

OPRA-ACM-ZZA-ZZ-DR-AR-12003
OPRA-ACM-ZZA-ZZ-DR-AR-13001

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/Alumin 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 rebedded 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 insucent system is to be used to upgrade raised and fielded panel doors to fire rated doors. Envirogral papers to be used in conjunction with insucent paints to achieve 30 min fire rating.

Building Usage

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

Key

- New Construction
- Existing Construction

Proposed Key

- 1 Consolidate rear wall following demolition of former rear extension including removal of render finish as required
- 2 Construct new door within former opening location allowing for enlarging opening to suit new staircase
- 3 Proposed door opening set partially within existing opening to maintain existing brick jamb/heads etc. etc. etc where possible as indicated on elevations
- 4 New partition walls to form apartment layout as shown
- 5 New balconies serving apartments and providing private outdoor space
- 6 Stair to be refurbished in accordance with Conservation Officers report/approval. Area upgraded to a protected staircase to provide 60 minutes fire resistance excluding hot Patrick Street & 4&5 Ellen Street
- 7 Open atrium landing area
- 8 Glazed atrium linking new-build hotel with former Georgian buildings incorporated into Apartment
- 9 Area of new floor infill

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



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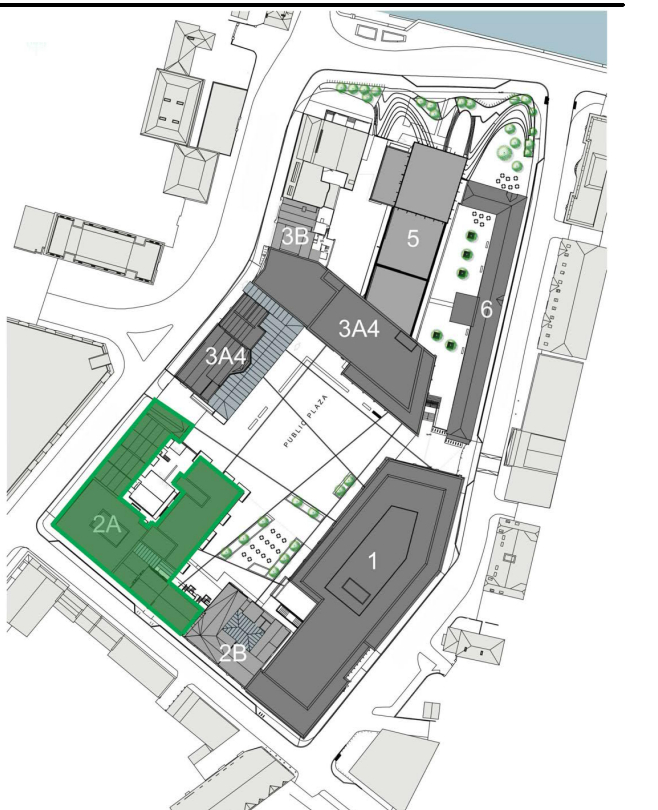
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ISO A3 841mm x 1189mm
Approved: SP
Checked: AW
Project Management Initials: Designer: SL

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 15	Planning Submission

PROJECT NUMBER

60568520

SHEET TITLE

Parcel 2A - Proposed Third Floor Plan

1 : 100 @ A0

SHEET NUMBER REV

OPRA-ACM-ZZA-03-DR-AR-11005