



1 Ellen Street Elevation - Rear

SCALE: 1 : 100



2 Patrick Street Elevation - Rear

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



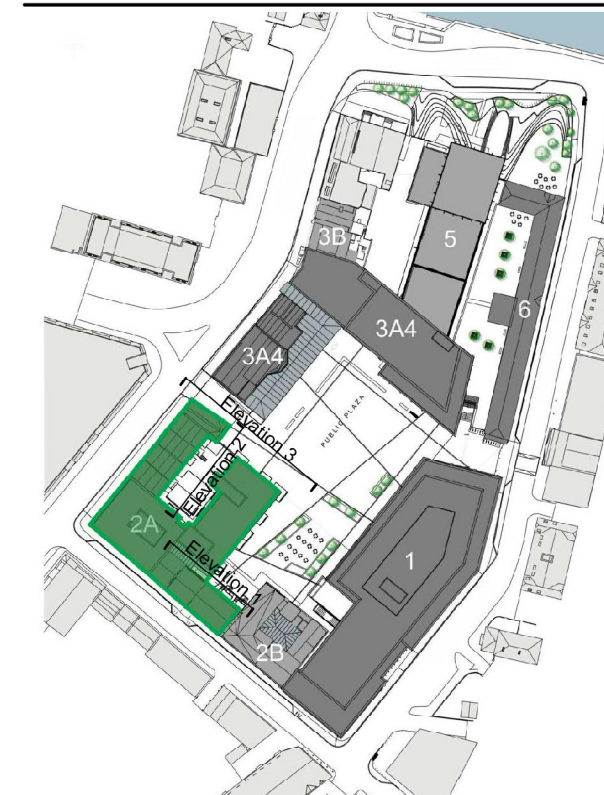
3 Gable Elevation to No.1 Patrick Street

SCALE: 1 : 100

Proposed Key - Elevations

- 1 Consolidate rear wall following demolition of former rear extension including removal of render finish as required.
- 2 Form new door opening.
- 3 Install new door within former opening location allowing for outgated opening to suit new doorset - ensure compliance with Part M of Building Regulations where required/feasible.
- 4 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).
- 5 Replace timber infill panels with glazing to match existing and in accordance with report from Conservation Architect.
- 6 New stair access/ingress from residential and retail units.
- 7 New covered main entrance to Aparthotel.
- 8 Gated access to private gardens for residential, waste storage and kitchen areas.
- 9 Form new window opening. Install multi-pane vertical sliding sash in box frame.
- 10 Replace existing shop front - refer to Indicative Shopfront Design Guide.
- 11 Restore existing shopfront in accordance with Conservation Officers report/approval.
- 12 Insert top light above door within existing opening.
- 13 New balcony supported on CHS 88.96.3 with PFC's to perimeter tied into existing wall with resin anchor to structural engineers details. Stainless steel handrails and side supports with toughened glazing recessed into chamfer at floor and up of handrail.
- 14 Infill opening to match existing.
- 15 Raised podium at first floor level provides private garden space for No's 4 + 5 Patrick Street. Waste storage is screened from view under.
- 16 Ashlar stone.
- 17 Red / brown brick.
- 18 Marley Eternit dark grey fibre cement cladding.
- 19 Kalsip standing seam roof in light grey.
- 20 Remove existing window and opening if required and install new aluminium/timber composite window.
- 21 Assess quality of brickwork once render coat is removed. Make good in accordance with conservation officers recommendations - or reapply new render coat to suit.
- 22 Balconies to Aparthotel screened from residential with sliding timber screens on metal frame. Glass guard with a metal handrail behind and to sides. Sliding timber screens also provide solar shading - north facing balconies therefore do not require screens.
- 23 Infill opening to match existing.
- 24 Infill opening with insulated blockwork and apply render finish.
- 25 Timber frame protrusion creates window seat to Aparthotel bedrooms. Rooms facing onto private gardens have full side glazing and high level windows to front to avoid overlooking.
- 26 Aluminium link from Aparthotel to Georgian Suite conversions.

**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 Elevations - Georgian North + East

1 : 100@A0

SHEET NUMBER

OPRA-ACM-Z2A-ZZ-DR-AR-13001

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