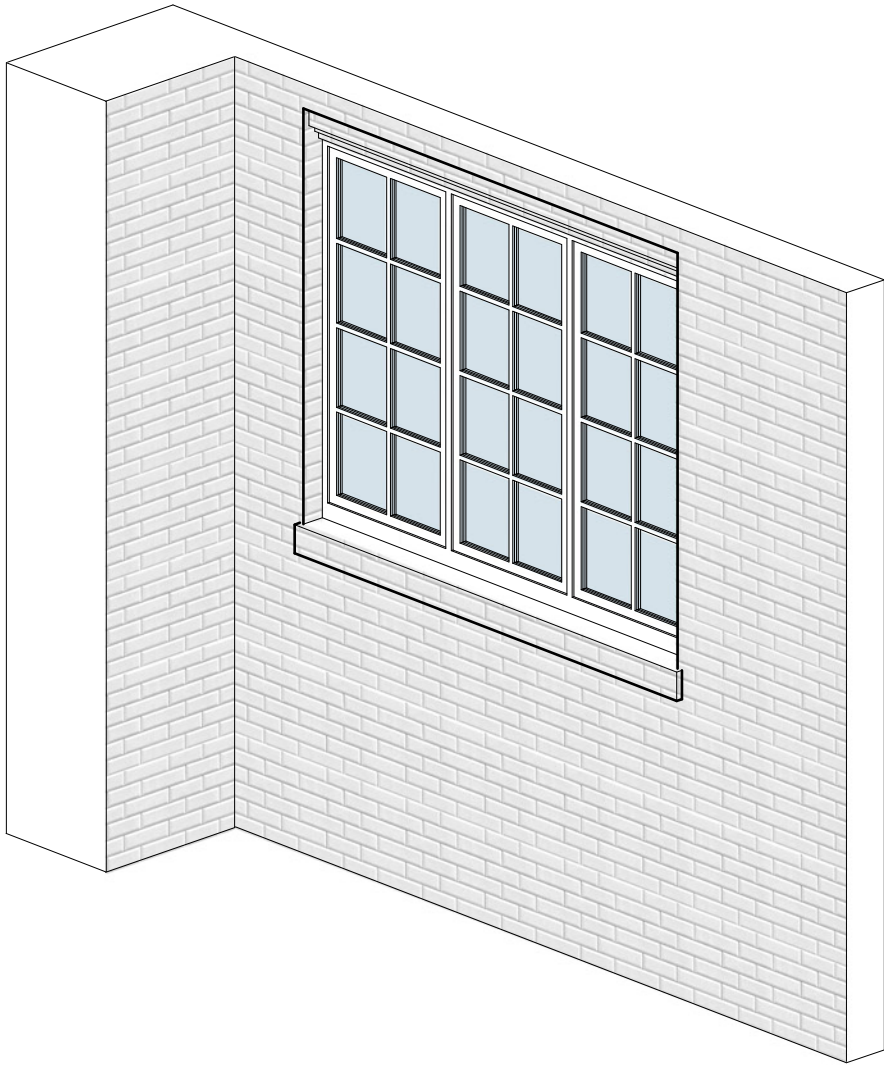
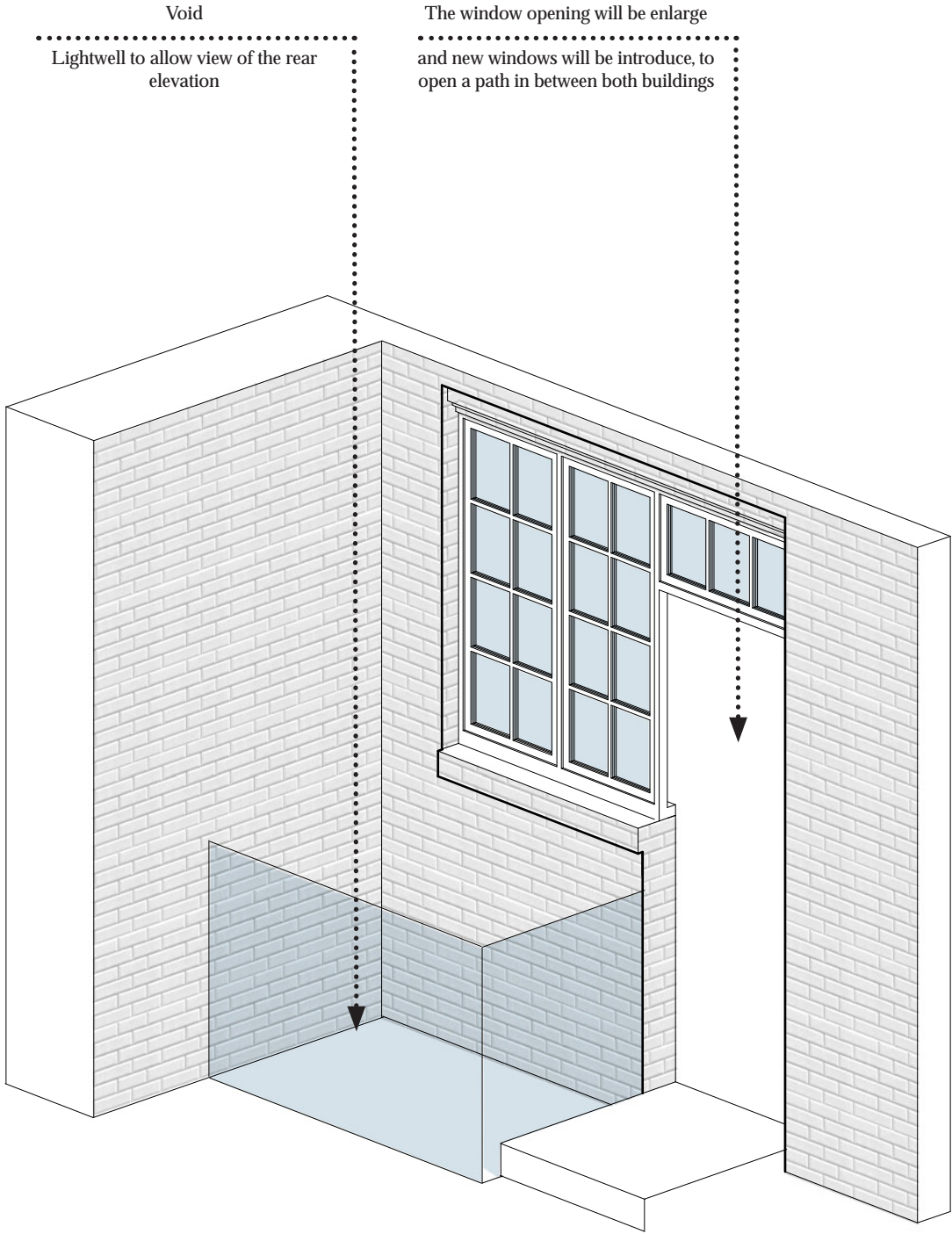


