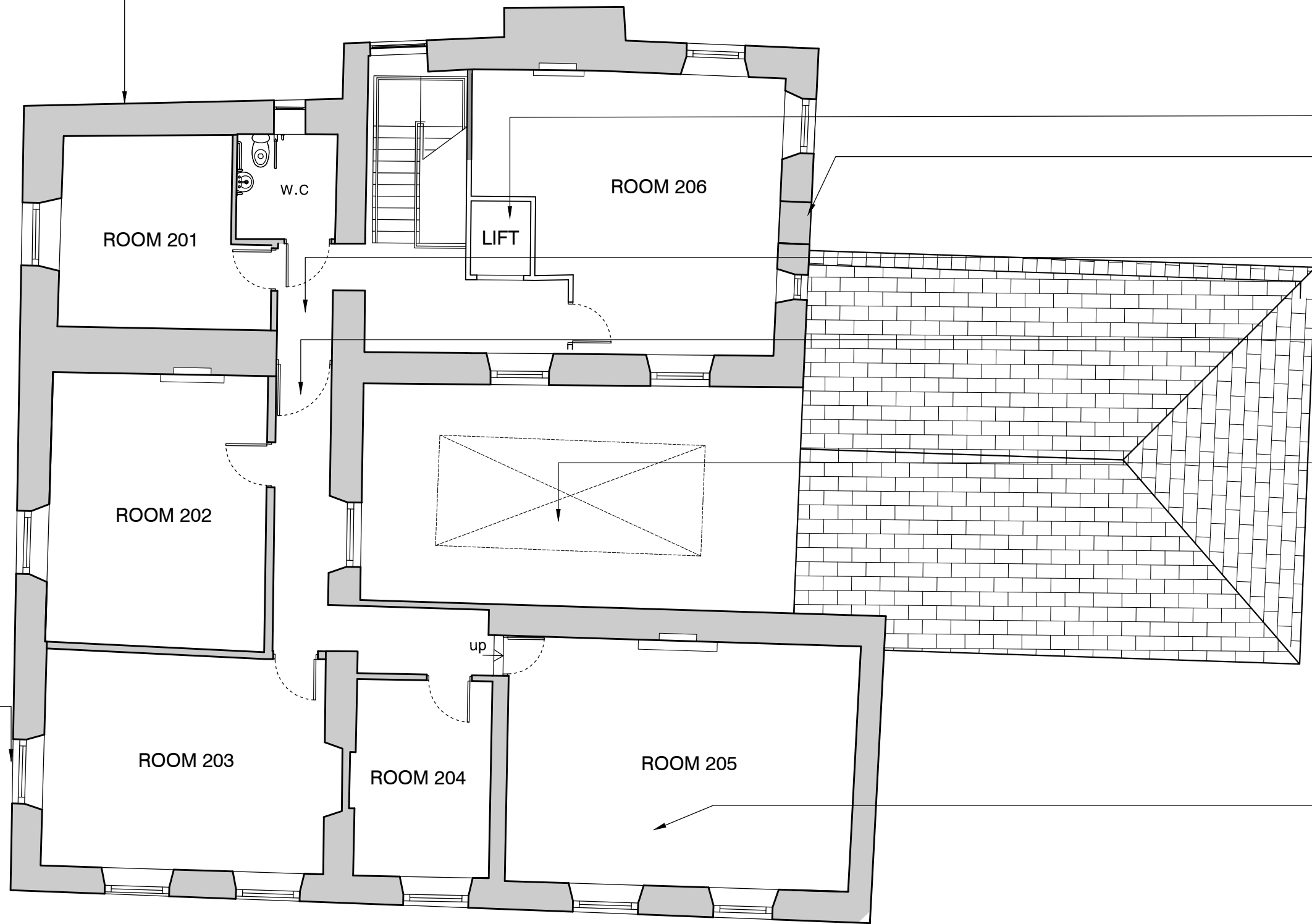


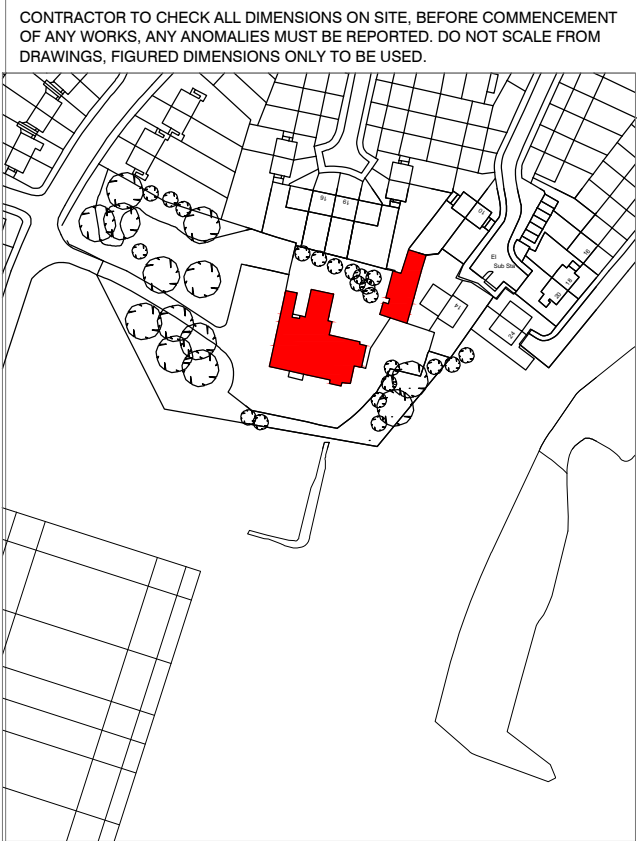
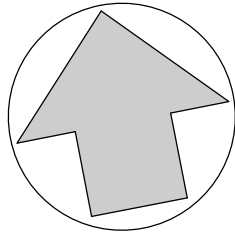
EXISTING EXTERNAL WALLS TO MAIN BUILDING ARE SOLID MASONRY, WITH A TEXTURED RENDER AND MASONRY PAINT FINISH. THE RENDER FINISH HAS PREVIOUSLY BEEN REPAIRED IN NUMEROUS LOCATIONS, HAIRLINE CRACKS ARE VISIBLE. CONTRACTOR TO HAMMER TEST ALL AREAS TO IDENTIFY THE DEFECTIVE AREAS. ALL DEFECTIVE AREAS OF RENDER REQUIRE HACKING OFF AND RE-RENDERING TO MATCH EXISTING. TREAT ALL SURFACES TO REMOVE ALGAE, CLEAN ALL EXISTING RENDER SYSTEM, PREPARE AND REDECORATE USING SUITABLE MASONRY PAINT SYSTEM, COLOUR WHITE.

THE EXISTING TIMBER SASH WINDOWS ARE IN POOR DECORATIVE ORDER. MANY HAVE ROTTEN SILLS AND LOWER SASH FRAMES, AND DEFECTIVE PUTTY. CORDS ARE BROKEN, AND SASH UNITS HAVE BEEN PAINTED SHUT, AND SCREW FIXED IN SOME AREAS. ALL EXISTING TIMBER WINDOWS ARE TO BE PROBED TO IDENTIFY DEFECTIVE AREAS. DEFECTIVE AREAS ARE TO BE REPLACED WITH NEW TREATED TIMBER TO MATCH EXISTING. ALL SASH UNITS REQUIRE OVERHAULING TO ENSURE OPERATION, INCLUDING