

Note:

1. New metal balustrade. Bronze colour finish.
2. New coffered ceiling to match historic ceiling like for like.
3. Existing historic entrance door, gate and features restored, new bronze signage and new surface mounted light. Existing stone entrance floor cleaned.
4. New structural infill supported by new steel beams.
5. New double glazed crittal style metal windows. Black colour.
6. -
7. New 7th floor mansard storey. Standing seam zinc cladding - bronze colour.
8. New black metal framed, double glazed full height windows.
9. New PPC black metal spandrel panels.
10. New louvered metal plant screen. PPC Grey colour finish.
11. Existing 6th floor structure retained and re-clad with new standing seam zinc cladding - bronze colour finish.
12. Existing staircase extended to roof level. White render finish to terrace and street-facing walls.
13. New lift overrun and terrace entrance lobby. Plant facing walls and lift overrun finished with grey metal cladding.
14. Existing 1920's bronze facade and canopy detail restored.
15. New raised plant deck.
16. Stone tiles to terrace floor.
17. -
18. New handrail to match existing like for like where modern screen remove
19. New black metal frame windows to 6th floor

KEY:

-  Existing Walls
-  Proposed Walls
-  Existing roof profile
-  Indicative MEPH services



Indicates proposed changes to approved planning application 2019/6088/P and approved LBC 2019/6270/L

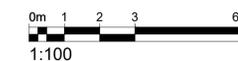
-  CHANGE AFFECTS HISTORIC FABRIC
-  CHANGE AFFECTS MODERN FABRIC ONLY

See also Revisions also noted in blue

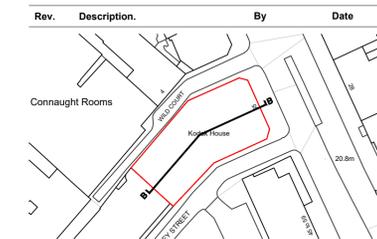
Description of changes

- A. New second floor slab infill, transfer structure and revised beam layout between reception and first floor. Refer to HTS SK91. Additional structural alterations required to avoid substantial transfer structure at GF, and a reduction of 500mm headroom within the reception / entrance to the building.
- B. New structural slab infills to suit drainage runs to new showers and toilets.
- C. Terrace setback increased
- D. New core extension - terrace and street facing walls finished in white render. Plant-facing walls finished in grey metal cladding

Drawings to be read alongside Bidwells Heritage Statement for further detail and justifications of the changes affecting Historic fabric.



P5	Issued for Planning	AC	28.01.21
P4	Issued for Planning	AC	28.11.19



Client
Kings Keeley Limited C/o Clearbell Capital LLP

Project
65 Kingsway - Base Scheme

Title
Proposed Section BB

Status	Purpose of issue	By	Scale	RIBA stage
S2	For Planning	TJ	1:100 @ A1 1:200 @ A3	2

Project No. 1914
Drawing No. 1914-BG-01-ZZ-DR-A-20.252

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A 19 Haddon Street, London, W1B 4BG
T 0207 636 5581
W www.barrgazetas.com

BB Proposed Section BB
20.202 1:100@A1, 1:200@A3