REAR ELEVATION
WINDOWS



EXISTING STAIR WINDOW



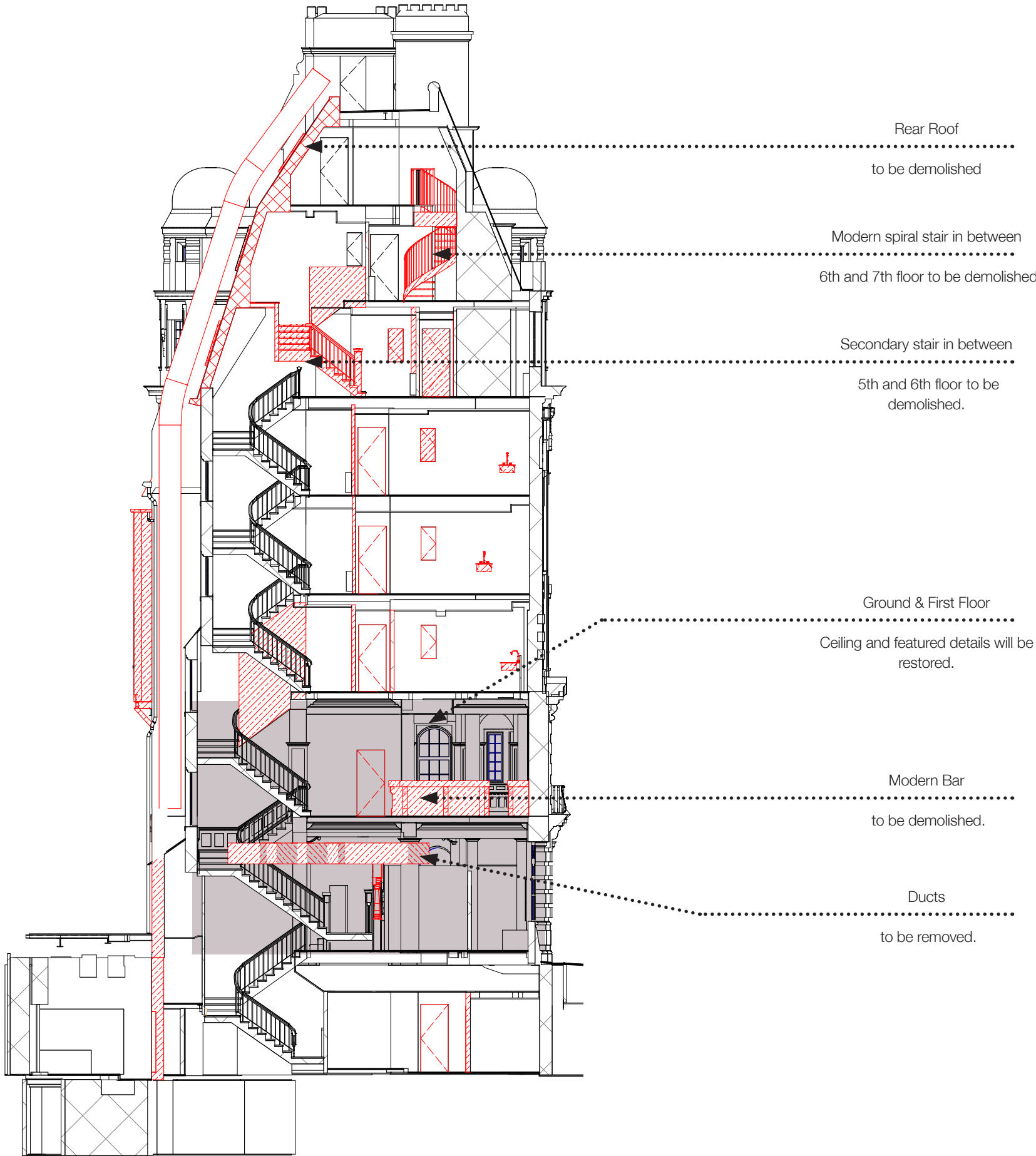
PROPOSED STAIR WINDOW

REAR ELEVATION
STAIR



Roof from 1996
To be demolished

Glazed wall
to be retained and made good



Rear Roof
to be demolished

Modern spiral stair in between
6th and 7th floor to be demolished

Secondary stair in between
5th and 6th floor to be
demolished.

Ground & First Floor
Ceiling and featured details will be
restored.

