



01 GROUND FLOOR DEMOLITION PLAN

PRINCIPLES APPLIED THROUGHOUT ALL UNITS

VAULTS:
Doors removed.
Front face opened to express arched ceiling see detailed zoom (12)_P401
All services to be capped and removed. New services to be provided as part of the wider development.

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:
Infill 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

1 Opening to floor slab to receive new stair between ground and lower ground floors.
2 New door opening
3 Partition behind door to be removed.
4 Reinstated door openings

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

KEY

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

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

REV DATE
P01 16/04/21 Issued for Planning

SCALE 1:75

SOURCE:
This drawing is adapted from Plowman Craven survey drawing 35722F-02B-G-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.
3. Report all drawing errors, omissions and discrepancies to the architect.
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LOCATION

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NEW CITY COURT
drawing title / location
GEORGIAN TOWNHOUSES
GROUND FLOOR DEMOLITION PLAN

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

project zone source classification drawing no. revision
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