

060 Y FELIN



01 - Existing house and outbuilding as viewed from north



03 - Existing house and outbuilding as viewed from west



02 - Existing house and outbuilding as viewed from south

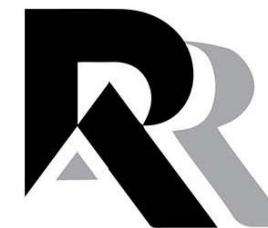


04 - Existing house and outbuilding as viewed from south



05 - Existing house and outbuilding as viewed from field

Date of photos: 8th September 2023



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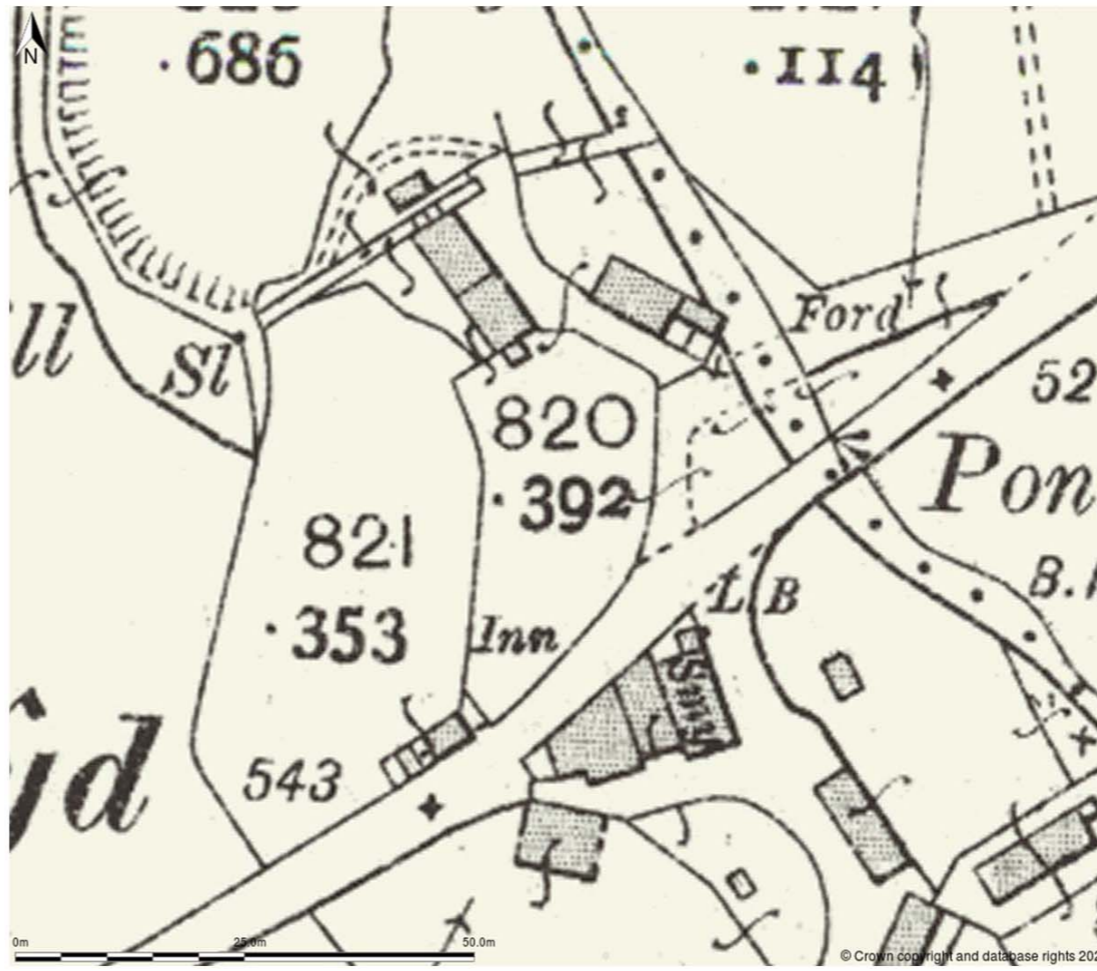
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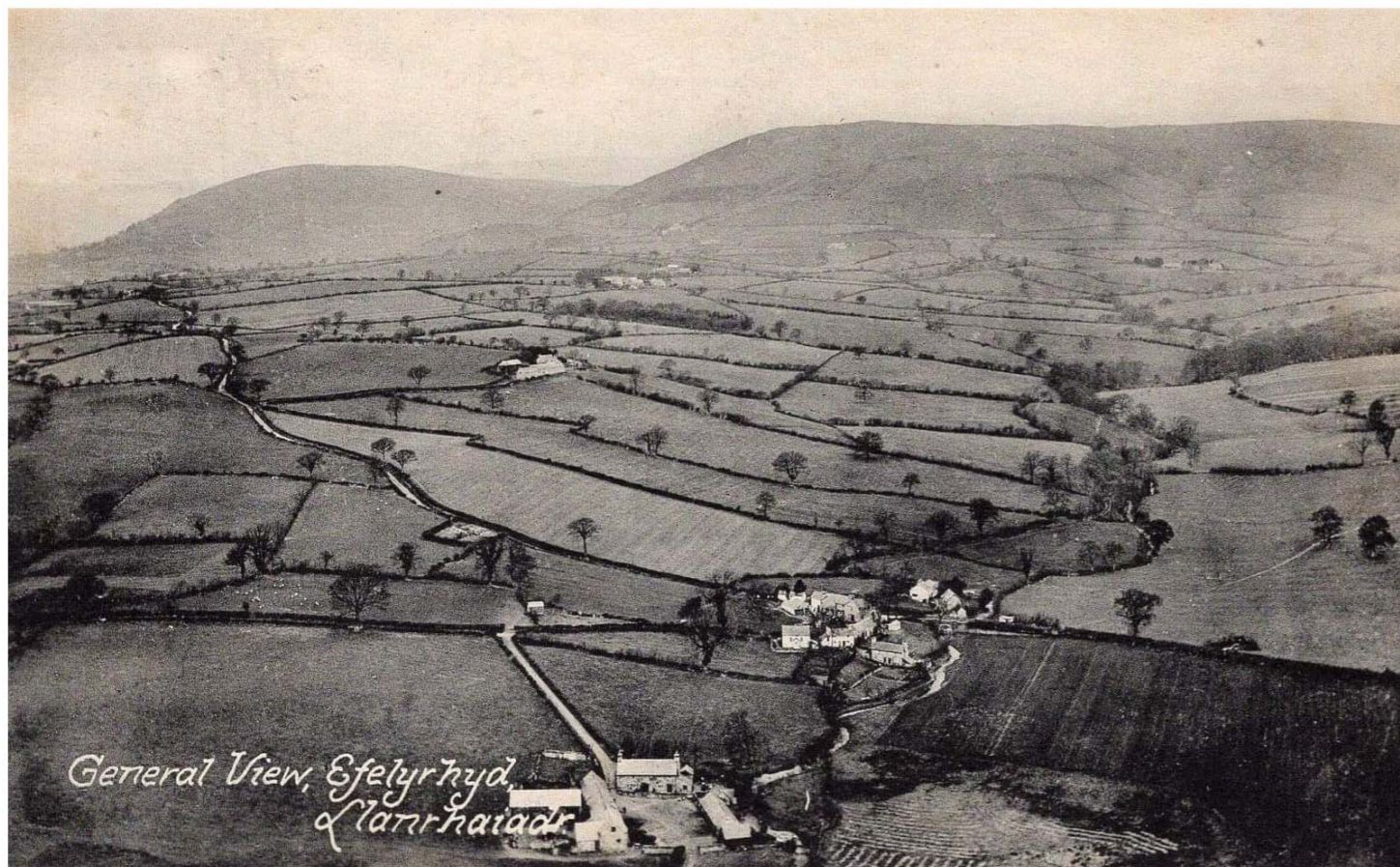
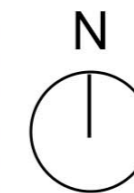
Y Felin



