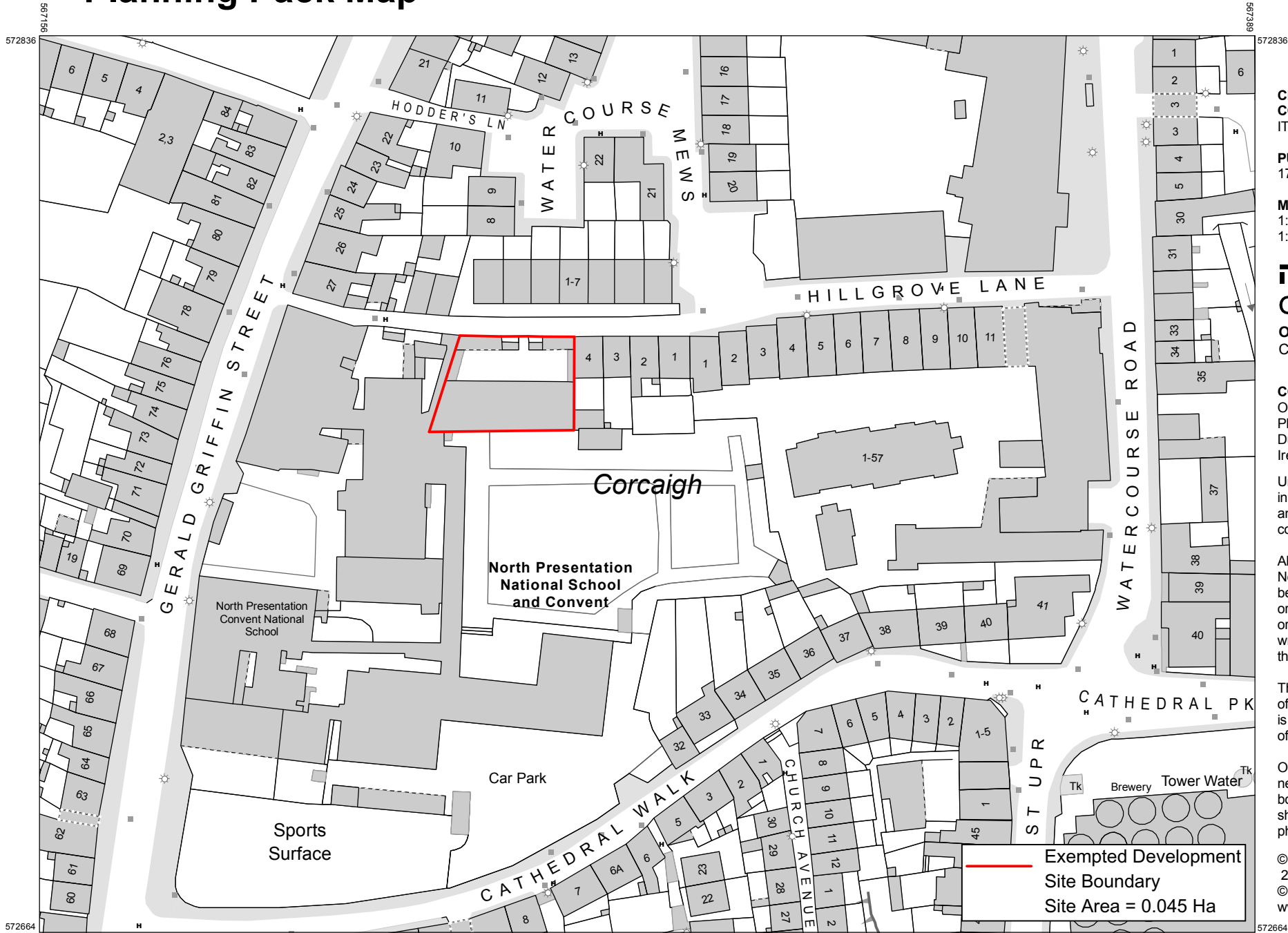


Issue Sheet

Issued Date	Project	Drg.	Drawing Title	Scale	Size	Issued By	Ckd.	Rev	Issued to:						Issue Type
									Client	Architect	Planning	Fire	Tender		
10/10/2023 10:53															
	22247	PLA-002	Site Plan	1:200	A3	CH	JLB	C	X	X	X				E
	22247	PLA-001	Site Location Map	1:1000	A3	CH	JLB	C	X	X	X				E
	22247	PLA-003	Proposed Ground Floor Plan	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-004	Proposed First Floor Plan	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-005	Proposed Roof Plan	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-006	Proposed Sections A-A and C-C	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-007	Proposed Section B-B & D-D	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-008	Proposed Section E-E & F-F	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-009	Proposed North & South Elevations	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-010	Proposed East & West Elevations	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-011	Ground Floor Demolition	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-012	First Floor Demolition	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-013	Existing / Proposed demolition Roof Plan	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-014	Existing / Proposed demolition Sections A-A and C-C	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-015	Existing / Proposed demolition Section B-B & D-D	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-016	Existing / Proposed demolition North & South Elevati..	1:100	A3	CH	JLB	C	X	X	X				E
	22247	PLA-017	Existing / Proposed demolition East & West Elevations	1:100	A3	CH	JLB	C	X	X	X				E

Planning Pack Map



CENTRE COORDINATES:
ITM 567273,572750

PUBLISHED: 17/11/2022
ORDER NO.: 50303079_1

MAP SERIES: 1:1,000
MAP SHEETS: 6382-04, 6382-05

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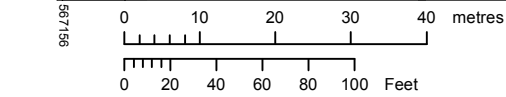
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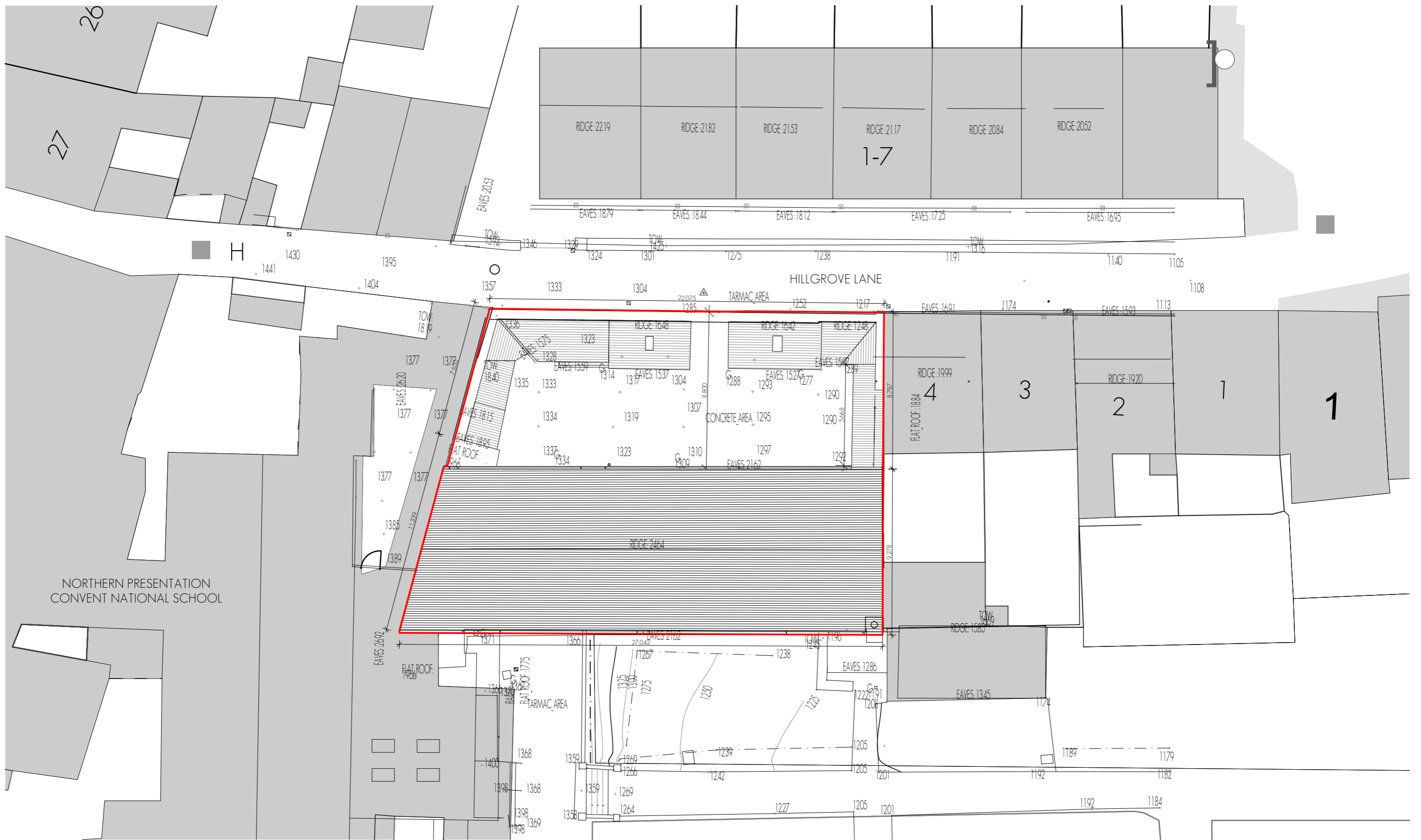
LEGEND:
<http://www.osi.ie>;
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Site Plan
1:200

— APPLICATION SITE BOUNDARY



Issue to Cork City Council - Section 5		10/10/2023	C
Revision Description	drn.	ckd.	date. rev.
Client: Sayvale 20			
Project: Former School, Blackpool			
Site: Hillgrove Lane, Blackpool, Cork			
Title: Site Plan			
Project Architect: Catriona Hickey			
A3 Sheet Scale: 1:200			
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<small>S:\2022 CORK\22247\Working drawings\22247-DES-001 F.pln\Wednesday 11 October 2023</small>			

Apartment Schedule

Storey	Apt. No	Apt. Type
GROUND FLOOR	001	1-BED APT.
	002	STUDIO 002
	003	1-BED APT.
	004	STUDIO 004
FIRST FLOOR	101	STUDIO
	102	STUDIO
	103	STUDIO
	104	STUDIO
		8

