NO.	NOTES
1	All dimensions in millimetres unless otherwise stated.
2	Do not scale off drawing.All dimensions to be checked on site by contractor.
3	Drawings to be used for purposes of Planning Application only.
4	These are not Construction Drawings.
5	The contractor is to set out, check and co-ordinate all dimensions on site during the course of works.

0 5000

SCALE 1:100

THIS DRAWING IS FOR COSTING PURPOSES ONLY AND NOT FOR CONSTRUCTION UNTIL APPROVED.

KEY TO MATERIALS AND WORKS.

DEMOLITION.
Existing to be removed shown dotted and including chimney, eaves line and windows both removed and openings enlarged.
Internal alterations as per layout plan.

ROOF.
PITCHED.
Concrete tiles to match existing with hip profile retained.
Bay windows formed as shown with valley gutters over existing.

FLAT.
Single ply membrane over out-buildings and porch with matching eaves detailing.
Insulated make-up to habitable areas.

EAVES AND RAINWATER GOODS.
Extended to form overhang.
Finished with UPVC fascia, soffit detailing, guttering and downpipes.

WALLS.
Existing structure retained.
Thermally upgraded externally with an insulation system.
Finished with "RED" BRICK SLIPS over a "BLUE" brick plinth.

EXTERNAL WINDOWS AND DOORS.
WHITE upvc casement style as shown.
Obscure glazed where shown with high level opening units.

GARAGE DOOR.
UP-AND-OVER style.

EXTERNAL WORKS.
READ IN CONJUNCTION WITH SITE LAYOUT PLAN.

(A S P R O P O S E D)

Elevation 2

FACING NORTH - EAST

DRAWING NUMBER; 2519; AL(4-)02.

Matt John
MSc Regeneration
BSc City and Regional Planning
RTPI
Accredited Degrees

LABC Registered
Partner Authority Scheme

REVISIONS :
C. 02/09/25 PLANNING REVISIONS. KNJ
D. 03/09/25 BI-FOLD DOOR ADDED TO KITCHEN. KNJ
E. 13/11/25 BOUNDARY CORRECTED. KNJ

SHEET TITLE:
AS SHOWN.

PROJECT DESCRIPTION:
CONVERSION OF 2 DWELLINGS INTO 1
AT 63-65 MAIN ROAD,
BRYNCOCH,NEATH, SA10 7TA.
FOR ROBERT STANTON.

atrium
Planning Consultants
MOBILE: 07505 210952
EMAIL: atriumplanning@icloud.com

DATE:
APRIL 25.

SCALE:
AS SHOWN

SHEET:
A-3