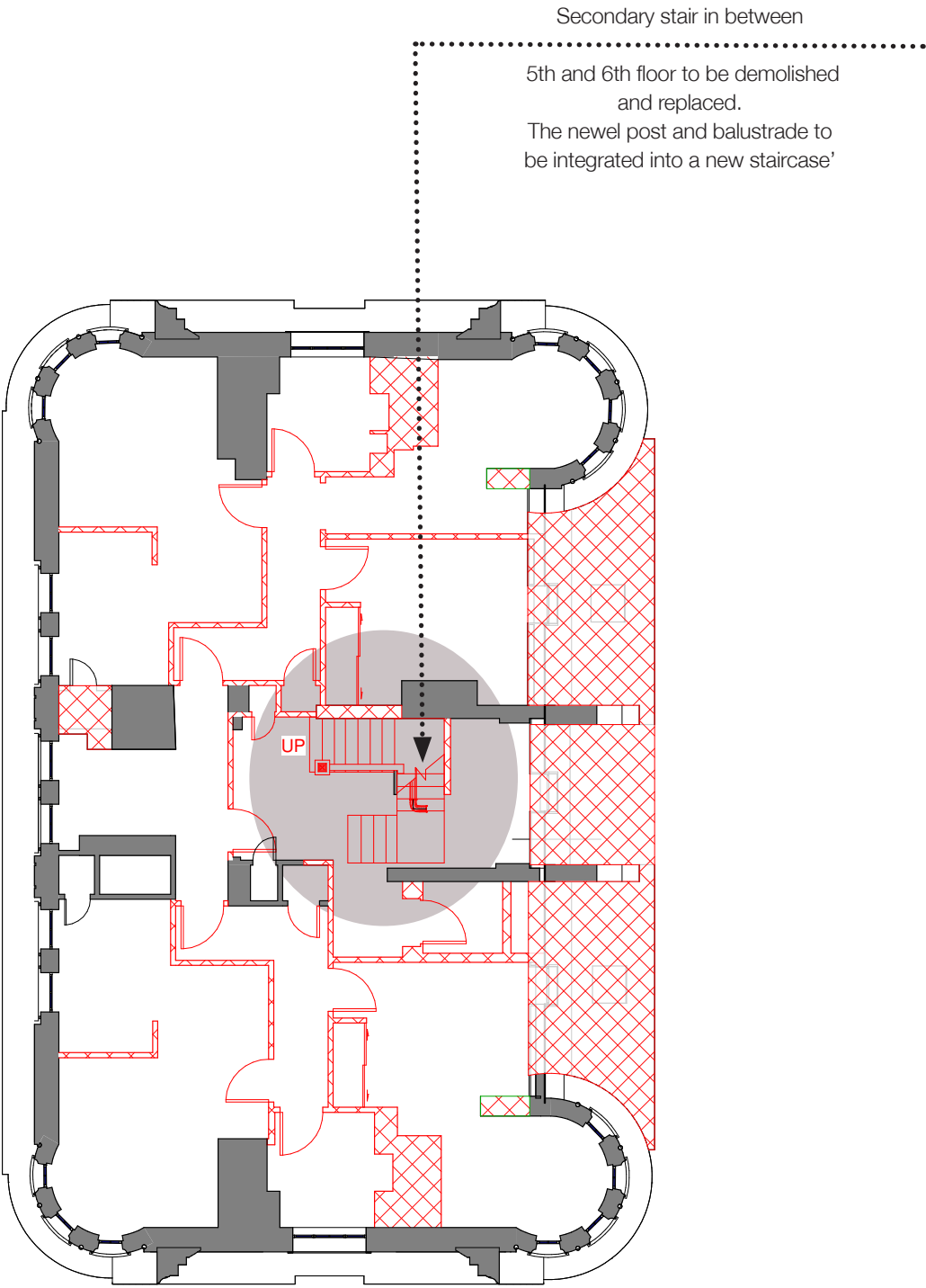
Modern Bar
to be demolished.

Ducts
to be removed.

