

ISSUE/REVISION HISTORY

| I/R | DATE | DESCRIPTION |
|-----|--------|---------------------|
| - | Jan 19 | Planning Submission |

PROJECT NUMBER

60568520

SHEET TITLE

Parcel 2B - Proposed Ground Floor Plan

SCALE 1 : 100@A1

SHEET NUMBER

OPRA-ACM-Z2B-GF-DR-AR-11001

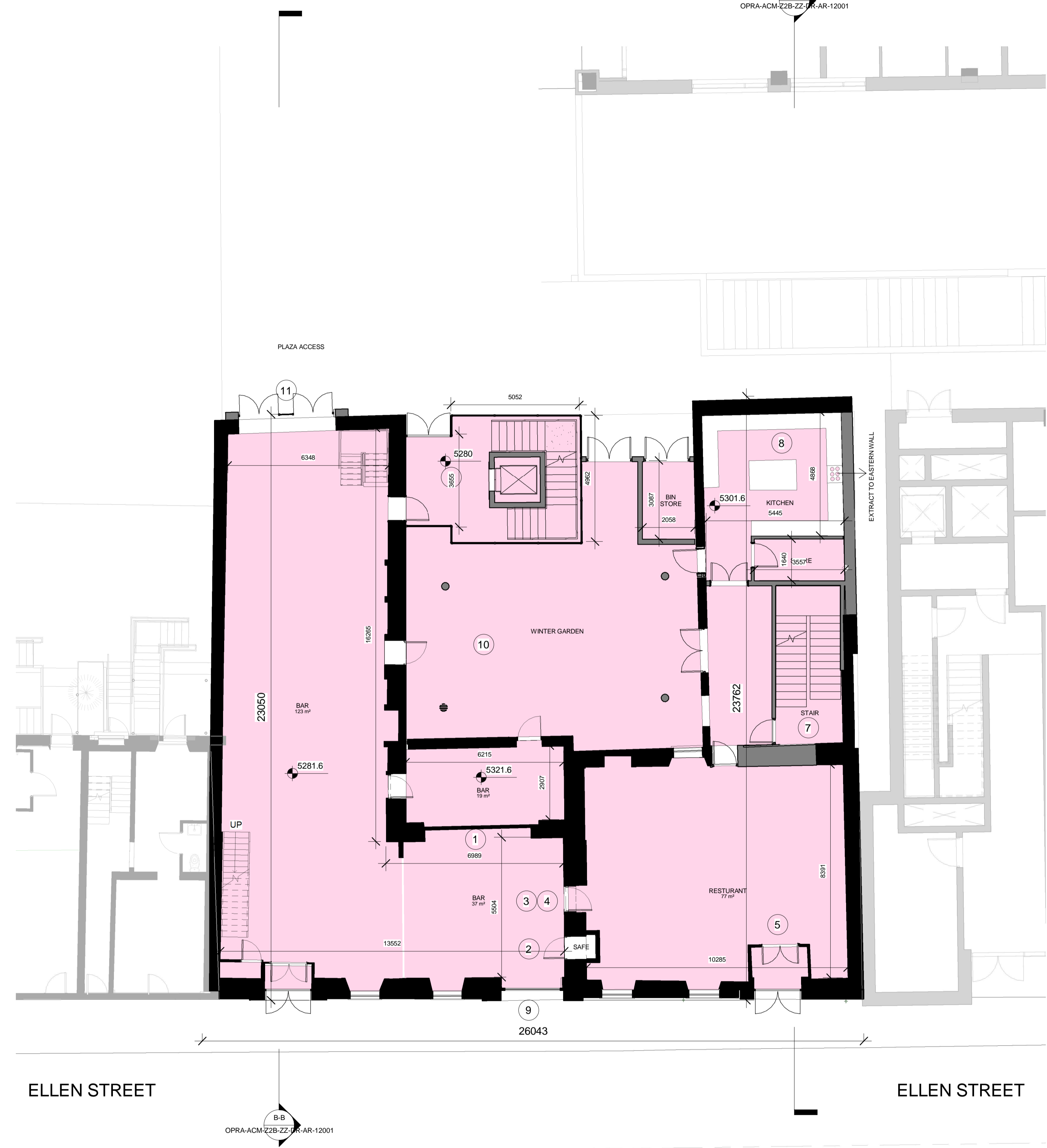
REV

1-

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A-A
OPRA-ACM-Z2B-ZZ-DR-AR-12001

B-B
OPRA-ACM-Z2B-ZZ-DR-AR-12001



1 | Proposed Ground Floor Plan
SCALE: 1 : 100

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 single pane vertical sliding sash in box frames unless otherwise stated.

All blocked openings and missing windows within the existing facade to be replaced with single 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.

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.

Limestone Facades

Limestone to front and rear elevations to be retained, cleaned and repointed to Conservation Architects specifications.

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.

Room Use

- Aparthotel
- Commercial
- Cafe | Restaurant | Bar
- Cultural
- Retail
- Residential

Key

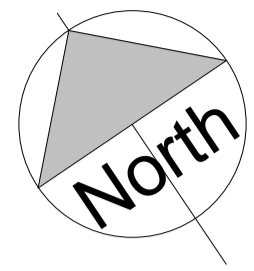
- New Construction
- Existing Construction

Significant Items

- 1 Historic Glazing
- 2 Safe
- 3 Timber Screen
- 4 Paneled Door
- 5 Flag Stone Floor

Proposed Works

- 6 New external lift and stair core
- 7 New staircore
- 8 Area reconfigured as kitchen
- 9 Carriage arch reopened and glazed
- 10 New glazed canopy roof to winter garden
- 11 External wall opened to Plaza



ISO A1 594mm x 841mm
Approved: Approver
Checked: Checker
Project Management Initials: Designer
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