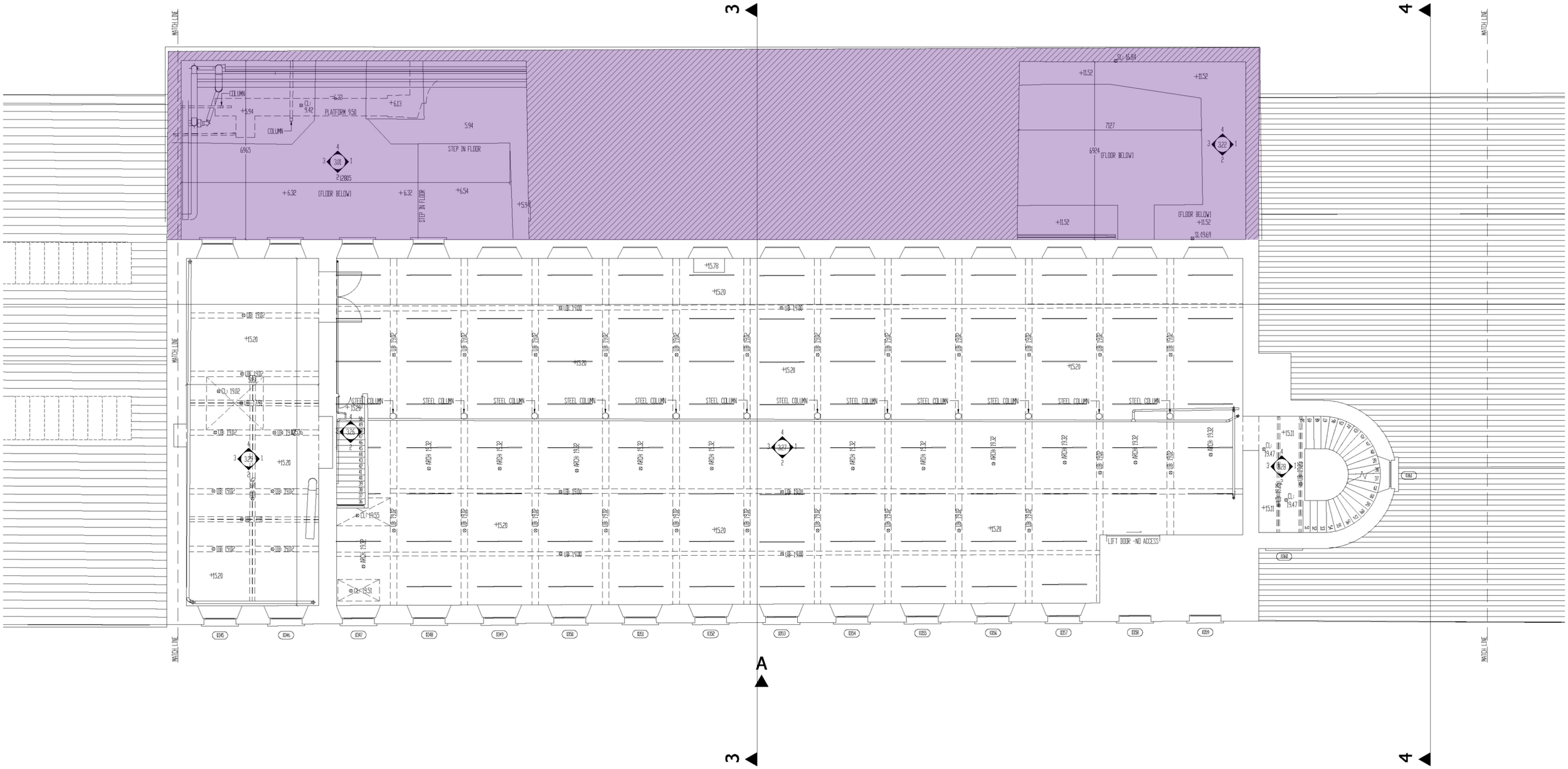
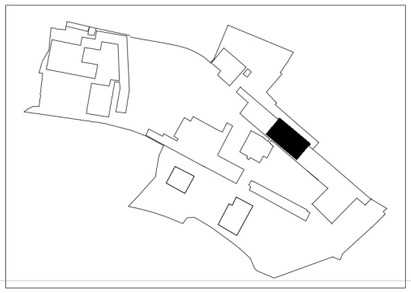


Second Floor Plan



KEY

Phase 1 Proposed Demolition

Phase 2 Proposed Demolition

Demolition Scope
Demolition of whole structures and elements of retained structures is required to enable the redevelopment of the site. Where buildings and structures are of cultural interest the strategy is to peel back the modern elements to permit site wide redevelopment. This is necessary to address issues such as:
- Unstable structures
- Hazardous materials
- Achieving a safe working environment

The intention has been to minimise loss of historic fabric however this has not been possible in all instances. In a few limited areas removal of historic fabric is proposed to permit the sustainable redevelopment of the site. In this respect, the scope of removal of existing building fabric is specifically concerned with the following objectives:
- to support the consolidation of historic fabric by removing elements that diminish the legibility and management of the early structures;
- to support the proposed Phase II development of the site;
- to remove hazards to future occupation;
- to support and enable future development;
- to allow for designs that support the positive reuse of the site as a whole.

DEMOLITION METHODOLOGY

This drawing has been prepared to describe the scope of demolition proposed to a building within the Flaxmill Site.

Context
Phase II is concerned with the redevelopment of the Flaxmill site and adjacent development sites. It is concerned with redevelopment and addressing the sitewide landscape to bring the millscape into pubic use.

Proposals for the repair and reuse of the protected structures is substantially within Phase I and III. Phase II is seeking to remove buildings and elements of fabric that are typically have no heritage designation or are noted to have a negative impact on the flax mill complex.

Disclaimer:.
Base drawing prepared by Geodata. Refer to the original survey drawing set for further detail on drawing legend.
Geodata Survey Note
1. All levels are related to malin head datum (OSGM15)
2. All dimensions are in meters unless otherwise stated
3. All discrepancies in the base information should be reported to Geodata Surveying Ltd.
4. Scaling only be permitted in digital form.
5. Grid is 20m x 20m.

0 3 6 m

Scale 1:150

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Rev	Status	Date
P01	Planning Issue	06.10.25

Job/Drawing No: CRQMP-FCBS-ZZ-02-DR-AA-0061
Revision: P01
Status

Cleeves Limerick

Flax Mill Factory Existing and Demolished - Second Floor Plan

Scale 1:150 @A3 | Drawn London
Date 07/31/25 | Checked JS / GW | FCBS project no 2027

Do not scale | All dimensions to be checked on site