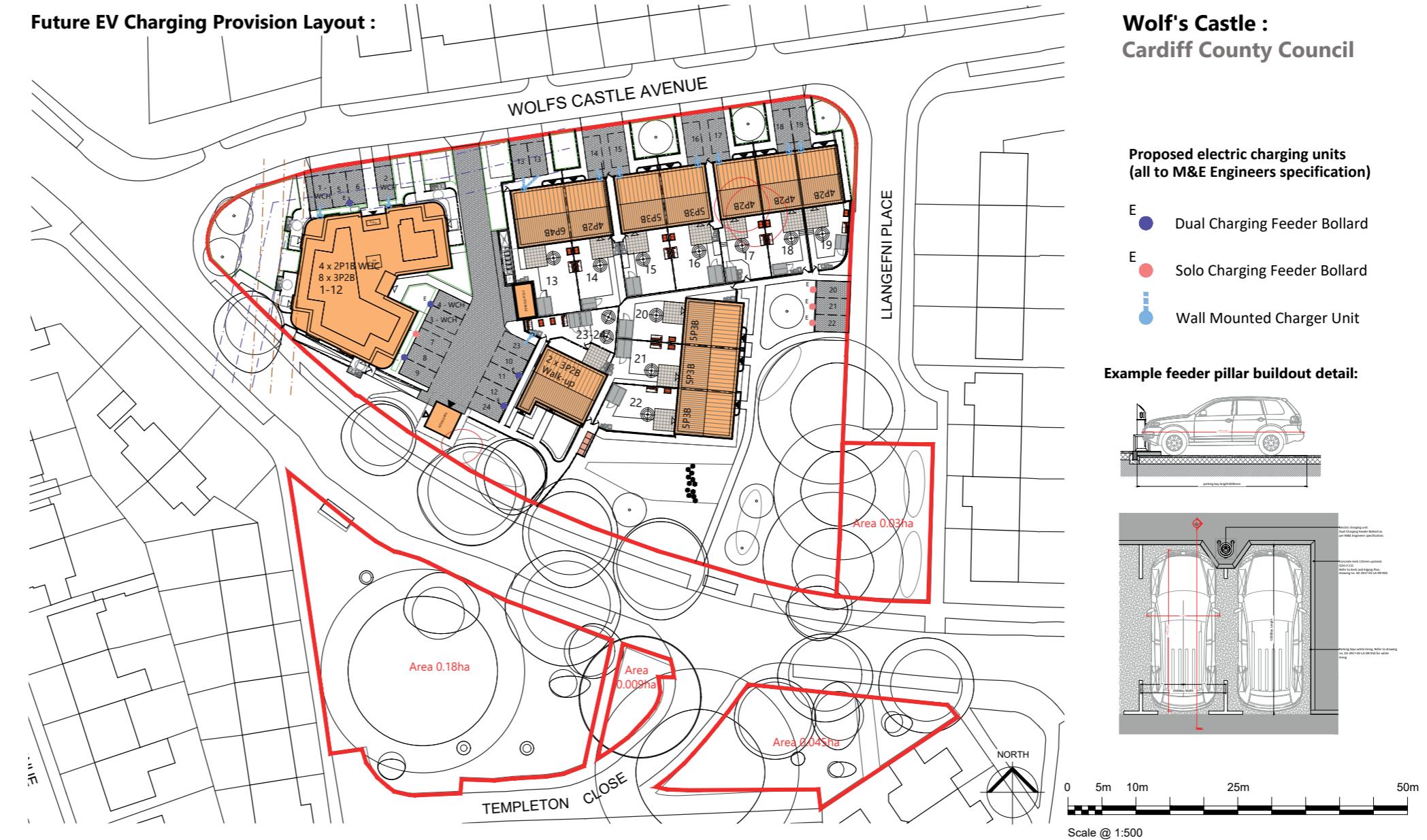
Feature boundary walls using re-purposed stone from demolished existing wall



Excerpt from 3D model render showing re-purposed stone with facing brick capping

5.7 EV Charging Strategy

The proposed development incorporates electric vehicle (EV) charging infrastructure in line with Cardiff Council requirements. Dedicated parking bays are allocated for EV charging, equipped with a mix of dual and solo feeder bollards, while wall-mounted charger units will be installed within individual houses. All equipment will be installed to Mechanical & Electrical Engineers' specifications, ensuring convenient access without obstructing parking.



