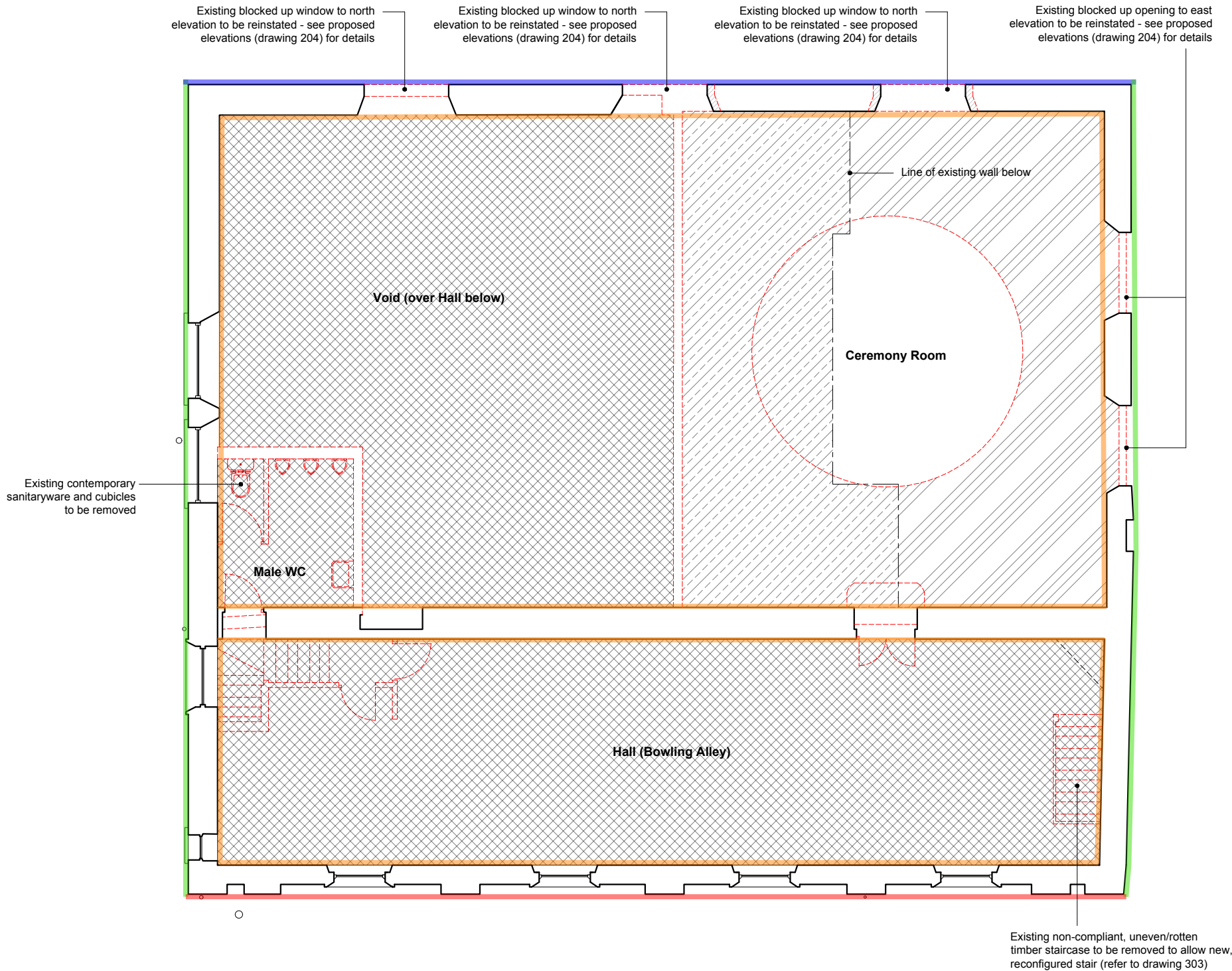




GENERAL NOTES:

This drawing should be read in conjunction with all supporting documents submitted with this application.

In particular, for a detailed description of the existing building and fabric specific reference should be made to Sections 2.2 (Description of Moose Hall) and 6.1 (Preserving the Existing Character and Significance) within the accompanying **Heritage Impact Assessment** and Sections 2.3 (Existing Analysis) and 3.3 (Preserving the Existing Character and Significance) within the accompanying **Design and Access Statement**.