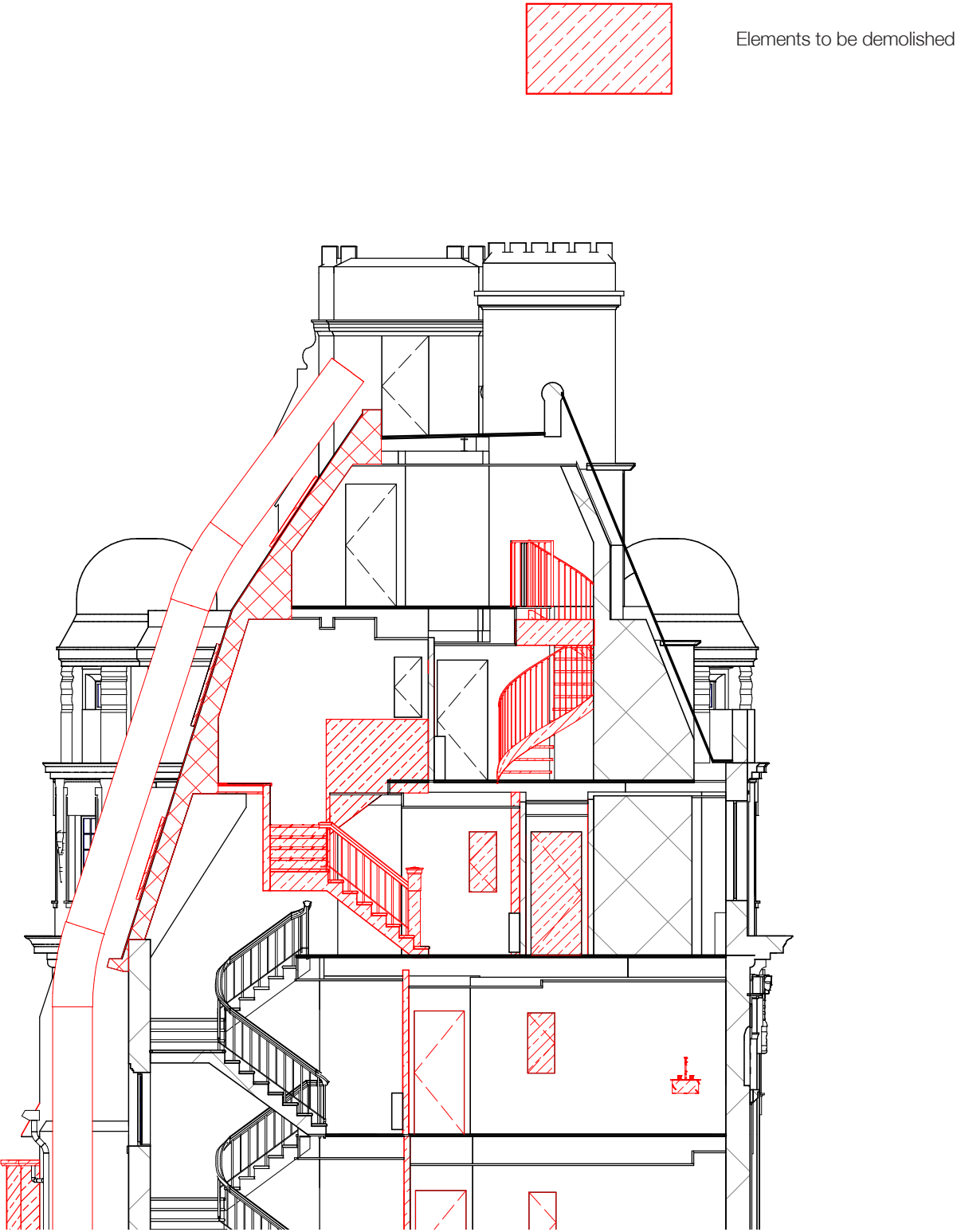


07 LISTED BUILDING STAIR WORKS

STAIRS
DEMOLITION

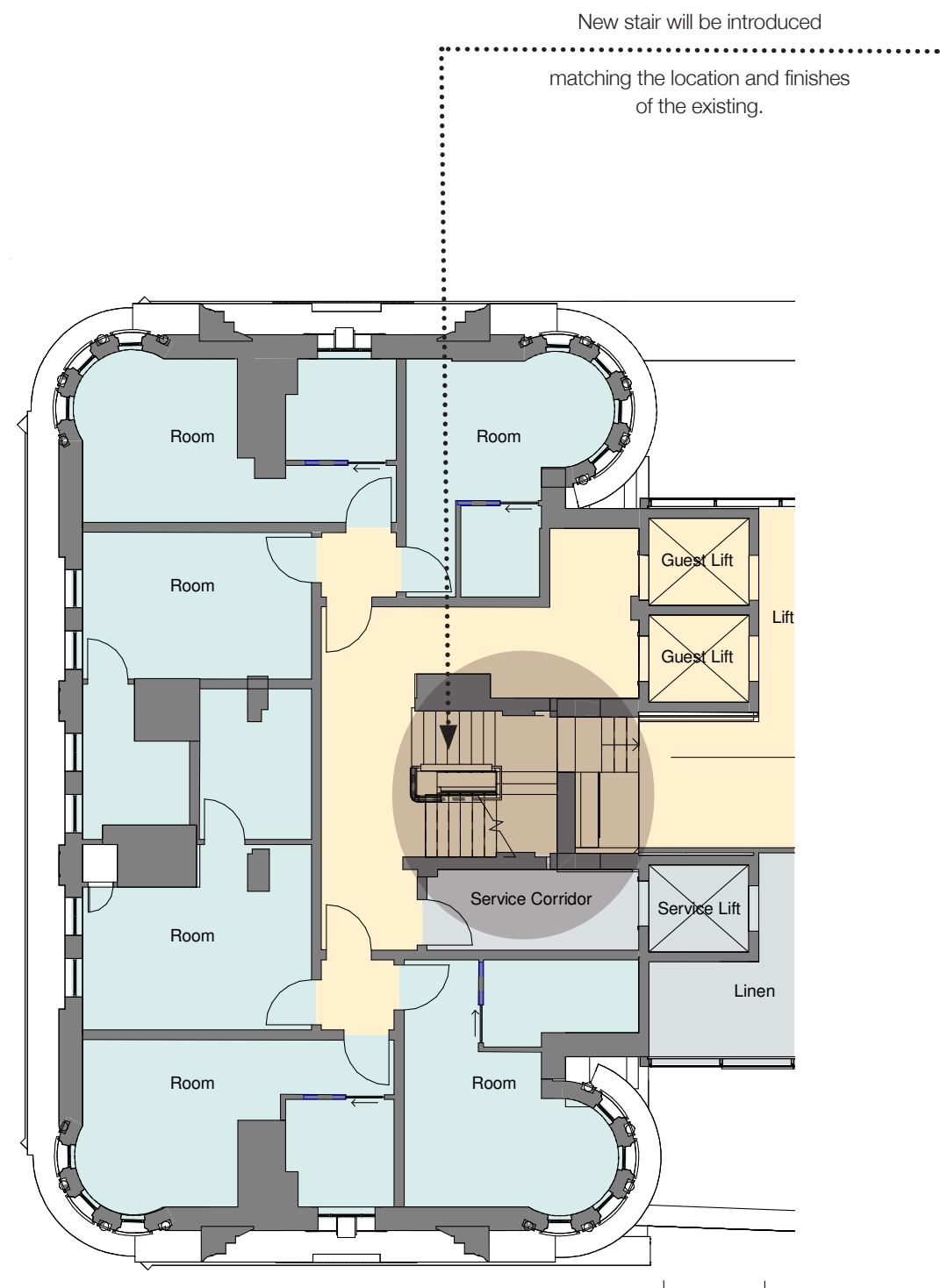


FIFTH FLOOR DEMOLITION

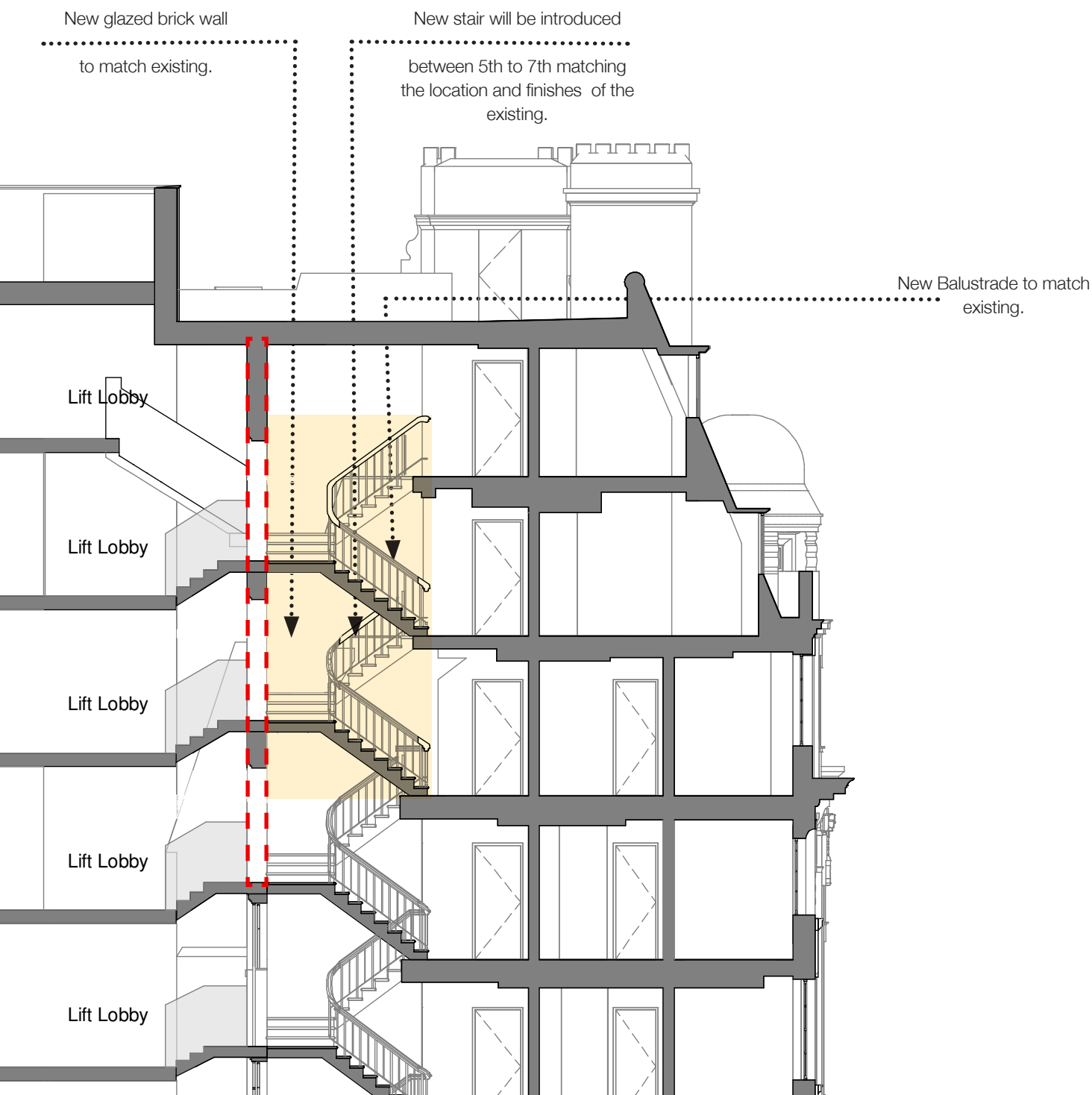


STAIR SECTION DEMOLITION

STAIRS
PROPOSED



FIFTH FLOOR - PROPOSED



