

LION HOUSE, COMMERCIAL STREET, PONTYPOOL.

**LISTED BUILDING CONSENT APPLICATION
CONSERVATION DESIGN APPROACH**

13-P-00110

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LION HOUSE, COMMERCIAL STREET, PONTYPOOL:

Listed Building Consent application.

General Observations;

Lion House comprises a group of 3 properties, namely 2a, 4 and 6 Commercial Street, Pontypool. This group of properties is listed Grade II which is sometimes known as Lion House.

The buildings occupy a corner site facing both Commercial Street and Crane Street in the centre of Pontypool in a designated conservation area.

The buildings accommodate a range of ground floor commercial properties including the Cooperative Bank, a newsagent, a travel agent and a charity shop. Above the shops are two floors of vacant offices and rooms which have at some time past been used for office, shop storage, retailing and residential purposes although this accommodation is now wholly vacant and in very poor condition.

Context and Character

These building(s) are part of a formal late Georgian terrace dating from about 1825 consisting of 4 shops along Commercial Street and Crane Street including The Cooperative Bank, C & M News a charity shop.

To the south east end the property bridges a ground floor entrance to the covered market which lies behind Commercial Street and continues on to include the Greyhound Hotel.

Examination of the plan would indicate that when first built these buildings were four attached (terraced) units with probably a coach or delivery access route running through to the rear courtyard and predating the current covered market accommodation. Over time this link has been closed off to provide a linking shop front.

The building appears to have been used as department store for much of the 20th C trading as late as the 1970's as "E Fowler and Sons", Drapers and Milliners. (later "Fowlers")

Externally the building comprises a three storey structure with rendered and painted external walls, pitched naturally slated roofs, a range of commercial shop fronts comprising a mix of stained and varnished hardwood, colour coated and plain mill finished aluminium and with painted timber single glazed box sash windows to the first and second floors.

To the north corner of Commercial Street and Crane Street the first floor accommodation above the Coop Bank has a pair of bay windows which project out from the main wall by some 600mm. These windows appear to have been altered in the early part of the 20thC to incorporate large pane

single glazed fixed lights to serve as retail display windows when the building appears to have been a department store (which ceased trading sometime in the 1970's.)

Conservation significance:

The significance of these buildings lies principally with their contribution to the scale and rhythm of the commercial area and its shop fronts. At some time the building is likely to have been a part of the adjacent Greyhound Hotel which incorporates the same general features including the repeating bay design with large first floor sash windows set in to arched head recessed render bays and raised cornice detail along the head of the ground floor windows.

These are large robust commercial buildings which demonstrate typical Edwardian commercial and civic confidence. The incorporation of the south market entrance enhances this civic role.

Proposals:

The approach to the proposed alteration and conservation of Lion House follows the principals contained in CADW's publication "Conservation Principles Policies and Guidance" The focus to adopting these guidelines is that of understanding the significance of these existing buildings.

The proposals relate to the change of use and the substantial refurbishment and repair of these buildings to accommodate three residential flats on each of the first and second floors without any changes to the external façade or the main structure.

Externally the proposals relate to the conservation, repair and redecoration of the main façade.

The front elevation(s) is robust with no significant disrepair: works comprise;

- Redecoration to match existing finishes.
- The repair / replacement of rainwater goods, to match existing.
- The removal of redundant brackets and services cables.
- The reconstruction of the 2 bay windows to the first floor corner facing Crane Street.
- The repair and redecoration of all the timber windows.

The rear elevations are in very poor condition showing little if any sign of maintenance or decoration for more than 30 years: works comprise;

- Removal or significant redundant plumbing services to match existing finishes.
- The repair / replacement of black metal rainwater goods, to match existing.
- The repair, replacement and redecoration of all the timber windows.

- The demolition of two low cost and inappropriate corrugated iron sheet clad toilet extensions.
- The reconfiguring of the landing area created by the above demolitions. The landing F14 in the first floor plan appears to have been an alteration to the original building during the 20th C as there are blocked up windows within the existing fabric in F16 and S11. These will be open up to provide W14 and W41.
- The repairs and redecoration of the cement render wall finishes
- The re rendering to the internal south extension wall to match existing.

All existing architectural features and detail will be retained / remain the same and any repaired or replaced fabric will be undertaken to match the existing style, complying with Listed Building Consent and Planning Approval consistent with the conservation area designation.

DESCRIPTION:

External envelope:

Roofs:

Note: no high level inspections has been undertaken at this stage, Such an inspection will require full scaffold to the two elevations to comply with Health and Safety legislation.

The roofs to the front (South - Commercial Street) are only visible from ground level the street while the rear roofs (North) facing towards the covered market can be seen to a greater extent from the rear windows.

