

Proposal 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 enlarged opening to suit new doorset - ensure compliance with Part M of Building Regulations where required/feasible
- ④ Retail access provided into basement
- ⑤ New stair access/egress from residential and retail units
- ⑥ Form new window opening. Install multi-pane vertical sliding sash in box frames
- ⑦ Replace existing shopfront - refer to Indicative Shopfront Design Guide
- ⑧ New balcony supported on CHS 88.9x6.3 with PFC's to perimeter tied into existing wall with resin anchor to structural engineer's details. Stainless steel handrails and side supports with toughened glazing recessed into channels at floor and u/s of handrail.
- ⑨ Infill opening to match existing
- ⑩ Repair existing render as required and re-paint entire wall
- ⑪ Infill existing sunken area and make good.
- ⑫ Remove existing window and install new in former location - allow/decrease opening size as required.
- ⑬ Restore existing shop front in accordance with Conservation Officer's recommendations.

Note: Drawings to be read in conjunction with Conservation Categories document, information as supplied by JCA Architects.

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 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.

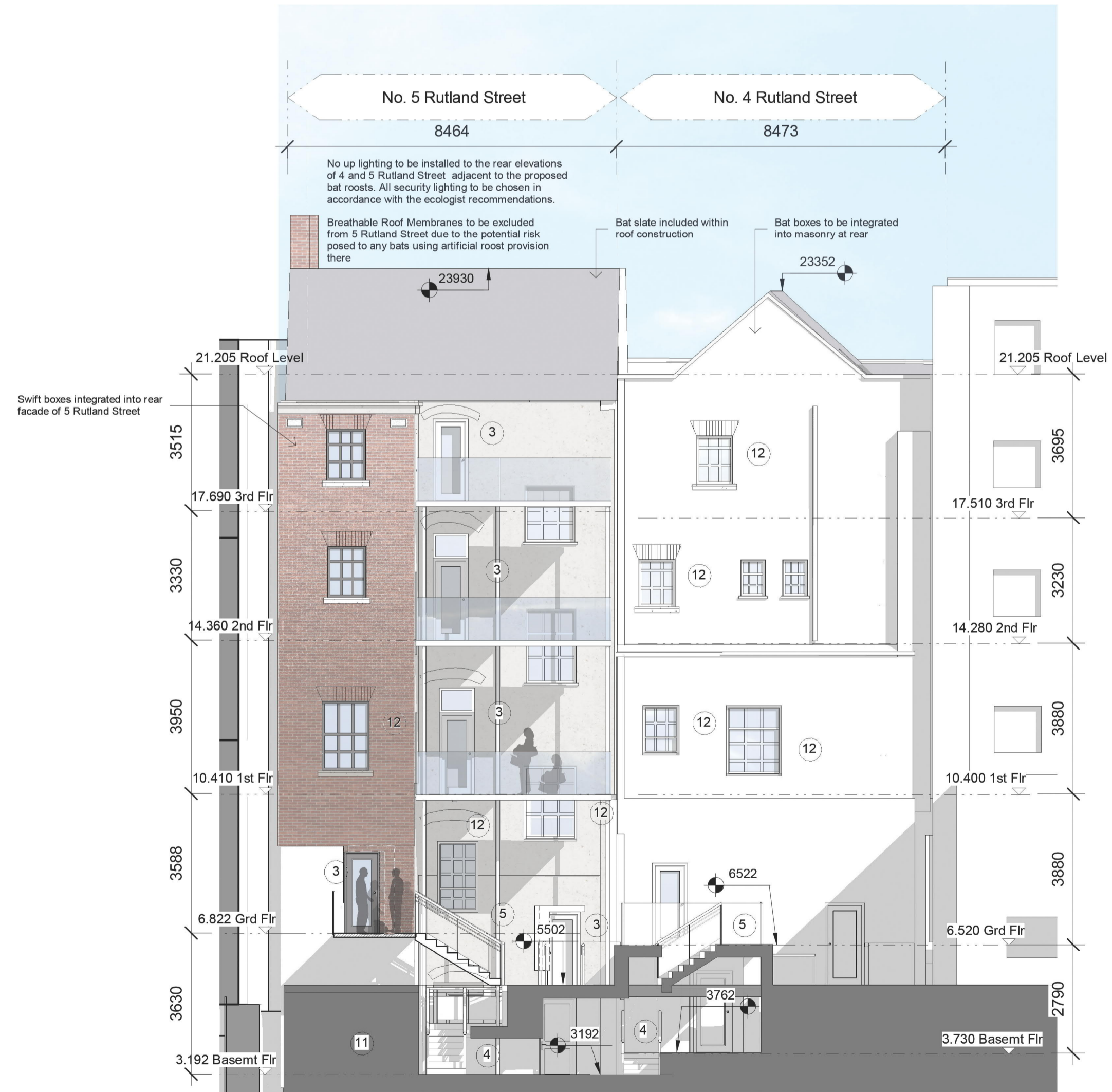
Existing Door Upgrading

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



1 | West Elevation - Proposed

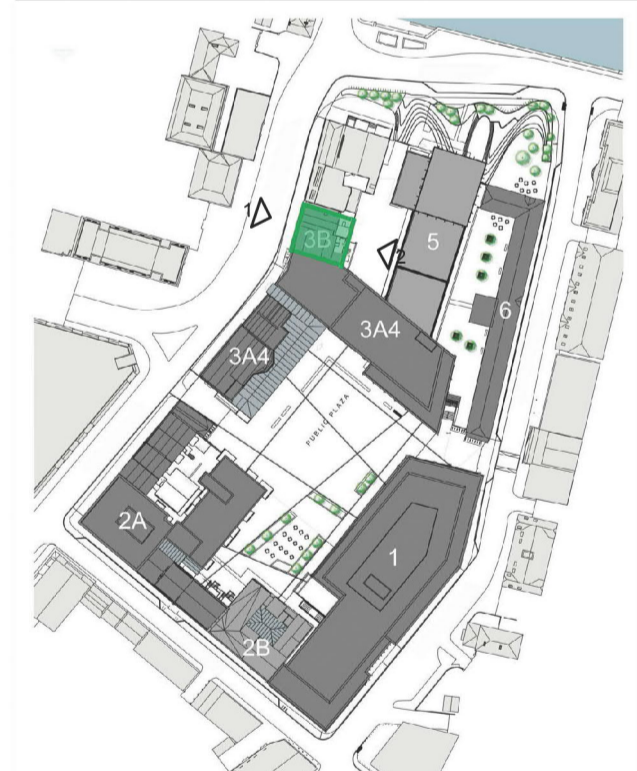
SCALE: 1 : 100



2 | East Elevation - Proposed

SCALE: 1 : 100

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



ISSUE/REVISION HISTORY

I/R	DATE	DESCRIPTION
-	Jan 19	Planning Submission

PROJECT NUMBER

60568520

SHEET TITLE

Parcel 3B - Proposed Elevations

SCALE 1 : 100@A1

SHEET NUMBER

OPRA-ACM-Z3B-ZZ-DR-AR-13001

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