




# 06

## PROPOSED SCHEME

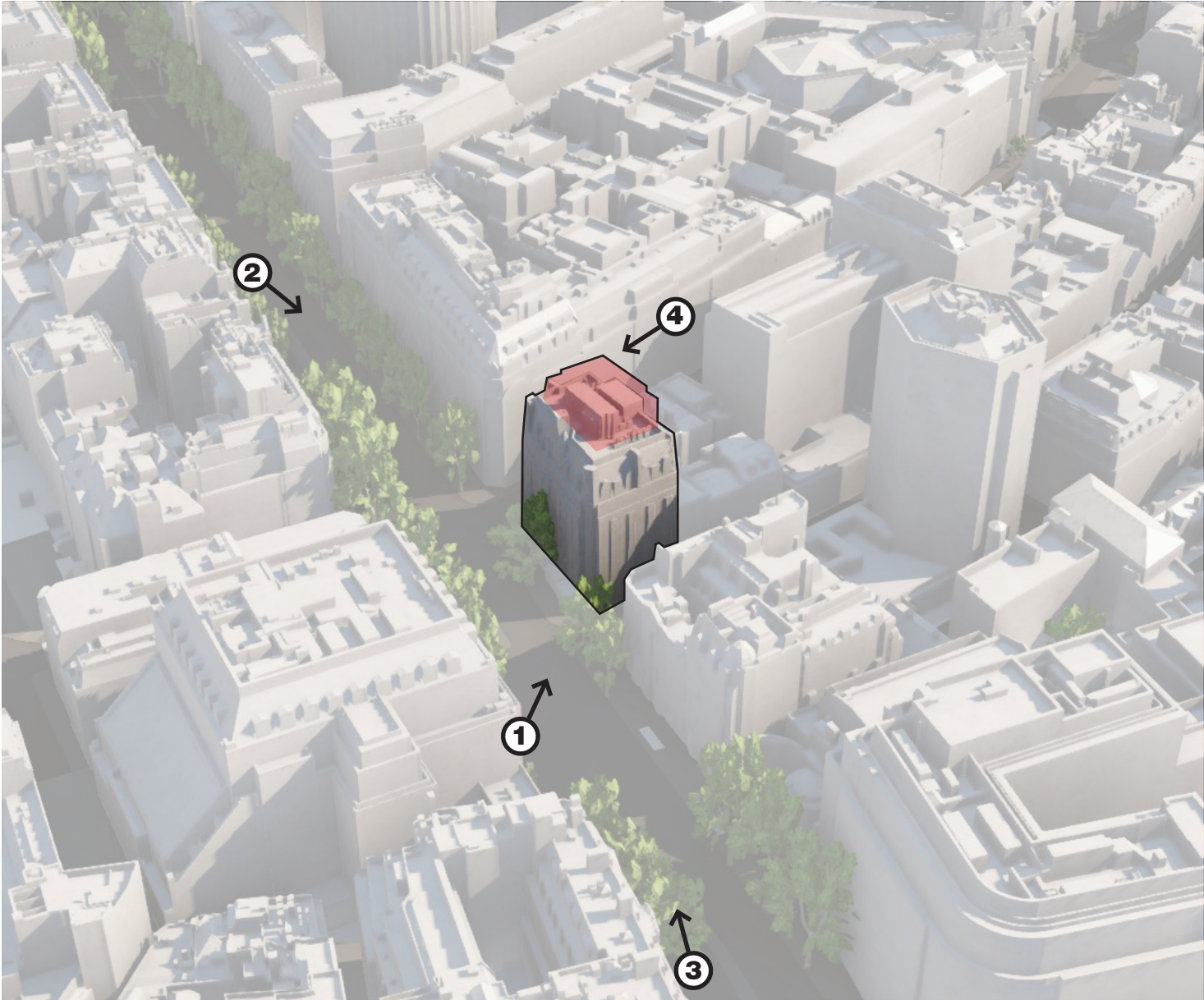
MASSING

EXISTING



-  SITE BOUNDARY
-  ADDITIONAL MASSING
-  KEY VIEWS

PROPOSED

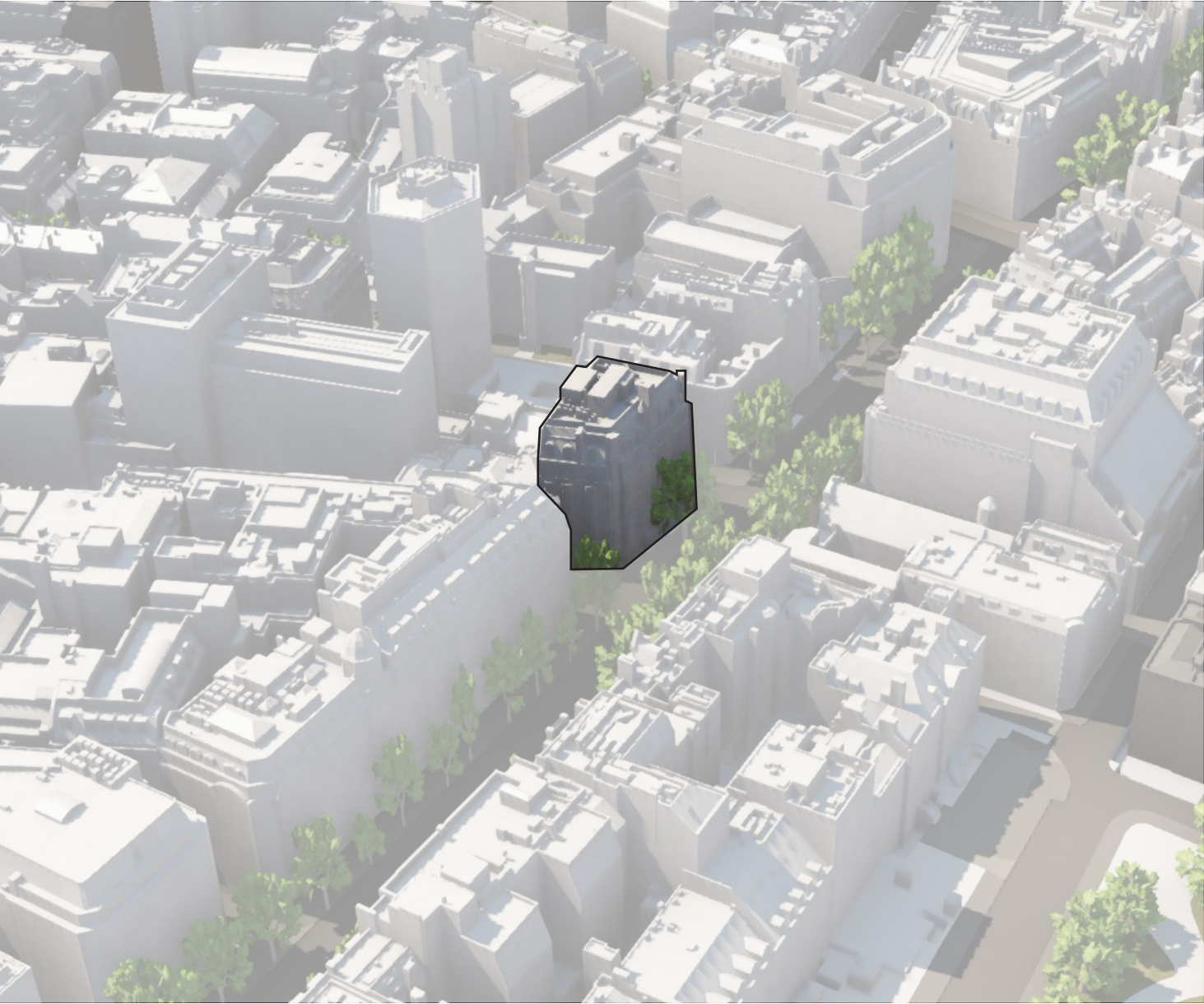


The proposed roof alterations aims to respond to the Kingsway roofscape. The intention is to provide additional accommodation within a one storey extension. This extension would be a a lightweight, single storey extension that will be carefully set back from Kingsway, Parker Street and Great Queen Street to provide external amenity and to ensure the integrity of the key views.

