



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

Heading:

20/2011/1138
Tyn y Celyn
Llanfair DC

2

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ



Application Site

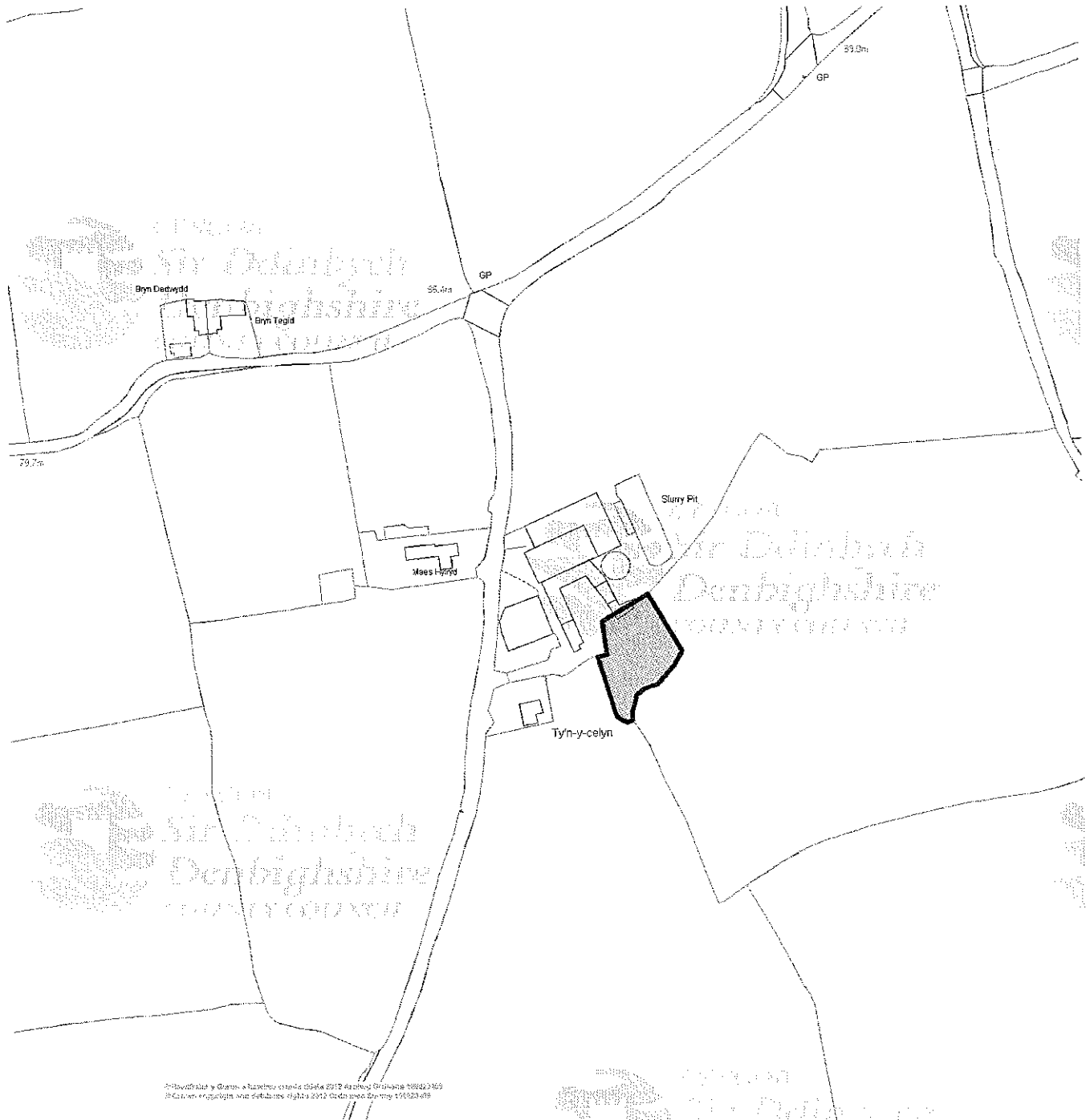


Date 7/6/2012

Scale 1/2500

Centre = 314292 E 356515 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.

