

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.05 Block up link / ope between Independent House return and new build basement area to the rear of Emerald Chambers - remove existing steps and retain original Fire Door.

B.06 Original return to the rear of Emerald Chambers retained.

B.13 Fire door to be retained and relocated.

B.14 Original steel framed windows to be refurbished.

B.15 Glazed tile external cladding to be retained and repaired.

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

0.18 All non-original joinery / retail fit-out removed.

0.22 Original steel framed windows to be refurbished.

0.23 Non-original windows at ground floor level to be replaced with new windows in the same spirit as the original windows at basement level.

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

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

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

1.21 Glazed tile external cladding to be retained and repaired.

1.22 Later extension of return to the rear of Independent House removed at first floor level level - VWC fit-out to be removed. Original facade composition will be recreated through re-installment of original window ope proportions.

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

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 - VWC 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.

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

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.

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

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

4.06 Original return to the rear of Emerald Chambers retained, existing fixtures and fittings to be removed.

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.

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

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.

5.07 Existing balustrade to be removed and replaced.

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

5.11 Non-original windows in rear facade to be removed and replaced.

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

ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
ELEVATIONS
PS - EMERALD CHAMBERS & INDEPENDENT HOUSE -
DEMOLITION / FABRIC REMOVAL NORTH (REAR) ELEVATION

PROJECT NUMBER
961193

DATE
28/03/2025

SCALE: A0
1 : 50

DRAWN/CHECKED:
HC & PM PMG

STATUS CODE: DRAWING NUMBER
P 1081

REVISION
P01

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1 PS EMERALD CHAMBERS & INDEPENDENT HOUSE - DEMOLITION / FABRIC REMOVAL NORTH (REAR) ELEVATION
1 : 50