06 - Historic map 1875



07 - Historic map 1910



08 - Pont Efail Rhyd historic photograph



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09 - Front Elevation (east)



10 - Rear Elevation (west)



11 - Side Elevation (north)



11 - Side Elevation (south)



12 - Side Elevation (north)



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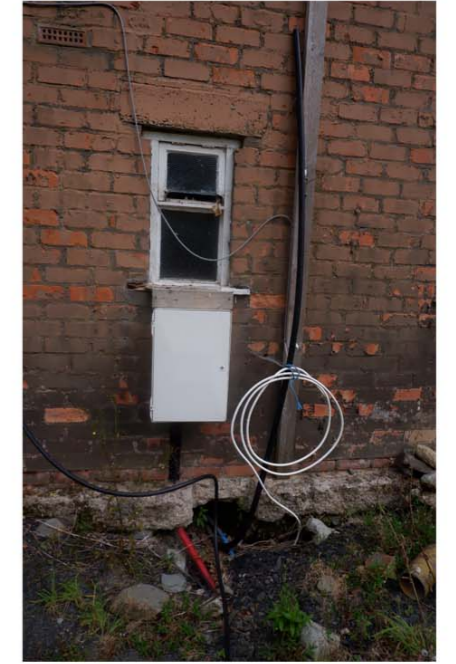
13 - Bedroom 3



14 - Rear Elevation (west)



15 - Rear Elevation (west)



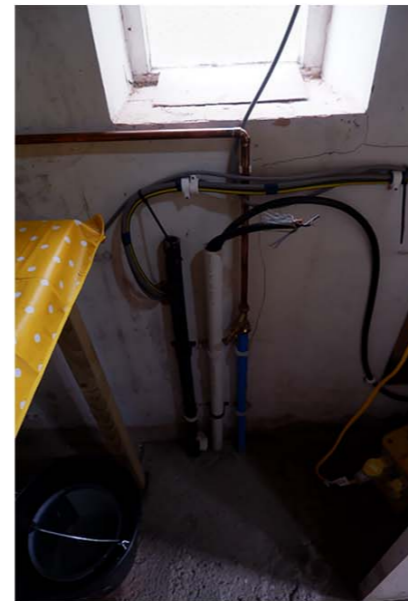
16 - Rear Elevation (west)



