



PROPOSED 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.

- SITE BOUNDARY
- EXISTING FABRIC
- EXISTING SALVAGED FABRIC TO BE REUSED IN NEW LOCATION
- PROPOSED FABRIC
- DOORS
 - EXISTING DOOR
 - PROPOSED NEW DOOR
- WINDOWS
 - EXISTING GLAZING TO BE REPAIRED / RESTORED
 - PROPOSED NEW WINDOW
 - SECONDARY GLAZING

PROPOSED WORKS TO PROTECTED STRUCTURES LEGEND

- Original steel windows refurbished.
- New window to match original.
- New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.
- New fire-rated screen to match original installed to existing stair core.
- Original passenger lift retained in place as a feature. To remain out of operation.
- Restore and conserve original granite stairs.
- New partition walls.
- Blocked up opes to rear of Emerald Chambers opened up and new windows to match original installed.
- WC use in original return to rear of Emerald Chambers retained.
- New windows installed in existing opes.
- Original tile floors in Emerald Chambers return to be retained and refurbished.
- Original steel casement windows to be refurbished.
- All original window fabric, including secondary glazing, in front elevation to be retained and refurbished. Please refer to Conservation Architects AHM for conservation methodologies.
- Chimney breast retained at upper levels.
- Restore and conserve original concrete stairs. Original handrail reinstated following lift removal. New balustrade installed to existing stairs to ensure compliance with building regulations.
- Original steel framed windows in rear facade to be refurbished.
- Original glazed roof to workshop building to be upgraded.
- Glazed brick external cladding to be retained and repaired.
- New opes in existing slabs for provision of services.
- Following removal of return, new window proposed in original window size / recreation of original facade proportions. All other opes to be filled in to recreate original facade proportions.
- Existing blocked up opes opened up, new windows installed, ope size and fenestration set out to reference original windows.
- Original steel windows in rear facade of Emerald Chambers returned removed. Existing Ope to be filled in.
- Secondary glazing added to improve acoustic and thermal properties of restored original windows. Note that there is a contemporary secondary glazing / screen in place inside the original windows of Emerald Chambers at first floor level, these are of no heritage merit and are to be removed.

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

ISSUED FOR PLANNING PERMISSION

CLIENT
Summex IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
PS - EMERALD CHAMBERS & INDEPENDENT HOUSE -
PROPOSED FIRST FLOOR PLAN

PROJECT NUMBER 951193	DATE 28/03/2025
SCALE: A3 As indicated	DRAWN/CHECKED: HCJ PMW
STATUS CODE: DRAWING NUMBER P 1059	REVISION P01

Henry J Lyons

Architecture + Interiors
henryjlyons.com

+353 1 888 3333
info@henryjlyons.com

51-54 Pearse Street
Dublin D02 K4M8



Plain run cornice in some places following structural grid. To be retained.

Existing concrete slab retained, new floor finishes installed on suitable underlay. No major intervention works proposed aside from provision of minor service openings in the slab for distribution of vertical services.

NOTE: Fire rating and acoustic compartmentalisation are a concern in a multi-use development, existing concrete structure has an inherent capacity however supplementation may be needed to improve this.

Existing concrete slab retained, new floor finishes installed on suitable underlay. No major intervention works proposed aside from provision of minor service openings in the slab for distribution of vertical services.

NOTE: Fire rating and acoustic compartmentalisation are a concern in a multi-use development, existing concrete structure has an inherent capacity however supplementation may be needed to improve this.

PS - EMERALD CHAMBERS & INDEPENDENT HOUSE - PROPOSED FIRST FLOOR PLAN

1 : 50