

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.05 New partition walls.
B.07 Existing vault (including tiled floor, walls and steel door) retained as is.
B.15 New insulated floor slab with DPM to be installed in specified locations.
0.01 New windows installed in existing opes, fenestration set-out to complement original design.
0.02 Where floor levels are lowered to provide level access from Middle Abbey Street doors will need to be adjusted to suit new ope 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-posed 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.
0.06 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, modilon coricing, brass light fixture, moulded timber skirting, inset dado and mosaic floor to be retained and refurbished, surface mounted contemporary services to be removed through-out.
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 sills 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.
0.20 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.
0.22 New suitably fire and acoustic rated partition walls.
1.01 Original steel windows refurbished.
1.02 New window to match original.
1.12 Original steel casement windows to be refurbished.
2.01 New window to match original.
2.11 Original steel casement windows to be refurbished.
3.01 New window to match original.
3.11 Original steel casement windows to be refurbished.
4.01 New window to match original.
4.11 Original steel casement windows to be refurbished.
4.21 Original steel framed windows upgraded.
5.01 Non-original windows to be removed and replaced with new windows to match original.
5.02 Original steel casement windows to be refurbished.
5.05 Insulation and weather proofing upgrades to existing roof build-ups.
5.08 Existing balustrade to be removed & replaced.
5.09 Existing decorative copper oval dormers in domical vaulted roofs to be retained and upgraded, octagonal copper finials with flag poles retained.
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.
5.13 Existing Industrial Style railings fixed to the back of the masonry upstand to be retained. A new glazed balustrade proposed set back from the original parapet & railings.

REV	DATE	DESCRIPTION	CHK	DRN
P01	28/03/2025	ISSUED FOR PLANNING PERMISSION	PWG	PLM/K

ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
ELEVATIONS
PS - EMERALD CHAMBERS & INDEPENDENT HOUSE -
PROPOSED SECTION 02

PROJECT NUMBER 961193	DATE 28/03/2025
SCALE: A0 1 : 50	DRAWN/CHECKED: HJC/PMS
STATUS CODE: P 1073	REVISION P01

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PS - EMERALD CHAMBERS & INDEPENDENT HOUSE - PROPOSED SECTION 02

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