

Superseded

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Project No: 21/1011

Drawing No: 200

Revision: A

Status: Planning

Scale: 1:100 at A3

Drawing Title: Site / Roof Plan as Proposed

Project: Internal & External Alterations to Moose Hall, Neath

Client: Mr & Mrs Hill

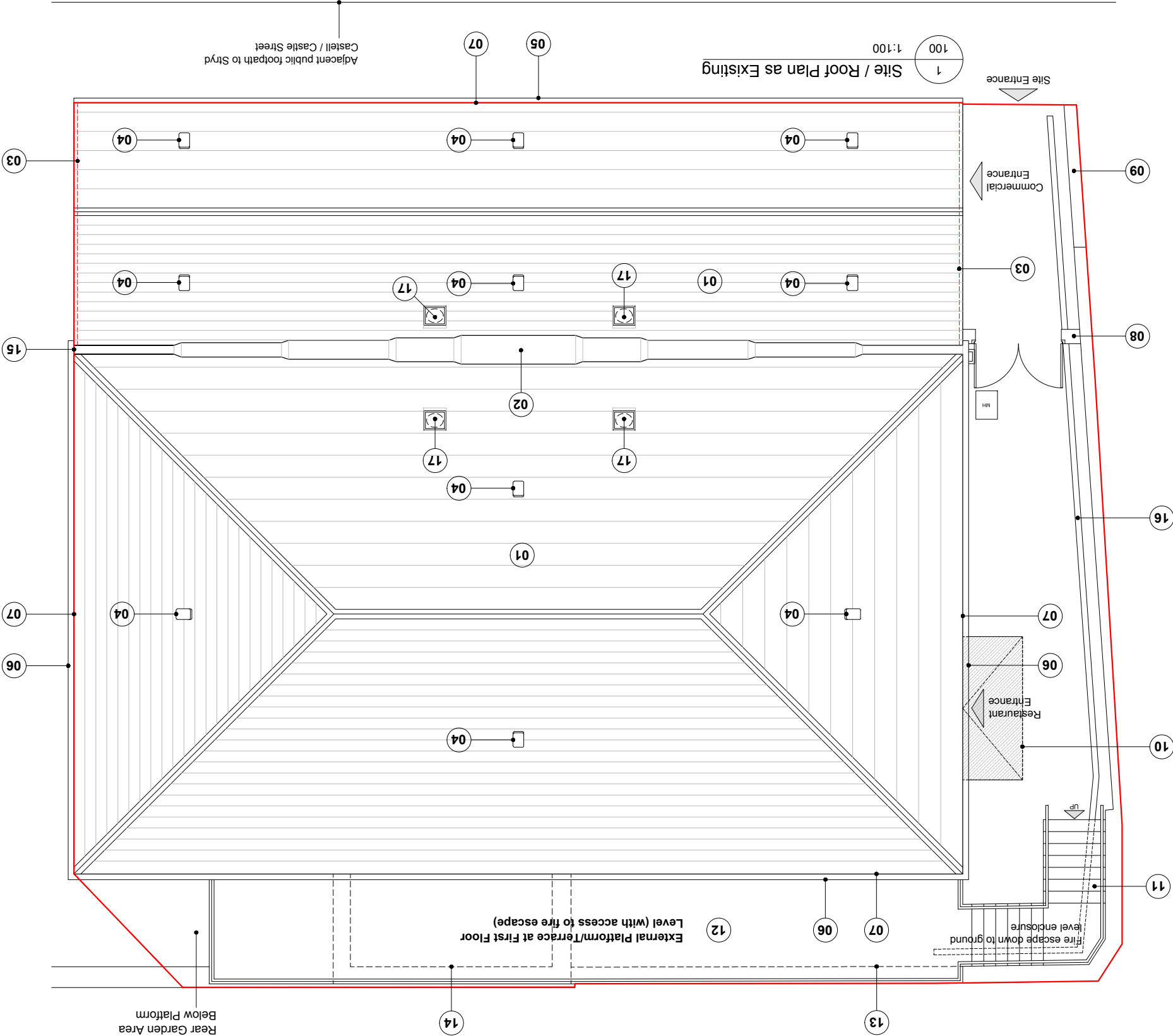
Address: Moose Hall, Castle Street, Neath, Neath Port Talbot, SA11 3LU

10m

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NOTES:

- 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.
- 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 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 titted on mortar bed to prevent further water run-off onto gables below.
- 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 Klobber Universal 20k vent to be incorporated into existing roof finish 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.
- Existing shallow half-round gutter to be replaced with deep profiled UPVC half-round gutter and fixings, colour black.
- Existing combination metal and UPVC gutters (including missing sections) to be replaced with oggee profile UPVC gutter and fixings, colour black.
- Existing 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 purely like-for-like basis to match existing. All fascias to be prepared for redecoration, colour black.
- New blockwork wall to receive sand/cement render with paint finish to match finished colour of west elevation. New wall to incorporate pair of metal gates, colour black to form separate dedicated entrance to restaurant. Refer also to drawing 203 for general arrangement elevation and drawing 301 for details.
- Existing roughcast rendered (to external face) fair-faced block wall 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 improve security.
- Existing contemporary concrete yard to be retained as existing. To area shown hatched, existing concrete surface to be broken out and regraded to form graded surface rising to level of new access door. New gradient to be minimum 1:21, finish to match existing.
- New metal post and rail escape stair connected to external platform/terrace. Refer to drawing 305 for details.
- New steel frame terrace with structural steel column support (below) and galvanised steel balustrade, designed by others to connect to fire escape stairs. Surface of terrace to be slip resistant tanalised timber boarding. Refer to drawing 306 for 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 finished in lime mortar flaunching. New steel mesh security screen to provide security to refuse enclosure.
- 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 drawing 306.
- New UPVC hoppers to be provided to each end of staged lead valley to prevent further overflowing of valley onto gables below, colour black (refer also to drawings 203 and 204).
- Existing contemporary concrete drainage channel to be retained.
- New VELUX TLF OK14 (or similar) sun tunnel to be incorporated into existing roof, colour slate grey. Sun tunnel to be flush with existing roofline.

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*.