

NOTES

- D-01** Demolish existing service core with excavation down to basement level. Demolish adjacent external concrete escape stairs.
- D-02** Reopen previous opening in existing masonry wall.
- D-03** Create new opening in existing masonry wall.
- D-04** Decommission and remove existing plantroom and associated ductwork. Take down and remove metal stud partitions including plasterboard ceiling.
- D-05** Remove all redundant electrical storage heaters, radiators & associated fixtures and fittings.
- D-06** Remove modern cement plaster / tanking system.
- D-07** Remove plywood sheeting and screed from top of existing stone steps. Graft repairs needed Remove concrete from lower part of flight - bottom 4 steps.
- D-08** Remove modern sanitary ware, cubicles and associated plumbing.
- D-09** Floor throughout main basement - Remove screed, DPM, carefully lift granite paving (if found) and set aside for reuse. Remove concrete slab and excavate for new floor.
- D-10** Historic granite flagstone floor to vaults and in corridor - allow for lifting and relaying stone paving (to make level with internal floor and facilitate drainage). Allow for specialist steam cleaning.
- D-11** Doors of some age to be carefully removed and stored for reuse.
- D-12** Remove modern concrete block wall.
- D-13** Non-historic internal plasterboard stud partitions/build outs to be removed.
- D-14** Non-historic door/window to be removed. Refer to door/window survey and schedule for further information.
- D-15** Timber doors of some age to be upgraded to 30 minute fire rated doors. Refer to door survey and schedule for further information.
- D-16** Create new opening in concrete safe wall. To provide a new opening required for fire escape.
- D-17** Remove raised timber access floors to ground floor rooms.
- D-18** All modern floor coverings to be removed. Historic floors to be inspected underneath modern coverings.
- D-19** Remove modern internal joinery/cupboards.
- D-20** Remove temporary enclosure to portico.
- D-21** Remove ceiling over lobby.
- D-22** Take down existing masonry wall.
- D-23** Widen/raise existing opening in masonry wall by a nominal amount, retain existing lintel.
- D-24** Carefully take down a portion of the existing timber staircase and set aside for reuse.
- D-25** Remove modern wired glazed screen on landing.
- D-26** Create new opening in slate roof covering for new dormer access hatch.
- D-27** Timber floorboards to be lifted to facilitate routing of services throughout and installation of fire rated boards between the timber joists to upgrade fire ratings within the floors. See design statement for details.
- D-28** Existing fireplaces to be retained and protected throughout the demolition works. Enclosed fireplaces to be opened up for inspection. Refer to HHC photographic survey.
- D-29** Existing fireplace to be opened up, inspected and made good.
- D-30** Carefully remove late twentieth century fixtures, electrics, comms, light fittings and services to decorative plaster, plain plaster or plasterboard ceilings. Note only minimal repairs required to plaster ceilings. All necessary repairs to be carried out by a specialist plasterwork contractor.
- D-31** Existing coal holes and covers to be retained under the new paving.
- D-32** Existing wall containing remnants of historic chimney.
- D-33** Take down existing masonry wall for the provision of a new part K compliant staircase.
- D-34** Open up historic areas/basement lightwells to provide natural light and ventilation into the basement. Carefully lift existing paving and set aside for reuse in new paved area to front of building. Existing modern concrete pavement lights to be removed.
- D-35** Existing services route (vertical shaft). All services to be removed.
- D-36** Remove existing pavement lights to allow for insertion of new ones.
- D-37** Remove/repair existing damaged/modified window - Refer to window schedule and photographic survey.
- D-38** Remove existing steel beams and carry out load testing.

GENERAL NOTES

- Refer to design statement for further information on the repair and conservation of existing fabric.
- Refer to photographic survey for further information on the condition of the building. (Appendix A in the design statement)
- All existing doors and architraves to be retained and refurbished unless otherwise noted.
- All existing windows along with window frames, architraves, shutters, panning and associated joinery to be retained and refurbished in-situ unless otherwise noted.



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Floor Finishes	
TF	Modern Timber Floor
HTF	Historic Timber Floor
PS	Portland Stone
CF	Cement Screed Finish
CT	Ceramic Tiles
GF	Granite Flagstone
PF	Plywood Floor Finish
CO	Concrete floor - in the lift shaft

KEY	
—	Proposed demolition works shown in blue. See notes for further details.
	Demolition of wall/partition/object on the section line.
	Demolition of wall/partition/object seen in elevation.
	Make good zone for a new opening.

Rev.	Date	Description	Drn.	Chk.
-	16/02/24	Issue for planning	ALO	LOC

Project	Newcomen Bank Building 16 Castle Street, Dublin 2
Client	Dublin City Council
Architect	Howley Hayes Cooney 19 Rock Hill, Blackrock, Dublin, A94 D235 01 278 4644 hhcarchitecture.ie
Drawing	Existing/Demolition Third Floor Plan
Project Stage	Planning
Date	16.02.2024
Scale	1:100@A3
Project No.	0569
Drawing No.	L-104
Revision	-