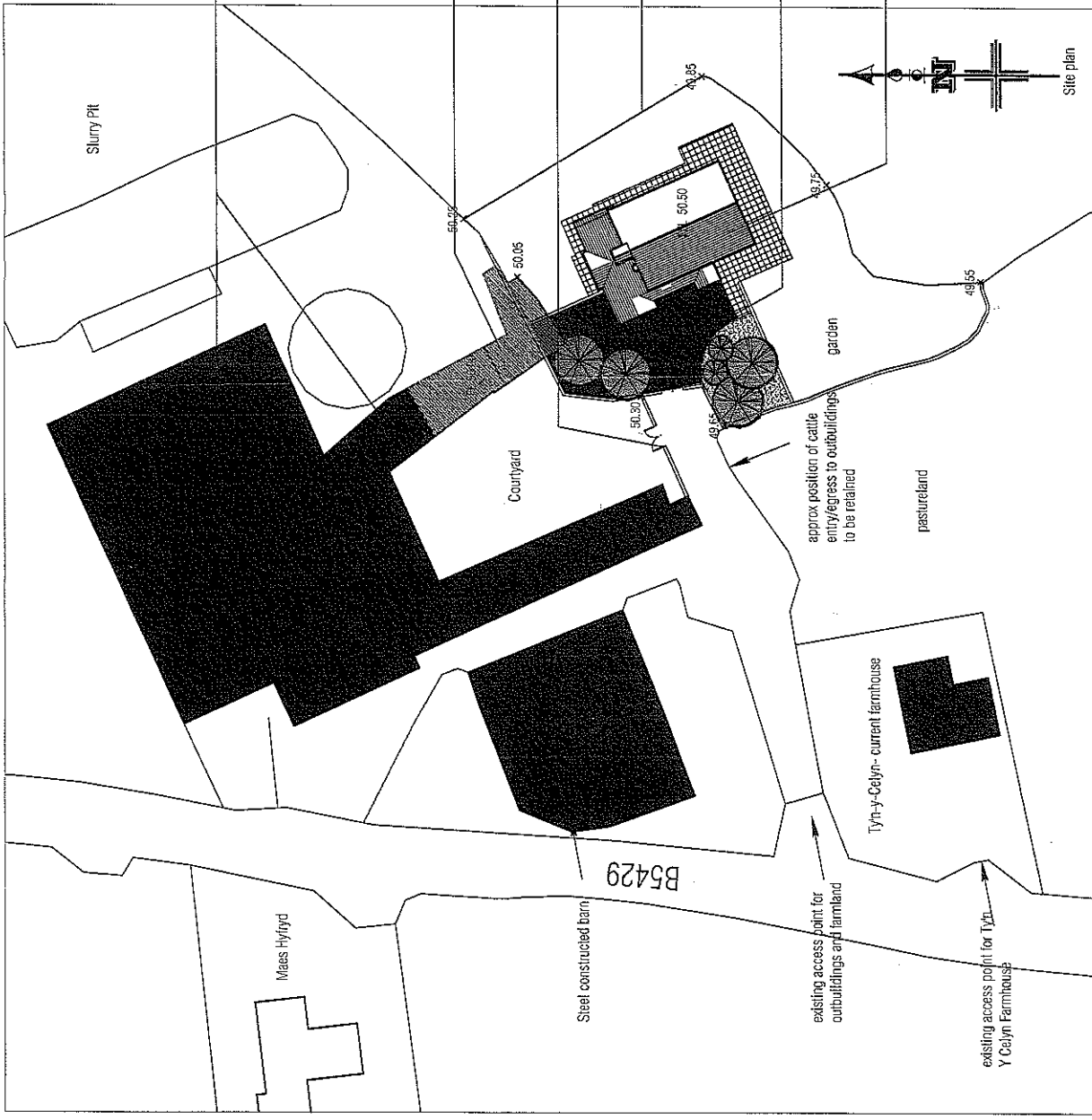


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20/2011/11301 PP



Existing farm outbuildings currently in use by Tyn Y Celyn. A range of two storey stone outbuildings forms the pleasant courtyard, under slate roofs. All are currently in high intensity usage.

Former Tyn Y Celyn farmhouse (last known use 1930's) hatched in red to be demolished, all suitable materials to be salvaged wherever possible

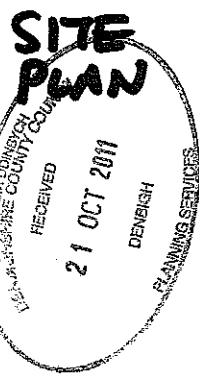
New fencing to streamline cattle from dairi to southern fields

Site boundary allocated to new dwelling edged in red
Stone flagged patio areas to southern aspect and perimeter of property

Graveled driveway accessed from vehicular access gates

New dwelling, total floor area approx 2325 sqft

Landscaping to be agreed- native species of shrubs to be used throughout



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Parry Davies Architects.

