



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

- 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 returns and fittings to be removed.
- 4.07 Original steel windows in rear facade of Emerald Chambers return upgraded.
- 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 facade 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.

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

Contemporary plasterboard ceiling - roof build-up removed and replaced as part of works to increase ceiling height at this level.

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

All redundant mechanical and electrical services to be removed

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

REV	DATE	DESCRIPTION	CHK	DRN
P01	28/03/2025	ISSUED FOR PLANNING PERMISSION	PWJ	PMW

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 FOURTH FLOOR PLAN

PROJECT NUMBER		DATE
951193		28/03/2025
SCALE@ A0:		DRAWN/CHECKED:
As indicated		HC & PM PMG
STATUS CODE:	DRAWING NUMBER	REVISION
	P 1055	P01

Henry J Lyons

Architecture + Interiors
henryjlyons.com

+353 1 888 3333
info@henryjlyons.com

51-54 Pearse Street
Dublin D02 X4W8