

EXPEDITE

HERITAGE REPAIRS REPORT  
FOR THE REDEVELOPMENT  
OF MERCHANT PLACE AND  
CORY'S BUILDING  
CARDIFF, CF10 5AL

21.22-EDS-XX-ZZ-RP-A-XX-1001  
Heritage Repairs Report  
Revision 02

Applicant:  
Dukes Education



# INTRODUCTION

This document has been produced in order to provide an overview of the current status of the two listed buildings on Site 1; Merchant Place and Cory's Building.

This document should be read in conjunction with all other planning documents especially:

- Design and Access Statement
- Heritage Assessment
- Heritage Impact Statement

This document provides an overview of the extent of work required to repair the existing fabric of the buildings. This will be done as sensitively as possible including the repairs using traditional materials where appropriate.

To ensure the building is fit for purpose as a college and safe to use, some modifications are required. Where this is the case, care will be taken to try and maintain the original external appearance. Where possible, original features will be retained and repaired. Where features have been removed e.g. cornices or skirting, these will be reinstated to match adjacent features where they exist.

Revision 01 - 20th July 2022  
Issued for client review

2 Revision 02 - 29th July 2022  
Issued for Pre-Application Consultation

Cardiff Sixth Form College - Academic Hub

## Project Vision

Cardiff Sixth Form College (CSFC) is currently located in leased accommodation at Trinity Court, 21-27 Newport Rd, Cardiff. The College's overarching aim is to provide a permanent new home for the College's teaching space and boarding accommodation across the two chosen sites.

CSFC intend to sensitively convert and restore the Grade II listed buildings at Merchant Place and Cory's Buildings (Site 1) to provide accommodation that meets the teaching needs, whilst also retaining and preserving the building's heritage significance.

The aim at this site is to provide high quality teaching accommodation for the learners including sports facilities, amenity space, an exam hall and other ancillary facilities. The teaching accommodation will be for a total of 500 pupils of which 400 boarders and 100 will be day pupils. The Applicant is also proposing an innovatively designed auditorium on the roof of the new building which will add interest and provide a landmark for the College.

The land at Plot 5 (Site 2) will be developed to deliver architecturally well designed new build accommodation for 400 boarders, ancillary parking and other facilities to support the education use. The college accommodation buildings will seek to maximise their development potential, whilst responding to the site constraints and wider context. This project will be brought forward under a separate planning application.

The Sites are located in Cardiff Bay.

Site 1 comprises of two adjacent buildings on a rectangular site. The first building is Merchant's Place which fronts on Bute Place and is the former Post Office Building and the second is Cory's Building which fronts on to Bute Street. Both properties were built in the late 1800s. The two buildings are Grade II Listed and form an L shape. They total circa 39,000 sqft GIA of floorspace. To the rear of the buildings is vacant and undeveloped land, which also forms part of the Site.

Site 2, also know as Plot 5, is a vacant undeveloped plot which fronts on to Pierhead Street.

The Project Vision is to:

- Deliver a permanent new base for CSFC within Cardiff, that provides high quality teaching and boarding accommodation for the learners, as well as ancillary facilities to support the education use;
- Sensitively convert and restore the Grade II listed buildings at MP/CB to provide accommodation that meets the teaching needs, whilst also retaining and preserving the building's heritage significance; and
- Provide high quality and architecturally well designed new build accommodation on both Sites that seeks to maximise their development potential, whilst responding to the Sites' contexts.



# EXTERNAL

Both existing buildings will undergo a dual process clean. First a doff steam cleans undertaken to remove any biological and bacterial growth. This is then followed by a Torc blast cleaning which is a deep clean which removes the layers of dirt which have accumulated.

Initial analysis shows that the masonry condition of Cory's Building is fairly good, however, Merchant Place is not in such good condition. Examples of this can be seen in the lower pictures.

A survey of the ground floor indicates that a series of regrouting, and colour match skim to the damaged stone is required. Access has been limited to the ground floor and so a full condition survey would not be able to be undertaken without scaffold access. A similar restoration approach of the ground floor would be undertaken on the upper floors.

Once all the repairs have been completed, a post cleaning masonry sealant would be applied to protect the newly restored building.

The slate roof to Merchant Place will be re-tiled. Any existing slates that are deemed to be in good enough condition will be set aside and re-used.

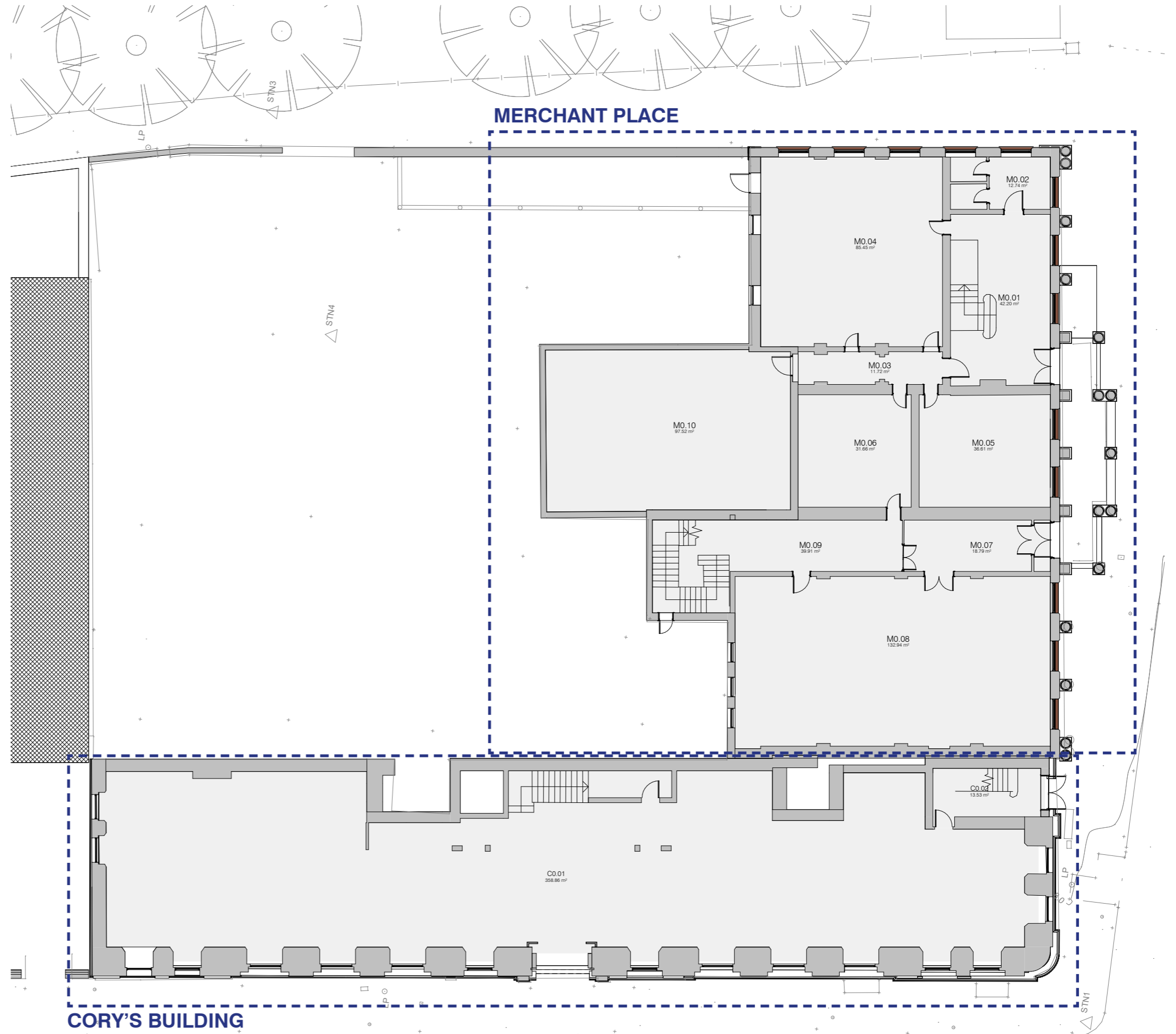
Generally, all windows will be replaced for modern slimline equivalents. This will improve the thermal efficiency and sound insulating properties of the buildings. The position of mullions will be matched to the existing windows.





# 00 - GROUND

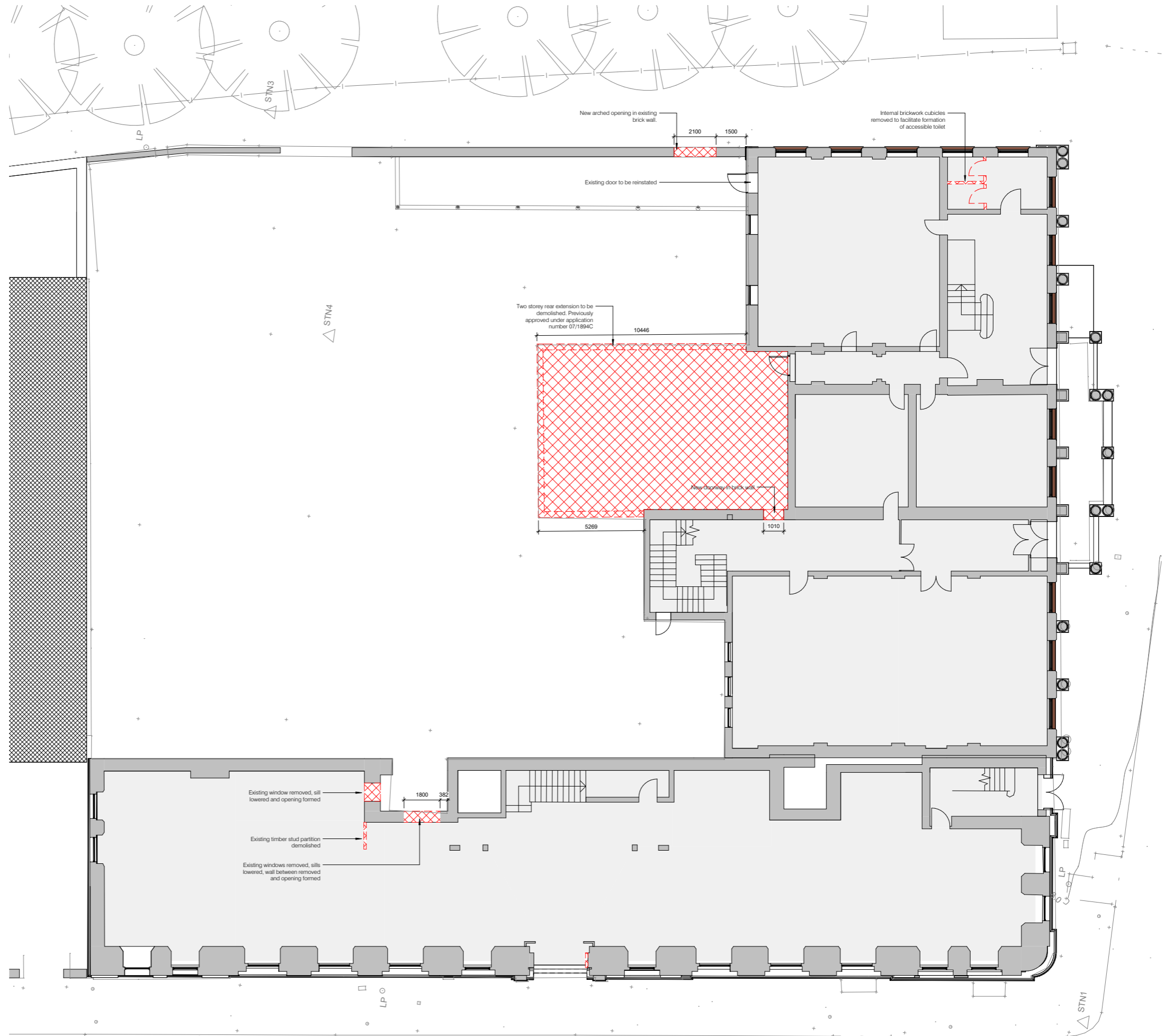
Existing Ground Floor Plan





# 00 - GROUND




## Demolition Ground Floor Plan



# 00 - GROUND

## Proposed Ground Floor Plan

### Key

-  Existing structure
-  Demolished structure
-  Proposed structure

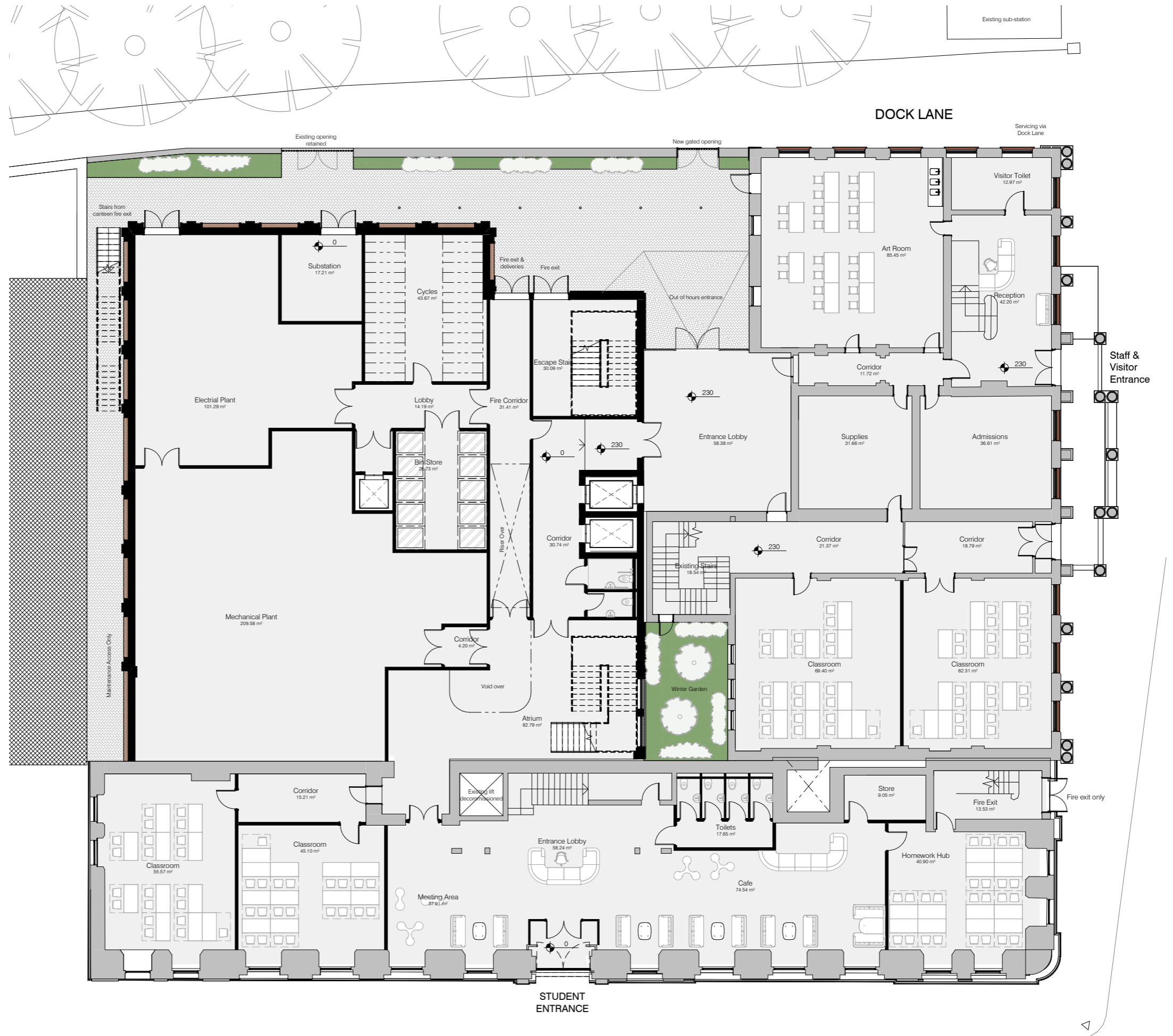
The existing buildings have been unoccupied for circa 20 years and have been heavily stripped back to their base elements. A number of 'modern' features will be required to ensure the buildings can be safely occupied and navigated, whilst ensuring that the buildings can remain maintained for the next chapter of their use. These interventions will be incorporated in a manner that seeks to complement the existing fabric and a balance will need to be found which allows these upgrades to be implemented.

**Doors** - Where existing doors are being retained but lie on an escape route they will be upgraded to ensure fire compliance. This will include intumescent paint or varnish and intumescent edge strips.

**Windows** - Single glazed windows will be replaced with double glazed units. Where possible this will be slimline double glazing. Due to the size of some existing windows (particularly on the ground floor of both buildings) large sized double glazed units may be required. This approach is seen as more appropriate than subdividing the glazing into sizes that would be able to be manufactured.

**Services** - Separate documentation has been supplied which outlines the general building services strategy. Specific details of routes and fittings will be developed during the technical design phase of the project.

**Signage** - New directional and regulatory signage will be required. The style of this will be developed during the technical design phase of the project.










# 00 - GROUND

## Proposed Ground Floor Ceiling Plan

### Key

-  Existing lathe and plaster ceiling
-  Infill lathe and plaster ceiling
-  Proposed plasterboard ceiling
-  Existing cornice retained
-  Cornice to be reinstated

The approach to ceilings can be summarised as follows:

### Merchant Place

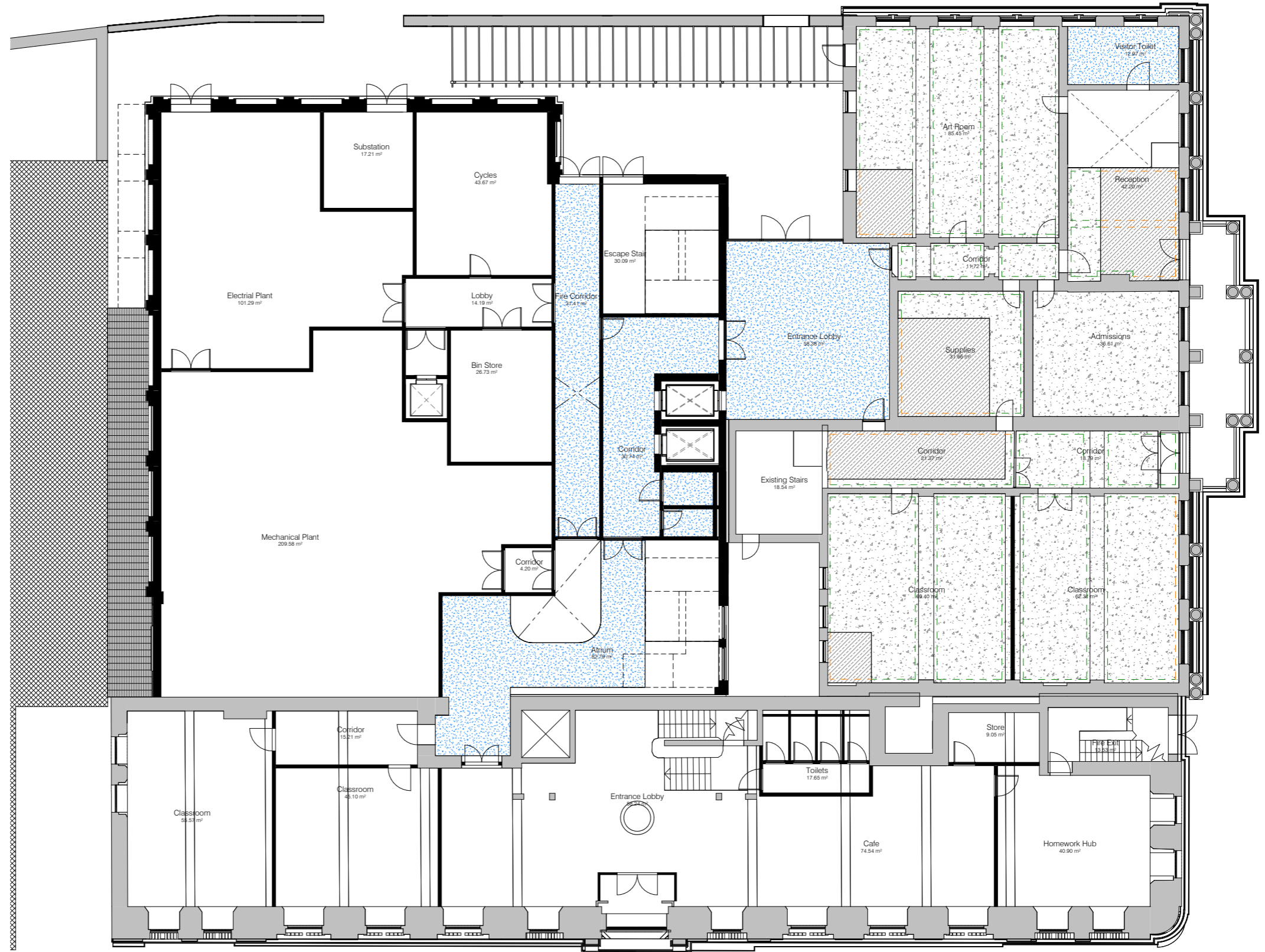
Where ceilings existing they will be retained, repaired and painted. In areas where the ceilings are missing or damaged they will be repaired using traditional techniques.

### Cory's Building

The majority of rooms do not have a ceiling and this approach will be maintained.

### Skyview House

New ceilings will be constructed using plasterboard and a skim finish.

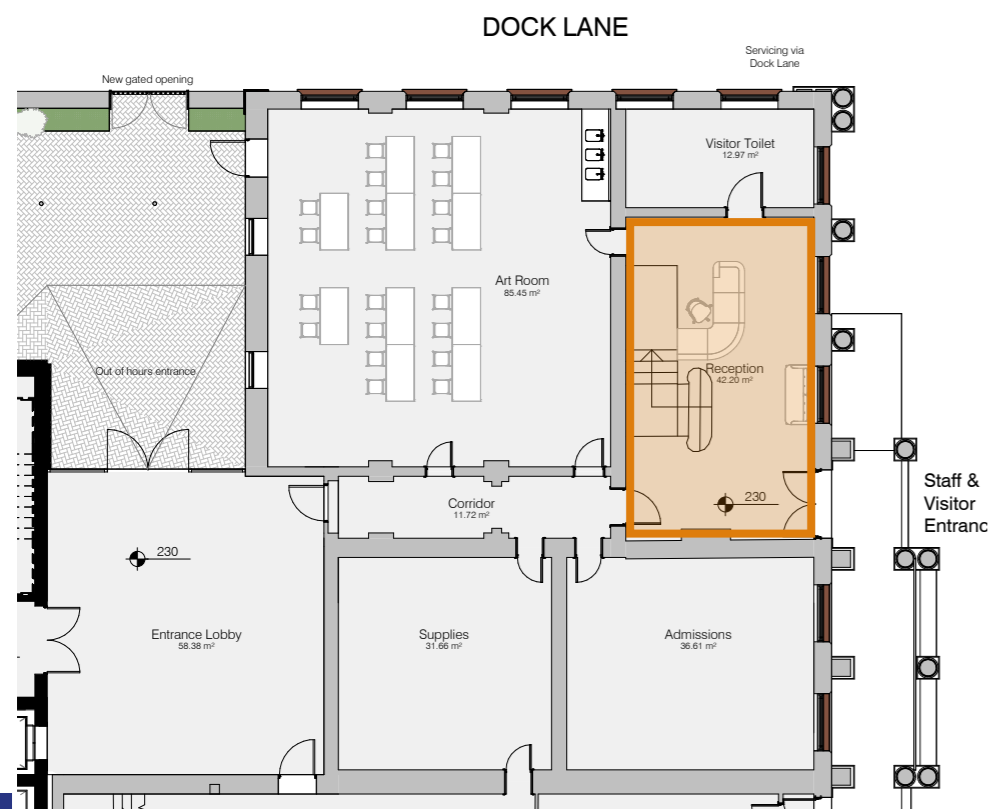
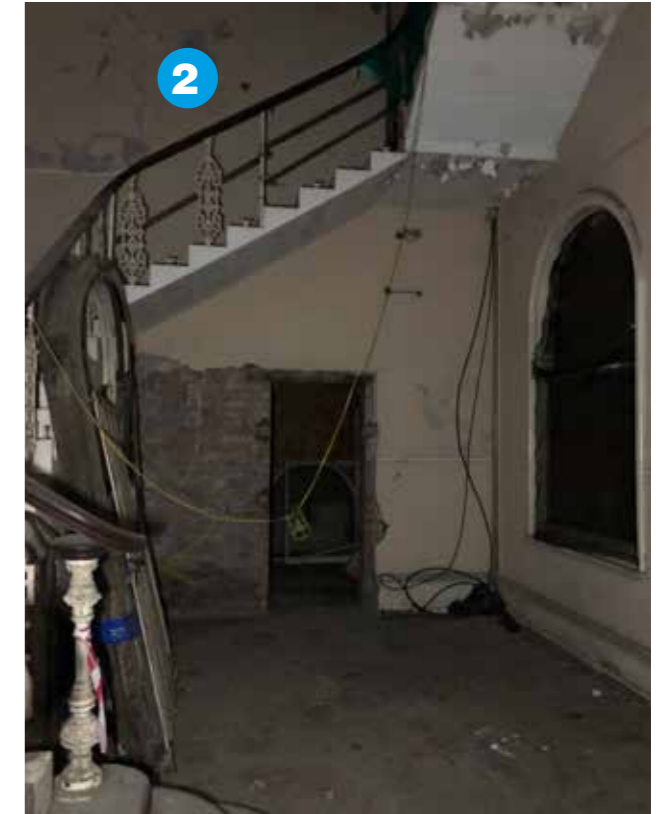


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# M0.01

Proposed use: Reception

- Walls -** Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new tiled finish. Barrier matting to be provided to entrance door area. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** 1. Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good. New doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Existing staircase to be cleaned and made good. Underside to be painted. 2. Timber handrail cleaned. Existing balusters to be cleaned and painted, new metal balusters to be fabricated to infill gaps.

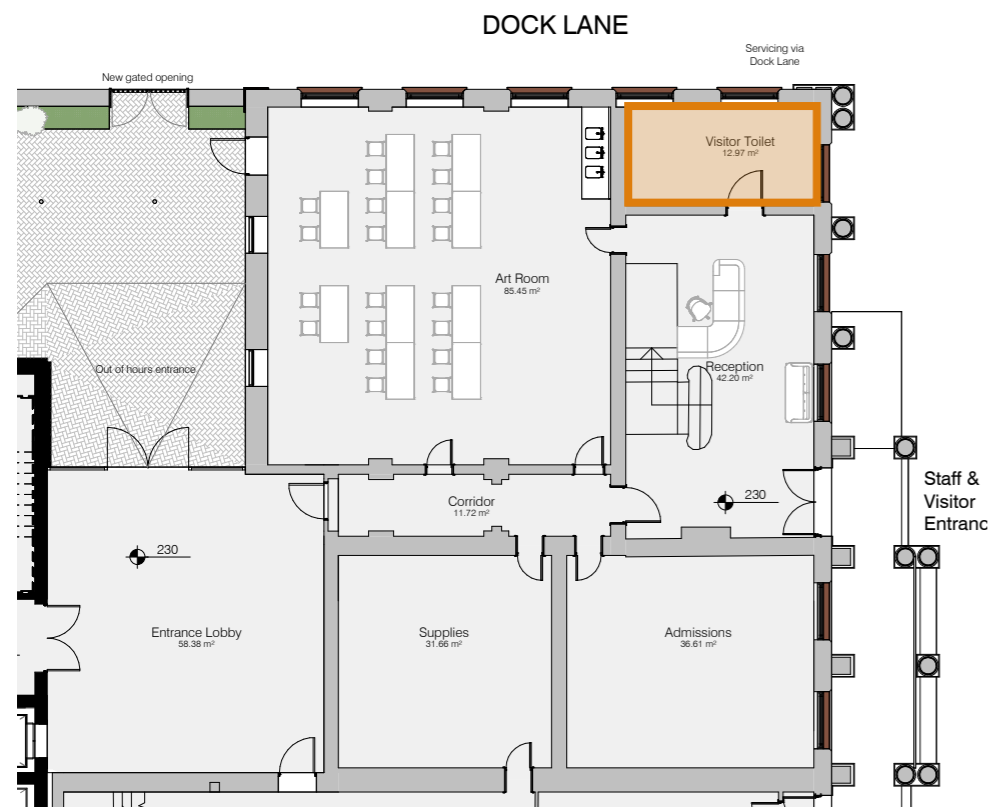




# M0.02

Proposed use: Accessible Visitor Toilet

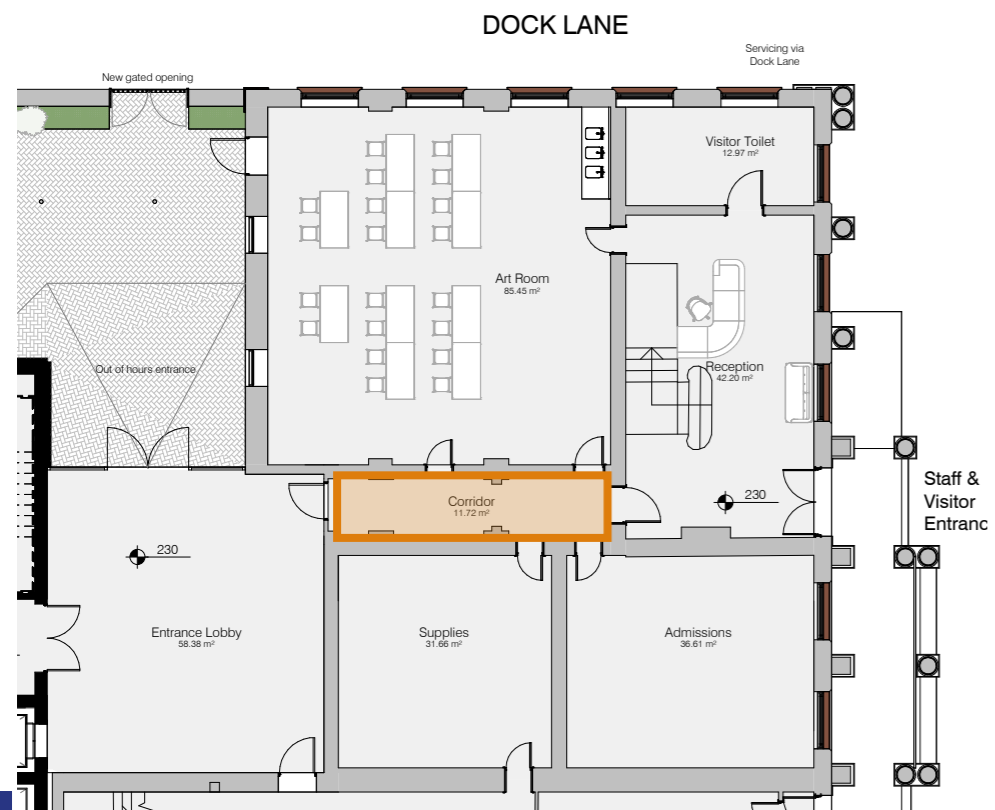
- Walls -** Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new tiled finish. Tiled skirting to match floor finish
- Ceilings -** New ceiling required to extent of room, ceiling to be finished with new plasterboard and skim. Ceilings to receive painted finish.
- Doors -** New door to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Lower pane to be fitted with heavily frosted glazing for privacy.
- Other -** Accessible toilet suite to be provided.
  - Existing ventilation to be reused for new ventilation.