6.0 Plans and Elevations

6.1 Apartment Plans

The Ground floor of the apartments are comprised on four 2-person 1-bedroom apartments that are designed to be fully wheelchair accessible to the Part M4(3) Standard.

Ground Floor flats are given an external entrance onto a private outdoor space as well as an internal entrance to the central lobby and exit to the car park.

As well as being M4(3) compliant these flats are designed to meet lifetime homes, WDQR and WHQS standards.

The First and second floors are serviced by a central protected stair core and lift.

Each apartment is a 3-person, 2-Bedroom flat designed to WDQR and WHQS compliance. Each Apartment has a min.. 5sqm balcony and open plan kitchen/living space.

Drawings at 1:200 Scale



6.2 Apartment Elevations



Elevation A-A: North - Wolf's Castle Avenue



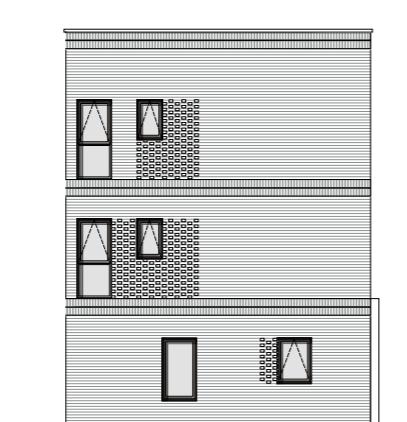
Elevation B-B: West - Junction



Elevation C-C: South - Templeton Avenue



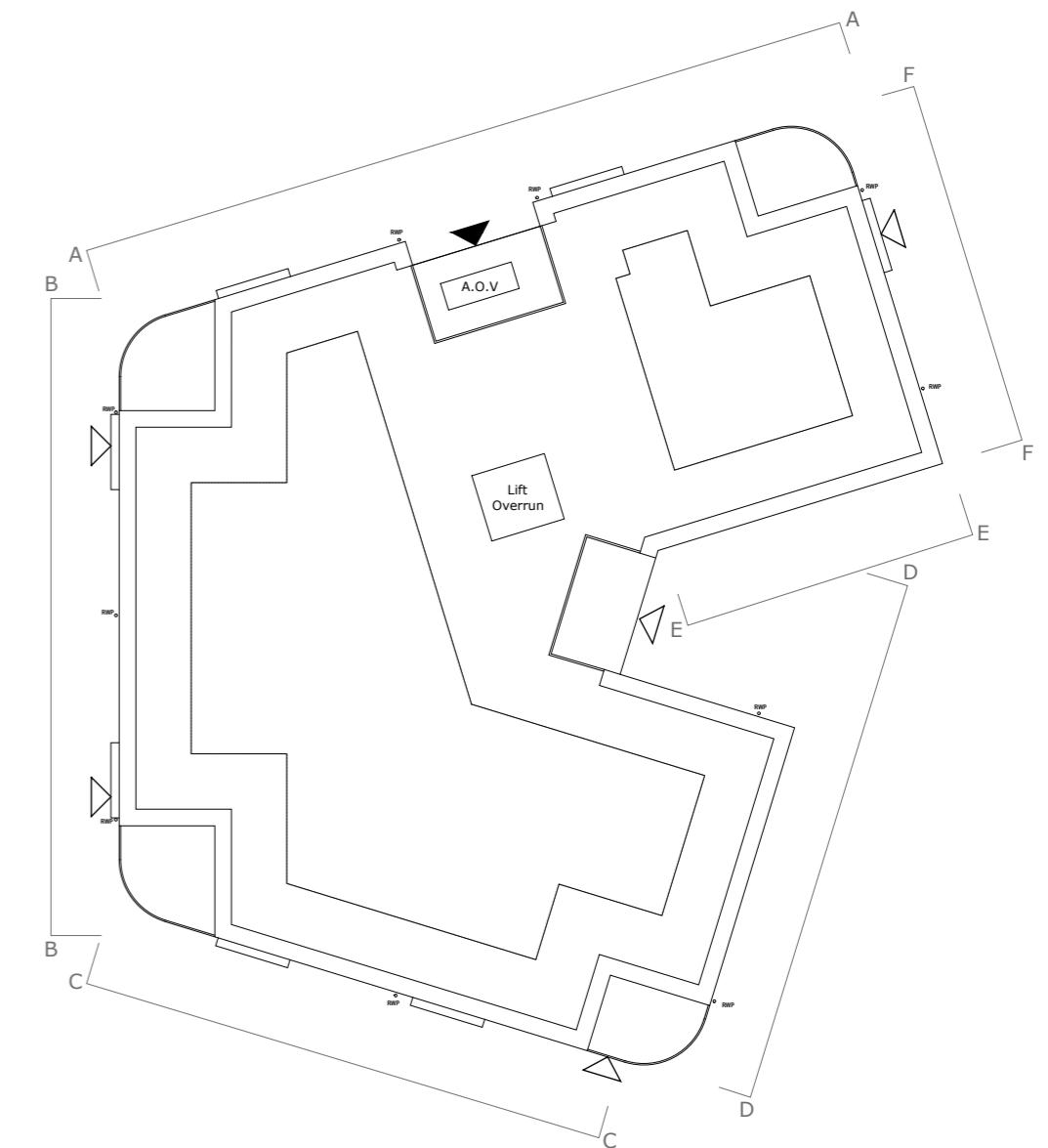
Elevation D-D: South East - Parking Court East