Existing main roofs:

Pitched and slated with internal lead valley gutters.

Condition: There a number of minor leaks apparent internally although more extensive water ingress was present over the front Commercial Street top floor (room S5).

Much of the roof is of considerable age with some indication of local repairs. The slating does not appear to have any under felt (sarking)
At its current age the roof will be suffering from 'nail rot' where corrosion has eaten away at the ferrous nails used.

If the building is to find a new use and be given a reasonable life then the roof covering should be replaced with sarking under felt along with new valley gutters.

Specification:

Strip and re slate roof reusing all sound reclaimed sales and new material to match existing in blue-black natural slate on breathable sarking, and treated battens.

Roof void; Internal existing mineral wool insulation over timber ceiling to be made up to current standards (nom 200mm mineral fibre) 'U' = 0.16

Rainwater goods:

The main front gutters appear to be quality painted 125mm 'ogee' section metal and these are capable of being reused. The gutters are to be taken down, cleaned and repainted with the joints sealed with bitumen mastic. Where replacement sections are required, these will match the original existing.

The rear rainwater goods and svp's / waste pipes are poorly located and in poor repair. New rainwater goods and soil pipes are to be provided in black painted metal and arranged in a simplified layout to new locations (see proposed elevations)

Rainwater goods: replace defective existing with new black finished cast 100mm 'ogee' metal gutters and 75mm diam. down pipes.

External walls:

Front south and east walls facing Commercial Street and Crane Street:

The external walls are all solid 450mm thick masonry construction. The walls above the shop fronts facing Commercial Street and Crane Street are of painted render. There are no visible structural problems here and only minor expansion cracking was apparent. Repairs need only comprise local making good to cracks and redecoration Colour schemes to be discussed with the council's conservation adviser prior to work starting.

Specification:

Painted render. Cut out cracks and remove all loose sections. Make good to base and repair back to adjacent surfaces with SBR slurry coat backing, make up to existing thickness with nom 16mm 1:1:6. hydraulic lime render in min 2 coats.

Paint all external walls as existing colour to match background materials and underlying finishes with high quality proprietary mineral masonry paint as Becks Silica paint or with quality masonry paint ('Pliolite' based resins give 15 years anticipated life to redecoration)

Walls to the inner rear elevations:

The walls to the inner rear north elevations facing on to the covered market roof area are poor with a mix of random rubble, face brick work and mostly undecorated smooth cement render. As noted before there is little sign of any maintenance here for in excess of 30 years

The exposed stone and brick work on the south rear extension should be rendered to match the finish of the remainder of the walls. As access is very restricted these walls should remain un-painted (as existing) to limit future maintenance difficulties. (scaffold and working over glass)

Specification:

Internal faces: painted lime plaster. Remove all loose and damaged areas. Apply dry rot treatment / sterilisation to all affected areas. Replace plaster with pre bagged material (Ty Mawr or equal) to nominal thickness to match existing. Repaint with mineral based finish to match existing colours.

Papered and painted gypsum plasters /cement render:

Windows:

The front windows to the elevations facing onto Commercial Street and Crane Street are single glazed painted softwood sashes. These are well constructed double hung single glazed box sash units that are in fair decorative order and appear mostly sound (but paint bound or screwed shut) and are in need of maintenance and redecoration.

Maintenance will require the removal of the sashes to ease the over painting, the re hanging on new best (No 4) waxed cotton sash cords and replacing the pulleys and fastenings to match existing where these are defective. This work will require the replacement of parting and stop beads as these are usually always damaged in the repair works.

Some minor local repairs may be required to the sashes themselves but a full inspection cannot be made without external scaffolding as most of the windows are nailed or screwed shut and paint bound.

The majority of the external cills appear sound and only a small number of glazed panes need to be replaced. Local repairs, if found, to made good with Rustin's epoxy filler.

The windows to the rear internal market elevations have not been maintained or decorated for a very long time (in excess of 30 years) and there is rot apparent in the nearly all of the sashes and box frames. These windows are in very poor condition.

It is proposed to replace these windows with matching sections in preservative treated red wood finished with factory applied 'Sikkens' painted finish with thin -12mm double glazing.

Shop fronts:

The ground floor Commercial Street shop front elevations comprise glazed timber or aluminium shop fronts with a thin marble like cladding to the walls and fascia's. This cladding is mostly sound but poorly executed and with some local damage to quoins and panel joints.

The cladding is too monolithic with no relieving detailing and is considered to be a modern 20thC over cladding of earlier shop fronts. Ideally these should be removed and more appropriate shop fronts provided.

NOTE: This work is to be a part of a future LBC and THI grant application if and when the application for planning and change of use is approved.

The shop fronts to C&M News and the adjacent travel agent are constructed in mill finish aluminium. These two shop front are poorly finished and utilitarian in nature and should both to be replaced in stained hardwood with detailing to match the best of the existing shop fronts (as the first unit occupied by the British Red Cross. (see 'Refuse area' below)

Refuse area; Commercial Street:

As a pre-condition of the planning application for residential change of use for the first and second floors it will be necessary to create an off-street refuse area for tenant use. It has been agreed in meetings with the planning office that this facility will be constructed in a part of the existing newsagents shop front (C&M News) alongside the existing access staircase to the first floor. This existing shop is fabricated from modern mill finished aluminium which is inappropriate for the setting.

It is proposed to replace the whole C&M News and travel agents front with a new shop front in stained hardwood with detailing to match the best of the existing shop front (as the first unit occupied by the British Red Cross. (see detail drawing)

An internal 1 hour block built fire separation wall will be set back 1200mm behind the shop front and by the width of the existing right hand shop display window. A shallow display cabinet will be part of this new shop front to allow the newsagents existing display to be maintained. Hardwood doors to the access lobby itself will be used to match the size and scale of the adjacent shop doors.

Shop signs:

Inappropriate shop signs are to be removed and new signs provided.

Any new signage is to conform to the council's guidelines for shop advertising / displays within the Conservation Area / THI recommendations.
This work will be a part of a future LBC if and when this first application is approved.

INTERNAL LAYOUT.

Demolitions / unfit construction.

First floor toilets and rear access door to market roof area. (off staircase landing F7)

The construction of this area is in ½ brick and unsound. The existing access runs off a part of a winding staircase itself and is dangerous.
The rear external access door from this structure probably gave onto some external fire escape route or was provided for maintenances purposes over the adjacent market roofs. Any such use has been long abandoned, is dangerous because of the glazed areas of roof and has no obvious usable escape route.

This area is considered unfit and should be demolished and the retained door opening off the stairs adjusted to incorporated a new window to match the adjacent windows (W42 as W15)

First floor toilets of rear mid landing. (off staircase landing F1)

The construction of this area is in small section timber stud and corrugated metal sheet wall and is supported on an ad-hoc arrangement of steels and timber resting on the flat roof beneath. These toilets appear to have been added as an easy (pragmatic and utilitarian) solution to providing additional toilet accommodation at some time in the past.

This whole structure is considered unfit and should be demolished. The opening off the adjacent landing should be adjusted to incorporated a new window to match the adjacent windows (W40 as adjacent staircase window W39)

Internal planning:

The layout of the first and second floor accommodation is dictated by the pre-existing substantial cross walls and chimney breasts within the property which form the divisions between the original properties. These cross walls are to be maintained as part of the core listed fabric with only minor modifications to block up ad-hoc holes in walls or redundant doorways.

Where ever possible existing partitions are to be reused where the structure is reasonable and sufficient for their purpose – note that some partitions are 50 x 50 timber studs forming part of expedient shop fitting work for retail use which will be un-useable. (Partitions in F17 and S12 – S21)

Access:

There are only two access points to the first and second floor accommodation at present, one from Commercial Street adjacent to C&M News and one from within the Market entrance at the southern end of Commercial Street but leading into the market entrance (and behind locked doors when the market is closed) This later entrance has not been used for many years and has fallen into disuse. No existing right of way now exists through the market entrance and the stair link to the first floor is wholly redundant should be removed.

The current main entrance staircase to the first floor has an adequate width for the proposed 6 new flats. This staircase will need to be checked for the integrity of 1 hour fire resistance from the underside in C&M News.

INTERNAL ACCOMMODATION LAYOUT:

See internal room condition inspection.

First and second floor SE end Commercial Street accommodation.

Rooms F1 – F12 first floor, S1 – S10 second floor

This part of the building has been in use in recent years as offices and has been 'tidied up' with white painted walls and some fire doors. The front facing rooms S2, S3, + S5 are all relatively clean and sound but utilitarian in nature with no significant architectural features (see room condition schedule)

This area of the building is relatively straightforward to convert for residential use with a linear layout either side of the central spine wall utilising the existing common landing (F1) and access staircase.

These flats will need fire door protection from what will become a 'common' lobby. It should be noted that travel distances within the flats from the living rooms into safe areas must not exceed 9m.

First and second floor NE end Commercial Street / Crane Street

Rooms F14 – F17 first floor, S11 – S21 second floor

This part of the building appears to have last been used in the early 1970's (from pre decimalisation shop display material still in the building)

Access has been added at some stage via a landing (F14) to reach what was a retail area (F17) as there are the remains of changing cubicles and some shop fittings and decorations present.

A new access will need to be created to bring this area into use for residential purposes and to provide safe fire exit route.

The existing internal second floor access in this part of the building is very poor and includes some new openings where 'expedient' access has been made through the main structural /chimney walls. (D35) creating a "room off a

room" situation. Again, a new access will need to be created to bring this area into use for residential purposes and to provide safe fire exit route.

The majority of the partitions in this area (S11 – S21) are low quality 50 mm / 75mm timber stud with boarding and dark wall paper. (see room condition schedules)

CONVERSION ISSUES

There is a number of particular space and listed building issues to work around if the first and second floors are to find a new use:

The core cross walls that sub divided the underlying properties have to stay as both key structure and significant parts of the listed fabric.

1. Internal (common) staircase.

The common staircase will need to be retained with the restrictions this places:

The number of flats accessed of any of these stairs will impact on Building Regulations and the provisions of B1, 2.19 – small single stair buildings will apply.

Internal travel distances are critical with single escape dwellings but preliminary consultation with Building Control suggests that the application of a fully automatic fire alarm system will overcome the problems here. The internal escape routes will have to accommodate the 9m maximum internal travel distance to fire protected lobbies.

The common staircases will be required to provide 1 hour structural fire protection with 30/30 doors to the access lobbies.

2. Floor Construction.

The floor construction between the ground floor commercial properties and the first floor will have to provide 1 hour fire resistance. This is to be addressed with a 'top down' approach as the integrity of the ground floor ceiling cannot be inspected or maintained as these areas are independently tenanted and no control can be maintained over the integrity of the floors.

The floors between the first and second floor flats will need to provide 1 hour fire resistance and sound resistance to Part E of the building regulations.

3. Walls:

The external walls are all solid masonry

All walls and partitions between flats and between flats and common areas are to provide 1 hour fire resistance and sound resistance to Part E of the building regulations.

4. Heating:

The nature of the layout and access to external walls make the installation of gas heating unsuitable in the listed building - the termination of gas flues will be inappropriate through the external walls as will be separate gas service pipes up the front façade !!

It is proposed that space and water heating is provided by an off peak electrical installation.

5. Windows: (see window schedule)

The existing windows are almost exclusively timber single glazed box sash windows with a only a few modern timber casement units.

The windows to the Commercial Street elevation are all sound and capable of being refurbished with new cords, stop beads (which have to be removed to rehang the windows) and re decoration.

The windows to the rear elevation have suffered from lack of maintenance for more than 30 years and this has resulted in rot to the lower sash members, the box frames and cills to nearly all these windows.

6. Doors: (see door schedule)

The doors to rooms F1 – F12 first floor, S1 – S10 second floor are mostly modern flush veneered fire doors. The doors leading from the common staircase on the first floor (D1 and D2) have a resemblance of traditional 4 or 6 panelled doors but appear to be modern replacements. These door will however be used to provide a pattern for the internal doors. (see door schedule) All sound doors will be retained and re used.

The doors to the second floor rooms S11 – S21) are all thin flush or boarded (ledged and braced doors) installed as what appears to be low cost shop fitting exercise. (see door schedule) These doors are not appropriate for reuse for residential purposes and will be replaced. The new doors will be as used on the first floor. (see works schedule and drawings)

7. Roofs.

The roofs are pitched slated structures with included internal valley gutters (see roof plan)

Much of the roof appears to be original and slate covered although this is from a superficial inspection from the areas inside where the roof structure and coverings are exposed, from an outside inspection from the ground and from photographs on 'Multi Map'.

The roof / valley gutter over the front top floor of flat 5 is leaking and water has penetrated to the first floor ceilings.

All roofs are to be re slated on breathable sarking and all lead flashings and gutters repaired to match existing using minimum code 4 lead.

APPROACH TO WORKS AND SPECIFICATION:

Approach to conservation and repair:

All windows are to be repaired or replaced as set out in the scope of works and supporting drawn details.

Internal features.

The first and second floor accommodation is generally poor or very poor and uninhabitable. The two floors facing onto Commercial Street were recently used as administrative offices by the contractor building the new Tesco. The offices were striped out back to basics, new flush fire doors fitted and the rooms white painted. There are no distinctive and or significant architectural features remaining in these rooms which feature flat plasterboard ceilings, white papered and painted walls and modern machined timber floor boards.

Wall linings and finishes:

It is proposed to provide a thermal lining to the living areas of the new flats (see key plan for extent)

This will retain the existing (if poor) wall finishes.

The thermal lining will comprise 30mm battens fixed to the wall with plugs and screws, solid P'U' based thermal board and 12mm plasterboards with a skimmed and painted finish. The existing skirting's and architraves will reused or replaced to the original locations and mould patterns.

Doors and architraves. See door schedule

All doors to the Commercial Street facing rooms have been replaced with standard flush fire doors or have been taken away.

There are only a few 'original' doors to the Crane Street facing rooms although these are mainly narrow minor doors. These are varnished traditional domestic type doors with inset thin panels. There are not enough sound doors to make any impact in re use and these will

anyway fall foul of performance regulations for domestic or commercial use.

The conversion to residential use will require a significant fire performance within the buildings and new doors will be required. It is proposed that standard six or four panel fire doors be used with dark hardwood varnish finish.

Internal skirting's and architraves: Reuse existing or replace with moulded one or two part sections with moulding to height of original with sections painted or stained to fit location.

Staircase:

The main staircase giving access from the street to the first floor accommodation is a relatively modern timber staircase with a rise of 190 / 200mm and going of 230mm. This are steep but has a good head height clearance. The hand rails are of the mop stick and bracket type. The staircase is to be retained and repaired where necessary.

It will be necessary to provide 1hour fire resistance and separation from the ground floor accommodation and this will have to be assessed and any upgrade provided from the underside. Typically 12mm 'Fireline' plasterboard.

Floors:

The floors are a mix of machine cut butt edge softwood and chipboard. Wherever possible sound flooring will be reused or new boards laid to match existing.

Carefully lift boards and set aside. Repair any defective areas to match, preservative spray structure and lay new mineral insulation between joists. Replace existing floor boards
All work to be screw fixed.

SIGNIFICANT DETAILS.

There is little of any significance in the buildings:

There are however a number of minor details which come under the "interesting and curious" category:

Leather effect wall paper. (room S15)

There is a small area of wall paper on the second floor with a leather effect finish and trim. The paper is damaged from dampness and is on thin insubstantial panelling on 50mmm softwood stud.

The Intention is to retain this finish inside an overlaying partition (although this type of wall paper appears to be readily obtainable from many specialist wall paper suppliers)

Dado panelling. (room S16)

This room last appears to have had a retail use for shoe sales. There is a loose counter fitting (not a fixture) and some 'cod' dado panelling made up from a series of standard modern joinery mouldings. These have been pinned together and given a varnish finish. This will be retained however in-situ.

Fire places.(rooms F5, F10, S5(2), S14, S16, S17.)

A number of fire places remain in the building although these are of low quality with mass produced timber surrounds or 20thC tiles surrounds. All of the gas fires noted are obsolete and unsafe for further use. (see notes on gas services)

There are also a number of blocked up / panelled over fire places in existing chimney breasts. Where grates are found during refurbishment work's these will be retained.

Shop fitting items. (room F17)

The first floor east end has some remains of derelict shop fitting items. These are timber stud and painted ply construction.

To the rear of this area there is a lowered bulkhead beneath the ceiling level (purpose unknown) although this would be consistent with a boxed-in landing from an possible earlier staircase running from the ground to second floor. There are no indications of this use on the second floor above.

Immediately in front of this there is a fabricated lay-light set into the ceiling with cheap mass produced plaster detail cornice set around the opening. Again, there is no indication of this on the second floor above. This features will be retained in the refurbished building.

Timber columns. (room F17)

Two painted timber columns are retained in F17 supporting existing beams over. These are to be retained in-situ fully open to the spaces. (Circulation areas in flat 6)

SERVICES AND M & E INSTALLATIONS.

Heat loss and insulation.

In order to accommodate the residential elements within the building the thermal performance of the building will have to be improved significantly.

The existing walls are all solid construction, there is no roof insulation and all windows are single glazed, a thermal disaster !

The proposals seek to address this; namely:

- To install roof insulation in all the roof voids. (not visible in the finished scheme)
- To provide inter floor insulation. (not visible in the finished scheme)
- To provide thermal insulation to external walls: while this builds out the wall by some 35mm the finished appearance will have no significant impact on the appearance of the spaces as skirting boards and architraves will conceal the additional thickness at window and wall to floor junctions. The proposal is to use 25mm cantalised timber battens on the existing walls with a skimmed and painted plasterboard overlay. In some ways this can be seen as a protection for the underlying walls rather than extensive re-plastering which is, in itself, damaging to the fabric. The extent of the thermal lining will be limited to the living rooms of the new flats only and is indicated on the key layout plan.
- To install thin double glazed units in the new rear windows. 10 or 12mm sealed units achieve a heat loss reduction of 67% when measured against conventional single glazing. 12mm units can be put into frames to maintain the look of conventional glazing and, coupled with use of black spacers, is very difficult to detect from the outside.
(‘Histoglass’ or ‘SashGlass’ to BS EN 1279)

These interventions mitigate significantly against high heat loss through the fabric and will allow electrical heating to be employed. Without this gas heating will be the only viable alternative which will have a significant impact on the fabric with the routing of flues through walls or the roofs and the installation of gas service pipes up the outside walls of the building.

Electric central heating is ideal for the proposed flats but is dependent on the heat loss from the building being reduced to current expectations for thermal performance.

Sanitary and plumbing installations:

The building will require complete re installation of plumbing and sanitary pipe work.

All drainage will need to be led to the rear elevation (as it is now) to connect to the existing or replaced soil and vent pipes.

The layout for this work will require that the new soil pipes are run within floor voids to the rear of the building with fire stop collar sealing at entry points to the floor voids.

All internal pipe work is to be run concealed wherever possible.

No plumbing pipes will be surface run accepting local plumbing around fittings.

Ventilation:

Kitchens and bathrooms will require mechanical ventilation. This will be achieved by running ventilation to roof voids to discharge on the rear internal roof slopes via vent slates.

Simplicity in the routing of the ventilation ducts can be achieved as the floor plans largely replicate each other on the first and second floor plans.

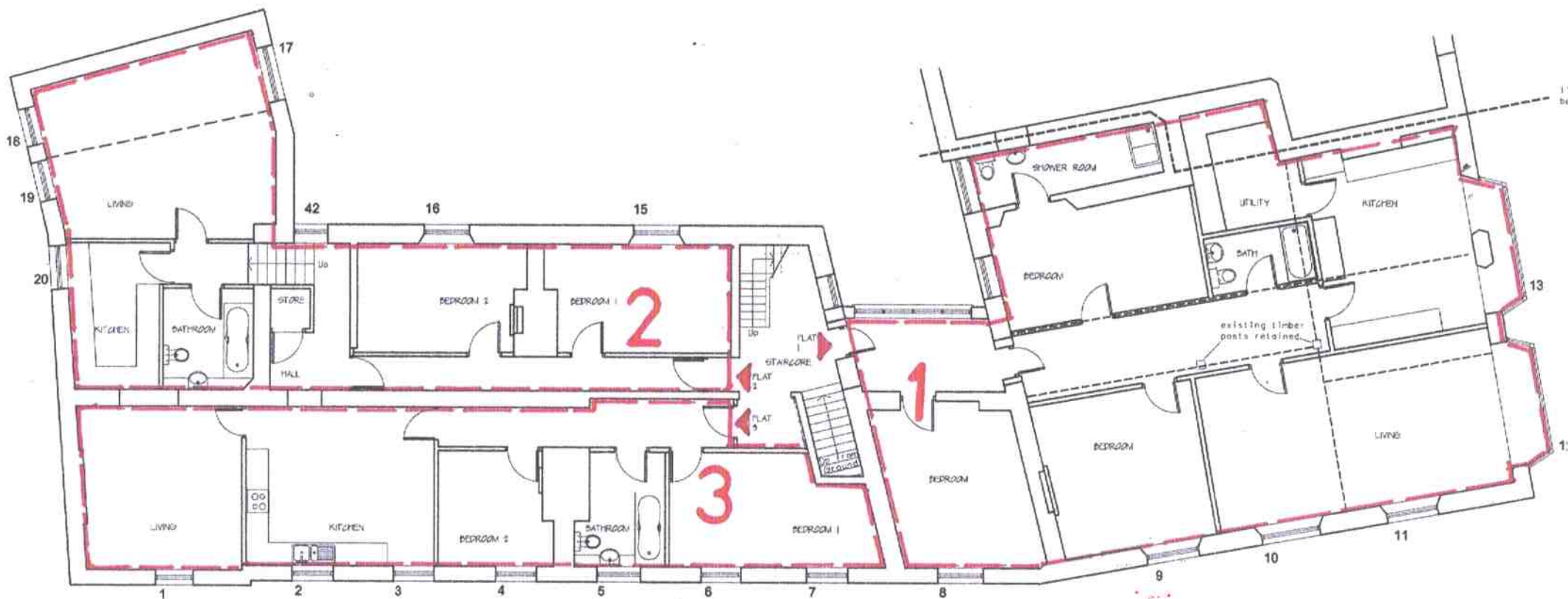
No air brick or ventilation pipes are to discharge to air on the external elevations.

Electrical installations:

All new electrical work is to be run in partitions or chased into walls or within the voids formed by the wall insulation.

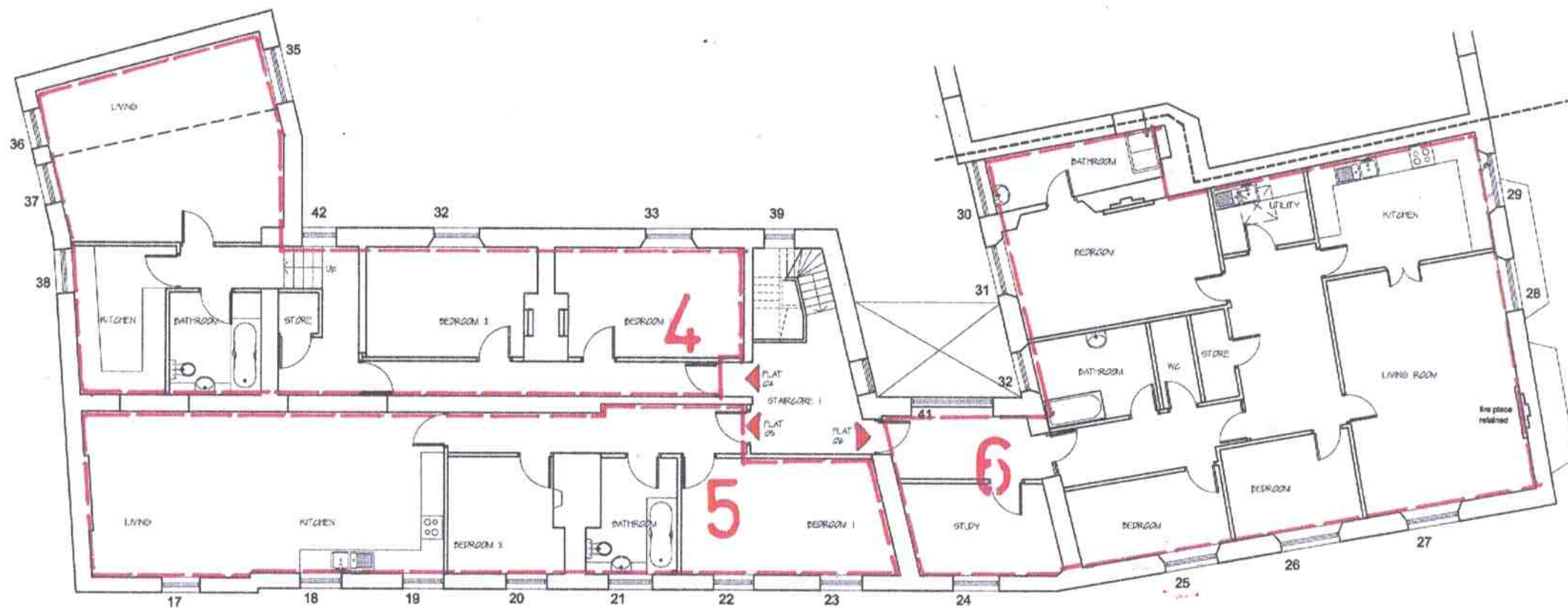
No electrical cables or conduits will be surface run.

13-P-00110



FIRST FLOOR PROPOSED PLAN
KEY PLAN - FLAT LAYOUT

13-00110

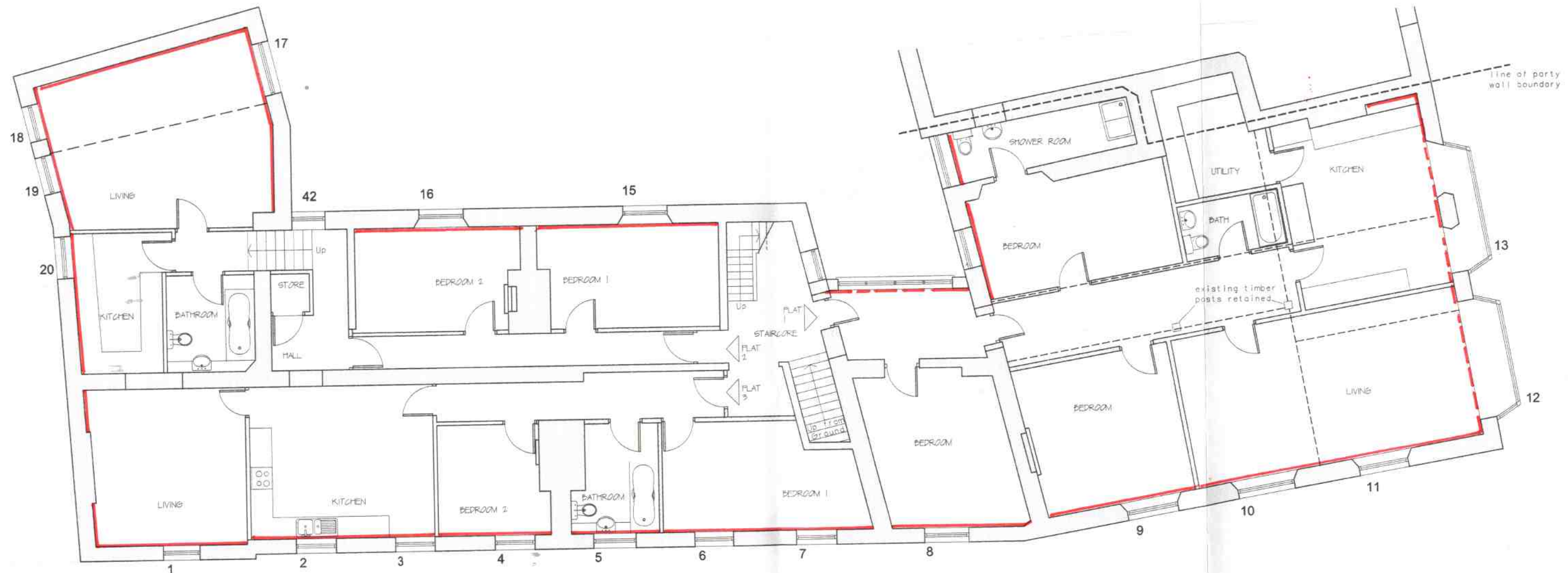


SECOND FLOOR PROPOSED PLAN
KEY PLAN - FLAT LAYOUT

13-P-00110

NORTH

13-00110

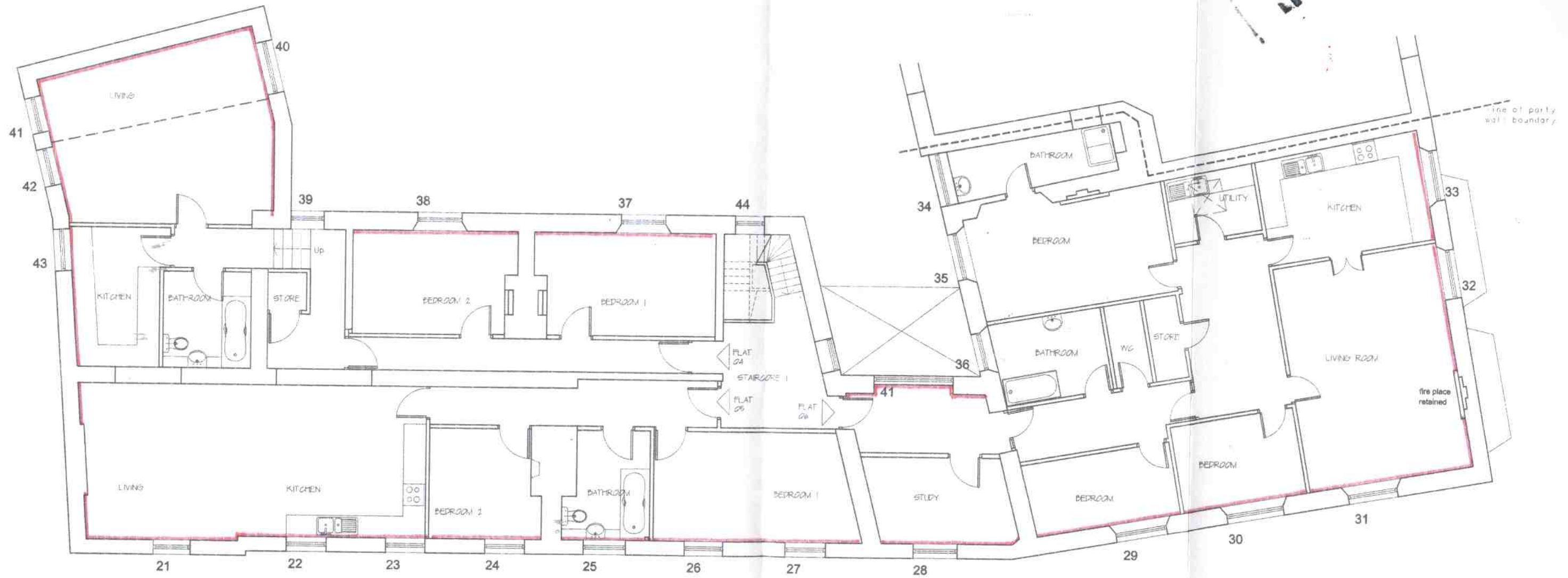


FIRST FLOOR PROPOSED PLAN KEY PLAN - FLAT LAYOUT

proposed extent of dry lining to external walls
not to scale

NORTH

13-F-00110



SECOND FLOOR PROPOSED PLAN KEY PLAN - FLAT LAYOUT

proposed extent of dry lining to external walls
not to scale