STAIR SECTION - PROPOSED

08 VISUAL IMPACT

**VISUAL IMPACT
HOLBORN/SOUTHAMPTON
ROW**



dexter
moren
associates

VISUAL IMPACT

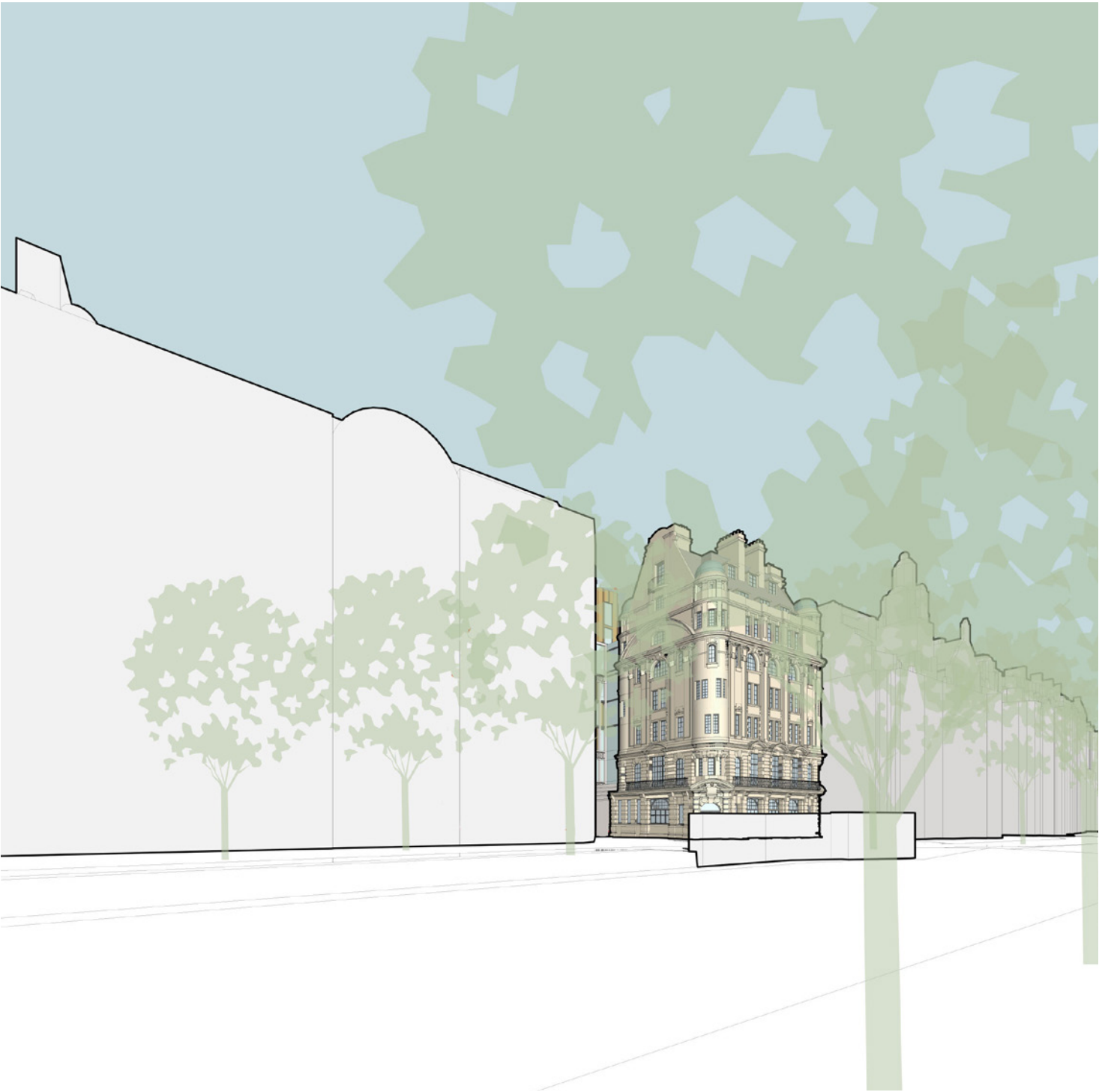
These sketch visuals illustrate how the proposal interacts with its context and with the Kingsway Conservation area