Elevation E-E: South - Parking Court South



Elevation F-F: North East - Drive Entrance



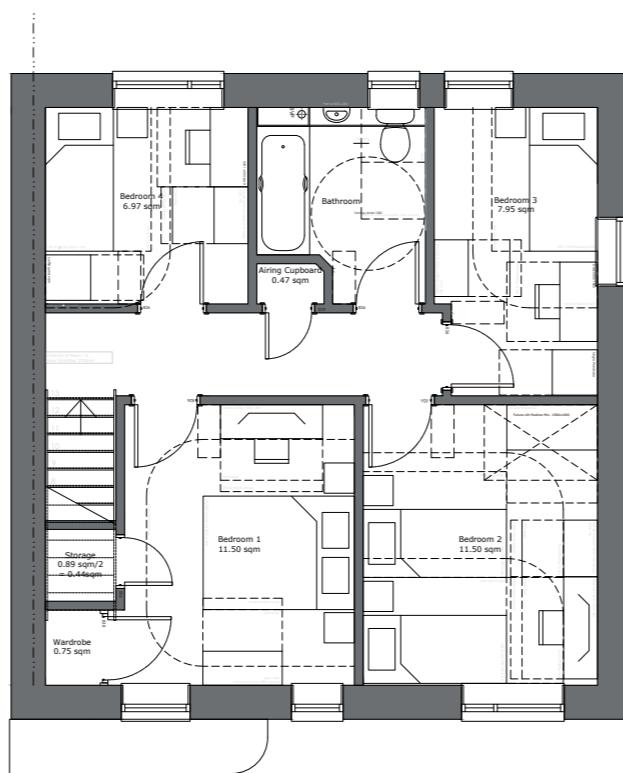
6.3 House-type Plans - 4 Bedroom 6 Person

House-types adapted from Pentan project St Johns Road

Key points:

- House-types fully comply with WDQR and Lifetime Homes
- Kitchen and Dining area to the rear
- Living area to the front
- Unified M+E cupboard

