



- Phase 3 External Conservation Works**
Refer to the following drawings for the proposed phase 3 scope of works:
- 202 Ground-works and Guardrails as Proposed
 - 203 Site Constraints
 - 210 Conservation Repairs to Elevation 1.1.1, 1.2.1, 1.4.1, 1.4.21
 - 211 Conservation Repairs to Elevation 1.2.3, 1.2.5
 - 212 Conservation Repairs to Elevation 1.2.4, 1.2.8, 1.4.2
 - 213 Conservation Repairs to Elevation 1.4.4, 1.4.18, 1.4.3
 - 214 Conservation Repairs to Elevation 1.4.20, 1.1.4.2
- Phase 3 Archaeological Investigations**
To the east of the Phase 4 area, archaeological investigations will be carried out to the Latrine area during the phase 3 conservation works.
- Phase 4 External Conservation Works and Removal of plaster from the vaulted cells of the Undercroft**
The area indicated has been designated as the phase 4 area of conservation works. The conservation works will include similar repair requirements as noted in the phase 3 detailed design information, but has not yet been fully designed. The conservation works will include the removal of invasive vegetation; removal of friable and defective mortar from joint with the areas re-pointed; consolidating wall tops with either mortar capping or stone slab capping; securing vulnerable stones through dowels/pins; attending to open ledges to reduce holding water; additions of new masonry will only be required where required i.e. to support a relieving arch; consolidating ground conditions and overlaying with terram and hogging; and the installation of cast iron guardrails to reduce risks. Structural intervention may be required to areas of the masonry in order to stabilise parts of the structure.
- The phase 4 works will also extend into the interior space of the undercroft (indicated as phase 5). The works to the undercroft during phase 4 will focus on the preparatory works for phase 5, including the removal of defective plaster to the vaulted cells between the ribs. The removal of the defective plaster (which may extend to all of the plaster) during the phase 4 works will allow the concealed fabric to be ventilated and aid the drying out process within the interior space. Access to the vaulted structure for close inspection of the plaster will be required for the design team to inspect and to determine methodology, approach and new works.
- The Undercroft currently has installed raised timber platforms with mosaic tiles laid to the top surface, in 4 no locations, the timber platforms are to be opened-up to determine the floor finish below the platforms.
- Phase 5 Consolidation and Repair, with reinstatement of plaster to the vaulted cells of the Undercroft**
Prior to any works taking place, the Undercroft will be emptied of all of its contents and stored in a safe location, inclusive of the raised timber platforms. This will require an inventory to be made with all objects catalogued and photographed prior to the removal from the area.
- Following the removal of the defective plaster to the vaulted cells during the phase 4 programme of works, high level scaffold access is required from the outset for the design team to further inspect the vaults. This is required so that any deterioration between the two phases can be identified. It is anticipated that the vaults will be re-plastered in lime plaster, with trials required prior to all plaster works commencing. Stabilisation, re-pointing and gentle cleaning works to the ashlar rib and bosses to each of the vaults will be required, in addition to other sections of ashlar in and around the Undercroft. To the interior walls of the Undercroft, it is anticipated that all area of existing pointing will be removed and re-pointed in lime mortar.
- Throughout the works to the Undercroft, there will be a requirement to introduce site lighting to the undercroft to provide sufficient light requirements to undertake the works within this sensitive environment. The requirement of phase 5 may extend to incorporating an illumination design to enhance the features of the space.

Notes:
Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

CLIENT	Cadw Welsh Government's historic environment service
PROJECT	Neath Abbey - Tudor Mansion House Phase 3
DRAWING STATUS	CONTRACT

A	07/01/2020	AN	Contract issue	
First Issue	20/04/18	AN		
ISSUE	DATE	DRAWN	CHECKED	DESCRIPTION

DRAWING TITLE	Ground Floor Plan Indicating boundaries and location of Phase 3, 4 and 5
SIZE & SCALE	A1 at 1:100

JOB NUMBER	237495/04
DRAWING NO.	201
REVISION	A