**VISUAL IMPACT
SOUTHAMPTON ROW**



**VISUAL IMPACT
SOUTHAMPTON ROW**



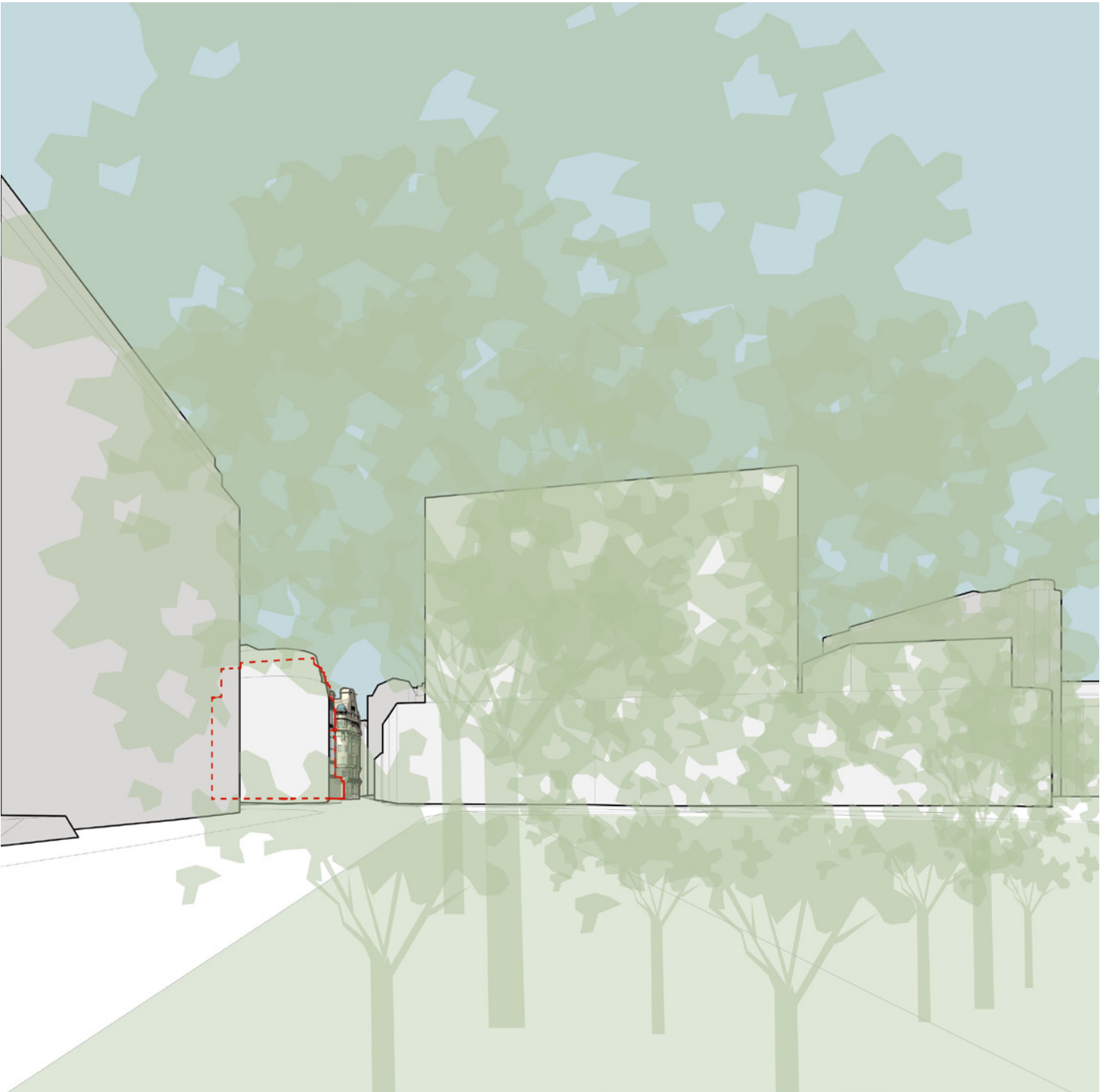
**VISUAL IMPACT
SOUTHAMPTON ROW**