Chartered Architects.

PROJECT TITLE
Tyn Y Celyn, Llanfair Dyffryn Clwyd

DATE
July 2011

SCALE
1:500 @ A3

DWG. TITLE
Site Layout Plan

DATE
11.5320/3

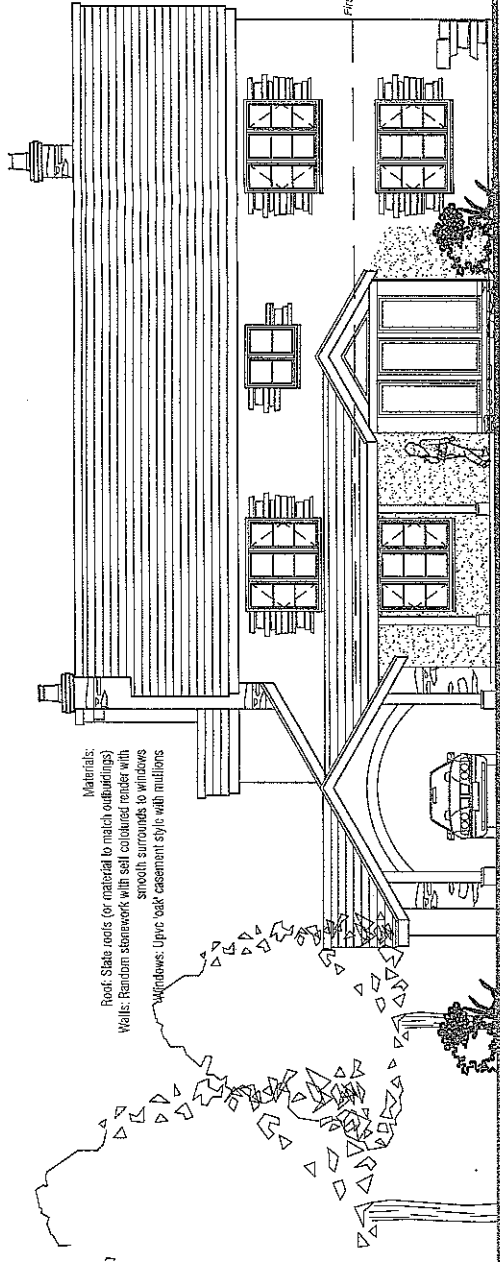
BY
A

Barclays Buildings, High Street, St Asaph, LL17 ORF

Tel: 01745 585517 Fax: 01745 582102. E-mail: PDP.Architects@aol.com



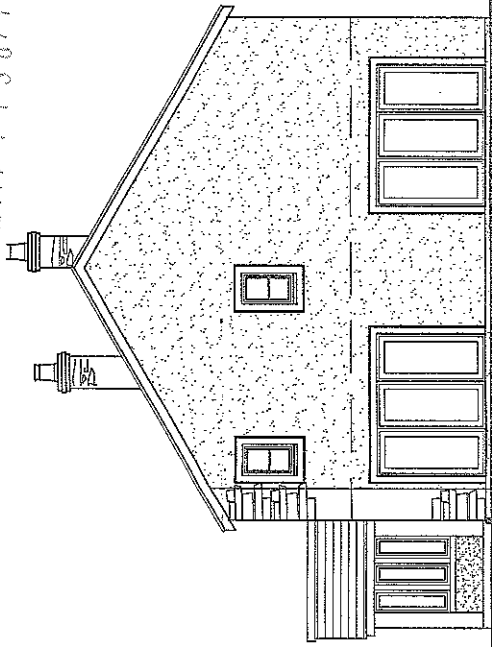
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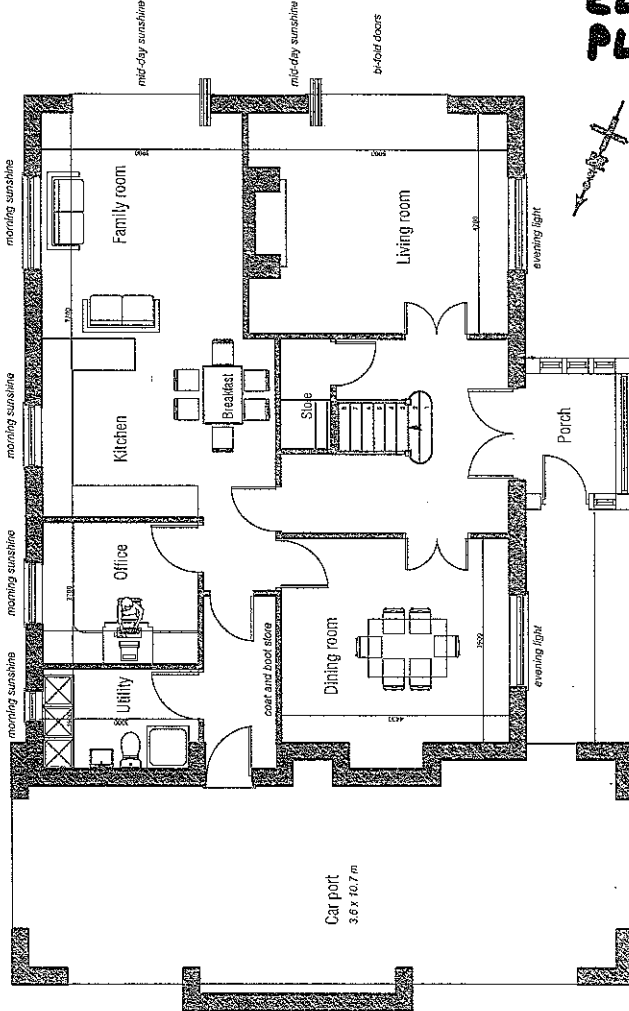
Materials:
 Roof: Slate roofs (or material to match outbuildings)
 Walls: Random stonework with soft coloured render with smooth surrounds to windows
 Windows: Upvc oak casement style with mullions