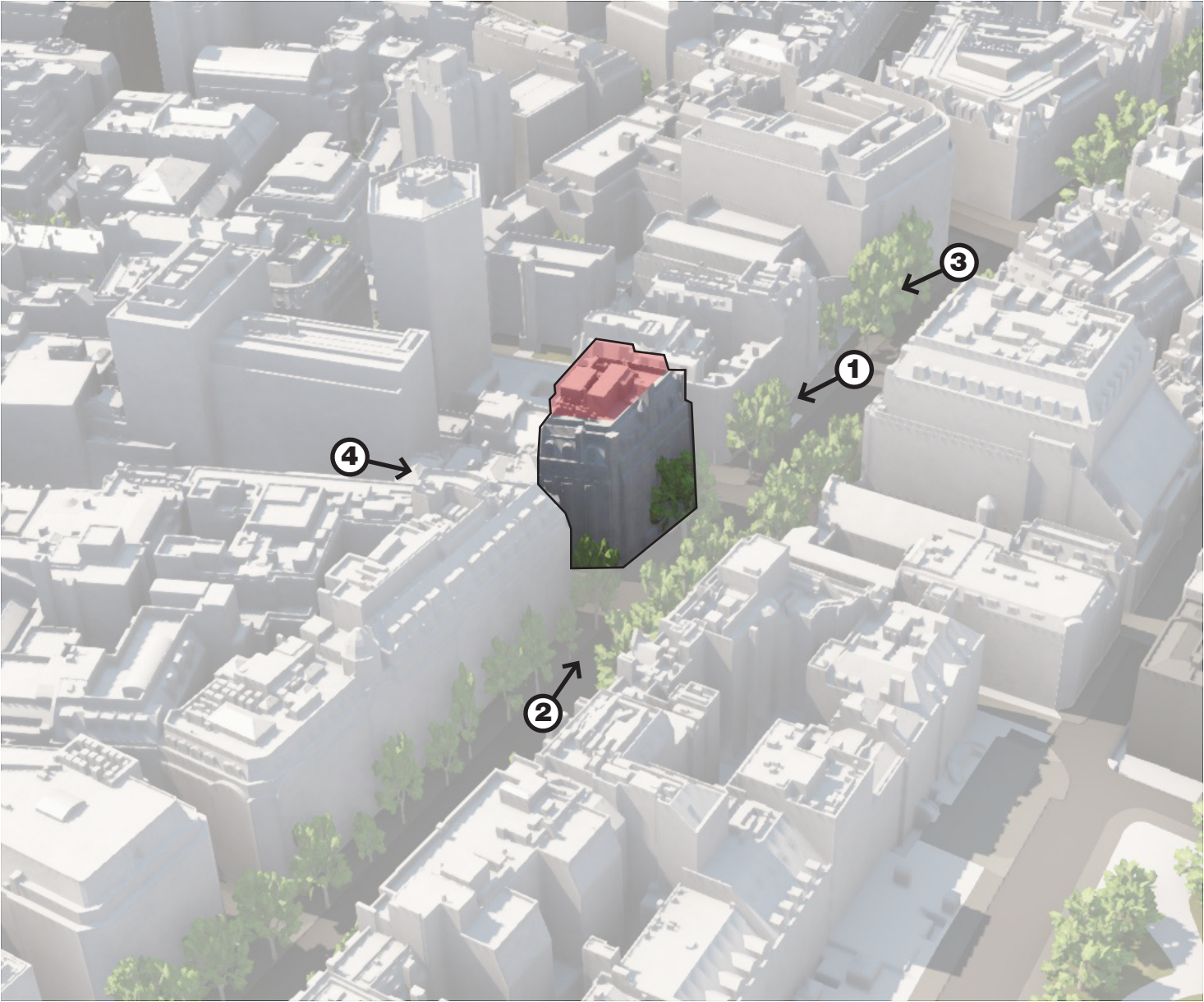



MASSING

EXISTING



PROPOSED



-  SITE BOUNDARY
-  ADDITIONAL MASSING

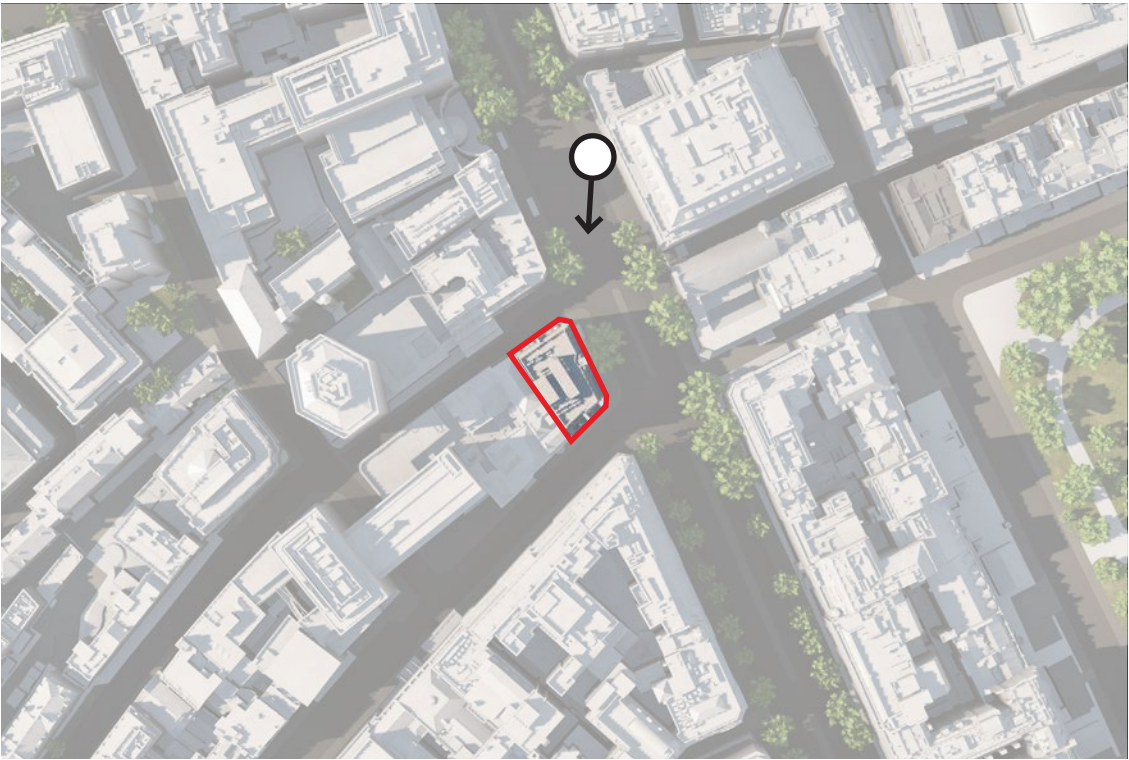


KEY VIEW 01  
EXISTING



Existing view looking towards the corner of Kingsway and Parker Street.