# M0.03

Proposed use: Corridor

- Walls - Existing plaster to be repaired and painted.
- Floors - Existing concrete floors to be cleaned and overlaid with new tile effect vinyl finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings - Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors - New doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows - None
- Other -
  1. Glass fanlight to be reinstated.
  2. Panels to either side of existing opening to be removed to allow wheelchair access from the new reception through to the new build entrance lobby and lift access.
  3. Existing opening retained, new glazed fanlight to above, glazed side panel and 926mm door to facilitate wheelchair access.

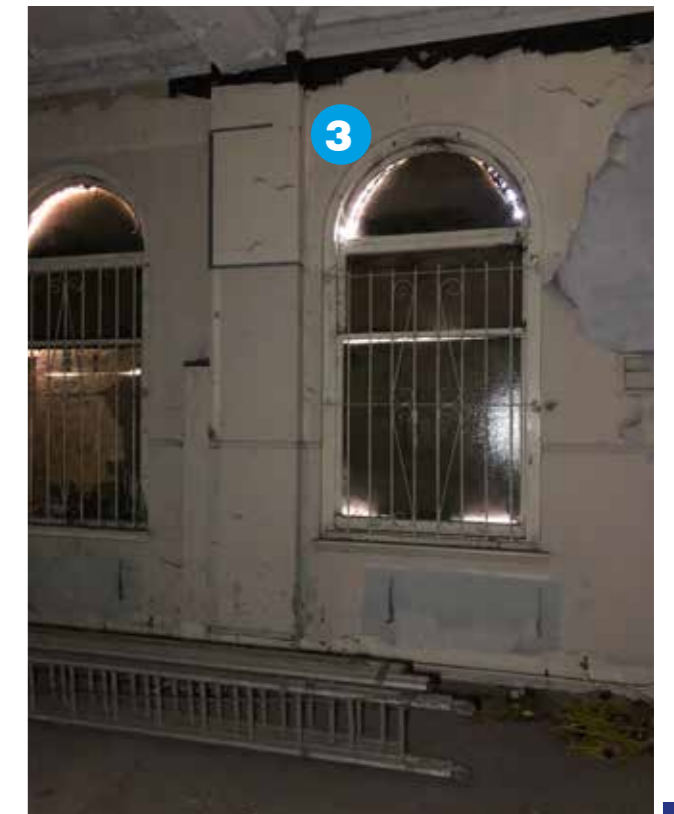
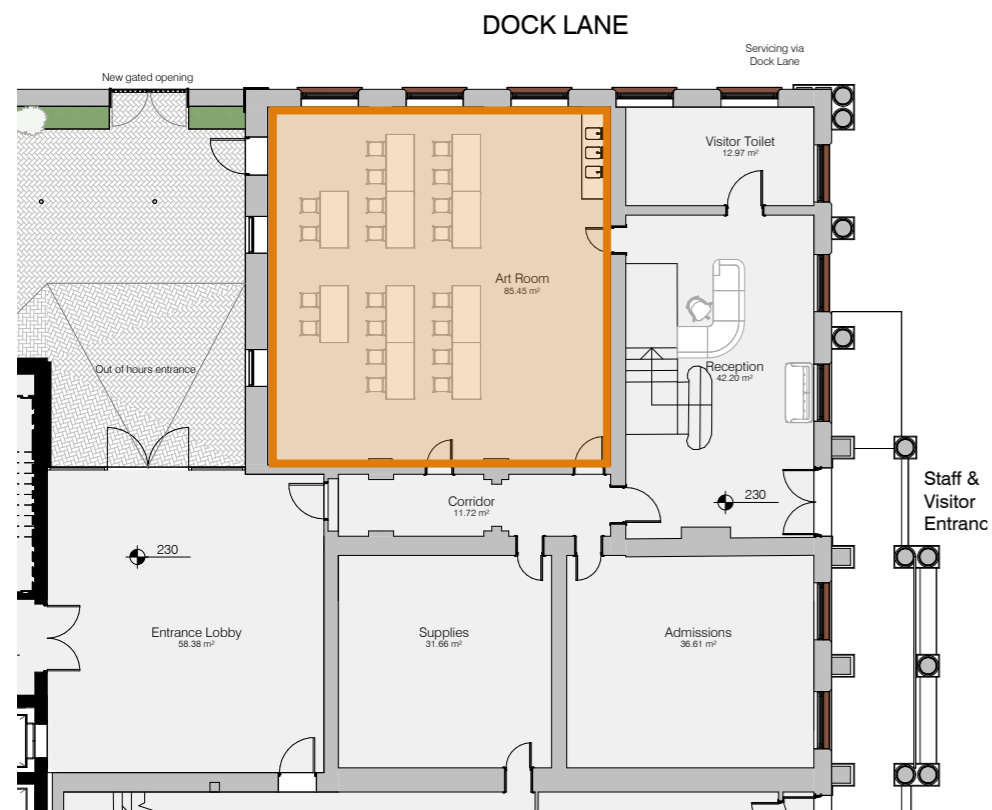
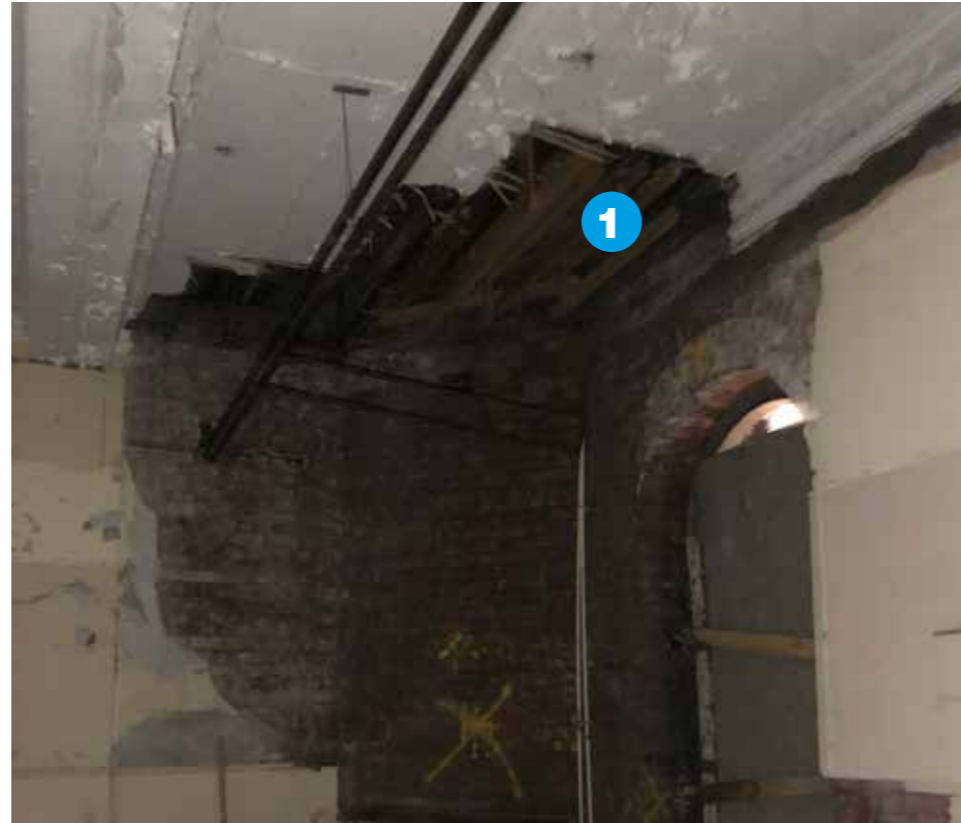




# M0.04

Proposed use: Art Room

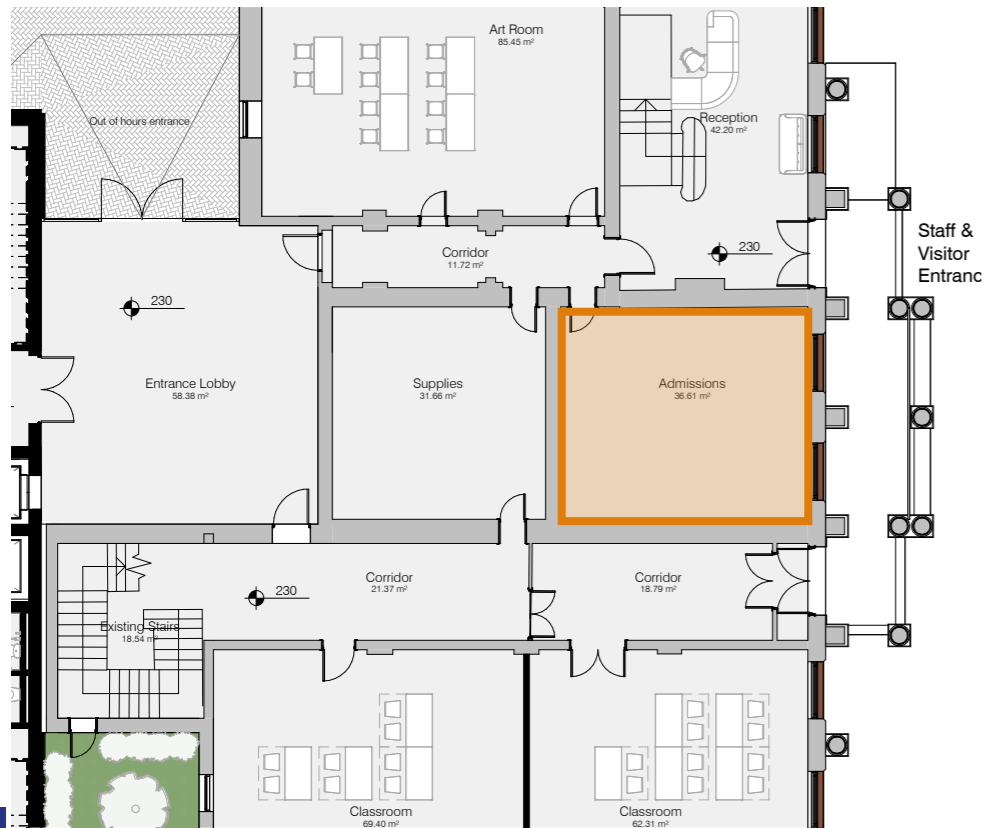
- Walls -** Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new vinyl finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** 1. Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style. External door to be replaced with new hardwood timber door.
- Windows -** 3. Existing windows to be replaced with new slimline double glazed units in timber frames. Metal grilles to be removed.



# M0.05

Proposed use: Office

There is currently no access into this room therefore the extent of works cannot be determined.

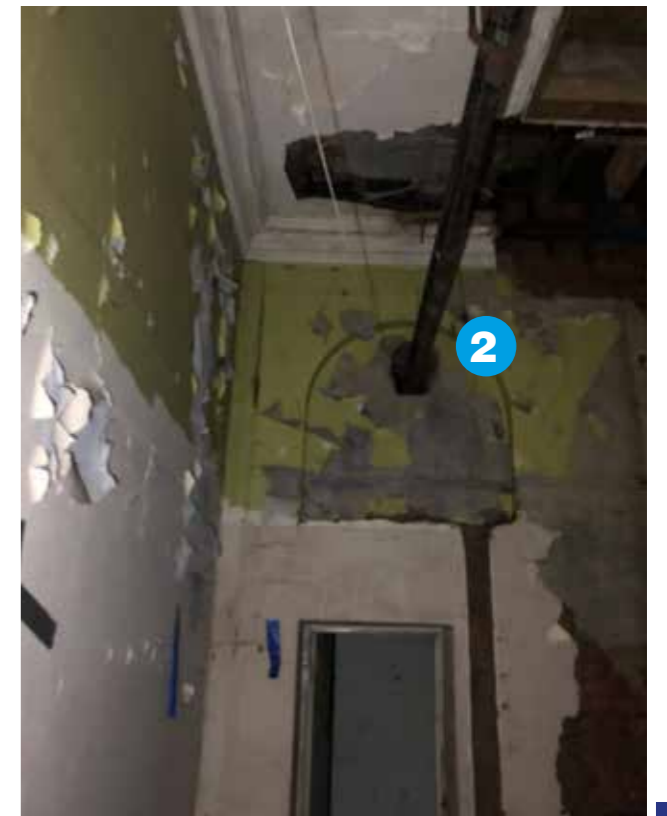
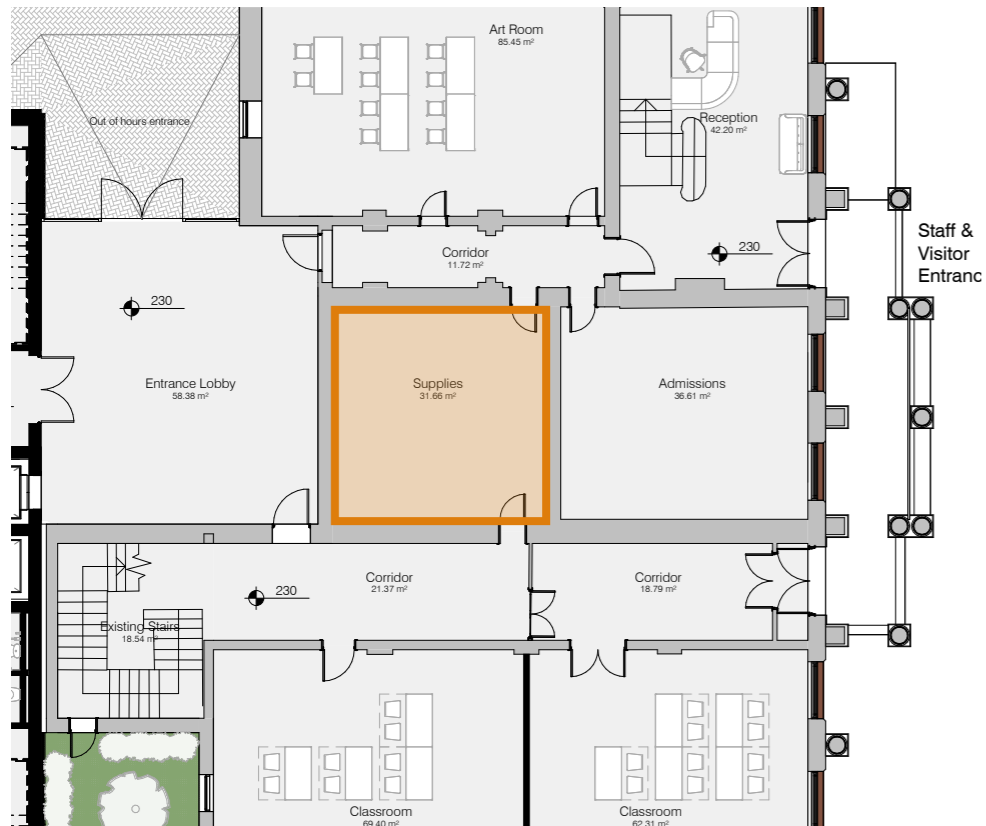
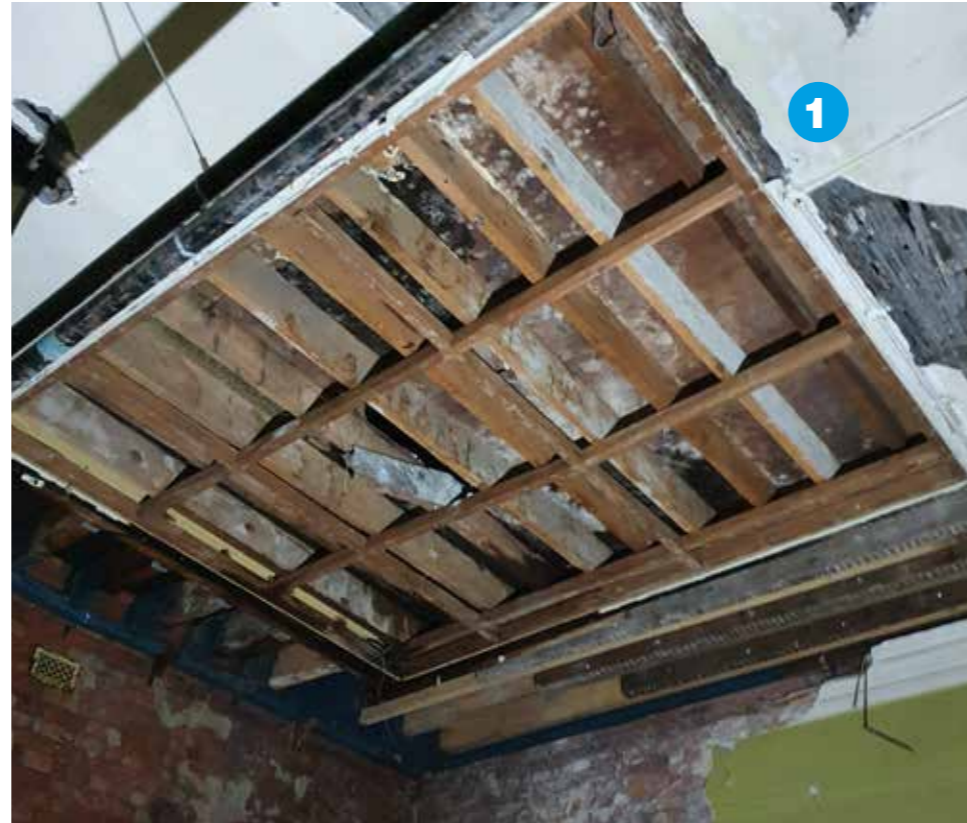




# MO.06

Proposed use: Supplies

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new vinyl finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** 1. Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** None
- Other -** 2. Existing pipework to be retained, cleaned and painted.

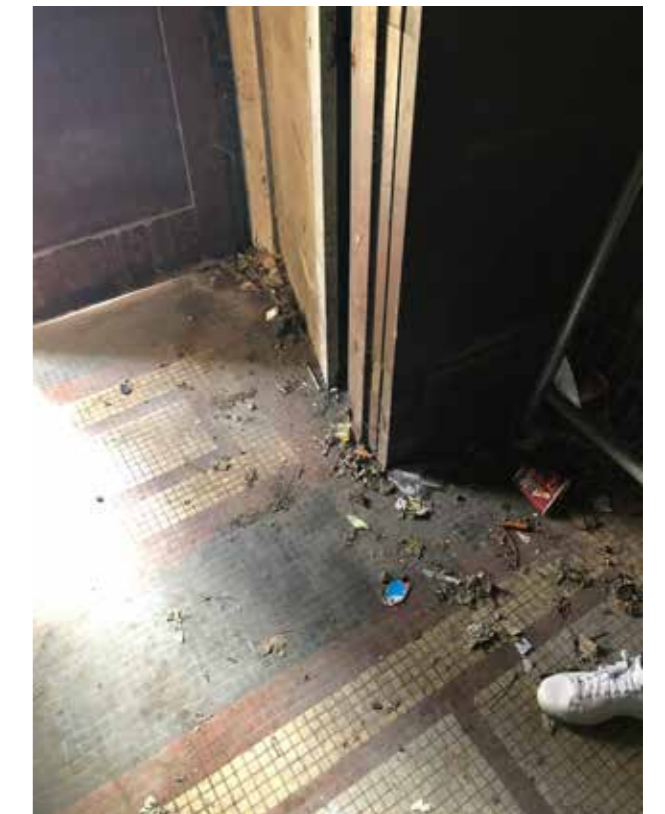
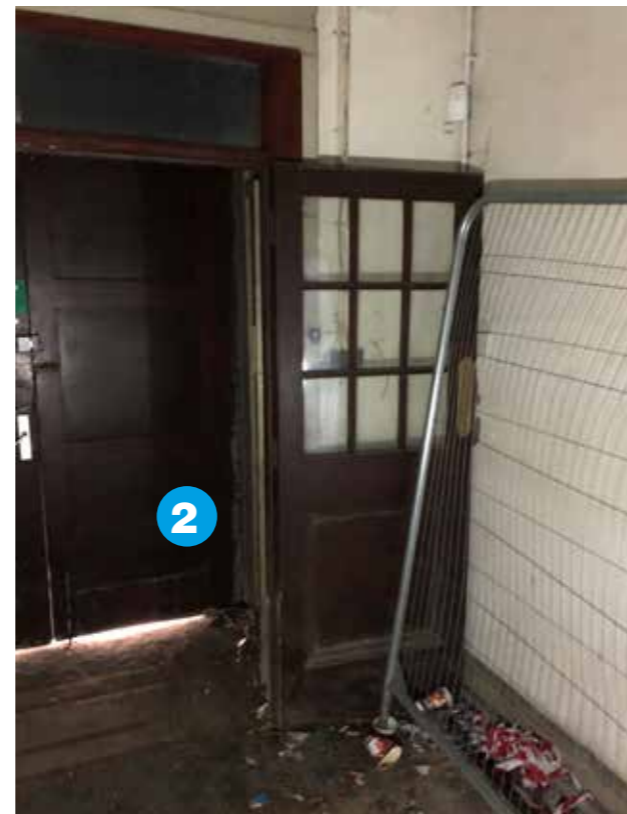




# MO.07

Proposed use: Corridor

- Walls - Existing plaster to be repaired and painted. 1. High level opening to be infilled with plasterboard and made good.
- Floors - Existing tiled floor to be cleaned and repaired where needed.
- Ceilings - Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors - Existing doors to be retained and made good. External doors to be retained but improved to ensure appropriate weatherproofing and airtightness.
- Windows - None





# MO.08

Proposed use: Classrooms x2

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing tiled floor to be cleaned and repaired where needed. Existing concrete floors to be cleaned and overlaid with new tile finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** New partition to align with existing downstand beam in order to avoid existing cornice. Sole plate to be glued to avoid damaging floor tiles.

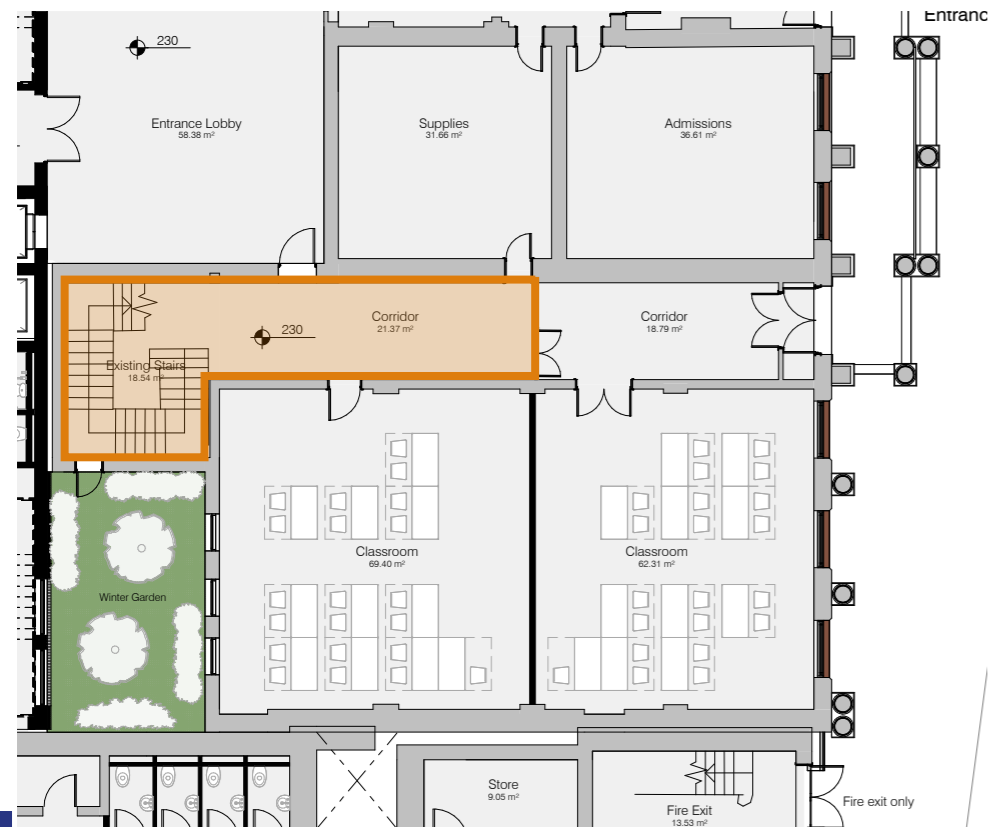




# MO.09

Proposed use: Corridor and Stairs

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing tiled floor to be cleaned and repaired where needed. Existing concrete floors to be cleaned and overlaid with new tile finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Existing staircase to be cleaned and made good. Underside to be painted. Timber handrail cleaned. Existing balusters to be cleaned and painted, new metal balusters to be fabricated to infill gaps.





# M0.10

Proposed use: Lobby

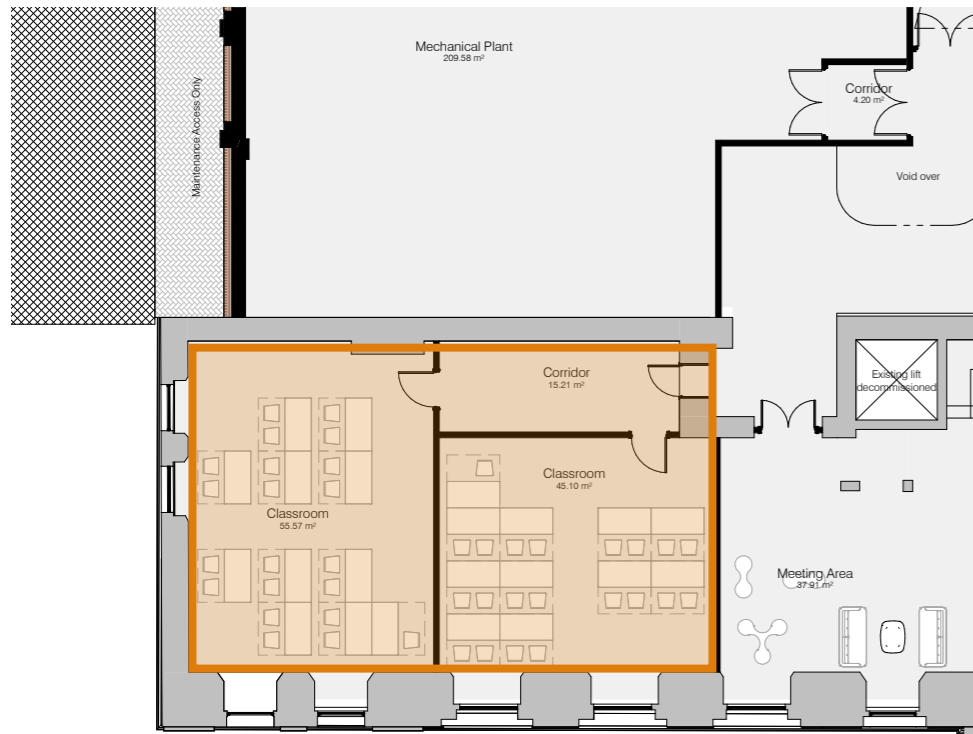
There is currently no access into this room therefore the extent of works cannot be determined.