OPENING BOX UNITS, REPLACEMENT OF ALL DEFECTIVE REAR BOX SASH UNITS, CORDS, WEIGHTS. REMOVAL OF SCREWS FIXING SASH WINDOWS, PUTTY AND DECORATION. OVERHAUL IRONMONGERY, REPLACING ANY DEFECTIVE/ MISSING TO MATCH. REMOVE ALL EXISTING PAINT, FILL SAND AND APPLY 2 UNDERCOATS AND 2 GLOSS COATS OF PAINTWORK. REPLACE ANY DEFECTIVE GLAZED UNITS.



- RETENTION OF THE EXISTING STAIRCASE.
- EXISTING DOOR TO BE REMOVED AND DOOR OPENING BLOCKED. TO BE RENDERED AND PAINT FINISHED TO MATCH THE EXISTING.
- EXISTING FLOOR BOARDS IN POOR CONDITION AND NOT LEVEL. FLOOR BOARDS TO BE REMOVED AND LEVELED OFF, STRUCTURAL ENGINEER TO REVIEW JOISTS AND REPLACE IF NECESSARY. SKIRTING TO BE REPLACED TO MATCH THE EXISTING.
- NEW FIRE DOOR.
- GLAZING TO EXISTING ROOF LIGHT TO BE REPLACED WITH NEW DOUBLE GLAZED, CLEAR UNITS. FRAME TO BE CHECKED PRIOR TO CONFIRM STATE. IF REQUIRED TO BE REPLACED WITH NEW ALUMINUM, POWDER COATED FRAME, COLOUR BLACK.
- EXISTING LOW LEVEL CEILING TO BE REMOVED. IN POOR CONDITION AND BELOW THE MINIMUM REQUIRED HEAD HEIGHT. EXPOSE AND TREAT TIMBER ROOF JOISTS..

