LEGEND

- Existing Fabric
- Proposed Fabric to Existing Buildings
- Proposed Fabric to New Building
- New or Adjusted Opening

EXISTING BUILDINGS - NOTES

GENERAL

All works will be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Historic fabric of significance will be retained using a combination of conservation and restoration repair techniques. Upgrade interventions to floors etc will be concealed within building elements.

ROOFS

Roof Renewal:
Strip existing roof and renew with natural slate with lead/copper gutters and lead/copper flashings. Intact sound natural slate will be reused. Insulate roof at ceiling level and provide through ventilation to roof void. Repair masonry chimneys ; renewing pointing of brickwork and renewal of render; Chimney stack masonry structurally in poor condition will be dismantled and rebuilt. Lift, clean and reinstate parapet coping stones throughout. Repair/renew cast iron rain water goods. Replace existing velux rooflights with new conservation type rooflights. Provide Automatic opening vents over stairs.

New Roofs:
New 2no. pitched roofs to No.27. Natural slate finish to south pitches. Lead finish to north pitch at rear. Rooflight to north of front pitch.
New roof terrace to roofs of No.25 & 26 with rooflights, planters and benches to architect's specification. Hard landscaped paver finish to terrace. New guard rail to be stepped back from front parapet.

FACADES

South Facade Work:
Rake out pointing, replace unsound brick and renew pointing with wig tuck pointing techniques. Walls will be structurally stitched where required. Clean stone cills using appropriate conservation cleaning techniques.
Remove paint from door surrounds using appropriate conservation cleaning techniques. Alter entrance to provide ramped access providing new concrete/stone door surround to no.27.
Reinstate entrance steps, entrance door and surround in No.23 to match historic detail.
Alter entrance to provided ramped access to no.21. Replace existing doors to no.22 & 21.
Repair decayed stonework string to No.21 & 23 between 2nd and 3rd floors. A vapour permeable transparent coating will be applied to surface where cleaned surface is susceptible to further deterioration. Remove render overlayer on ground floor of No.23 and reinstate stone to match historic. Clean down, repair stone window surrounds to No.21 & 23. Remove render at basement level, rake out joints and repair masonry before finishing with new NHL render.
Remove, repair and reinstate existing metal balconies in No.23-26. Reinstate brick as necessary following removal of balconies. Remove balcony at first floor level to No.20-21 and repair façade.

Junction of North Facade and New Build:
Enlarge openings in existing rear facade as shown in drawings to provide pedestrian bridge connections from new build to existing buildings on various floors of No.23-28. Brick to be repaired at the surround of new opes. New building junction to rear façade to finish behind the parapet on the north facade to create an environmental seal. Existing parapet height is retained with reinstatement of original parapet height to rear of No.27.

North Facade Work:
Existing areas of cementitious render finish to be removed. Depending on the condition of the underlying brickwork, it may be feasible and desirable to repair and present the brick. Alternatively, the condition of brick may be so damaged that render renewal using lime plasters will be necessary. There are three options proposed for rear façade renewal:
1. Brick repairs and re-render with lime render with 3-coat vapour permeable silica paint finish
2. Brick repairs, pointing renewal and apply 3-coat vapour permeable silica paint finish directly to brick masonry.
3. Repair existing brick finish, retaining the diverse mix of bricks which display the layered history of the buildings, rake out joint, repoint with lime mortars and ruled wigged finish may be used, or where joint condition is very poor a finish.

New brick infill to existing opes in various locations as shown in drawings. Remove existing balconies / fire stairs, rain water goods and brick chimney. Walls will be structurally stitched where required. New cast iron rainwater goods to architect's specification. Clean stone sills using appropriate conservation cleaning techniques. Replace/repair damaged and broken cills using matching stone for grafts and replacement cills. New cills to match existing.