KEY PLAN





## KEY VIEW 01 CONSENTED SCHEME





KEY VIEW 01  
PROPOSED SCHEME



Proposal:  
The existing sixth and seventh floor rebuilt as a double mansard with new dormer windows to the seventh floor. The integrity of the turrets will be maintained and restored where necessary. The eighth floor is set back and plant equipment proposed at roof level is set back further within a privacy screen. The distinct appearance of the ground floor street frontages will be improved to and be made good.

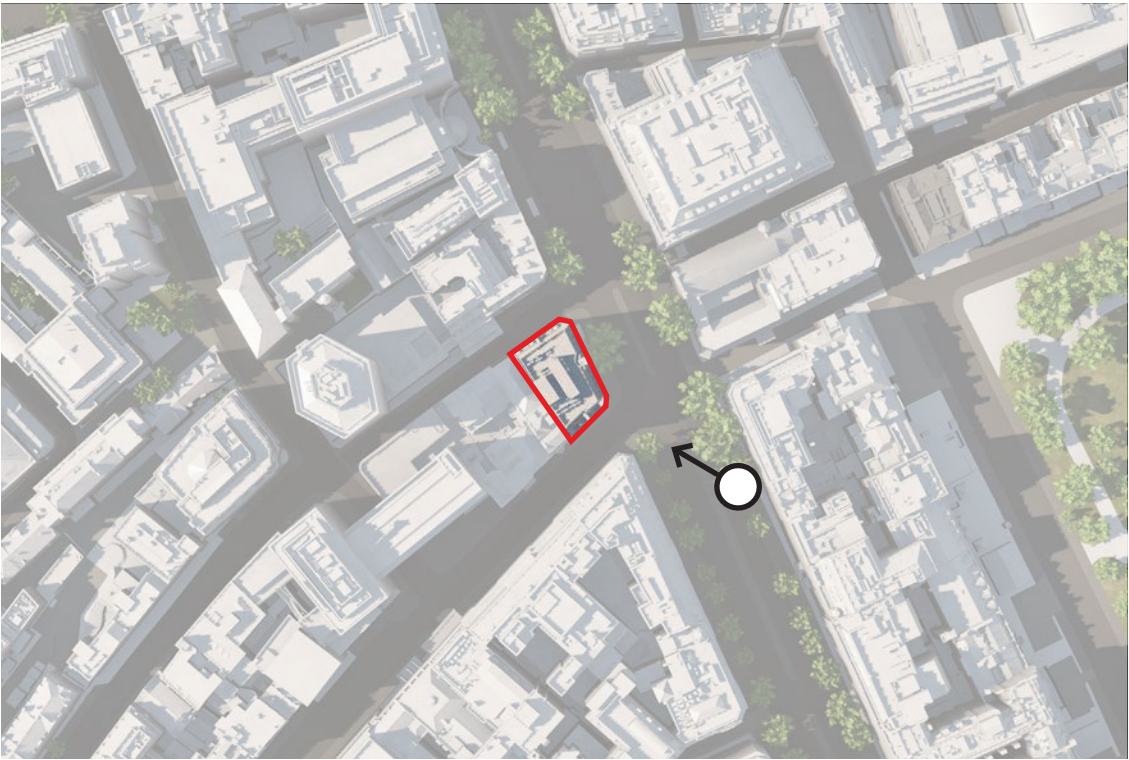


KEY VIEW 02  
EXISTING



Existing view looking north up Kingsway

KEY PLAN





## KEY VIEW 02 CONSENTED SCHEME





## KEY VIEW 02 PROPOSED SCHEME



The proposed roof tiles for the double mansard to match and complement the original stone base and dormers. The eighth floor is envisaged as a contrasting contemporary aluminium extension.



