

General Notes:

-  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)

- 2.01 Non-original PVC window to be removed and replaced with new window to match original.
- 2.02 Access stairs between Emerald Chambers and Independent House removed and open closed up.
- 2.03 Non-original screen on stairs removed, new fire-rated screen to be installed.
- 2.04 Original passenger lift with traditional cage structure retained - not intended for future use.
- 2.05 Original granite stairs and handrail retained and repaired.
- 2.06 Original return to the rear of Emerald Chambers retained, existing WC fit-out to be removed.
- 2.07 Original steel windows in rear facade of Emerald Chambers return removed and open closed up.
- 2.08 Non-original PVC windows to rear elevation to be removed and replaced with new window.
- 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 Architect's AHIA for conservation methodologies.
- 2.11 Chimney breast retained at upper levels.
- 2.12 Original polished concrete stairs, bronze bannisters, timber handrail and metal nosings retained and repaired.
- 2.13 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.
- 2.14 Original steel framed windows in rear facade to be retained and upgraded / refurbished.
- 2.15 Latered / extension 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-installation of original window proportions.
- 2.16 Non-original windows in rear facade to be removed and replaced.
- 2.17 New open in existing floor slab for services required.
- 2.18 Existing open in rear facade considered to allow for access link to proposed building and escape from Emerald Chambers via proposed accessible core.
- 2.19 All spaced glazing to be replaced, replaced rooflights to include integrated AOVs, natural making up air from above.
- 2.20 Strip existing roof, any structural repairs to be carried out. New roof with slates / tiles to match original, insect sound seal 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.
- 2.22 Lift, clean and reinstate parapet coping stones throughout.

Prince's Street North Facade

2.23 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 House

STATUS CODE DESCRIPTION

ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING

DEMOLITION & INTERVENTION
SECOND FLOOR DEMOLITION & FABRIC REMOVAL

PROJECT NUMBER 951193		DATE 28/03/2025
SCALE@ A0: 1:100		DRAWN/CHECKED: PM & HC/ PMG
STATUS CODE:	DRAWING NUMBER P 0512	REVISION P02

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