NEW CONSTRUCTION
EXISTING CONSTRUCTION



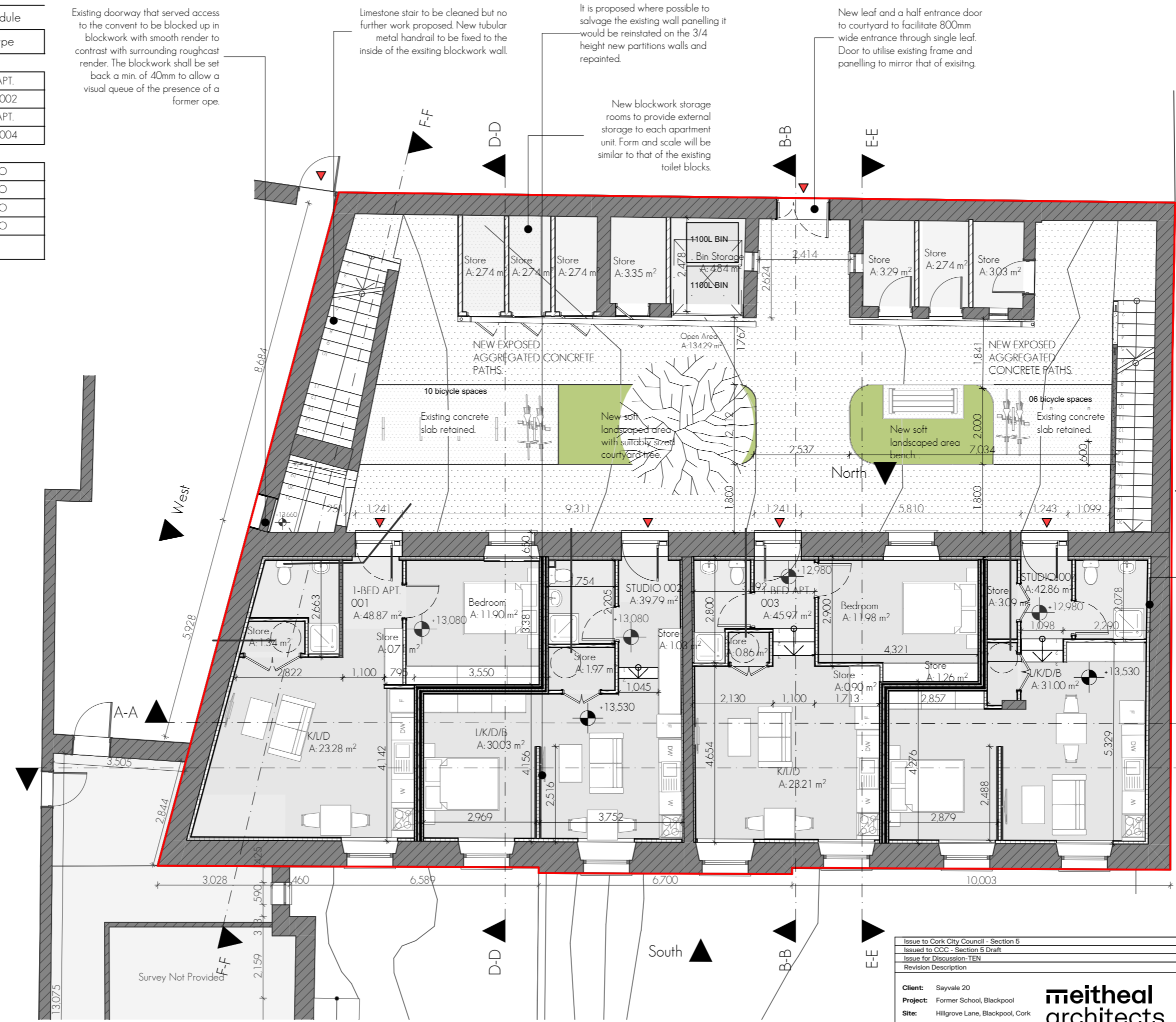
Courtyard tree



Courtyard flush planting



Flush eaves with half round gutter



Proposed Ground Floor Plan

1:100

Existing doorway that served access to the convent to be blocked up in blockwork with smooth render to contrast with surrounding roughcast render. The blockwork shall be set back a min. of 40mm to allow a visual cue of the presence of a former ope.

Limestone stair to be cleaned but no further work proposed. New tubular metal handrail to be fixed to the inside of the existing blockwork wall.

It is proposed where possible to salvage the existing wall panelling it would be reinstated on the 3/4 height new partitions walls and repainted.

New leaf and a half entrance door to courtyard to facilitate 800mm wide entrance through single leaf. Door to utilise existing frame and panelling to mirror that of existing.

New blockwork storage rooms to provide external storage to each apartment unit. Form and scale will be similar to that of the existing toilet blocks.



Existing wall panelling

All internal structural walls to remain in place and to be lined with a vapour permeable Isover Optima wall lining system. This system consists of an independant stud fitted to a floor & ceiling U-Channel on a single horizontal wall rail, thus only effecting the wall where the horizontal rails are to be fitted. Where possible architectural features will be left in situ and the stud wall placed inside these.

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Proposed Ground Floor Plan

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Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

Project No: 22247-PLA-003
Rev: C

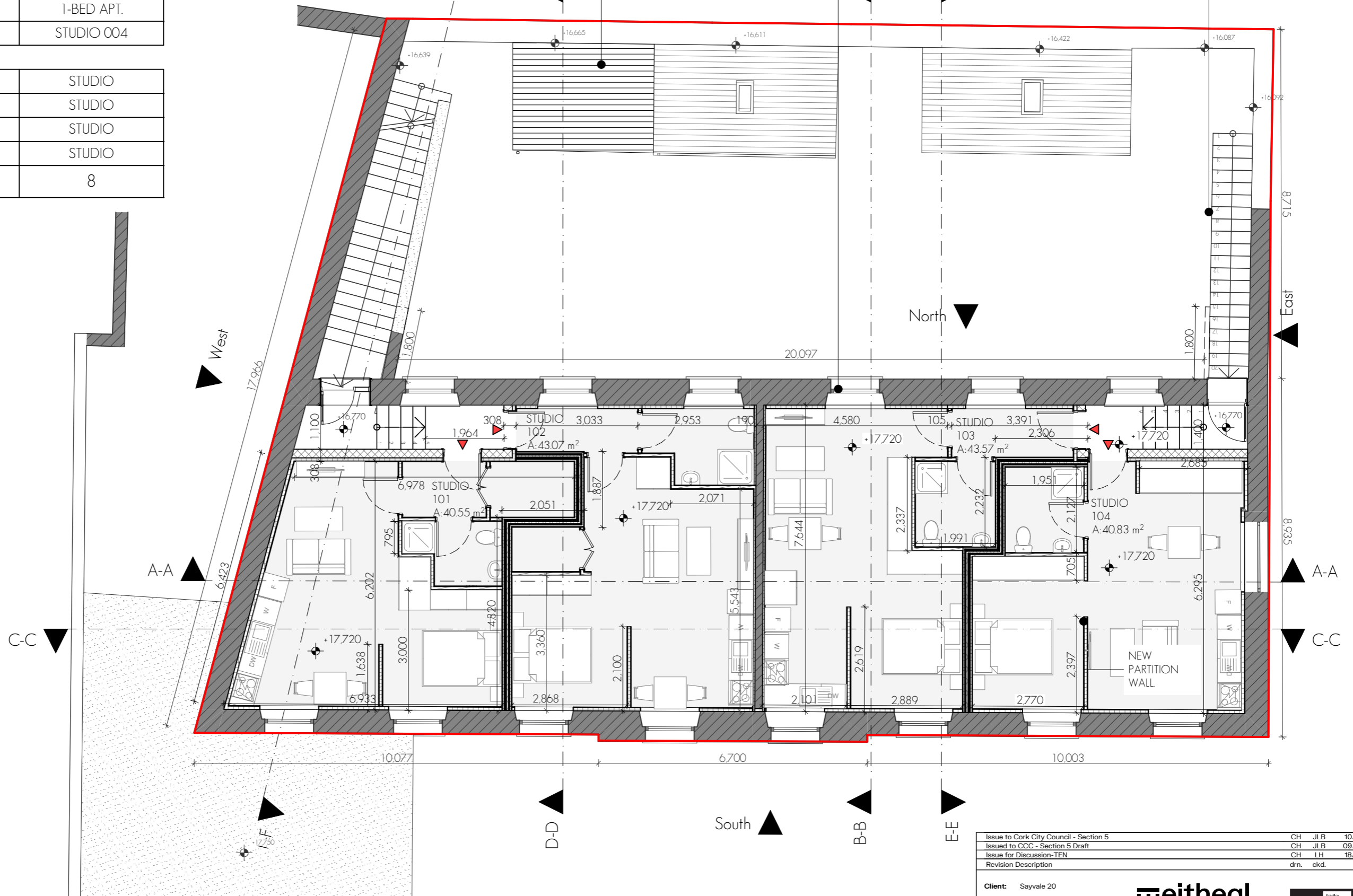
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Apartment Schedule		
Storey	Apt. No	Apt. Type
GROUND FLOOR		
	001	1-BED APT.
	002	STUDIO 002
	003	1-BED APT.
	004	STUDIO 004
FIRST FLOOR		
	101	STUDIO
	102	STUDIO
	103	STUDIO
	104	STUDIO
		8

Flat blue black fibre cement roofing slate to be used as a roof covering to new storage rooms. Flush eaves with dark coloured half round and round rainwater goods to be used. Doors to storage units be dark grey timberdoors - existing outbuilding doors to be reused where possible.

Existing windows to be retained, repaired and slimline double glazed glass panes inserted to improve insulation qualities of the building. Where existing historic glass is still present it shall be preserved and consolidated into the window units located to the apartment access corridors at first floor, where thermal efficiency isn't paramount.

Existing handrail retained below level of required solid rendered wall. Wall to be extended in height for a length of 1.8m to a height of 2m to provide safe egress to occupants in the event of fire, as requested by CCC fire dept.



NEW CONSTRUCTION
 EXISTING CONSTRUCTION

Proposed First Floor Plan
1:100

— APPLICATION SITE BOUNDARY

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Proposed First Floor Plan

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 RIAI 2022 G3 P

Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

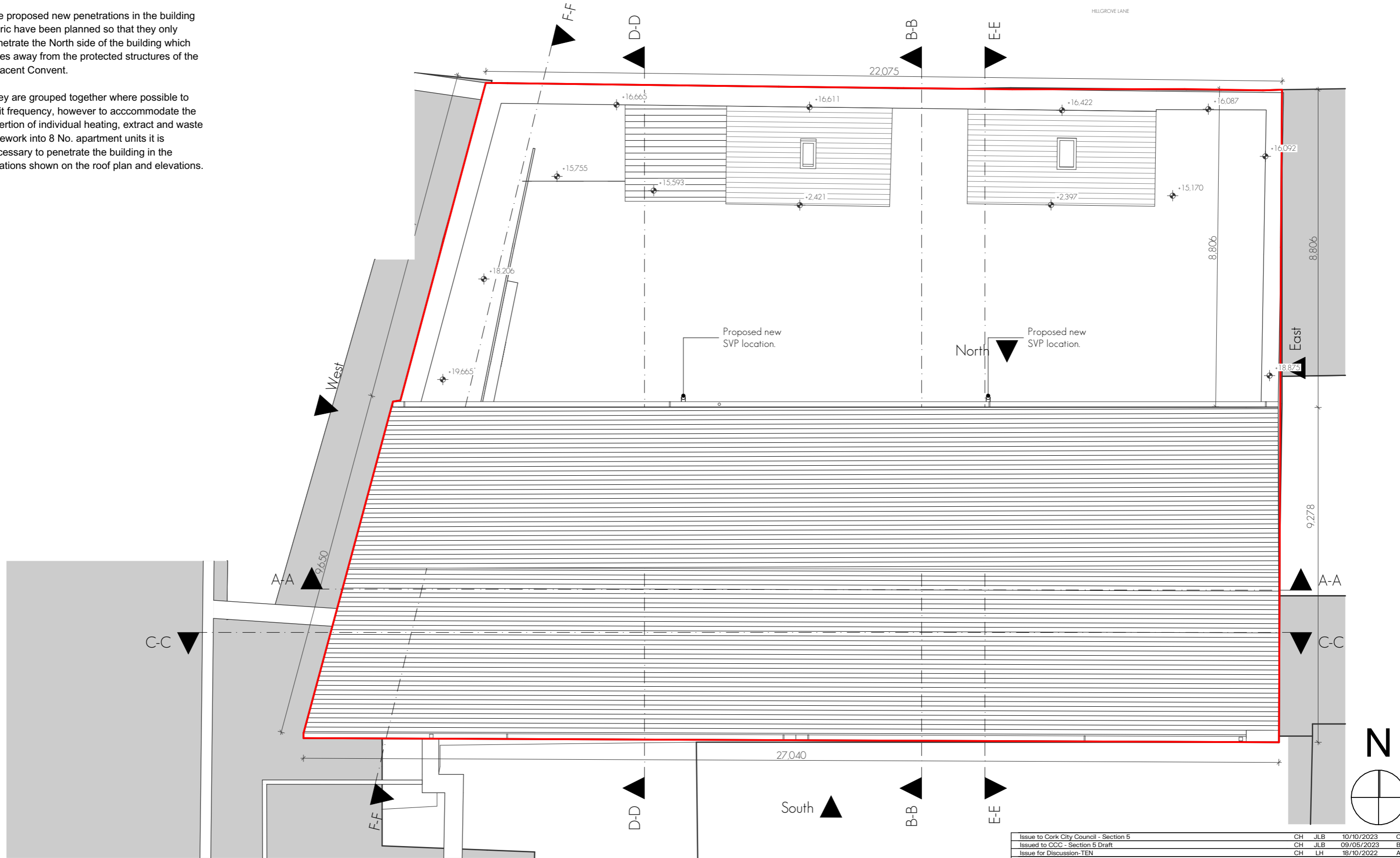
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Project No: 22247-PLA-004
Rev: C
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NOTE:

The proposed new penetrations in the building fabric have been planned so that they only penetrate the North side of the building which faces away from the protected structures of the adjacent Convent.

