

Superseded

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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: Sections as Proposed

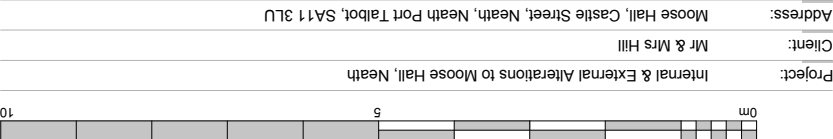
Project No: 21/1011

Drawing No: 205

Revision: C

Status: Planning

Scale: 1:100 at A3



- Existing staged lead valley between the pitched roofs to be reconfigured in accordance with LSA details. Existing lead to be replaced in full with minimum code 6 lead.
- New Klobner Universal 20K vents to be inserted into existing roof (refer to drawings 203 and 204) to enable moisture to escape from the existing roof void. Remaining roof timbers to be treated to negate further deterioration in accordance with the recommendations of the structural report.
- New steel frame terrace with structural steel column support (below) and post and vertical bar balustrade to connect to fire escape stairs (refer to structural engineers details). Surface of terrace to be slip resistant tanalised timber boarding (refer to drawing 306 for further details).
- Remove existing single ply/GFRP roof covering and structure and take down existing contemporary brickwork cavity wall down to receive new roof with terrace over as illustrated on drawings 202 and 204.
- Form new opening in existing contemporary brick external wall to incorporate new external steel security door to provide access to rear garden.
- Existing non-compliant, uneven and rotten timber stair to be replaced with new timber staircase in accordance with Approved Document K of the Building Regulations to reduce the rake of the stairs and improve user access and safety (refer to drawing 303 for further details).
- The accompanying *Structural Survey (Inspection)* report identifies the existing contemporary concrete floor to the proposed commercial unit to be damaged and uneven in isolated areas. To the proposed commercial unit only and to areas not identified for replacement (refer also to drawing 201), the existing damaged/uneven concrete floor to be leveled using a latex leveling screed.
- To the area indicated (refer also to drawing 201) the existing concrete floor to be removed and replaced with new concrete floor in accordance with structural engineers details.
- Existing enclosed/covered windows to be reinstated, with all covers and enclosures removed to receive new timber, window with slimline glazing and trickle vents to improve thermal efficiency and vapour control within the building.
- Existing timber windows to be refurbished to match existing. Where existing windows include glazing below 800mm, all windows to be in accordance with the requirement N1 of Approved Document N of the Building Regulations, including the provision of permanent protection guarding where required.
- Existing metal windows to be retained to receive refurbishment/repairs where required to match existing, to receive redecoration, colour anthracite/black.
- Existing window opening to the East wall of the former chapel building to be reinstated to incorporate new clear glazed windows with powder coated aluminium frame, colour to be anthracite/black. Where new clear glazed windows are provided and incorporate glazing below 800mm, all glazing to be in accordance with the requirements N1 and N2 of Approved Document N of the Building Regulations. Refer to drawing 308 for details.
- Reinstate existing historic opening to the North elevation of the former chapel building, to incorporate new clear glazed doors in powder coated aluminium frame, colour to be anthracite/black. Refer to drawing 308 for details.
- New freestanding first floor mezzanine/gallery with steel support columns to incorporate steel details, refer to drawings 202 and 307 for further information. Gallery to incorporate steel post and vertical bar balustrade with softwood timber handrail.
- New metal staircase with post and vertical bar balustrade, designed by others (refer to drawing 304 for further information).
- Existing junkers style floor to be retained as existing.
- New VELUX TLF 0K14 (or similar) sun tunnel to be incorporated into existing roof, colour, state grey. Sun tunnel to be flush with existing roofline.

LEGEND:

To areas indicated, new walls/partitions to be formed in timber stud with plasterboard finish. Studs to be fully filled with Rockwool Flexi insulation (or similar).

NOTES:

1. Existing staged lead valley between the pitched roofs to be reconfigured in accordance with LSA details. Existing lead to be replaced in full with minimum code 6 lead.

2. New Klobner Universal 20K vents to be inserted into existing roof (refer to drawings 203 and 204) to enable moisture to escape from the existing roof void. Remaining roof timbers to be treated to negate further deterioration in accordance with the recommendations of the structural report.

3. New steel frame terrace with structural steel column support (below) and post and vertical bar balustrade to connect to fire escape stairs (refer to structural engineers details). Surface of terrace to be slip resistant tanalised timber boarding (refer to drawing 306 for further details).

4. Remove existing single ply/GFRP roof covering and structure and take down existing contemporary brickwork cavity wall down to receive new roof with terrace over as illustrated on drawings 202 and 204.

5. Form new opening in existing contemporary brick external wall to incorporate new external steel security door to provide access to rear garden.

6. Existing non-compliant, uneven and rotten timber stair to be replaced with new timber staircase in accordance with Approved Document K of the Building Regulations to reduce the rake of the stairs and improve user access and safety (refer to drawing 303 for further details).

7. The accompanying *Structural Survey (Inspection)* report identifies the existing contemporary concrete floor to the proposed commercial unit to be damaged and uneven in isolated areas. To the proposed commercial unit only and to areas not identified for replacement (refer also to drawing 201), the existing damaged/uneven concrete floor to be leveled using a latex leveling screed.

8. To the area indicated (refer also to drawing 201) the existing concrete floor to be removed and replaced with new concrete floor in accordance with structural engineers details.

9. Existing enclosed/covered windows to be reinstated, with all covers and enclosures removed to receive new timber, window with slimline glazing and trickle vents to improve thermal efficiency and vapour control within the building.

10. Existing timber windows to be refurbished to match existing. Where existing windows include glazing below 800mm, all windows to be in accordance with the requirement N1 of Approved Document N of the Building Regulations, including the provision of permanent protection guarding where required.

11. Existing metal windows to be retained to receive refurbishment/repairs where required to match existing, to receive redecoration, colour anthracite/black.

12. Existing window opening to the East wall of the former chapel building to be reinstated to incorporate new clear glazed windows with powder coated aluminium frame, colour to be anthracite/black. Where new clear glazed windows are provided and incorporate glazing below 800mm, all glazing to be in accordance with the requirements N1 and N2 of Approved Document N of the Building Regulations. Refer to drawing 308 for details.

13. Reinstate existing historic opening to the North elevation of the former chapel building, to incorporate new clear glazed doors in powder coated aluminium frame, colour to be anthracite/black. Refer to drawing 308 for details.

14. New freestanding first floor mezzanine/gallery with steel support columns to incorporate steel details, refer to drawings 202 and 307 for further information. Gallery to incorporate steel post and vertical bar balustrade with softwood timber handrail.

15. New metal staircase with post and vertical bar balustrade, designed by others (refer to drawing 304 for further information).

16. Existing junkers style floor to be retained as existing.

17. New VELUX TLF 0K14 (or similar) sun tunnel to be incorporated into existing roof, colour, state grey. Sun tunnel to be flush with existing roofline.

In particular, for a detailed description of the proposals including approach to design, materials and finishes, specific reference should be made to Sections 6.1 (Preserving the Existing Character and Significance) and 6.2 (Approach) in the accompanying *Heritage Impact Assessment* along with Section 3 (Design Development and Proposals) within the accompanying *Design and Access Statement*.

LEGEND:

NOTES:

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

GENERAL NOTES:

