

Building reuse and retention of historic fabric and features is being led by a conservation philosophy. This is guiding the retention, consolidation, repair and reuse of the historic structures as part of a multi-phase development spread across phases I, II and III.

In summary of Phase II Demolition:

01. Flax Mill
01a. Main Mill – 1855 - No demolition activity proposed.
01b. Main Mill - Rear Extension c.1865, rebuilt 1955 and later. Demolish

02. Chimney Stack – 1853 - No works proposed.

03. Boiler / Engine House – No works proposed
03a. Boiler House – 1853 and 1900
03b – Gable Extension - 1930s
03c – Side and Gable Extension - 1947

04. Water Tank Building – 1851 / 1884 – No works proposed

05. Infiltration Gallery – No works proposed
05a. Infiltration Gallery Plinth – 1850-1855
05b. Infiltration Gallery – Cold Store Shed c.1955 and 1960s

06. Reservoir – 1850-55 - Retain and Reuse
Remove residual piers from within the basin – c.1950.
Reinvigorate reservoir context as a new public open space and amenity area.

07. Linen Store & Offices / Dairy Buildings
07a. Offices - 1855 - No works proposed save for minor consolidation of the gable where the former linen shed is removed.
07b. Dairy Building - 1905 – Extension onto front of Offices - As 07a.
07c. Linen Store - 1855 – Demolish with Mitigation – retention of boundary wall
General demolition including roof, walls and slab. Retention and reuse of external walls onto Stonetown Terrace and O’Callaghan Strand.
Linen Store, northwest element - Much altered single storey building between the linen store and Offices. Later C20th flat roof and shallow pitched roof structure to be demolished. Wall onto Stonetown terrace to be partially retained.

08. Workshop – c.1930s – No works proposed

09. Cheese Plant / Packaging/ Store (Long Building)
09a. Long Building Fragment - 1853 (Cheese Plant) – No works proposed
09b. Shop – 1853 façade / 1940s building and roof – No works proposed
09c. Packing Store – 1947 – No works proposed
09d. Offices – 1960s / Fragment of 1853 façade - Demolish. Retain historic façade.
Demolition of c.1960s reinforced concrete frame building. Retention of the surviving fragment of an earlier stone built single storey element that addresses the North Circular Road.

10. Office & Laboratory Building - 1910 – Demolish with Mitigation

11. Weaving Mill / Cold Store
11a. Weaving Mill – 1855 – No works proposed
11b. Weaving Mill Rear lean-to – 1960s – Demolish
11c. Weaving Mill – First floor and truss roof 1947 / 1951 – No works proposed

12. Upper Reservoir – 1947 - Demolish
Demolish concrete water tanks and range of plant buildings.

13. Warehouse / Shipyard site – c.1990 - Remove and Redevelop
Demolish 1990s reinforced concrete structure.

14. Houses – 1854 – Demolish with Mitigation
Demolish to permit development of the site and create accessible link into the site.