They are grouped together where possible to limit frequency, however to accommodate the insertion of individual heating, extract and waste pipework into 8 No. apartment units it is necessary to penetrate the building in the locations shown on the roof plan and elevations.



Proposed Roof Plan
1:100

— APPLICATION SITE BOUNDARY

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Proposed Roof Plan

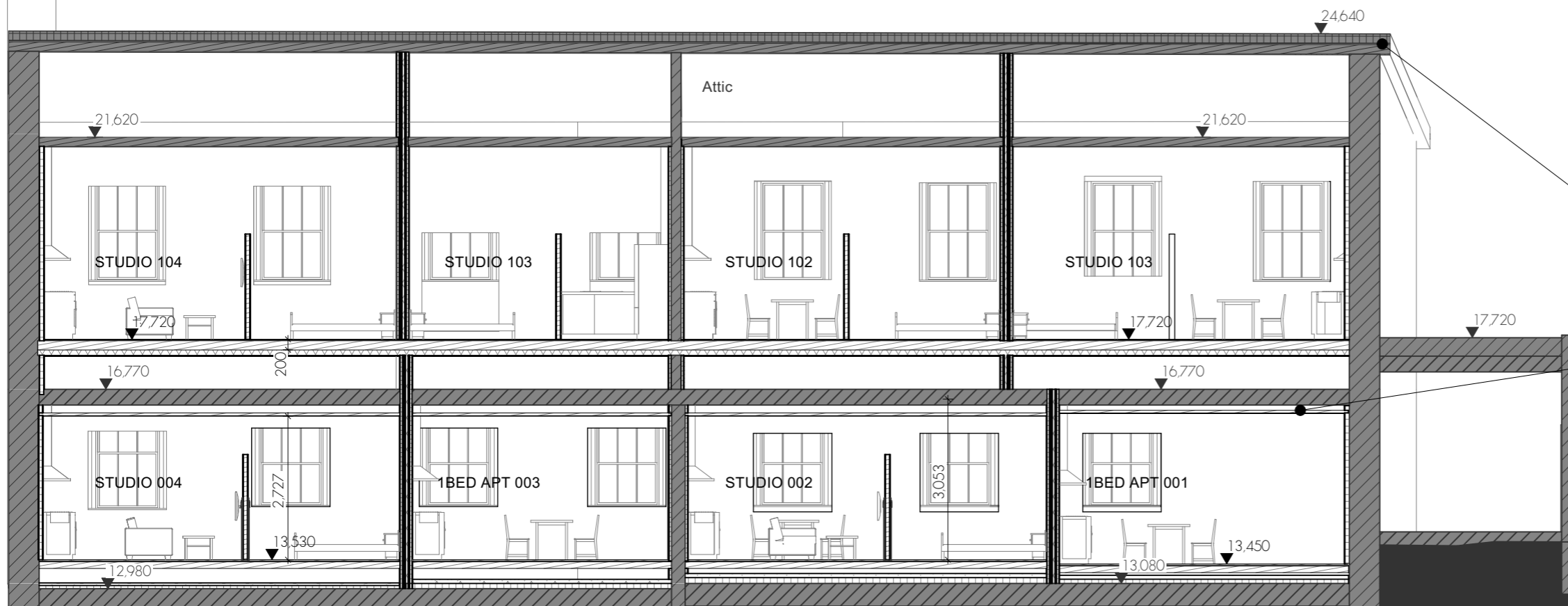
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 RIAI 2022 G3 P

Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

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Rev: C

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No major renovation works proposed to the roof unless evidence that repairs need to be done. All repairs will be carried out in line with architectural conservation principals.

Proposed suspended ceiling formed underneath the existing ceiling allowing services & lighting to be introduced independently of altering the existing ceiling fabric.

Existing doorway that served access to the convent to be blocked up in blockwork with smooth render to contrast with surrounding roughcast render. The blockwork shall be set back a min. of 40mm to allow a visual cue of the presence of a former ope.

Proposed Section C-C

1:100



New fire rated floor structure to raise the height of the floor to provide physical and visual access to openable windows and to provide certified fire rating between ground floor and first floor units. Space between proposed and existing first floor structure to be used for drainage runs to connect to proposed SVPs located to the front of the building.

Floor to each apartment to be fitted with DPC, insulation and a concrete screed on top of existing concrete floor to bring the floor level with the existing height of the entrance door - each which will vary from apartment to apartment. New raised timber floor structure shall be inserted above this floor where required to provide physical and visual access to openable windows.

Presence of DPC will reduce risk of any condensation underneath the suspended timber floor however these floors shall be fitted with vents that vent into the rooms in case of rising damp in the walls that attributes to a build up of moisture in the suspended floor zone.

NEW CONSTRUCTION
 EXISTING CONSTRUCTION

Proposed Section A-A

1:100

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Proposed Sections A-A and C-C

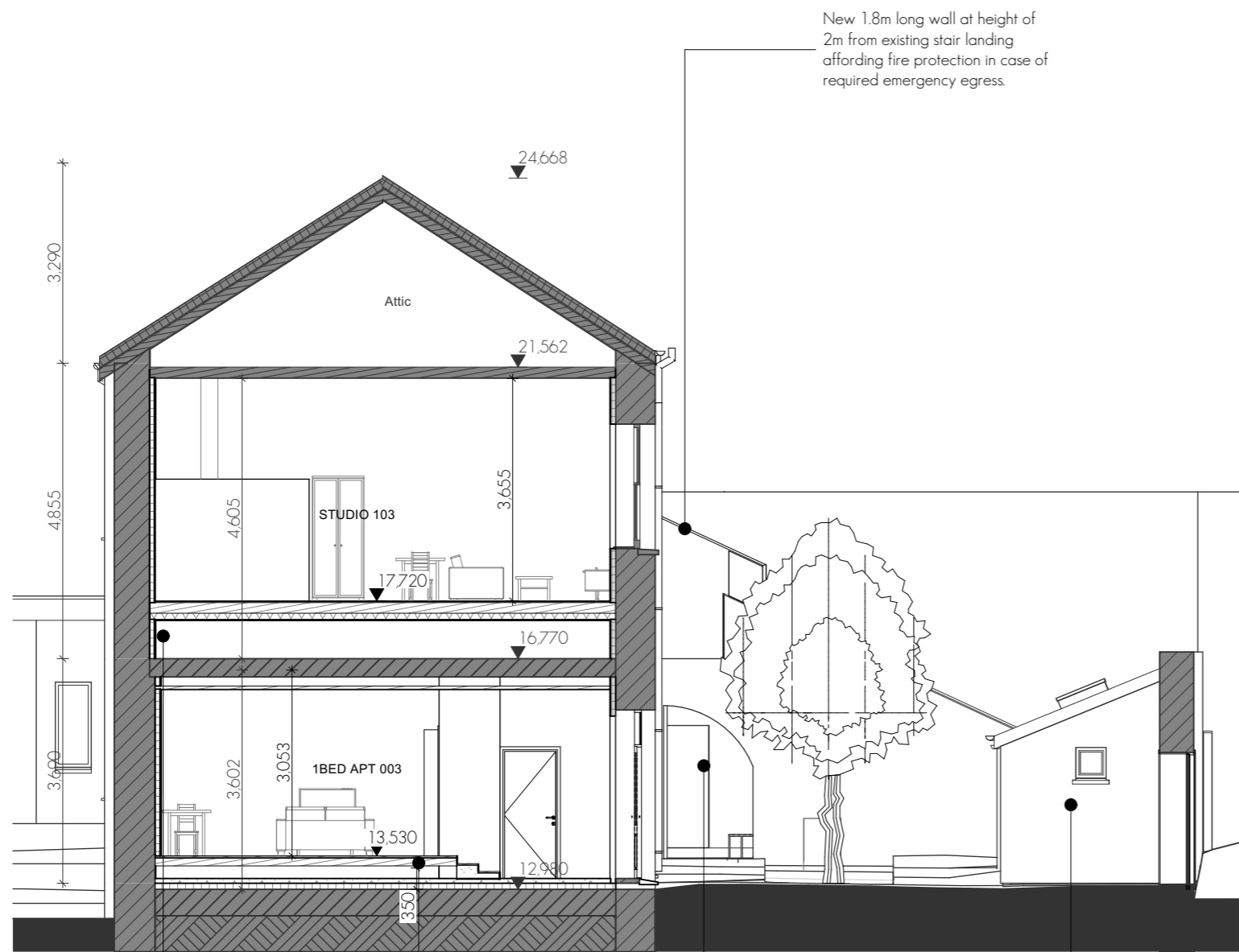
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 RIAI 2022 G3 P

Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

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Project No: 22247-PLA-006
Rev: C

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New 1.8m long wall at height of 2m from existing stair landing affording fire protection in case of required emergency egress.

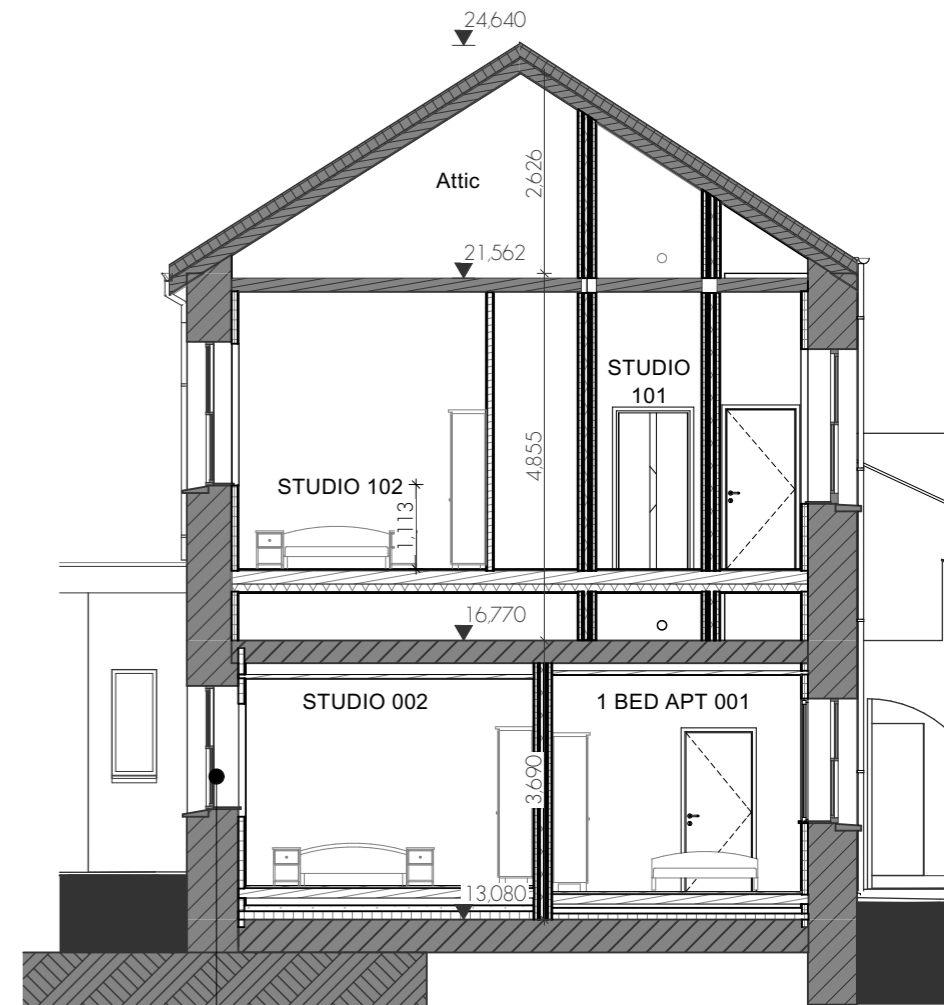
Void between existing floor and raised first floor level to be utilised to consolidate drainage pipework and connect directly into the back of the new proposed SVPs to the front (north) facade. No connection runs are proposed to the front.

