



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

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.

installed to existing window opes above basement floor that are lower than 800mm from finish floor.

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 apply 3 coat lime (NHL 3.5) render, lined. 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.



