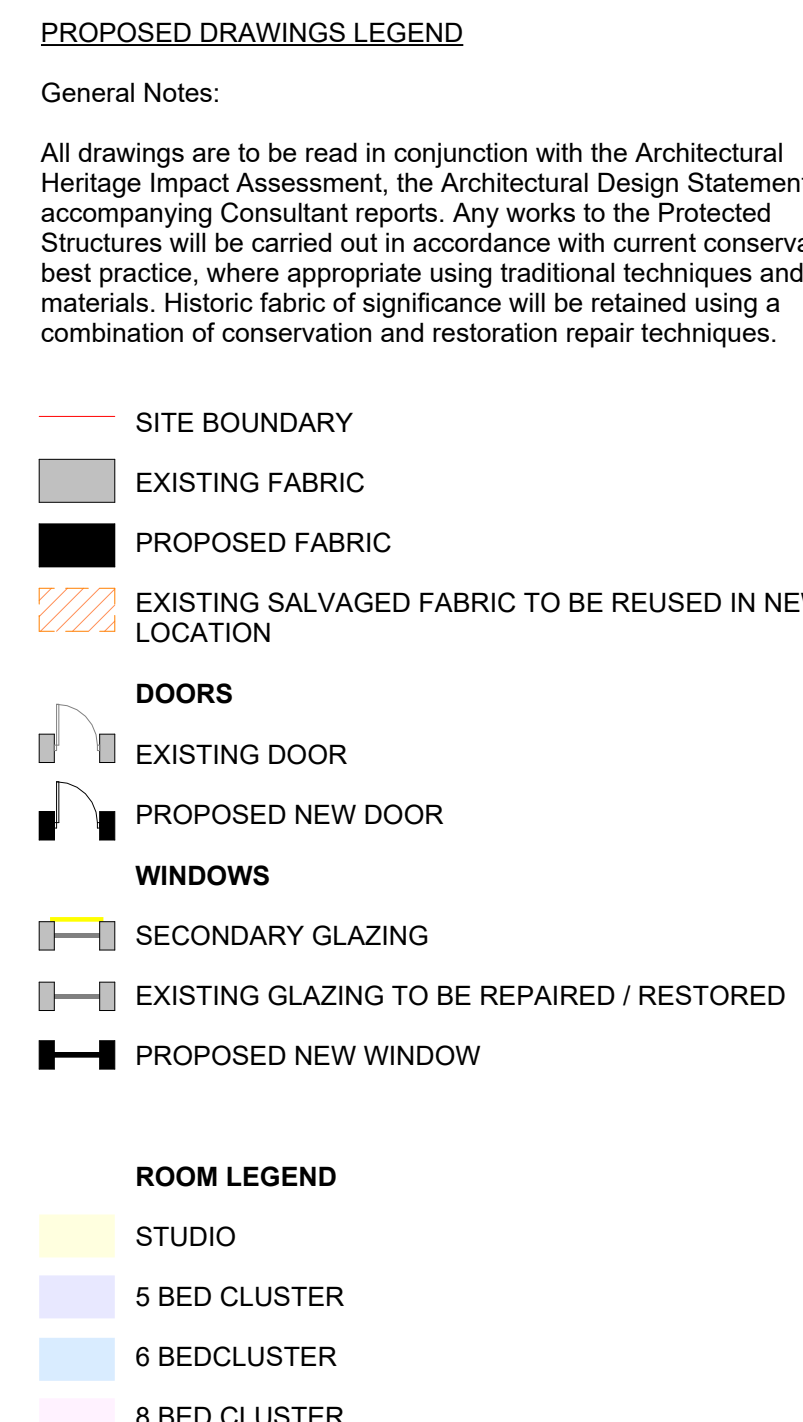




0.01 New windows installed in existing opes, fenestration set-out complement original design.

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| 0.01 | New windows installed in existing opes, fenestration set-out complete 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 level. |
| 0.03 | Removal of original metal mesh original in size, colour and texture. Replace with double leaf panel framed doors. Original rectangular overlight to be retained. |
| 0.04 | Four granite steps to be removed and re-processed internally. Decorative Portland stone doorstore to be retained including framed glass overlight above with brass lettering stating Independent Newspapers Limited. |
| 0.05 | Localised lowering of the floor slab at Retail / Commercial entrances on Middle Abbey St to allow for universal access. |
| 0.06 | Localised lowering of the floor slab at the proposed primary student entrance to allow for universal access. |
| 0.07 | Renew existing brick facade pointing, replace decayed brickwork with new bricks. Install metal match original in size, colour and texture. Refer to Conservation Architects AHA for conservation methodologies. |
| 0.08 | It is proposed to install complete insulation to the inside face of the existing external plan run cornices and skirting boards to be reinstated post installation. |
| 0.09 | Original doors retained and refurbished. |
| 0.10 | Original carved jirney, modillon cornice, brass light fixture, moulded timber skirting, inset dado and mosaic floor to be retained and refurbished, surface mounted contemporary services to be removed and replaced with future use. |
| 0.11 | Original passenger lift with traditional cage structure retained and refurbished for future use. |
| 0.12 | Original granite stairs and handrail retained and repaired. |
| 0.13 | Original cornice to be retained. |
| 0.14 | Original return to the rear of Independent House retained at basement & ground floor level - new WC lift to be installed. |
| 0.15 | Existing bronze display windows to be retained and repaired and replaced pending lift specialist review. Any windows will refer to the original fenestration. Removing original bronze framing, bronze panelled surrounds and glass all guards are to be retained and replaced with future use. |
| 0.16 | Original window removed, all clipp dropped to allow install of new display door to Middle Abbey Street in order to achieve TGD compliance. Original opes may need to be widened to achieve minimum clearances. |
| 0.17 | Original polished concrete stairs, remaining bronze balustrade and handrail to be retained and repaired. |
| 0.18 | Original handwired handrail retained and reinstated following removal with new balustrade to match existing installed to existing stairs to ensure compliance with building regulations. |
| 0.19 | Original steel framed windows to be refurbished. |
| 0.20 | Non-original windows at ground floor level to be replaced with new windows in the same spirit as the original windows at basement level. |