KEY VIEW 03  
EXISTING



Existing view looking south down Kingsway

KEY PLAN





## KEY VIEW 03 CONSENTED SCHEME





## KEY VIEW 03 PROPOSED SCHEME



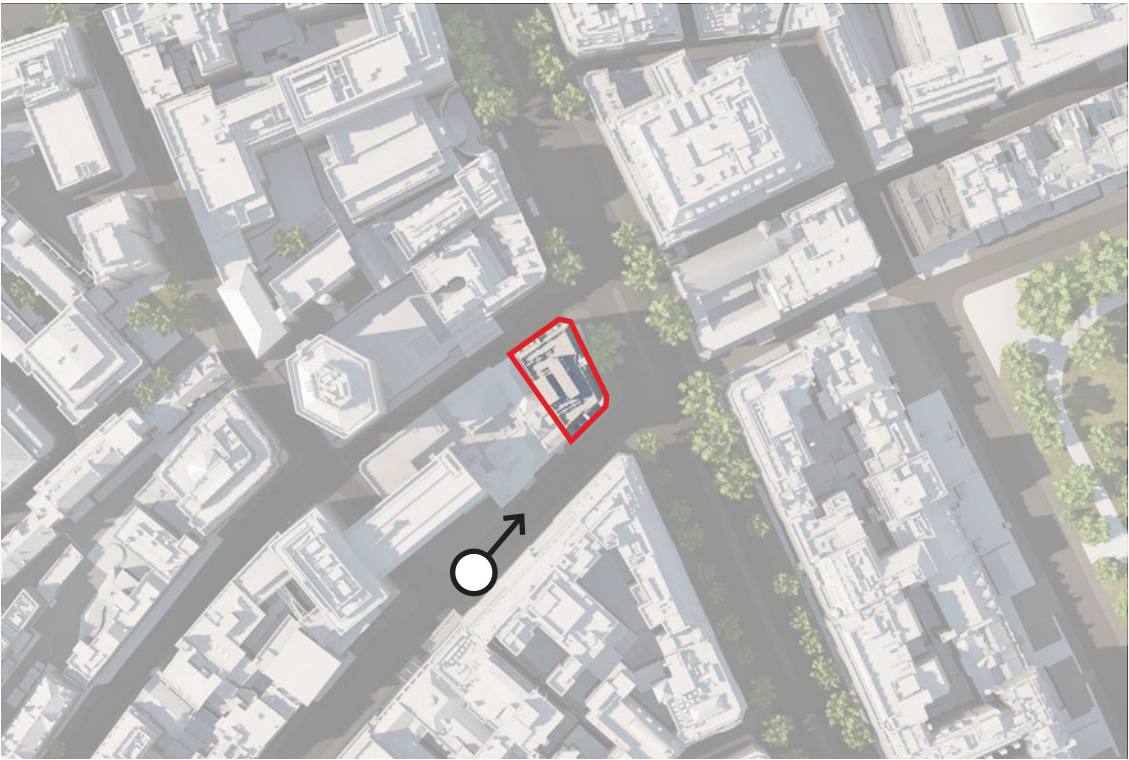


KEY VIEW 04  
EXISTING



Existing view looking East Great Queen Street

KEY PLAN





**KEY VIEW 04**  
**CONSENTED SCHEME**



Existing view looking East Great Queen Street



## KEY VIEW 04 PROPOSED SCHEME





MATERIALITY

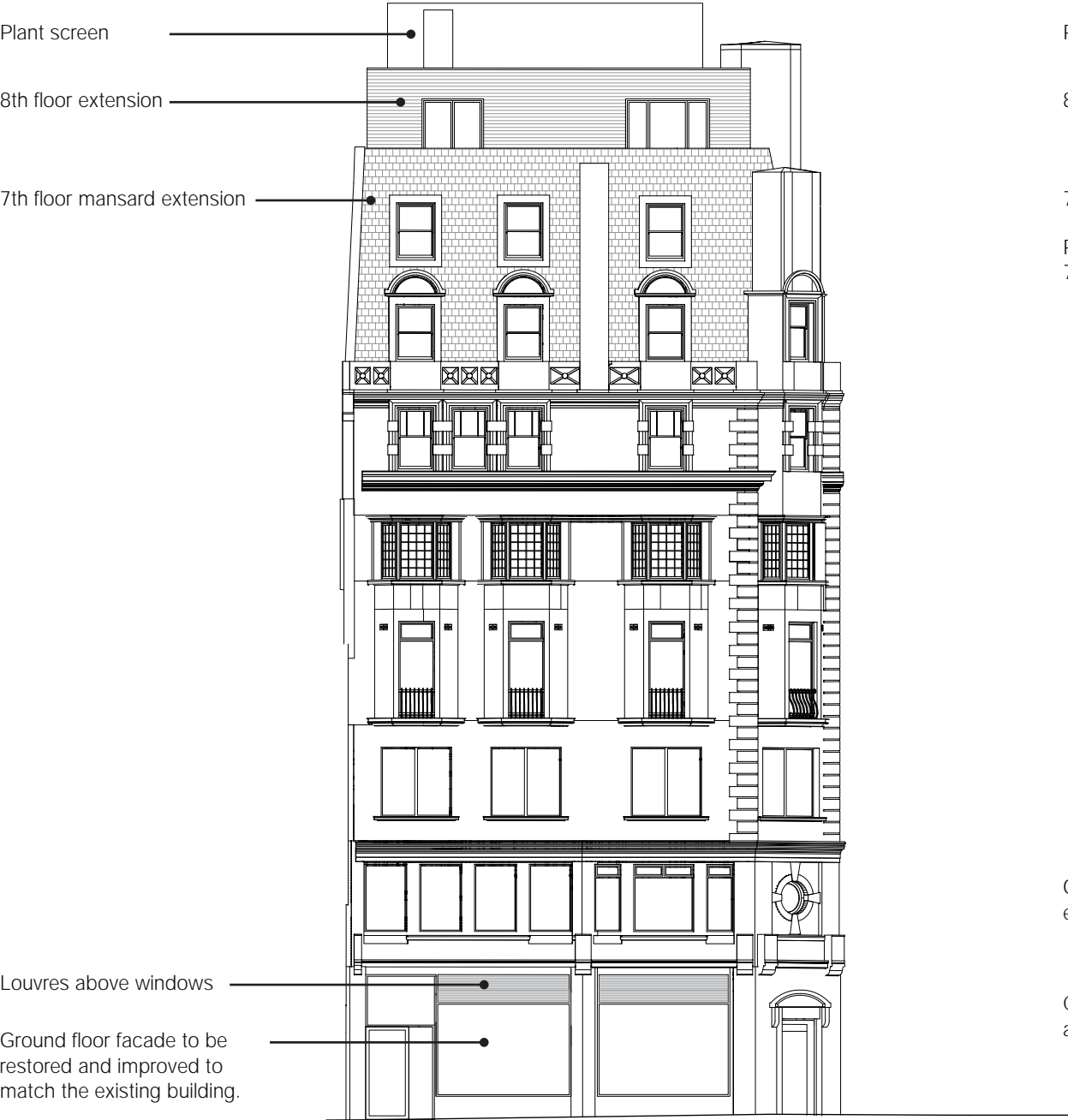
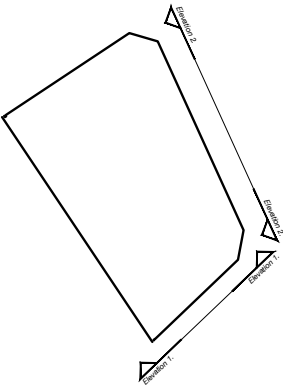


- 01 7th floor Extension - Grey roof tile to match the existing building.
- 02 8th floor Extension - Light 'bronze' metal cladding
- 03 Plant screen - Light 'bronze' to match the 8th floor Extension
- 04 Pilasters to be restored and match the existing building.

