

Superseded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: Elevations as Proposed (1 of 2)

Project No: 21/1011

Drawing No: 203

Revision: E

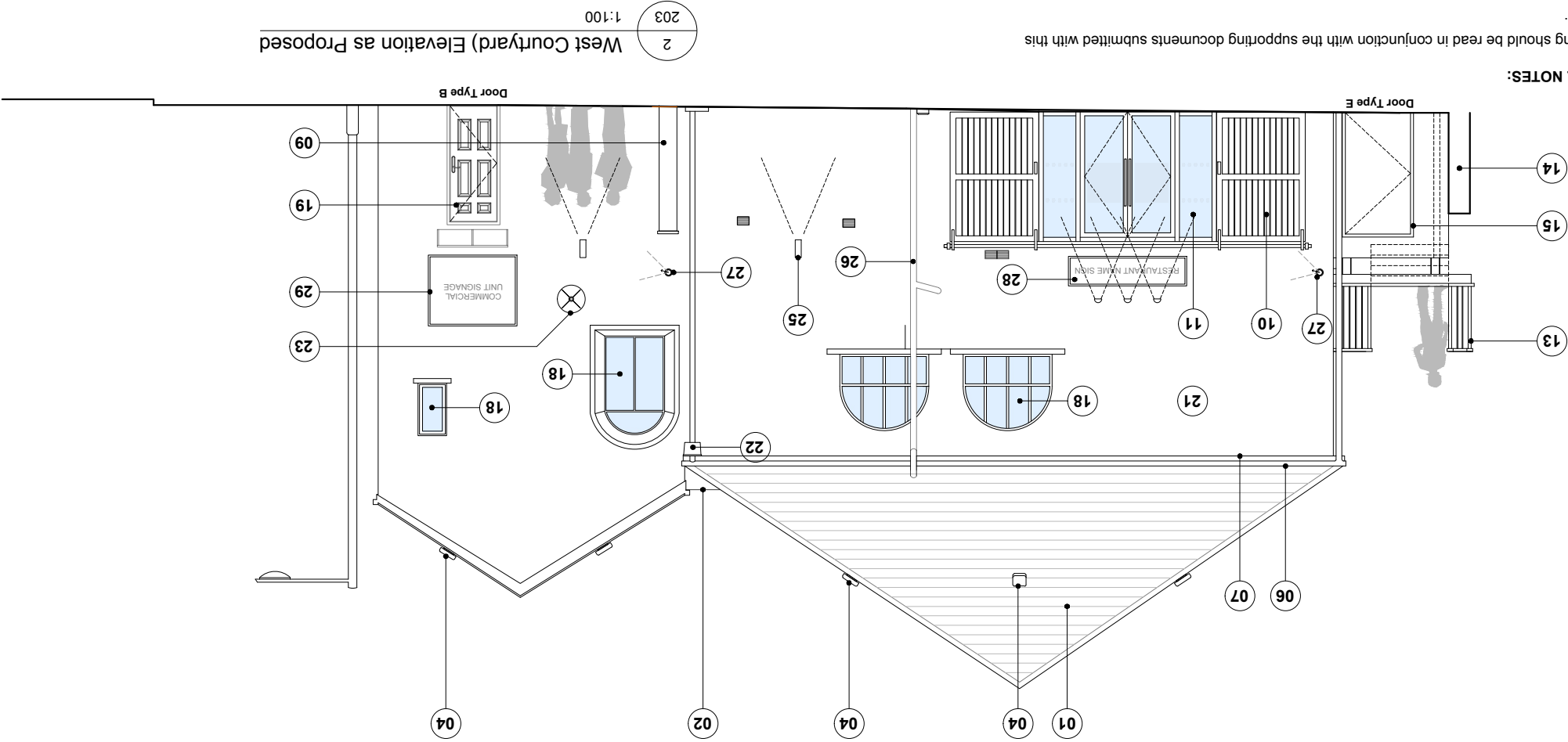
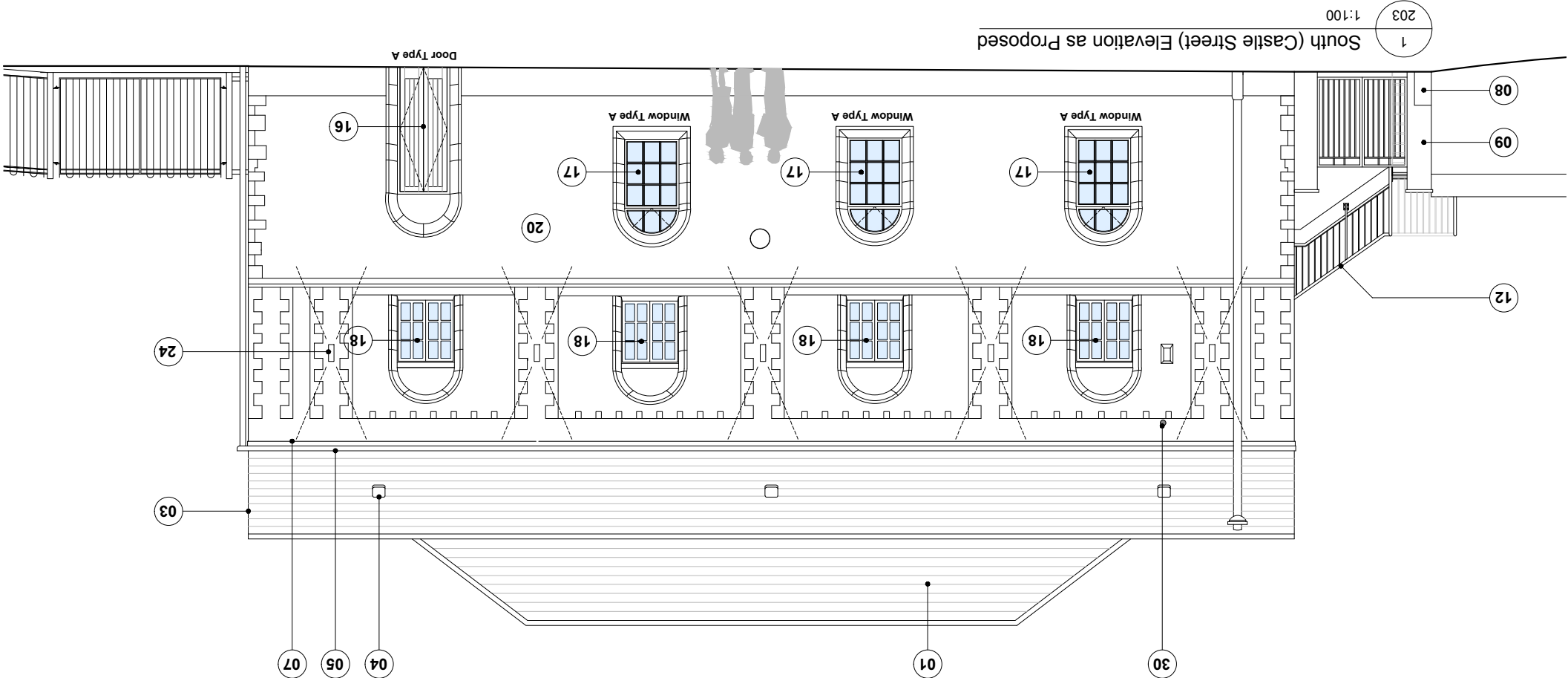
Status: Planning