Form new opening stone / concrete to the rear of No.27 to define the entrance transition from No.27 to the new build.
Remove render at basement level, rake out joints and repair masonry before finishing with new NHL render.
Remove upper section of façade of No.27 above 3rd floor level, reinstate original rear wall alignment with part original fenestration of 2no. windows and new concrete lined opening.
Remove existing brickwork and windows to 3rd floor of No.27 at rear facade as shown in drawings.
Reinstate 2no. windows and opes and create new concrete lined ope above entrance.
New ope and concrete frame to rear of No.21
Alter existing openings providing new fenestration pattern at junction of previously removed returns, opening to be framed with stone / concrete
Reinstate original fenestration pattern to the rear of No.20 as shown in drawings.

West Facade (Of No.28) Work:
Rake out pointing, replace unsound brick and renew pointing with wig tuck pointing techniques. Walls will be structurally stitched where required. Clean stone sills using appropriate conservation cleaning techniques.
Remove paint from door surround using appropriate conservation cleaning techniques.

West Facade (Of No.21) Work:
Remove existing sand and cement render, rake out joints, replace damaged brick where necessary. Walls will be structurally stitched where required. Finish in new NHL render.

Alternatively where uncovered brickwork is determined to be of sound condition and suitable for exposure; brickwork will be repaired and repointed with wig tuck techniques

East Facade (Of No.23) Work:
Remove existing sand and cement render, rake out joints, replace damaged brick where necessary. Walls will be structurally stitched where required. Finish in new NHL render.
Alternatively where uncovered brickwork is determined to be of sound condition and suitable for exposure; brickwork will be repaired and repointed with wig tuck techniques

WINDOWS

Windows:
Existing windows to south facade No.20, 21 & 23-28 to be removed and replaced with new windows to match historic windows.
To the north facade of No.20, 21 & 23-28, 18th Century Windows that remain intact will be refurbished using appropriate conservation techniques.

Existing windows to be smoke sealed appropriately to meet fire safety requirements on ground, first and second floor levels within the envelope of the new building.
20th Century steel windows that remain intact to the north facade No.20, 21 & 23-28 to be refurbished using appropriate conservation techniques
Various existing windows to the north facade to be removed as indicated in drawing. New windows to match historic windows and modern metal framed windows to be installed in locations shown in drawings.

Fire glazed screens to be installed to the exterior of existing windows retained at the basement, 3rd floor and stair shafts on the north facade to the interior envelope of the new build. Fire glazed screens to be mounted internally to windows on second and third floors of No.21. Secondary acoustic glazing to be installed internally to windows on first floor of No.27. Safety glazing to be installed to existing window opes above basement floor that are lower than 800mm from finish floor.

EXTERNAL WORKS

Front railings and plinth:
Conserve and restore front railings, renewing paint finish. Modify railing and plinth to facilitate new gated access to fire stair from lightwell areas. Reinstate stepped entrance at No.23, modifying the existing railings. Repair stone plinth to railing, resetting stones as necessary and using lime mortars for rebedding and pointing. Reinstate railings, plinth and lightwell area to front of No.20 &21.

Front external basement area:
Structural repair will be carried out as required to maintain integrity of vaulted cellars. Reinstate cellars and lightwell area to basement of No.21. Metal gated access will be provide to opening of cellars. Lightwell area surface: Lift existing surface finish, provide new permeable sub-base and reinstate surface in stone finish.

Remove render from all facades and enclosing walls of basement lightwell area. Repair masonry substrate and, either present masonry without decorative finish/render coat or as per two options below
1. apply 3 coat lime (NHL 3.5) render, lined.
2. apply vapour permeable silica paint finish, or breathable lime-based paint finish direct to masonry

INTERNAL FLOORS, WALLS AND CEILINGS

Internal Floors:
General: Existing timber floorboards to be lifted, de-nailed, cleaned and graded for relaying. In reusing floorboards, priority is given to ground and first floors. Carpet / rugs to be placed centrally to rooms with floorboards.
Basement: Lift existing floor, lay new tanked concrete floor. Tiled finish floor to wet areas. Terrazzo / concrete floor to circulation areas. Existing stone floors to be lifted, cleaned and relayed.
Ground Floor: Refurbished timber floorboards to locations on drawings. Existing stone floors to be lifted, cleaned and relayed. Existing Terrazzo floors to be cleaned and sealed and patched where necessary. New Limestone floor to entrance hall of No.21 & 23. New stone / architectural concrete floor to entrance of No.27 and rear room of No.27 with new stairs.
First Floor: Refurbished timber floorboards to locations on drawings.
Second Floor: New timber floors throughout.
Third Floor: New hardwood floors throughout except for marmoleum finish to art space and tiled finish to WC.