| 0.21 | Glazed tie external cladding to be retained and repaired. |
| 0.22 | Hardwood windows to advanced and ways to be retained and replaced pending lift specialist review. Any windows will refer to the original fenestration. Existing glazing to be retained where possible. |
| 0.23 | New platform lift and stairs to negotiate level change. |
| 0.24 | New glazed screen with double doors to student concourse |
| 0.25 | New door to Williams Lane to provide access / escape from new development and service access to retail / commercial unit. |
| 0.26 | Ancillary spaces located in original return to rear of Emerald House to be retained and replaced with new WC. |
| 0.27 | Existing spaces located in original return, retained, the cladding to be replaced to be determined following assessment. Post installation, remaining areas of steel framing to be retained. Note: Structural concerns and gully are likely to be in need of repair and reinforcement, extensive testing needed. |
| 0.28 | Original ground floor and access steps / stairs retained and replaced with new stairs. |
| 0.29 | Original boundary wall of Printing Hall to be retained including timber screens & doors and glazed tie wall finish - all to be refurbished to original structure retained. |
| 0.30 | Rooflight glazing to be replaced / refurbished, replaced with rooflights to integrate integrated AOVs, natural make up air from above |
| 0.31 | Original timber frame glazed screen to be replicated, tie wall finish to be retained. |
| 0.32 | Timber screens salvaged from demolished section of West Printing Hall installed here. |
| 0.33 | Historic granite kerbstones on Prince's Street North protected and reintroduced in line with Dublin City Development Plan 2004. |
| 0.34 | Original composition of this entrance retained and refurbished with glazed brick piers with bulbous detail at corners and Art-Deco style cornice. |
| 0.35 | Modified opening of former vehicular entrance, Art-Deco style stepped cornice originally spanned across the full width of the opening. Original brickwork to be retained and replaced with new bricks. |
| 0.36 | Original bronze streetlight fixtures retained and replaced. |
| 0.37 | New picture window to cafe/restaurant unit on Prince's Street |
| 0.38 | Multi-pane metal framed window with inset bowed vents and glaziers retained and upgraded. |
| 0.39 | Multi-pane metal framed window, single leaf door, stepped cornice, retained and refurbished. |
| 0.40 | Modified entrance, original composition to be re-installed. |

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

P02	28 03 2025	ISSUED FOR PLANNING PERMISSION	PMG	PMG
P01	13 11 2024	ISSUED FOR LRD SUBMISSION	PMG	PMG
REV	DATE	DESCRIPTION	CKH	DR

STATUS CODE DESCRIPTION
ISSUED FOR PLANNING PERMISSION

CLIENT
Summix IHD Developments Limited

PROJECT
Independent House Student Accommodation

DRAWING

PROPOSED PLAN

GROUND FLOOR PLAN

PROJECT NUMBER 951193		DATE 28/03/2025
SCALE@ A2: 1 : 100		DRAWN/CHECKED: PM & HC/ PMG
STATUS CODE:	DRAWING NUMBER P 1010	REVISION P02

Henry J Lyons