17 - Landing



18 - Bedroom 1



19 - Utility



20 - Bedroom 3



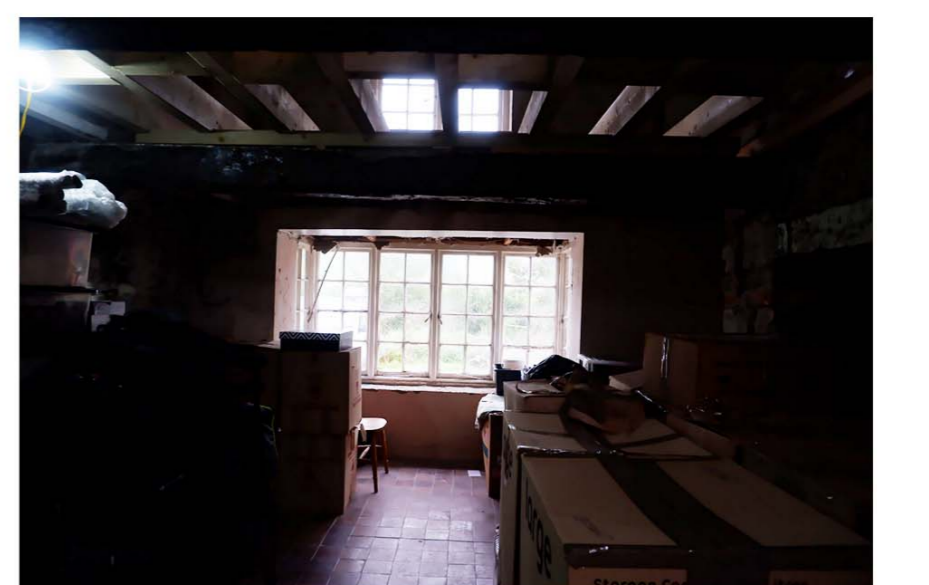
21 - Side Elevation (north)



22 - Bay window - living room



23 - Bathroom internal wall



24 - Living room



25 - Bay window east



26 - Bedroom 1



27 - Bathroom



28 - Living room to entrance hall



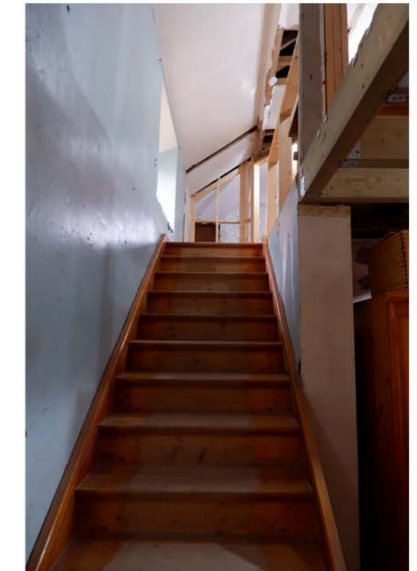
29 - Outbuilding



30 - Drainage layout bathroom



31 - Bedroom 2



32 - Stairs



32 - Living room



33 Kitchen-Hall-Living Rm



34 - Stairs trimmer



35 - Kitchen



36 - Bedroom 3



37 - Utility



38 - Kitchen - dining



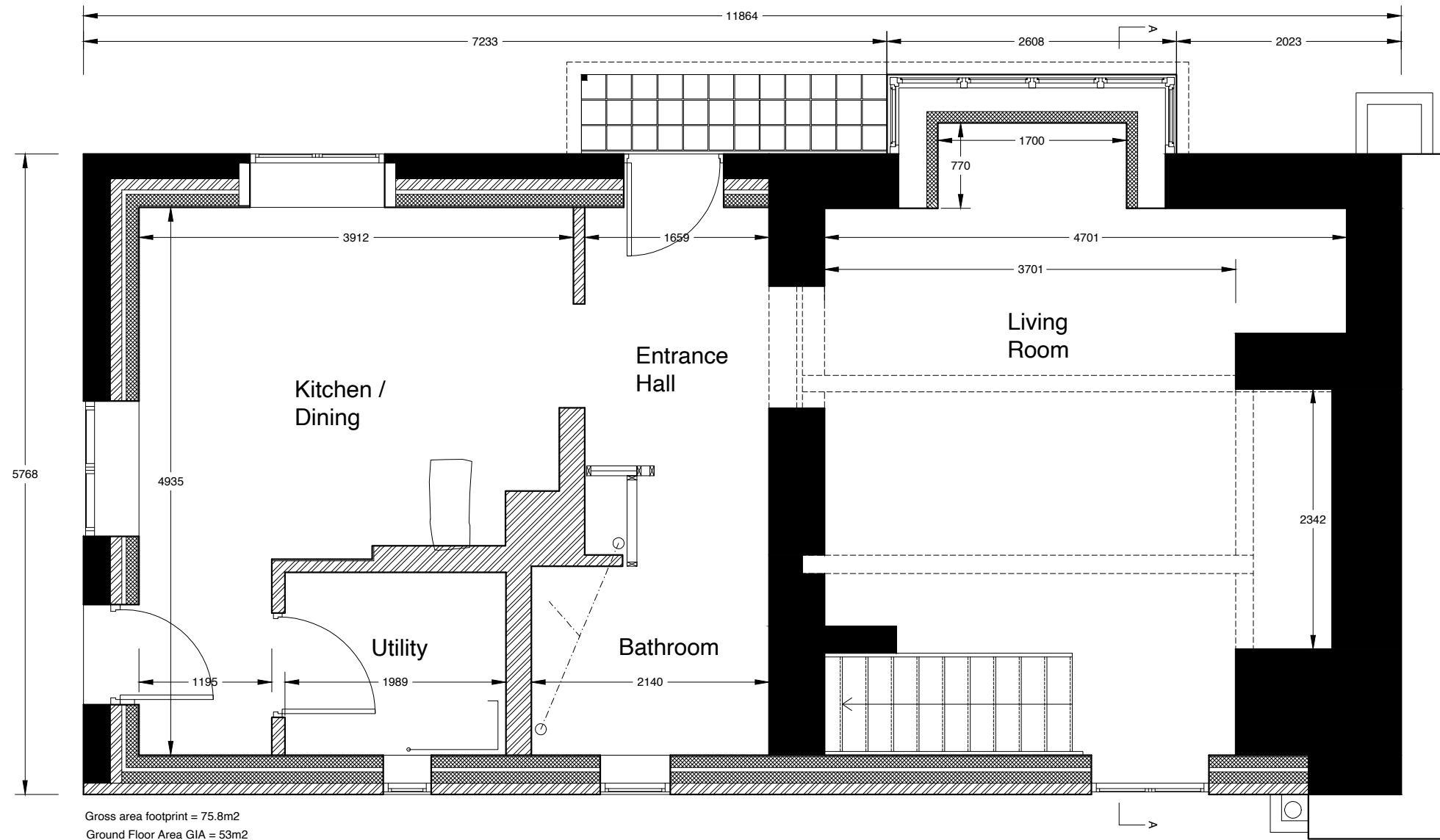
39 - Access + The Smithy (Property adjacent)



