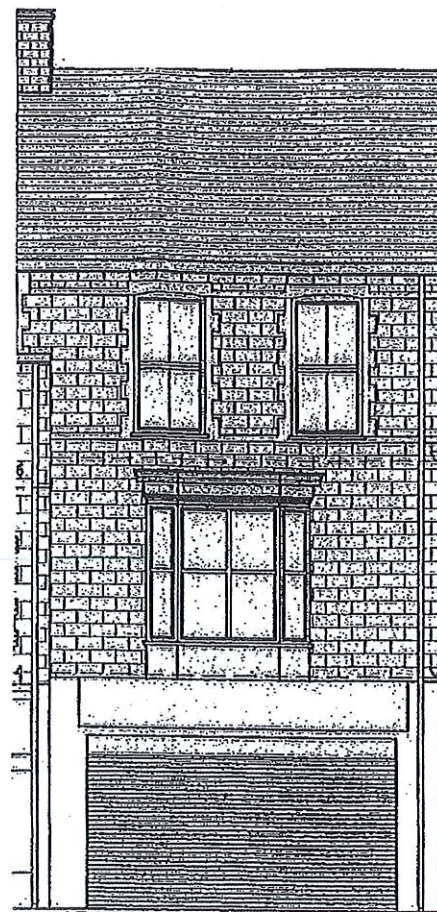
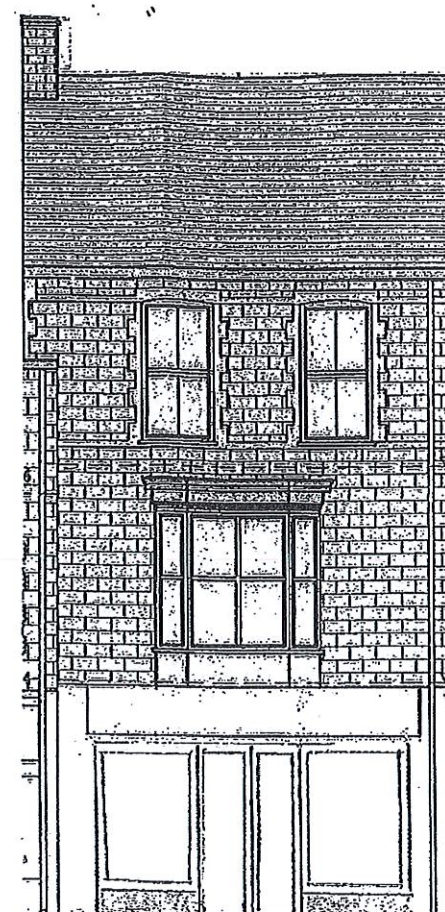


