



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

- 3.01 Non-original PVC window to be removed and replaced with new window to match original.
- 3.02 Access stairs between Emerald Chambers and Independent House removed and ope closed up.
- 3.03 Non-original screen to stairs removed, new fire-rated screen to be installed.
- 3.04 Original passenger lift with traditional cage structure retained - not intended for future use.
- 3.05 Original granite stairs and handrail retained and repaired.
- 3.06 Original return to the rear of Emerald Chambers retained, existing fixtures and fittings to be removed.
- 3.07 Original steel windows in rear facade of Emerald Chambers return removed and ope closed up.
- 3.08 Original steel windows in rear facade of Emerald Chambers return upgraded.
- 3.09 Existing ope in rear facade increased to allow for access link to proposed building and escape from Emerald Chambers via proposed accessible core.
- 3.10 All non-original partitions, suspended ceilings, wall and floor linings to be removed.
- 3.11 Original steel casement windows to be refurbished.
- 3.12 All original window fabric, including secondary glazing, in front elevation to be retained and refurbished. Please refer to Conservation Architects AHIA for conservation methodologies.
- 3.13 Chimney breast retained at upper levels.
- 3.14 Original polished concrete stairs, bronze bannisters, timber handrail and metal nosings retained and repaired.
- 3.15 Non-original contemporary elevator removed, original hardwood handrail retained and re-installed.
- 3.16 Later extension of return to the rear of Independent House removed at first floor level level - VVC fit-out to be removed. Original facade composition will be recreated through re-installation of original window ope proportions.
- 3.17 Non-original windows in rear facade to be removed and replaced.
- 3.18 Internal glazed screens to be removed in order to achieve TGD compliance.
- 3.19 Board room - original features such as neo-classical plasterwork to ceiling in registry style, original parquet floor, chado rail, picture rail, moulded timber skirting, cornice and bronze switch plates to be retained where feasible. All have been damaged by water ingress. All contemporary services / additions to be removed.
- 3.20 Existing window ope - currently no glazing in place, boarded up, new window to be installed.
- 3.21 New ope in existing floor slab for services required.
- 3.22 Original Fire Door to be retained (as a feature only)

REV	DATE	DESCRIPTION	CHK	DRN
P01	28/03/2025	ISSUED FOR PLANNING PERMISSION	PWK	PMAHC

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summit IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
**PS - EMERALD CHAMBERS & INDEPENDENT HOUSE -
DEMOLITION / FABRIC REMOVAL THIRD FLOOR PLAN**

PROJECT NUMBER 961193	DATE 28/03/2025
SCALE: AD As indicated	DRAWN/CHECKED: HC & PM PMS
STATUS CODE: DRAWING NUMBER P 1054	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

Exposed concrete soffit with surface mounted services - redundant 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.

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 third floor level to be removed. No evidence of decorative plasterwork above.

All redundant mechanical and electrical services to be removed

Original hardwood parquet floor - in very poor condition. Extensive replacement necessary. No works proposed to existing concrete slab aside from provision of openings in the slab for distribution of vertical services.

Original ceiling to boardroom features decorative plasterwork centrepieces in low relief, accompanied by a moulded cornice - to be retained. Ceiling is in very poor condition due to ongoing water ingress, with mould and delamination evident. Fabric to be examined by specialist stuccadore to determine best method of restoration, given its level of deterioration.