# C0.01A

Proposed use: Classrooms x2

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

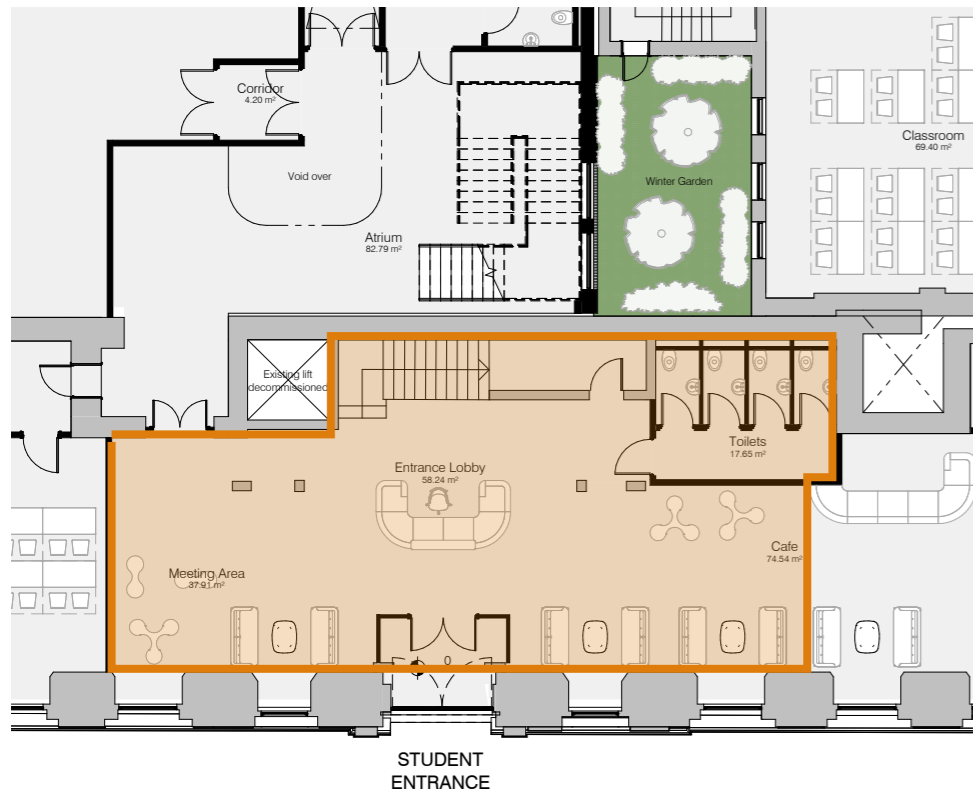




# C0.01B

Proposed use: Lobby

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing. 1. Existing tiled entrance floor to be cleaned and repaired.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** 2. The existing sliding entrance doors will be refurbished. They are currently operational and will be maintained as functioning doors after the refurbishment.  
3. Steel structure to remain exposed

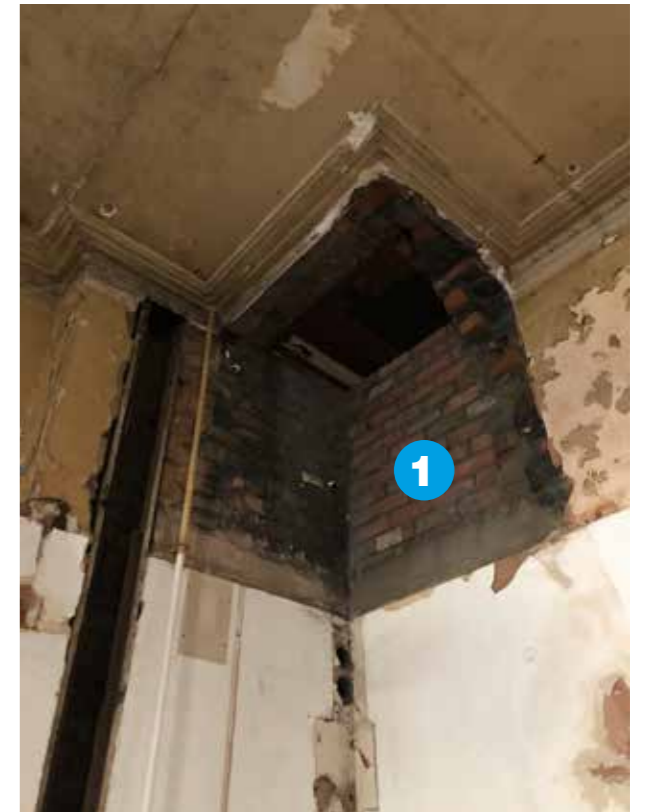




# C0.01C

Proposed use: Lobby

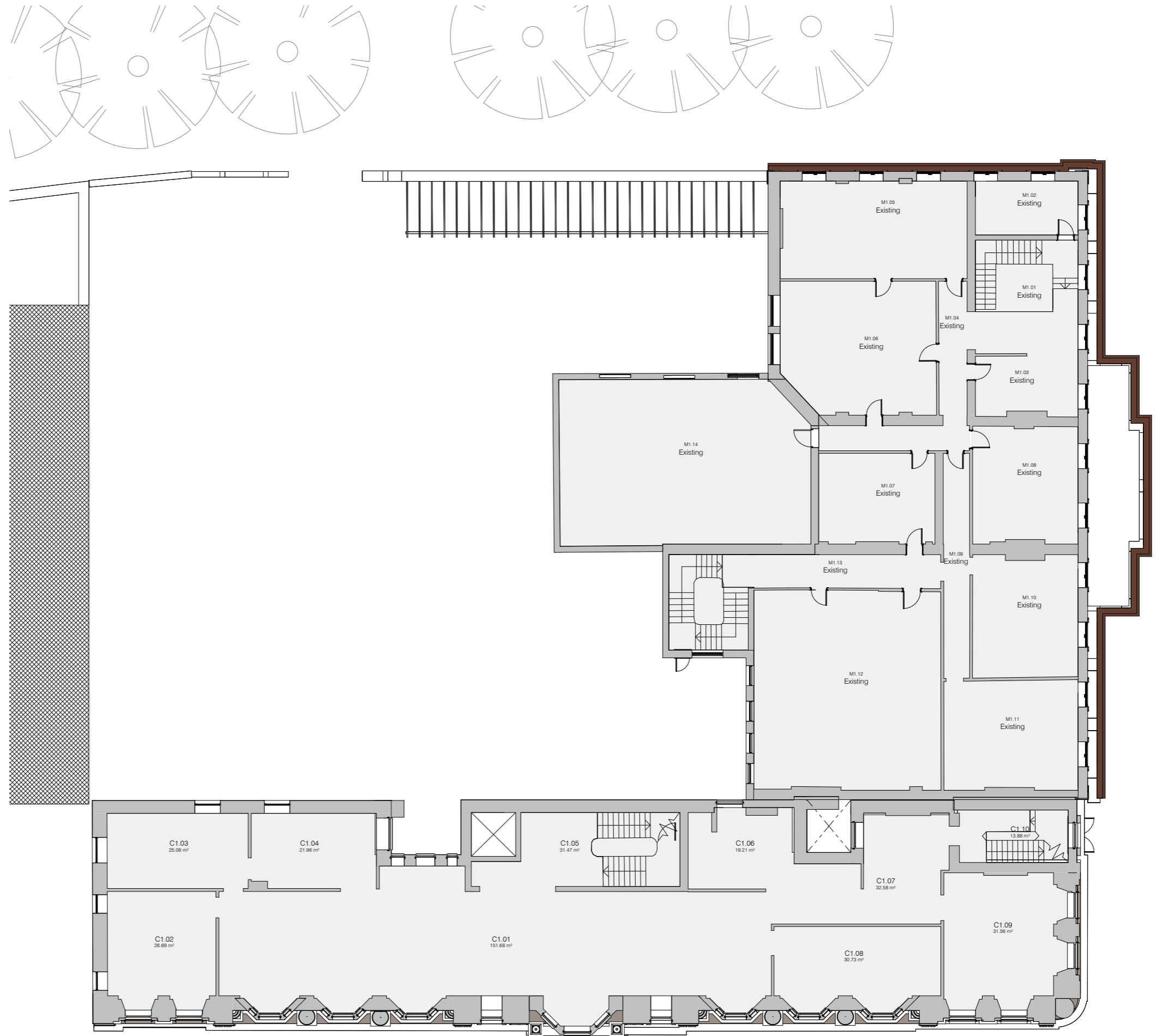
- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** 1. Opening to former dumb waiter to be infilled.





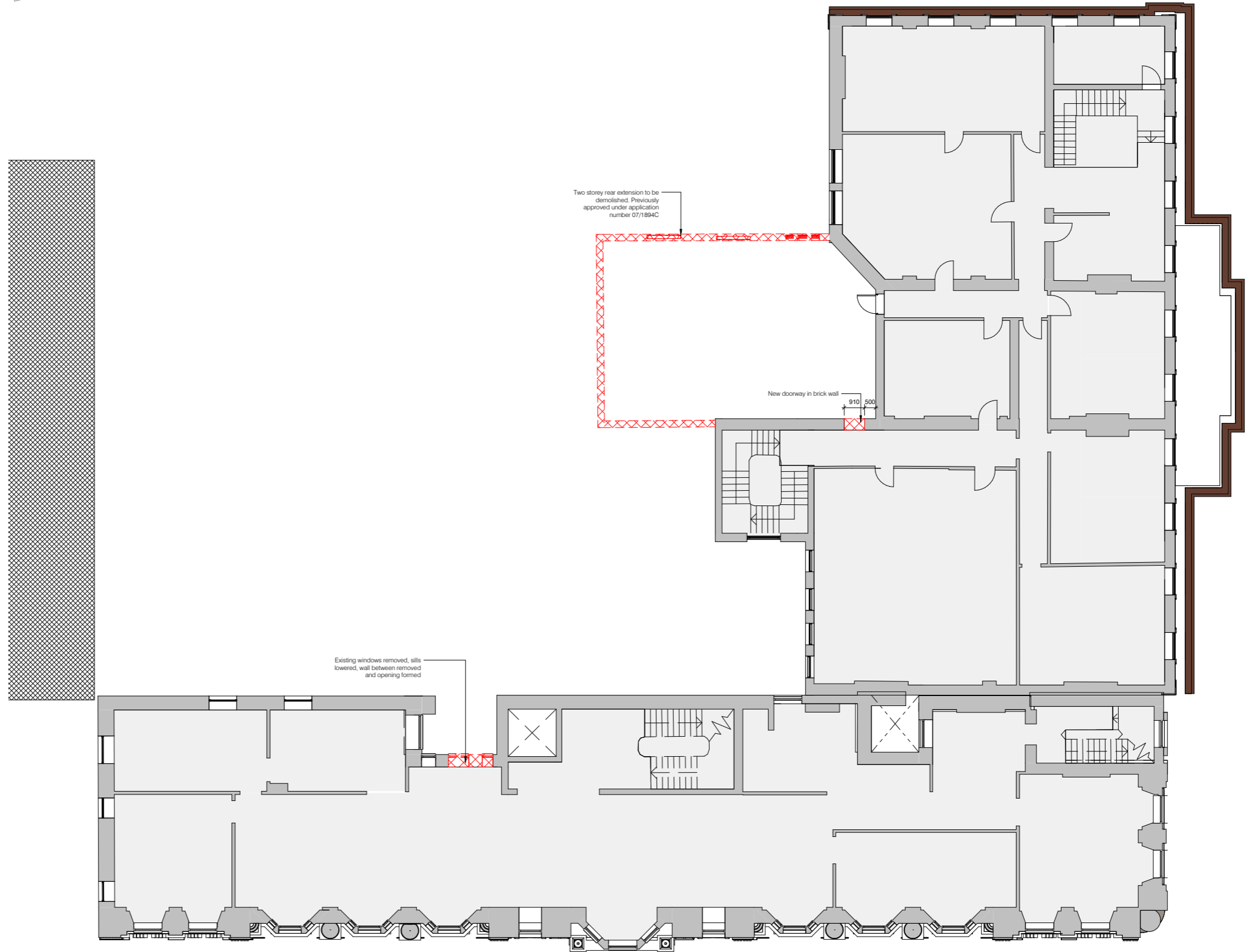
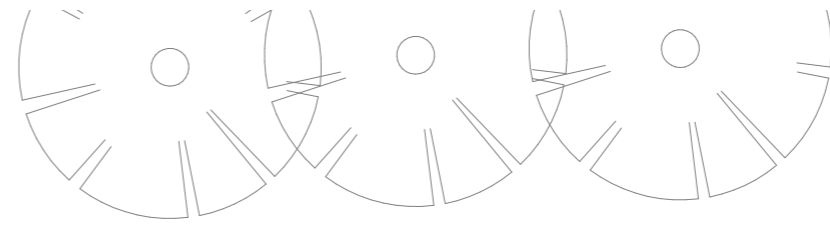
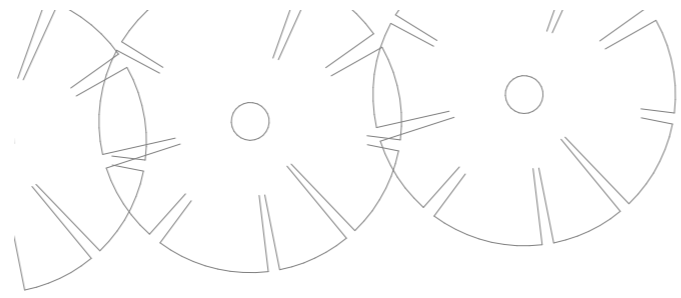
# 01 - FIRST

Existing First Floor Plan



# 01 - FIRST

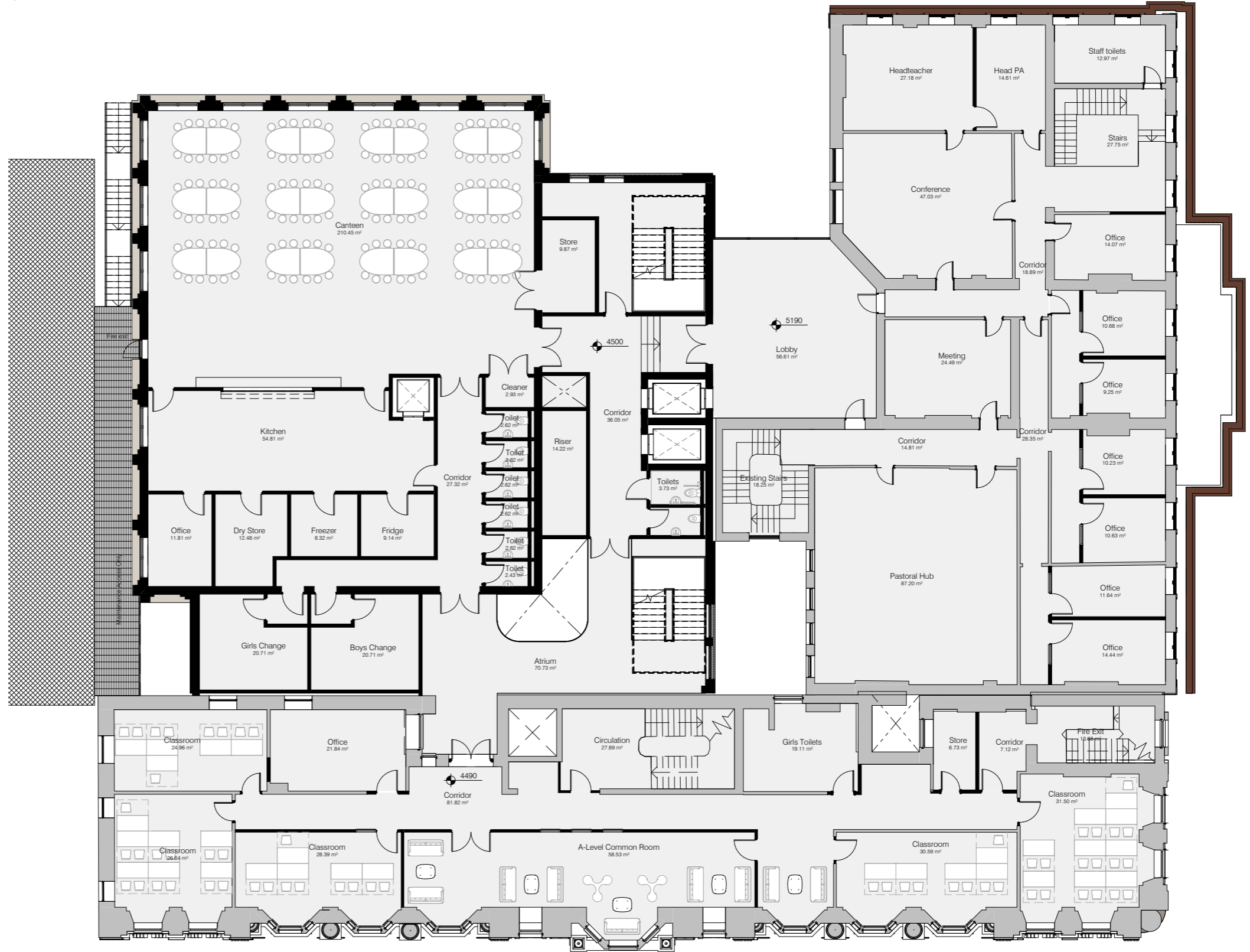
## Demolition First Floor Plan





# 01 - FIRST






## Proposed First Floor Plan



# 01 - FIRST

## Proposed First Floor Ceiling Plan

### Key

-  Existing lathe and plaster ceiling
-  Infill lathe and plaster ceiling
-  Proposed plasterboard ceiling
-  Existing cornice retained
-  Cornice to be reinstated

The approach to ceilings can be summarised as follows:

### Merchant Place

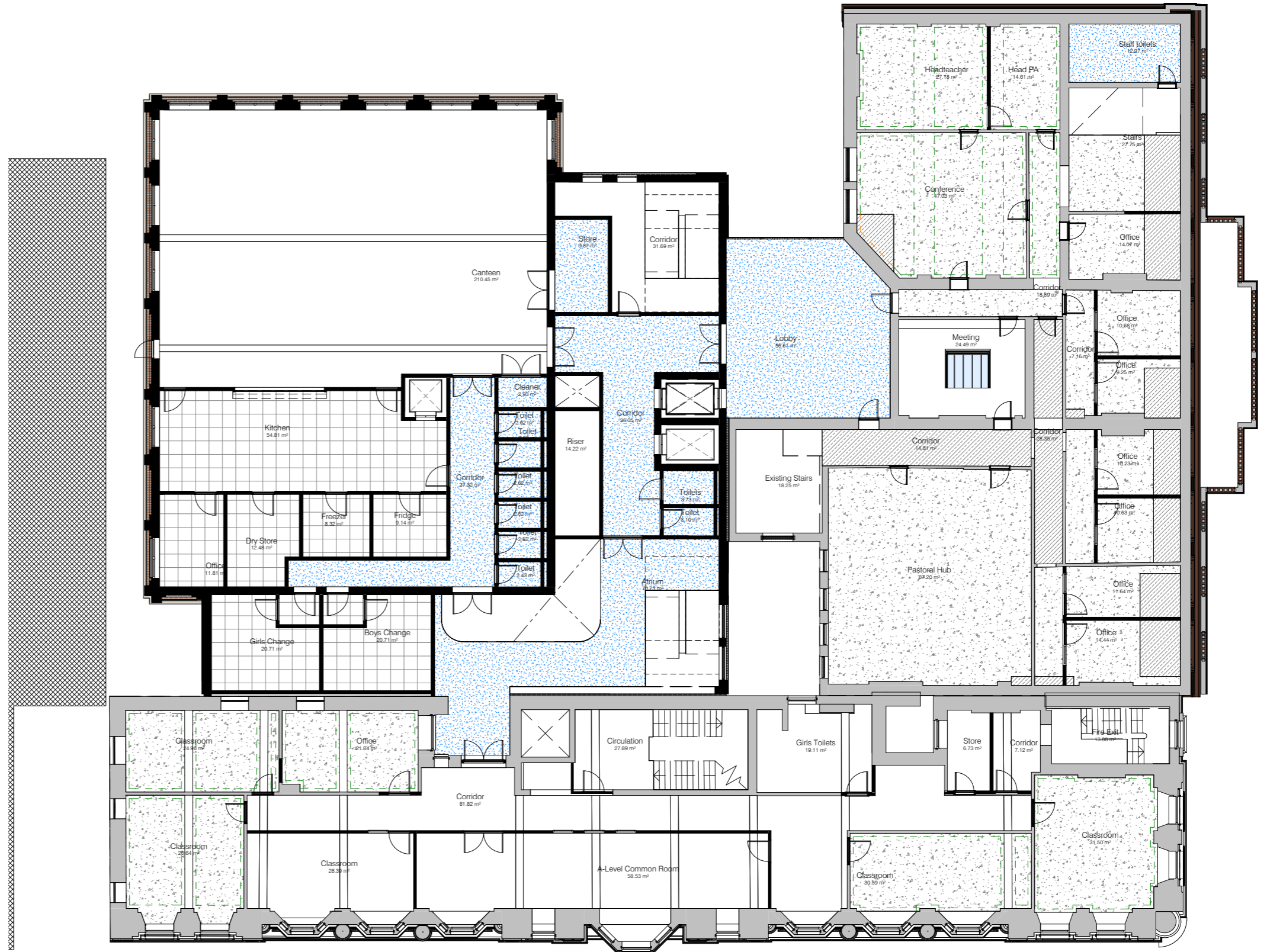
Where ceilings existing they will be retained, repaired and painted. In areas where the ceilings are missing or damaged they will be repaired using traditional techniques.

### Cory's Building

The majority of rooms do not have a ceiling and this approach will be maintained.

### Skyview House

New ceilings will be constructed using plasterboard and a skim finish.





# M1.01

Proposed use: Staircase

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Existing staircase to be cleaned and made good. Underside to be painted. Timber handrail cleaned. Existing balusters to be cleaned and painted, new metal balusters to be fabricated to infill gaps.



# M1.02

Proposed use: Staff Toilets

- Walls -** Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new tiled finish. Tiled skirting to match floor finish
- Ceilings -** New ceiling required to extent of room, ceiling to be finished with new plasterboard and skim. Ceilings to receive painted finish.
- Doors -** New door to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Lower pane to fitted with heavily frosted glazing for privacy.
- Other -** New unisex toilet facilities to be provided.  
Existing ventilation to be reused for new ventilation.





# M1.03

Proposed use: Office

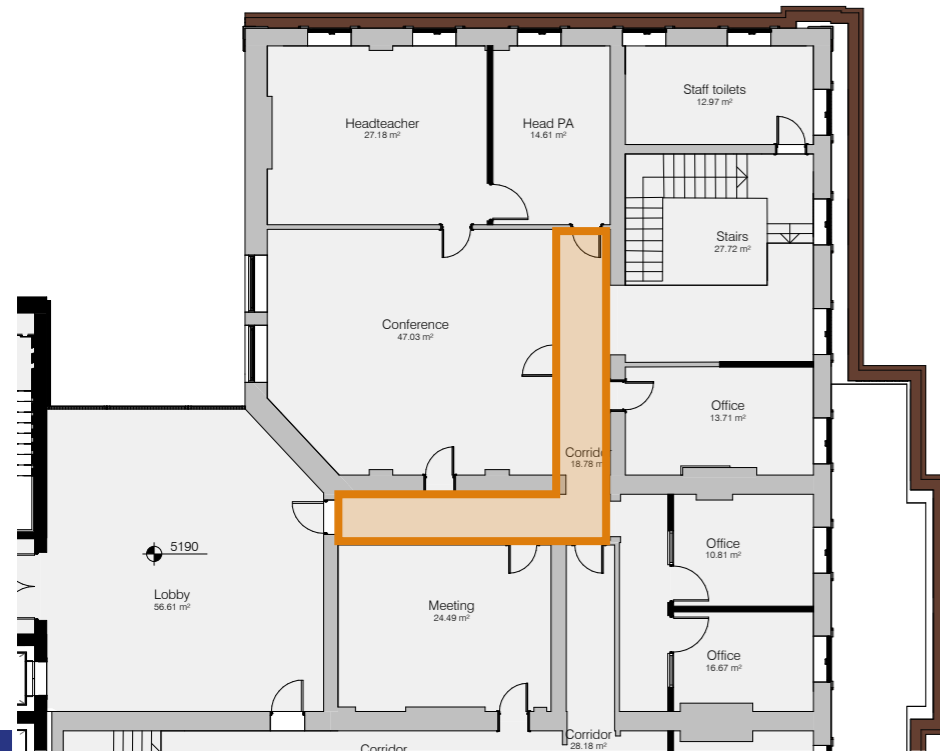
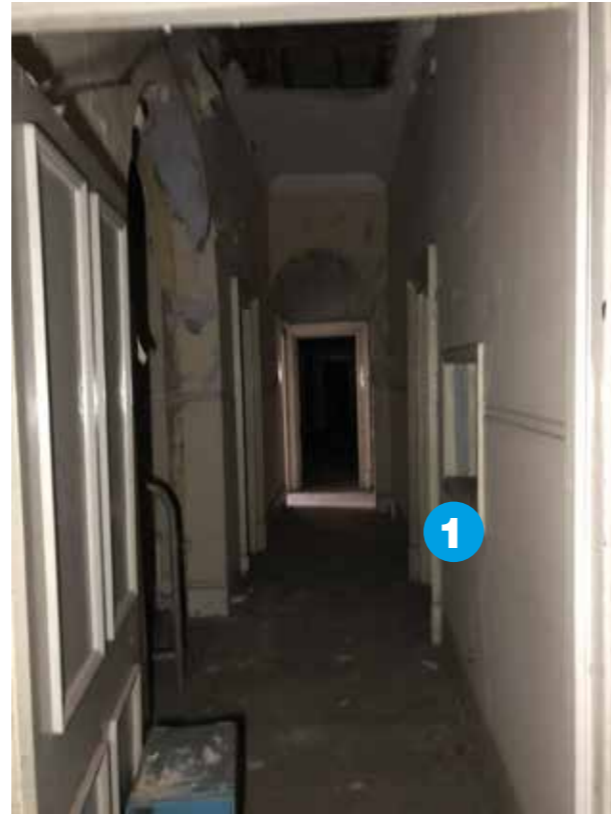
- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted. Area of missing wall to be infilled with timber stud partition and plasterboard to receive plaster skim.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** 1. Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Lower pane to fitted with heavily frosted glazing for privacy.



# M1.04

Proposed use: Corridor

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** None
- Other -** 1. Internal windows to be retained and frames painted.

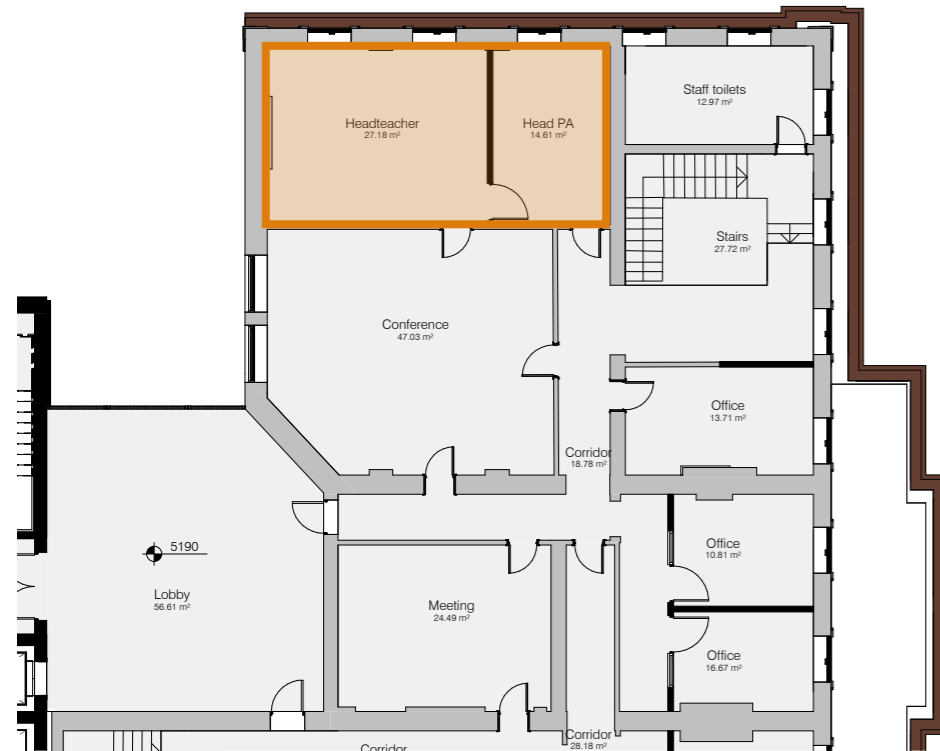




# M1.05

Proposed use: Headteacher and Head PA

- Walls - Existing plaster to be repaired and painted. Brick
- Floors - Existing concrete floors to be cleaned and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings - Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors - Doors, frames and architraves to be painted.
- Windows - Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other - Fireplace to be painted.  
Existing modern radiators to be removed.



# M1.06

Proposed use: Conference Room

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Fireplace to be painted.  
Existing modern radiators to be removed.