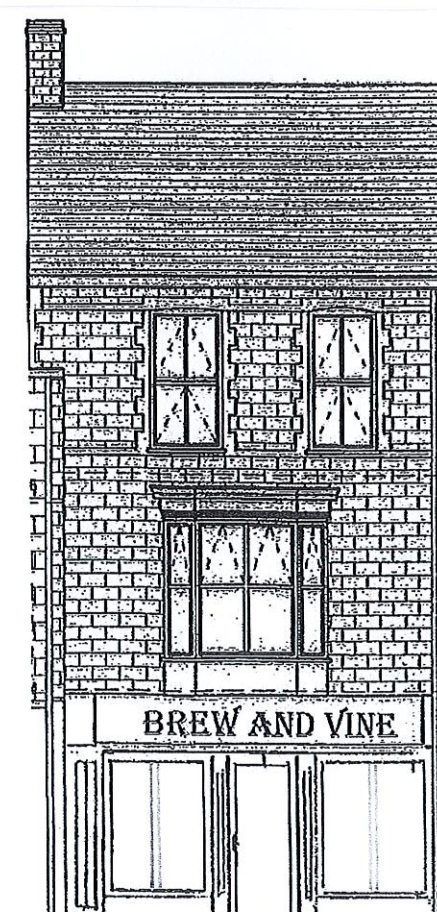
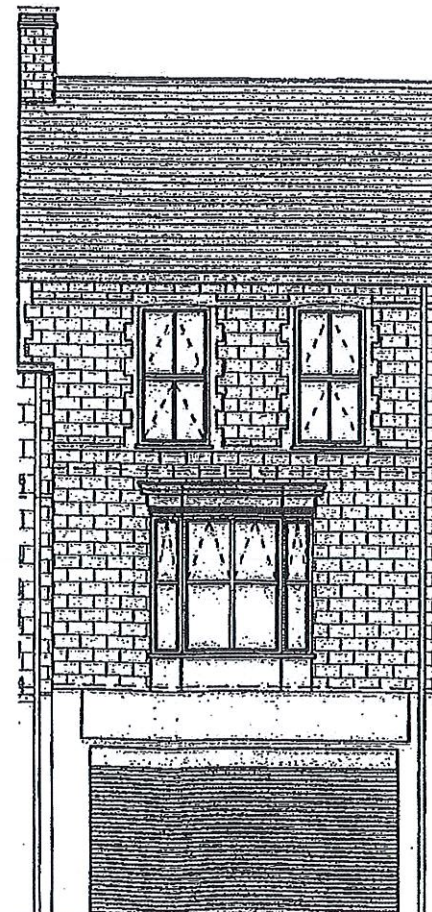
New roof complete with new fascia boards and rainwater goods
 Roof slated with fibre cement slates
 Solar panels on all roofs



