



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

- 4.01 Non-original PVC window to be removed and replaced with new window to match original.
- 4.02 Access stairs between Emerald Chambers and Independent House removed and ope closed up.
- 4.03 Non-original screen to stairs removed, new fire-rated screen to be installed.
- 4.04 Original passenger lift with traditional cage structure retained - not intended for future use.
- 4.05 Original granite stairs and handrail retained and repaired.
- 4.06 Original return to the rear of Emerald Chambers retained, existing fixtures and fittings to be removed.
- 4.07 Original steel windows in rear facade of Emerald Chambers return removed and ope closed up.
- 4.08 Original steel windows in rear facade of Emerald Chambers return upgraded.
- 4.09 Existing ope in rear facade increased to allow for access link to proposed building and escape from Emerald Chambers via proposed accessible core.
- 4.10 All non-original partitions, suspended ceilings, wall and floor linings to be removed.
- 4.11 Non-original windows to be removed and replaced with new windows to match original.
- 4.12 Remaining original window fabric in front elevation to be retained and refurbished. Please refer to Conservation Architects AHIA for conservation methodologies.
- 4.13 Chimney breast retained at upper levels.
- 4.14 Original polished concrete stairs, bronze bannisters, timber handrail and metal nosings retained and repaired.
- 4.15 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.
- 4.16 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-installment of original window ope proportions.
- 4.17 Non-original windows in rear façade to be removed and replaced.
- 4.18 Existing window ope - currently no glazing in place, boarded up, new window to be installed.
- 4.19 New ope in existing floor slab for services required.
- 4.20 Original steel casement windows to be refurbished.

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
P02	28/10/2025	ISSUED FOR PLANNING PERMISSION	PMG	PMG
P01	13/11/2024	ISSUED FOR LRD SUBMISSION	PMG	PMG

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
DEMOLITION & INTERVENTION
FOURTH FLOOR DEMOLITION & FABRIC REMOVAL

PROJECT NUMBER 991193	DATE 28/10/2025
SCALE @ A3 1 : 100	DRAWN/CHECKED: PM & HC PMG
STATUS CODE: P 0514	REVISION P02

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04 - FOURTH FLOOR DEMOLITION & FABRIC REMOVAL

1 : 100