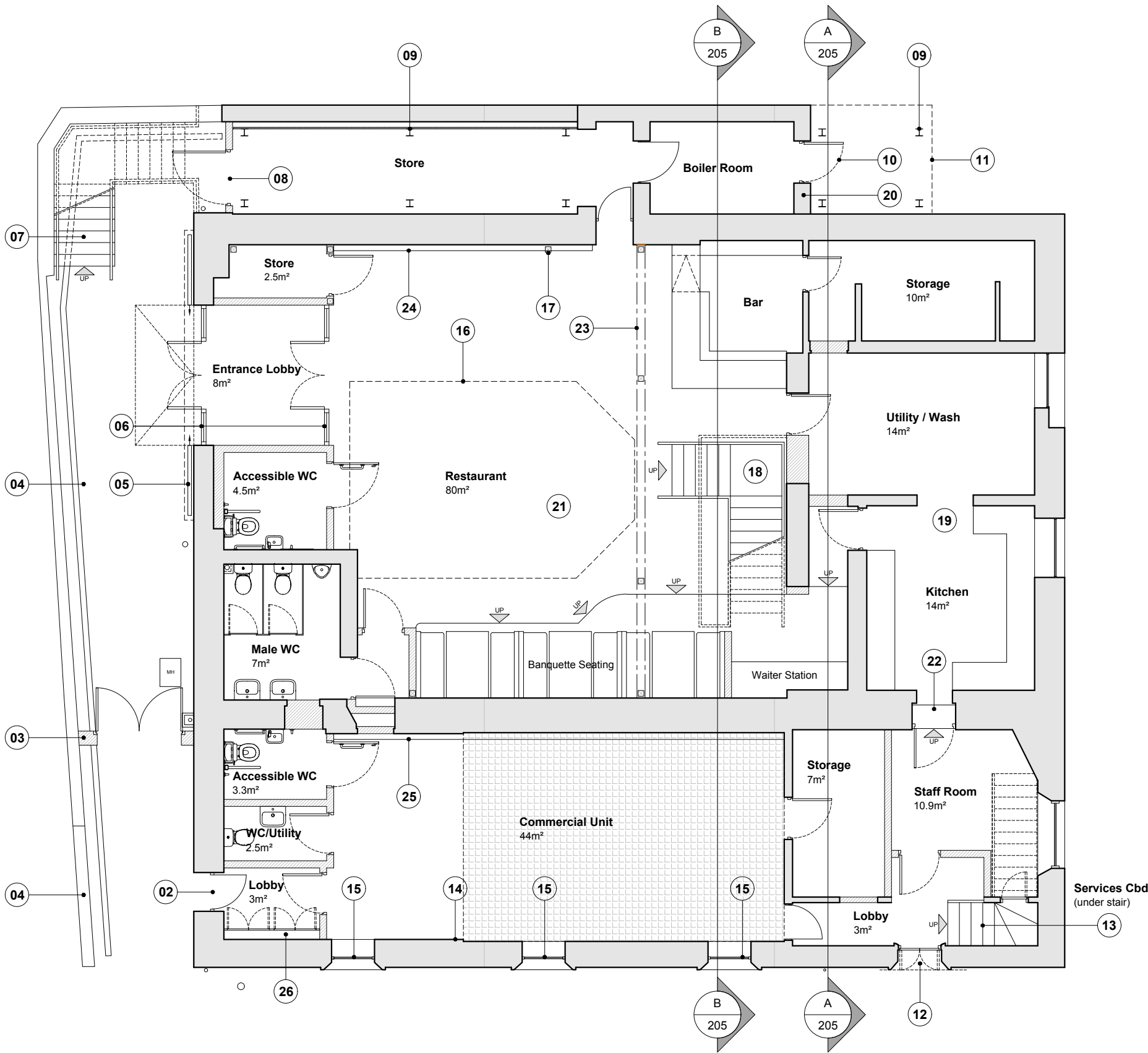




- NOTES:**
- Existing roughcast rendered (to external face) fair-faced block wall to be reduced in height to approx. 600mm with coping installed to top to create greater visual awareness to the ground floor commercial unit and restaurant entrances and to reduce risks to safety and improve security.
 - New steel door to match existing (refer to drawing 203 for general arrangement elevation).
 - 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 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.
 - Top-hung vertical boarded timber sliding screens (refer to drawing 203 for general arrangement elevation and drawing 302 for details).
 - New pairs of manually operated fully glazed doors and side screens in powder coated aluminium frame, colour to be anthracite/black (refer to drawing 203 for general arrangement elevation and drawing 302 for details).
 - New metal frame fire escape stair with post and vertical bar balustrade, by others. Refer to drawing 305 for further details.
 - New blockwork wall to external store. Wall to be finished in sand/cement render decorated to match finished colour of west elevation and to incorporate new metal emergency exit door (refer to drawing 203 and 308 for details).
 - Steel support posts to freestanding first floor terrace over to structural engineers details. Refer to drawing 306 for further details. To face of structural posts (between top of wall and underside of terrace), provide steel mesh infill to provide secure bin enclosure.
 - Form new opening in existing contemporary brick external wall to incorporate new metal door to provide access to rear garden (refer to drawing 308 for details).
 - Steel framed terrace over by others (refer to drawing 202 and 306 for further details).
 - New pair of exterior grade vertically boarded timber doors to Castle Street elevation (refer to drawing 308 for details).
 - 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).
 - Remove existing contemporary stud wall from internal face of external wall and over existing window openings. Once removed, existing stone walls to be inspected and repaired as required in accordance with engineers details (refer also to drawing 112).
 - 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 (refer to drawing 308 for details).
 - New structural framed mezzanine/gallery over to structural engineers details, refer to drawings 202 and 307 for further information.
 - Steel support column to first floor gallery over. Refer to structural engineers details.
 - New metal staircase with post and vertical bar balustrade by others (refer to drawing 304 for further information).
 - Kitchen and utility to incorporate new all electric commercial style kitchen, designed by others. Kitchen to incorporate inlet and output ventilation through existing window opening (refer to drawing 204).
 - Boiler room to incorporate 2 No gas fired boilers, designed by specialist. Flues to exhaust through East wall only into rear garden area. Note: no flues to exhaust into adjacent castle gardens.
 - Existing junkers style floor to be retained as existing.
 - New concrete lintel to be provided to full depth of existing opening in solid stone wall (with no existing lintel) in accordance with structural engineers details.
 - Existing 170 x 305mm steel beam to remain.
 - 1200mm high timber wall paneling. Where paneling is fixed to solid stone masonry walls, paneling to be formed on timber sub-frame with ventilated void. Ventilation slots to be provided to top and bottom of panel. Refer to drawing 309 for details.
 - 2500mm high timber wall paneling. Where paneling is fixed to solid stone masonry walls, paneling to be formed on timber sub-frame with ventilated void. Ventilation slots to be provided to top and bottom of panel. Refer to drawing 309 for details.
 - Full height lockable cupboard on timber sub-frame. Ventilation slots to be provided to top and bottom of doors.

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**.

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).
-  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 area indicated (hatched) existing concrete floor to be removed and replaced with new concrete floor in accordance with structural engineers details. Remaining areas of the ground floor commercial unit floor to be leveled utilising latex leveling screed.

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: Ground Floor Plan as Proposed
Project No: 21/1011
Drawing No: 201
Revision: F

Scale: 1:100 at A3
Status: Planning

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