Internal Walls:
Full refurbishment of walls with NHL plaster on basement and third floors. Plaster repairs as required to ground, first and second floors.

Internal Ceilings:
Cornice and Ceiling roses: Brush loose friable layers from plaster surface and paint to specification. Cornice to be repaired and complete in rooms with incomplete cornice as appropriate.
Existing lath and plaster ceilings on ground first and second floors to be fully augmented as necessary. Vaulted ceilings to basement to be plaster repaired. New plasterboard ceilings to 3rd floors with the exception of No.28 which is existing lath and plaster. New plasterboard ceilings to basement.

DEMOLITION

External Demolition:
Existing theatre to the rear of No.23-28 and the existing return to No.23 to be demolished. The existing steps to No.27 & 21 will be removed to allow for new universally accessible entrances. In doing this the side walls will be disassembled and rebuilt in the existing positions. Demolitions will be made to reinstate the lightwell areas at No.21. Varying other modifications externally are proposed to accommodate the new building function, the connection to the new build and compliance with building regulations. These include enlarging of window opes and the modification of railings, plinths and gates.

Internal Demolition:
Internal demolitions are proposed where appropriate to repurpose/adapt the existing buildings. The major strategy of these demolitions is to remove modern partitions where appropriate, to make new opes to create access between buildings along the party walls, to remove existing fabric in order to enable circulation and compliance with building regulations and to allow for routing of services within the existing buildings.

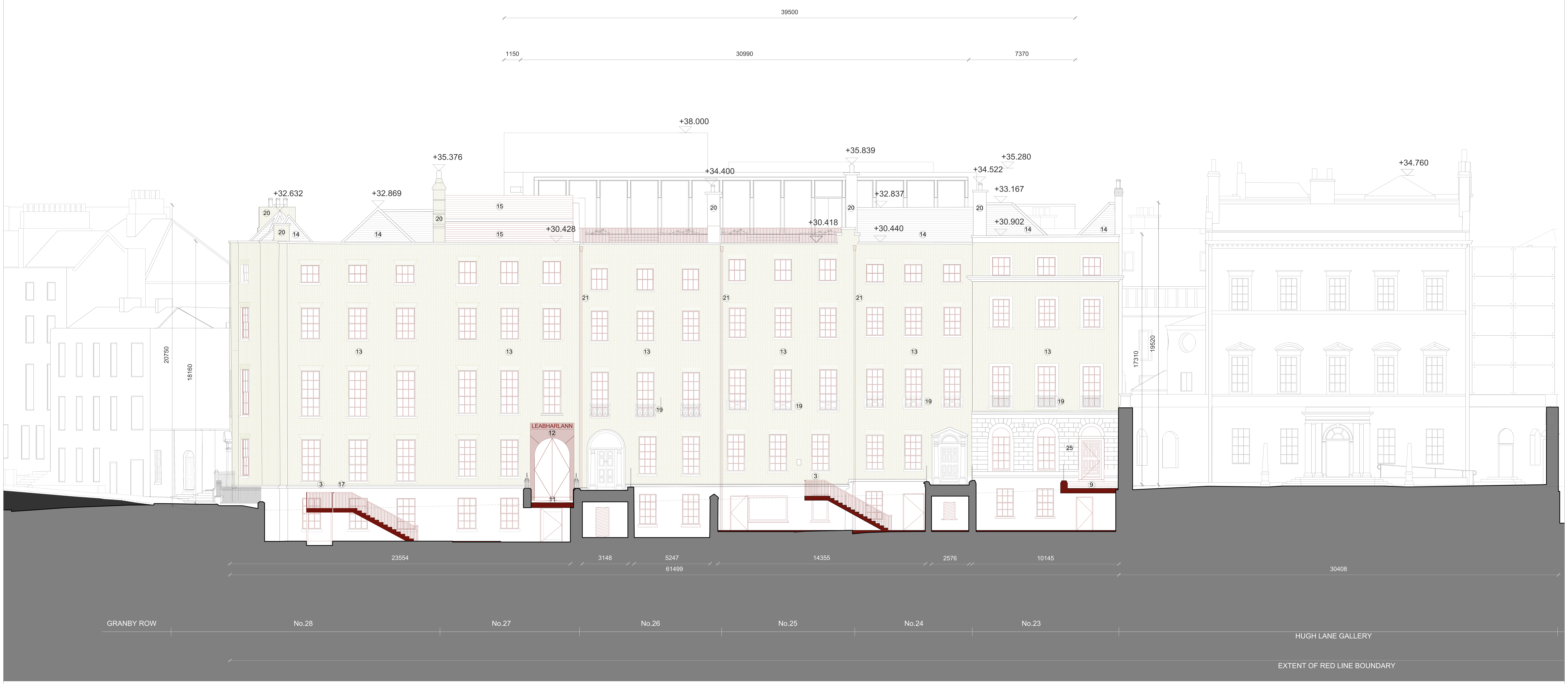
EXISTING BUILDINGS - MATERIAL DESCRIPTION

