



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

- 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 ope closed up.
- 2.03 Non-original screen to 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 ope 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 Architects 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-installed.
- 2.14 Original steel framed windows in rear facade to be retained and upgraded / refurbished.
- 2.15 Later extension of return to the rear of Independent House removed at second floor level level - WC fit-out to be removed. Original facade composition will be recreated through re-installment of original window ope proportions.
- 2.16 Non-original windows in rear facade to be removed and replaced.
- 2.17 New ope in existing floor slab for services required.
- 2.18 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.

Non-original secondary glazing removed

Original Fire Door to be retained (as a feature only) and installed in new location within Independent House.

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 suspended ceilings at second floor level to be removed. No evidence of decorative plasterwork above.

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

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 SECOND FLOOR PLAN

PROJECT NUMBER	DATE
961193	28/03/2025
SCALE@A0	DRAWN/CHECKED:
As indicated	HC & PM PMG
STATUS CODE:	REVISION
P 1053	P01

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