



REVISION NOTE: Proposed extra stair to no. 12 omitted.

St. Thomas Street

No. 4

No. 6

No. 8

No. 10

No. 12

No. 14

No. 16

Secondary glazing to be removed from all windows on level.

Remove if not structural.

01

(00) 202

01

(12) 201

New window opening

NOTE: Refer to site wide demolition package for areas outside Listed Building Consent boundary.

Door removed

01

(12) 203

NOTE: Refer to site wide demolition package for areas outside Listed Building Consent boundary.

Extension removed up to original line of facade. Slab to be cut to suit line of new facade.

MEP kit removed

New structural opening to existing party wall.

Demolish facade and trim structure to receive new facade in line with the other townhouses.

Brick cladding & insulation to be removed and replaced with new brick cladding.

Facade build-up A2

Facade build-up B

Facade build-up A2

Facade build-up C

Facade build-up A1

01 FIRST FLOOR DEMOLITION PLAN

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

WINDOWS - NORTH FACADE:
Ground floor only: existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed.
First, second and third floor: existing single glazing sash windows to be retained and refurbished. Existing secondary glazing to be removed and replaced with bespoke timber secondary glazing to match style of retained sash windows. New windows to match style of existing.

WINDOWS - SOUTH FACADE:
All windows are new slimline DGU's. Style to match existing windows on North Facade.

EXISTING STAIRS:
Carpet to be removed and stair refurbished.

INTERNAL WALLS:
Infills where required to line up with existing wall.
Brick walls to be lined with plasterboard.

INTERNAL FINISHES TO WALL AND CEILINGS:
1) All plasterboard to be removed and replaced to line of existing, including plasterboard to north facade. Walls painted with white emulsion. Curved walls to be retained, repaired where necessary and repainted. Dropped ceilings to be removed.
2) All skirting, ceiling coving and picture hanging details to be replaced by appropriate Georgian detailing.

FITTINGS:
All heaters, wall and ceiling mounted fittings, sanitary fittings, fixed furniture, tiles, cable trunking to be removed.

FIREPLACES/CHIMNEY BREASTS:
Rebuilt/reinstated with appropriate Georgian detailing.
All existing MEP kit to be removed.

JOISTS AND RAFTERS:
All removed joist/rafters to be retained and reused in suitable locations
Rainwater pipes to south and east facades to be replaced and made external.



Facade Build-up A1
103mm Brickwork
50mm Cavity
25mm Styrofoam insulation
100mm Blockwork



Facade Build-up A2
103mm Brickwork
50mm Cavity
25mm Styrofoam insulation
100mm Blockwork



Facade Build-up B
200mm Load bearing blockwork



Facade Build-up C
103mm Brickwork
50mm Cavity
25mm Styrofoam insulation
Monolithic brick wall

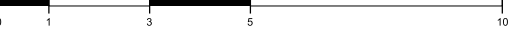
02 EXTENT OF WORK ON LEVEL

	Planning Application Boundary
	Listed Building Consent Boundary
	Demolition
	Soft Strip
	Secondary glazing removed

REV	DATE
P01	16/04/21 Issued for Planning

NOTE
*Removed windows/doors to be refurbished and reused in suitable locations.

SCALE 1:75



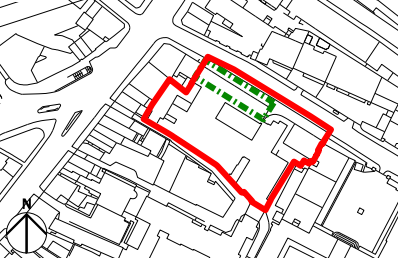
SOURCE:

This drawing is adapted from Flouman Craven survey drawing 35722F-03B-1F-OS.

NOTE

1. Do not scale from this drawing.
2. All dimensions to be checked on site by the contractor and such dimensions to be his responsibility.
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LOCATION



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Job title
NEW CITY COURT

drawing title / location
GEORGIAN TOWNHOUSES
FIRST FLOOR DEMOLITION PLAN

drawn by	checked	scale	status
SM	HT	1:75@A1; 1:150@A3	PLANNING

project	zone	source	classification	drawing no.	revision
20065	G	A	(12) P121	P01	