Scale: 1:100 at A3

1. Existing slate roof to be retained with local repairs as required to be undertaken on a purely like-for-like basis to match existing material, size, colour and texture.
2. 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.
3. Existing timber capping 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 lifted on mortar bed to prevent further water run-off onto gable.
4. The *Structural Surveys (Inspection)* report identifies a lack of ventilation to the existing roof void with signs of historic condensation and moisture damage to existing roof structure. Therefore, new Klobet Universal 20K vent to be incorporated into existing roof structure 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.
5. Existing shallow half-round gutter to be replaced with deep profiled UPVC half-round gutter and fixings, colour black.
6. Existing combination metal and UPVC gutters (including missing sections) to be replaced with ogee profile UPVC gutters and fixings, colour black.
7. Existing timber fascias to be inspected and repaired as required on a purely like-for-like basis to match existing. Where existing fascias are 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.
8. Existing fair-faced block wall (roughcast rendered to external face) to be reduced in height to approx. 600mm with coping installed to top to create greater visual awareness to the ground floor commercial unit and restaurant entrances and to reduce risks to safety and security.
9. New blockwork wall to receive sand/cement render, paint finish to match final colour of west elevation. New wall to incorporate pair of metal gates, colour black to form separate dedicated entrance to restaurant. Metal gates to remain open during opening times. Refer also to drawing 203 for general arrangement elevation and drawing 301 for details.
10. Top-hung vertical boarded timber sliding screens (refer to drawing 302 for details).
11. New pairs of manually operated fully glazed doors and side screens in powder coated aluminium frame, colour to be anthracite/black (refer to drawing 302 for details).
12. New metal frame fire escape stair with post and vertical bar balustrade, by others. Refer to drawing 305 for further details.
13. New freestanding 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).
14. 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.
15. 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 exterior grade steel security door, powder coated, colour anthracite/black.
16. New pair of exterior grade vertically boarded timber door to Castle Street elevation. 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.
18. 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.
19. New 6 panel steel entrance door to match existing. Existing canopy to be retained.
20. The *Structural Survey (Inspection)* report identifies cracking and weathering to the existing stonework to the Castle Street elevation. 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 repaired state.
21. Existing cementitious/pebble-dash render to be removed entirely and the surfaces re-rendered in lime render to ensure the existing solid walls are able to 'breathe' in repaired state (refer also to drawing 112).
22. New UPVC hoppers to be provided to each end of staged lead valley to prevent further overflowing of valley onto gables below, colour black.
23. Existing steel tie patress plate to be redecorated, colour black.
24. New external illumination with up and down light cascading on elevation, colour black.
25. New external illumination with down light, colour black.
26. Existing external SVP to be retained for use by proposed new internal drainage.
27. Surface mounted multi-directional dome CCTV camera (Honeywell H4W4PER2 or similar).
28. Surface mounted UPVC signage with feature lighting over, colour black.
29. Existing UPVC sign to be replaced with surface mounted UPVC sign.
30. Existing hole in stone elevation to be utilised for gas boiler flue.

NOTES:

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



GENERAL NOTES:

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

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*.