First floor level

Front elevation- south-west

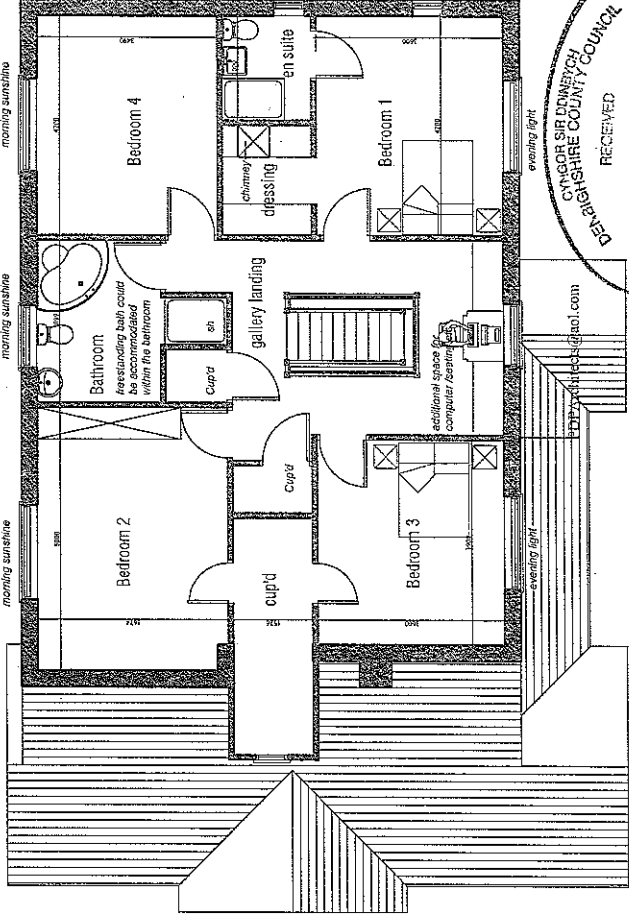


Side elevation



GROUND FLOOR PLAN

ground floor 108 sq m / 1162 sq ft Total: 216 sq m / 2325 sq ft



FIRST FLOOR PLAN

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FLOOR AND ELEVATION PLANS

Parry Davies Architects.

Tŷn Y Celyn, Llanfair Dyffryn Clwyd

Proposed farm house

Chartered Architects.

PROJECT TITLE	DATE	SCALE	DRAWN	CHK
	July 2011	1:100 @ A3	kg	RP
DRAWN TITLE	DATE REC.			
	11.5320/1			

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 19 SEP 2011

Barclays Buildings, High Street, St. Asaph, LL17 ORF
 Tel: 01745 585517 Fax: 01745 582162 E-mail:



FORMER DWELLING AND OUTBUILDINGS

