

Existing Contextual Elevation South (E1)



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

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.

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

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 Contextual Elevation North (E2)

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THIS DRAWING IS COPYRIGHT (C) LEVEL: REV.: DATE: DRWN.: DESCRIPTION: INT: FIGURED DIMENSIONS ONLY TO BE USED DATE : October 2018 NORTH: PROJECT TITLE : grafton architects Parnell Square Cultural Quarter 12 -14 COLLEGE GREEN Purpose : DUBLIN 2 For Planning (T) ++ 353-1-671 3365 (F) ++ 353-1-671 3178 email : pscq@graftonarchitects.ie Title Page Size Scale SHAFFREY ASSOCIATES ARCHITECTS 1:250 Existing Contextual Elevations South (E1) & North (E2) A0 Project Туре Role Suitability Revision Sub Project Originator Zone Level Number 010300 ZZ S2 PSCQ GASA XX DR А PA1