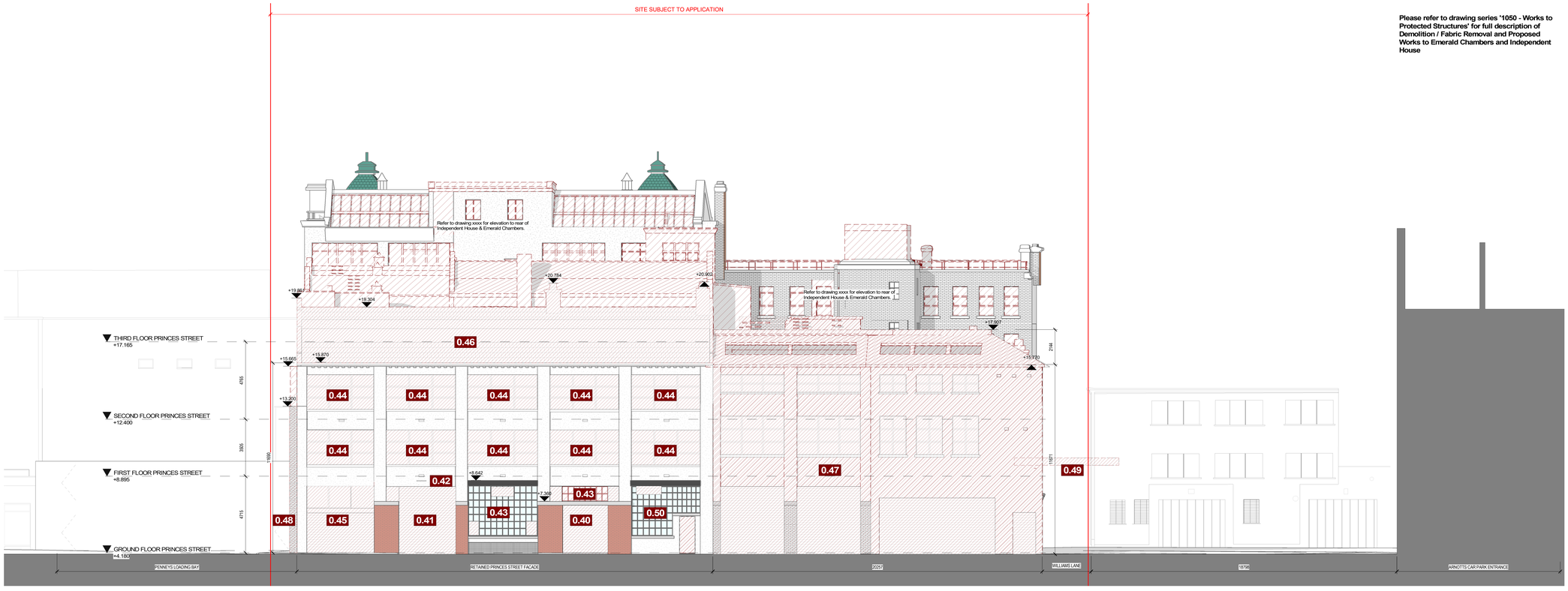

1 **NORTH DEMOLITION & INTERVENTION**
1 : 100

2 **SOUTH DEMOLITION & INTERVENTION**
1 : 100

Please refer to drawing series '1050 - Works to Protected Structures' for full description of Demolition / Fabric Removal and Proposed Works to Emerald Chambers and Independent House

ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

LEGEND

General Notes:

All drawings are to be read in conjunction with the Architectural Heritage Impact Assessment, the Architectural Design Statement and accompanying Consultant reports. Any works to the Protected Structures will be carried out in accordance with current conservation best practice, where appropriate using traditional techniques and materials. Historic fabric of significance will be retained using a combination of conservation and restoration repair techniques.

- APPLICATION SITE BOUNDARY
- EXISTING BUILDING FABRIC
- EXISTING BUILDING FABRIC TO BE DEMOLISHED (ELEVATION)
- EXISTING BUILDING FABRIC TO BE DEMOLISHED (CUT)
- EXISTING BASEMENT FLOOR SLAB TO BE REMOVED & REPLACED WITH NEW INSULATED SLAB TO MATCH EXISTING FFL
- EXISTING SALVAGED FABRIC TO BE REUSED IN NEW LOCATION

DEMOLITION / FABRIC REMOVAL LEGEND

0.01 New windows installed in existing opes, fenestration set-out to complement original design.

0.02 Where floor levels are lowered to provide level access from Middle Abbey Street doors will need to be adjusted to suit new ope height i.e. through addition of overhead panels to existing double-leaf timber panelled doors. Original rectangular overlight to be retained.

