

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

- B.01 Restore and conserve original granite stairs.
- B.02 Original passenger lift with traditional cage structure retained and cleaned up – to remain out of operation.
- 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.05 New partition walls.
- B.08 Restore and conserve original polished concrete stairs. Original handrail reinstated following lift removal. New balustrade to match original installed to existing stairs to ensure compliance with building regulations, areas of original balustrade retained.
- B.09 Original steel framed windows to be refurbished.
- B.15 New insulated floor slab with DPM to be installed in specified locations.
- 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 cornice to be retained.
- 0.15 Original polished concrete stairs, remaining 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 match existing installed to existing stairs to ensure compliance with building regulations.
- 0.17 Original steel framed windows to be refurbished.
- 0.22 New suitably fire and acoustic rated partition walls.
- 0.23 New glazed screen with double doors to student concierge.
- 1.03 New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.
- 1.05, 2.04, 3.04, 4.04 Original passenger lift retained in place as a feature. To remain out of operation.
- 1.06, 2.05, 3.05, 4.05 Restore and conserve original granite stairs.
- 1.07, 2.08, 3.08, 4.08 New partition walls.
- 1.08 Blocked up opes to rear of Emerald Chambers opened up and new windows installed in existing opes.
- 1.10, 2.06, 3.06, 4.06 New windows installed in existing opes.
- 1.15, 2.14, 3.14, 4.14 Restore and conserve original granite stairs. Original handrail reinstated following lift removal. New balustrade installed to existing stairs to ensure compliance with building regulations.
- 1.26 Existing blocked up opes opened up, new windows installed, ope size and fenestration set out to reference original windows.
- 2.02 New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.
- 2.21 Original steel framed windows to be upgraded.
- 3.02 New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.
- 3.21 New glazing installed in existing ope, fenestration pattern to reference original.
- 4.02 New internal insulation installed to the inside face of the external walls. Original plain run cornices and skirting boards to be reinstated post installation.
- 4.21 Original steel framed windows upgraded.
- 5.03 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.
- 5.04 Pitched rooflight integrated into roof profile at rear of building, metal truss structure with painted sarking boards exposed internally. Plain run cornice in limited areas. All of the above currently concealed by contemporary suspended ceiling. Roof trusses to be retained and restored, insulation works to be carried out, underside of pitched roof to be exposed internally, new plasterboard ceilings to be installed under flat roof section.
- 5.05 Insulation and weather proofing upgrades to existing roof build-ups.
- 5.07 Repairs to existing chimney breasts.
- 5.08 Existing balustrade to be removed and replaced.
- 5.10 Non-original windows in rear façade to be removed and replaced.
- 5.11 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.
- 5.12 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 and AOVs. The rooflight will also need to be raised and installed at the proposed new roof level.

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REV	DATE	DESCRIPTION	ISSUED FOR PLANNING PERMISSION
P01	28/03/2025	ISSUED FOR PLANNING PERMISSION	PWJ PMJC
			DKH DBN

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
PS - EMERALD CHAMBERS & INDEPENDENT HOUSE - PROPOSED SECTION 01

PROJECT NUMBER 961193	DATE 28/03/2025
SCALE: AD 1 : 50	DRAWN/CHECKED HC & PM PMG
STATUS CODE: DRAWING NUMBER P 1072	REVISION P01

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