Existing Front elevation



Proposed Front elevation



Vertical sliding pvc box sash

Windows in black



Vertical sliding pvc
 bay windows in black



New Fascia for sign in black



New shopfront in black alluminium



Proposed
 coffee and wine bar
 40 Windsor Rd , Neath
 SA11 1LU

Scale 1:100

Ground floor

New stud walls with doorway

Fit out rear toilet with disabled toilet to regulations with baby change

Repair and plaster all disturbed walls create new hinged hatch to basement

Install new double kite stairs and handrails

12 new sockets

20 drop down lights dimmable

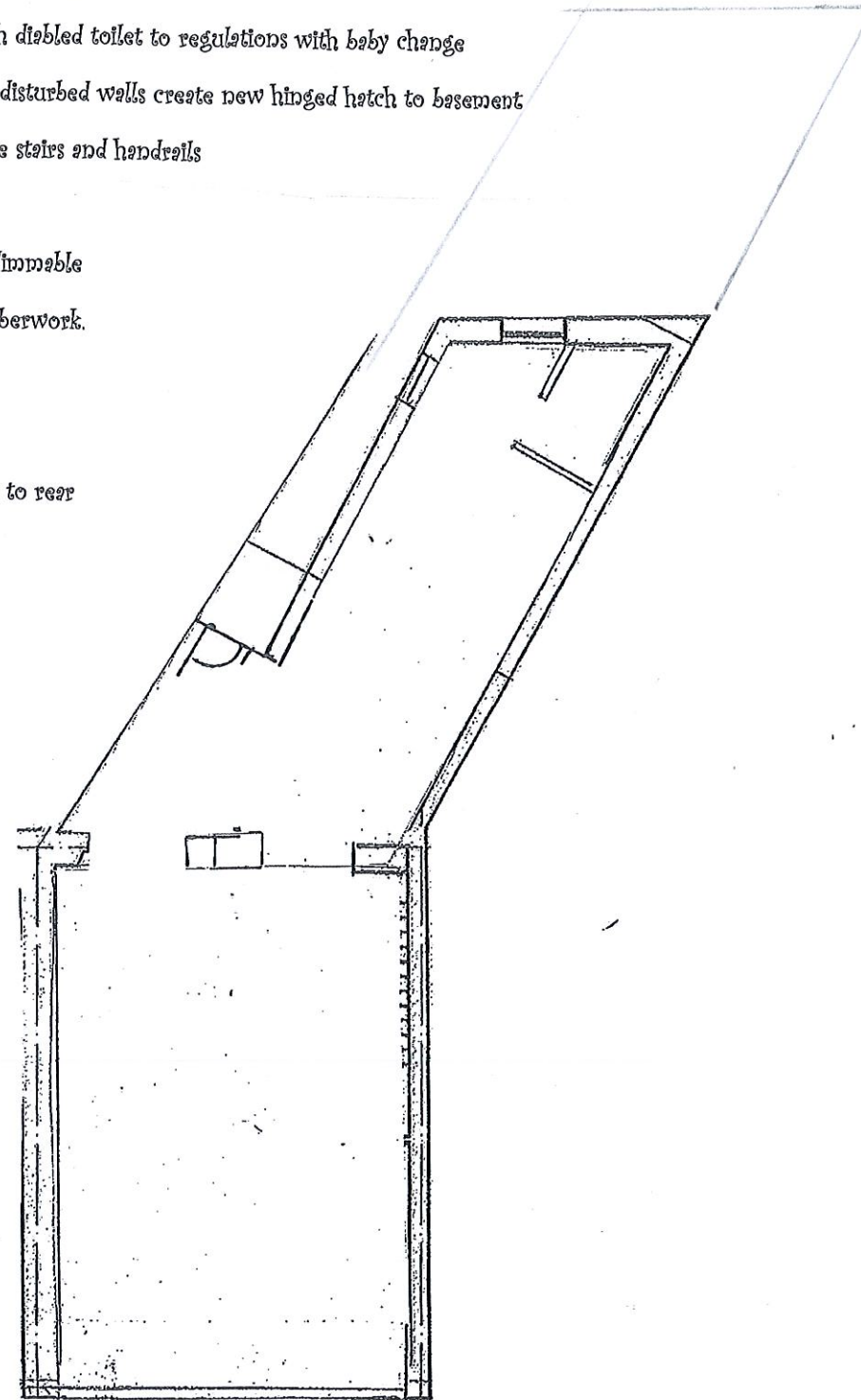
Paint all walls and timberwork.

New fire door

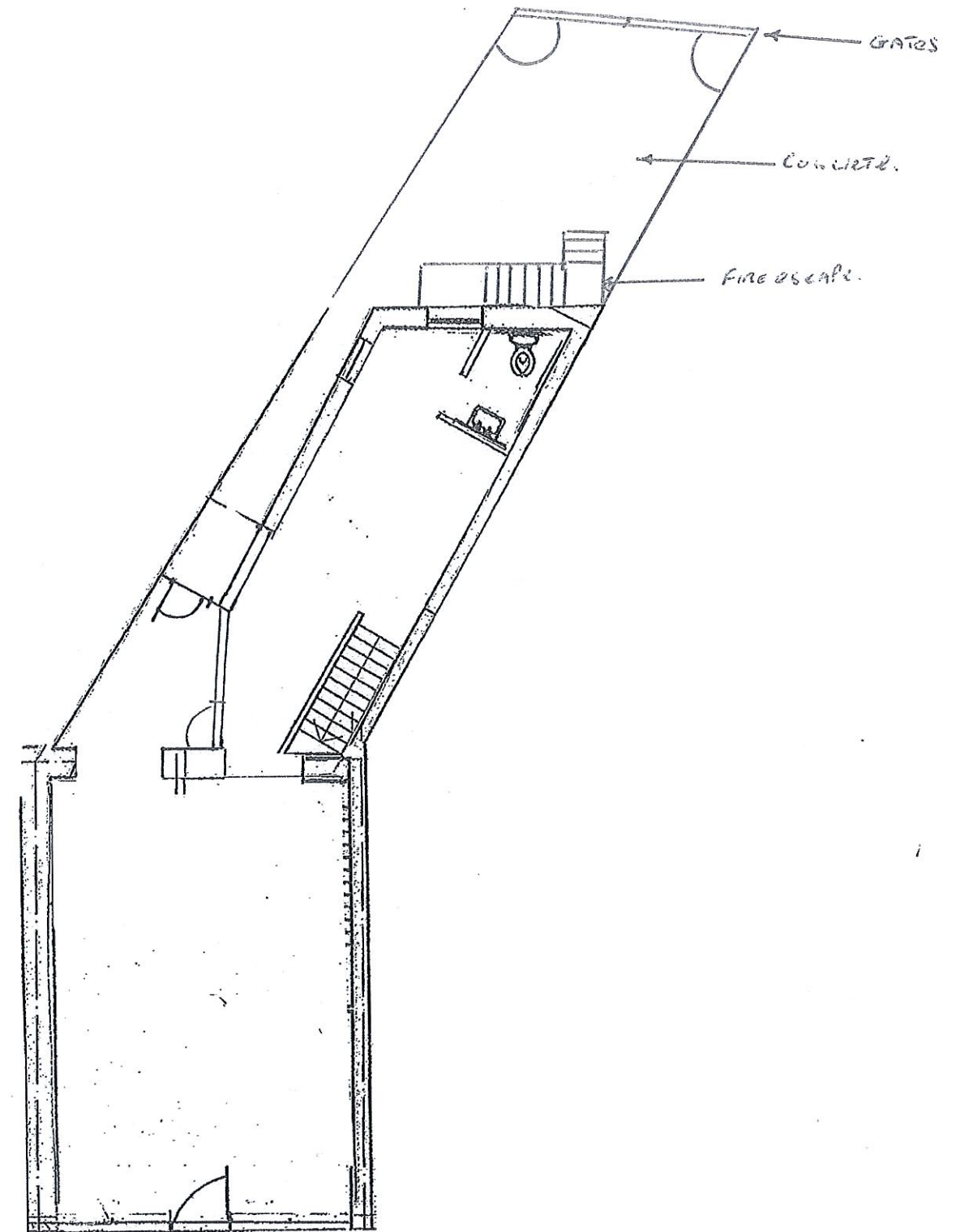
New shopfront

Concrete hardstanding to rear

New fire escape



Existing Ground Floor



Proposed Ground Floor

Proposed
coffee and wine bar
40 Windsor Rd , Neath
SA11 1LU

Scale 1:100

1st floor

Removal of all internal brick walls

Remove wall to rear and insert steel beam to support perkins

Insulate and install fire pink plasterboard ceiling

Create new stud walls with lockable doors to form 3 toilets 1 toilet to have 2 urinals