40 - Access viewed from bridge



41 - Y Felin viewed from west access gate



Gross area footprint = 75.8m²
 Ground Floor Area GIA = 53m²

EXISTING GROUND PLAN

Scale 1:50

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rev.	details	drawn	date

R Rebecca
 Richardson

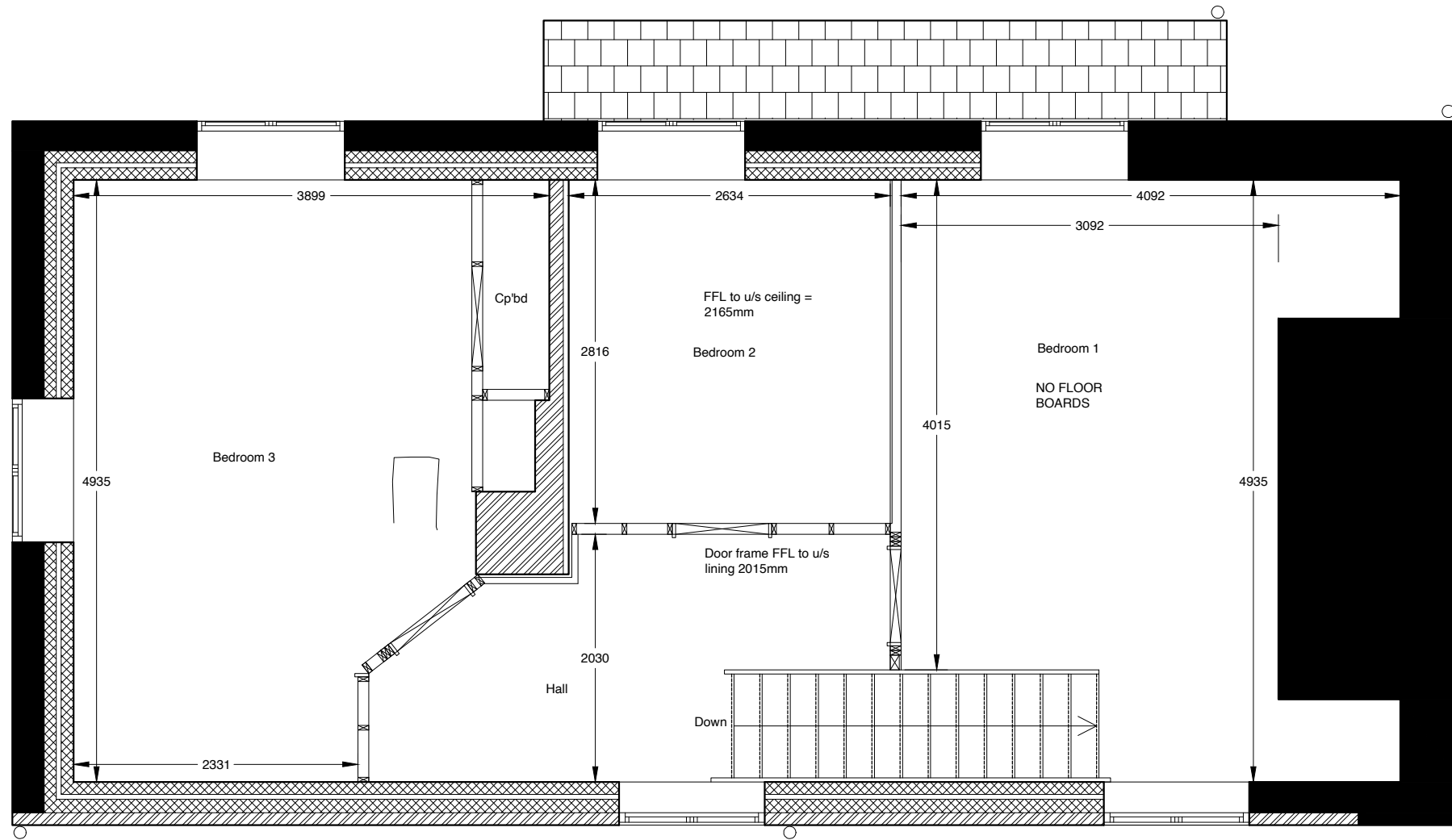
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Project Name Project No.
 Y Felin 060

