



NOTES

South Elevation

Windows

The windows have been repaired/replaced on the Castle street facade. Some of the panes in the sash windows show evidence of crown glass on the ground, first and second floor.

Ground floor: Eight over eight sliding sash windows with ovolo profile glazing bars. W0-01 sash frame has no horns and appears to be original. W0-02 has horns early nineteenth century style convex horns on the sash frames.

First floor: Eight over eight sash windows with fanlights over. W1-01, W1-02 have ovolo profile glazing bars and the sash frames have no horns and appears to be original. W1-03 has a lambstongue profile glazing bars and have late nineteenth century style ogee horns.

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

Third floor: Replacement four over four hinged sash windows. Windows have ovolo profile glazing bars and have early nineteenth century style convex horns on the sash frames.

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

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



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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 South Elevation

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

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