SECOND FLOOR PLAN
(SCALE 1:100 @ A1)



LOCATION PLAN
(NOT TO SCALE)

THIS DRAWING WAS PREPARED USING INFORMATION FROM FAITHFUL & GOULD JOB No.5117654

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

DO NOT SCALE FROM THIS DRAWING. USE ONLY DIMENSIONS SHOWN ON DRAWINGS. DIMENSIONS FIGURED ARE TO THE NEAREST 5MM.

THE DRAWINGS RELATE TO THE PROPOSED WORKS AT LLANRUMNEY HALL, CARDIFF.

THIS DRAWING IS TO BE CLIENT APPROVED BEFORE COMMENCEMENT OF ANY WORKS.

THE DRAWING HAS BEEN PRODUCED FOR PLANNING PURPOSE ONLY.

ALL DEMOLITION WORKS SUBJECT TO STRUCTURAL ENGINEERS APPROVAL AND FULL DESIGN AND SPECIFICATION.

NO WORKS TO COMMENCE ON SITE UNTIL FULL PLANNING APPROVAL AND LISTED BUILDING CONSENT HAVE BEEN OBTAINED.

BUILDING CONTROL APPROVAL REQUIRED PRIOR TO COMMENCEMENT OF WORKS ON SITE.

OBTAIN STRUCTURAL ENGINEERS RECOMMENDATIONS TO CHECK AND ADVICE STABILITY OF THE STRUCTURE.

OBTAIN SPECIALIST ADVICE ON BASEMENT FLOODS AND AFFECTING GROUND FLOOR FINISHES. UNDERTAKE WORKS AS ADVISED BY SPECIALIST TO PREVENT BASEMENT FLOODING.

WINDOWS TO BE OVERHAULED. REMOVE ALL EXISTING PAINT, FILL SAND AND APPLY 2 UNDERCOATS AND 2 GLOSS COATS OF PAINTWORK.

REMOVE ALL DEFECTIVE WALL FINISHES. HACK OFF AND RE RENDER ALL EXISTING LIME RENDERS WHERE DEFECTIVE, FILL PREPARE AND REDECORATE THROUGHOUT USING 2 COATS OF EMULSION PAINT FINISH.

CAREFULLY REPAIR ALL EXISTING CEILINGS WITH MATERIALS TO MATCH THE EXISTING.

CAREFULLY REFIX ALL LOOSE WOODWORK, INCLUDING INTERNAL DOORS, ARCHITRAVES, AND SKIRTINGS, ETC. OVERHAUL ALL DOORS TO ENSURE FULLY FUNCTIONING. PREPARE, FILL AND REDECORATE USING 2 UNDERCOATS AND 2 GLOSS COATS.

REMOVE ALL FIXTURES AND FITTINGS FROM SPECIALIST MOLDED HIGH LEVEL PLASTER. REPAIR DAMAGES AND REDECORATE.

REVISION NOTE:

PLANNING

CLIENT:
STEVE BORLEY

PROJECT:
LLANRUMNEY HALL, BALL ROAD, CARDIFF
COMMUNITY AND TRAINING CENTER

franks + toms
ARCHITECTS

DRAWING TITLE:
PROPOSED SECOND FLOOR PLAN
GENERAL ARRANGEMENT

JOB NUMBER:	BY:	CHK:	DATE:
1481	OT	SF	06.12.2013
DRAWING NUMBER:	REV:	SCALE:	
1481-23-202	C	1:100	

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REV: C BY: OT CHK: SF DATE: 30.06.2014
EXISTING STAIRCASE TO BE RETAINED.
REV: B BY: OT CHK: SF DATE: 07.01.2014
RE-ISSUED FOR PLANNING.
REV: A BY: OT CHK: SF DATE: 05.01.2014
COMMUNITY HALL RELOCATED.