Client
 Mike and Naomi Perks
 Date 11.09.23
 Scale / Format 1:50 @ A3
 Drawn by RR

Drawing Name Drawing No.
 EXISTING GROUND FLOOR PLAN A-101



First Floor GIA = 48m²

EXISTING FIRST FLOOR PLAN

Scale 1:50

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Project Name Y Felin **Project No.** 060

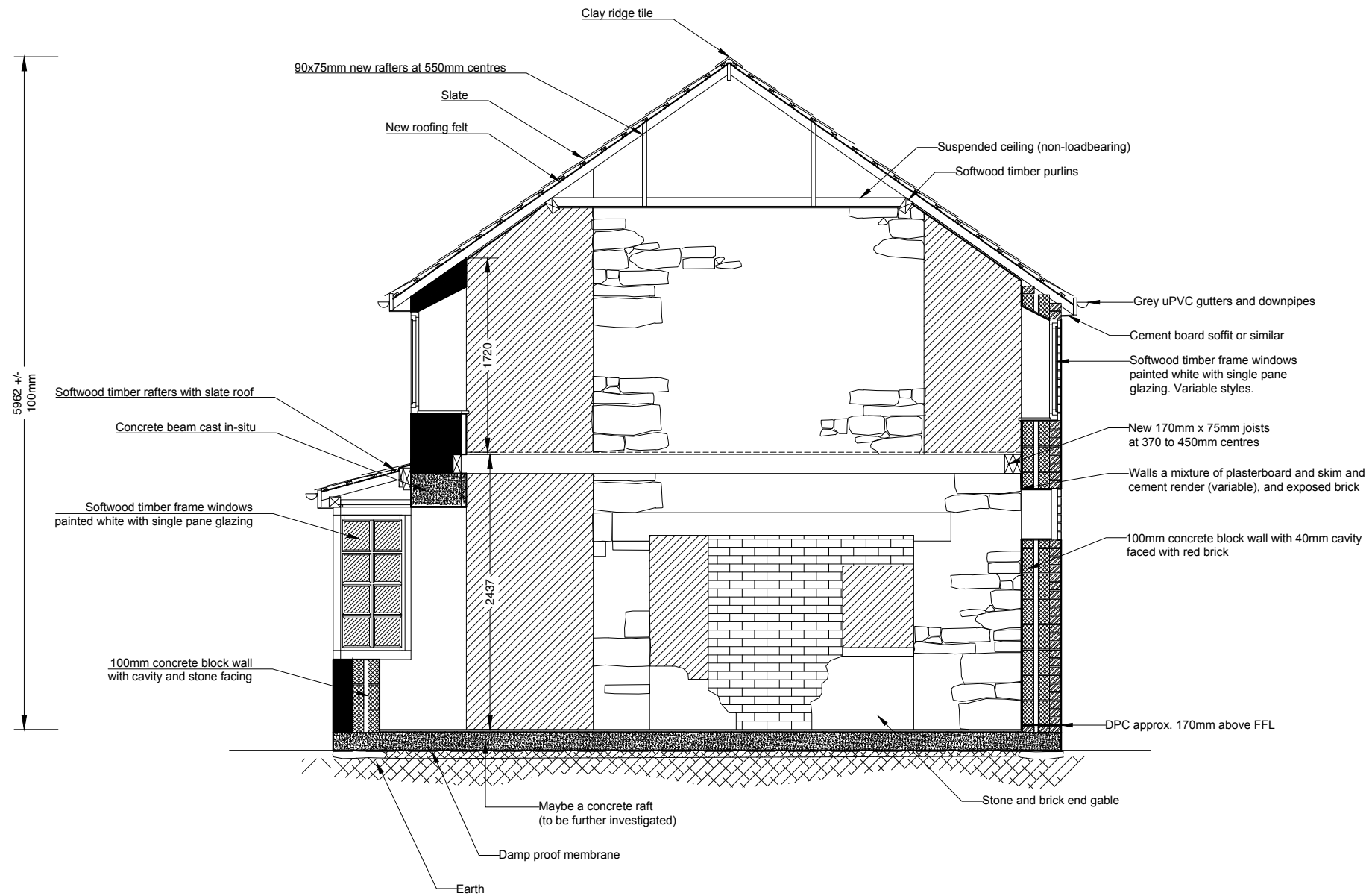
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Drawing Name EXISTING FIRST FLOOR PLAN **Drawing No.** A-102



