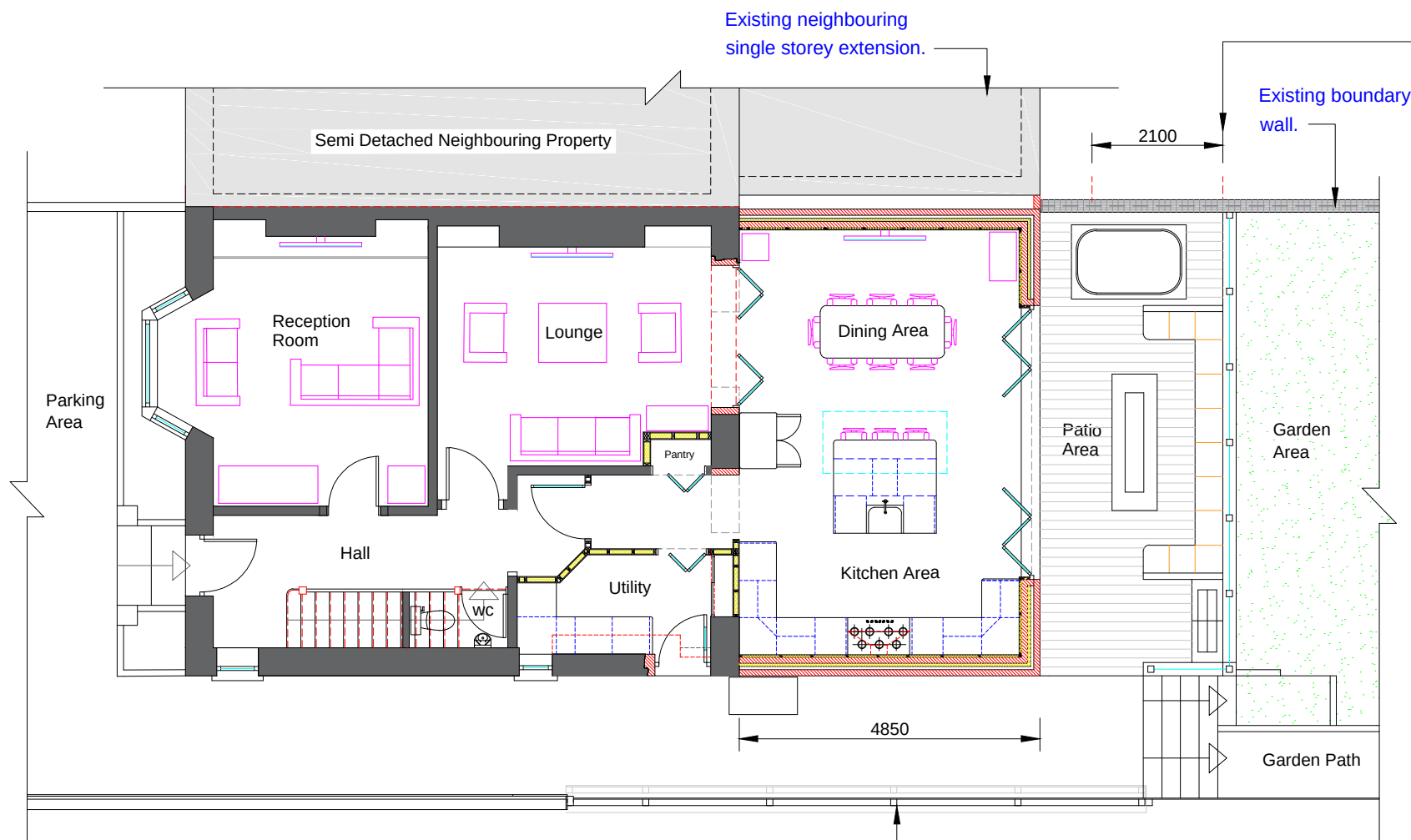
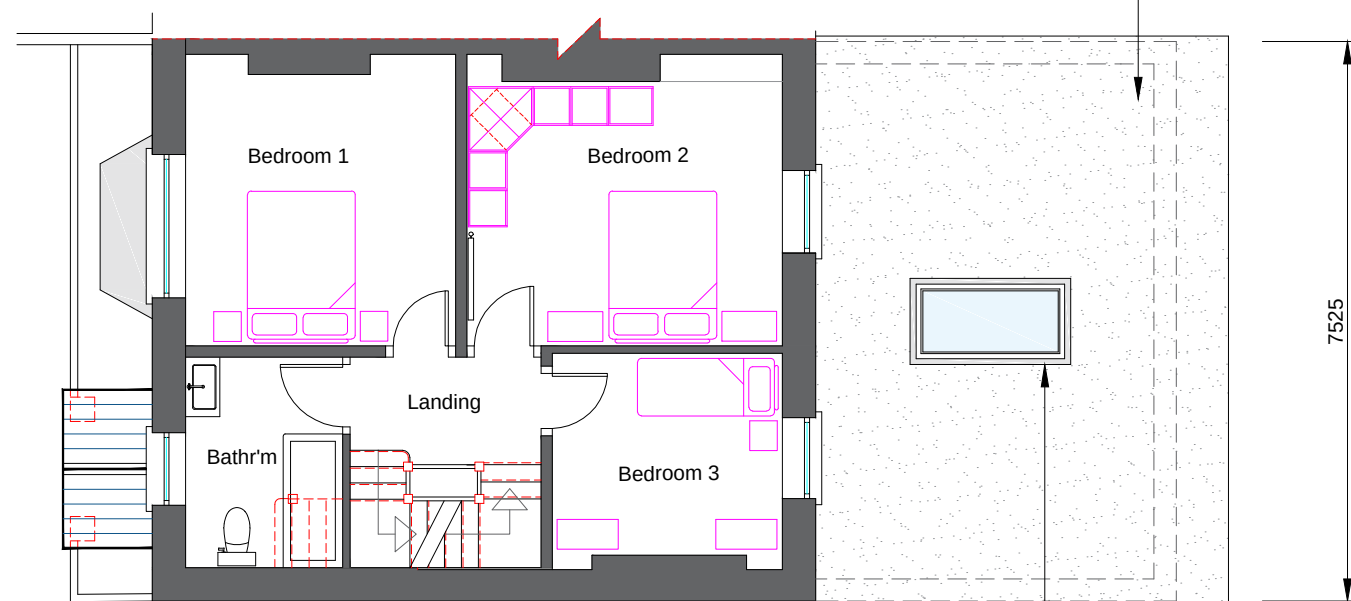




