



KEY PLAN

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 ope

NOTES

East Elevation

Windows

The windows have been repaired/replaced on the Cork Hill facade. Much of the historic glass has been lost and window panes have been replaced, there is still some evidence of historic glass in some panes on the first and second floor.

Basement: The windows at basement level were replaced in the twentieth century, new ventilation grills and windows are proposed at basement level on the east facade. See proposed elevations for details.

Ground floor: Nine over six sliding sash windows with ovolo profile glazing bars. The window sashes have early nineteenth century style convex horns.

First floor: Eight over eight sliding sash windows with ovolo profile glazing bars. The window sashes have no horns.

Second floor: Six over six sliding sash windows with early nineteenth century convex horns. Windows have been modified over time and have various types of glazing bar patterns as noted on the drawings.

Third floor: Replacement windows have been modified over time and have various types of glazing bar patterns as noted on the drawings.

E-01 Existing lanterns to be retained and put back into working order. Note these lanterns were repaired in 2010

E-02 Masonry repairs required to existing portland stone sill.

E-03 Existing soil vent pipe to be removed.

E-04 Repair of existing cast iron rainwater goods as required.

E-05 Retain and refurbish existing railings to Cork Hill porch and decorative guarding in front of basement windows at Lord Edward Street.

- * Denotes the presence of horns on the sashes
- Timber sliding sash window with ovolo profile
- Timber sliding sash window with lambstongue profile
- Existing leadwork to projecting cornices to be assessed and repaired/ replaced as required.
- Edwardian style window
- Sliding sash window
- Replacement hinged sash window
- Cement repairs to be removed and replaced with suitable coloured mortar repair or graft repair.
- Cleaning of masonry to remove staining from flashing or graffiti.
- Existing graft repair locations shown are based on a visual survey from ground level. This survey demonstrates the extent of the graft repairs on the building. Final survey to be completed from scaffolding. Poorly executed graft repairs which are very noticeable are to be replaced with better graft insert.

All glass is modern glass unless as noted below:

- Historic crown or cylinder glass
- 'Greenhouse' type glass



Use figured dimensions only. Do not scale drawings. Check all dimensions on site.

Read in conjunction with specification and consultants drawings.

Report any discrepancies to the Architects before putting work in hand.

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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.

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

Drawing
Existing East Elevation

Project Stage Planning **Date** 16.02.2024 **Scale** 1:100@A3 **Project No.** 0569

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