Raised timber floor to the ground floor to be ventilated into the room space. Concrete floor levels to be determined using existing entrance door threshold levels.

Existing doorway that served access to the convent to be blocked up in blockwork with smooth render to contrast with surrounding roughcast render. The blockwork shall be set back a min. of 40mm to allow a visual cue of the presence of a former ope.



Existing buildings to be retained and renovated where possible and extended for additional storage areas requirements. It will have a flush eaves detail, smooth fibre cement slate roof, painted smooth render finish and half round and circular profiled rainwater goods.

Proposed Section B-B
1:100



Existing Windows to be retained and repaired as necessary and fitted with slimline double glazing.

Proposed Section D-D
1:100

 NEW CONSTRUCTION
 EXISTING CONSTRUCTION

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Proposed Section B-B & D-D

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Project Architect: Catriona Hickey
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Project No: 22247-PLA-007
Rev: C



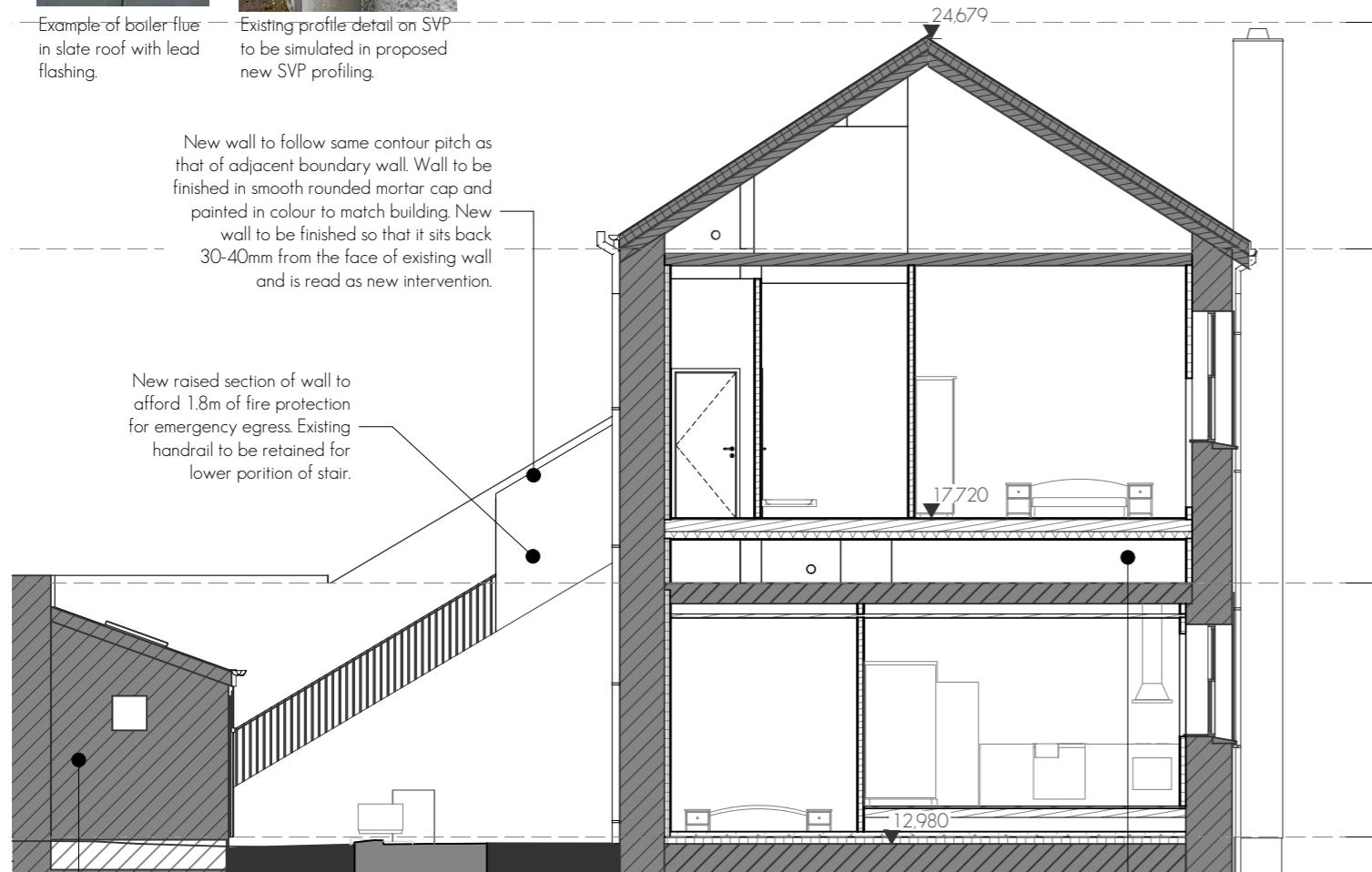
Example of boiler flue in slate roof with lead flashing.



Existing profile detail on SVP to be simulated in proposed new SVP profiling.

New wall to follow same contour pitch as that of adjacent boundary wall. Wall to be finished in smooth rounded mortar cap and painted in colour to match building. New wall to be finished so that it sits back 30-40mm from the face of existing wall and is read as new intervention.

New raised section of wall to afford 1.8m of fire protection for emergency egress. Existing handrail to be retained for lower portion of stair.



Proposed Section E-E

Existing buildings to be retained and renovated where possible and extended for additional storage areas requirements. It will have a flush eaves detail, smooth fibre cement slate roof, painted smooth render finish and half round and circular profiled rainwater goods.

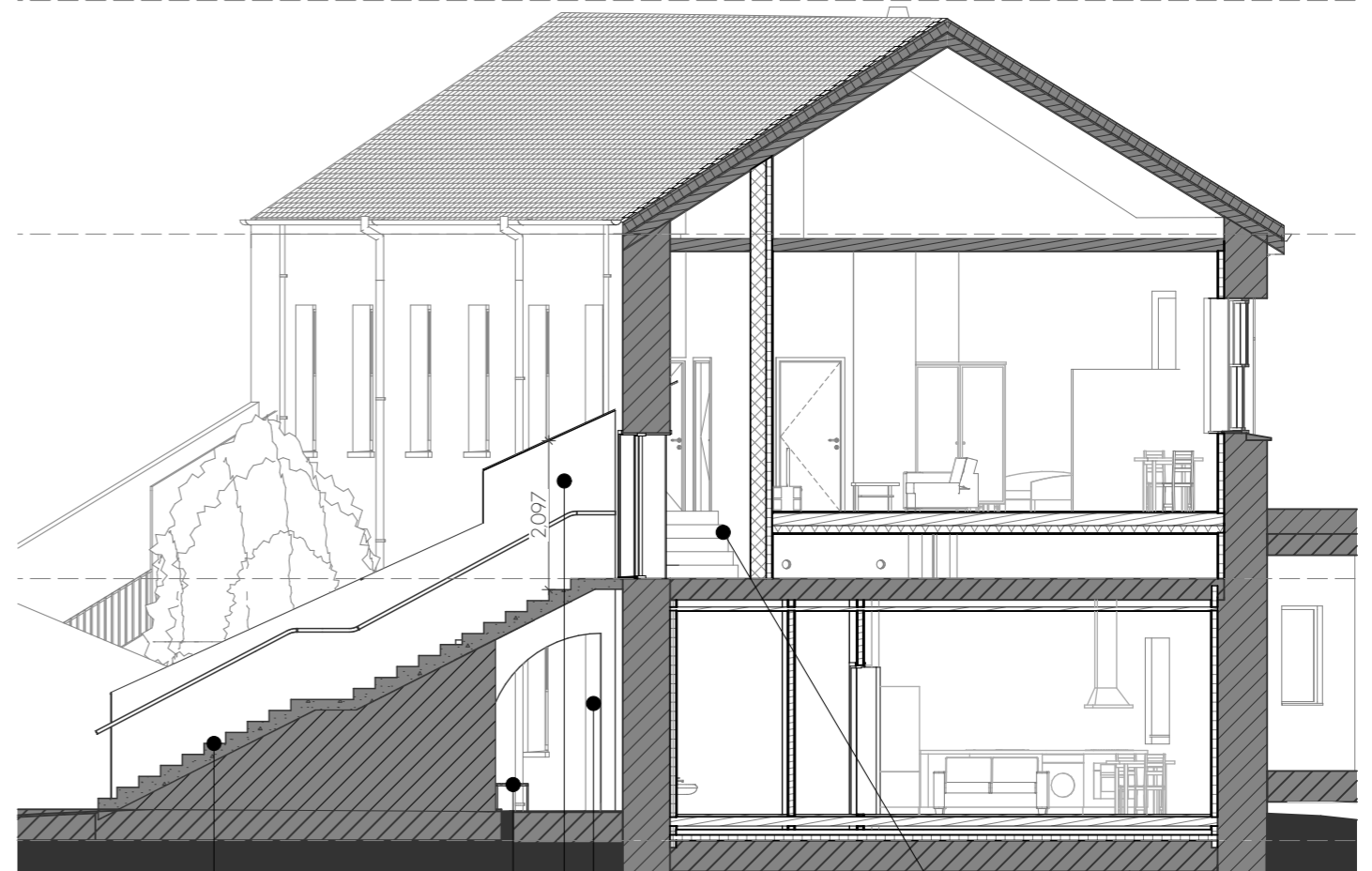
Void between existing floor and raised first floor level to be utilised to consolidate drainage pipework and connect directly into the back of the new proposed SVPs to the front (north) facade. No connection runs are proposed to the front.



Existing roughcast render contrasting with proposed new smooth render for sections of new construction.



New masonry elements in / on existing structures shall be set back 30-40mm so that the original and new structure can be read separately.



Proposed Section F-F

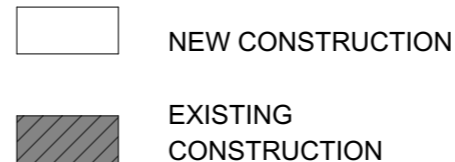
Existing limestone steps to be retained and repaired where necessary. No works are proposed currently.

Existing bench to be retained and repaired where necessary.

