

Schedule Of Building Fabric Repair Works

Please note, all works to historic buildings will be carried out in accordance with the Conservation Architects recommendations.

Please see the Conservation Architect's Specifications for further information.

Summary of works

Windows:

Early timber windows to remain in situ following repair by specialist joiners.

All modern uPVC/Aluminium windows within the existing facade to be replaced with multi-pane vertical sliding sash in box frames unless otherwise stated.

All blocked openings and missing windows within the existing facade to be replaced with multi-pane vertical sliding sash in box frames unless otherwise stated.

Roof

Salvage all existing stone slate on the historic structures for reuse on the building. Remove all concrete roof tiles and other contemporary roof finishes, repair, replace and treat roofing elements as necessary, and finish with salvaged and replacement stone slates.

Historic roof timbers to be repaired on a minimum intervention basis.

Leadwork

All existing lead flashings, parapet gutters and dpc to roof fabric to be removed and replaced with appropriate materials as recommended by the Conservation Architect.

Chimney Repair

Generally all existing brick chimneys are to be repaired and repointed. Chimneys that are plaster rendered are to have render removed, flashings replaced and re-rendered.

In cases where the masonry is loose and damaged and there is risk of moisture penetration the conservation architect may instruct the top few courses of brick to be removed and rebbed on a bitumen coated lead dpc.

Existing Timber Floor

Generally all existing suspended timber floors are to be retained, repaired and upgraded to meet loading requirements.

Internal Plaster Repair

Repair all existing lime plaster in accordance with Conservation Architects recommendations.

Rainwater Goods

Replace all circular down pipes & decorative hopper heads with heritage cast iron rainwater goods.

Brick Restoration System

Clean and treat brickwork in accordance with Conservation Architects recommendations. Allow for repointing of brickwork and repairs to brickwork and stone as necessary.

Painting Specification

All internal plaster surfaces and joinery to be finished in matt emulsion and oil paints, and external plaster rendered surfaces to be finished in mineral paint as recommended by the Conservation Architect.

Existing Door Upgrading

An intumescent system is to be used to upgrade raised and fielded panel doors to fire rated doors. Emvirograf papers to be used in conjunction with intumescent paints to achieve 30 min fire rating.

Building Usage

- Apartment
- Commercial
- Cafe / Restaurant / Bar
- Cultural
- Retail
- Residential
- Residential Garden

Key

- New Construction
- Existing Construction

Proposal Key:

- 1 Consolidate rear wall following demolition of former rear extension including removal of render finish as required
- 2 Form new door opening
- 3 Construct new door within former opening location allowing for enlarging opening to suit new doorset
- 4 New partition walls to form apartment layout as shown
- 5 Retail access provided into basement (No. 4 Ellen Street door set within former opening, No. 5 Ellen Street to have new lobby partition and door constructed)
- 6 Stair to be refurbished in accordance with Conservation Officers report/approval. Area upgraded to a protected stairway to provide 60 minutes fire resistance excluding No1 Patrick Street & 4&5 Ellen Street
- 7 New timber provision for Retail units
- 8 New stair access/egress from residential and retail units
- 9 New covered main entrance from Ellen Street to Apartment
- 10 New Restaurant / Bar / Cafe in close proximity to main plaza area occupied at ground floor level
- 11 Street level access to Substation, Washroom and Kitchen areas
- 12 New timber staircase out into existing shop floor providing access to basement
- 13 Restore existing shopfront in accordance with Conservation Officers report/approval
- 14 Replace existing door with new - widen opening where existing construction allows to comply with Part M of Building Regulations
- 15 Replace existing shop front - refer to Indicative Shopfront Design Guide

Note: Automatic Water Fire Suppression System to be installed throughout all properties where identified within MAE Engineers proposals.



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For Site Levels refer to Landscape Architects Drawings
 All levels referenced to Malin Head Datum
KEY PLAN



ISSUE/REVISION HISTORY

IR	DATE	DESCRIPTION
1	Jan 19	Planning Submission

PROJECT NUMBER
60568520

SHEET TITLE
Parcel 2A - Proposed Ground Floor Plan

1 : 100 @ A0

SHEET NUMBER
OPRA-ACM-ZZA-OG-DR-AR-11002

REV