15. Quarry – pre 1850s – General clearance
No demolition of historic structures proposed

16. Salesians Secondary School – Fernbank House c.1880 – Demolish with Mitigation

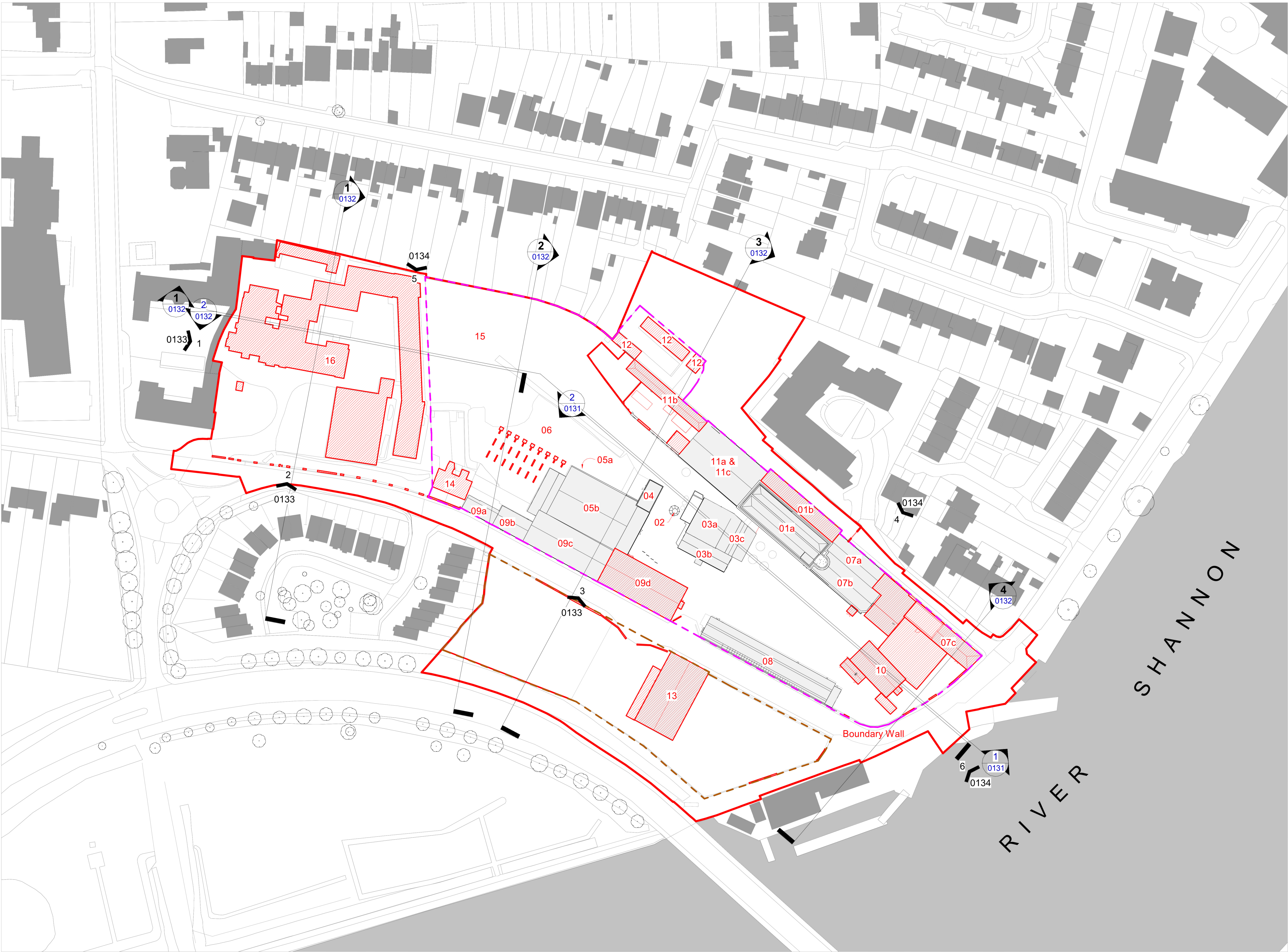
Boundary Wall – Localised demolition to open-up the site, improve access and allow for flood mitigation measures.

Mitigation
Building Recording will be carried out to the following buildings as part of the Phase II scope of work.

07. Linen Store - single story sheds inclusive of the office gable
10. Admin and Labs
14. Semi Detached Houses
16. Fernbank (discrete part of Salesians Secondary School)

In addition to recording a schedule of fabric worth salvage will be prepared for Fernbank House and the Semi-Detached Houses.

Reservoir piers will be recorded prior to their removal, when access allows for recording in the reservoir.

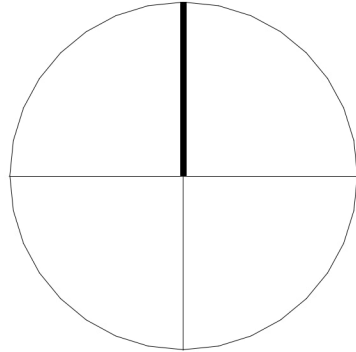
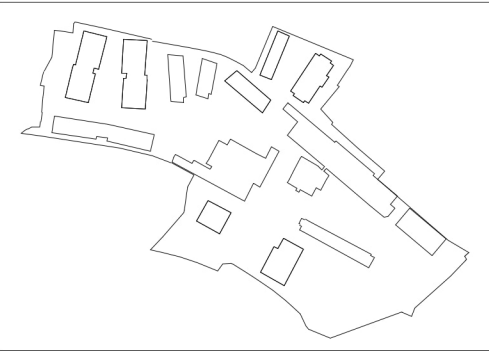


1 Demolition - Site Location Plan
1 : 1000

NOTES:
Dimensions are not to be scaled from this drawing.
Drawing only to be used for the purposes it was issued for.
Landscape, public realm and neighbouring buildings shown indicatively.
Existing building plans and elevations are based on survey information drawings received on 11.09.2020
GEO DATA-Measured Buildings Survey (Blocks 1-14)

0 20 40
m
Scale 1:1000

FeildenCleggBradleyStudios
bucholzmcveyARCHITECTS
Mitchell + Associates



FeildenCleggBradleyStudios
LLP

London Office
Tottenham Street
London
W1T 4RG

t +44 20 7323 5737
e london@fcbstudios.com

Rev	Status
P01	Planning Issue

Date
06.10.25

Job/Drawing No	Revision
CRQMP-FCBS-ZZ-XX-DR-AA-0130 P01	
Cleeves Limerick	Status
Demolition Strategy-Site Plan	

Scale	1 : 1000@A1	Drawn	London
Date	07/31/25	Checked	JS / GW

Do not scale
All dimensions to be checked on site