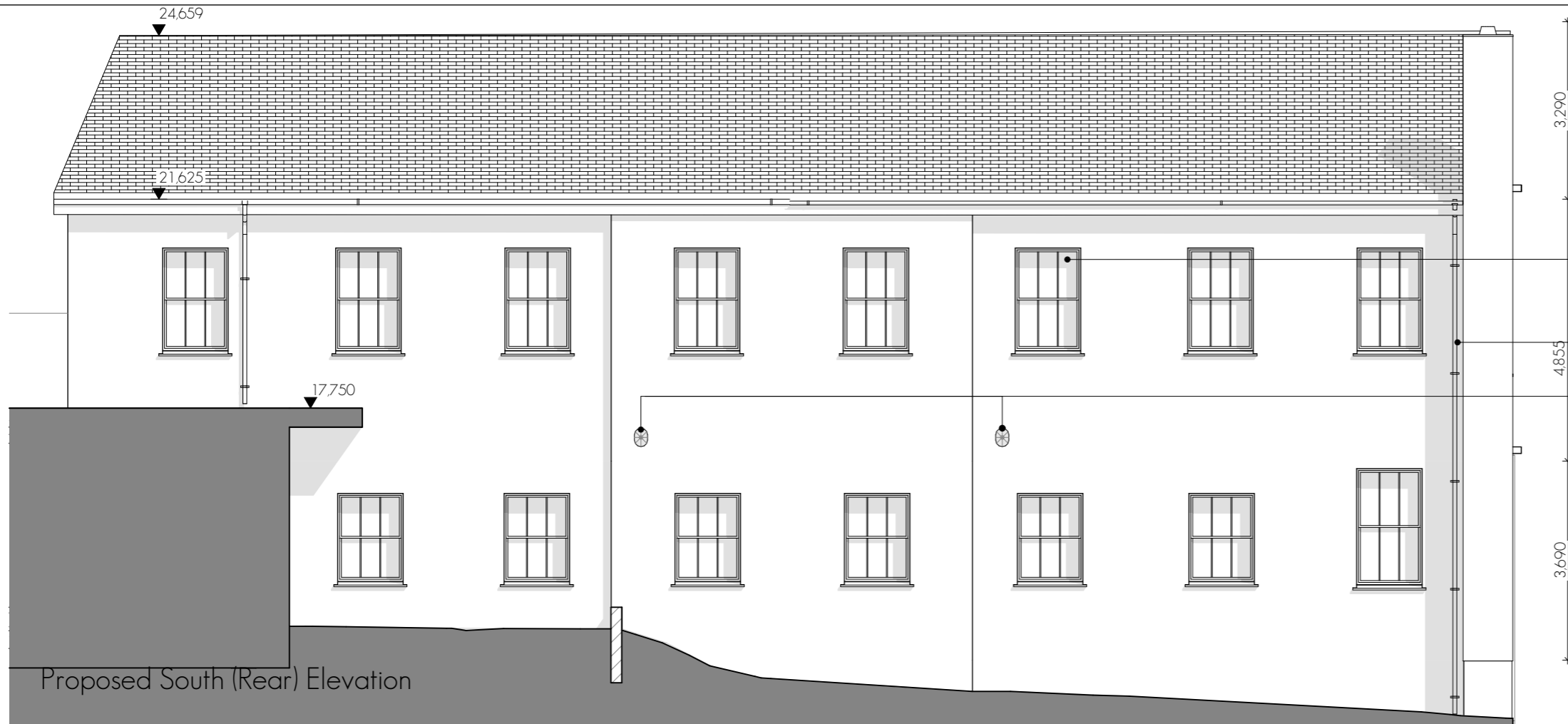
1.8m long section of wall to be built up to 2m high on top of existing blockwork section affording fire protection for egress from the building.

Existing doorway that served access to the convent to be blocked up in blockwork with smooth render to contrast with surrounding roughcast render. The blockwork shall be set back a min. of 40mm to allow a visual cue of the presence of a former opening.

New stairway to raised apartment level to be constructed in timber as reversible insertion.



Issue to Cork City Council - Section 5		CH	JLB	10/10/2023	C
Revision Description		drn.	ckd.	date.	rev.
Client:	Sayvale 20				
Project:	Former School, Blackpool				
Site:	Hillgrove Lane, Blackpool, Cork				
Title:	Proposed Section E-E & F-F				
Project Architect:	Catriona Hickey				
A3 Sheet Scale:	1:100				
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Proposed South (Rear) Elevation

Existing Windows to be retained and repaired as necessary.

Existing downpipes to be retained and repaired with similar rainwater goods where required.

Existing structural plates to be retained



From inspection it is thought that this door (G04) represents the historical door pattern and therefore it is proposed that replicas of this door and sidelight are made to fit in the existing frame and underneath the existing fan light of each door. These new replica doors will facilitate a Part M compliant entrance door following all the fabrication details of the existing historic doors of the building.

The resulting sidelight in order to provide a 800mm clear ope will be reduced to approx. 250mm width. Please see door proposal drawing for details.

The frames and fanlights will be repaired in situ and glazing replaced with slimline double glazed units.

New rainwater downpipe in lieu of the centrally placed downpipe previously in place. Round profile pipe with heritage detailing to match existing rainwater goods shall be used and painted in dark grey colour.

2 No. new proposed SVPs in profiles as per existing SVP on face of building to be used for foul drainage. This proposal is in lieu of multiple penetrations through the roof structure. The profile of these SVPs will be to match the existing face fixed SVP. All connections will be brought directly through from behind the pipe to conceal these connections. All drainage runs from the first floor can be run between the new proposed fire rated floor and the existing floor to pop-out through the wall appropriately.



Proposed North (Front) Elevation

2 No. proposed Boiler Vents serving first floor apartment units.

Existing downpipes to be retained and repaired or replaced where required with similar profile metal fittings.

Existing Windows to be retained and repaired as necessary.

Existing structural plates to be retained

2 No. Proposed Boiler Vents serving ground floor apartments.

NOTE:

The proposed new penetrations in the building fabric have been planned so that they only penetrate the North side of the building which faces away from the protected structures of the adjacent Convent.

They are grouped together where possible to limit frequency, however to accommodate the insertion of individual heating, extract and waste pipework into 8 No. apartment units it is necessary to penetrate the building in the locations shown on the roof plan and elevations.

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
 Project: Former School, Blackpool
 Site: Hillgrove Lane, Blackpool, Cork
 Title: Proposed North & South Elevations

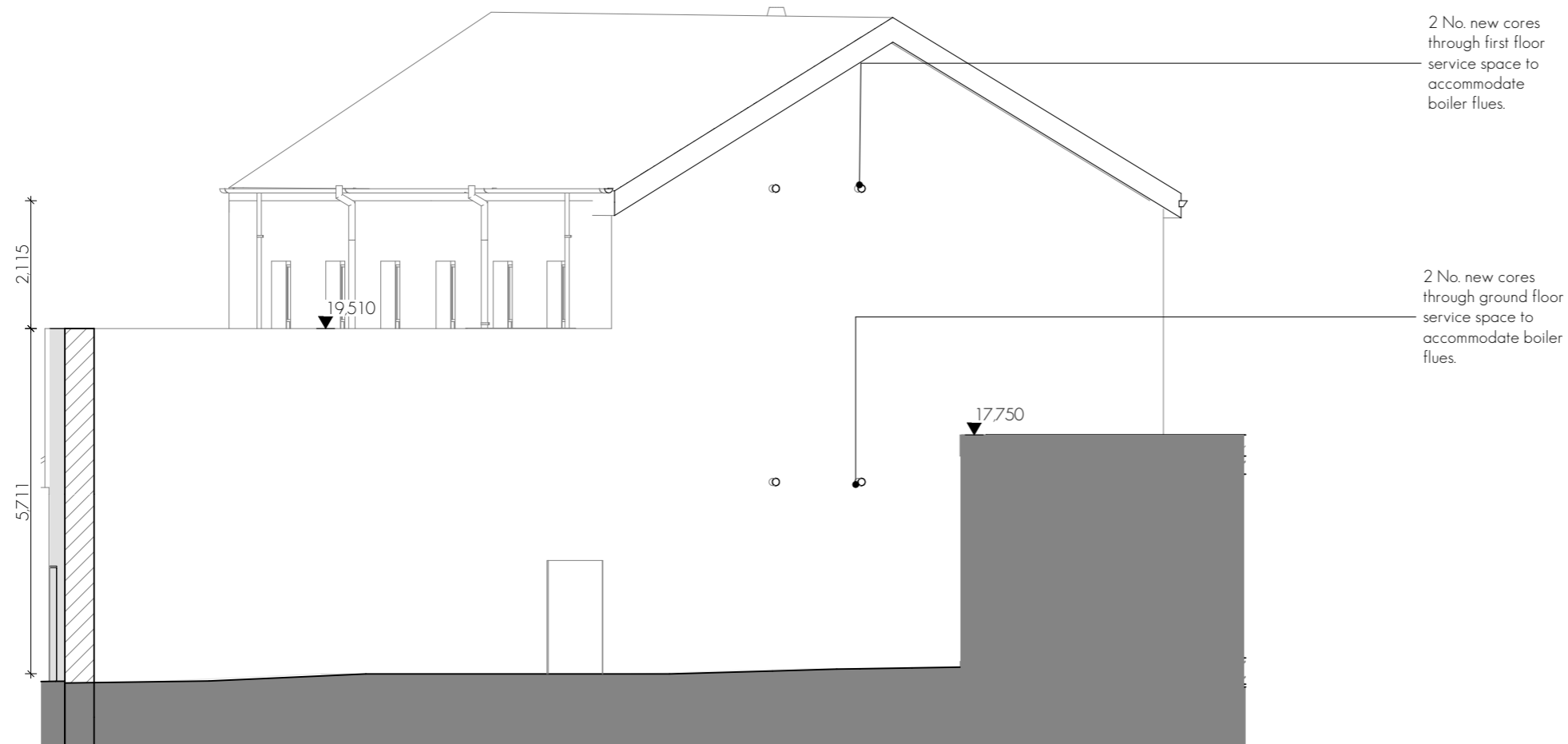
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RIA	Practice Member 2022	Practice Accredited to Criteria G3	PIOP Accreditation P
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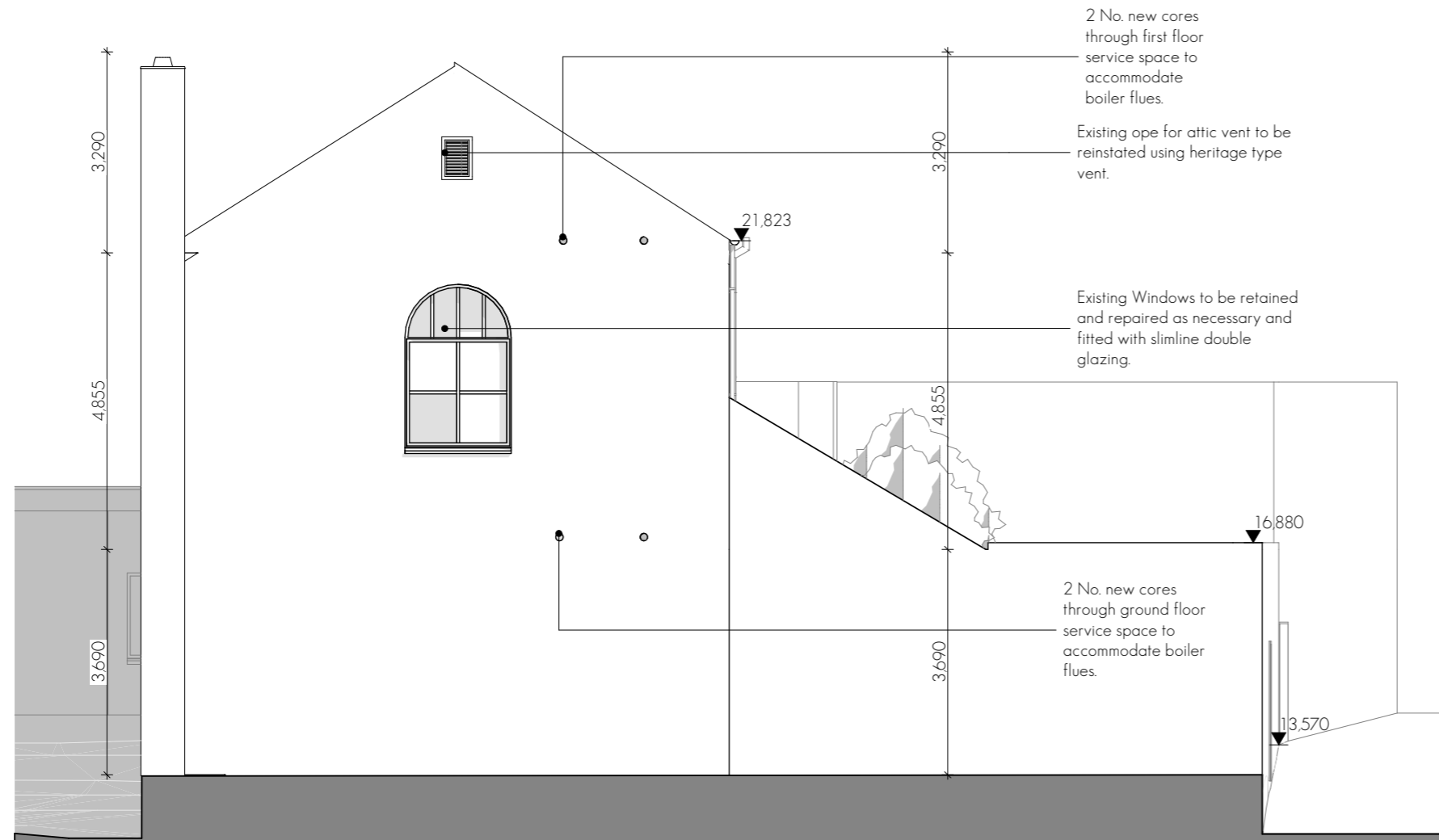
Project Architect: Catriona Hickey
 A3 Sheet Scale: 1:100

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Project No: 22247-PLA-009
 Rev: C



Proposed West Elevation



Proposed East Elevations

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

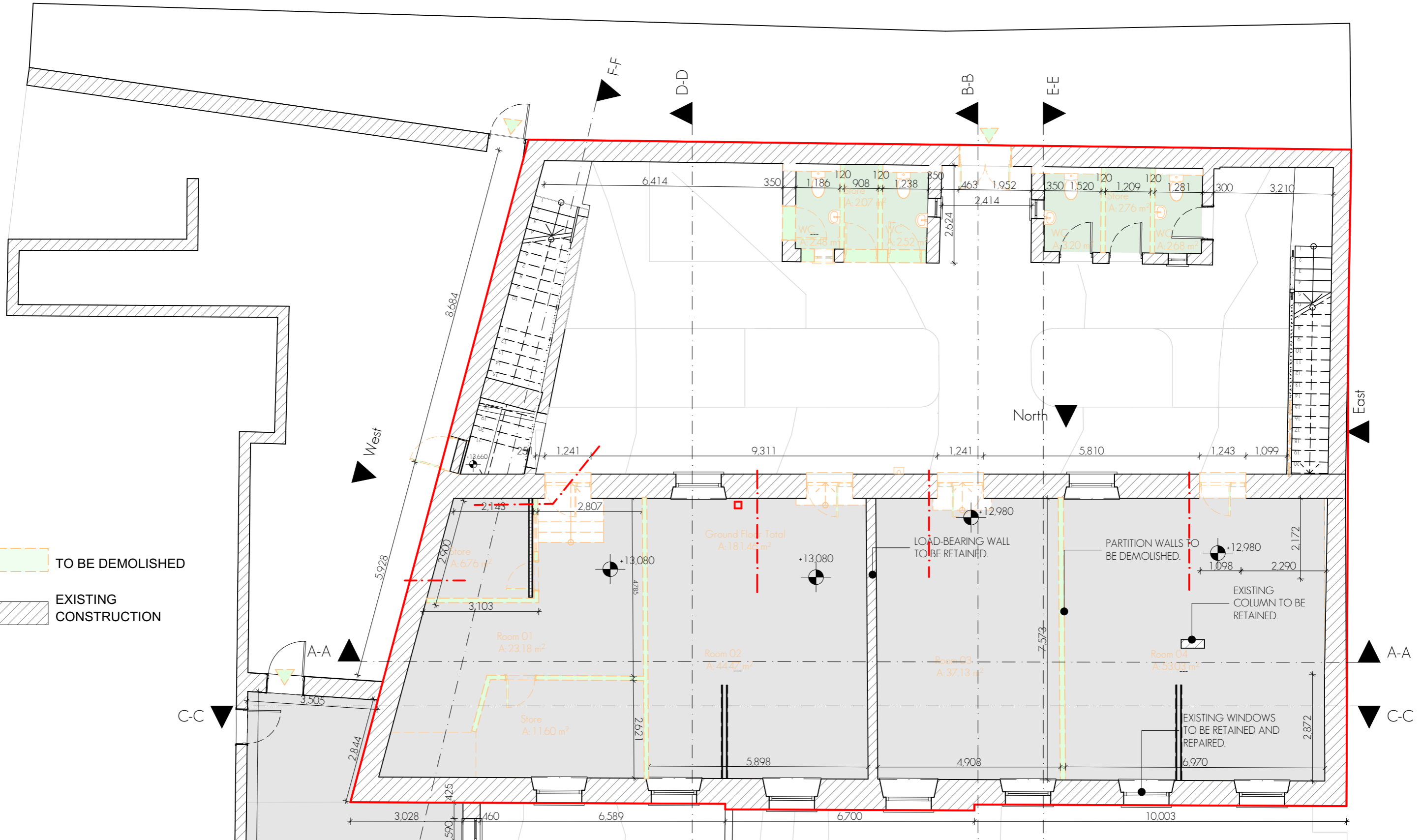
Client: Sayvale 20
 Project: Former School, Blackpool
 Site: Hillgrove Lane, Blackpool, Cork
 Title: Proposed East & West Elevations

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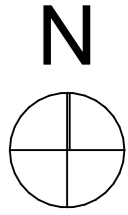
RIAI	Practice Member	Practice Accredited to Competence	PIOP Accreditation
	2022	G3	P

Project Architect: Catriona Hickey
 A3 Sheet Scale: 1:100
 Project No: 22247-PLA-010
 Rev: C

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Demolished Ground Floor Plan
1:100



TO BE DEMOLISHED
EXISTING CONSTRUCTION

APPLICATION SITE BOUNDARY

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool, Cork
Site: Hillgrove Lane, Blackpool, Cork
Title: Ground Floor Demolition

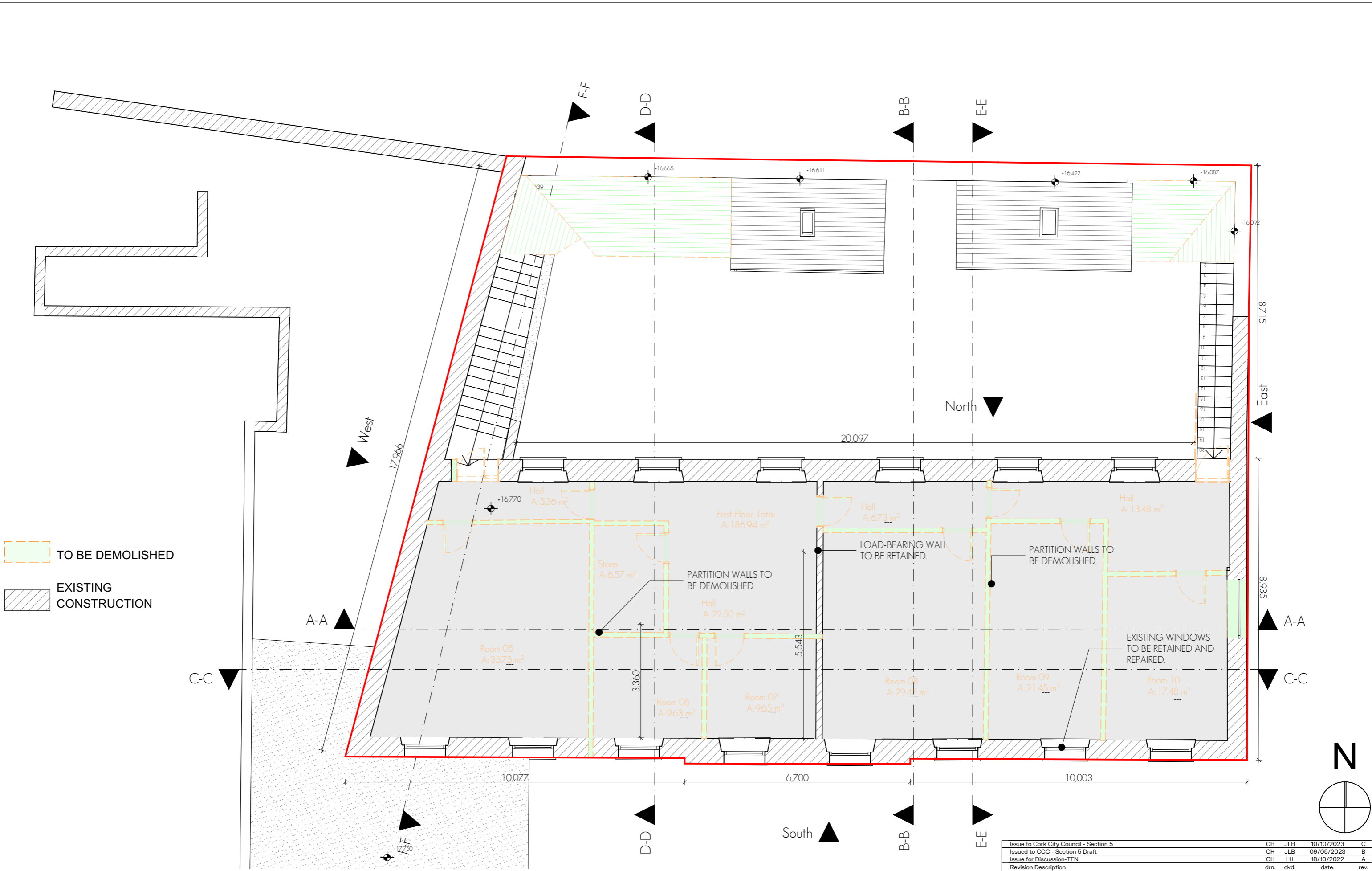
Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

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 RIAI 2022 G3 P

Project No: 22247-PLA-011
 Rev: C

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TO BE DEMOLISHED
 EXISTING CONSTRUCTION

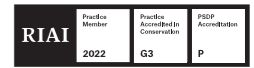
Demolished First Floor Plan
 1:100

APPLICATION SITE BOUNDARY

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issued to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue for Discussion-TEN	CH	LH	18/10/2022	A
Revision Description	drn.	ckd.	date.	rev.