SECTION A-A
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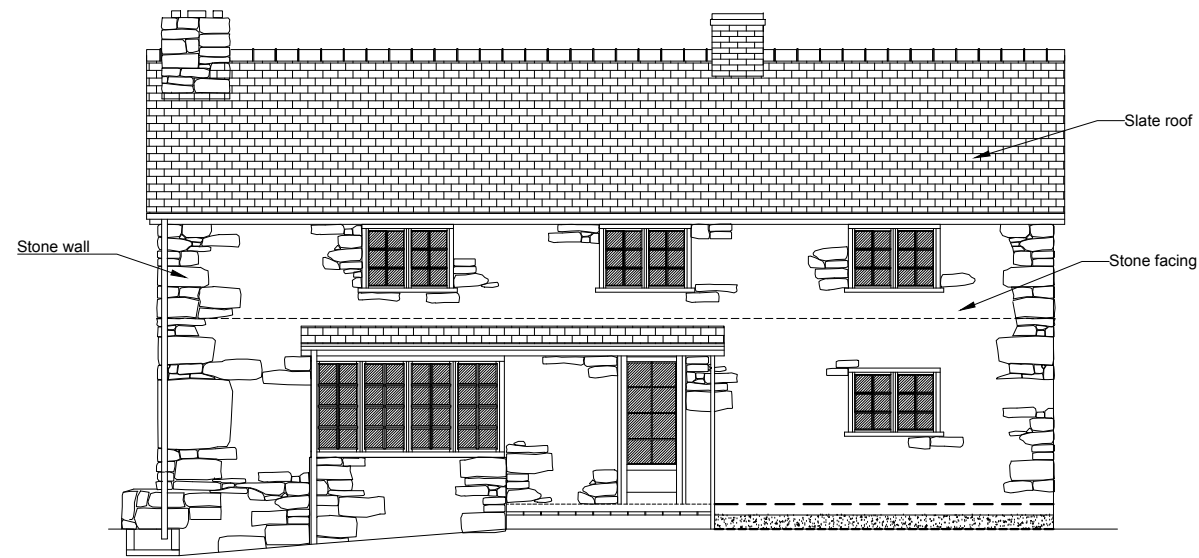
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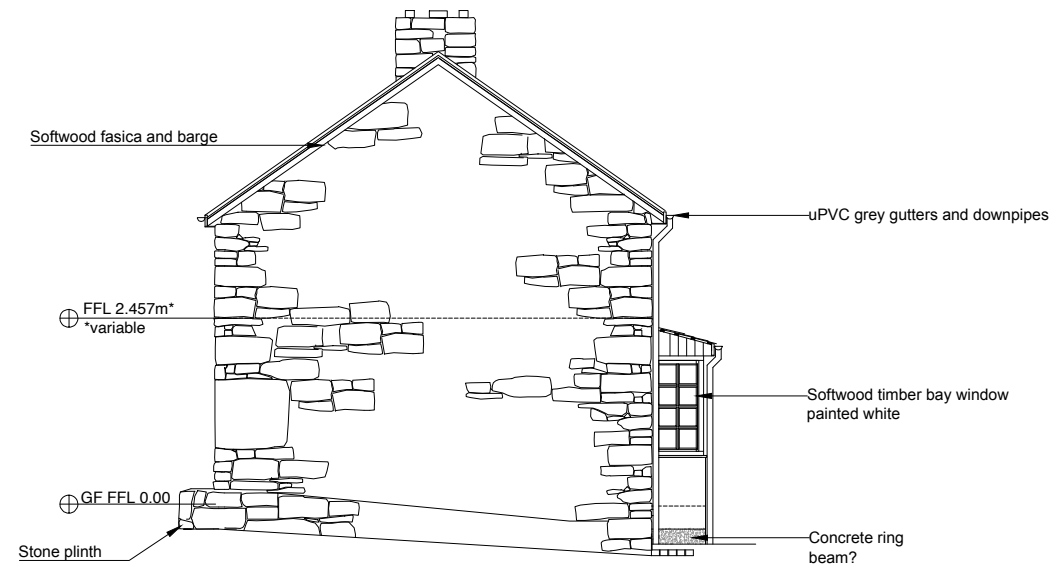
Project Name Y Felin
Project No. 060

Client Mike and Naomi Perks
Date 12.09.23
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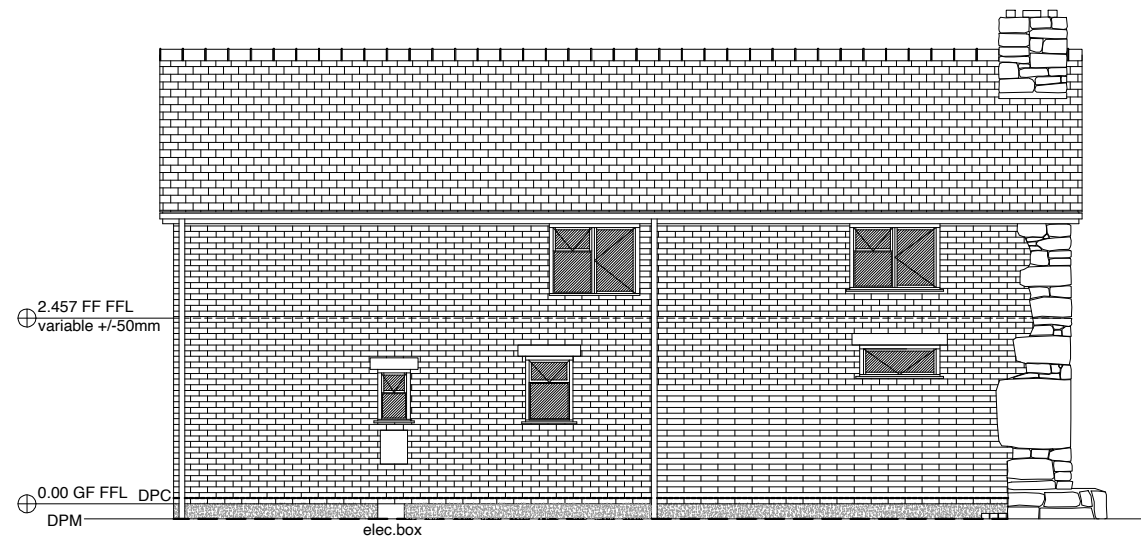
Drawing Name EXISTING SECTION A-A
Drawing No. A-103



