

LEGEND

General Notes:

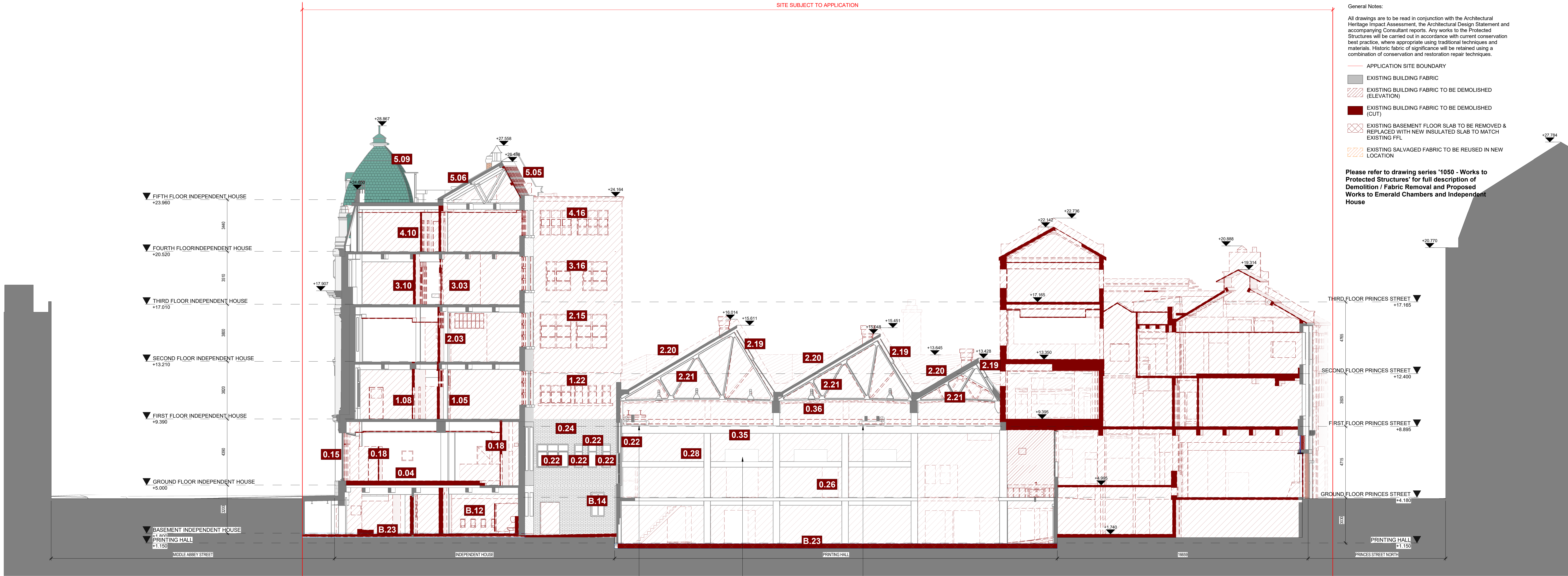
All drawings are to be read in conjunction with the Architectural Heritage Impact Assessment, the Architectural Design Statement and accompanying Consultant reports. Any works to the Protected Structures will be carried out in accordance with current conservation best practice, where appropriate using 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

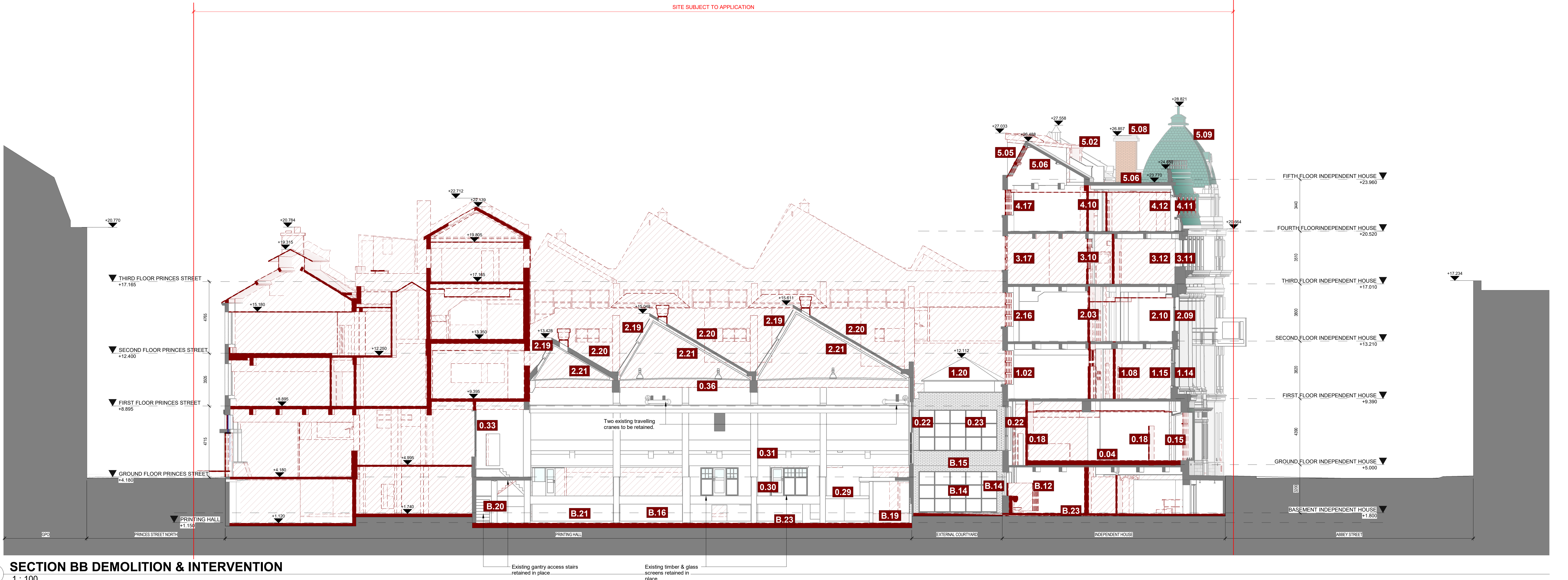
Please refer to drawing series '1050 - Works to Protected Structures' for full description of Demolition / Fabric Removal and Proposed Works to Emerald Chambers and Independent House

