

Superseded

Project:	Internal & External Alterations to Moose Hall, Neath
Client:	Mr & Mrs Hill
Address:	Moose Hall, Castle Street, Neath, Neath Port Talbot, SA1 3LU
Drawing Title:	Elevations as Proposed (2 of 2)
Project No:	21/1011
Drawing No:	204
Revision:	E
Status:	Planning
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permanent protection guarding where required.

- purely like-for-like basis to be retained with local repairs as required to be undertaken on a pitched roof to be replaced in full with minimum code 6 lead.
- 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.
- Existing timber decking boards covering junction between bargeboard and slate roof to be removed and slates to be extended beyond external face of bargeboard by minimum 25mm. Edge slates to be tilled on mortar bed to prevent further water run-off onto gable.
- The Structural Surveys (Inspection) report identifies a lack of ventilation to the existing roof void with signs of historic condensation/moisture damage to existing roof structure. New Kieboer Universal 20K vent to be incorporated into existing roof to enable moisture to escape from roof void. Remaining roof timbers to be treated to negate further deterioration in accordance with the recommendations of the structural report.
- Existing shallow half-round gutter to be replaced with deep profiled UPVC half-round gutter and fixings, colour black.
- Existing composite metal and UPVC gutter (including missing sections) to be replaced with ogee profile UPVC gutter and fixings, colour black.
- Existing timing fascias to be inspected and repaired as required on a purely like-for-like basis to match existing. Where existing fascia is missing or damaged beyond repair, sections to be replaced on a like-for-like basis to match existing. All fascias to be prepared for redecoration, colour black.
- New metal frame fire escape stair with post and vertical bar balustrade, by others. Refer to drawing 305 for further details.
- New frestanding steel frame terrace with structural steel column (below) and post and vertical bar balustrade to connect to fire escape stairs (refer to engineers details). Surface of terrace to be slip resistant lanaised timber (refer to drawing 306 for further details).
- Remove existing corrugated metal sheet roof and take down existing contemporary brickwork down to top of existing stone/blockwork boundary wall. Top of wall to be refinished in lime mortar flaunching.
- New blockwork wall to external store. Wall to be finished in sand/cement render decorated to match final colour of west elevation and to incorporate new vertical boarded timber gate.
- Remove existing single ply/GFRP roof covering and structure and take down existing contemporary blockwork cavity wall down to receive new roof with terrace over as illustrated on drawings 202 and 204.
- Existing metal windows to be retained to receive refurbishment/repairs where required to match existing, to receive redecoration, colour to be anthracite/black.
- Existing window opening to the East wall of the former chapel building to be reinstated to incorporate perforated mesh screen (replacing glazing panes & 1 No existing mesh screen) to provide kitchen intake/exhaust air by specialist.
- Incorporate new clear glazed windows with powder coated aluminium frame, colour to be confirmed. 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 306 for further 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 confirmed. Refer to drawing 308 for details.
- Reinstate existing historic opening to the North elevation of the former chapel building, to incorporate new clear glazed windows in powder coated aluminium frame, colour to be confirmed. Refer to drawing 308 for details.
- Document N of the Building Regulations. Refer to drawing 308 for details.
- Incorporate new clear glazed window in powder coated aluminium frame, colour to be confirmed. Where clear glazed windows are provided and incorporate glazing below 800mm, all glazing to be in accordance with requirements N1 and N2 of Approved Document N of the Building Regulations. Refer to drawing 308 for details.
- In accordance with drawing 112, existing sand/cement render to the East Elevation to be completely removed and the surfaces re-rendered in lime render to ensure the existing soil walls are able to breathe, in repaired state.
- In accordance with drawing 112, the existing render to the North elevation appears to be in sound condition and is to be repaired as required on a like-for-like basis to match existing, including decoration. Whilst undertaking remedial works, should 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).
- New UPVC hoppers to be provided to each end of staged lead valley to prevent further overflowing of valley onto gables below, colour black.
- UPVC half-round gutter to be extended to East elevation and new rainwater pipe provided (to replace the existing RWP to the South elevation which discharges onto the public highway) to connect to existing mains surface water drainage system.
- External grade steel security door to provide access to rear garden.
- Form new opening in existing contemporary brick external wall to incorporate new UPVC sign to be replaced in location shown.
- New external illumination with up and down light cascading on elevation, colour black.
- Note: lighting is located on fire exit route, therefore to be contained emergency lights.
- Surface mounted multi-directional dome CCTV camera (Honeywell H4W4PER2 or similar)
- To face of structural posts (between top of wall and underside of terrace), provide steel mesh infill to provide secure bin enclosure.
- 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.

For further details on proposed windows/doors, please refer to drawing 308.

NOTES:

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