Stud wall and double fire doors glazed to stairwell

Insert new steel beam as per design by structural engineer

New windows and fire door

Line floor with 6 mm flooring grade plywood

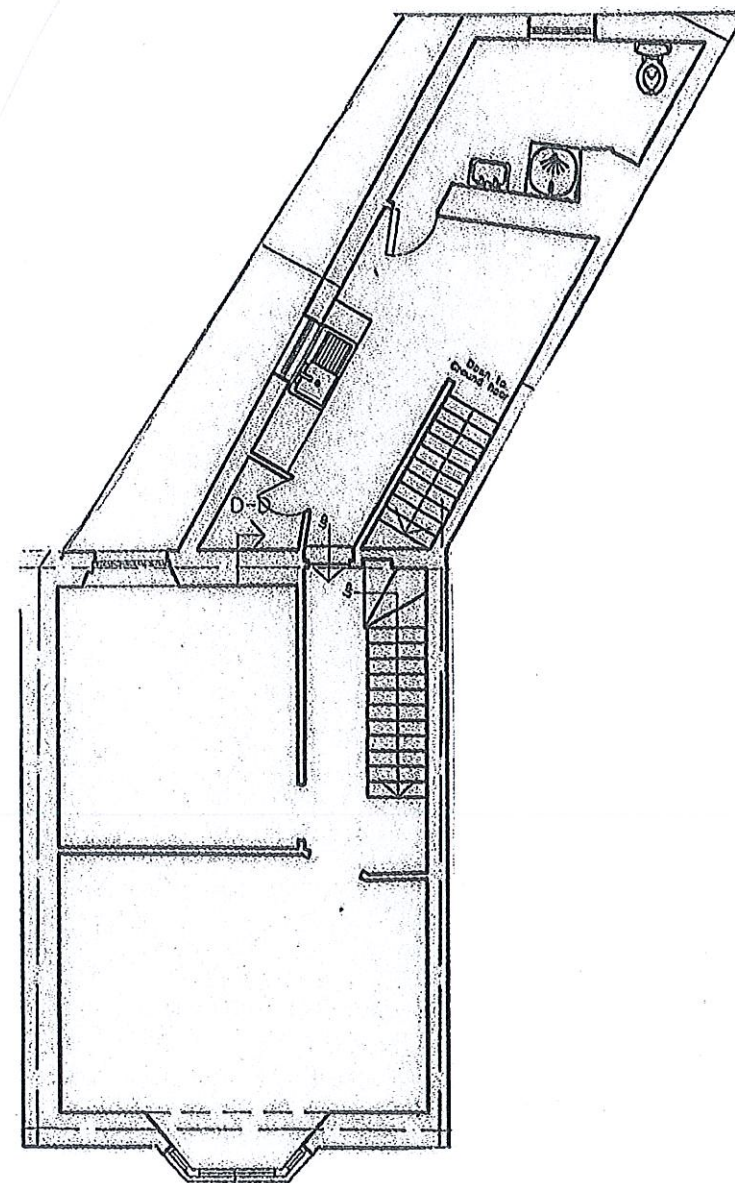
Dot and dab all walls with 12 mm plasterboard