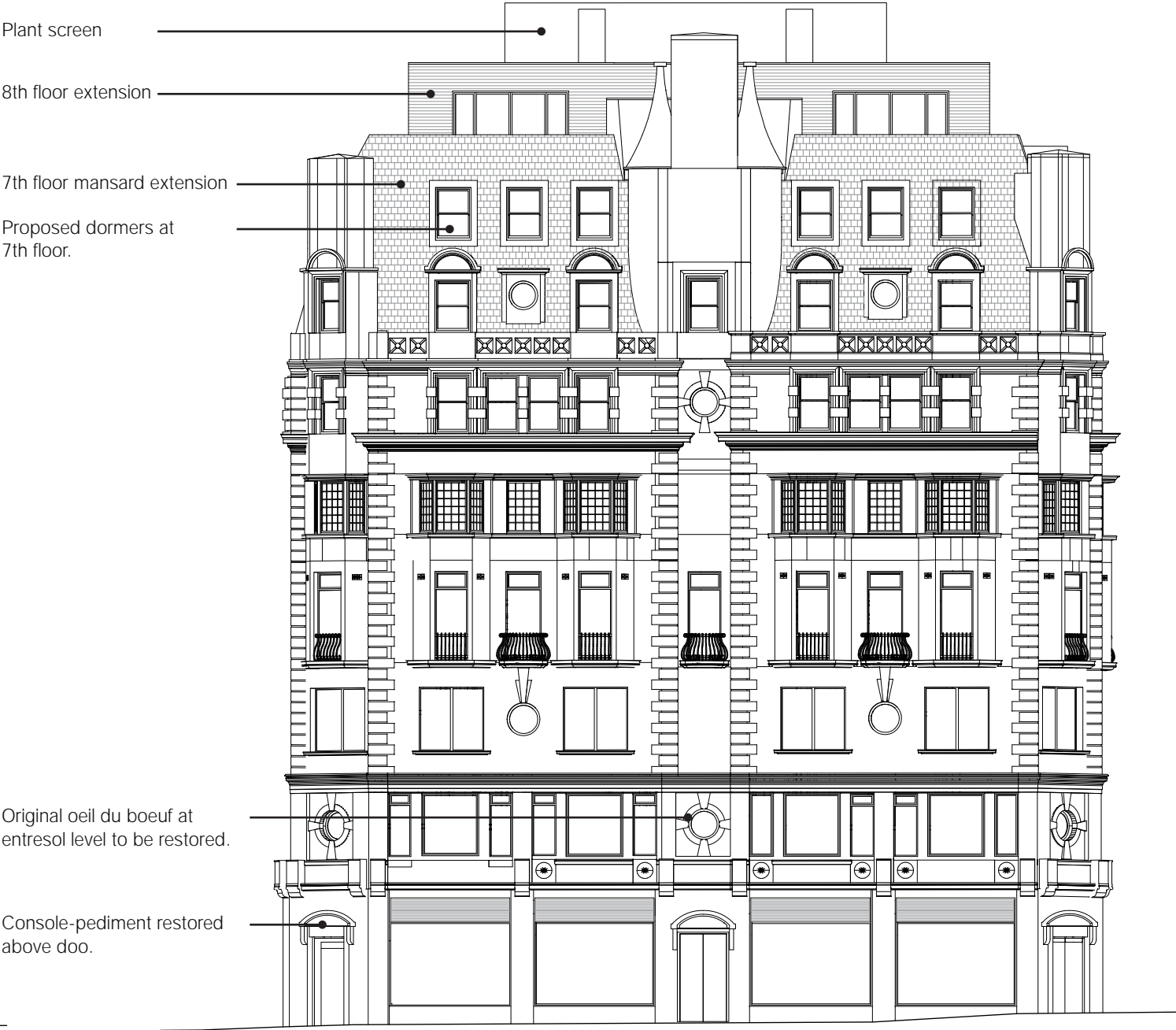




PROPOSED ELEVATIONS



