



rear. Rooflight to north of front pitch. New roof terrace to roofs of No.25 & 26 with 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 23-26. Brick to be repaired at the surround of new opes. New building junction to rear facade 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: 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 2Brick repairs, pointing renewal and apply 3-coat vapour permeable silica paint finish directly to brick masonry.

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

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.

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.

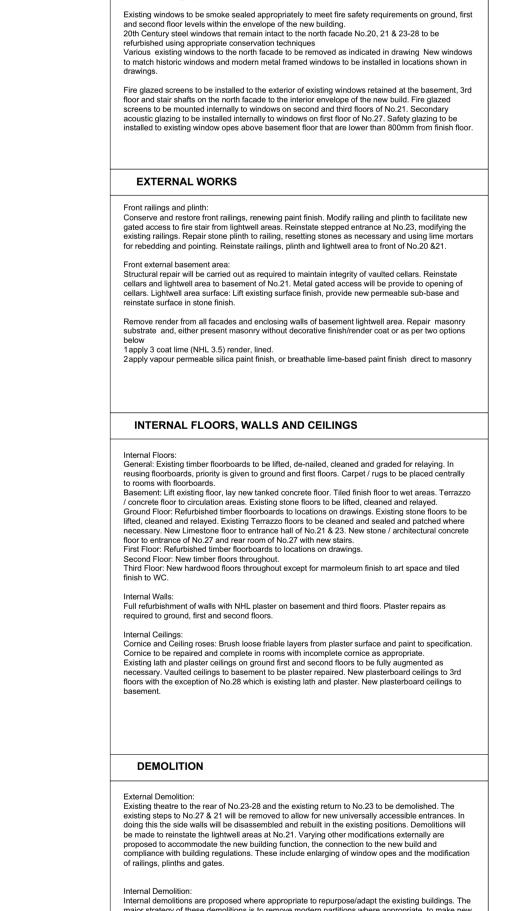
West Facade (Of No.21) Work: Remove existing sand and cement render, rake out joints, replace damaged brick where necessary. Walls will be structurally stitched where required. Finish in new NHL render.

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: East Facade (OT 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

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

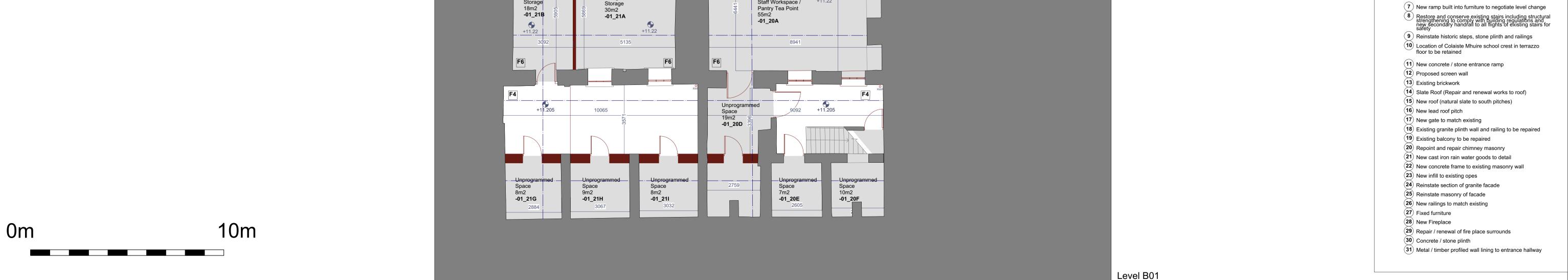


Internal Demolition: Internal demolitions are proposed where appropriate to repurpose/adapt the existing buildings. The major strategy of these demolitions is to remove modern partitions where appropriate, to make new opes to create access between buildings along the party walls, to remove existing fabric 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 $(\mathbf{2})$ Existing stairs is damaged and to be repaired (**3**) New steel fire escape stairs $(\mathbf{4})$ Lift

 $ig({f 5}ig)$ New wall partition with clerestory glazing $(\mathbf{6})$ New wall partition - solid, floor to ceiling, to reinstate historic line of entrance hall



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