

Plaza, Port Talbot - Front Portion - Existing Floor Finishes, General Condition & Repair Proposals

Key:

- Green & Yellow Terrazzo Tiles. Generally in good condition, however requires cleaning before full assessment can be made. Proposal: Joints to be re-grouted and small number of local in-situ repairs may be required, then cleaning.
- Mid-Grey Terrazzo in large bays with dark grey band on perimeter. Generally in good condition, however requires cleaning to establish detail. Also terrazzo steps with black & white checkerplate nosings. Proposal: Local repairs & cleaning. Use off-cuts from auditorium steps for repairs.
- 'PLAZA' lettering painted onto terrazzo, within thin black edged box with lighter grey terazzo insert. Generally in good condition. Proposal: Requires touching up, mainly to the final 'A'.
- Cream & Burgundy small Terracotta Tiles in checkerboard pattern. Condition appears to be reasonable. Proposal: Joints to be re-grouted and small number of local in-situ repairs may be required, then cleaning.
- Burgundy small Terracotta Tiles. Condition appears to be reasonable. Proposal: Joints to be re-grouted and small number of local in-situ repairs may be required, then cleaning.
- Linoleum on Raised Concrete Floor. Condition poor. Proposal: Slab to be levelled (for full accessibility). Levelling compound to be applied. New linoleum finish to be applied.
- Timber staircases with carpetted treads & risers & pvc nosings. Generally in very poor condition. Proposal: Staircase from first to second floor to be removed & replaced with new timber staircase.
- Carpet on Concrete Steps to auditorium. In Poor Condition. Proposal: To be fully removed.
- Painted Concrete Floor. Small areas of spalled concrete & corroded reinforcement. Proposal: Concrete & reinforcement repairs as Structural Engineers' specification. New carpet tile flooring.
- Uncovered Concrete Floor. Reasonable Condition. Proposal: Carpet tiles to be laid over floor, following any localised repairs.
- Uncovered Concrete Steps. Reasonable Condition, however too steep for use. Proposal: Concrete Steps to be removed. Hole to be infilled, but railings to be retained, rubbed down & re-painted.
- Canopy Bitumen Felt Roof. In very poor condition. Proposal: to be taken up & Re-applied. Dress new felt covering down front of fascia, as existing. At top / edge, form 50mm timber chamfer to drain water away from edge & back to roof. Area in centre to be made internal & carpetted.

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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.

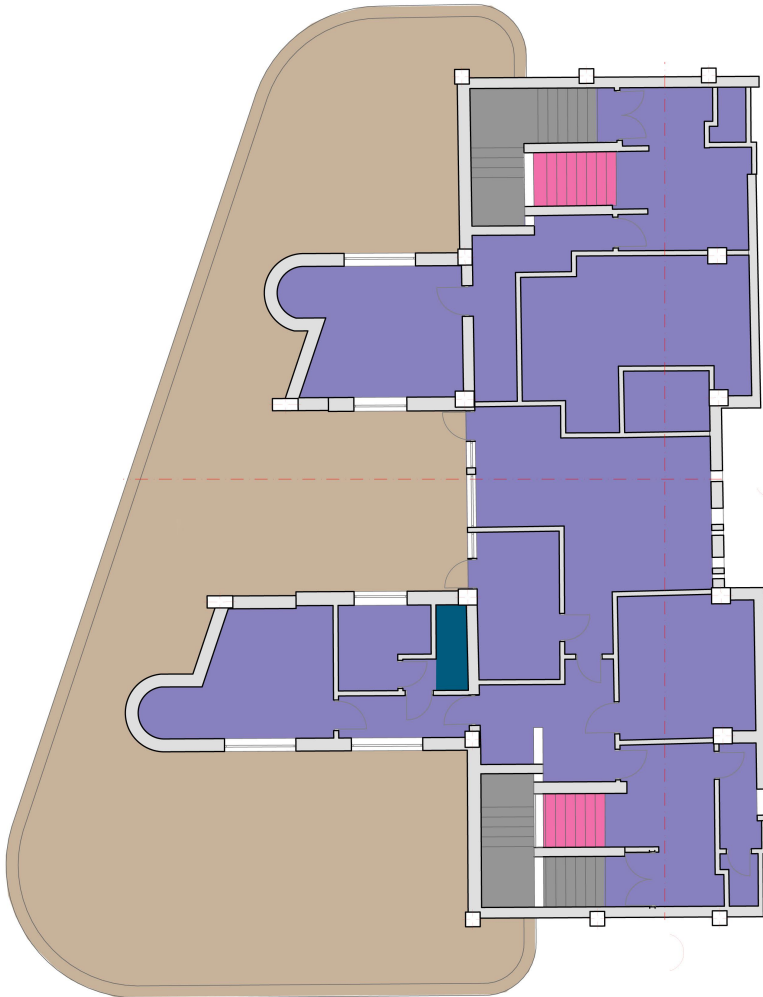
Do not scale off drawing.

