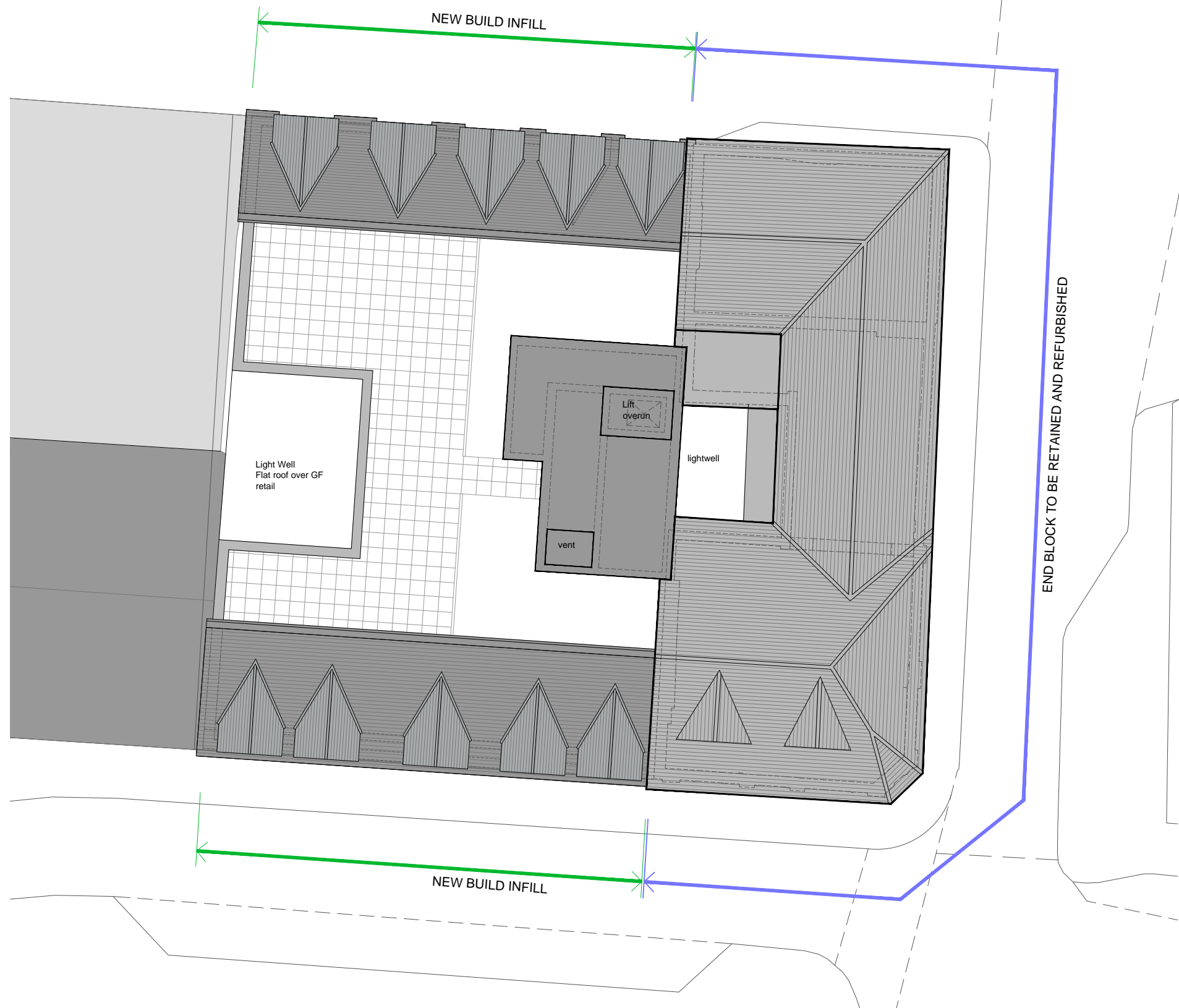


# PORTHCAWL HOTEL. JOHN ST, PORTHCAWL.

RECEIVED IN  
PLANNING  
05-05-2021

\* This drawing is copyright and must not be reproduced, altered or used by third parties without written consent.  
\* Do not scale this drawing, dimensions to be checked on site, any discrepancies to be reported to the architect.  
\* This drawing is to be read in conjunction with all other project information from consultants, specialists and subcontractors.  
\* Risk Assessments to be carried out by contractor. Drawing to be read in conjunction with safety plan and documents regarding CDM Regulations.  
\* External wall materials to comply in all aspects of the relevant British Standards and latest Building Regulations Approved Document B, including recent DCLG recommendations, in particular Appendix A of ADB, limited combustibility class A2 standard or better.



REVISIONS				
No	By	Date	Description	
A	HM	Aug 2020	Amended layouts	
B	HM	April 2021	Amended layouts	

**Key**

Scheme based on detailed measured survey information from 'Azimuth'.  
Layouts are subject to review by Struct Eng. regarding extent of existing walls removed/ retained

- Indicates assumed existing retained structural walls
- Indicates proposed newly constructed walls

**ACCOMMODATION SUMMARY**

RETAINED & REFURBISHED END BLOCK		
<b>UNIT A - A3</b>	295m <sup>2</sup> (ground & basement floor)	
	200m <sup>2</sup> (first floor)	
	<b>495m<sup>2</sup></b>	
<b>Residential</b>		
4 No 1 Bed units @ 55 - 62m <sup>2</sup>		DQR (50m <sup>2</sup> )
2 No 2 Bed units @ 80 - 85m <sup>2</sup>		DQR (58m <sup>2</sup> )
<b>6 NO UNITS - RETAINED &amp; REFURBISHED</b>		

NEW BUILD INFILL		
<b>Unit B - A1</b>	205m <sup>2</sup> (ground floor)	
	190m <sup>2</sup> (first floor)	
	<b>395m<sup>2</sup></b>	
<b>Residential</b>		
3 No 1 Bed units @ 55 - 65m <sup>2</sup>		DQR (50m <sup>2</sup> )
8 No 2 Bed units @ 80 - 85m <sup>2</sup>		DQR (58m <sup>2</sup> )
<b>11 NO UNITS - NEW BUILD</b>		

TOTALS		
<b>Retail A - A3 use</b>	<b>495m<sup>2</sup></b>	
<b>Retail B - A1 use</b>	<b>395m<sup>2</sup></b>	
<b>17 No Residential Units</b>		
7 No 1 Bed units		
10 No 2 Bed Units		
<b>6 NO CAR PARKING SPACES</b>		

Scale: 1:200 @ A3  
1:100 @ A1

**morgan 2 morgan**

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Client: Porthcawl Hotel

Drawing Title: Booth Porthcawl Ltd

Proposed Plan  
Proposed Roof Plan

## PROPOSED ROOF PLAN

Layouts conforming wherever possible to Welsh Government - DQR Requirements

Drawn	Checked	Scale	Original	Date
HM	PAM	1:200	A3	July 2018
Job Number	Drawing Number	Revision	Status	
3071	PL	206	A	PLANNING