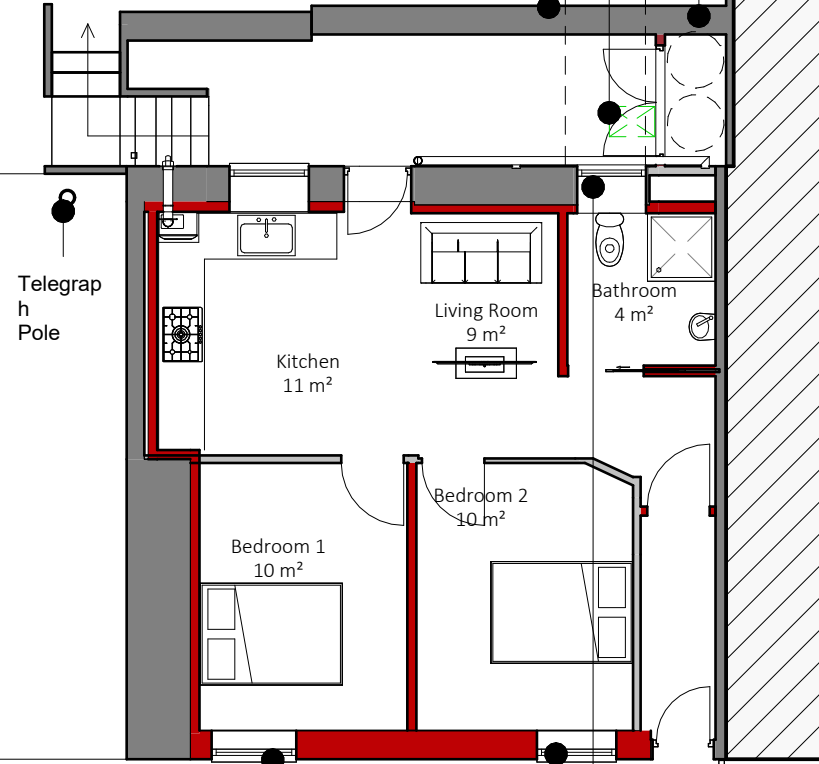


Water Tanks for
Sprinkler system;
pumped to
accomodate GF
System TBC by
Designer/
Installer

Connecting to
existing sewer TBC
on site

Existing
Retaining Wall
to be inspected
and confirmed
by SE



Proposed Ground Floor
Plan

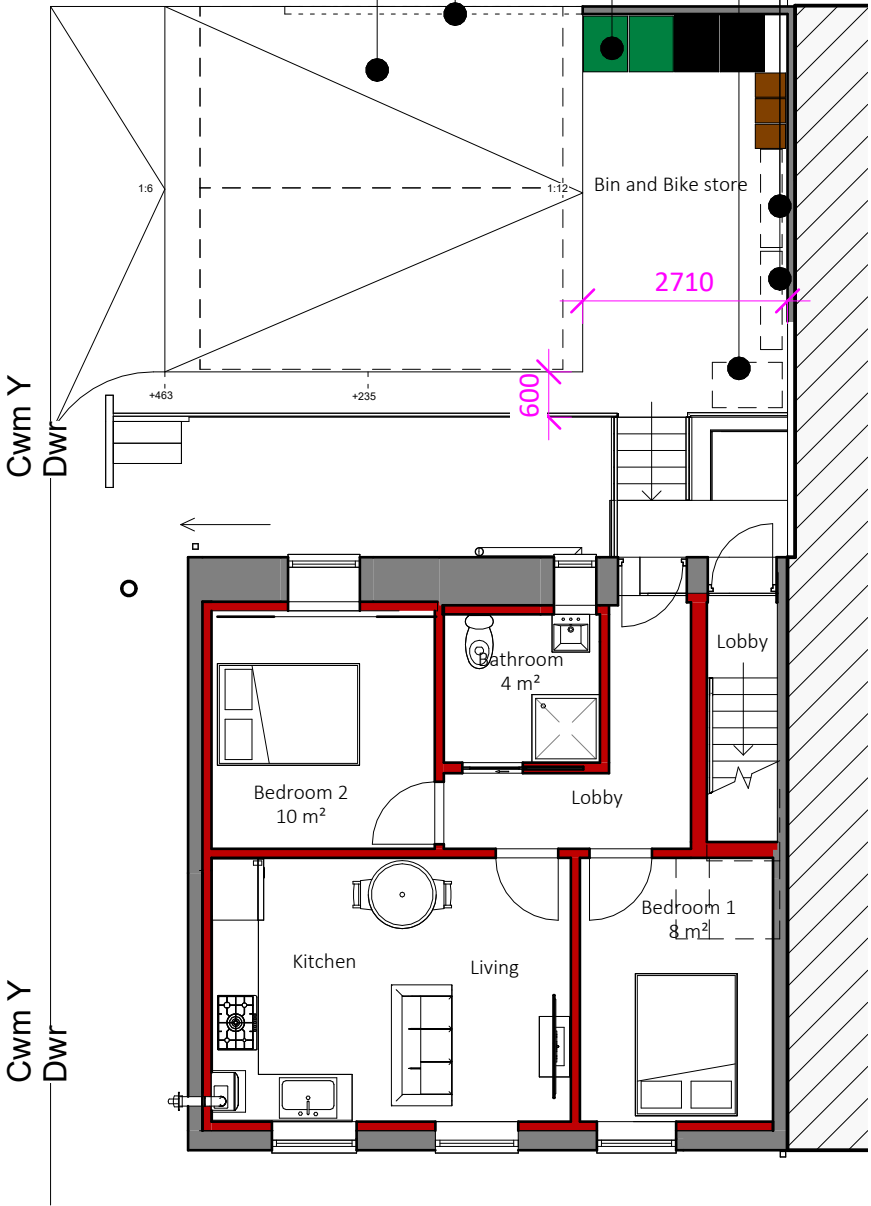
2 no. Tectake Bike Rack - 5 Bike rack
1300 x 285 x 260mm

