

# PROPOSED GROUND FLOOR PLAN

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



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 All dimensions are in millimeters unless otherwise noted.  
 This drawing is to be read in conjunction with all relevant project drawings and specification prepared by Prime Architecture Limited and other relevant consultants, specialists, etc.  
 CDM notes are provided to assist the contractor in managing residual hazards identified during the design stage. Any such notes do not relieve the contractor of their duties and they must provide a safe system of work based on method statements, risk assessments, etc.

Revision:	Description:	Date:
A	Alterations to Drawing	03.10.2024
B	Alterations to Drawing	12.11.2024
C	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 Site Plan & Ground Floor Plan

Scale:	Drawn:	Date:
1:200 @ A3	RE	May 23
Job No:	Drawing No:	Rev:
1047	05	C

**KEY:**  
**BOUNDARY TREATMENTS AND RAILINGS**

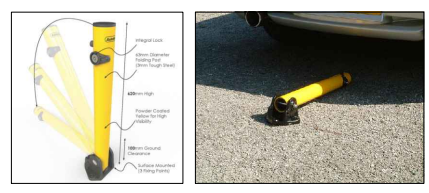
- Application Site
- SURFACE FINISHES**
- Concrete
- Proposed Building
- Grass
- Pavement

**BIN STORAGE**

6 x 1100 Ltrs Bins  
 2 x 240 / 360 Ltrs Bins  
 Bin Storage must be secure. Access into the BIN area must be controlled by access control e.g digilocks, fob or swipe car. Bin stores should be lit.

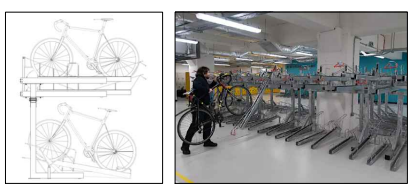
**PARKING AREAS**

5 x Car Parking Bay  
 1 x Disabled Car Parking Bay  
 A total of 6 undercroft car parking bays will be on site, secured with Autolok Yellow Fold Down Lockable Parking Post



**BICYCLE STORAGE**

Two Tier Bike Racks to be placed in secure bicycle storage rooms. Access into the bike area must be controlled by access control.  
 Number of bays and design TBC.



**DOOR SECURITY AND WINDOW SECURITY**

The main external doors and individual apartment doors must meet the standards specified by SBD. Refer to proposed elevations for window and door openings.  
 Refer to SBD document for requirements.

**MATERIALS AND FINISHES**

All materials and finishes to be in keeping with existing.  
 Refer to Proposed Elevations and Discharge of Conditions Letter for samples of materials, colours and finishes.

**SCHEDULE OF ACCOMODATION:**

Apartments	No of Apartments
1 Bed 2 Person	09
2 Bed 4 Person	13
<b>Total Number of Apartments</b>	<b>22</b>

