



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

- Original steel windows to be refurbished.
- Non-original PVC window to be removed and replaced with new window to match original.
- Any non-original secondary glazing to be removed.
- 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.
- Non-original screen to stairs removed new fire-rated screen to be installed.
- Original passenger lift with traditional cage structure retained - not intended for future use.
- Original granite stairs and handrail retained and repaired.
- Existing partition walls throughout to be removed.
- Blocked up opens to rear of Emerald Chambers opened up and new windows to match original installed.
- WC fit-outs removed.
- Original steel windows in rear facade of Emerald Chambers return removed and opens closed up.
- Original tile floors in Emerald House return to be retained / refurbished.
- Access stairs between Emerald Chambers and Independent House removed and open closed up.
- Original steel casement windows to be refurbished.
- All original window fabric, including secondary glazing, in front elevation to be retained and refurbished. Please refer to Conservation Architects AHIA for conservation methodologies.
- Chimney breast retained at upper levels.
- Original polished concrete stairs, bronze bannisters, timber handrail and metal nosings retained and repaired
- Non-original contemporary elevator removed, original hardwood handrail retained and reinstated.
- Original window opens are currently blocked up - to be re-opened and windows installed as part of the proposed works.
- Original glazed roof to workshop building to be upgraded.
- Glazed tile external cladding to be retained and repaired.
- 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-installation of original window open proportions.
- New opens in existing floor slab for services required.
- Glazed tile external cladding to lightwell to be retained and repaired.
- Existing open in rear facade increased to allow for access link to proposed building and escape from Emerald Chambers via. proposed accessible core.
- East side of Printing Hall (c.1924) to be retained.
- Later (post 1936) west extension of the Printing Hall to be demolished.
- 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.
- Existing radiators to be retained.
- All sloped glazing needs to be replaced.
- Glazed brick external cladding to lightwell to be retained and repaired.
- Prince's Street elevation to be retained, in part, refer to drawing 0522 - North Elevation for details.



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

REV	DATE	DESCRIPTION	CHK	DRN
002	28/10/2025	ISSUED FOR PLANNING PERMISSION	PHD	PHMC
001	13/11/2024	ISSUED FOR LRD SUBMISSION	PHD	PHMC
REV	DATE	DESCRIPTION	CHK	DRN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
FABRIC REMOVAL
FIRST FLOOR DEMOLITION & FABRIC REMOVAL

PROJECT NUMBER 991193	DATE 28/10/2025
SCALE: A3 1:100	DRAWN/CHECKED: PM & HC PMG
STATUS CODE: P 0511	REVISION P02

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