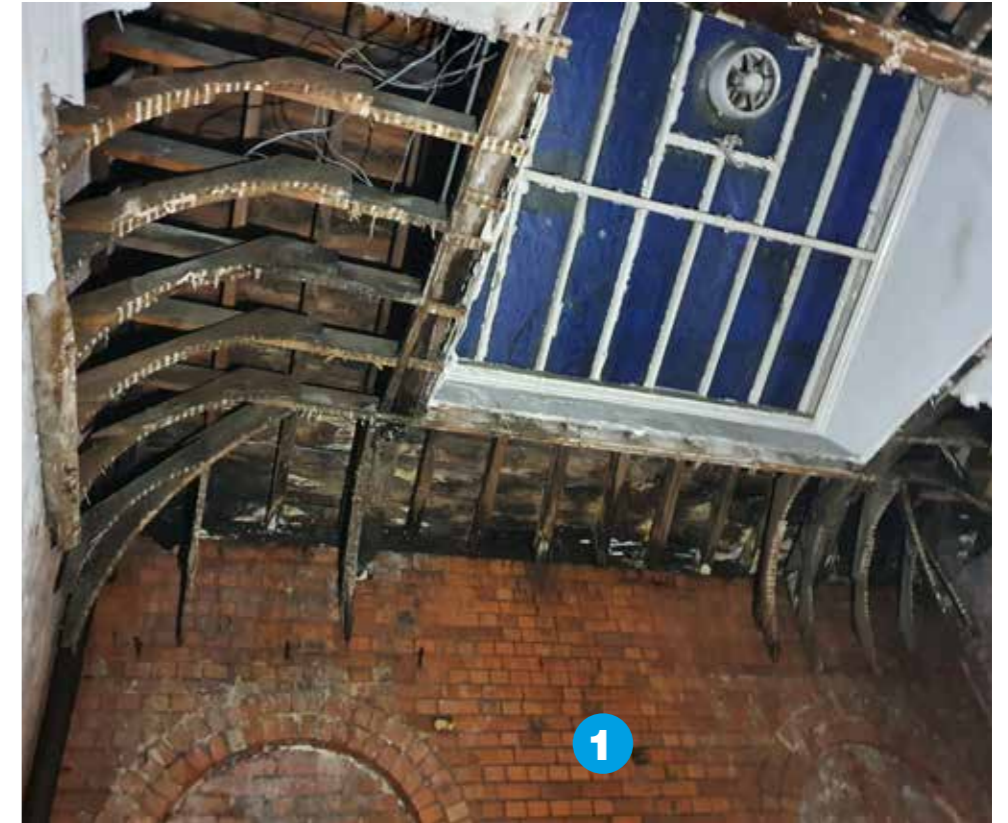




# M1.07

Proposed use: Meeting Room

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing skylight to be replaced with new slimline double glazed units in timber frames.
- Other -** Brick wall and arches to be left exposed.



# M1.08

Proposed use: Offices x 2

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Fireplace to be painted.

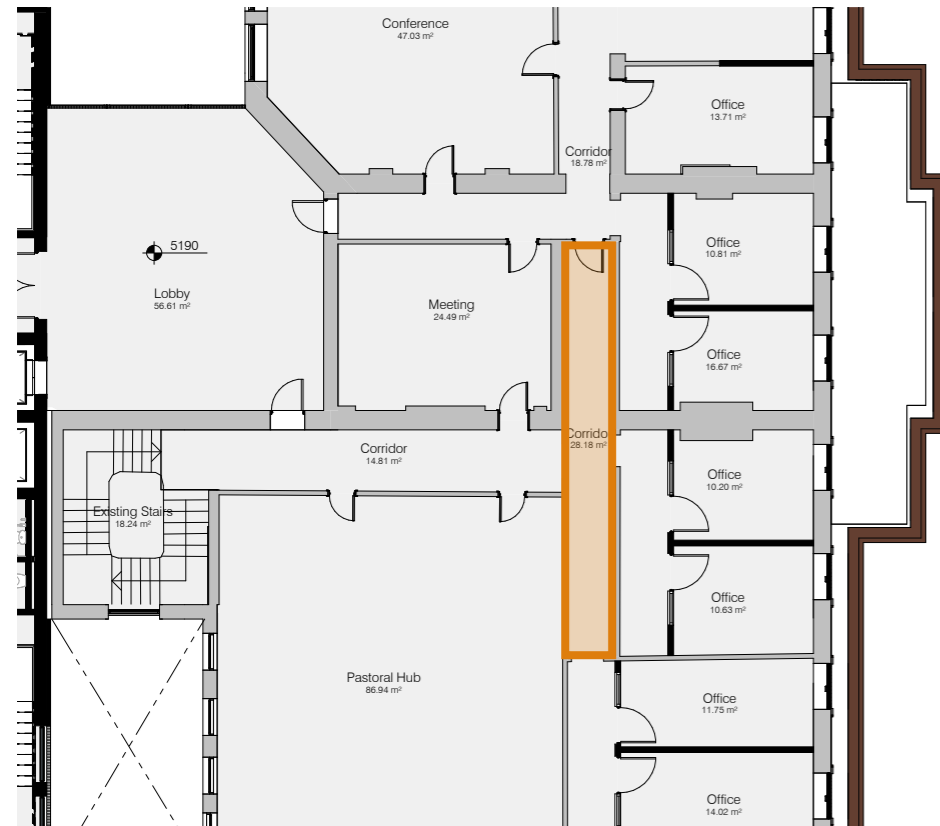




# M1.09

Proposed use: Corridor

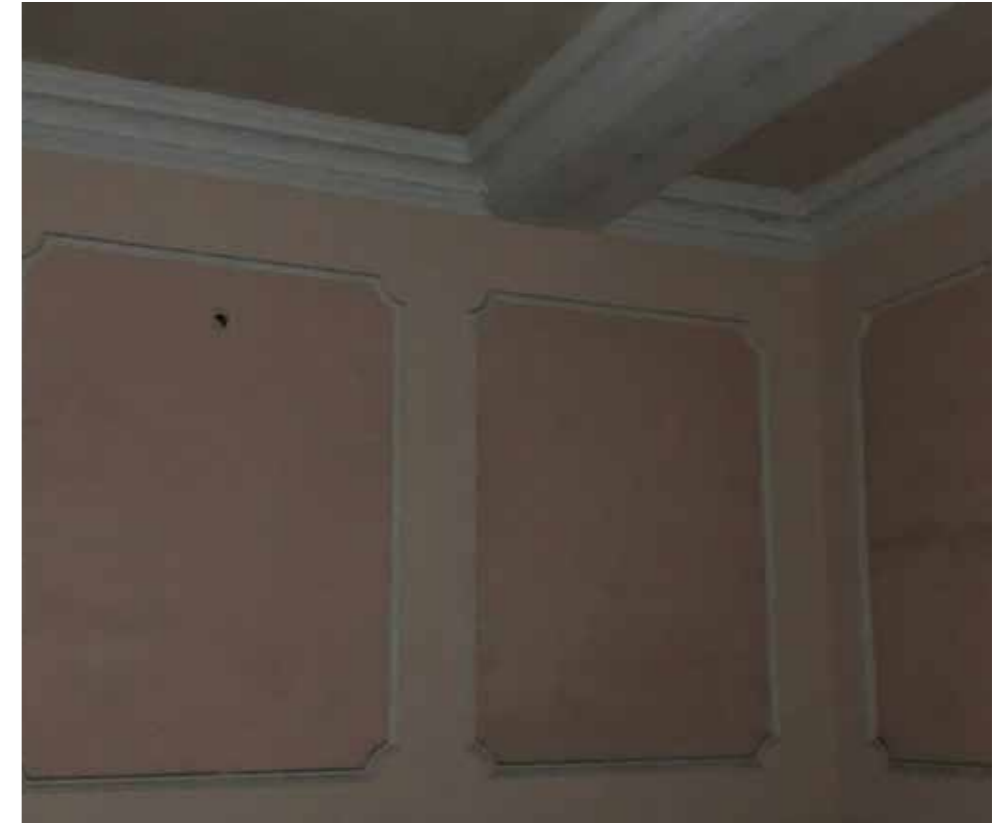
- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** None
- Other -** 1. Internal windows to be retained and frames painted.



# M1.10

Proposed use: Offices x 2

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Fireplace to be painted.





# M1.11

Proposed use: Offices x 2

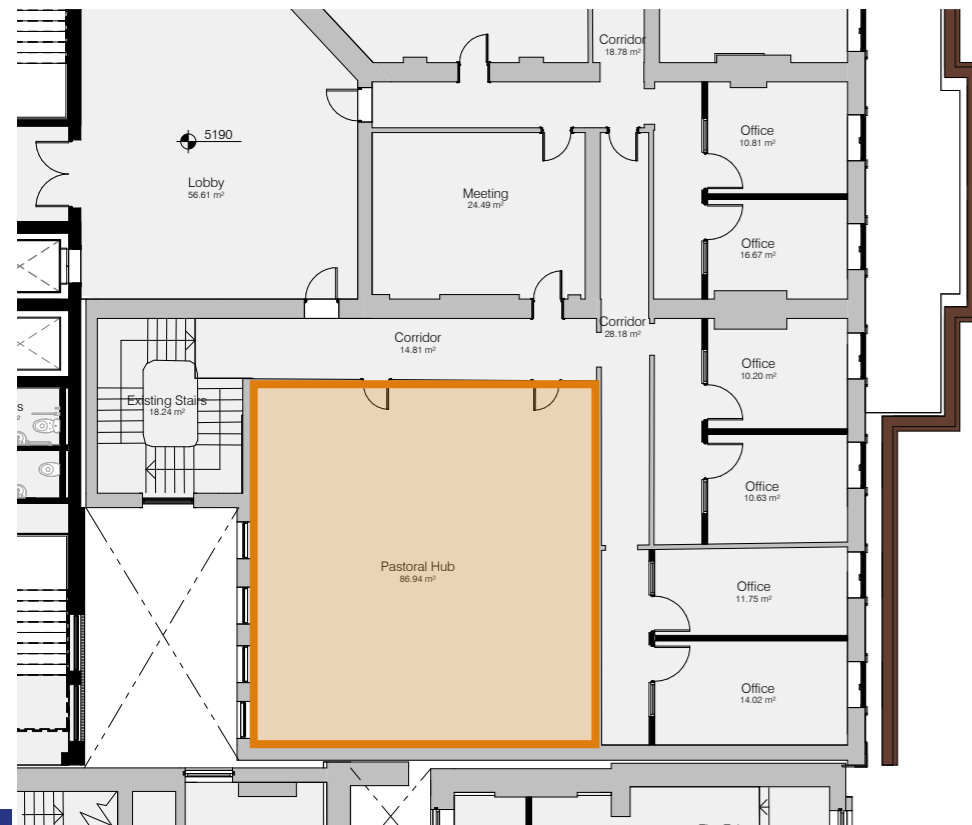
- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Fireplace to be painted.



# M1.12

Proposed use: Pastoral Hub

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Internal windows to be retained and frames painted.

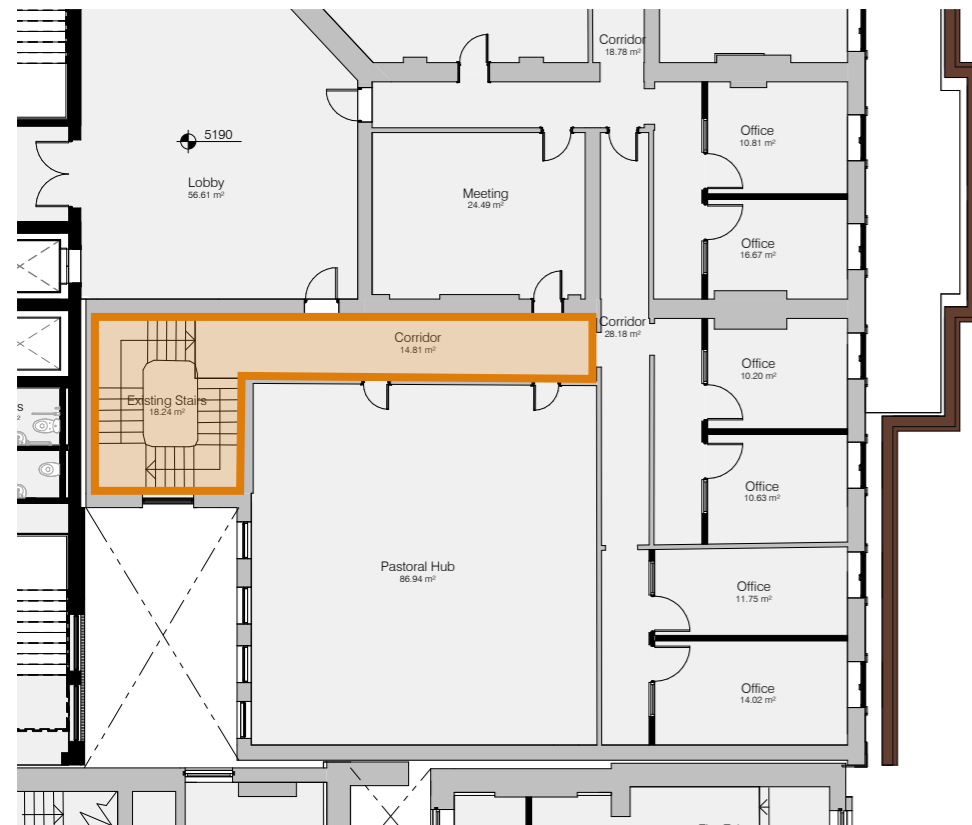




# M1.13

Proposed use: Corridor and Staircase

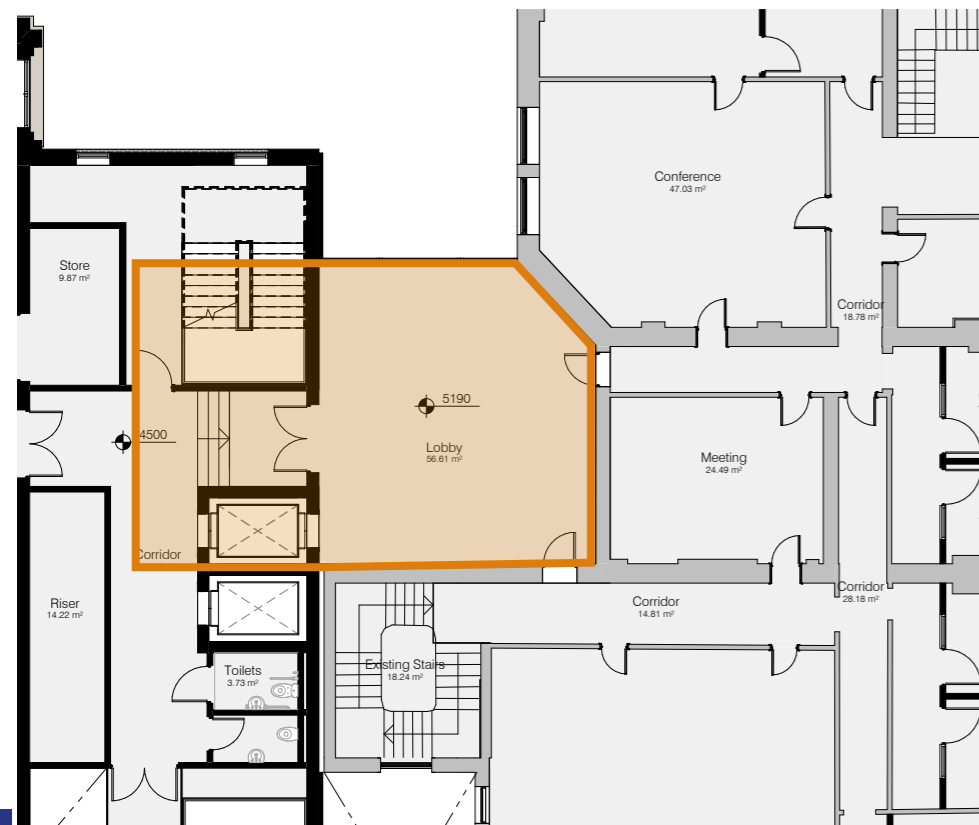
- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing. Existing concrete floors to be cleaned and overlaid with new tile finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Existing staircase to be cleaned and made good. Underside to be painted. Timber handrail cleaned. Existing balusters to be cleaned and painted, new metal balusters to be fabricated to infill gaps.



# M1.14

Proposed use: Lobby

The majority of this room will be demolished. The remaining walls will be made good and painted.

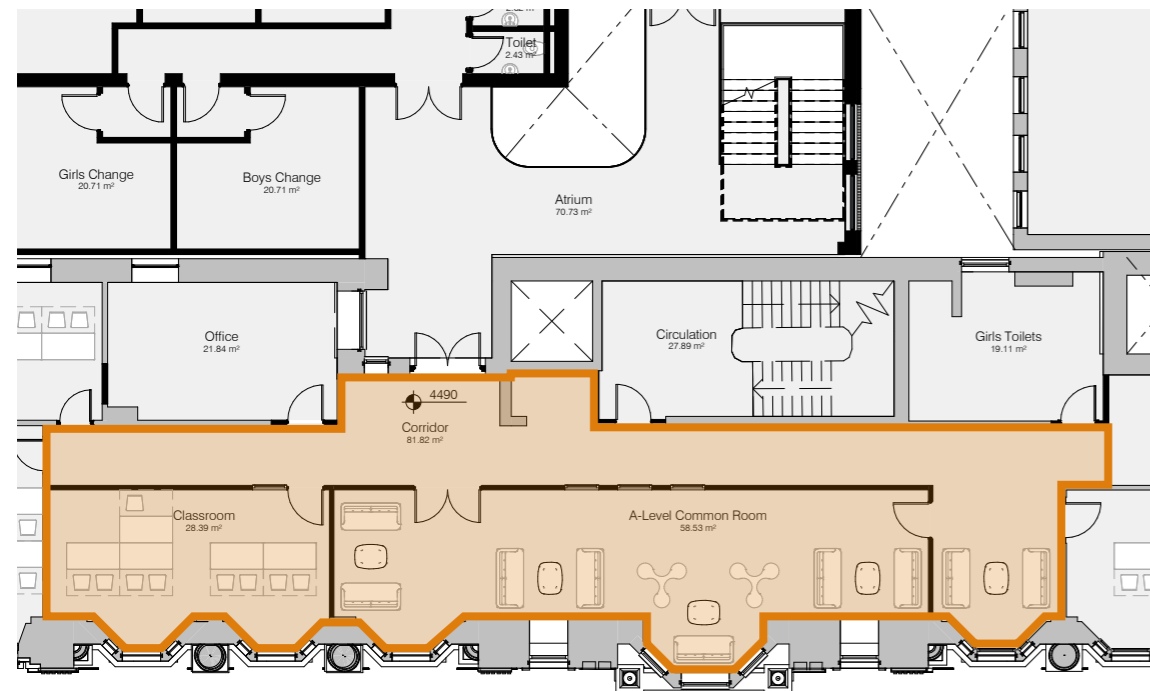




# C1.01

Proposed use: Corridor, Classrooms and A-Level Common Room

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

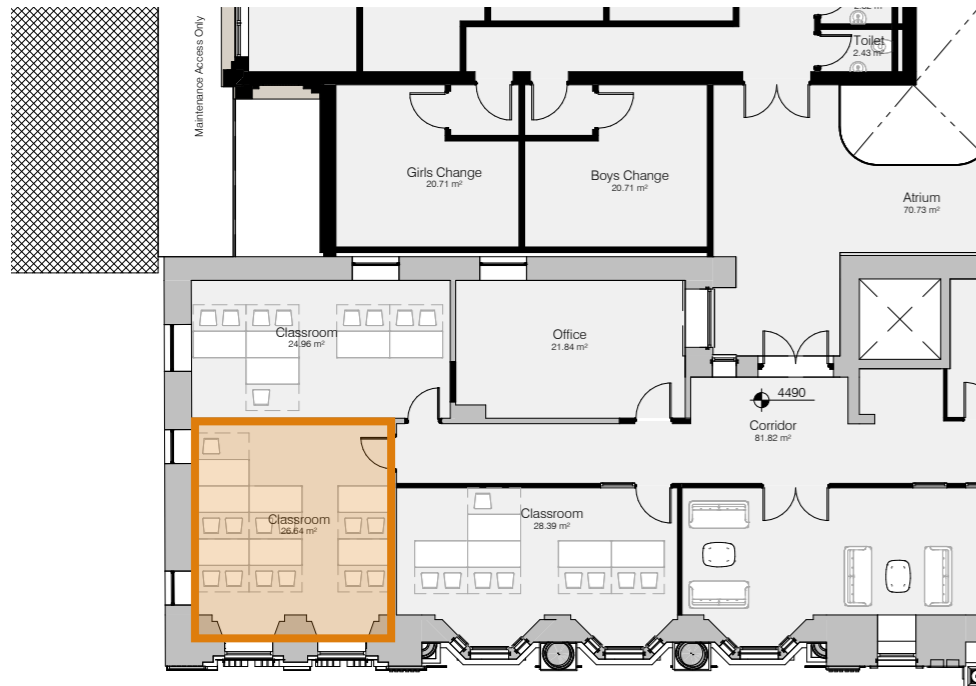




# C1.02

Proposed use: Classroom

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.

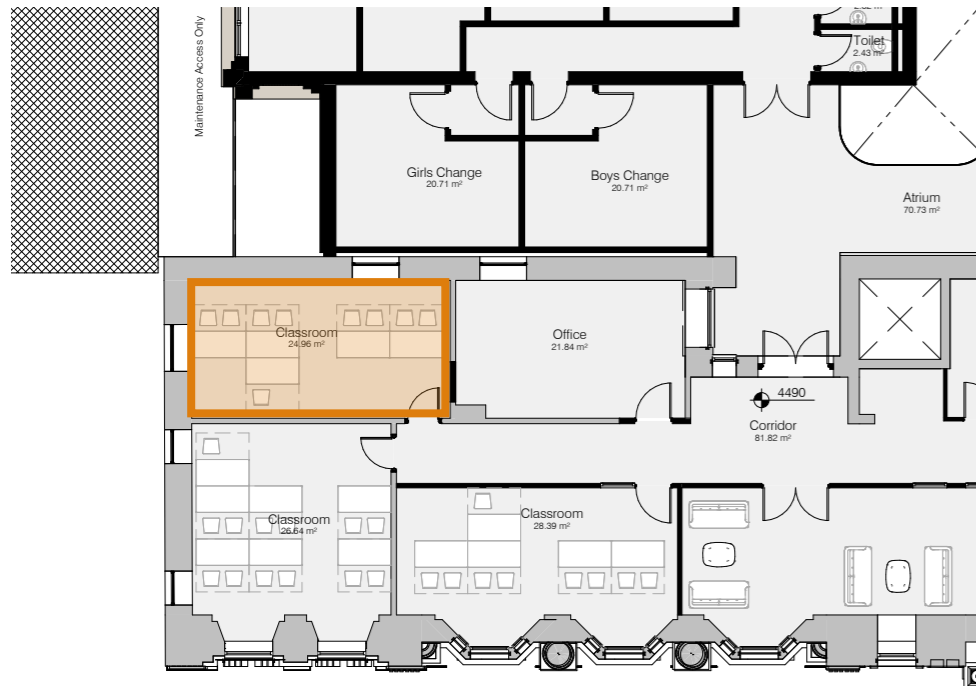




# C1.03

Proposed use: Classroom

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.

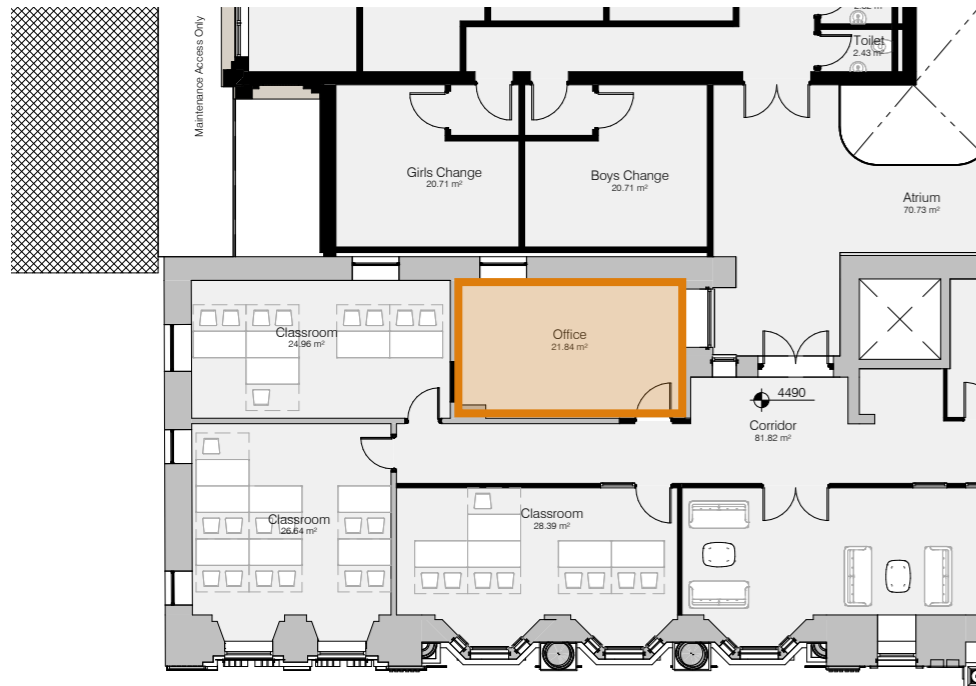




# C1.04

Proposed use: Office

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.

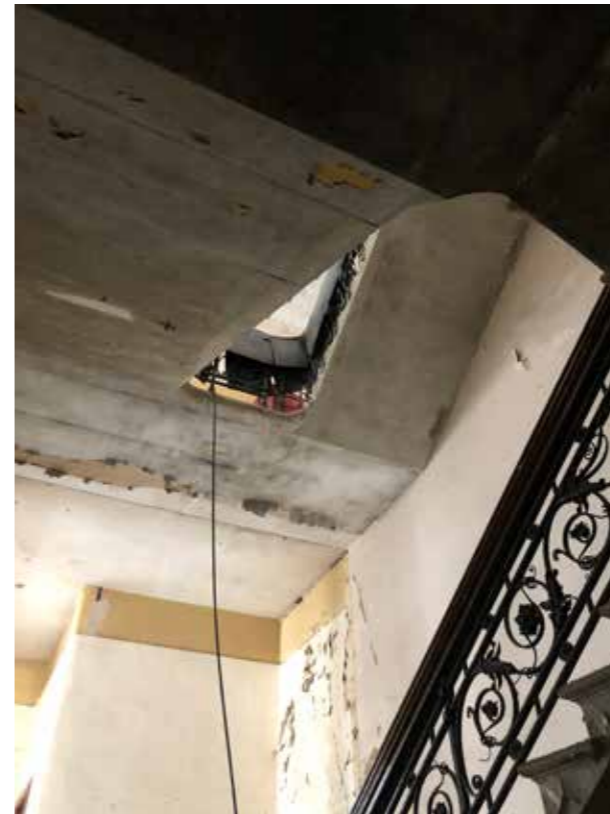
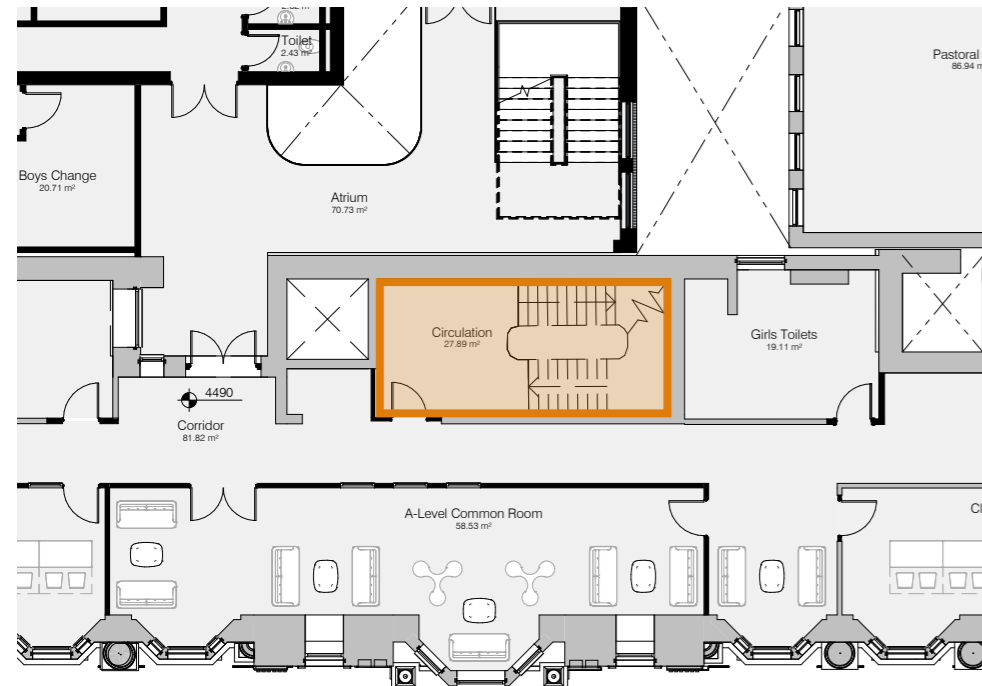




# C1.05

Proposed use: Stairs

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and retained. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Underside of stairs to be cleaned and painted.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Handrail to be cleaned and painted. Height of handrail to be increased to ensure compliance with modern Building Regulations.

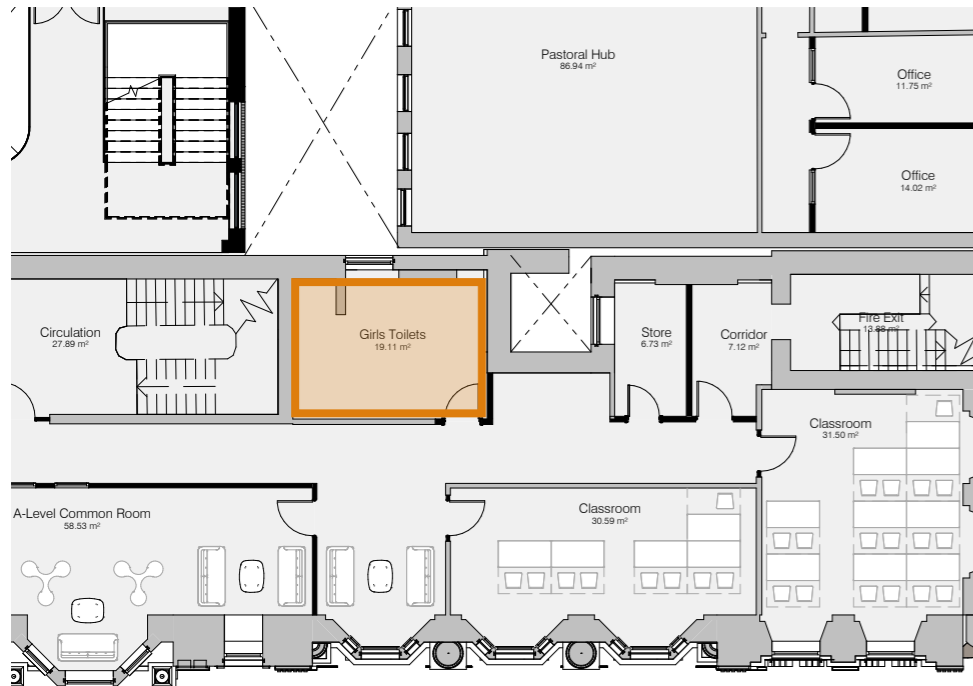




# C1.06

Proposed use: Girls Toilet

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor and receive vinyl finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Opening to dumbwaiter to be infilled. Sanitaryware to be provided.

