

# PROPOSED ELEVATIONS

# PORTHCAWL HOTEL, 7-11 JOHN STREET, PORTHCAWL, CF36 3AP



Rear Elevation 1:50



Side Elevation 1:50

### NOTES

- Refer to Discharge of Conditions Letter for samples of Proposed Materials and Finishes.
1. New Roof
  2. New Window and Doors
  3. Dormers - Dormer Frontage to be Rendered to match the Existing Facade below.
  4. Shop Frontages - All existing commercial signage to be removed. Existing Fascias, consoles, pilasters and pedestals to be retained and refurbished where required. All access doors to be set back to allow for change in level through the threshold.
  5. Render - Areas of new facade to be roughcast render to match existing.
  6. Roof Misc - All fascia boards and barge boards to match existing.
  7. New Flat Roof
  8. Feature Elevation bands to match existing
  9. All existing window cills and facade moldings are to be retained & repaired where necessary.
  10. All guttering, rain water pipes and associated surface water collection equipment to match existing.

### ACCOMMODATION SCHEDULE

Unit No.	Unit Type.	Area.
-	Bin Storage	38.13m <sup>2</sup>
-	Plant Room	28.11m <sup>2</sup>
-	Cycle Storage	17.62m <sup>2</sup>
-	Commercial Units x2	TBC
Flat 1	1 Bedroom Unit 2 Person	54.20m <sup>2</sup>
Flat 2	1 Bedroom Unit 2 Person	54.20m <sup>2</sup>
FLAT A	2 Bedroom Unit 4 Person	74.05m <sup>2</sup>
FLAT B	1 Bedroom Unit 2 Person	59.01m <sup>2</sup>
FLAT C	1 Bedroom Unit 2 Person	55.93m <sup>2</sup>
FLAT D	2 Bedroom Unit 4 Person	74.85m <sup>2</sup>
FLAT E	2 Bedroom Unit 4 Person	91.71m <sup>2</sup>
Flat 3	1 Bedroom Unit 2 Person	54.20m <sup>2</sup>
Flat 4	2 Bedroom Unit 4 Person	103.58m <sup>2</sup>
Flat 5	2 Bedroom Unit 4 Person	83.44m <sup>2</sup>
Flat 6	1 Bedroom Unit 2 Person	59.57m <sup>2</sup>
Flat 7	1 Bedroom Unit 2 Person	61.64m <sup>2</sup>
Flat 8	2 Bedroom Unit 4 Person	95.42m <sup>2</sup>
Flat 9	2 Bedroom Unit 4 Person	76.97m <sup>2</sup>
Flat 10	2 Bedroom Unit 4 Person	75.96m <sup>2</sup>
Flat 11	2 Bedroom Unit 4 Person	103.58m <sup>2</sup>
Flat 12	2 Bedroom Unit 4 Person	83.44m <sup>2</sup>
Flat 13	1 Bedroom Unit 2 Person	55.93m <sup>2</sup>
Flat 14	1 Bedroom Unit 2 Person	61.64m <sup>2</sup>
Flat 15	2 Bedroom Unit 4 Person	95.42m <sup>2</sup>
Flat 16	2 Bedroom Unit 4 Person	76.97m <sup>2</sup>
Flat 17	2 Bedroom Unit 4 Person	75.96m <sup>2</sup>
Total:		TBCm <sup>2</sup>
Overall Total:		TBCm <sup>2</sup>



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Revision:	Description:	Date:
A	Alterations to Drawing	12.11.2024

### EXTERNAL FINISHES

- Walls** - Terrix Polymer Silicate Rough Cast Off White / Cream Render to match existing.
- Roof** - Pitched Roof - Blue/Grey Welsh Slate, Reclaimed Slate or Canadian Glendyne with Ridge Tiles to Match Existing.
- Windows & Doors** - Residence 9 Grained White UPVC Double Glazed Sliding Sash Windows. Shopfront to have Residence 9 Grained Eclectic Grey UPVC Windows and Doors.
- RWG** - White UPVC RWG & Facias to Match Existing.

### Drawing Status:

**PLANNING**



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Client:  
 Easy Living Ltd

Project Title:  
 Proposed Refurbishment & Redevelopment (Partial Demolition) of The Porthcawl Hotel into Residential Units & Commercial Units.

Drawing Title:  
 Proposed Elevations

Scale: 1:50 @ AI  
 Drawn: RE  
 Date: May 23

Job No: 1047  
 Drawing No: 02  
 Rev: A