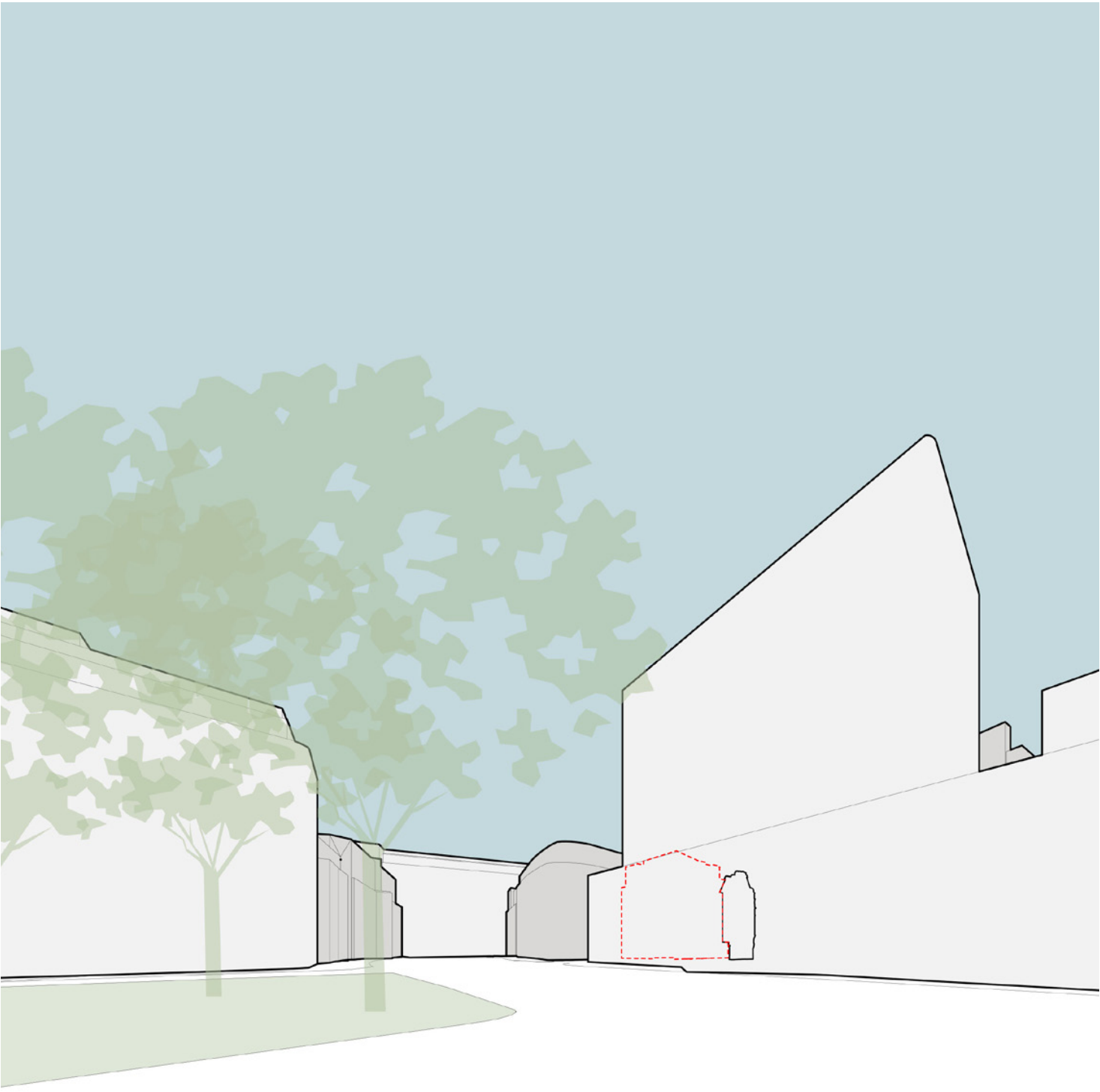
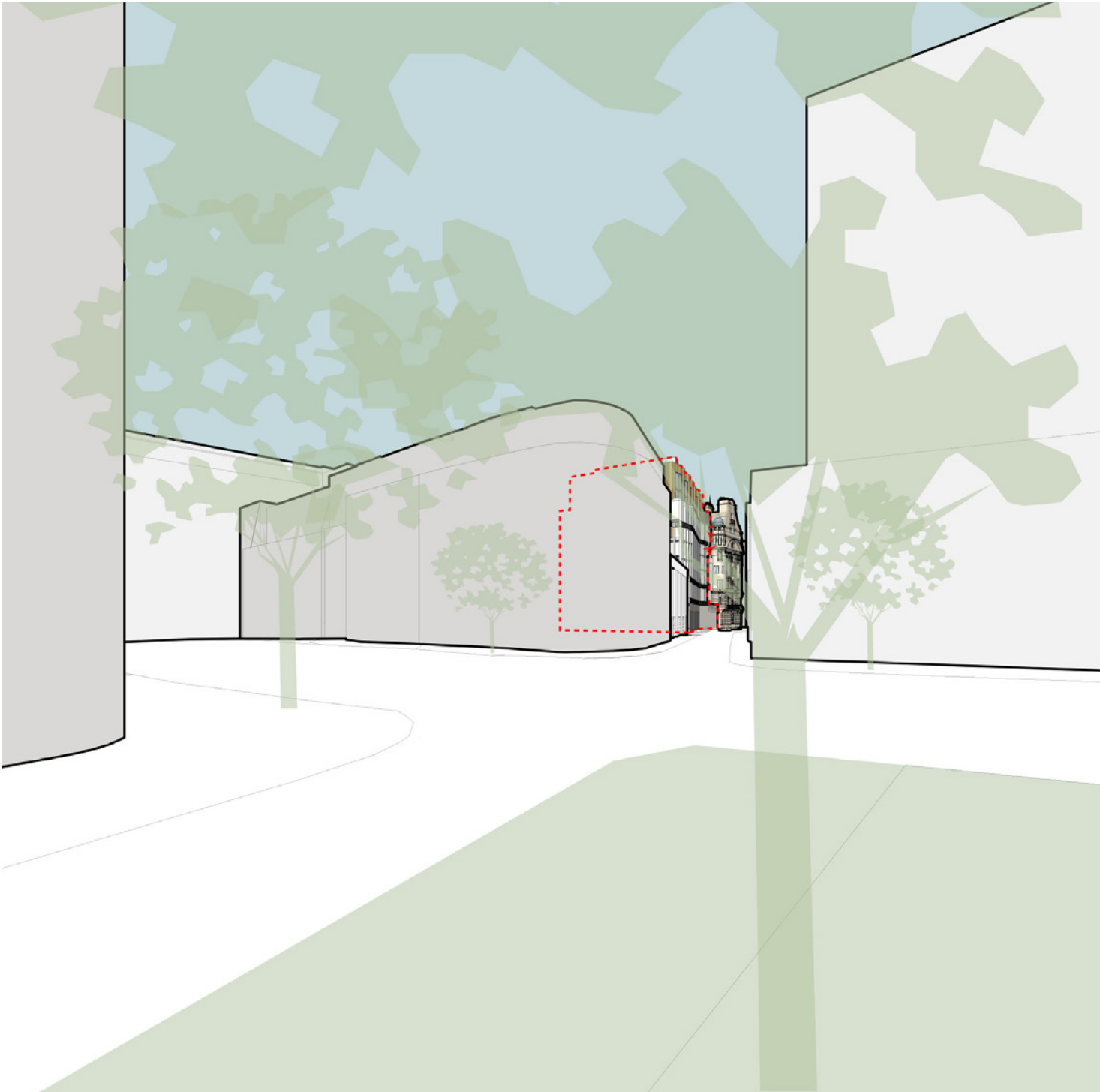
**VISUAL IMPACT
RED LION SQUARE**