Plaster finish to all walls and ceilings

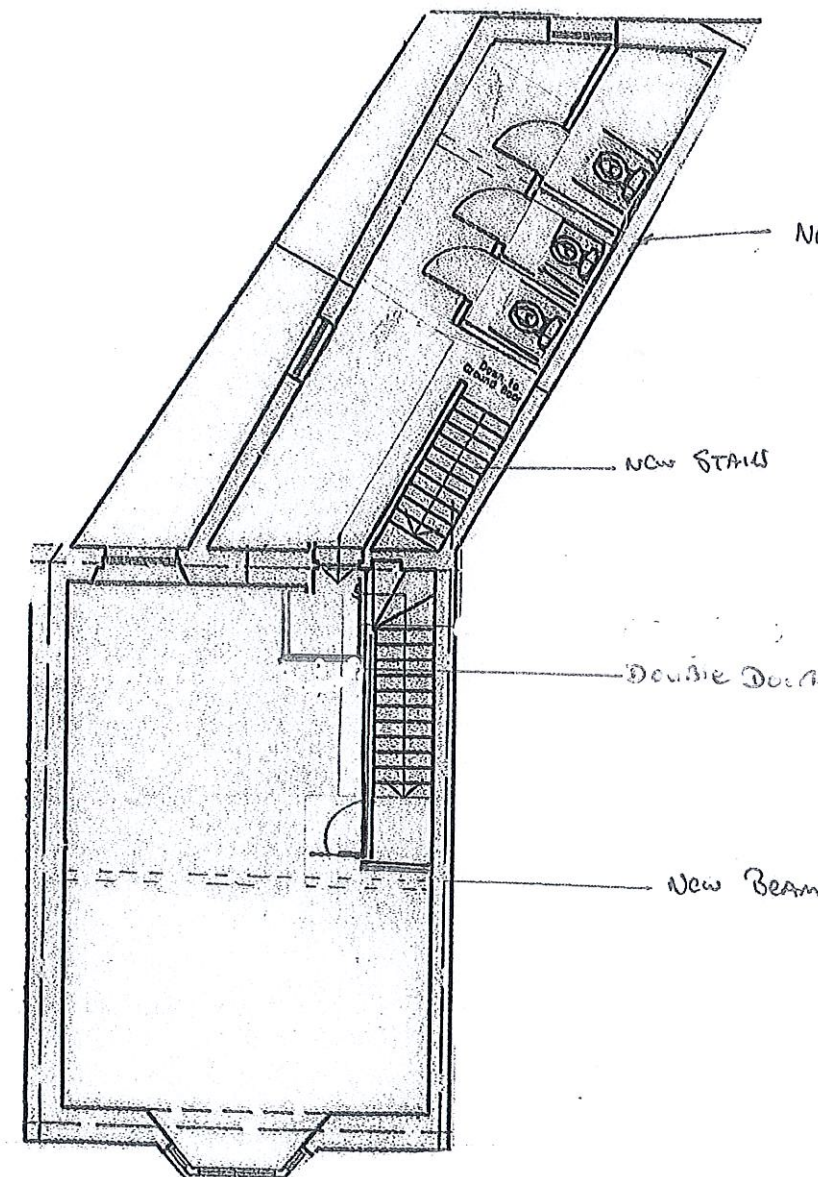
12 new sockets

20 drop down lights dimmable

Paint all walls and timberwork.