Proposed Ground Floor Plan.
Scale 1:100

Fence to be replaced in line with other remaining sections of fencing. (Not to exceed 1.8m high)

Proposed roof covering to be of a fibre glass finish, gray in colour to match neighbouring property.



Proposed First Floor Plan.
Scale 1:100

Proposed atrium sat within new fibre glass roof.

Proposed overhang.

Re-location of retaining wall to accommodate patio area beyond new single storey extension. Proposed wall is to be constructed 2100mm further back from original position as shown.

Overview:

Proposed extension is to comprise of a single storey kitchen / dining area. Constructed in place of the existing kitchen which is to be demolished together with 2no sheds and an external toilet block. Existing kitchen comprises of a rat trap type wall construction with no insulation.

With a vaulted roof construction it is also doubtful that there is any insulation within the roof structure also. This whole structure is to be demolished and a new single storey extension to accommodate a larger kitchen / dining area as an open plan arrangement.

With a flat roof construction to match the neighbouring property, permissions are sought to tie both roofs in together separated by an up-stand. This will enable both roofs to have the same fibre glass finish and complete water seal casting.

Proposed masonry construction to comprise of cavity wall construction, complete with 75mm insulation and a smooth rendered finish, gray in colour to match the rest of the property.

Bi-fold doors leading out onto patio area are to be of an aluminum, gray in colour to match windows on the front elevation.

As indicated, retaining wall for raised garden area is to be moved back by 2.1m to accommodate the proposed footprint, of which the total area is 36.5m²

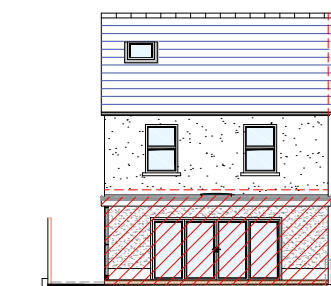
The proposed footprint of existing extension along with the 2no sheds & wc outbuilding to be demolished to accommodate is 28m². The additional developed footprint element therefore is 8.5m²



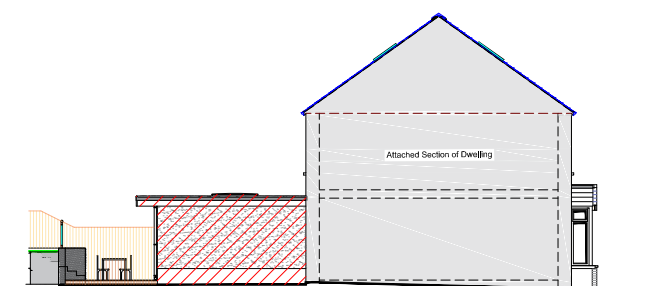
Proposed Front Elevation.



Proposed Right Side Elevation.



Proposed Rear Elevation.



Proposed Left Side Elevation.

Client Mr Shane Fairburn	Drawn SLF	Date December 2023	Scale 1:100 @ A3 AutoCAD	Dwg No SF/2023-08	Rev. A
Site Address 55 Glyn Road, Brynamman.	Drawing Title Proposed Floor Plans	Project Title Proposed Single Storey Extension at Rear	PF&C Architectural Services		