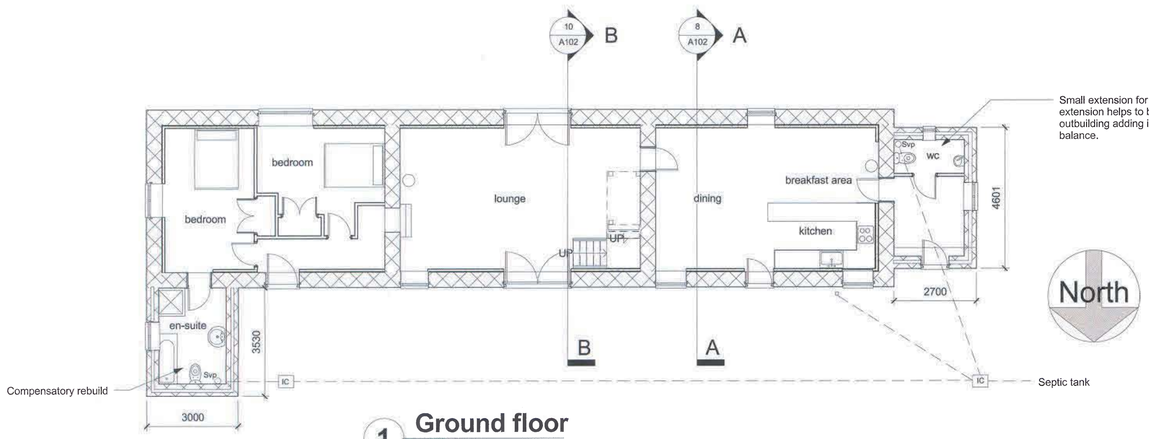
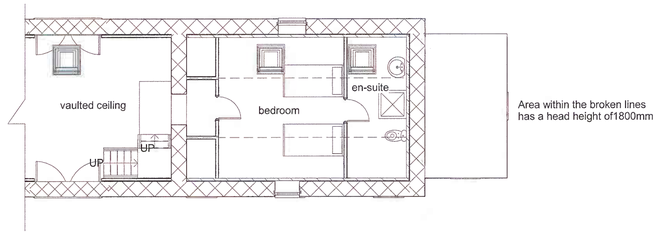
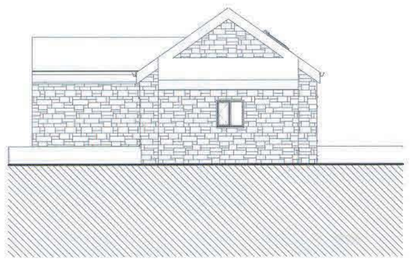