Reference should also be made to the accompanying **Structural Survey (Inspections)** report by Structural Surveys UK, dated February 2021 and the **Asbestos Refurbishment Survey** report by Anchem Laboratories Ltd, dated 1 December 2021 for a detailed description of the existing structure/fabric and recommendations for repairs and/or removal.

Note:

In relation to demolition and removals, the **Asbestos Refurbishment Survey** identifies several Asbestos Containing Materials (ACM's) within the building of varying levels of risk. Due to the nature of the works, it is recommended that all ACM's are completely removed from site. Removal of ACM's is to be undertaken by suitably trained personnel and/or a licensed asbestos removal contractor in accordance with the **Asbestos Refurbishment Survey**.

LEGEND:

- Existing structures & fittings to be completely removed from site.
- To area indicated, remove existing contemporary false ceiling including any ceiling tiles, grid and framework back to original fabric, making good as required on a purely like-for-like basis to match existing.
- To area indicated, remove existing timber floor including all finishes, structure and ceilings to underside back to line of existing walls below, making good as required on a purely like-for-like basis to match existing.
- To area indicated, remove existing raised timber platform from perimeter of room to reveal existing level timber floor below.
- To area indicated, the **Structural Survey (Inspections)** report identifies cracking and weathering to the existing stonework. All cracked, defective and/or cement mortar to be raked out and all loose/deleterious material blown out to receive new lime based mortar pointing to ensure the solid stone wall can 'breathe' in its repaired state.
- As indicated on drawings 103 and 104, existing rendered surfaces to the areas indicated comprise a combination of contemporary fined down and rough-cast cementitious renders (added circa 1967) which is identified within the accompanying **Structural Survey (Inspections)** report to incorporate substantial cracking, crazing and detachment from the substrate across all elevations resulting in extensive penetrating damp to the interior of the building. It is therefore proposed to remove existing render in its entirety and the surfaces re-rendered in lime render to ensure the existing solid walls are able to 'breathe' in its repaired state. In accordance with the recommendations of the **Structural Survey (Inspections)** report, once the existing render has been removed the existing walls are to be inspected for structural defects, with any repairs undertaken in accordance with the recommendations of the structural report including any cracked, defective and/or cement mortar to be raked out and all loose/deleterious material blown out to receive new lime based mortar pointing to ensure the solid stone wall can 'breathe' in its repaired state.
- As indicated on drawings 103/104, the elevations indicated comprise cementitious render (added since 1967) and is believed to be in a generally sound condition (having not been identified within the accompanying **Structural Surveys (Inspection)** report as having substantial cracking/crazing or detachment from the substrate. It is therefore proposed that, to areas highlighted, that the existing render be repaired as required on a purely like-for-like basis to match existing, including decoration. Whilst undertaking remedial works, should the existing render be found to have substantially detached from the substrate the render is to be removed and replaced with lime render (to match the proposed East and West elevations).
- The internal face of external walls comprise a combination of contemporary plastered/plasterboard finishes which are identified within the accompanying **Structural Survey (Inspections)** report to be affected by penetrating damp resulting in cracking, crazing and detachment from the substrate. In accordance with the recommendations of the **Structural Survey (Inspections)** report, the existing finishes are to be removed and the existing walls to be inspected for structural defects, with any repairs undertaken in accordance with the recommendations of the structural report including any cracked, defective and/or cement mortar to be raked out and all loose/deleterious material blown out to receive new lime mortar pointing. Once repaired, the existing stone surface is to be retained exposed wherever possible with any areas not constructed from stone or subject to previously undertaken and poorly executed repairs to be rendered in lime plaster to enable to the wall structure to 'breathe' in its rendered state.

Generally and in accordance with the recommendations of the **Structural Survey (Inspections)** report, all internal wall finishes should be inspected and where cracking and/or detachment from the substrate is evident, existing plaster is to be removed to allow inspection of the wall surface with all repairs to be undertaken in accordance with the structural report.

To be read in conjunction with First Floor Plan as proposed, drawing ref: 21/1011/202.

							
							
Project:	Internal & External Alterations to Moose Hall, Neath						
Client:	Mr & Mrs Hill						
Address:	Moose Hall, Castle Street, Neath, Neath Port Talbot, SA11 3LU						
Drawing Title:	Demolitions & Removals: First Floor	Scale:	1:100 at A3				
Project No:	21/1011	Drawing No:	113	Revision:	A	Status:	Planning

