## PARAPET +30.16 03 FFL +22.351 00 FFL +17.963 17.889 17.899 19.899

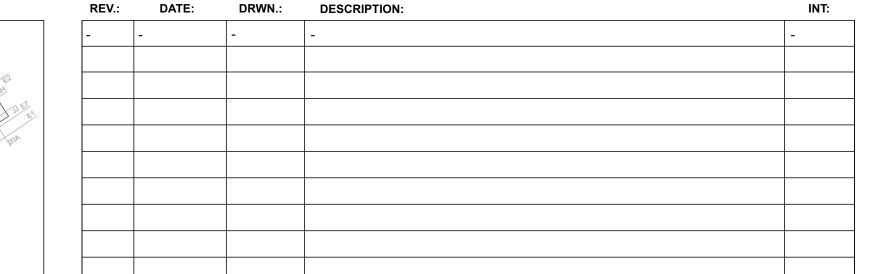
Existing Section J



NORTH.

PROPERTY OF THE PROPER

LEVEL:



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PROJECT TITLE:

Parnell Square Cultural Quarter

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DATE:
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Purpose:
For Planning

Title
Existing Sections J&K

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Project Sub Project Originator Zone Level Type Role Number Suitability Revision
PSCQ P GASA XX ZZ DR A 010205 S2 PA1

**LEGEND** 

Fabric Removal Section
Fabric Removal Elevation

**EXISTING BUILDINGS - NOTES** 

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

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

New 2no. pitched roofs to No.27. Natural slate finish to south pitches. Lead finish to north pitch at

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

following removal of balconies. Remove balcony at first floor level to No.20 -21 and repair façade.

connections from new build to existing buildings on various floors of No 23-26. 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

Enlarge openings in existing rear facade as shown in drawings to provide pedestrian bridge

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:

2 Brick repairs, pointing renewal and apply 3-coat vapour permeable silica paint

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 finish, or

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

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

Remove upper section of façade of No.27 above 3rd floor level, reinstate original rear wall alignment

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.

Alter existing openings providing new fenestration pattern at junction of previously removed returns,

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

Remove existing sand and cement render, rake out joints, replace damaged brick where necessary.

Alternatively where uncovered brickwork is determined to be of sound condition and suitable for

Remove existing sand and cement render, rake out joints, replace damaged brick where necessary.

Alternatively where uncovered brickwork is determined to be of sound condition and suitable for

Existing windows to south facade No.20, 21 & 23-28 to be removed and replaced with new

To the north facade of No.20, 21 & 23-28, 18th Century Windows that remain intact will be

20th Century steel windows that remain intact to the north facade No.20, 21 & 23-28 to be

Existing windows to be smoke sealed appropriately to meet fire safety requirements on ground, first

Various existing windows to the north facade to be removed as indicated in drawing New windows

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.

Conserve and restore front railings, renewing paint finish. Modify railing and plinth to facilitate new

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.

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

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

apply vapour permeable silica paint finish, or breathable lime-based paint finish

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

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

Third Floor: New hardwood floors throughout except for marmoleum finish to art space and tiled

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

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

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

Full refurbishment of walls with NHL plaster on basement and third floors. Plaster repairs as

to match historic windows and modern metal framed windows to be installed in locations shown in

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.

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

interventions to floors etc will be concealed within building elements.

Roof Renewal:

rear. Rooflight to north of front pitch.

FACADES

South Facade Work:

cleaning techniques.

North Facade Work:

finish directly to brick masonry.

NHL render.

Junction of North Facade and New Build:

reinstatement of original parapet height to rear of No.27.

1 Brick repairs and re-render with lime render with 3-coat vapour

where joint condition is very poor a wigged finish may be used

New ope and concrete frame to rear of No.21

West Facade (Of No.28) Work:

East Facade (Of No.23) Work:

WINDOWS

windows to match historic windows.

**EXTERNAL WORKS** 

Front railings and plinth:

reinstate surface in stone finish.

rooms with floorboards.

finish to WC.

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

INTERNAL FLOORS, WALLS AND CEILINGS

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.

required to ground, first and second floors.

DEMOLITION

Internal Demolition:

routing of services within the existing buildings.

refurbished using appropriate conservation techniques.

refurbished using appropriate conservation techniques

and second floor levels within the envelope of the new building.

matching stone for grafts and replacement cills. New cills to match existing.

with part original fenestration of 2no. windows and new concrete lined opening.

Reinstate original fenestration pattern to the rear of No.20 as shown in drawings.

Remove paint from door surround using appropriate conservation cleaning techniques.

Walls will be structurally stitched where required. Finish in new NHL render.

exposure; brickwork will be repaired and repointed with wig tuck techniques

Walls will be structurally stitched where required. Finish in new NHL render.

exposure; brickwork will be repaired and repointed with wig tuck techniques

GENERAL