Four granite steps to be removed and re-purposed elsewhere.

Decorative Portland stone doorcase to be retained including framed panel above with brass lettering stating 'Independent Newspapers Limited'.

0.05 Renew existing brick facade pointing, replace decayed brick with salvage or new brick to best match original in size, colour and texture. Refer to Conservation Architects AHIA for conservation methodologies.

0.07 Original doors retained and refurbished.

0.15 Existing bronze display windows to be retained and repaired or replaced pending full specialist review. Any new windows will reference the original fenestration. Remaining original bronze framing, bronze panelled surrounds and bronze sill guards are to be retained and refurbished.

0.16 Original window removed, cill level dropped to allow install of new escape door to Middle Abbey Street in order to achieve TGD compliance. Original ope may need to be widened to achieve minimum clear width requirements.

0.25 Hardwood windows to advanced end bays to be retained and repaired or replaced - to be determined following assessment. Postal slots to be retained where possible.

0.40 Original composition of this entrance to be retained and refurbished, glazed brick piers with bullnose detail at corners and Art-Deco style cornice.

0.41 Modified opening of former vehicular entrance, Art-Deco style stepped cornice originally spanned across the full width of the opening with a multipaned window over - original composition to be re-instated.

0.42 Original bronze street light fixtures to be retained.

0.43 Multi-pane metal framed window with inset louvred vents and grilles retained and upgraded.

0.44 Removal of existing non-original windows and installation of new glazing.

0.45 Removal of non-original roller shutter and window, to be replaced with new window / door configuration to match original composition.

0.46 Removal of existing roof, glazing and any other surface mounted equipment.

0.47 Later facade to be removed.

0.48 Penney's boundary wall to be demolished. Refer to East elevation for extent of demolition.

0.49 Cable tray spanning across William's Lane to be removed.

0.50 Multi-pane metal framed window, single leaf door, stepped cornice, retained and refurbished.

1.01 Original steel windows to be refurbished.

1.02 Non-original PVC window to be removed and replaced with new window to match original.

1.14 Original steel casement windows to be refurbished.

2.01 Non-original PVC window to be removed and replaced with new window to match original.

2.09 Original steel casement windows to be refurbished.

3.01 Non-original PVC window to be removed and replaced with new window to match original.

3.11 Original steel casement windows to be refurbished.

4.01 Non-original PVC window to be removed and replaced with new window to match original.

4.11 Non-original windows to be removed and replaced with new windows to match original.

4.20 Original steel casement windows to be refurbished.

5.01 Pyramidal form of the existing rooflight to be retained - it is intended to retain as much of the original fabric as possible however modifications are anticipated to support new glazing cassettes & ACV's. The roof light will also need to be raised & installed at the proposed new roof level.

5.02 Current roof terrace access from Independent House stairwell to be improved through extension of the stairway and landing area and the addition of a link to new Core C to provide accessible access.

5.03 Existing plant / utilities to be removed from roof.

5.07 Existing balustrade to be removed and replaced.

5.08 Any necessary repairs to existing chimney breasts to be carried out.

5.09 Existing decorative copper oval dormers in domical vaulted roofs to be retained and upgraded, octagonal copper finials with flag poles retained.

5.12 Copper panelling to front parapet with industrial style railings fixed to the masonry upstand retained.

REV	DATE	DESCRIPTION	DWN	CHK
P02	28.03.2025	ISSUED FOR PLANNING PERMISSION	PMG	PMHC
P01	13.11.2024	ISSUED FOR LRD SUBMISSION	PMG	PMHC

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
DEMOLITION & INTERVENTION
ELEVATIONS NORTH AND SOUTH DEMOLITION & FABRIC REMOVAL

PROJECT NUMBER: 951193
DATE: 28/03/2025
SCALE@ A0: 1 : 100
DRAWN/CHECKED: PM & HO PMG
STATUS CODE: P
DRAWING NUMBER: 0622
REVISION: P02

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