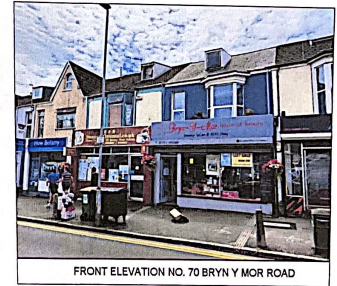
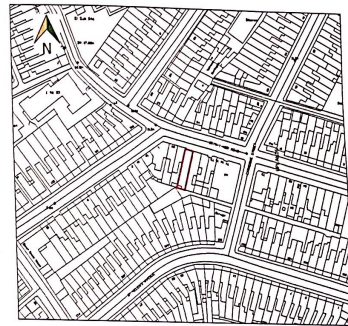


REAR ELEVATION NO. 70 BRYN Y MOR ROAD



FRONT ELEVATION NO. 70 BRYN Y MOR ROAD

THE APPLICATION SEEKS PERMISSION FOR THE CHANGE OF USE OF THE GROUND FLOOR OF NO. 70, BRYNYMOR ROAD (CURRENTLY A1) TO A RESTAURANT (A3 USE).

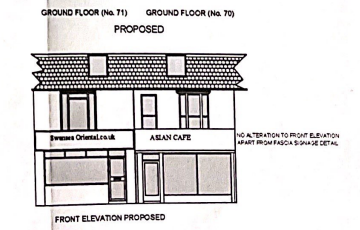
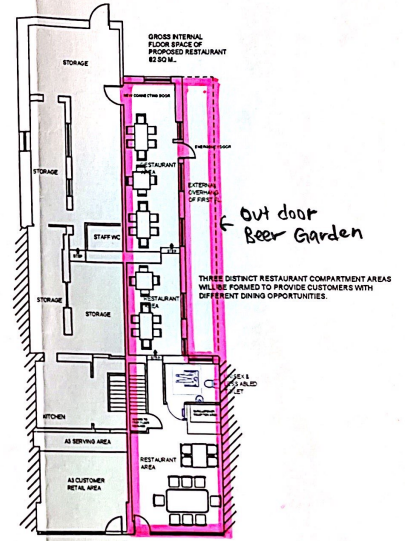
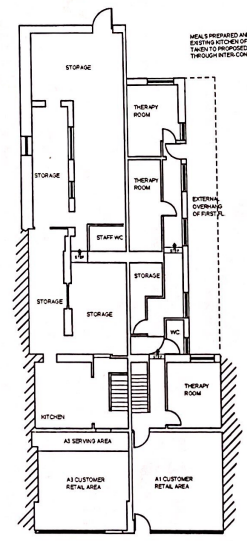
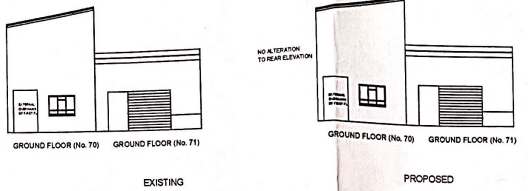
THERE ARE FEW PHYSICAL WORKS/ALTERATIONS ASSOCIATED WITH THE CHANGE OF USE (MAINLY INTERNAL ROOM LAYOUT ALTERATIONS). THERE ARE NO ALTERATIONS PROPOSED TO ANY OF THE UPPER FLOORS.

THE PROPOSED RESTAURANT AT NO. 70, WILL BE SERVICED BY THE EXISTING KITCHEN FACILITIES CURRENTLY OPERATING WITHIN THE EXISTING A3 TAKE-AWAY NEXT DOOR (NO. 71).

TO FACILITATE THE INTER-CONNECTION BETWEEN BOTH PROPERTIES IT IS PROPOSED TO FORM AN INTERNAL LINKING DOORWAY.

THE DOOR WILL ENABLE THE TRANSFER OF CUSTOMER MEALS FROM THE EXISTING KITCHEN THAT SERVES THE A3 TAKE-AWAY TO THE SEATED RESTAURANT AREA.

THE RESTAURANT WILL PROVIDE A UNISEX LESS ABLED TOILET FOR RESTAURANT CUSTOMER USE.



LOCATION PLAN, ELEVATIONS AND LAYOUT

NO. 70 AND 71 BRYN Y MOR ROAD, SWANSEA, SA1 4JJ

PROPOSED CHANGE OF USE OF A1 OUT SHOP AND TO RESTAURANT (A3) WITH A CONNECTION TO THE ADJACENT A3 PREMISES (NO. 71) FOR KITCHEN SERVICES (FOOD PREPARATION AND COOKING).

SCALE @ A1 DATE

1:1000 SWM 15 SEPTEMBER 2021

JOB NO.	DRAWING NO.	REVISION
19501	02P-PL-001A	

THIS DRAWING HAS BEEN PRODUCED SOLELY FOR THE PURPOSES OF OBTAINING PLANNING PERMISSION. ALL CONSTRUCTION DETAILS AT BUILDING REGULATIONS STAGE

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