



PRINCES STREET NORTH

WILLIAMS LANE

MIDDLE ABBEY STREET

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

ROOM LEGEND

- STUDIO
- 5 BED CLUSTER
- 6 BED CLUSTER
- 8 BED CLUSTER

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 upgraded.

PROPOSED WORKS TO PROTECTED THIRD FLOOR INDEPENDENT HOUSE 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 replaced - upgrading works TBC.
- Opes in existing slabs for services required.
- New glazing installed in existing ope, fenestration pattern to reference original.

Please refer to drawing series '1050 - Works to Protected Structures' for full description of Demolition / Fabric Removal and Proposed Works to Emerald Chambers and Independent House

REV	DATE	DESCRIPTION	CHKD	DRN
001	28/03/2025	ISSUED FOR PLANNING PERMISSION	PMH	PMH
002	13/11/2024	ISSUED FOR LRD SUBMISSION	PMH	PMH

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summex IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING
PROPOSED PLAN
FOURTH FLOOR PLAN

PROJECT NUMBER 961193	DATE 28/03/2025
SCALE @ A3 1 : 100	DRAWN/CHECKED: PM & HC PMH
STATUS CODE: DRAWING NUMBER P 1014	REVISION P02

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04 - FOURTH FLOOR PROPOSED PLAN

1 : 100