ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS

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

B.01 Original granite stairs and timber handrail retained and repaired.

B.02 Original passenger lift with traditional cage structure retained - not intended for future use.

B.03 Black and white tile floor to basement hall off central granite stairs with diamond boundary. Note: all floors retained at Basement level are subject to potential removal and reinstatement to allow for insulation and water proofing works.

B.10 Original polished concrete stairs repaired.

B.11 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.

B.12 Existing WC fit-out to be removed.

B.23 Part of the existing concrete floor slab to be removed and a new insulated slab with DPM to be installed.

0.04 Existing raised access floor removed.

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.

0.12 Panelling to columns to be retained.

0.20 Original polished concrete stairs, bronze bannisters, timber handrail and metal nosings retained and repaired.

0.21 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.

1.02 Non-original PVC window to be removed and replaced with new window to match original.

1.04 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.

1.06 Original passenger lift with traditional cage structure retained - not intended for future use.

1.07 Original granite stairs and handrail retained and repaired.

1.08 Existing partition walls throughout to be removed.

1.09 Blocked up opes to rear of Emerald Chambers opened up and new windows to match original installed.

1.17 Original polished concrete stairs, bronze bannisters, timber handrail and metal nosings retained and repaired

1.18 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.

1.19 Original window opes are currently blocked up - to be re-opened and new windows installed as part of the proposed works.

2.02 Access stairs between Emerald Chambers and Independent House removed and ope closed up.

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.

2.08 Non-original PVC windows to rear elevation to be removed and replaced with new window.

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-instated.

2.14 Original steel framed windows in rear facade to be retained and upgraded / refurbished.

2.16 Non-original windows in rear façade to be removed and replaced.

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.

3.04 Original passenger lift with traditional cage structure retained - not intended for future use.

3.05 Original granite stairs and handrail retained and repaired.

3.10 All non-original partitions, suspended ceilings, wall and floor linings to be removed.

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-instated.

3.17 Non-original windows in rear façade to be removed and replaced.

3.18 Internal glazed screens to be removed in order to achieve TGD compliance.

3.22 Original Fire Door to be retained (as a feature only).

3.25 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.

4.01 Non-original PVC window to be removed and replaced with new window to match original.

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.

4.10 All non-original partitions, suspended ceilings, wall and floor linings to be removed.

4.15 Non-original contemporary elevator removed, original hardwood handrail retained and re-instated.

4.17 Non-original windows in rear façade to be removed and replaced.

5.01 Pyramidal form of the existing rooflight to be retained - it is intended to retain as much of the original fabric as possible however modifications are anticipated to support new glazing cassettes & ACV's. The roof light will also need to be raised & installed at the proposed new roof level.

5.02 Current roof terrace access from Independent House stairwell to be improved through extension of the stairway and landing area and the addition of a link to new Core C to provide accessible access.

5.03 Existing plant / utilities to be removed from roof.

5.04 Existing roof to be removed and replaced with a new insulated roof at higher level to provide TGD compliant ceiling heights at 4th floor level in Emerald Chambers.

5.06 Insulation and weather proofing upgrades to existing roof build-ups.

5.07 Existing balustrade to be removed and replaced.

5.08 Any necessary repairs to existing chimney breasts to be carried out.

REV	DATE	DESCRIPTION	DRN	CHK
P01	28.03.2025	ISSUED FOR PLANNING PERMISSION	PMG	PMHC

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 SECTION 01

PROJECT NUMBER
95193

DATE
28/03/2025

SCALE@ A0:
As indicated

DRAWN/CHECKED:
HC & PM PMG

STATUS CODE: P

DRAWING NUMBER
1070

REVISION
P01

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1 **PS - EMERALD CHAMBERS & INDEPENDENT HOUSE - DEMOLITION / FABRIC REMOVAL SECTION 01**
1 : 50