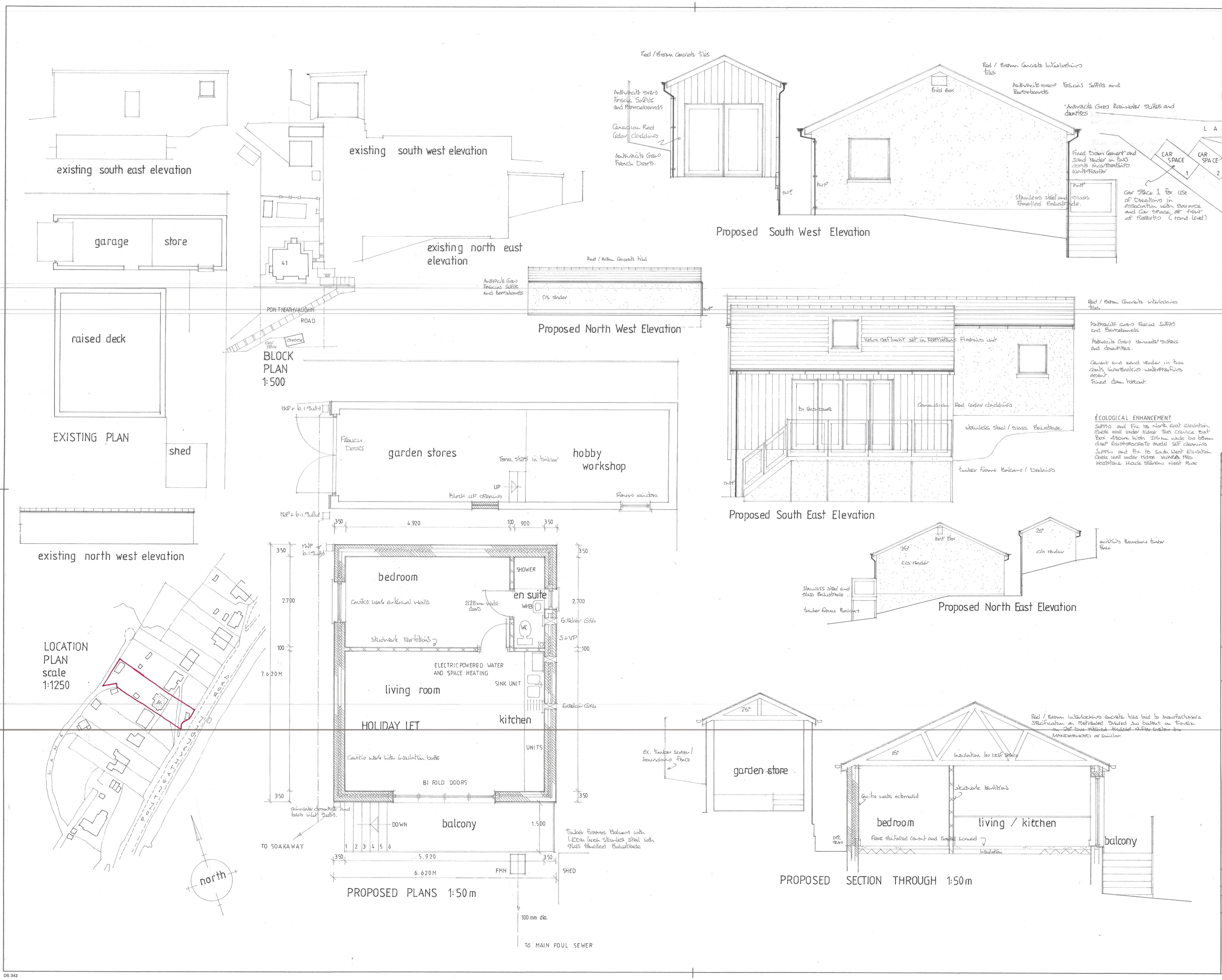
existing south east elevation
existing south west elevation
existing north east elevation
garage
store
raised deck
shed
EXISTING PLAN
existing north west elevation
41
PONTNEATHVAUGHN ROAD
Car Space
Garage
BLOCK PLAN 1:500
LOCATION PLAN scale 1:1250
north
Red / Brown concrete tiles
Anthracite Grey Fascia Soffits and Bargeboards
Canadian Red Cedar cladding
Anthracite Grey French Doors.
RWP
Bird Box
Red / Brown Concrete Interlocking tiles
Anthracite Grey Fascias Soffits and Bargeboards
Anthracite Grey Rainwater gutters and downpipes
Fined Down Cement and sand render in two coats incorporating waterproofer
Stainless steel and glass Panelled Balustrade.
Proposed South West Elevation
LANE
CAR SPACE 1
CAR SPACE 2
Car Space 1 for use of Dwelling in association with garage and car space at front of Property (road level)
Car Space 2 for use of Holiday Let only.
OUTBUILDING
HOLIDAY LET
balcony
LAWN
Soakaway
MH
POOL
DECKING
Connect New foul drain to main
Proposed Plan of Rear Garden scale 1:250m
Red / Brown Concrete tiles
Anthracite Grey Fascias Soffits and Bargeboards
C/S render
Proposed North West Elevation
Velux rooflight set in Proprietary flashing unit
Bi Fold Doors
Canadian Red Cedar cladding
stainless steel / glass Balustrade
timber frame Balcony / Decking
Red / Brown Concrete interlocking tiles
Anthracite Grey Fascias Soffits and Bargeboards
Anthracite Grey rainwater gutters and downpipes.
Cement and sand render in two coats incorporating waterproofing agent. Fined down topcoat.
Proposed South East Elevation
ÈCOLOGICAL ENHANCEMENT
Supply and Fix to North East Elevation Gable wall under ridge two crevice Bat Box 430mm high 215mm wide by 68mm deep Ecostyrocrete model self cleaning
Supply and Fix to South West Elevation Gable wall under ridge VIVARA PRO Woodstone House Sparrow Nest Box
Bat Box
25°
C/S render
Stainless steel and glass Balustrade.
timber frame Balcony
existing Boundary timber fence
Proposed North East Elevation
RWP + b.i. gully
French Doors
garden stores
Form stairs in timber
UP
Block up opening