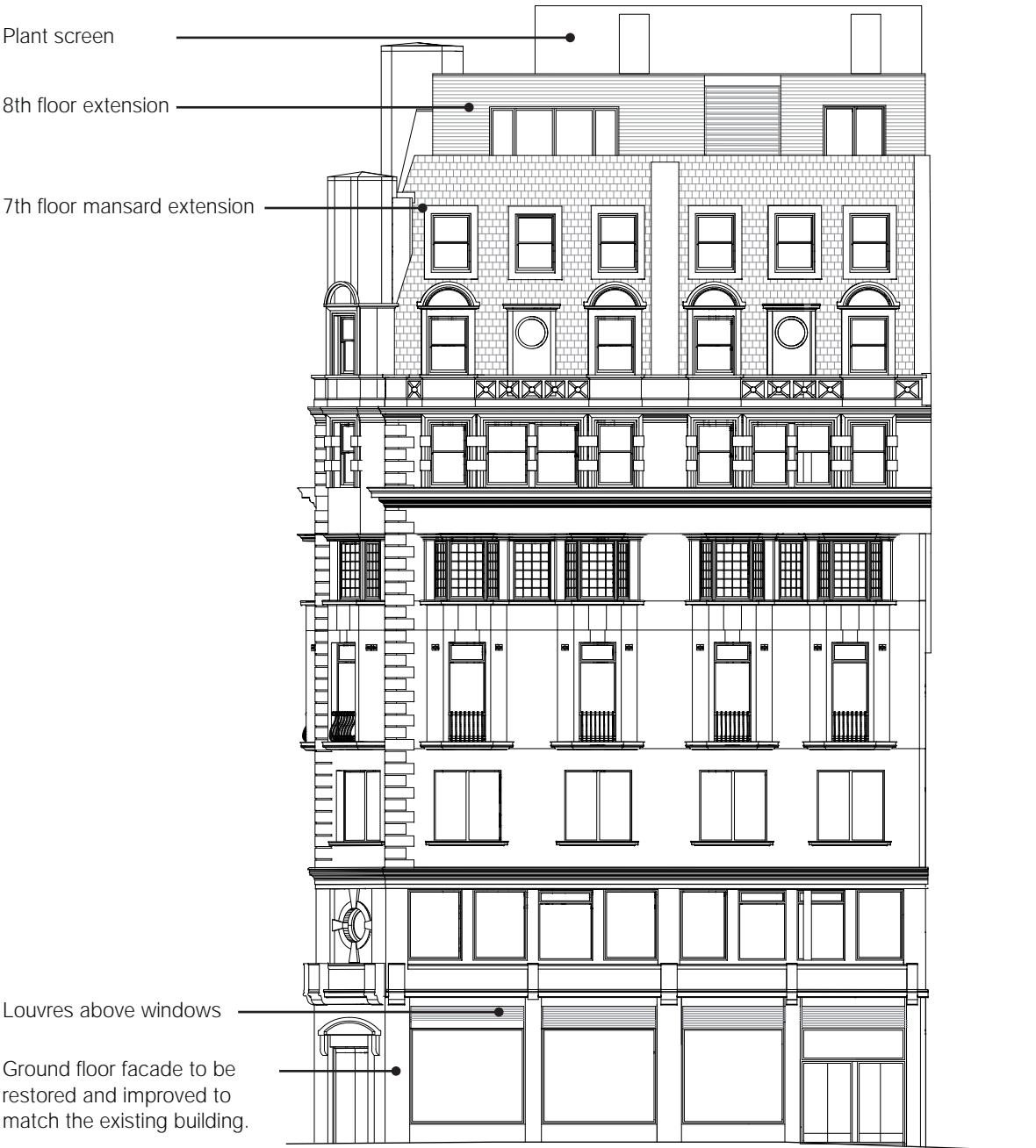
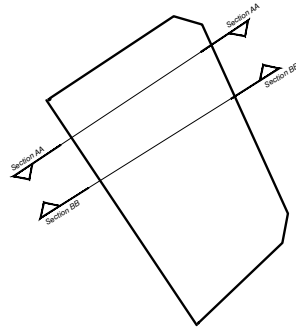
GREAT QUEEN STREET



