

General Notes:

— 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

0.01 New windows installed in existing opes, fenestration set-out to

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0.02 Where floor levels are lowered to provide level access from Middle Abbey Street doors will need to be adjusted to suit new open height i.e. through addition of overhead panels to existing replacement double-leaf timber panelled doors. Original rectangular overlight to be retained.

Four granite steps to be removed and re-purposed internally.

Decorative Portland stone doorcase to be retained including framed panel above with brass lettering stating 'Independent Newspapers Limited'.

0.03 Localised lowering of the floor slab at Retail / Commercial entrances on Middle Abbey St to allow for universal access.

0.04 Localised lowering of the floor slab at the proposed primary student entrance to allow for universal access.

0.05 Renew existing brick facade pointing, replace decayed brick with salvage or new brick to best match original in size, colour and texture. Refer to Conservation Architects AHIA for conservation methodologies.

0.06 It is proposed to install appropriate insulation to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.

0.07 Original doors retained and refurbished.

0.08 Original carved joinery, modillion corncicing, brass light fixture, moulded timber skirting, inset dado and mosaic floor to be retained and refurbished, surface mounted contemporary services to be removed throughout.

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.

0.11 Modillion corning to be retained.

0.12 Original return to the rear of Independent House retained at basement & ground floor level – new WC fit-out to be installed.

0.13 Existing bronze display windows to be retained and repaired or replaced pending full specialist review. Any new windows will reference the original fenestration. Remaining original bronze framing, bronze panelled surrounds and bronze sill guards are to be retained and refurbished.

0.14 Original window removed, sill level dropped to allow install of new escape door to Middle Abbey Street in order to achieve TGD compliance. Original ope may need to be widened to achieve minimum clear width requirements.

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

0.16 Original hardwood handrail retained and reinstated following lift removal with new balustrade to reference original installed to existing stairs to ensure compliance with building regulations.

0.17 Original steel framed windows to be refurbished.

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

0.10. Closed tile, external cladding to be retained and repaired

0.20 Hardwood windows to advanced end bays to be retained and repaired or replaced - to be determined following assessment. Postal slots to be retained where possible.

0.21 New platform lift and stairs to negotiate level change.

0.22 New suitably fire and acoustic rated partition walls.

0.23 New glazed screen with double doors to student concierge

0.24 New door to William's Lane to provide access / escape from new development and service access to retail / commercial unit.

0.25 Ancillary spaces located in original return to rear of Emerald Chambers retained use as WC.

ISSUED FOR PLANNING PERMISSION

CLIENT

Summix IHD Developments Limited

PROJE

Independent House Student Accommodation

**PS - EMERALD CHAMBERS & INDEPENDENT HOUSE -
PROPOSED GROUND FLOOR PLAN**

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PS - EMERALD CHAMBERS & INDEPENDENT HOUSE - PROPOSED GROUND FLOOR
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