



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

- 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 windows installed in existing opes.
- WC use in original return to rear of Emerald Chambers retained.
- New partition walls.
- Original steel windows to be refurbished.
- 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 AHIA 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 glazed roof to workshop building to be upgraded.
- Opes in existing slabs for services required.
- Original steel framed windows to be upgraded.



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.

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Projecting Art Deco-style bronze clock to centre of facade to be retained and refurbished.

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

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

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

PROJECT NUMBER 951193	DATE 28/03/2025
SCALE: A3 1 : 50	DRAWN/CHECKED: HC & PM PMW
STATUS CODE: P 1060	REVISION P01

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