

Water Tanks for
Sprinkler system;
pumped to
accomodate GF
System TBC by
Designer/ Installer

Connecting to existing
sewer TBC on site

Existing Retaining
Wall to be
inspected and
confirmed by SE

Telegraph
Pole

Proposed Windows

2 no. Tectake Bike Rack - 5 Bike rack 1300 x
285 x 260mm

Drying rack

Waste storage;
2x240L General Waste Bins
2x240L Recycling Bins
3x25L Food Bins

Existing 2m high wall to be removed to
provide better manoeuvrability to and from
site.

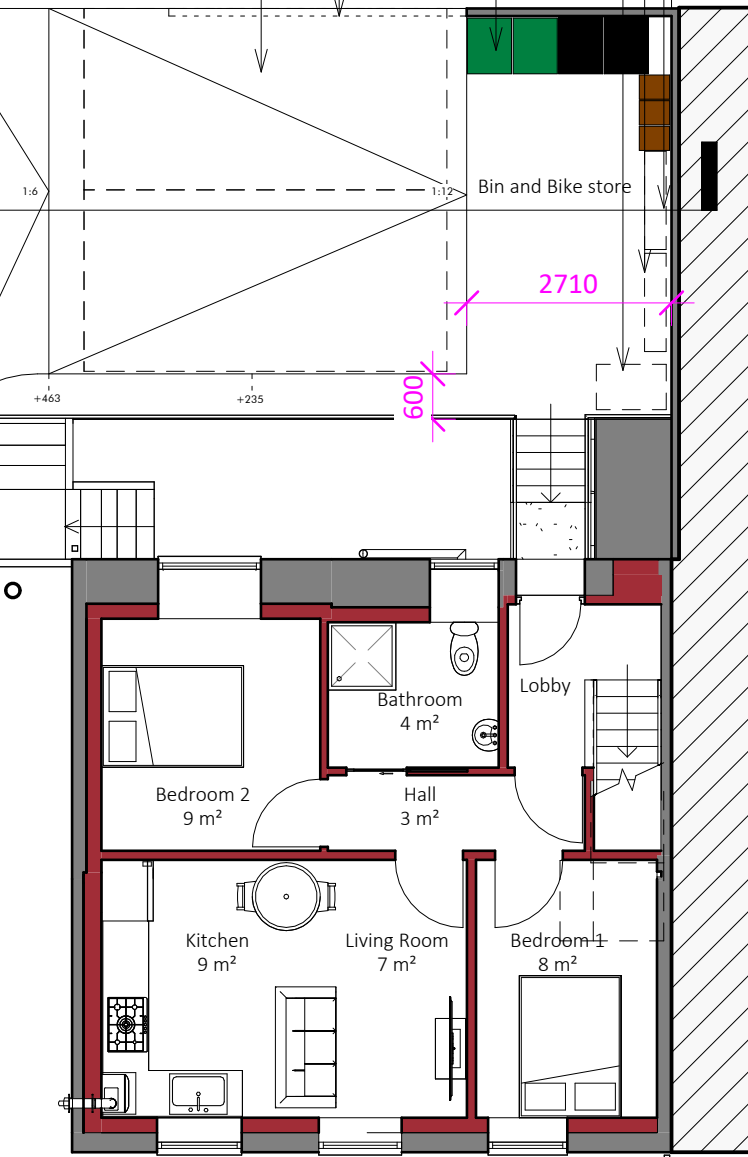
Existing Parking area resurfaced
as Hydropave Pedesta
(Charcoal) or similar permeable
paving and made good with
lane to provide more gradual
access to parking.

2
303

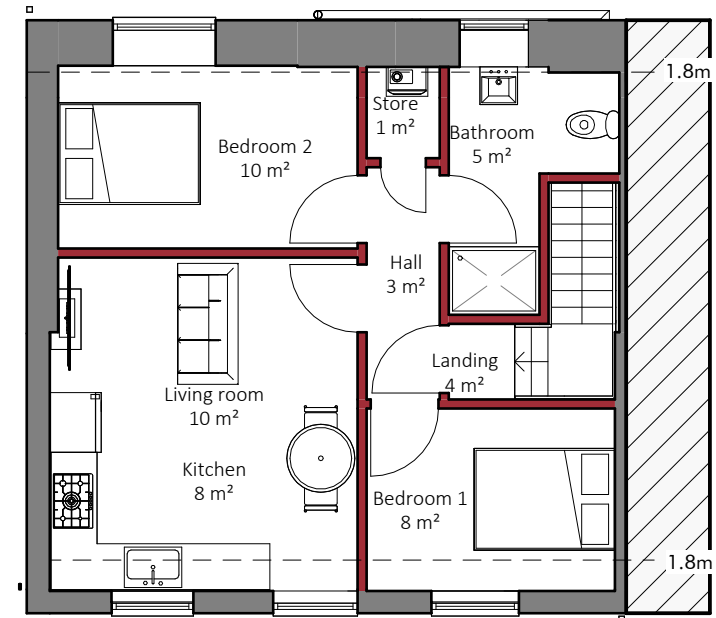
1
402

Cwm Y Dwr

Cwm Y Dwr



Proposed First Floor Plan



Proposed Second Floor Plan

Proposed Ground Floor Plan

darkin
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drawing on
experience

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RIBA

Chartered Practice

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No.	Description	By	Date
G	Amendments	NCR	18/08/22
H	Bin and Bike store annotations added	NCR	31/08/22
I	Amendments	NCR	06/10/22
J	Parking Amended	NCR	16/10/22
K	Parking Amended	NCR	25/01/23

CLIENT

Harry Turner

PROJECT

Change of Use

PROJECT ADDRESS

78 Neath Road
Briton Ferry
SA11 2YR

DRAWING TITLE

Proposed Plans

DRAWN BY	CHECKED BY	© Copyright
NCR	TOM	Darkin Architects 2022
PROJECT REF	SCALE	PAPER SIZE
RC233	1 : 100	A3
DRAWING	REVISION	DATE
102	K	13/05/22