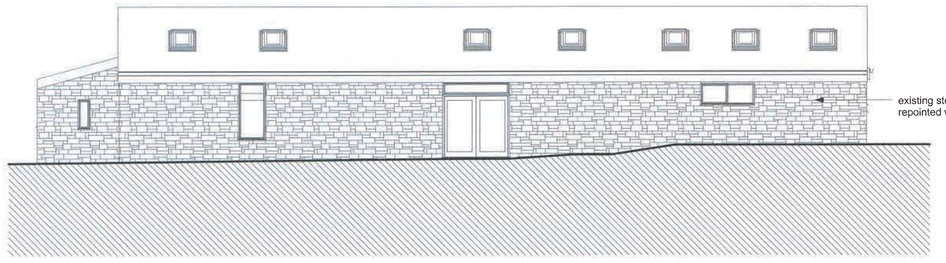
1 Ground floor
1 : 100



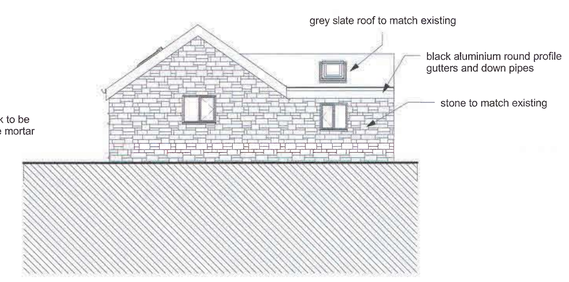
2 First floor
1 : 100



3 West elevation
1 : 100

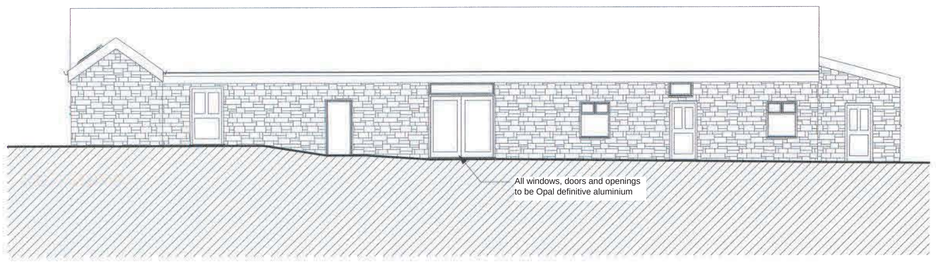


4 South elevation
1 : 100



5 East elevation
1 : 100

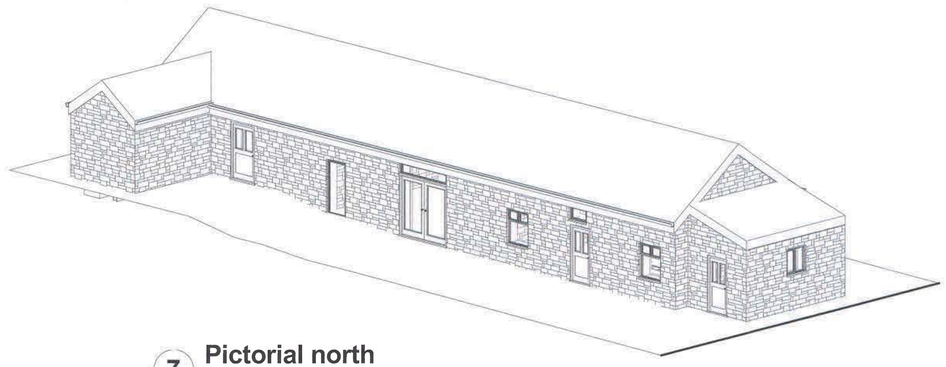
The basic design ethos behind this conversion proposal is a requirement to ensure that the completed structure pays full respect to the original character of the outbuilding. The elevation treatment of the structure remains as stonework, whilst the roof covering will continue to be slate. In addition , the number of new openings have been kept to a minimum and those that have been introduced are all of an appropriate size and style.



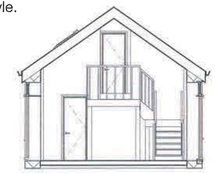
6 North elevation
1 : 100



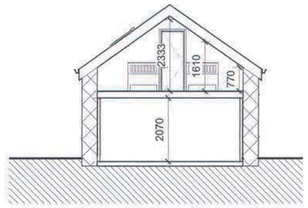
9 Pictorial south



7 Pictorial north



10 section B
1 : 100



8 section A
1 : 100

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P2016/0878
Drawings - Plans
Proposed plans and elevations

JCR PLANNING

External materials

New extensions to be finished in stone to match existing barn

All new external doors to be native hardwood with glazing panels

All new windows to be double glazed units with native hardwood frames

Fascia and soffits to be native hard wood stained to clients specifications

Gutters and down pipes aluminium round section finished in black.

Foul water to be drained into a septic tank with a hard standing for emptying and a drainage field.

Surface water to be drained to soak aways constructed in suitable soil conditions five metres from any building

Full utilisation of all existing openings, no increase in the number of roof lights, former door openings to be re opened and utilised

Comparative foot prints

existing foot print including lean too = 155.39 m2

proposed foot print including compensatory rebuild and small extension =169.06 m2

Pecentage increase = 13.67 m2 or 8.79%

Rev	Description	Date

CODE	SUITABILITY DESCRIPTION
STATUS	PURPOSE OF ISSUE: Planning

Grid reference
SN 70628 08564

PROJECT

Nant Y Gaseg Uchaf
farm, Rhyd Y Fro,
Pontardawe, SA8 4SY

Proposed change of use of agricultural out building to self - contained holiday accommodation unit

Proposed plans and elevations

DRAWN BY	CHECKED BY	DATE
Author	Checker	11/11/2016

SCALE (@ A1)	PROJECT NUMBER
1 : 100	Project Number

DRAWING NUMBER	REV
A102	D

11/11/2016 13:47:35

14 NOV 2016