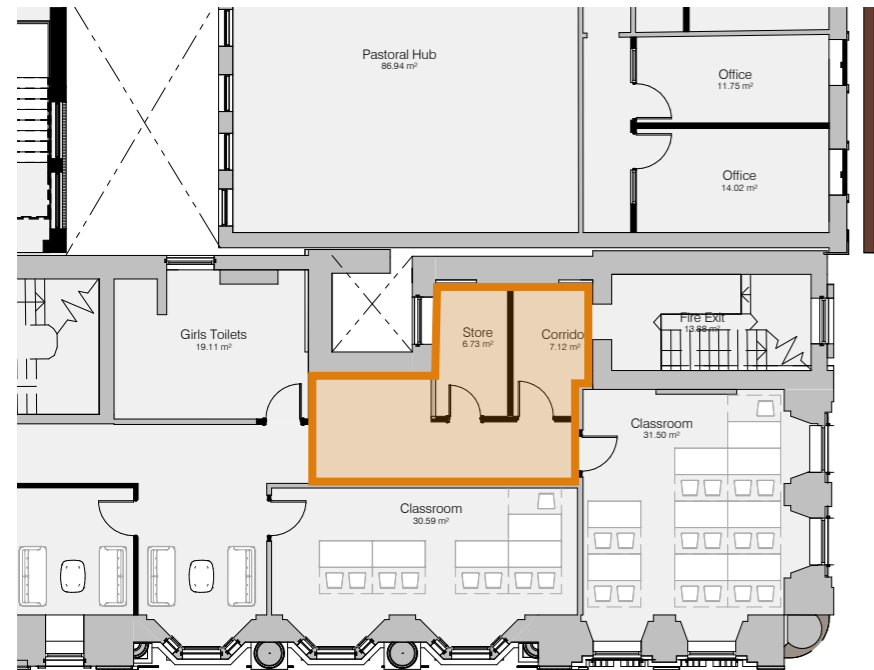




# C1.07

Proposed use: Corridor and Store

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

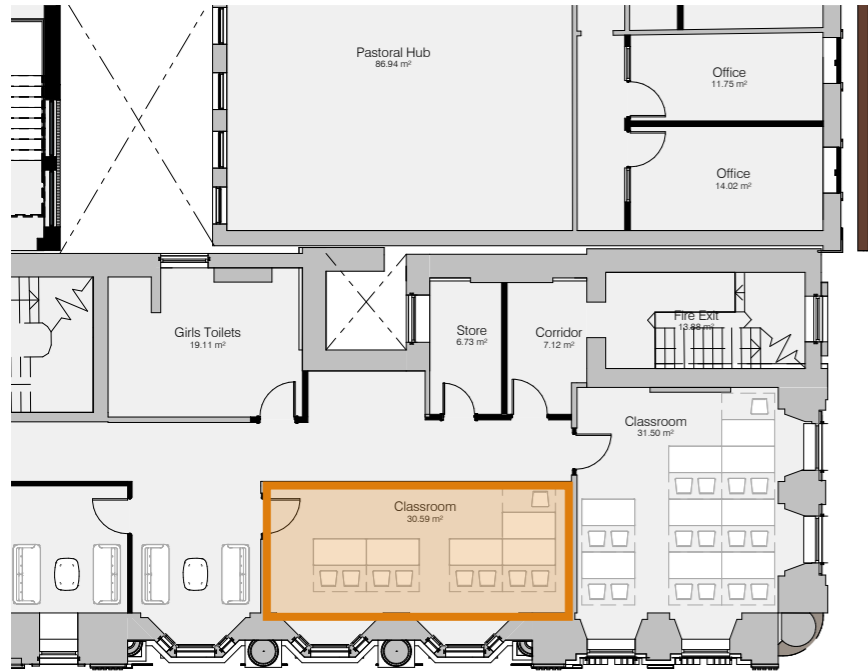




# C1.08

Proposed use: Classroom

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** None

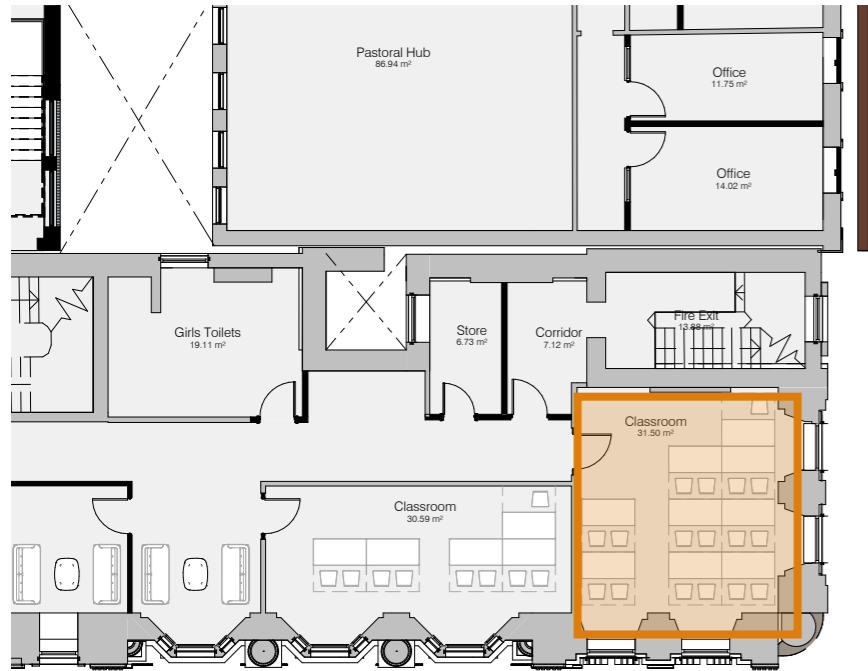




# C1.09

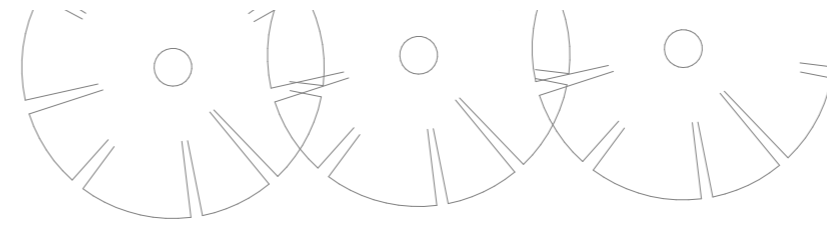
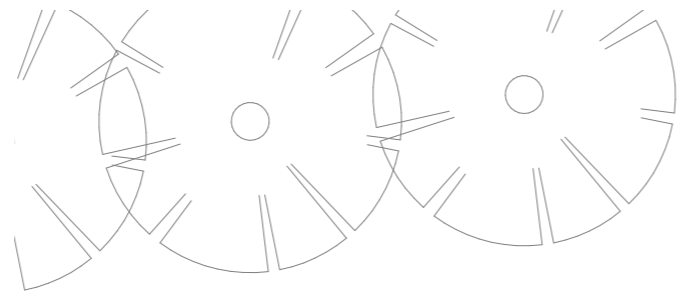
Proposed use: Classroom

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.



# 02 - SECOND

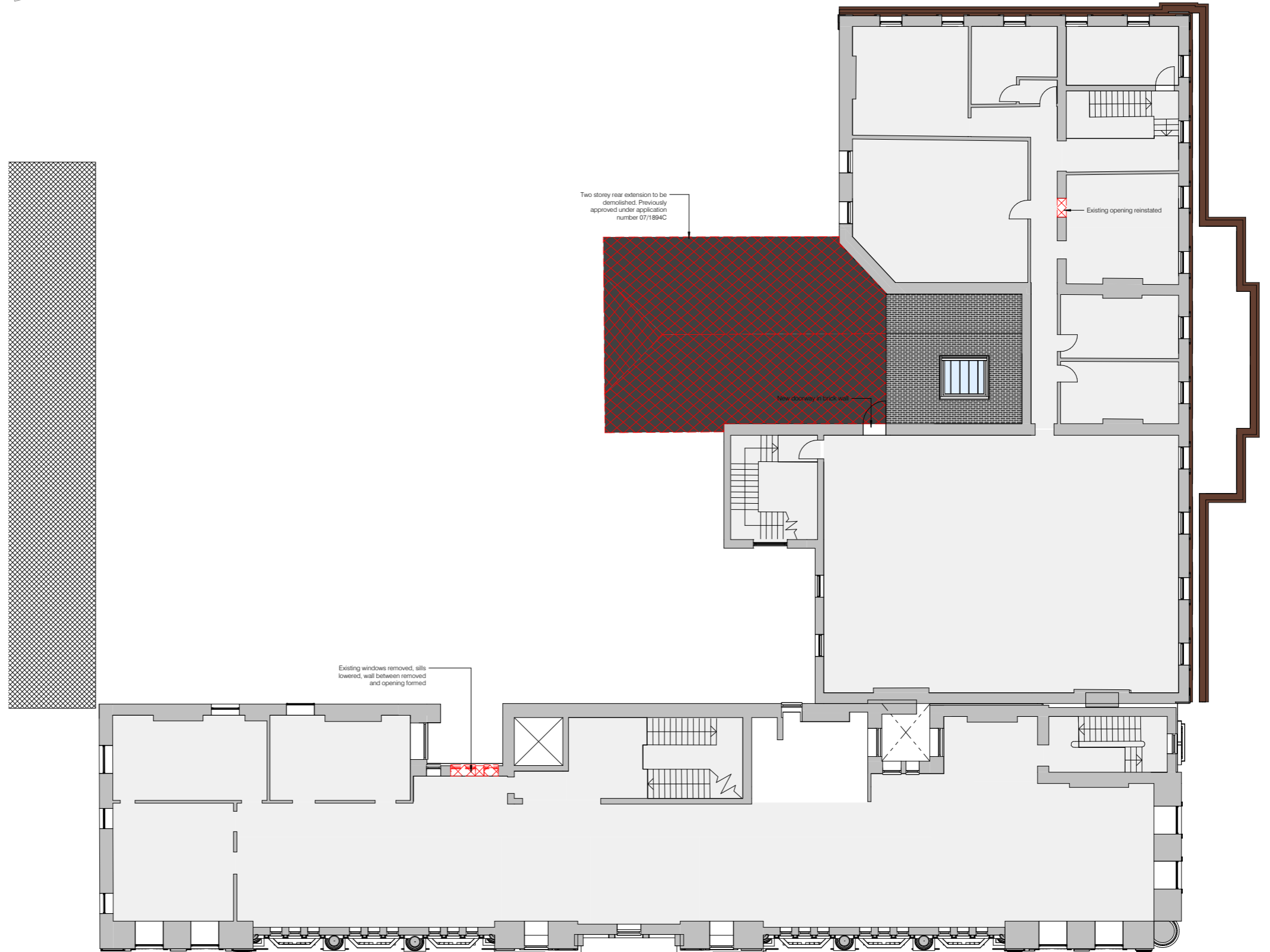
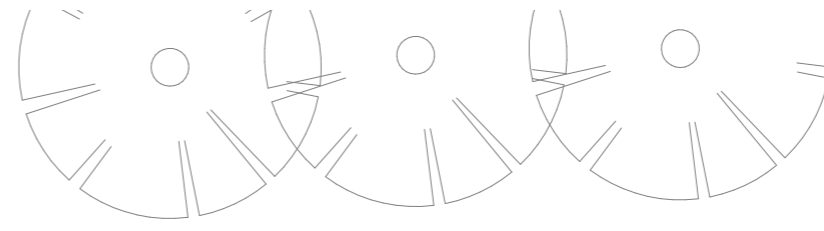
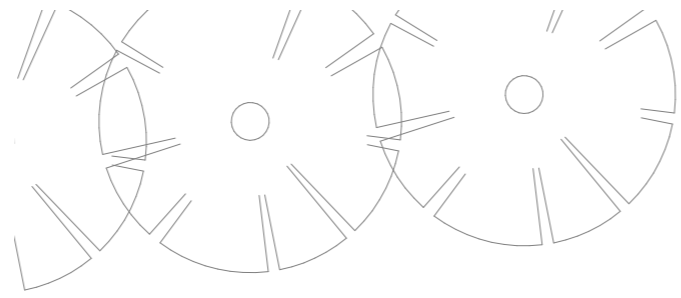
Existing Second Floor Plan





# 02 - SECOND

## Demolition Second Floor Plan



# 02 - SECOND

## Proposed Second Floor Plan










# 02 - SECOND

## Proposed Second Floor Ceiling Plan

### Key

-  Existing lathe and plaster ceiling
-  Infill lathe and plaster ceiling
-  Proposed plasterboard ceiling
-  Existing cornice retained
-  Cornice to be reinstated

The approach to ceilings can be summarised as follows:

### Merchant Place

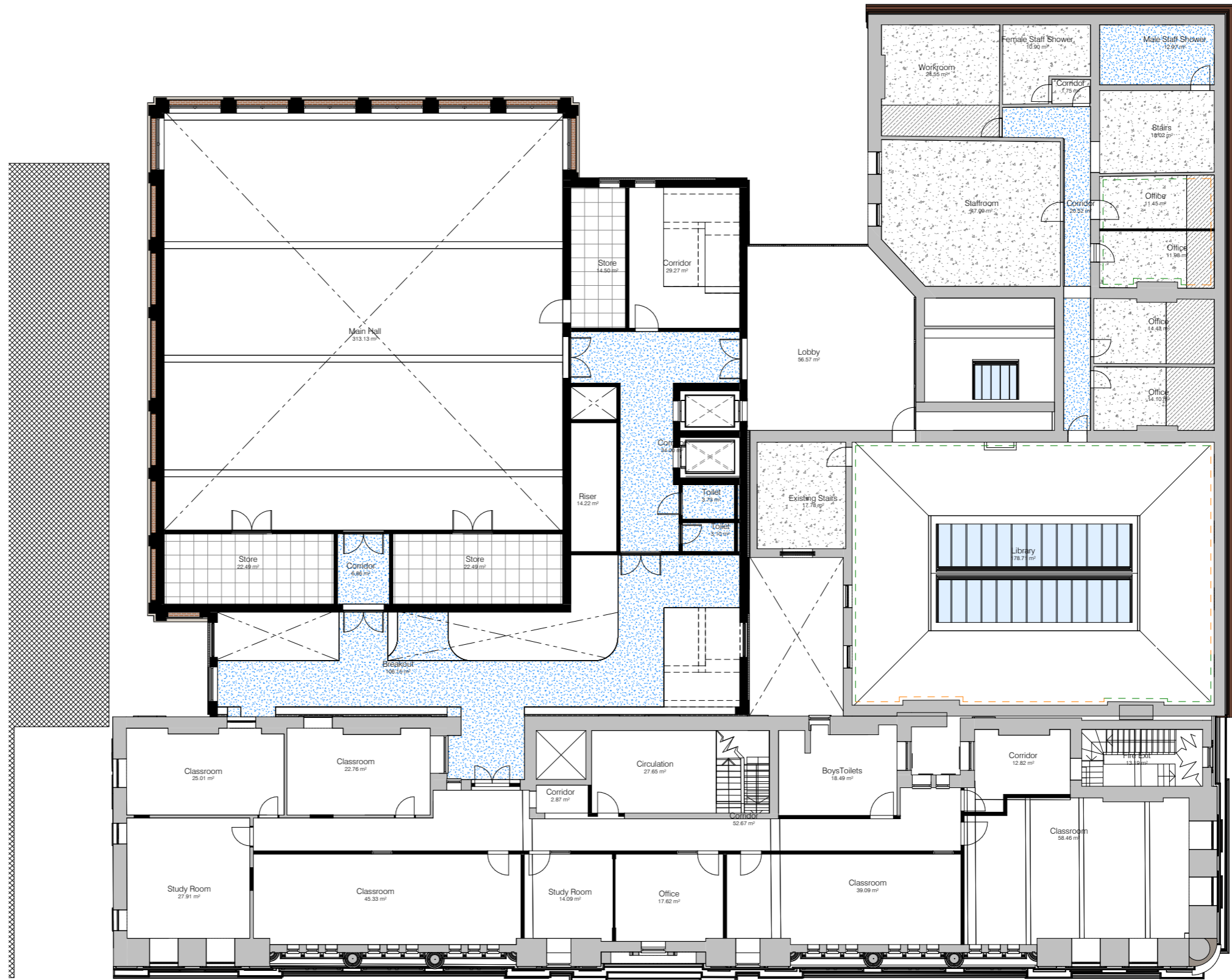
Where ceilings existing they will be retained, repaired and painted. In areas where the ceilings are missing or damaged they will be repaired using traditional techniques.

### Cory's Building

The majority of rooms do not have a ceiling and this approach will be maintained.

### Skyview House

New ceilings will be constructed using plasterboard and a skim finish.



## M2.01

Proposed use: Staff Staircase

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Existing staircase to be cleaned and made good. Underside to be painted. Timber handrail cleaned. Existing balusters to be cleaned and painted, new metal balusters to be fabricated to infill gaps.





## M2.02

Proposed use: Male Staff Showers

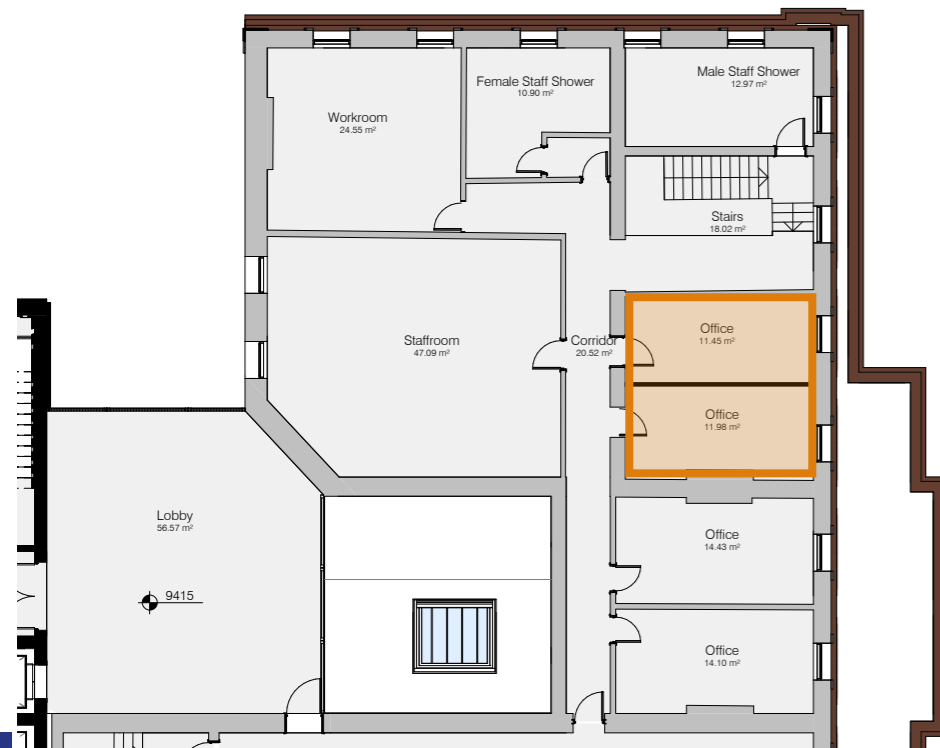
- Walls -** Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new tiled finish. Tiled skirting to match floor finish
- Ceilings -** New ceiling required to extent of room, ceiling to be finished with new plasterboard and skim. Ceilings to receive painted finish.
- Doors -** New door to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Lower pane to be fitted with heavily frosted glazing for privacy.
- Other -** New sanitaryware to be provided.  
Existing ventilation to be reused for new ventilation.



## M2.03

Proposed use: Offices x2

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted. Area of missing wall to be infilled with timber stud partition and plasterboard to receive plaster skim.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Lower pane to fitted with heavily frosted glazing for privacy.

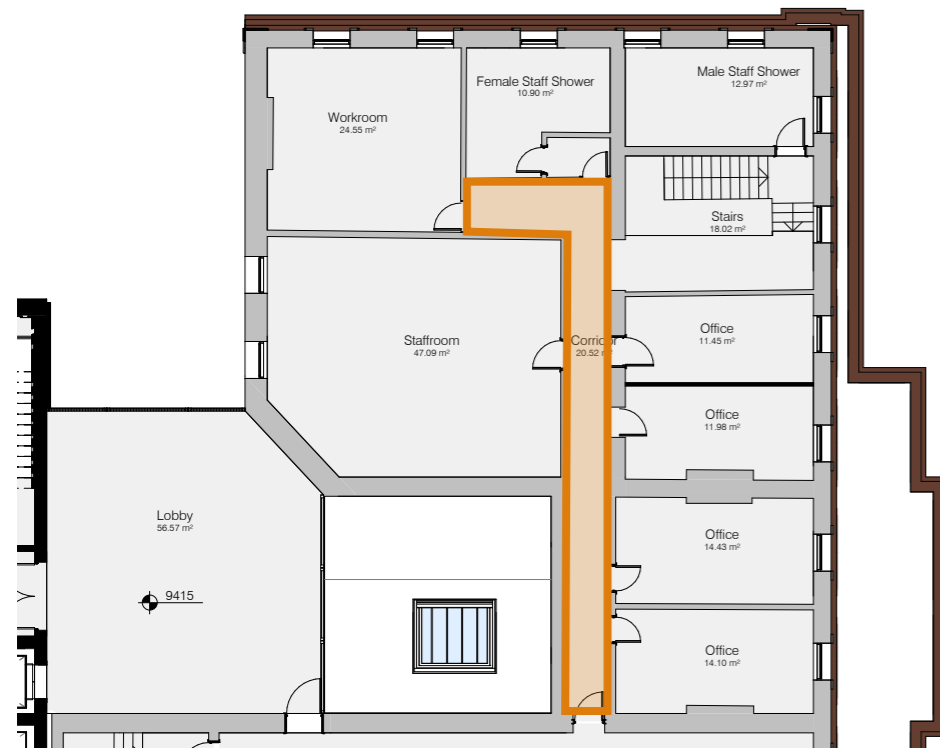




## M2.04

Proposed use: Corridor

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted. Areas of missing lath to have plasterboard applied before plaster.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** New internal doors to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** None



## M2.05

Proposed use: Female Staff Showers

- Walls -** Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing concrete floors to be cleaned and overlaid with new tiled finish. Tiled skirting to match floor finish
- Ceilings -** New ceiling required to extent of room, ceiling to be finished with new plasterboard and skim. Ceilings to receive painted finish.
- Doors -** New door to be constructed of timber in a style to match the existing. Frames and architraves to match the existing style.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Lower pane to fitted with heavily frosted glazing for privacy.
- Other -** New sanitaryware to be provided.  
Existing ventilation to be reused for new ventilation.

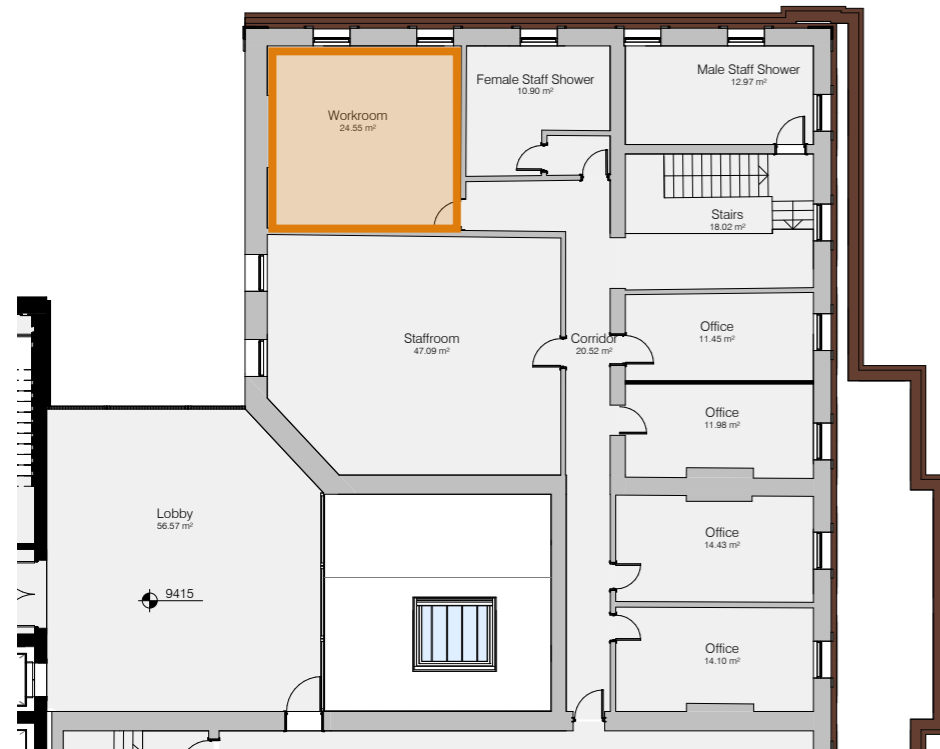




## M2.06

Proposed use: Staff Workroom

- Walls - Existing plaster to be repaired and painted. Brick
- Floors - Existing concrete floors to be cleaned and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings - Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors - Doors, frames and architraves to be painted.
- Windows - Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other - Fireplace to be painted.  
Existing modern radiators to be removed.  
Secondary glazing to be removed.



## M2.07

Proposed use: Staffroom

- Walls - Existing plaster to be repaired and painted. Brick
- Floors - Existing concrete floors to be cleaned and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings - Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors - Doors, frames and architraves to be painted.
- Windows - Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other - Fireplace to be painted.  
Existing modern radiators to be removed.





## M2.08

Proposed use: Office

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Fireplace to be painted.



## M2.09

Proposed use: Office

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish.
- Doors -** Doors, frames and architraves to be painted.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Fireplace to be painted.





## M2.10

Proposed use: Library and Career's Hub

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Timber ceiling to be repaired and replaced where necessary. Painted finish.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Metal roof structure to be cleaned and repainted. Skylight to be stripped and inspected. Glass to be replaced with slimline double glazed units. Timber fascias and surrounds to be replaced where they have rotted through.

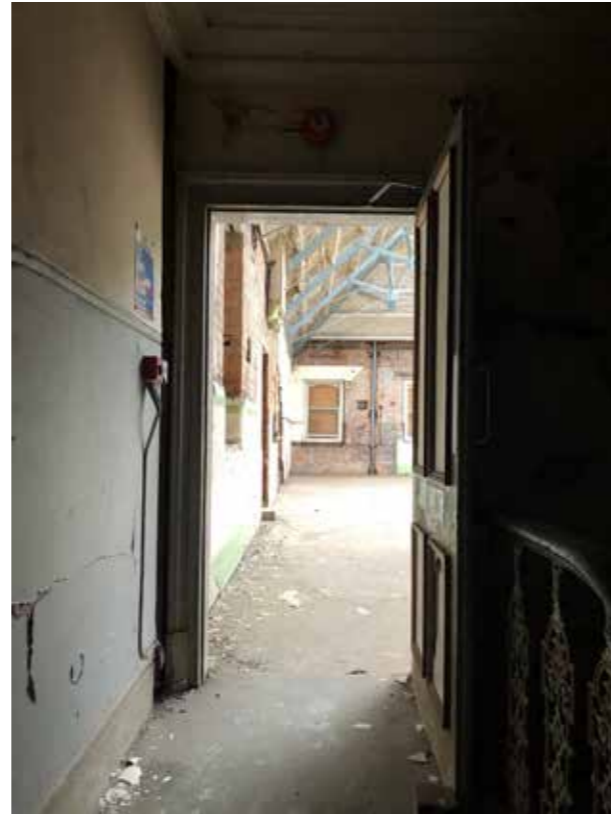




## M2.11

Proposed use: Stairs

- Walls -** Existing plaster to be repaired and painted. Brick walls, existing plaster to be repaired and painted. Areas of missing plaster to have new lime plaster applied and painted.
- Floors -** Existing timber floors to be repaired and overlaid with new carpet finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing. Existing concrete floors to be cleaned and overlaid with new tile finish. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Missing ceiling to be reinstated. Timber or metal lath to be fixed to joists and lime plaster applied to be carefully tied into existing retained ceilings. Ceilings to receive painted finish. Missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing doors to be retained and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames.
- Other -** Existing staircase to be cleaned and made good. Underside to be painted. Timber handrail cleaned. Existing balusters to be cleaned and painted, new metal balusters to be fabricated to infill gaps.