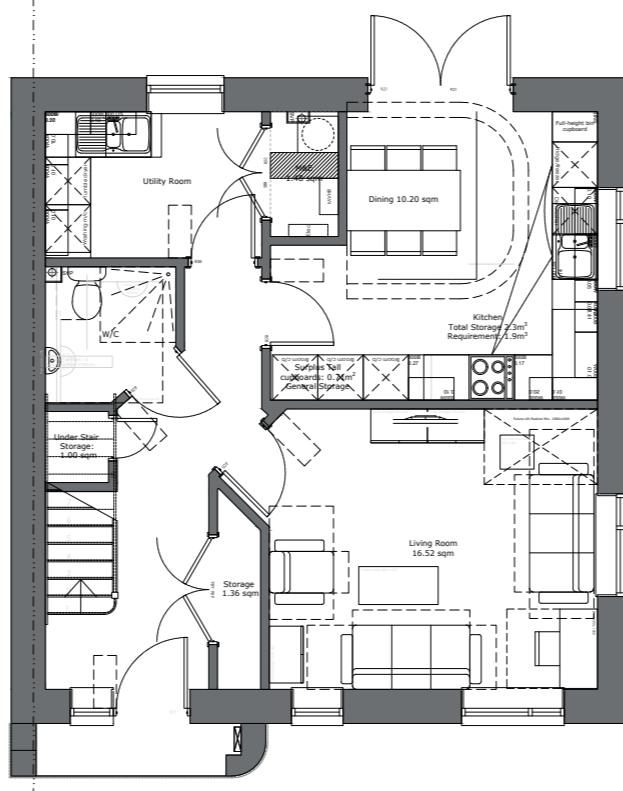
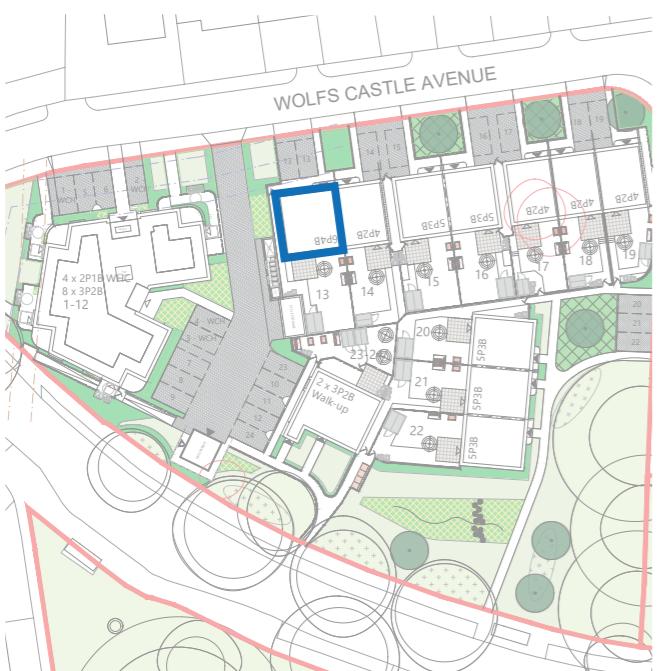
Drawings at 1:100 Scale



