

Plaza, Port Talbot - Existing Wall Finishes, General Condition & Repair Proposals

Key:

- Cream Faience Tile Cladding with eau-de-nil course near top. A number of damaged tiles (see Elevations mark-up), however all tiles remain & most are not damaged. Proposal: Localised repairs to damaged tiles, along with light clean. See Specification & Elevation mark-up.
- Grey-painted External Render. In poor condition. Proposal: To ground floor: Removal & then re-rendering. To upper floors: Removal, along with masonry, and new render on new masonry.
- Painted Plastered Red-orange Brickwork infill. Paint peeling in most areas. Some damage to plaster, however, generally in reasonable condition. Proposal: Retain. Rub down all paintwork; repair damaged plaster, like-for-like, & re-paint.
- Painted Plastered Red-orange Brickwork infill. Paint peeling in most areas. Some damage to plaster, however, generally in reasonable condition. Proposal: Remove & make good at junctions with retaining fabric.
- Painted Red-orange Brickwork infill (not plastered). Generally in reasonable condition. Proposal: Rub down all paintwork; repair any damaged brickwork & re-point, where necessary, & re-paint. Colour to be advised, but probably off-white, as existing.
- Reinforced Concrete Frame. Proposal: Refer to Structural Engineers' specification.
- Black-painted Render, with cut-in ashlar joints, on Brickwork forming curved walls and/or Black-painted large curved blocks. Proposal: Rub down all paintwork; repair damaged plaster, like-for-like, & re-paint, only if necessary; colour to be decided.
- Off-white painted Render, with cut-in ashlar joints, on Brickwork and/or painted large Blocks. Render to bottom section. No skirting. Proposal: Rub down all paintwork; repair damaged plaster, like-for-like, and re-paint; colour off-white.
- Large Reconstituted Stone Facing Blockwork with plastered brickwork backing. Stone facing to be repaired locally & lightly cleaned. Plaster to stripped, to be repaired, as required, & re-painted.
- Curved & straight thick single-layer Glazing with horizontal joint at 3/4 height. Black-painted curved masonry stall riser at base. Slim metal grille at top; Bronze cil at bottom.. All frame black. Proposal: Rub down all paintwork; repair any damage & re-glaze.
- Low plastered masonry walls with sloping timber capping. Timber capping continues up stair wall as profiled timber dado rail just above steel circular handrail. Proposal: Rub down paintwork; repair damaged plaster, like-for-like, & re-paint. New fire-rated glazing to be built over.
- Hardwood-framed sets of double Doors with 5no. horizontal glass panes per door, & glazed overpanels to inner line of doors, louvre to outer line of doors. In good condition. Proposal: Local repairs; re-finishing with new/repared glass. New brass art deco handles to match those lost.
- Existing Box Office construction to be retained & repaired.
- Crittall Windows in good condition. To be taken out, Repaired & Restored, & Re-inserted (apart from G5, F1, F5 & F10), after removal of boarding. New single glazing. Colour of frame to be advised, possibly based on paint samples taken. Timber sub-cills to S3,4 & 5 to be replaced.
- Crittall Windows in very poor condition. New Replica like-for-like Crittall-style Windows proposed. To match those retained in all respects. Single glazing. If possible, use good sections from window frames otherwise too corroded to retain & G5, F1, F5 & F10.
- Glass block windows to be removed, along with wall.
- Round Metal Stair Handrails - partly corroded - to be retained, rubbed down / abraded, made good as required & re-painted.
- Internal Doorways to incorporate flood protection barriers. Barrier infills will be stored & not permanently in place, however, channels to receive infils wil be fixed to the walls inside the storeroom and sealed to the walls.

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All drawings and specifications should be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the Planning Coordinator.

All work to be carried out in accordance with current Building Regulations.