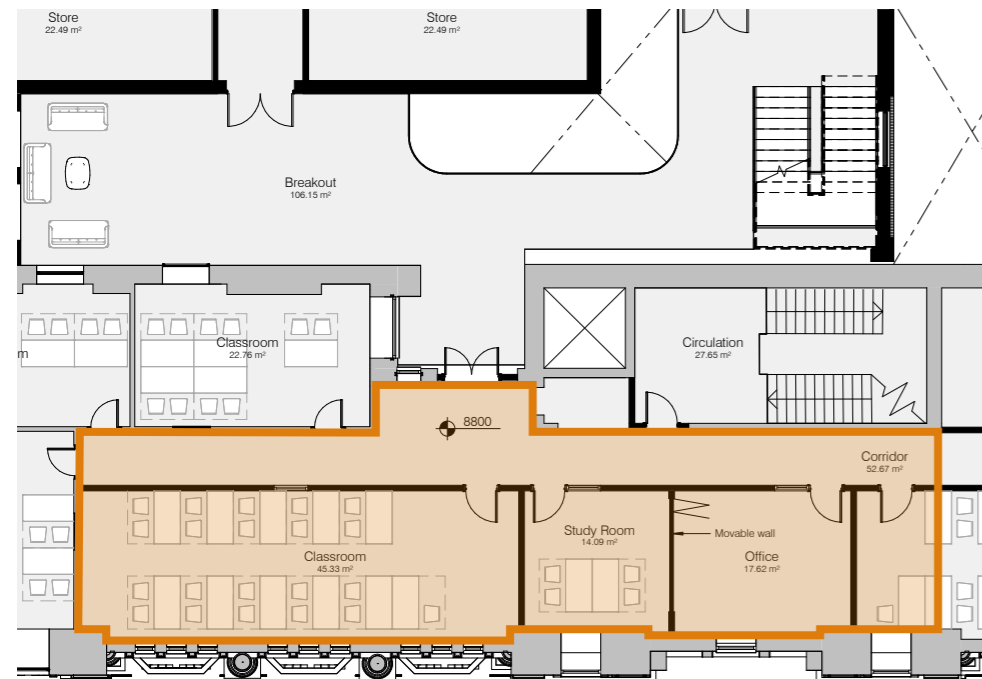




# C2.01A

Proposed use: Classroom, study room, corridor and office

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

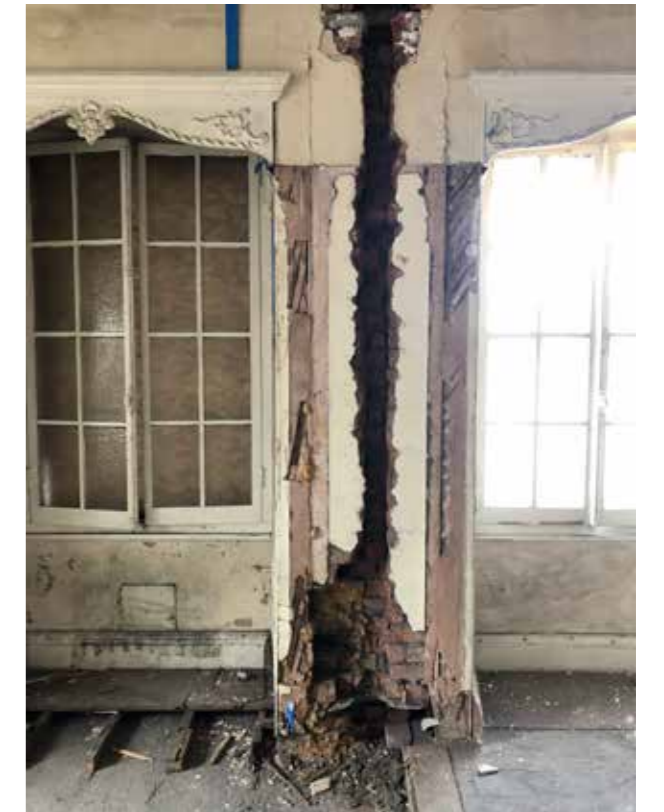
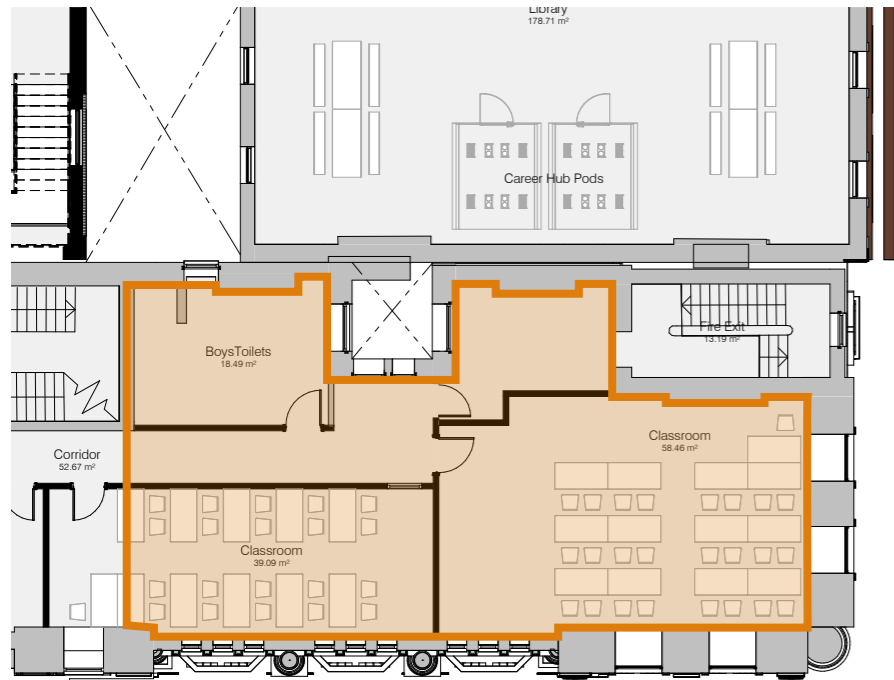




## C2.01B

Proposed use: Classroom, boys toilet and corridor

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.



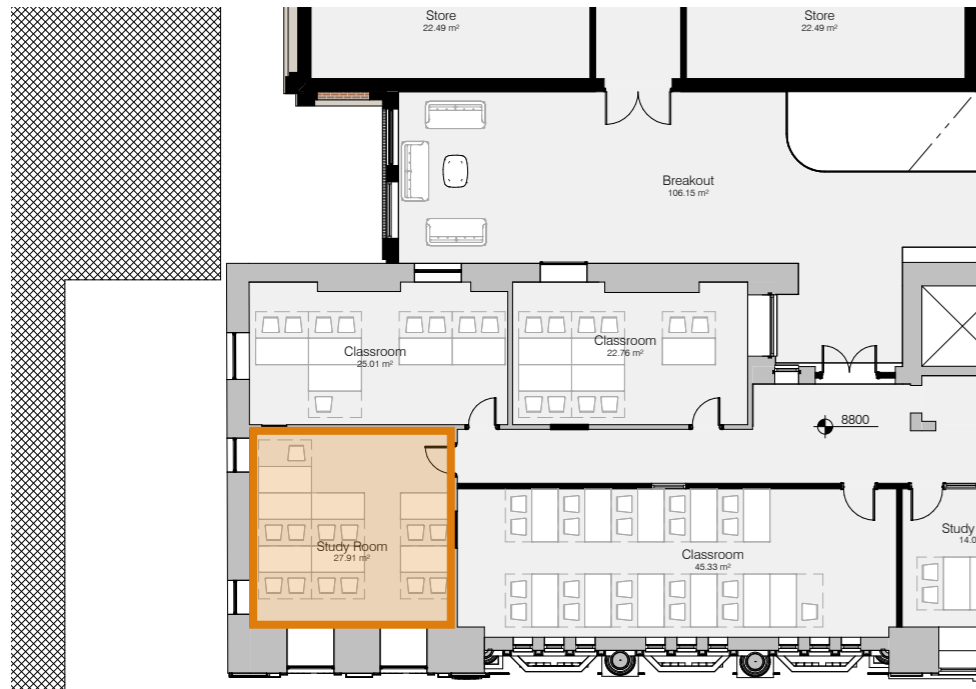
△



## C2.02

Proposed use: Classroom

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.

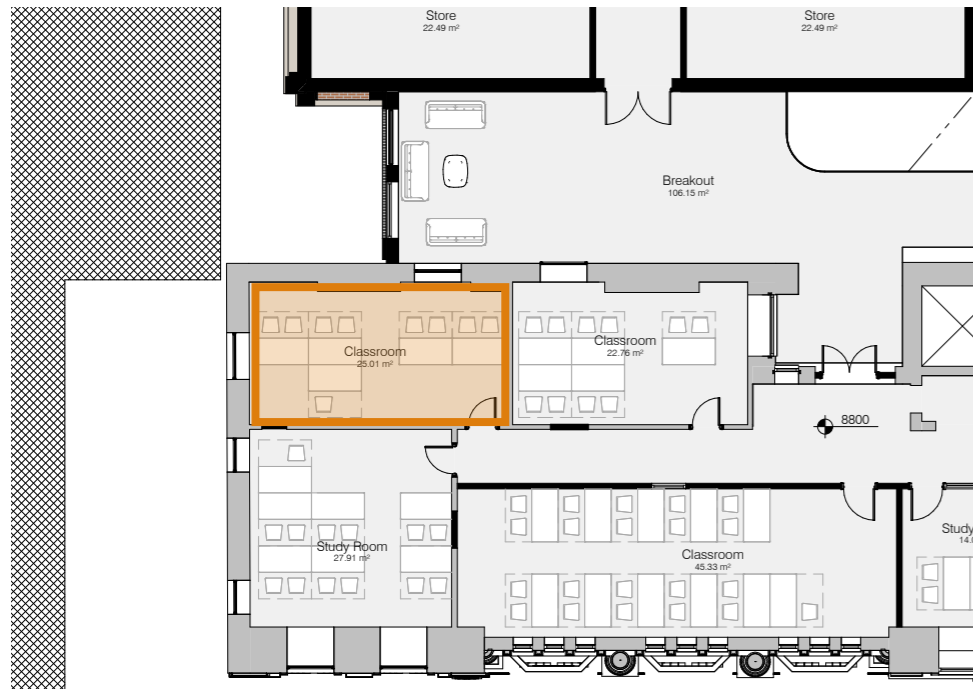




## C2.03

Proposed use: Classroom

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.

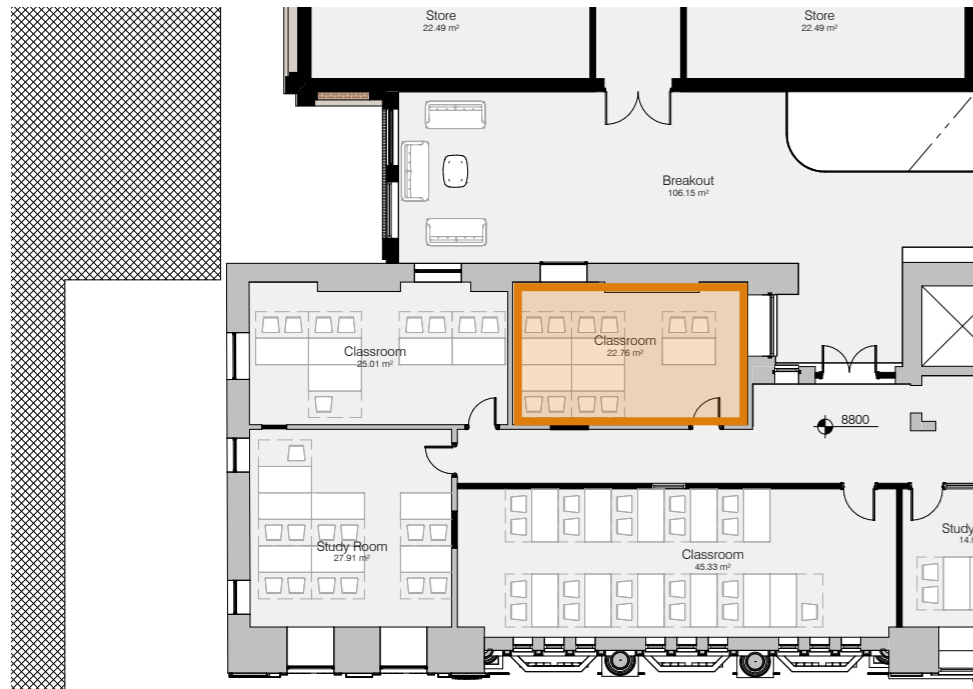




## C2.04

Proposed use: Study Room

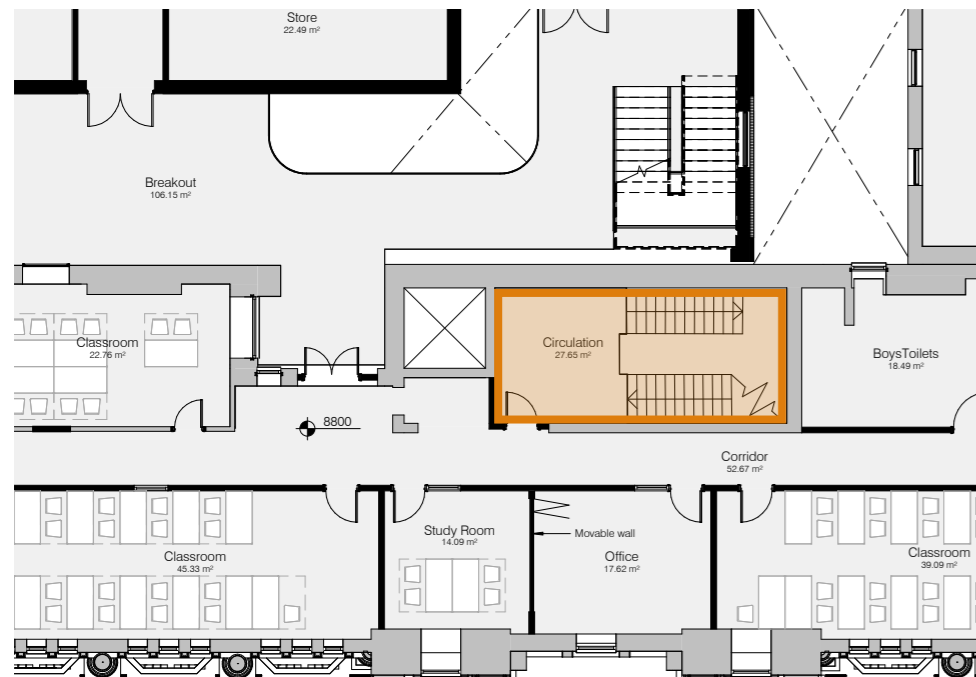
- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated. Missing area of wall to be reinstated with timber stud and plasterboard.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish. Exposed areas of missing cornice to be reinstated, with profile to match existing.
- Doors -** Existing internal doors, frames and architrave to be checked and made good.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Fire place opening to be made good.



## C2.05

Proposed use: Stairs

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and retained. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Underside of stairs to be cleaned and painted.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Handrail to be cleaned and painted. Height of handrail to be increased to ensure compliance with modern Building Regulations.

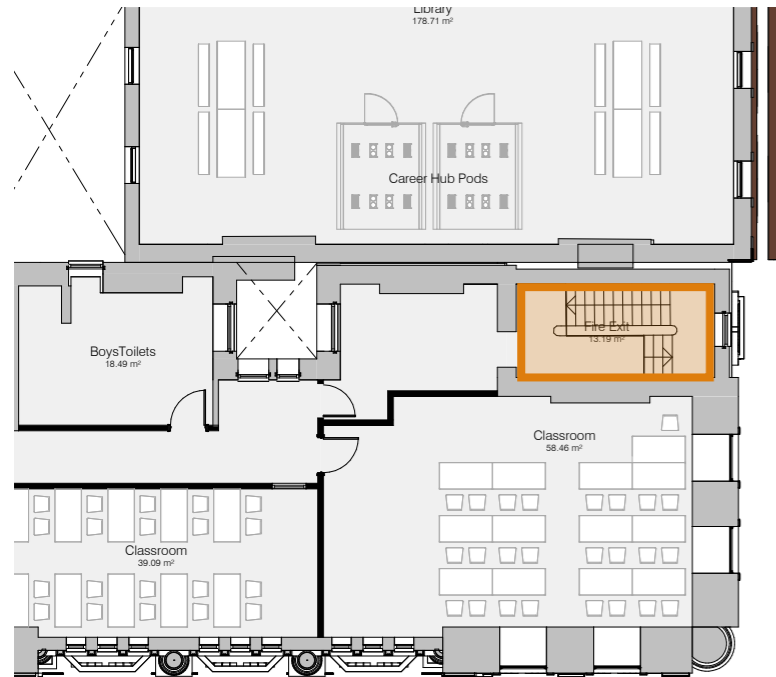




## C2.06

Proposed use: Fire Escape

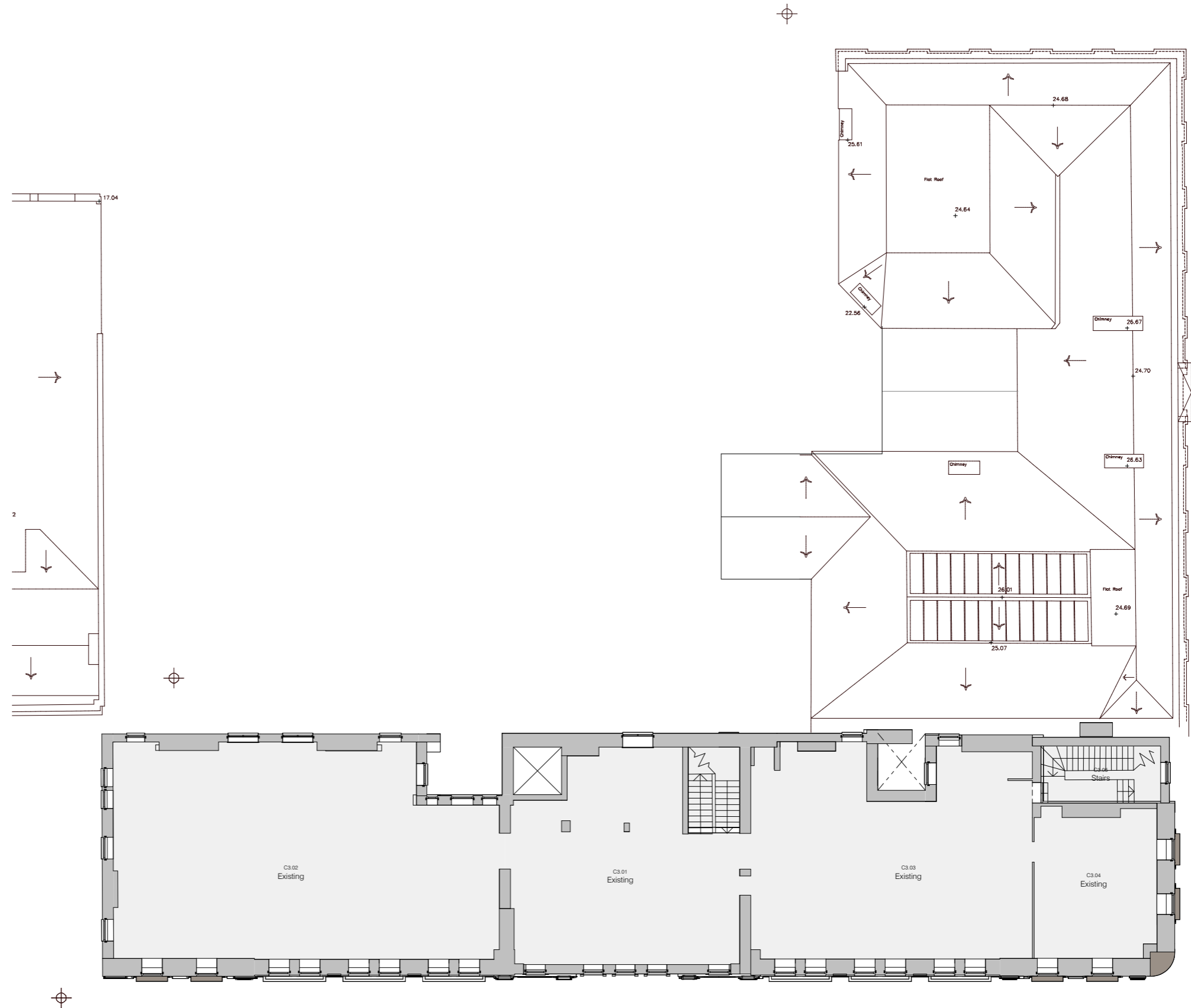
- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and retained. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Underside of stairs to be cleaned and painted.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Handrail to be cleaned and painted. Height of handrail to be increased to ensure compliance with modern Building Regulations.



△

# 03 - THIRD

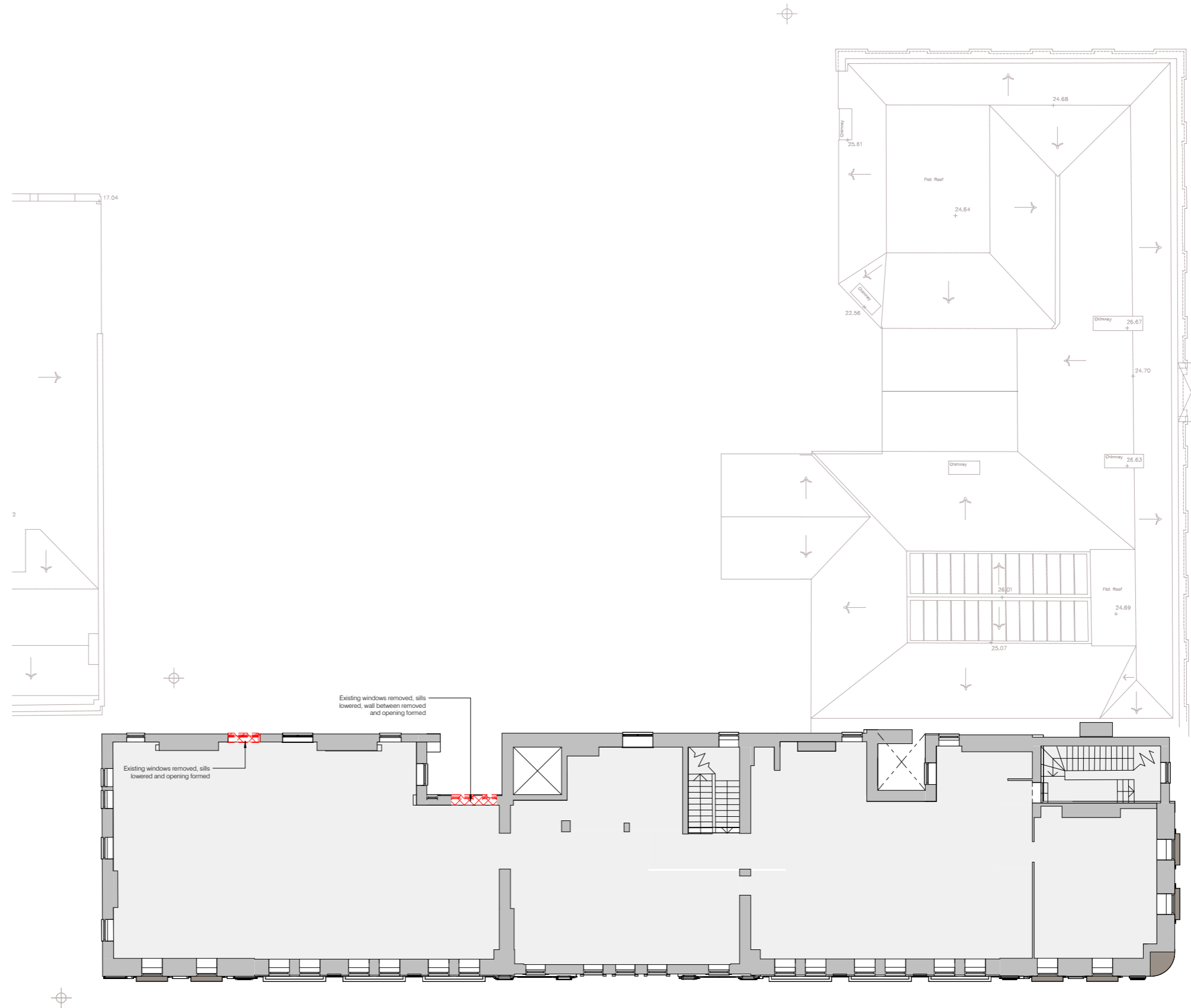
## Existing Third Floor Plan





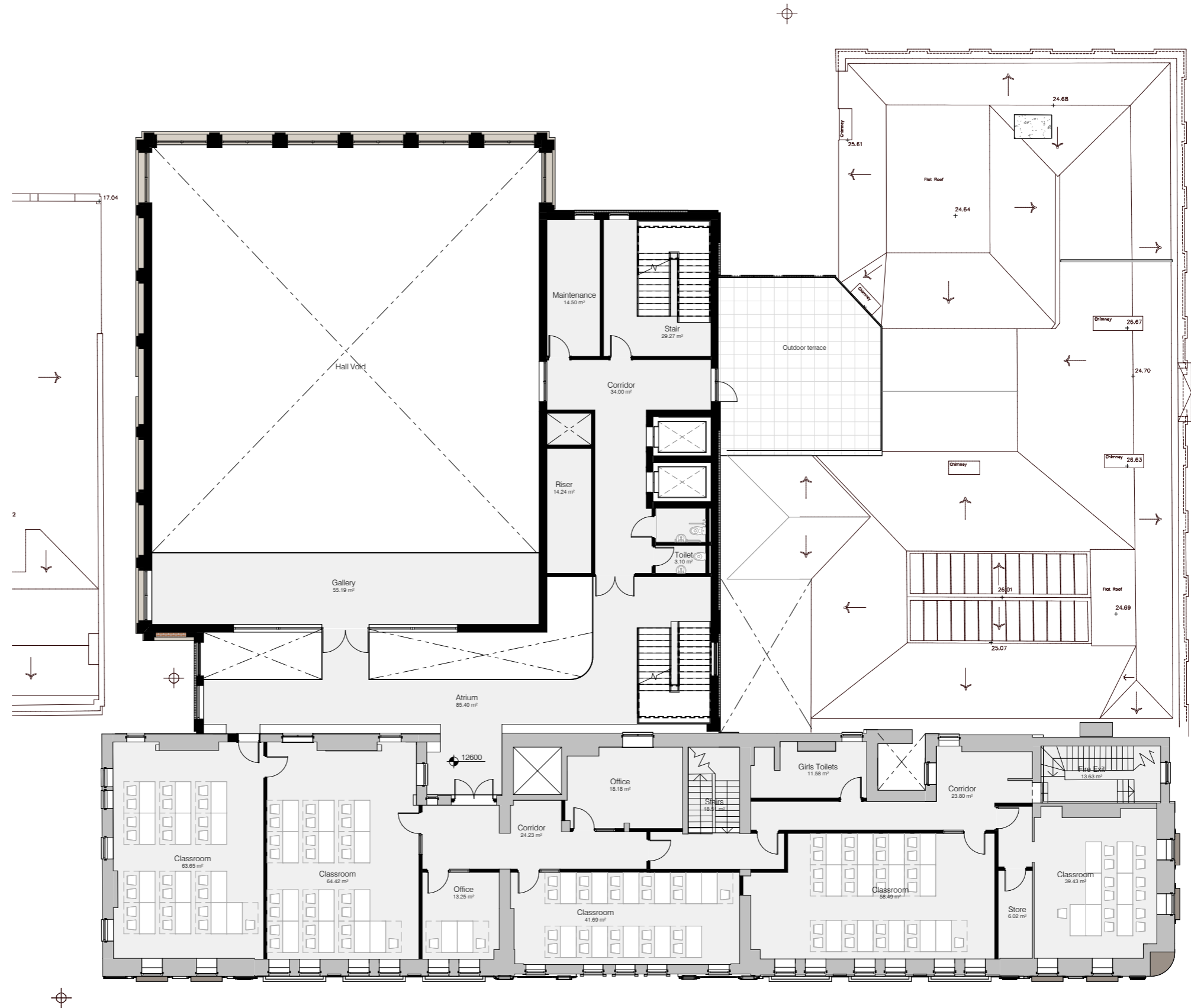
# 03 - THIRD

## Demolition Third Floor Plan



# 03 - THIRD

## Proposed Third Floor Plan










# 03 - THIRD

## Proposed Third Floor Ceiling Plan

### Key

-  Existing lathe and plaster ceiling
-  Infill lathe and plaster ceiling
-  Proposed plasterboard ceiling
-  Existing cornice retained
-  Cornice to be reinstated

The approach to ceilings can be summarised as follows:

### Merchant Place

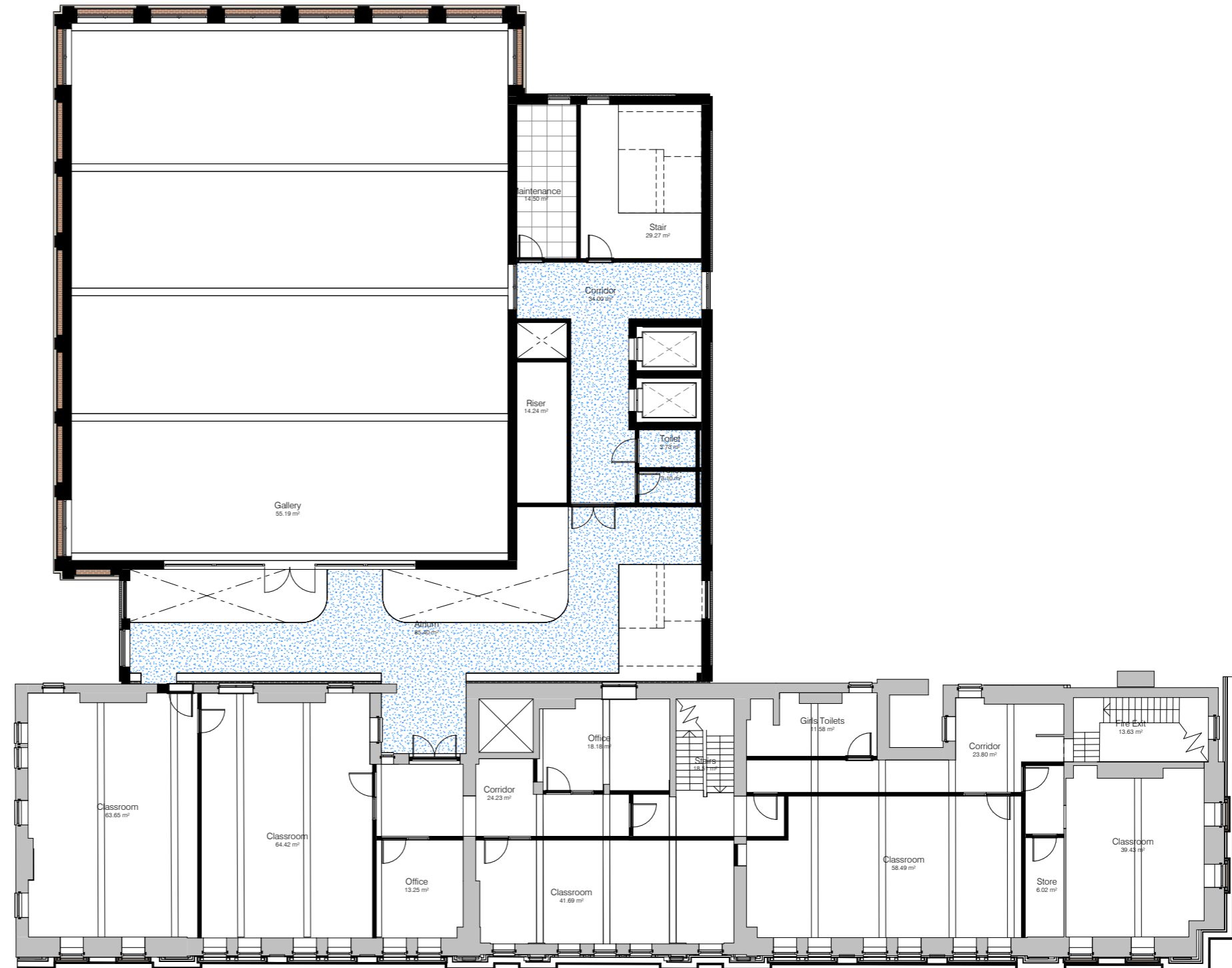
Where ceilings existing they will be retained, repaired and painted. In areas where the ceilings are missing or damaged they will be repaired using traditional techniques.