First Floor Plan



Front Elevation



Ground Floor Plan



Side Elevation

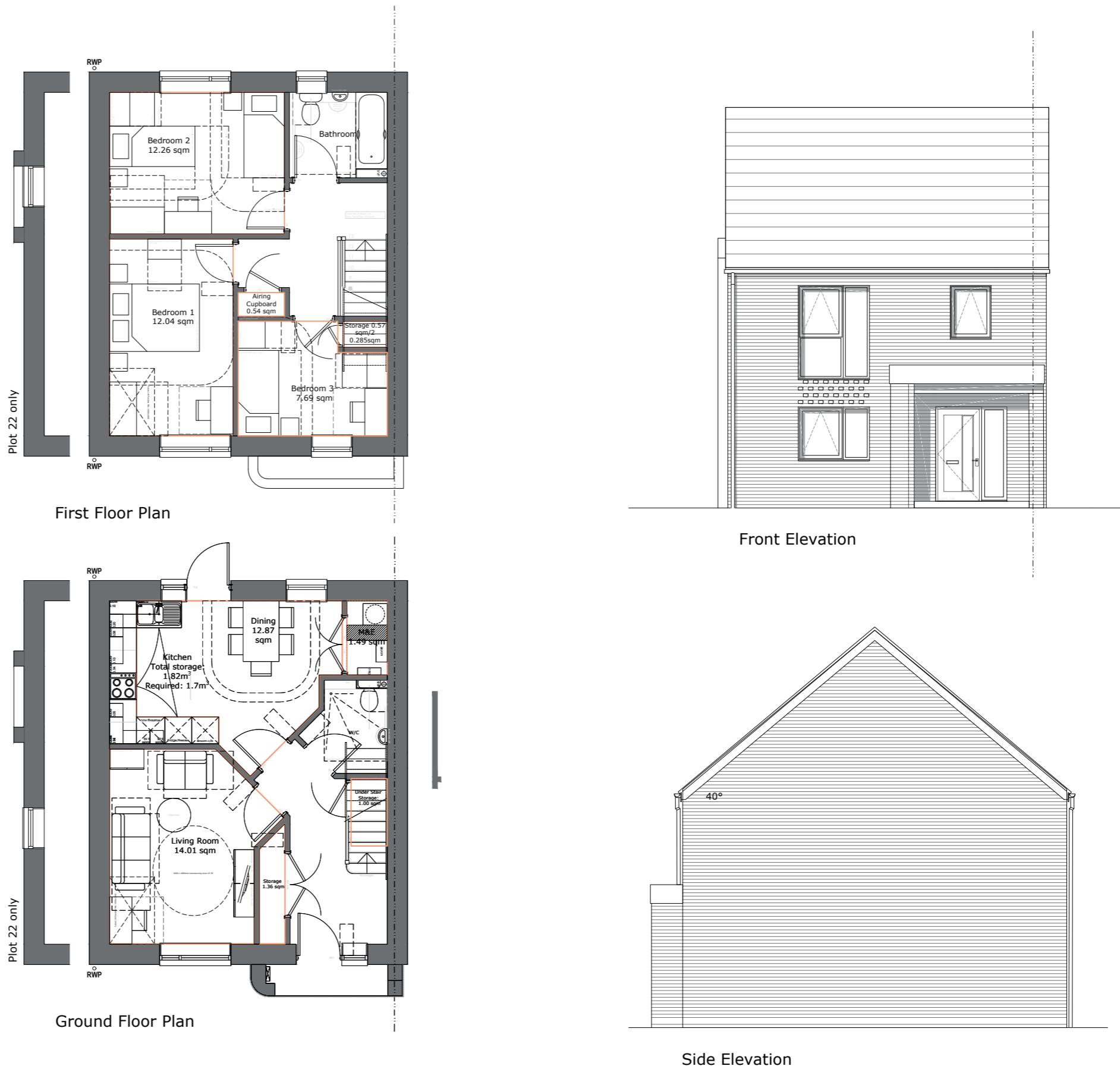
6.4 House-type Plans - 3 Bedroom 5 Person

House-types adapted from Pentan project St Johns Road

Key points:

- House-types fully comply with WDQR and Lifetime Homes
- Kitchen and Dining area to the rear
- Living area to the front
- Unified M+E cupboard

Drawings at 1:100 Scale



6.5 House-type Plans - 2 Bedroom 4 Person

House-types adapted from Pentan project St Johns Road

Key points:

- House-types fully comply with WDQR and Lifetime Homes
- Kitchen and Dining area to the rear
- Living area to the front
- Unified M+E cupboard