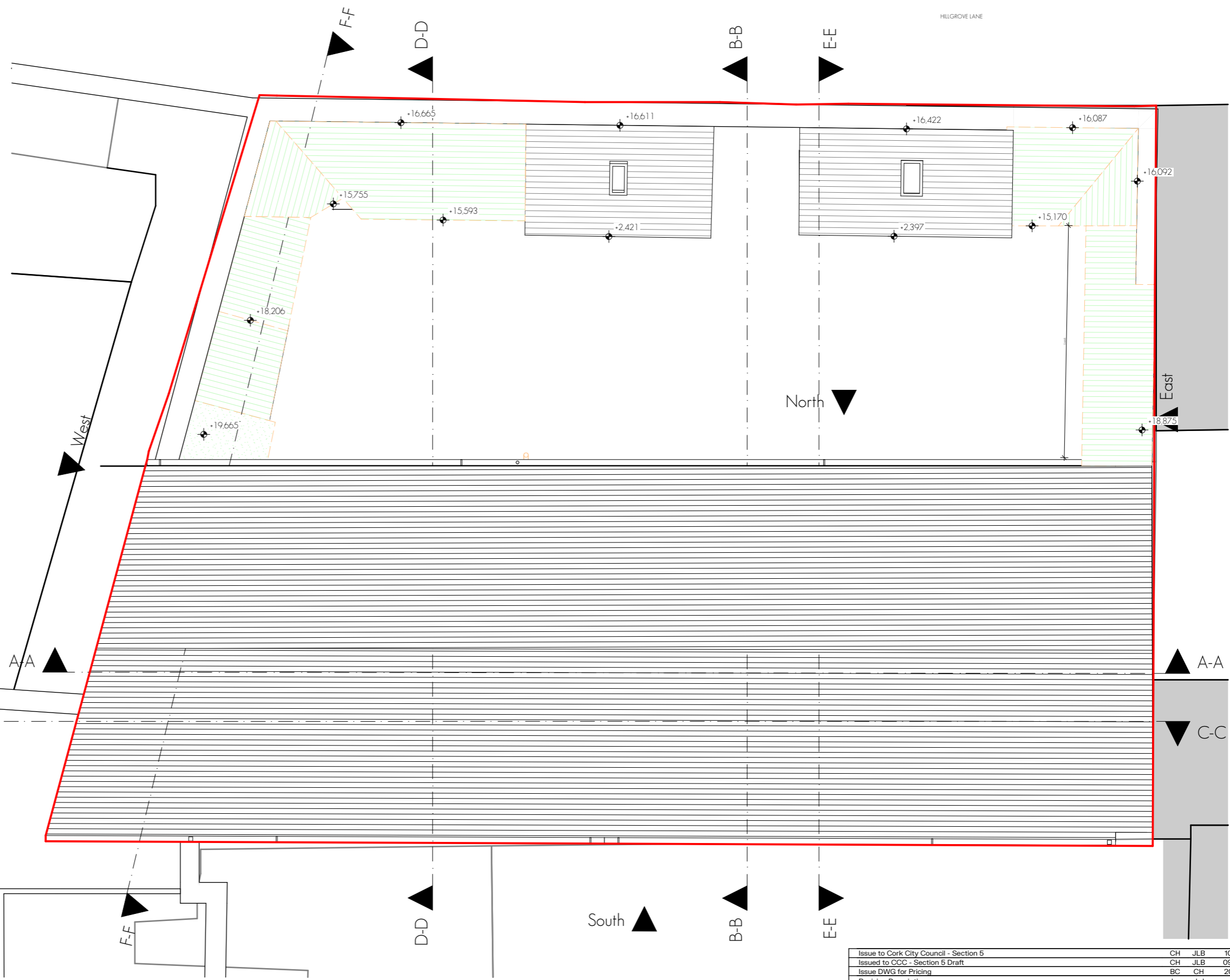
Client: Sayvale 20
Project: Former School, Blackpool, Cork
Site: Hillgrove Lane, Blackpool, Cork
Title: First Floor Demolition

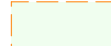

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Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100
Project No: 22247-PLA-012
Rev: C

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 TO BE DEMOLISHED
 EXISTING CONSTRUCTION

Demolished Roof Plan
1:100

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue DWG for Pricing	BC	CH	20/12/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Existing / Proposed demolition Roof Plan

meitheal architects
 RIAI 2022 G3 P

Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

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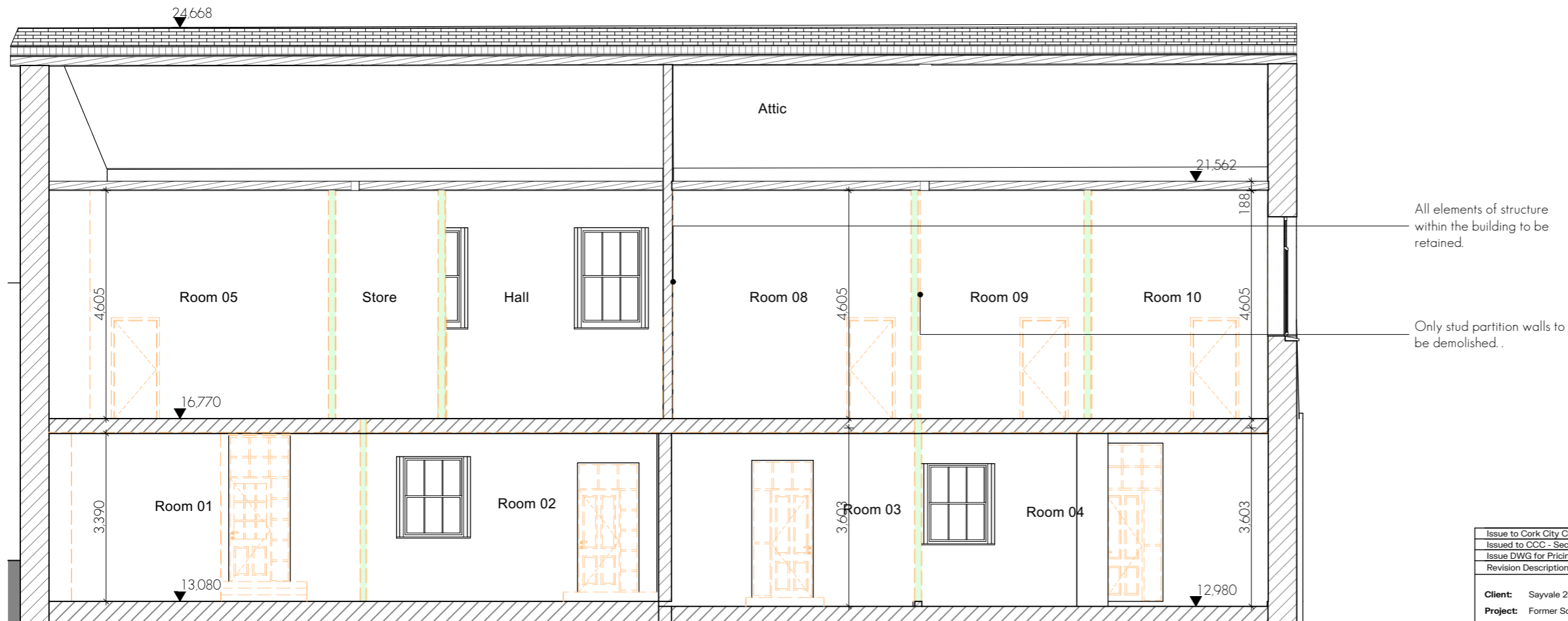
Project No: 22247-PLA-013
Rev: C

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Existing / Proposed Demolition - Section C-C

1:100



Existing / Proposed Demolition - Section A-A

1:100

All elements of structure within the building to be retained.

Only stud partition walls to be demolished.

TO BE DEMOLISHED

EXISTING CONSTRUCTION

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue DWG for Pricing	BC	CH	20/12/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Existing / Proposed demolition Sections A-A and C-C

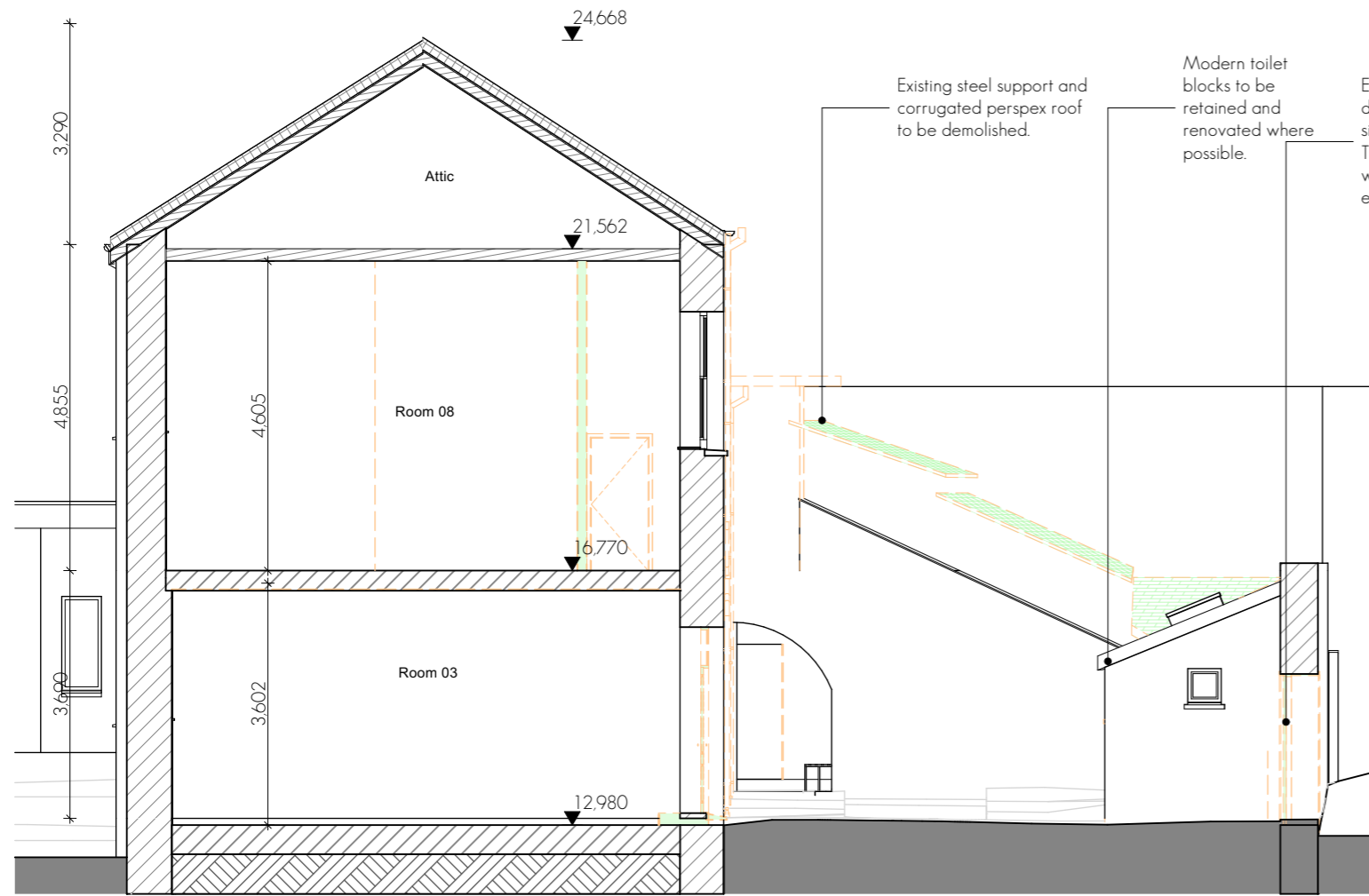
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Project Architect: Catriona Hickey
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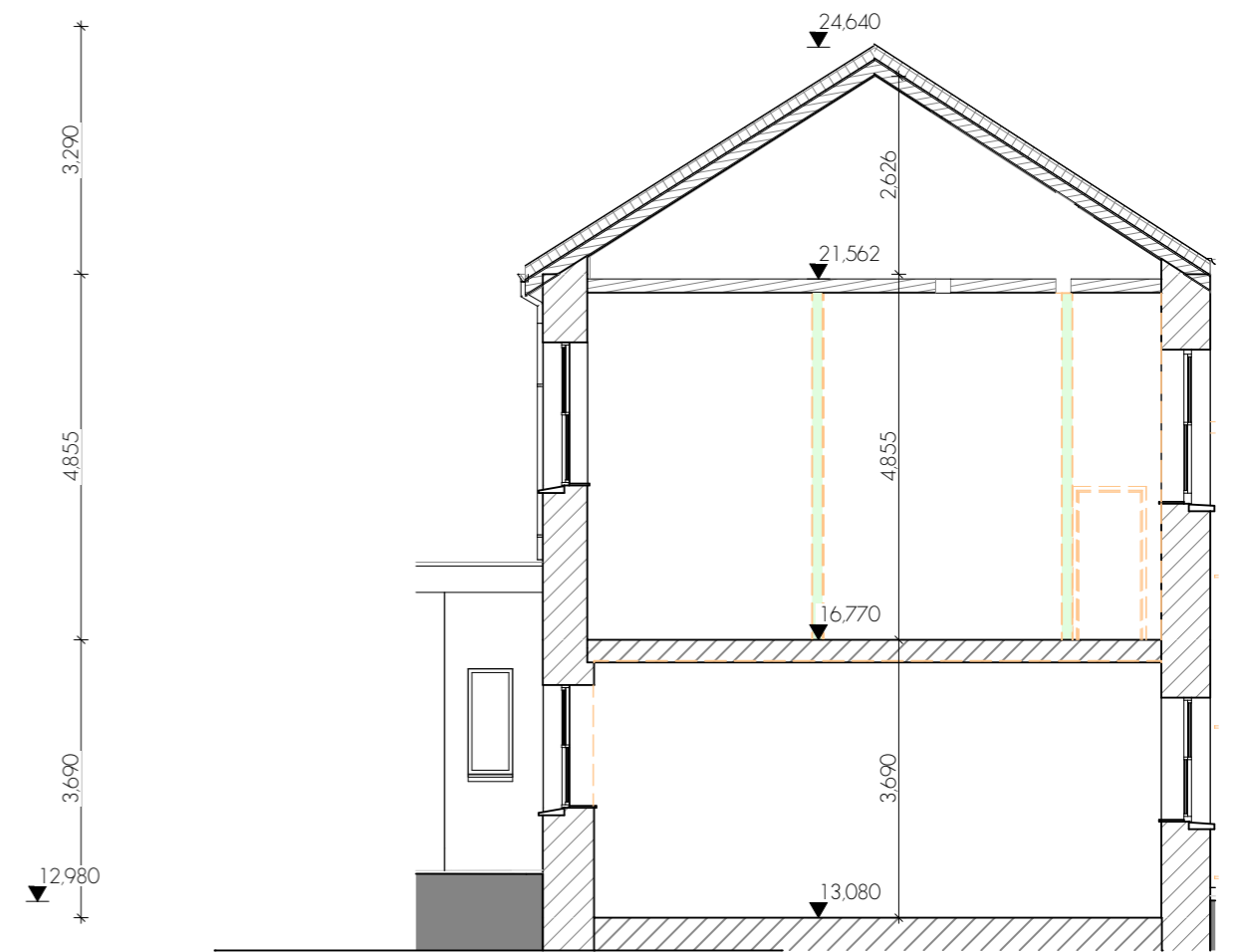
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Existing / Proposed Demolition - Section B-B