### Cory's Building

The majority of rooms do not have a ceiling and this approach will be maintained.

### Skyview House

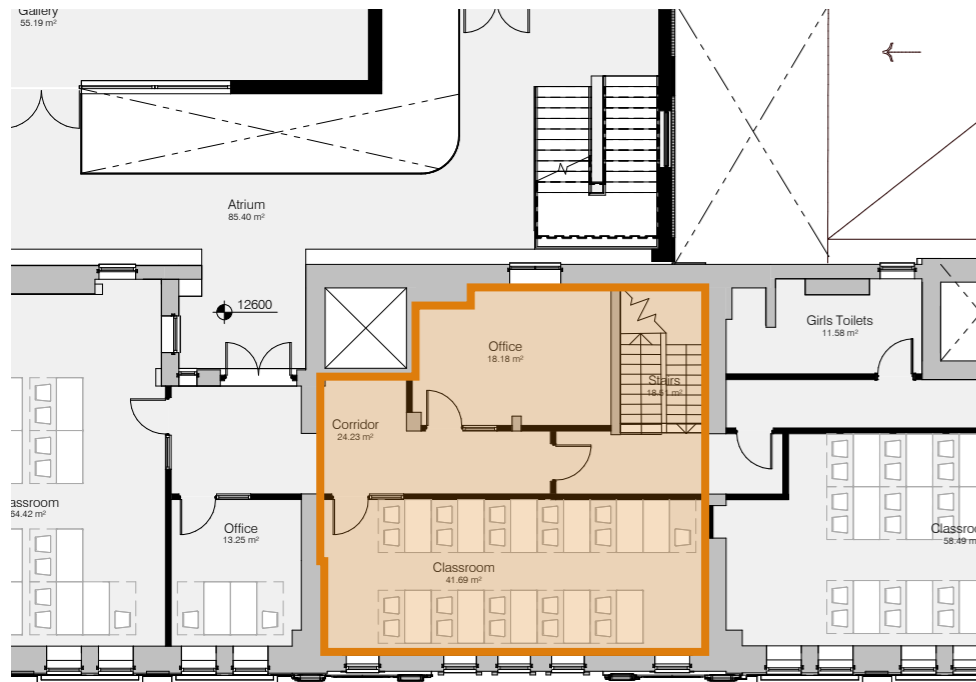
New ceilings will be constructed using plasterboard and a skim finish.



# C3.01

Proposed use: Classroom, office and circulation

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

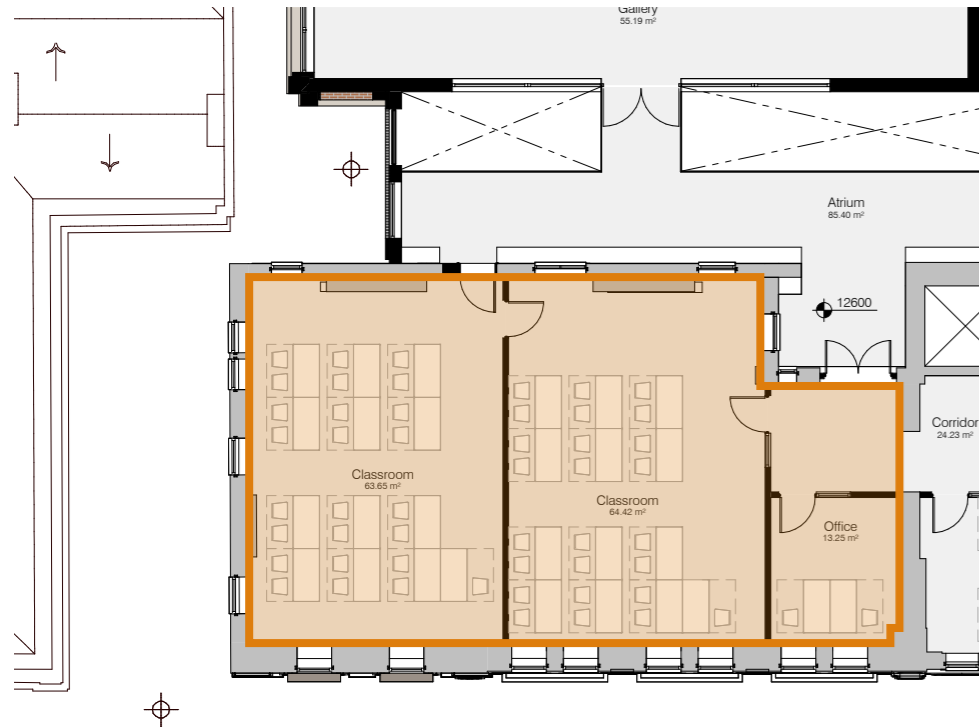




## C3.02

Proposed use: Classrooms and office

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

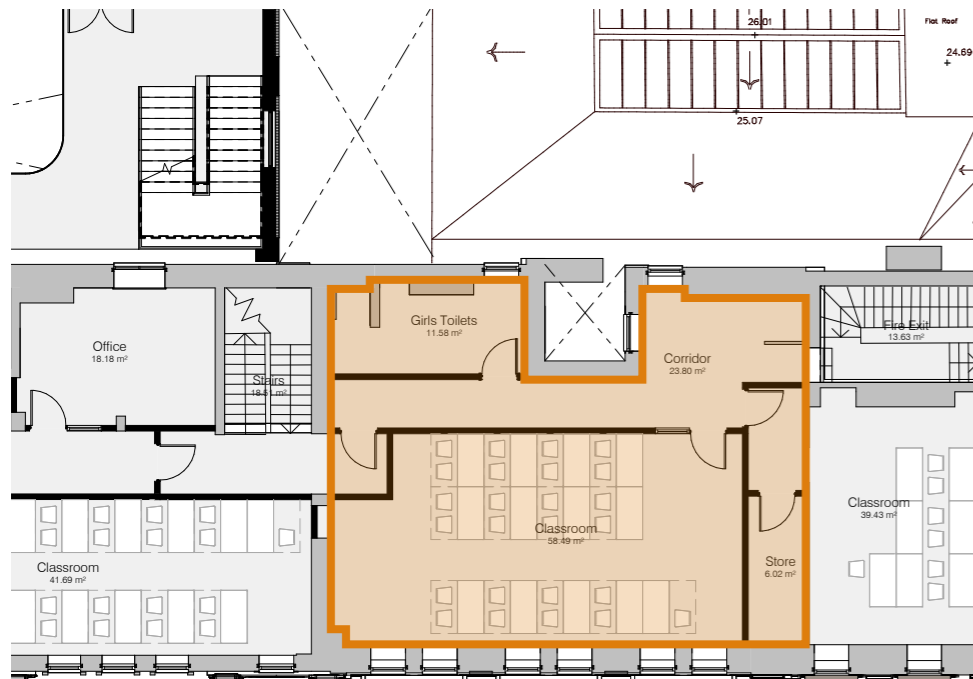




## C3.03

Proposed use: Office, classroom and corridors

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

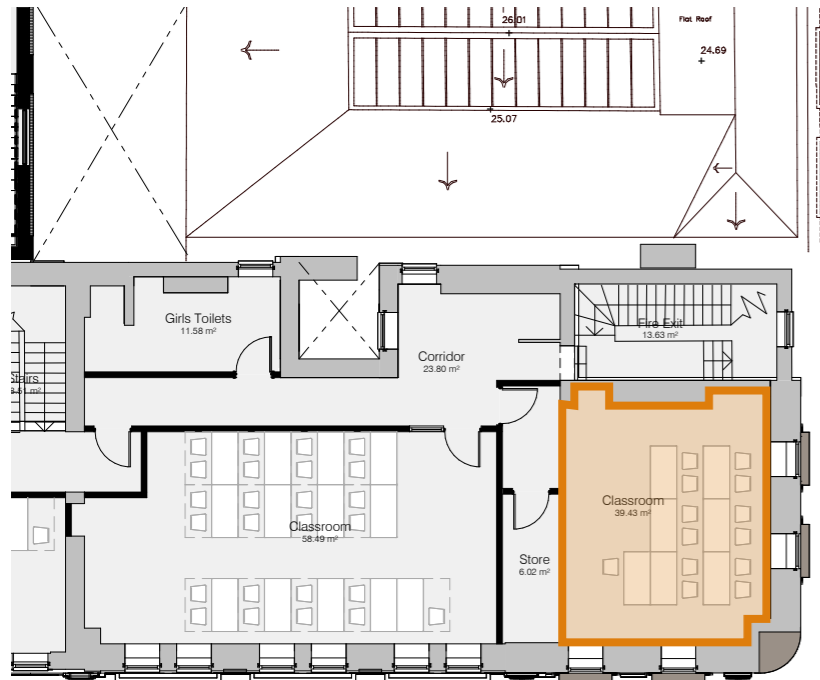




# C3.04

Proposed use: Classroom

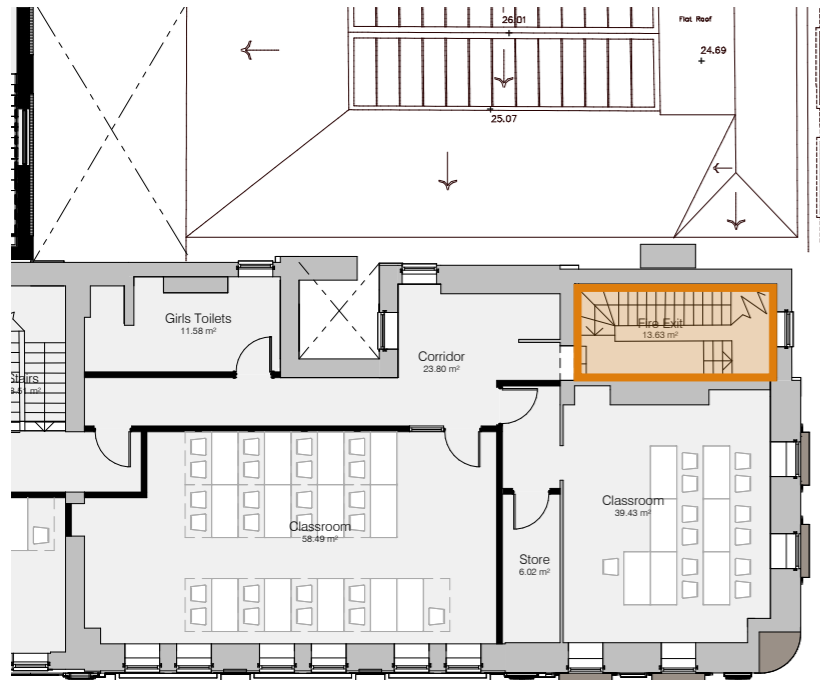
- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.



# C3.05

Proposed use: Fire Escape

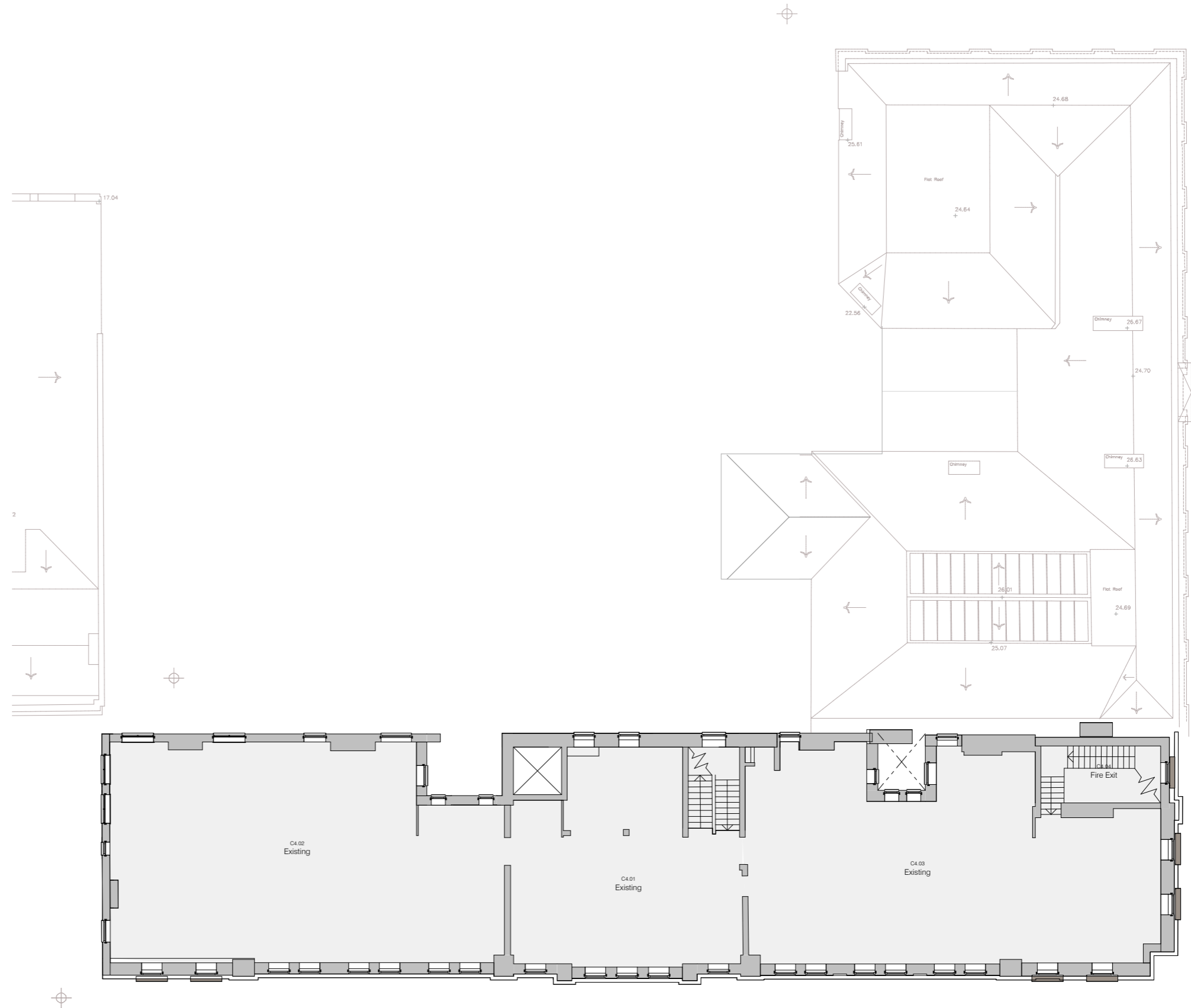
- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and retained. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Underside of stairs to be cleaned and painted.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Handrail to be cleaned and painted. Height of handrail to be increased to ensure compliance with modern Building Regulations.





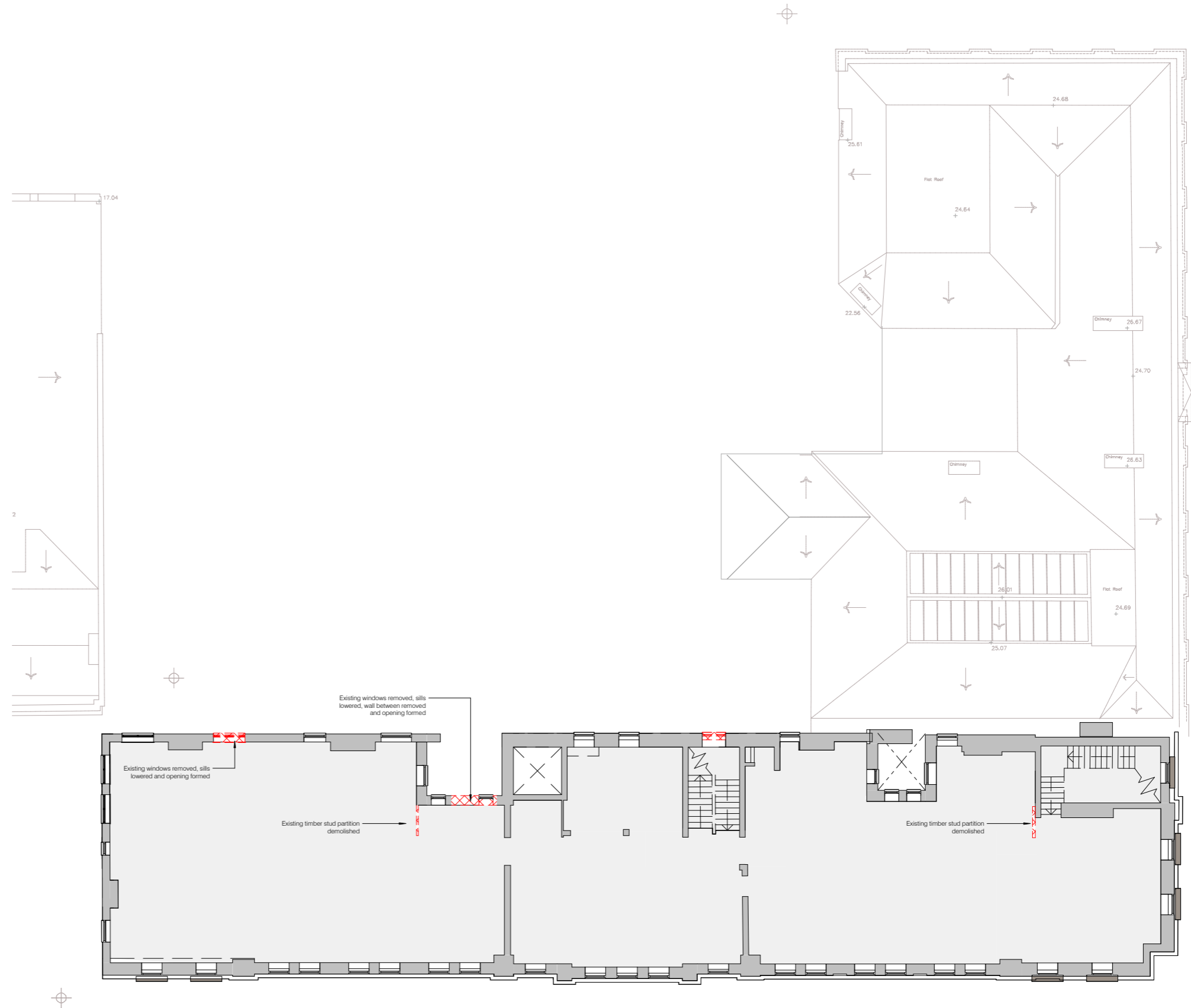
# 04 - FOURTH

## Existing Fourth Floor Plan



# 04 - FOURTH

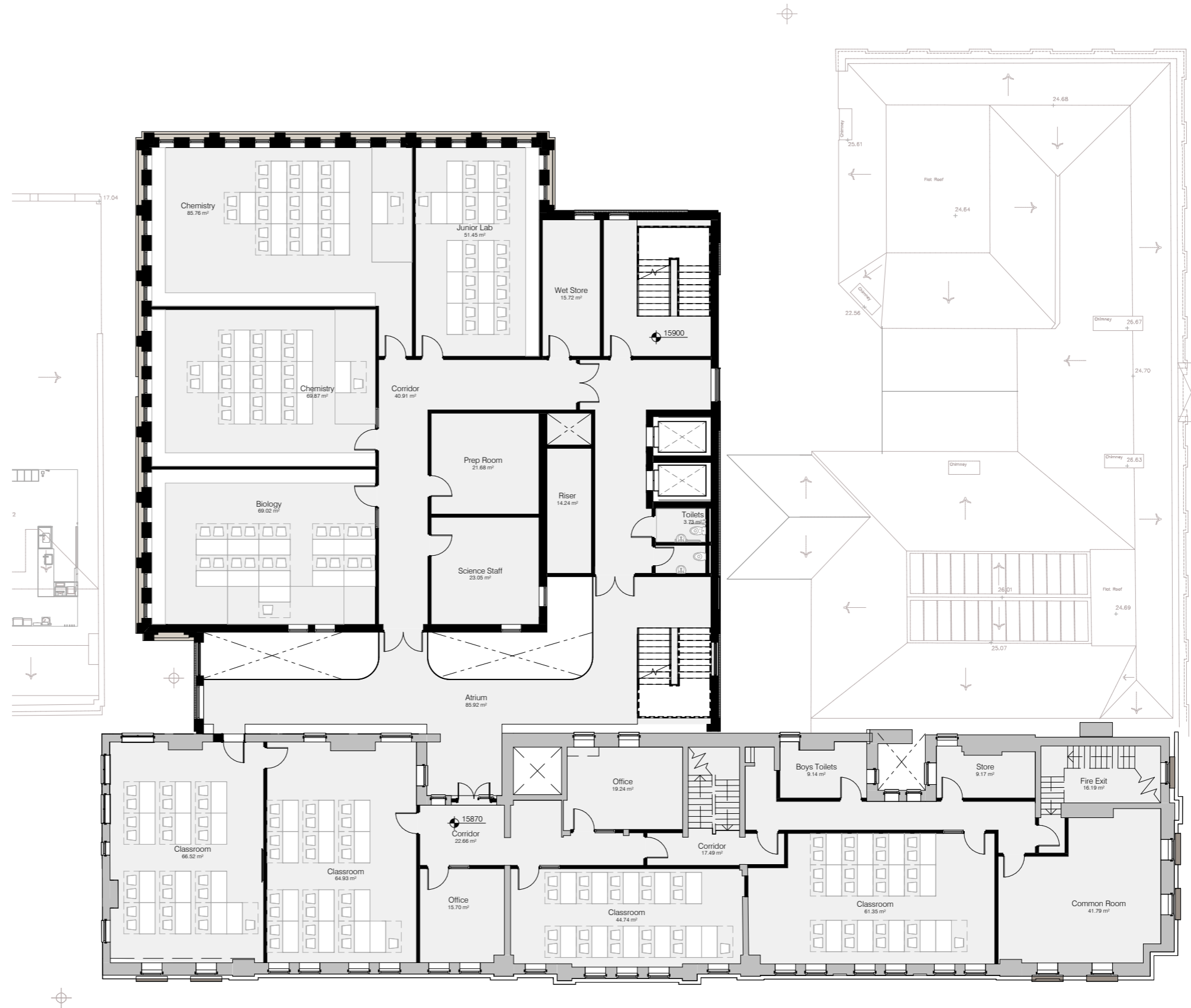
## Demolition Fourth Floor Plan





# 04 - FOURTH






## Proposed Fourth Floor Plan



# 04-FOURTH

## Proposed Fourth Floor Ceiling Plan

### Key

-  Existing lathe and plaster ceiling
-  Infill lathe and plaster ceiling
-  Proposed plasterboard ceiling
-  Existing cornice retained
-  Cornice to be reinstated

The approach to ceilings can be summarised as follows:

### Merchant Place

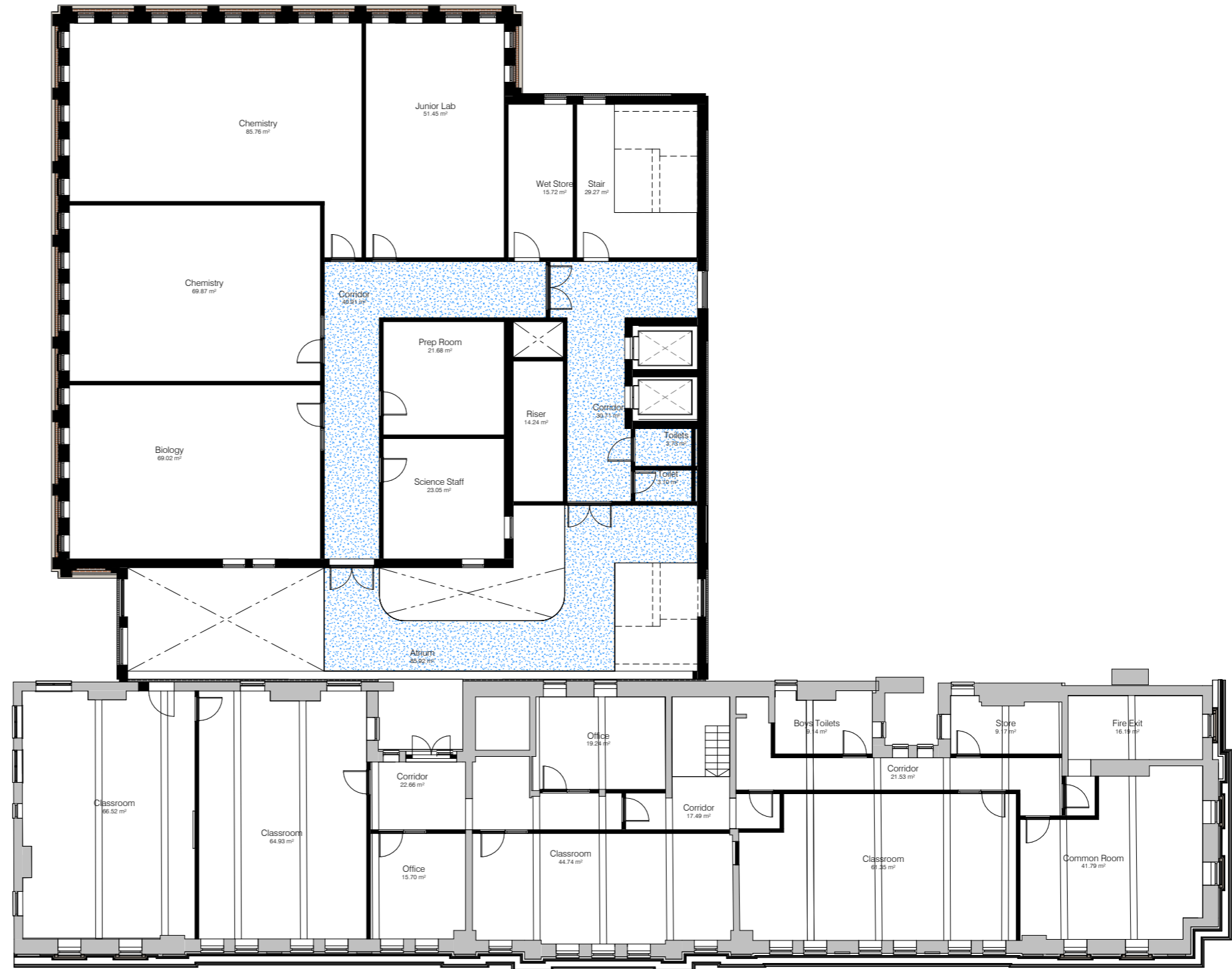
Where ceilings existing they will be retained, repaired and painted. In areas where the ceilings are missing or damaged they will be repaired using traditional techniques.

### Cory's Building

The majority of rooms do not have a ceiling and this approach will be maintained.

### Skyview House

New ceilings will be constructed using plasterboard and a skim finish.