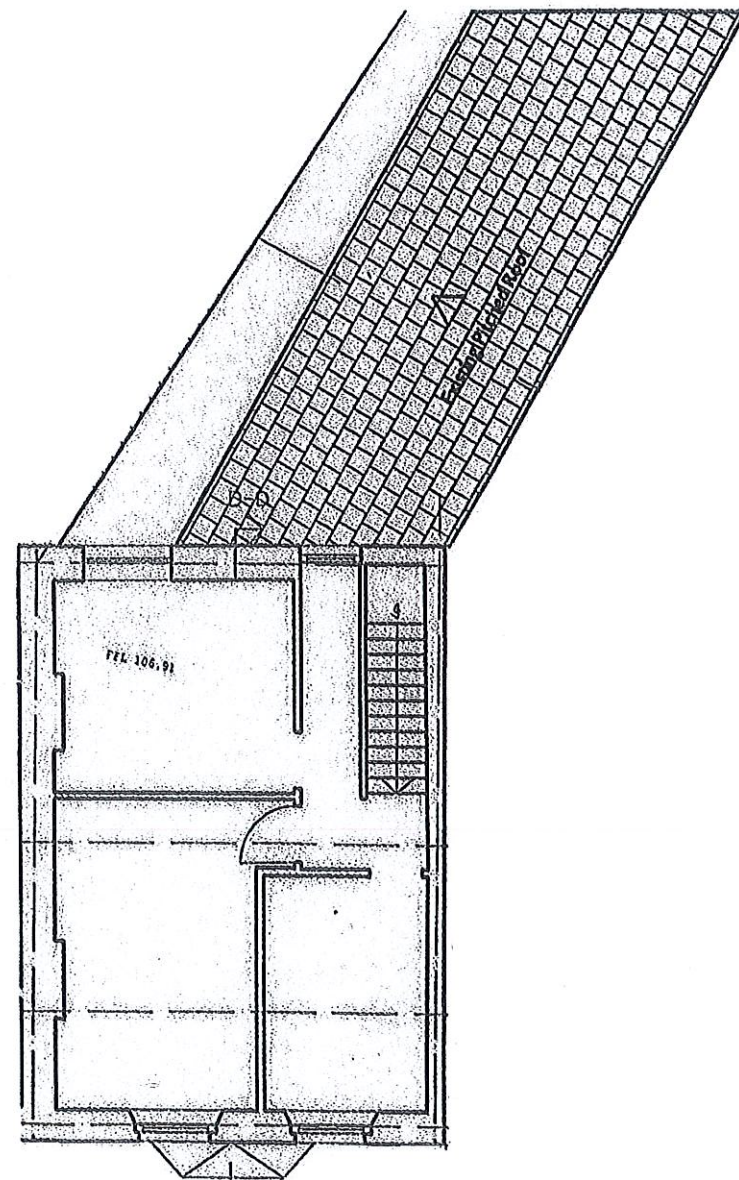
Existing First Floor



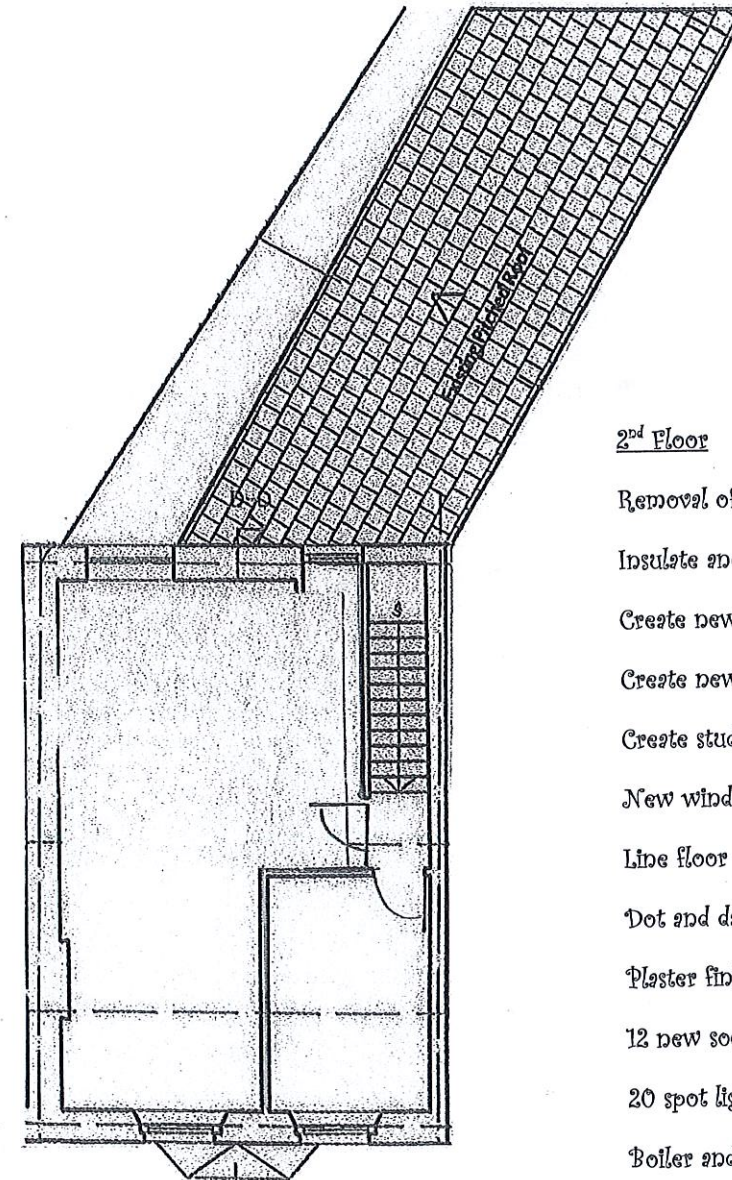
Proposed First Floor

Proposed
coffee and wine bar
40 Windsor Rd , Neath
SA11 1LU

Scale 1:100



Existing Second Floor



Proposed Second Floor

2nd Floor

Removal of all internal brick walls

Insulate and install fire pink plasterboard ceiling

Create new stud wall storage room complete with lockable door

Create new stud wall cupboard to conceal boiler and water tank

Create stud wall to encase stairwell

New windows

Line floor with 6 mm flooring grade plywood

Dot and dab all walls with 12 mm plasterboard

Plaster finish to all walls and ceilings

12 new sockets

20 spot lights dimmable

Boiler and water storage tank installed

Paint all walls and timberwork.

Proposed
coffee and wine bar
40 Windsor Rd , Neath
SA11 1LU

Scale 1:100