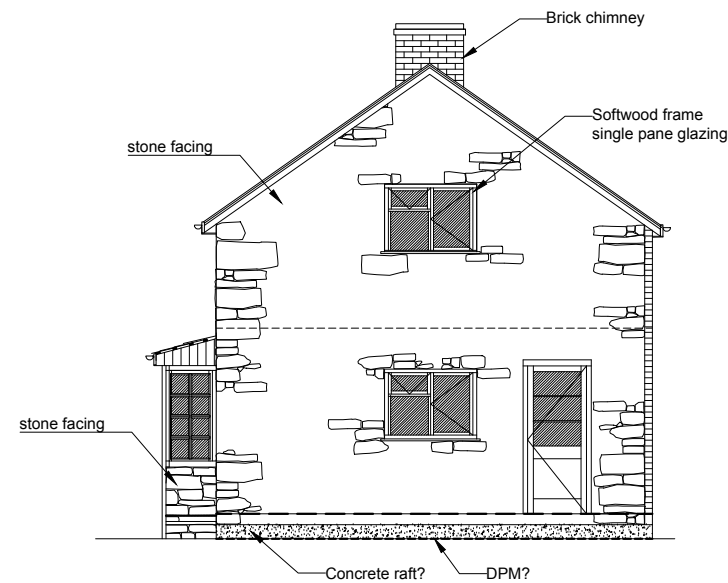
NORTH ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100



SOUTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

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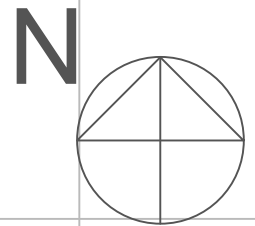
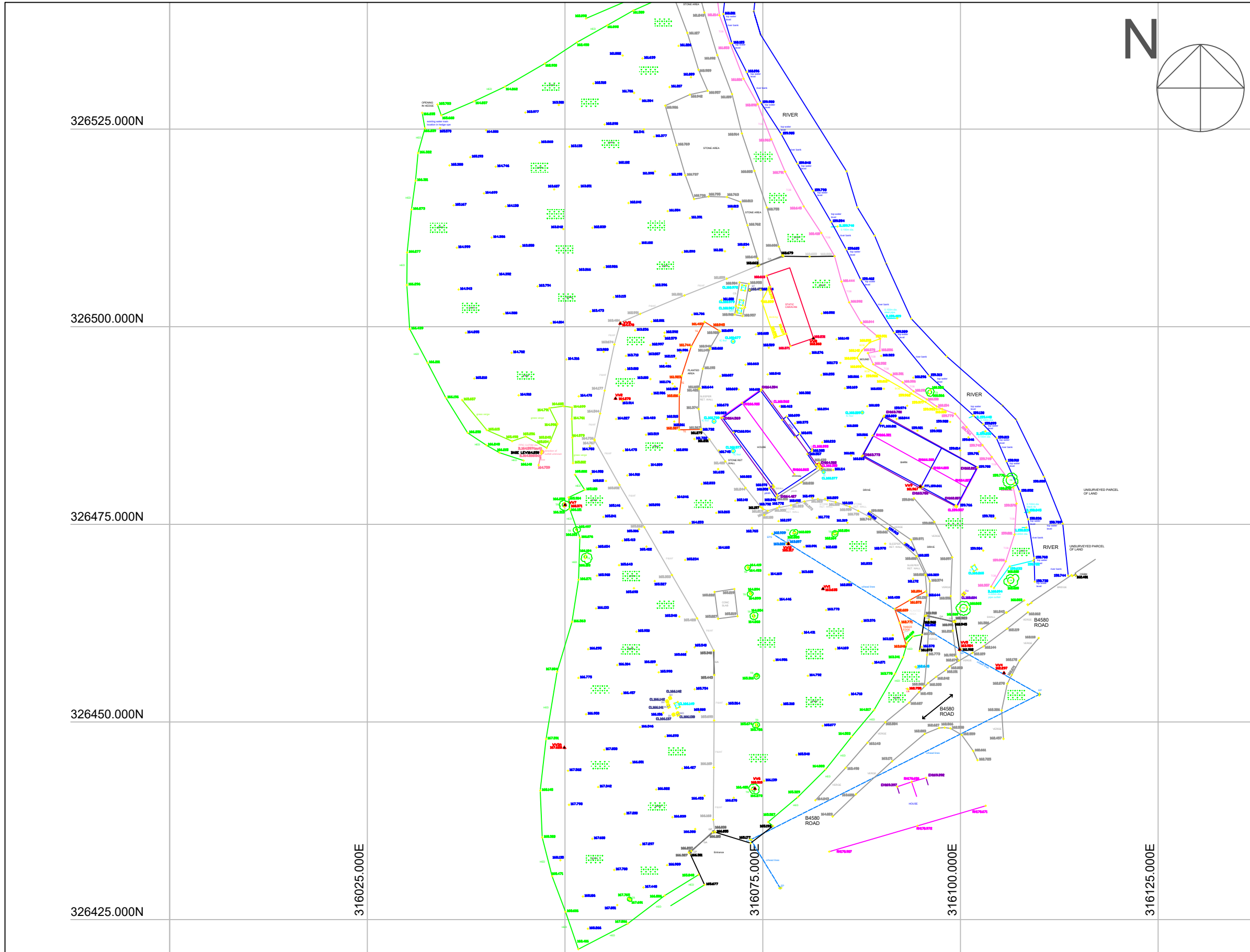
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Project Name Y Felin **Project No.** 060