Drawings at 1:100 Scale

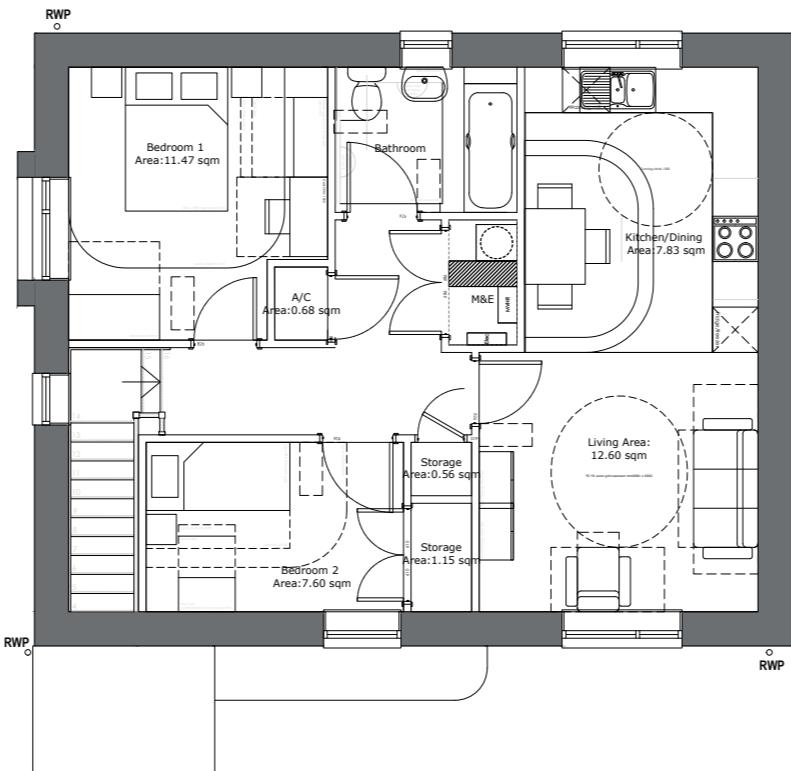


6.6 Walk-up flats

Apartments included to reduce building footprint
Key points:

- Apartments fully comply with WDQR and Lifetime Homes
- Kitchen and Dining area to the rear
- Living area to the front
- Unified M+E cupboard

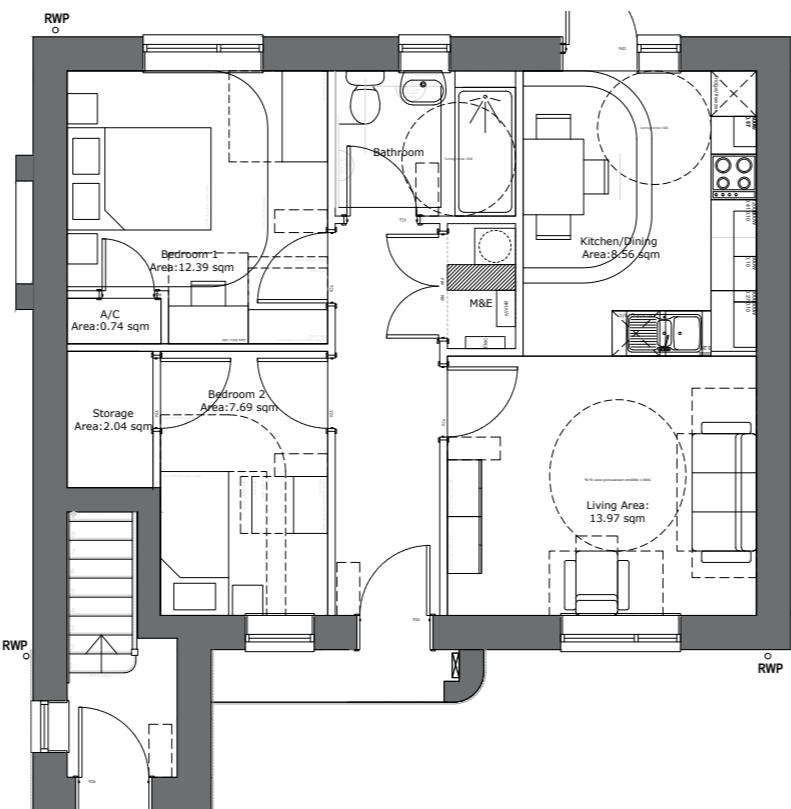
Drawings at 1:100 Scale



First Floor Plan



Front Elevation



Ground Floor Plan



Side Elevation

6.7 Street Scenes



Wolfs Castle Ave. - Street Elevation 1 - 1



Templeton Ave. - Street Elevation 2 - 2



Llangefni Place - Street Elevation 3 - 3



6.8 Illustrative Views



Aerial from Llangefni Place



Templeton Road view down Wolf's Castle Avenue



Templeton Avenue Frontage



Wolf's Castle Avenue from Llangefni Place Corner