1. New steel stairs with cast architectural concrete
2. Existing stairs is damaged and to be repaired
3. New steel fire escape stairs
4. Lift
5. New wall partition with clerestory glazing
6. New wall partition - solid, floor to ceiling, to reinstate historic line of entrance hall
7. New ramp built into furniture to negotiate level change
8. Restore and conserve existing stairs including structural strengthening to comply with building regulations and new secondary handrail to all flights of existing stairs for safety
9. Reinstate historic steps, stone plinth and railings
10. Location of Colaiste Mhuire school crest in terrazzo floor to be retained
11. New concrete / stone entrance ramp
12. Proposed screen wall
13. Existing brickwork
14. Slate Roof (Repair and renewal works to roof)
15. New roof (natural slate to south pitches)
16. New lead roof pitch
17. New gate to match existing
18. Existing granite plinth wall and railing to be repaired
19. Existing balcony to be repaired
20. Repoint and repair chimney masonry
21. New cast iron rain water goods to detail
22. New concrete frame to existing masonry wall
23. New infill to existing opes
24. Reinstate section of granite facade
25. Reinstate masonry of facade
26. New railings to match existing
27. Fixed furniture
28. New Fireplace
29. Repair / renewal of fire place surrounds
30. Concrete / stone plinth
31. Metal / timber profiled wall lining to entrance hallway

MATERIAL DESCRIPTION - SOUTH ELEVATION

Basement to Fourth Floor (Protected Structures)
Existing Brick Facade of no. 23 - 28

Fourth Floor
Pre-cast concrete facade to in-situ concrete structure.
Fixed steel glazed window system.
Pre-cast concrete parapet.



Proposed Basement Area South Elevation (E7)_20&21

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PROJECT TITLE :
Parnell Square Cultural Quarter

DATE : October 2018
Purpose : For Planning

Title
Proposed Basemnt Area South Elevation(E7)_20&21

Project	Sub Project	Originator	Zone	Level	Type	Role	Number	Suitability	Revision
PSCQ	P	GASA	XX	ZZ	DR	A	020306	S2	PA1

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grafton architects

SHAFFREY ASSOCIATES ARCHITECTS

12 -14 COLLEGE GREEN
DUBLIN 2
(T) ++ 353-1-671 3365
(F) ++ 353-1-671 3178
email : pscq@graftonarchitects.ie

SUIT:	DESCRIPTION:	DRWN.:	DATE:	REV.:

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