hobby workshop
Renew windows
350
4.920
100
900
350
2.700
7.620M
bedroom
Cavity work external walls
838mm wide doors
SHOWER
en suite
WHB
WC
Ex Poliair GX6
S+VP
studwork Partitions
ELECTRIC POWERED WATER AND SPACE HEATING
SINK UNIT
living room
HOLIDAY LET
kitchen
UNITS
Cavity work with insulation batts
BI FOLD DOORS
rainwater downpipe and back inlet gully.
TO SOAKAWAY
DOWN
1 2 3 4 5 6
balcony
1.500
5.920
6.620M
FMH
SHED
100 mm dia.
TO MAIN FOUL SEWER
Timber framed Balcony with 1.100m high Stainless steel with glass Panelled Balustrade
PROPOSED PLANS 1:50m
Ex. timber screen / boundary fence
garden store
25°
Red / Brown Interlocking concrete tiles laid to manufacturers specification on pretreated graded sw battens on tower on 25° Duo pitched trussed rafter system by MANDERWOOD or similar.
Insulation to roof space
Cavity walls externally
studwork partitions
bedroom
living / kitchen
balcony
DPC TRAY
Fibre reinforced Cement and Sand screed
Insulation
PROPOSED SECTION THROUGH 1:50m

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

This plan has been prepared for Planning and /or Building Regulation purposes only.

Some forms of building works may require action by the owners under The Party Wall Act 1996. The adjoining owners are to be informed of the proposals at least one month before commencement of works and their written approvals obtained.

	Date	Revisions	
D	14.11.2024	Car spaces resited	VJ
C	13.11.2024	Car spaces to rear added	VJ.
B	08.11.2024	Parking revised	VJ
A	25.10.2024	Bat + Bird Boxes added	VJ.

© copyright

D. Vivian Jones AssocRICS
Building Design Services

114, Brecon Road,
HIRWAUN,
Rhondda Cynon Taff,
CF44 9NS

Tel. 01685 812069
Mobile 07702 380869
Email: vivjonesdesign@yahoo.co.uk

RICS

Client
Mr. Simon Llewellyn.

Job Title
Proposed Retension and Completion of Works to Refurbish Outbuilding and Construct a Holiday Let.

Drawing Title
41, Pontneathvaughn Road,
Glynneath,
NEATH.
Neath Port Talbot.
SA11 5NS.

Scale 1:50 1:100 1:500 1:1250

Date 27.07.2023 **Drawn by** VJ.

Drg. No. 2946 C. **Rev.**

594 x 841mm A1

DS 342