



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

- 0.01 New windows installed in existing opens, fenestration set-out to complement original design.
- 0.02 Where floor levels are lowered to provide level access from Middle Abbey Street doors will need to be adjusted to suit new open height i.e. through addition of overhead panels to existing double-leaf timber paneled doors. Original rectangular overlight to be retained.
- Four granite steps to be removed and re-purposed elsewhere.
- Decorative Portland stone doorcase to be retained including framed panel above with brass lettering stating 'Independent Newspapers Limited'.
- 0.03 Threshold level lowered to allow for install of ramped / stepped access.
- 0.04 Existing raised access floor removed.
- 0.05 Renew existing brick facade pointing, replace decayed brick with salvaged or new brick to best match original in size, colour and texture. Refer to Conservation Architects AHIA for conservation methodologies.
- 0.06 It is proposed to install appropriate insulation to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.
- 0.07 Original doors retained and refurbished.
- 0.08 Original carved joinery, modillion cornice, brass light fixture, moulded timber skirting, inset dado and mosaic floor to be retained and refurbished, surface mounted contemporary services to be removed throughout.
- 0.09 Original passenger lift with traditional cage structure retained - not intended for future use.
- 0.10 Original granite stairs and handrail retained and repaired.
- 0.11 Modillion cornice to be retained.
- 0.12 Panelling to columns to be retained.
- 0.13 Original return to the rear of Emerald Chambers retained.
- 0.14 Original return to the rear of Independent House retained at basement & ground floor level - WC fit-out to be removed.
- 0.15 Existing bronze display windows to be retained and repaired or replaced pending full specialist review. Any new windows will reference the original fenestration. Remaining original bronze framing, bronze paneled surrounds and bronze sill guards are to be retained and refurbished.
- 0.16 Original window removed, sill level dropped to allow install of new escape door to Middle Abbey Street in order to achieve TGD compliance. Original open may need to be widened to achieve minimum clear width requirements.
- 0.17 Existing chimney breast removed at Basement and Ground Floor level.
- 0.18 All non-original joinery / retail fit-out removed.
- 0.19 Original column retained.
- 0.20 Original polished concrete stairs, bronze handrails, timber handrail and metal nosings retained and repaired.
- 0.21 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.
- 0.22 Original steel framed windows to be refurbished.
- 0.23 Non-original windows of ground floor level to be replaced with new windows in the same spirit as the original windows at basement level.
- 0.24 Glazed tile external cladding to be retained and repaired.

NO	DATE	DESCRIPTION	ISSUED FOR PLANNING PERMISSION	DATE	DESCRIPTION	ISSUED FOR PLANNING PERMISSION
P01	28/03/2025	ISSUED FOR PLANNING PERMISSION	PW0	PW0		
REV			DESCRIPTION	CHK	DRN	

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 GROUND FLOOR PLAN

PROJECT NUMBER 961193	DATE 28/03/2025
SCALE: AD As indicated	DRAWING CHECKED: HC & PM PKG
STATUS CODE: P 1051	REVISION P01

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