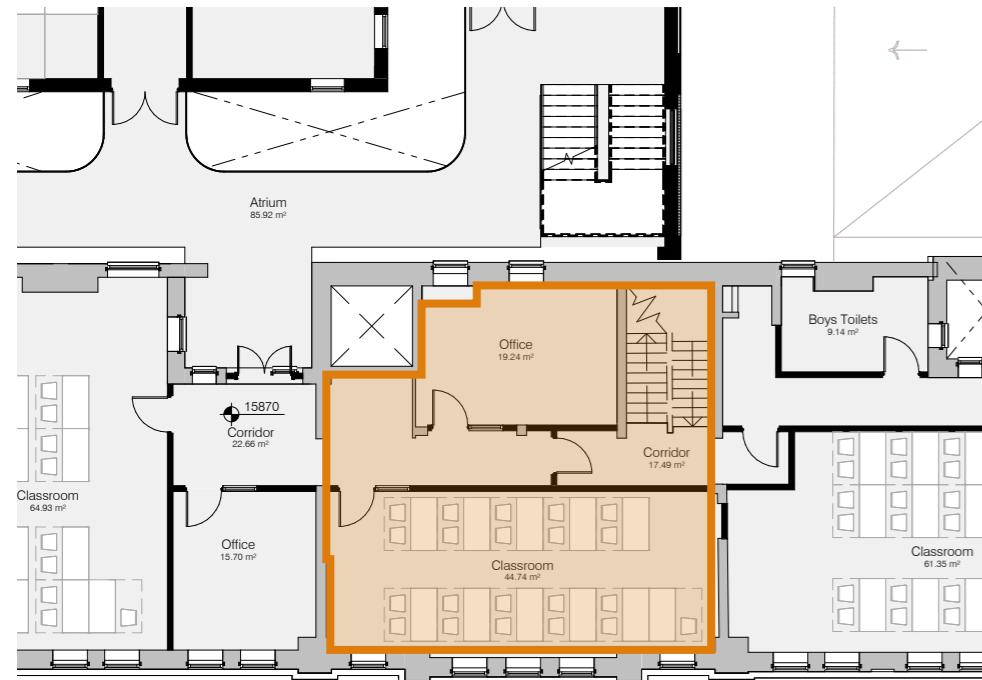




# C4.01

Proposed use: Classroom, office and circulation

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.





# C4.02

Proposed use: Classroom x2 and office

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

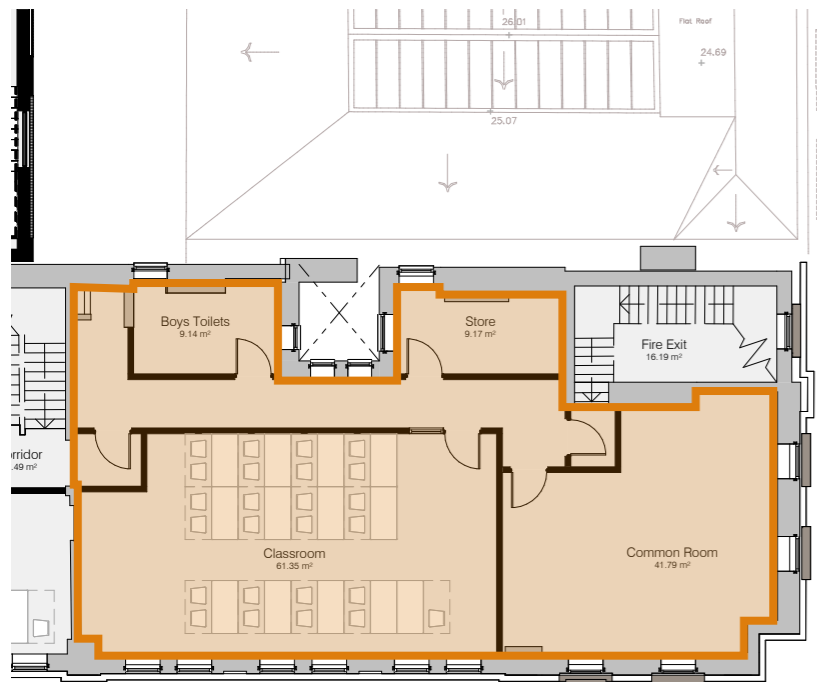




## C4.03

Proposed use: Classroom, stores, circulation, common room

- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and overlaid with new timber floor. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Holes in ceilings to be repaired and whole ceiling to receive painted finish.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.

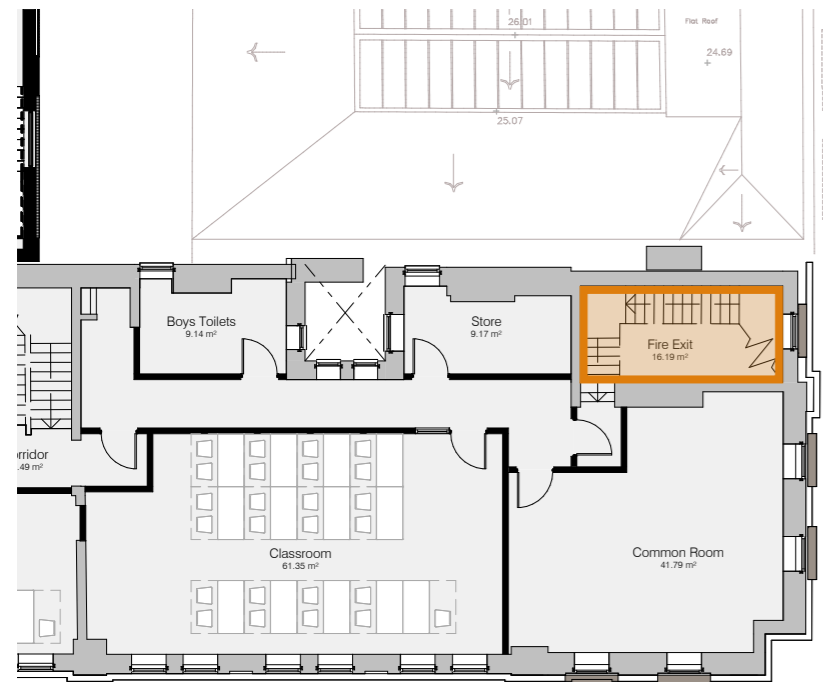
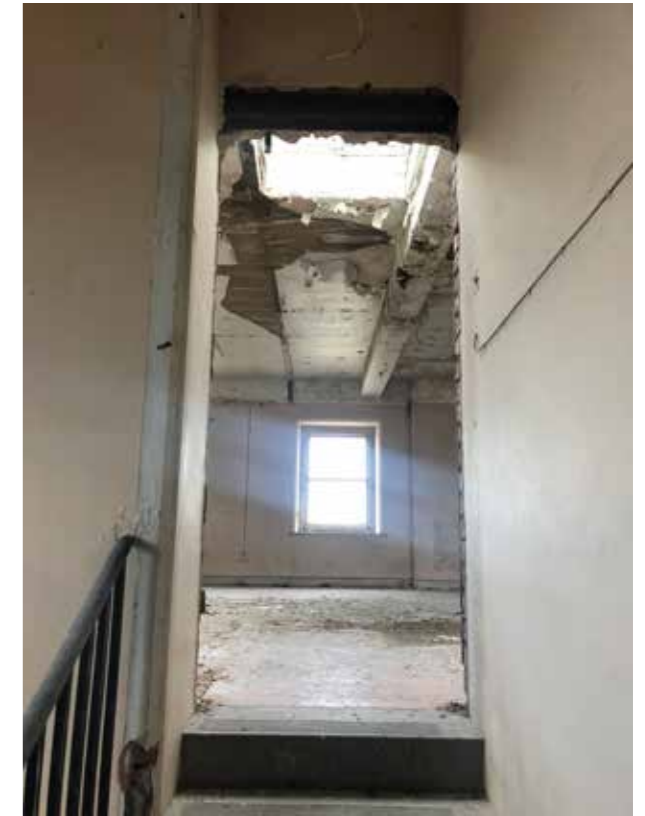




# C4.04

Proposed use: Fire Escape

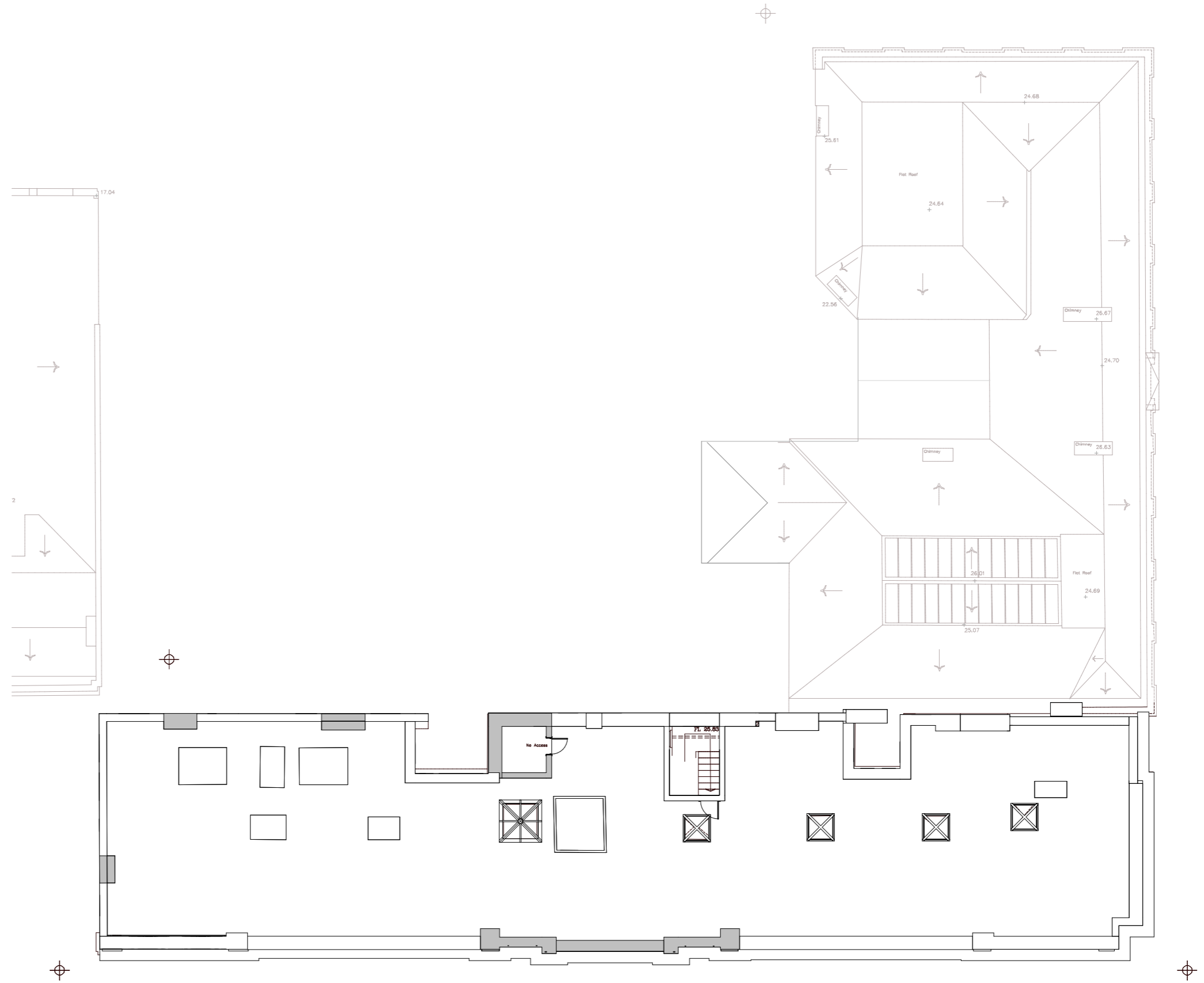
- Walls -** Existing plaster walls to be repaired and painted. Areas of poor quality paint to be stripped and made good. All areas to be repainted. Areas of missing plaster to be reinstated.
- Floors -** Existing concrete floors to be cleaned and retained. Existing skirting to be cleaned and painted. Areas of missing skirting to be reinstated with profile to match existing.
- Ceilings -** Underside of stairs to be cleaned and painted.
- Doors -** No existing doors present.
- Windows -** Existing windows to be replaced with new slimline double glazed units in timber frames. Windowboards to be made good and painted.
- Other -** Handrail to be cleaned and painted. Height of handrail to be increased to ensure compliance with modern Building Regulations.





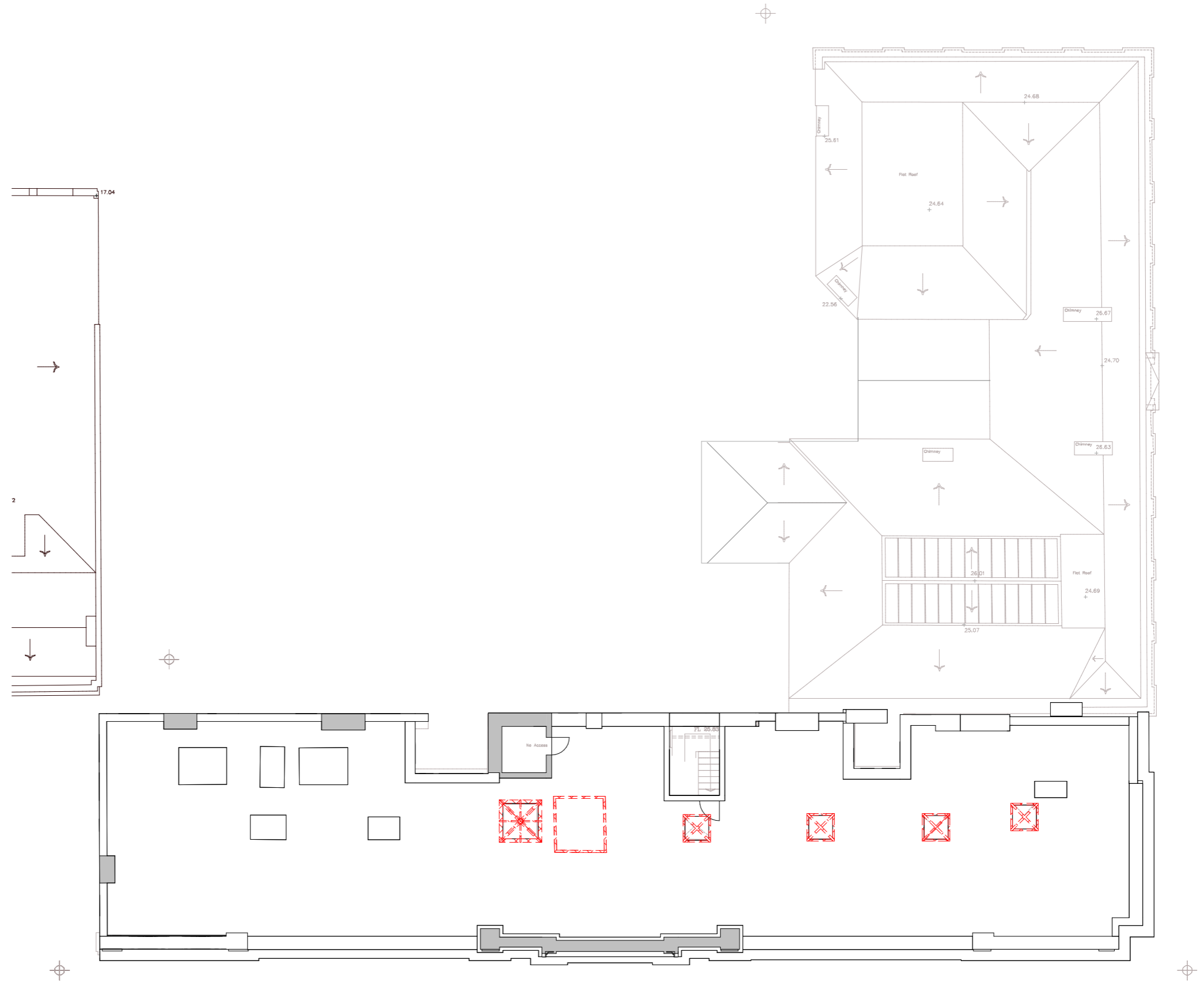
# 05 - FIFTH

## Existing Roof Level Plan



# 05 - FIFTH

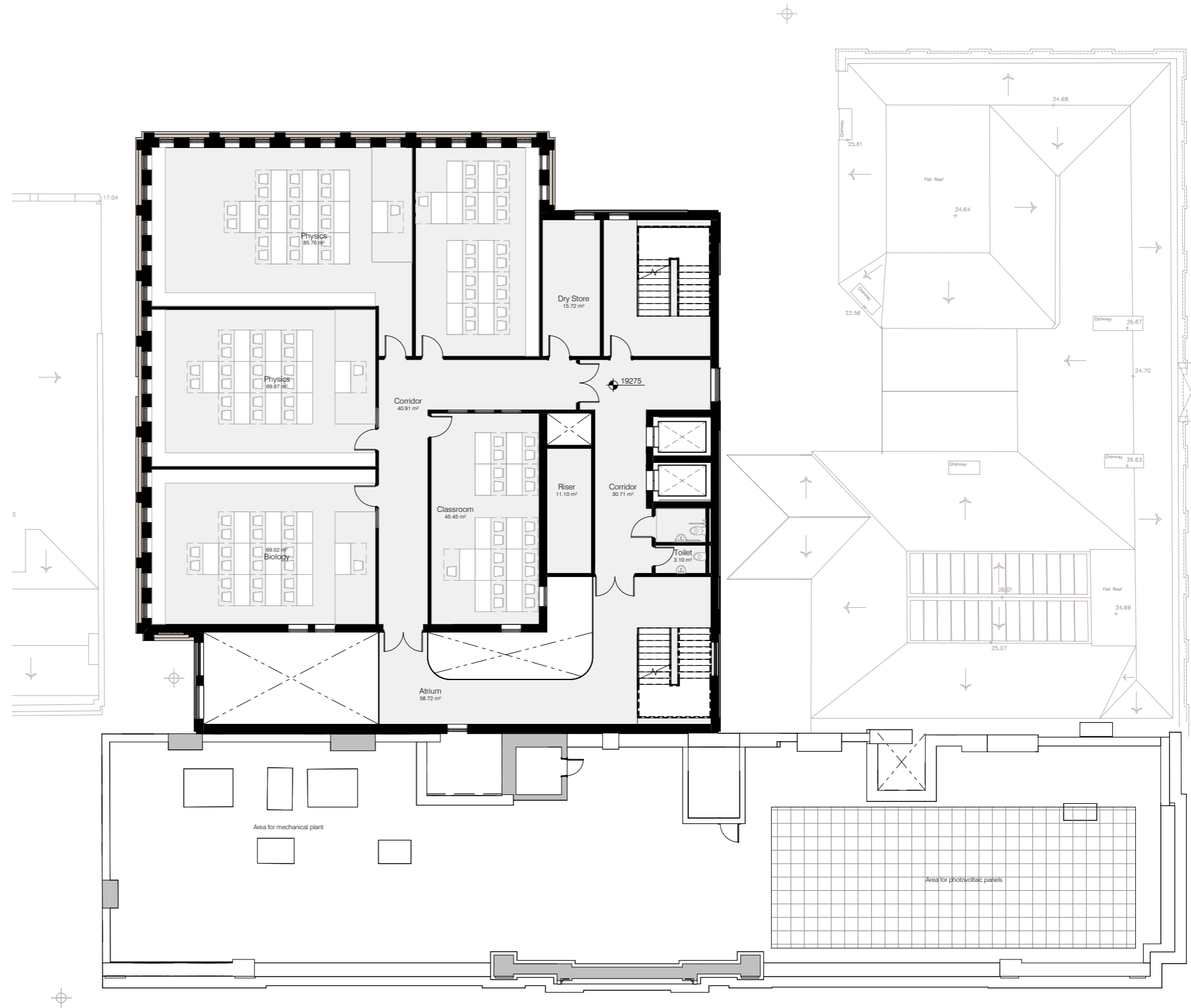
## Demolition Roof Level Plan





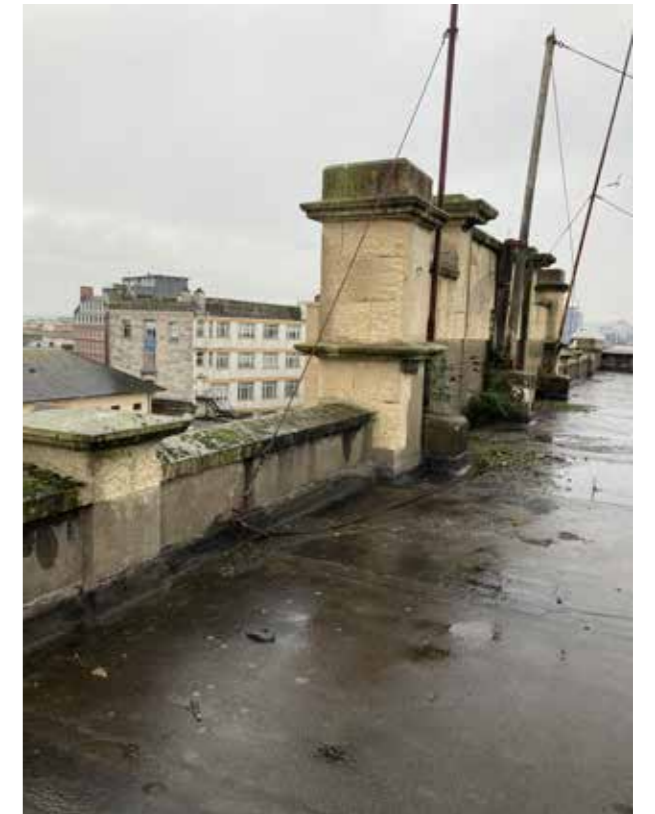
# 05 - FIFTH

Proposed Fifth Floor Plan  
(Existing Roof Level)



## C5.01

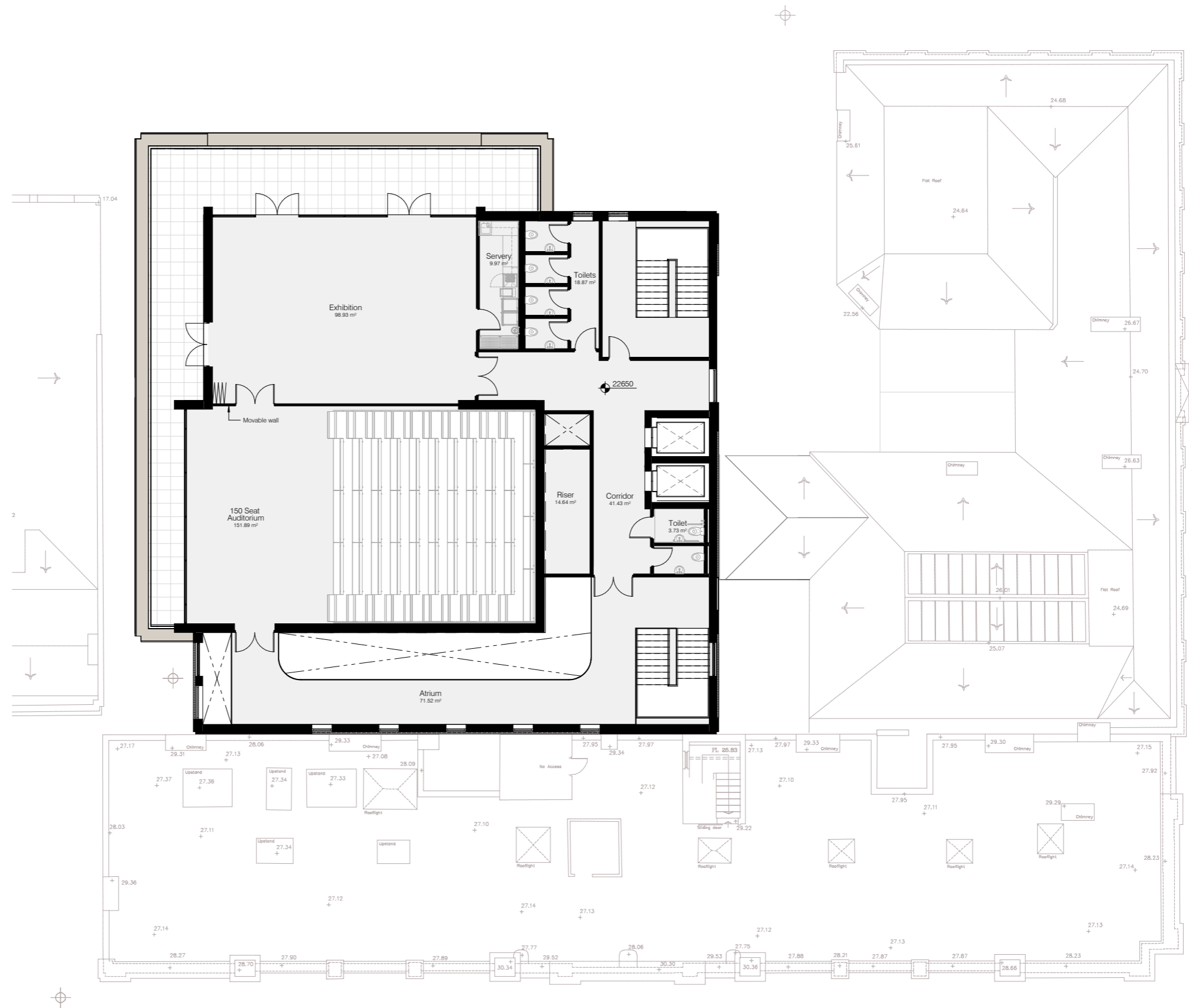
Proposed use: Plant and photovoltaic panels





# 06 - SIXTH

## Proposed Sixth Floor Plan

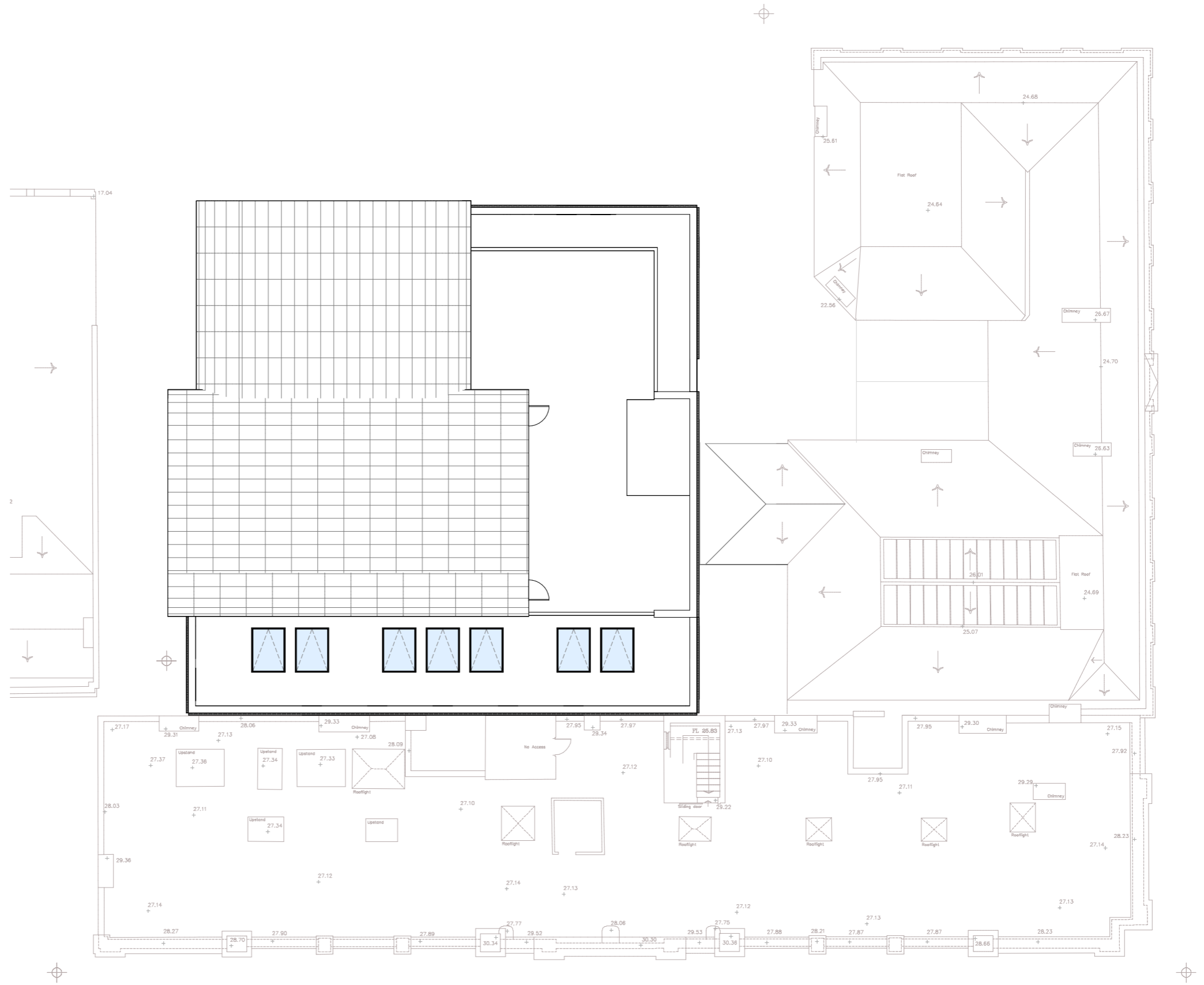






# 07 - ROOF

## Proposed Roof Level Plan





Cardiff Office: Exeter Office:  
8 Village Way Greenmeadows 35 Southernhay East  
Springs Business Park Exeter  
CF15 7NE EX1 1NX

Tel: 02920 098 655 Tel: 01392 691631