DEMOLITION / FABRIC REMOVAL LEGEND

- B.12 Existing WC fit-out to be removed.
- B.14 Original steel framed windows to be refurbished.
- B.15 Glazed tile external cladding to be retained and repaired.
- B.19 Existing concrete ramp removed and replaced with new ramp to allow escape from Printing Hall to Middle Abbey Street via new development.
- B.20 Original gantry access steps / stairs retained and refurbished where feasible.
- B.21 Area under existing half-level gantry to be closed off from main Printing Hall and used for cladding etc.
- B.23 Part of the existing concrete floor slab to be removed and a new insulated slab with DPM to be installed.
- 0.04 Existing raised access floor removed.
- 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.
- 0.18 All non-original joinery / retail fit-out removed.
- 0.22 Original steel framed windows to be refurbished.
- 0.23 Non-original windows at ground floor level to be replaced with new windows in the same spirit as the original windows at basement level.
- 0.24 Glazed tile external cladding to be retained and repaired.
- 0.26 East side of Printing Hall (c.1924) to be retained.
- 0.28 Existing original concrete columns retained, the cladding retained, remaining areas of gantry flooring to be retained. Note: Structural concrete and steel are likely to be in need of repair and reinforcement, extensive testing needed.
- 0.29 Original gantry floor and access steps / stairs retained and refurbished.
- 0.30 Original boundary wall of Printing Hall to be retained including timber screens & doors and glazed tile wall finish - all to be refurbished.
- 0.31 Buttress structure retained.
- 0.33 Original timber frame glazed screen to be replicated, tile wall finish to be retained, non-original murals to be removed.
- 0.35 Internal fabric including two original travelling cranes and radiators remaining on site to be retained in place and displayed.
- 1.02 Non-original PVC window to be removed and replaced with new window to match original.
- 1.05 Non-original screen to stairs removed new fire-rated screen to be installed.
- 1.08 Existing partition walls throughout to be removed.
- 1.14 Original steel casement windows to be refurbished.
- 1.15 All original window fabric, including secondary glazing, in front elevation to be retained and refurbished. Please refer to Conservation Architects AHIA for conservation methodologies.
- 1.20 Original glazed roof to workshop building to be upgraded.
- 1.22 Later extension of return to the rear of Independent House removed at first floor level - WC fit-out to be removed. Original facade composition will be recreated through re-installment of original window ope proportions.
- 2.03 Non-original screen to stairs removed, new fire-rated screen to be installed.
- 2.09 Original steel casement windows to be refurbished.
- 2.10 All original window fabric, including secondary glazing, in front elevation to be retained and refurbished. Please refer to Conservation Architects AHIA for conservation methodologies.
- 2.15 Later extension of return to the rear of Independent House removed at second floor level - WC fit-out to be removed. Original facade composition will be recreated through re-installment of original window ope proportions.
- 2.16 Non-original windows in rear façade to be removed and replaced.
- 2.19 All sloped glazing to be replaced, replaced rooflights to include integrated AOVs, natural make up air from above.
- 2.20 Strip existing roof, any structural repairs to be carried out, renew roof with slate / tiles to match original, intact sound slate will be reused. Insulate roof and ensure correct ventilation.
- 2.21 Original sarking boards to interior of sawtooth roof to be reinstated where feasible - black marking is ink from the times of newspaper production.
- 3.03 Non-original screen to stairs removed, new fire-rated screen to be installed.
- 3.10 & 4.10 All non-original partitions, suspended ceilings, wall and floor linings to be removed.
- 3.11 & 4.11 Original steel casement windows to be refurbished.
- 3.12 & 4.12 All original window fabric, including secondary glazing, in front elevation to be retained and refurbished. Please refer to Conservation Architects AHIA for conservation methodologies.
- 3.16 & 4.16 Later extension of return to the rear of Independent House removed at first floor level - WC fit-out to be removed. Original facade composition will be recreated through re-installment of original window ope proportions.
- 3.17 & 4.17 Non-original windows in rear façade to be removed and replaced.
- 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.
- 5.05 Sloped glazing to be replaced / upgraded.
- 5.06 Insulation and weather proofing upgrades to existing roof build-ups.
- 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.



SECTION AA DEMOLITION & INTERVENTION
1 : 100



SECTION BB DEMOLITION & INTERVENTION
1 : 100

NO	DATE	DESCRIPTION	CHK	APP
001	28/03/2025	ISSUED FOR PLANNING PERMISSION	PAK	PAK
002	13/11/2024	ISSUED FOR L&D SUBMISSION	PAK	PAK
REV	DATE	DESCRIPTION	CHK	APP

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
DEMOLITION & INTERVENTION
SECTION AA & BB DEMOLITION & FABRIC REMOVAL

PROJECT NUMBER
951193

DATE
28/03/2025

SCALE: A3
1 : 100

DRAWN/CHECKED:
PAK & HZI PAK

STATUS CODE: DRAWING NUMBER
P 0524

REVISION
P02

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