



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

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 opes 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 opes 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 opes 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 - WC fit-out to be removed. Original facade composition will be reinstated through re-installation of original window ope proportions.
- New opes in existing floor slab for services required.
- Glazed tile external cladding to lightwell to be retained and repaired.
- Existing ope in rear facade increased to allow for access link to proposed building and escape from Emerald Chambers via, proposed accessible core.

NO	DATE	DESCRIPTION	CHK	APP
001	28/03/2025	ISSUED FOR PLANNING PERMISSION	PWJ	PMW
REV	DATE	DESCRIPTION	CHK	APP

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT

Summix IHD Developments Limited

PROJECT

Independent House Student Accommodation

DRAWING

PS - EMERALD CHAMBERS & INDEPENDENT HOUSE -
DEMOLITION / FABRIC REMOVAL FIRST FLOOR PLAN

PROJECT NUMBER	DATE
961193	28/03/2025
SCALE: AD	DRAWN/CHECKED:
As indicated	HC & PM PMG
STATUS CODE:	DRAWING NUMBER
	P 1052
REVISION	
	P01

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



Plain run cornice in some places following structural grid. To be retained.

Existing concrete slab retained. No major intervention works proposed aside from provision of minor service openings in the slab for distribution of vertical services.

Existing concrete slab retained. No major intervention works proposed aside from provision of minor service openings in the slab for distribution of vertical services.

No existing ceiling in place at first floor level, no decorative plasterwork.