

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

Key:

- Painted Plastered Concrete Soffit with Decorative Yellow Chevron Cornice. In Poor Condition. Cornice damaged in many areas. Proposal: Rub down paintwork and re-paint. Remove cornice and replicate like-for-like. Colour tba, possibly golden yellow.
- Painted Plastered Concrete Soffit with no cornice. Paintwork in Poor Condition, however underside of Concrete appears in Reasonable Condition. Proposal: Rub down paintwork & re-paint.
- Painted Plastered Concrete Soffit with no cornice. In Very Poor Condition; many areas of spalled concrete and exposed reinforcement exposed. Proposal: Concrete & reinforcement repairs as Structural Engineers’ specification. Re-plaster throughout & paint.
- Exposed Shuttered Concrete Soffit & Beams. Generally in reasonable condition, however, one large crack & a number of areas of spalling, exposing re-bar. Proposal: Undertaken minor repairs to surface, as Structural Engineer’s specification. Paint white.
- Exposed Grid Suspended Ceiling. In Poor Condition. Proposal: Remove completely.
- Metal Downstand to Canopy - in Very Poor Condition. Existing metal frame & panels severely corroded, so cannot be retained; & many panels have been replaced with board. Proposal:To be Removed & Replicated, using like-for-like detailing.
- Concrete Canopy. In Reasonable Condition, however, with areas of cracking apparent & spalling concrete, exposing re-bar.. Proposal: Undertaken necessary concrete repairs as Structural Engineers’ specification..
- Underside of Concrete Pitched Seating. In Very Poor Condition, with water ingress, spalling concrete & corroded reinforcecment. Proposal: To be removed. New ‘ceiling’ to be underside of soffit of new composite deck floor above - painted.
- Original Art Deco style ‘Emergency Exit’ signs to be retained, repaired & re-used, possibly in different locations. May require modern, compliant signs to be used alongside these.
- Opening in floor to be infiled with new concrete slab, once stairs have been removed.

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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.

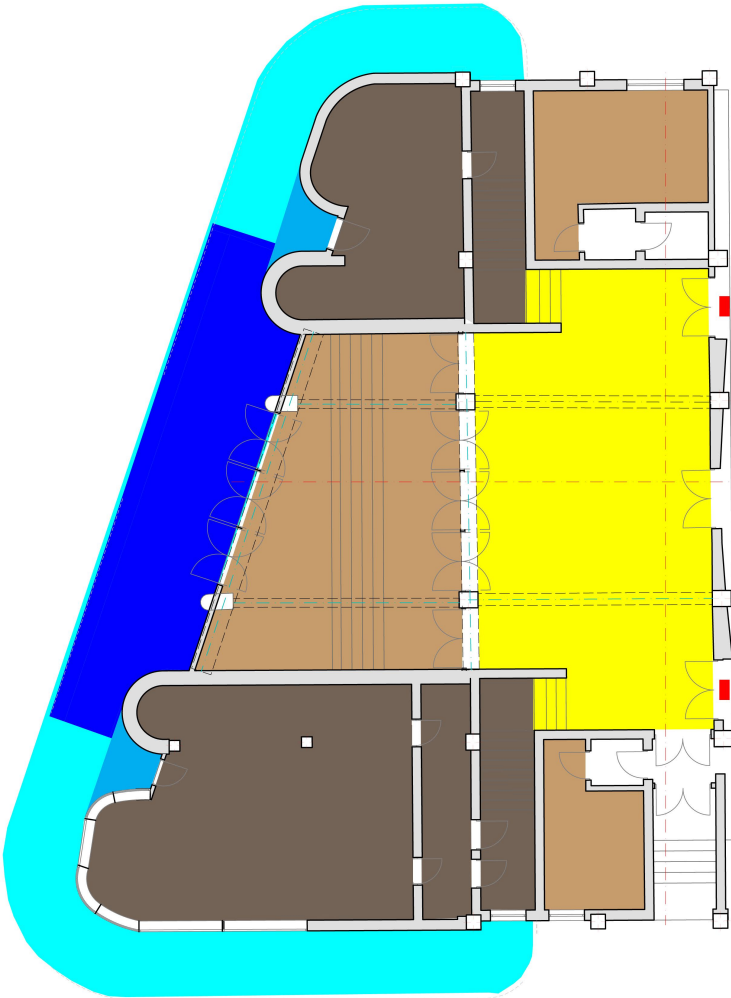
Contractors must verify all dimensions at the job before commencing any work or making shop drawings.

Written dimensions should be taken.

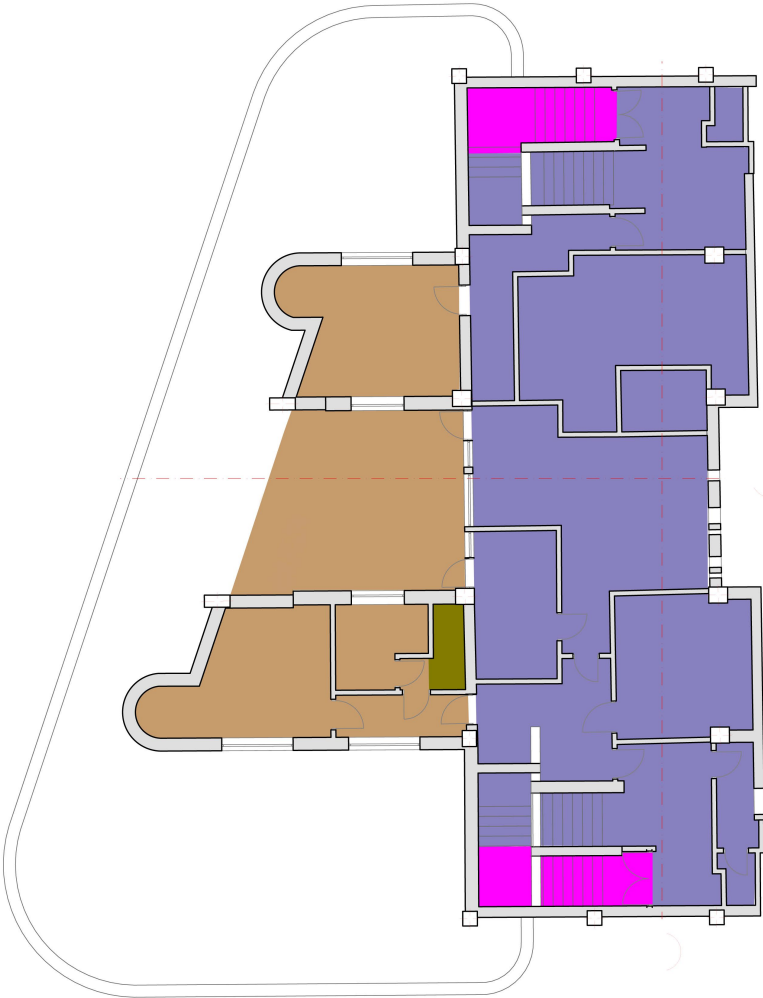
Do not scale off drawing.

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 (ceilings)

Name PPT-GWP-01-XX-DR-A-(PA)-0042

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

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