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 NON-STRUCTURAL BUILDING FABRIC FOR SALVAGE (ELEVATION)

DEMOLITION / FABRIC REMOVAL LEGEND

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.

1.03 Any non-original secondary glazing to be removed. 1.04 It is proposed to install an appropriate internal insulation to the

inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation. 1.05 Non-original screen to stairs removed new fire-rated screen to

be installed.

1.06 Original passenger lift with traditional cage structure retained - not intended for future use.

1.07 Original granite stairs and handrail retained and repaired.

1.08 Existing partition walls throughout to be removed. 1.09 Blocked up opes to rear of Emerald Chambers opened up and new windows to match original installed.

1.10 WC fit-outs removed.

1.11 Original steel windows in rear facade of Emerald Chambers return removed and opes closed up.

1.12 Original tile floors in Emerald House return to be retained / refurbished.

1.13 Access stairs between Emerald Chambers and Independent

House removed and ope closed up.

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.

1.16 Chimney breast retained at upper levels. 1.17 Original polished concrete stairs, bronze bannisters, timber

handrail and metal nosings retained and repaired 1.18 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.

1.19 Original window opes are currently blocked up - to be re-

opened and windows installed as part of the proposed works. 1.20 Original glazed roof to workshop building to be upgraded.

1.21 Glazed tile external cladding to be retained and repaired. 1.22 Later extension of return to the rear of Independent House

removed at first floor level level - WC fit-out to be removed. Original facade composition will be recreated through re-instatement of original window ope proportions. 1.23 New opes in existing floor slab for services required.

1.25 Existing ope in rear facade increased to allow for access link to proposed building and escape from Emerald Chambers via. proposed accessible core.

1.24 Glazed tile external cladding to lightwell to be retained and

1.26 East side of Printing Hall (c.1924) to be retained.

1.27 Later (post 1936) west extension of the Printing Hall to be demolished.

1.28 Existing original concrete columns retained, tile 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.

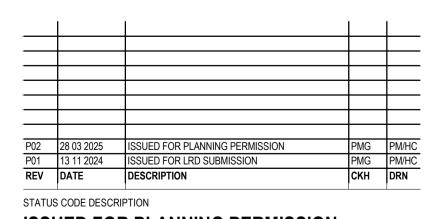
1.29 Existing radiators to be retained.

drawing 0522 - North Elevation for details.

1.30 All sloped glazing needs to be replaced.

1.31 Glazed brick external cladding to lightwell to be retained and 1.32 Prince's Street elevation to be retained, in part, refer to

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**



ISSUED FOR PLANNING PERMISSION

Summix IHD Developments Limited

Independent House Student Accommodation

FABRIC REMOVAL FIRST FLOOR DEMOLITION & FABRIC REMOVAL

PROJECT NUMBER DATE 28/03/2025 DRAWN/CHECKED: SCALE@ A0: DRAWING NUMBER P 0511

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