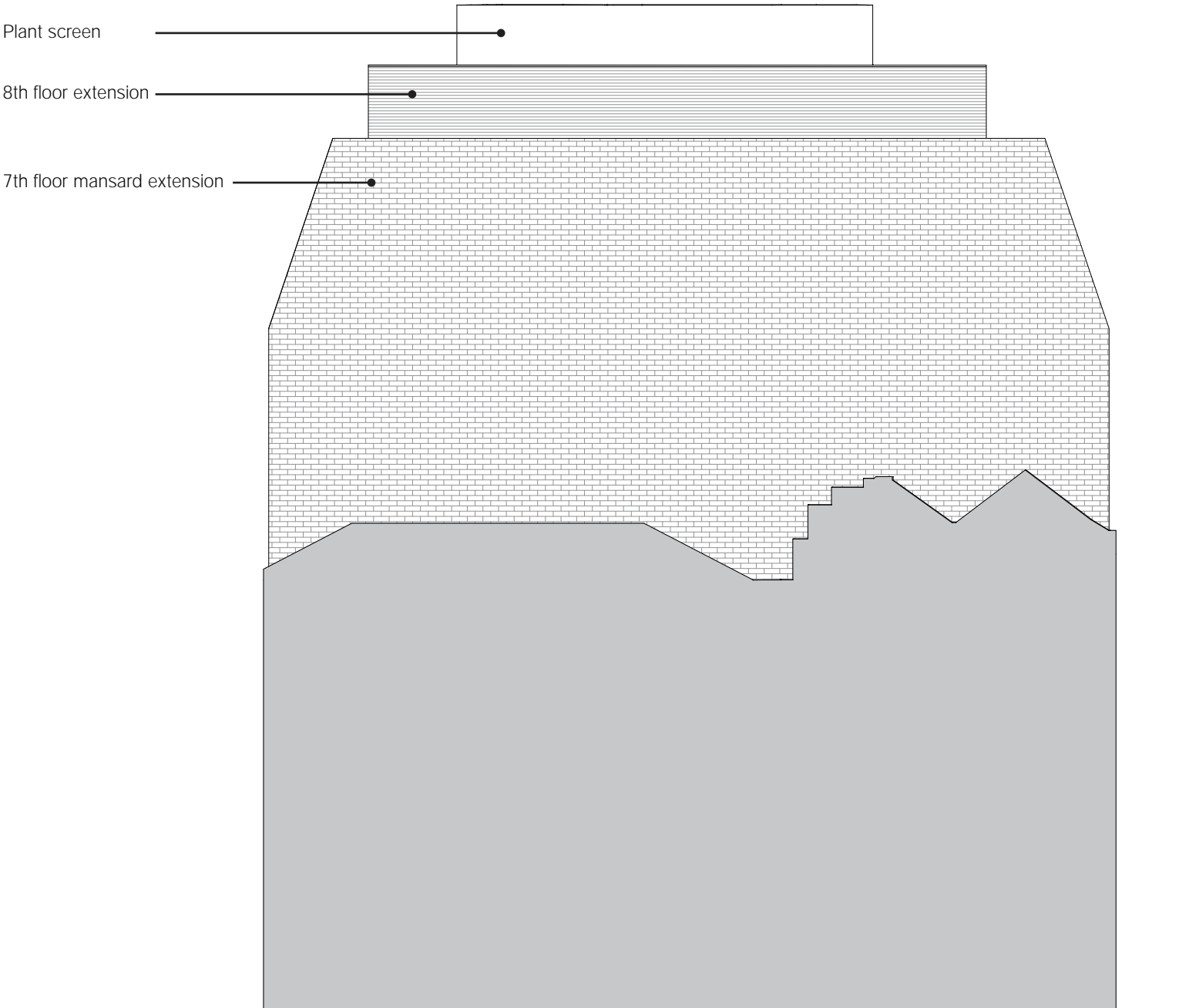
KINGSWAY



PROPOSED ELEVATIONS



GREAT QUEEN STREET



REAR ELEVATION



PROPOSED SECTIONS