Client Mike and Naomi Perks
Date 11.09.23
Scale / Format 1:100 @ A3
Drawn by RR

Drawing Name EXISTING ELEVATIONS **Drawing No.** A-103



LEGEND

- | | |
|---------------------------|--------------------------|
| AV AIR VALVE | HED HEDGE LINE |
| B BOLLARD | MP MONITOR POINT |
| BS BUS STOP | NP NAME PLATE |
| BT BRITISH TELECOM IC | OHG OVERHEAD CABLES |
| CPS CONCRETE PAVING SLABS | PB POST BOX |
| CP CATCH PIT | PM PARKING METER |
| DC DRAINAGE CHANNEL | PS POST |
| EB ELECTRIC CONTROL BOX | PYL ELECTRICITY PYLON |
| EL ELECTRICAL IC | RE RODDING EYE |
| EP ELECTRICITY POLE | RS ROAD SIGN |
| ER EARTH ROD | RWP RAIN WATER PIPE |
| FH FIRE HYDRANT | SM SERVICE MARKER |
| FP FLAG POLE | SP SIGN POST |
| G GULLY | SV STOP VALVE |
| GH GREENHOUSE | TB TELEPHONE BOX |
| GP GATE POST | TL TRAFFIC LIGHTS |
| GV GAS VALVE | TM TELEPHONE MAST |
| IC INSPECTION COVER | TP TELEGRAPH POLE |
| JB JUNCTION BOX | TPS TACTILE PAVING SLABS |
| JKW JAPANESE KNOT WEED | VP VENT PIPE |
| KO KERB OUTLET | WM WATER METER |
| LH LAMP HOLE | WO WATER OUTLET |
| LP LAMP POST/LIGHT COLUMN | UTL UNABLE TO LIFT |
| MH MANHOLE | GA GATE |
| ACO ACO DRAINAGE | TR TREE |
| KERB1 BULLDOZE KERB | MHS MANHOLE STORM CL |
| KERB2 TRIEF KERB | ILF INVERT LEVEL (FOUL) |
| KERB3 HALF BATTERED KERB | ILS INVERT LEVEL (STORM) |
| DK DROP KERB | |
| MHF MANHOLE FOUL CL | |

- BOUNDARY ANNOTATIONS**
- | | |
|-------------------------------|--------------------------|
| CLF CHAIN LINK FENCE | AL ARCH LEVEL |
| CP&P CONC POST&PANEL FENCE | BL BED LEVEL |
| CP&TPF CONC POST/TIMBER PANEL | GL GROUND LEVEL |
| P&WF POST & WIRE FENCE | EH EAVES HEIGHT |
| PALF PALLISADE/SECURITY FENCE | FFL FLOOR LEVEL |
| TF TIMBER FENCE | IL INVERT LEVEL |
| BWF BARB WIRE FENCE | PL PARAPET LEVEL |
| RSF RANCH STYLE FENCE | RH ROOF/RIDGE HEIGHT |
| KRF KNEE RAIL FENCE | SL SOFFIT LEVEL |
| BWALL BRICK WALL | SPR ARCH SPRINGING LEVEL |
| CWALL CONCRETE WALL | TOW TOP WALL LEVEL |
| RWALL RETAINING WALL | THR THRESHOLD LEVEL |
| SWALL STONE WALL | WL WATER LEVEL |

NOTES

- Survey stations
- Existing Houses
- Ground levels
- Foul Manholes
- Storm Manholes
- Surveyed Kerblines
- Back edging line/road edge
- Trees
- Timber Fencelines
- Foliage
- Gully
- Bottom of Balier

Top of Balier

The survey is orientated to O.S. Grid North. The coordinated survey was carried out using Leica Smartnet G.P.S. in real time. level of 50.000m.

STATION	EASTING	NORTHING	HEIGHT	REMARKS
WW1				
WW2				
WW3				
WW4				
WW5				
WW6				
WW7				
WW8				

REVISION NOTES

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Mr. M. Perks.

Title
Topographical Survey
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Drawn	WJW	Checked	WJW	Approved	—
Date	01/10/2023	Date	01/10/2023	Date	01/10/2023
Scale	1:500 @A3	Status	—	Rev	
Dwg No.	1				