Do not take digital dimensions from this drawing.

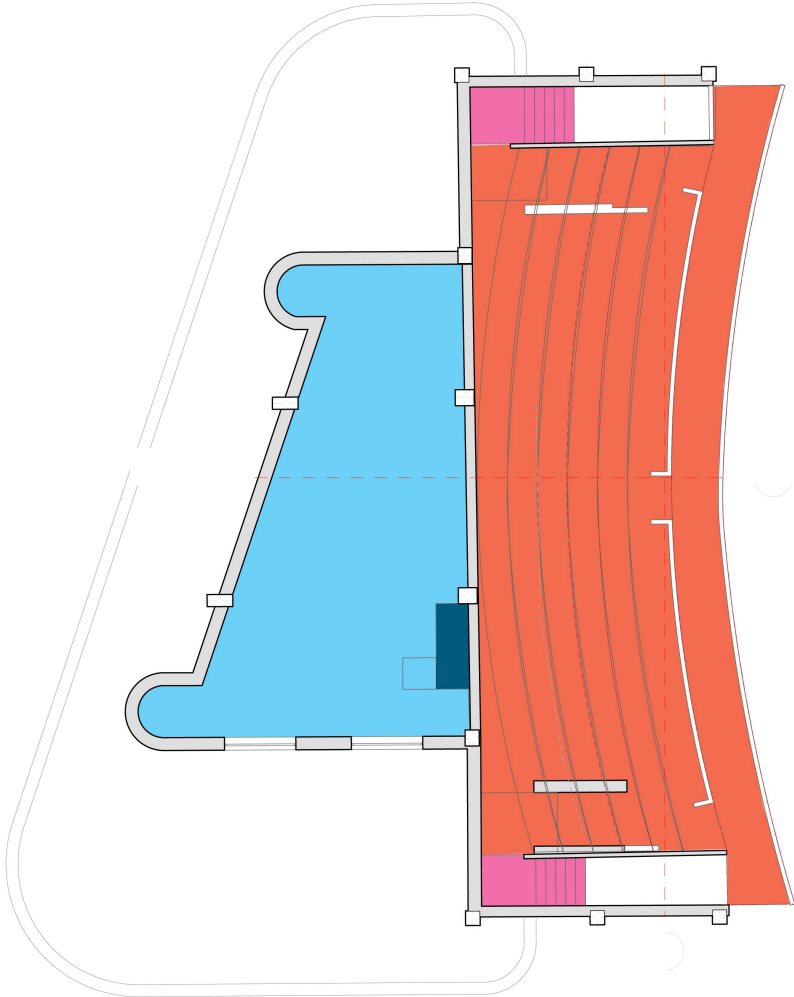
Any discrepancies to be reported to the Architect.



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

P01	15.07.19	First Issue	AD	RT
Rev	Date	Comment	Dr	Ch



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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 (floors)

Name PPT-GWP-01-XX-DR-A-(PA)-0041

Scale	NA@A3	Revision	01
Drawn/Checked	AD/RT	First Issue	15.07.2019
Drawing Status	S - Work In Progress		

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