Existing / Proposed Demolition - Section D-D

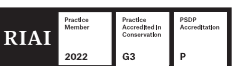


TO BE DEMOLISHED
EXISTING CONSTRUCTION

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue DWG for Pricing	BC	CH	20/12/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Existing / Proposed demolition Section B-B & D-D

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Project Architect: Catriona Hickey
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Existing-Demolition South (Rear) Elevation



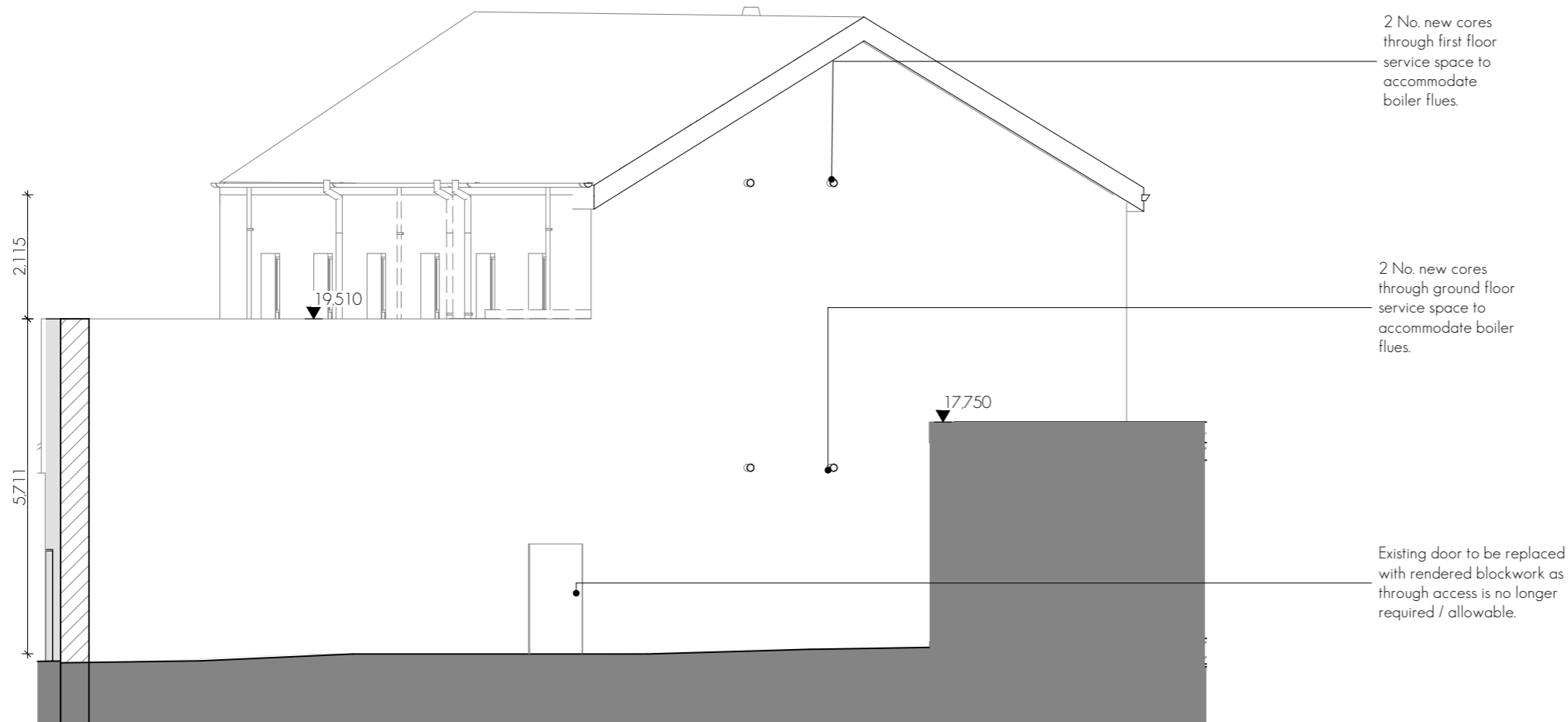
Existing-Demolition North (Front) Elevation

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue DWG for Pricing	BC	CH	20/12/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20			
Project: Former School, Blackpool			
Site: Hillgrove Lane, Blackpool, Cork			
Title: Existing / Proposed demolition North & South Elevations			
Project Architect: Catriona Hickey			

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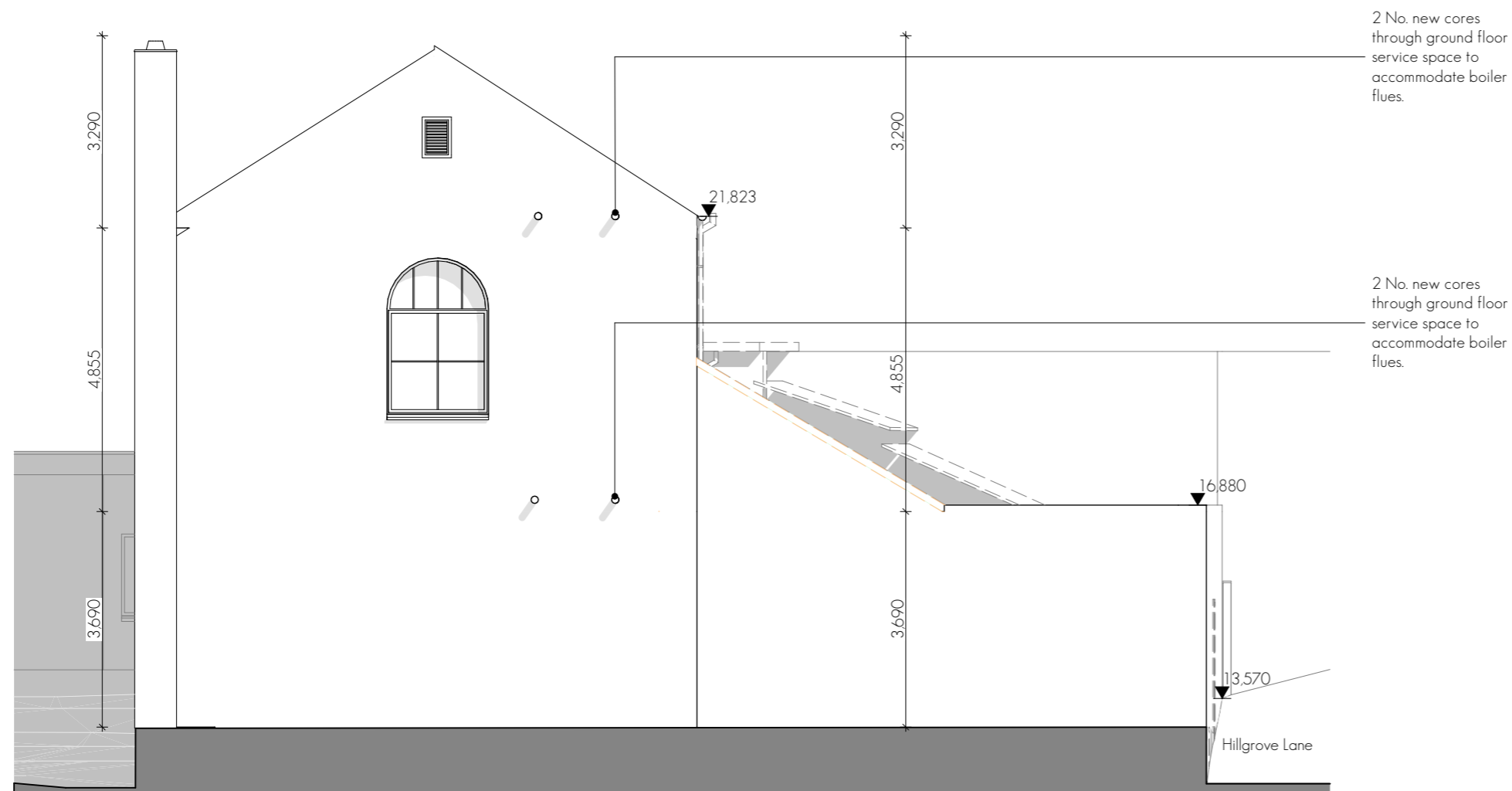
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TO BE DEMOLISHED

EXISTING CONSTRUCTION

Existing-Demolition West Elevation



Existing-Demolition East Elevation

Issue to Cork City Council - Section 5	CH	JLB	10/10/2023	C
Issue to CCC - Section 5 Draft	CH	JLB	09/05/2023	B
Issue DWG for Pricing	BC	CH	20/12/2022	A
Revision Description	drn.	ckd.	date.	rev.

Client: Sayvale 20
Project: Former School, Blackpool
Site: Hillgrove Lane, Blackpool, Cork
Title: Existing / Proposed demolition East & West Elevations

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RIAI	Practice Accredited in 2022	Practice Accredited in G3	PIOP Accredited in P
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Project Architect: Catriona Hickey
A3 Sheet Scale: 1:100

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