

GROUND FLOOR KEY NOTES

1. Carefully remove existing Kitchen fixtures and fittings and cart away
2. Existing timber door to be overhauled and redecorated.

- Door is to be carefully stripped of all surface decoration.

- Rotten sections of timber are to be cut back to sound material with new sections of timber to be cut in to match existing. The profiles of decayed sections should be copied exactly and precisely married in to the existing. Timber used in the repair is to be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.

- Ventrolla perimeter sealing system (or similar approved) to be fitted to the existing door.

- Redecorate door on completion
3. Existing porch structure to be repaired and redecorated including cutting back rotten sections of timber to sound material with new sections of timber to be cut in to match existing. The profile of the decayed sections is to be copied exactly and precisely married in to the existing. Timber used in the repair should be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.
4. Previously painted metal railings to be thoroughly degreased. Remove any weak paint and rust back to bare metal, leaving a firm edge to any sound paintwork. Provide a key in any retained paintwork for subsequent coats. All corrosion and loose scale to be taken back to bare metal, with any residual rust treated with a proprietary removal solution
- Apply 2 coats metal primer and 3 coats of exterior eggshell paint. Colour to be confirmed.
5. Prior to redecoration of walls and ceiling undertake lead testing and stratigraphical analysis of decorative finish. Undertake trial area for removal of modern plaster skim to all internal faces of walls and ceilings to ascertain whether the plaster skim can be removed and a suitable finish achieved to the underlying lime based plaster. Allow for all existing plaster to be hacked off wall, back to stonework. Include removal of all concealed mechanical and electrical services and conduits
- Following plaster removal, include for maximum period possible to allow walls to dry out. Subsequently reinstate with three coat lime based plaster. Lime based plaster to be finished with mineral based paint, with exact colour to be confirmed.
6. Carefully remove existing modern door and cart away. All architraves and timber skirtings to be retained
7. Existing timber window to be overhauled and redecorated.

- Windows are to be carefully stripped of all surface decoration.

- Rotten sections of timber are to be cut back to sound material with new sections of timber to be cut in to match existing. The profiles of decayed sections should be copied exactly and precisely married in to the existing. Timber used in the repair is to be of the same species and of the same moisture content of that of the existing to avoid differential movement between the old and the new.

- Cracked window panes are to be carefully removed and replaced with glazing to match existing.

- Deteriorated putty to all windows should be removed manually, taking care not to damage the wood along the rebate. If the glass is to be removed, the glazing points, which hold the glass in place, can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. The remaining putty can be removed. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Any putty remaining on the glass may be softened by soaking the panes in linseed oil.

- Ventrolla perimeter sealing system (or similar approved) to be fitted to the existing timber window.

- Redecorate window on completion



Gnoll Park is a Grade II* registered parkland. As a consequence of this designation it is statutorily protected. Extreme care should therefore be taken not to cause any unspecified damage to any fabric or part of structures and landscape on or within the site when undertaking any construction works.

LEVEL 3 BUILDING RECORDING

Prior to the commencement of any works of demolition, repair or otherwise, a Level 3 Building Recording Survey, as defined by Chapter 5 of 'Understanding Historic Buildings A Guide to Good Recording Practice' by Historic England - (<https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/>) - is to be undertaken and submitted to the Local Authority for approval.

BAT NOTES AND METHODOLOGY

- A. There are known bats in the roofs of Pond Cottage. Consequently all works need to be undertaken in accordance with the methodology as set out by the ecologist.
- B. All British bat species and their roosts (occupied or not) are legally protected.

It is a criminal offence to kill, injure or take a wild bat, and/or intentionally or recklessly damage, destroy, or obstruct access to, a bat roost. Prosecution could lead to fines and imprisonment. Any involved individual or company could be held liable.
- C. All work carried out where bats are or have been found to be present must be supervised by and carried out to the satisfaction of the retained bat expert.

DRAWING TERMINOLOGY NOTES

- A For drawing terminology notes refer to drawing: 2080 03 HIR A DR 01139.

DEMOLITIONS

- A For demolitions and demolition notes refer to drawing: 2080 03 HIR A DR 01133

General Notes
Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

All details are to be read in strict accordance with GA drawings and construction notes

All steelwork sizes, padstones, blockwork strengths and associated structural design to be in accordance with structural engineers design and requirements. Hiraeth Architecture accepts no liability to any discrepancies in the structural design indicated on these drawings. Any structural related queries should be directed to the project engineer immediately.

SERIES		PLANNING	
SUITABILITY		S2 - ISSUED FOR INFORMATION	
REV	DATE	NOTE	
P1	07/07/2023	Pre-planning issue	
P2	14/08/2023	Drawing reconfigured for Planning	

Hiraeth.

job number

Zone

2325 03

Neath Port Talbot CBC

Gnoll Park Estate

Repairs:

Ground Floor

Pond Cottage

Scale 1:50 @ A1, 1:100 @ A3

Date 07/23

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UPRN	Zone	Originator	Role	Type	Sht number	S Code	Rev
2080	03	HIR	A	DR	01131	S2	P2

do not scale from this drawing | all dimensions to be verified on site | notify architect of all discrepancies | copyright Hiraeth architecture