Drying rack

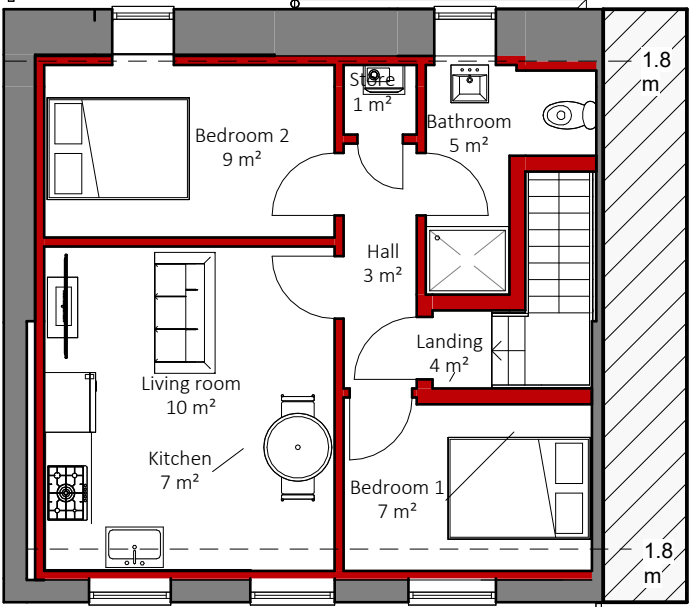
Waste storage;
2x240L General Waste
Bins
2x240L Recycling Bins
3x25L Food Bins

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.



Proposed First Floor
Plan



Proposed Second Floor
Plan

darkin
architects

drawing on
experience

www.darkinarchitects.com

CARDIFF 02922 744 005
LLANELLI 01554 778 730
NEATH 01639 505 566

info@darkinarchitects.com

RIBA



Chartered Practice

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No.	Description	By	Date
I	Amendments	NCR	06/10/22
J	Parking Amended	NCR	16/10/22
K	Parking Amended	NCR	25/01/23
L	External Door Added	DKC	25/06/24
M	Window Amneded	DKC	19/08/24

CLIENT

Harry Turner

PROJECT

Change of Use

PROJECT ADDRESS

78 Neath Road
Briton Ferry
SA11 2YR

DRAWING TITLE

Proposed Plans

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NCR	TOM	
PROJECT REF	SCALE	PAPER SIZE
RC233	1 : 100	A3
DRAWING	REVISION	DATE
102	M	13/05/22