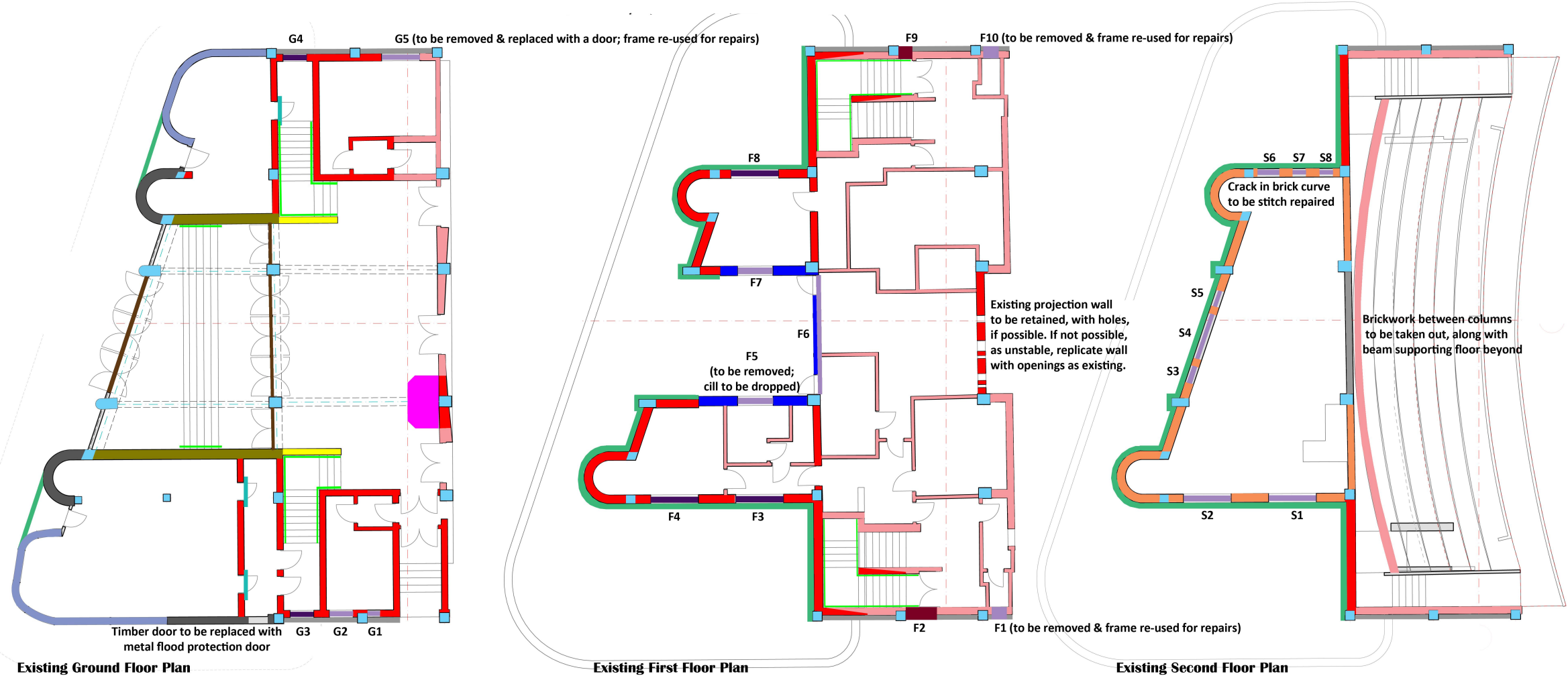
Contractors must verify all dimensions at the job before commencing any work or making shop drawings.

Written dimensions should be taken.

Do not scale off drawing.

Do not take digital dimensions from this drawing.

Any discrepancies to be reported to the Architect.



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GWP Job Reference PPT

Job Title Plaza Port Talbot

Client
Neath Port Talbot County
Borough Council

Condition/Repair Proposals to front
portion (walls)

Name PPT-GWP-01-XX-DR-A-(PA)-0040

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