dexter
moren
associates



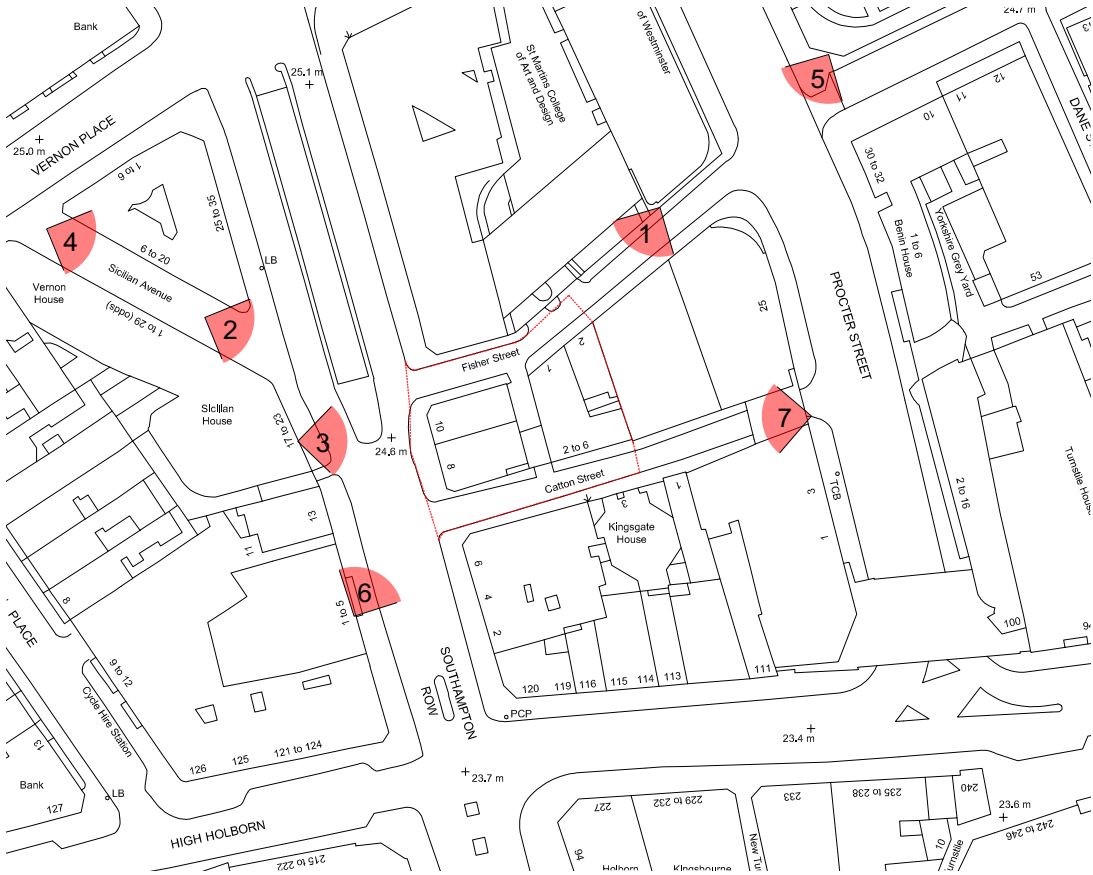
**VISUAL IMPACT
RED LION SQUARE**



09 VERIFIED VIEWS

VIEW FROM FISHER ST

VERIFIED VIEWS BY AVR



dexter
moren
associates

