

Note:

- 1100mm Metal guarding around hatch entry. To be same colour finish as plant screen
- New projecting PPC black metal entrance canopy with integrated signage and lighting.
- New crittal style metal framed, glazed entrance doors. Black colour.
- New structural infill supported by new steel beams.
- New double glazed crittal style metal slim line windows. Black colour.
- New 7th floor mansard storey. Standing seam zinc cladding. Bronze colour finish.
- Existing 6th floor structure retained and re-clad with new standing seam zinc cladding - bronze colour finish
- New double glazed, metal framed full height windows. Black colour
- New PPC black metal spandrel panels.
- New louvered metal plant screen. PPC Grey colour
- Existing slab and structure retained.
- New structural infill.
- New lift shaft.
- New vertical core extension. **White Render finish.**
- New raised plant deck
- High level walkway for maintenance access to abseil system and 1.1m high folding guardrail fixed on plant side of walkway. Height of walkway to match height of plant screen, not visible from street level.**

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

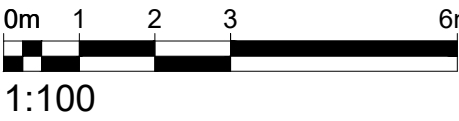
- CHANGE AFFECTS HISTORIC FABRIC
- CHANGE AFFECTS MODERN FABRIC ONLY

Revisions also noted in blue

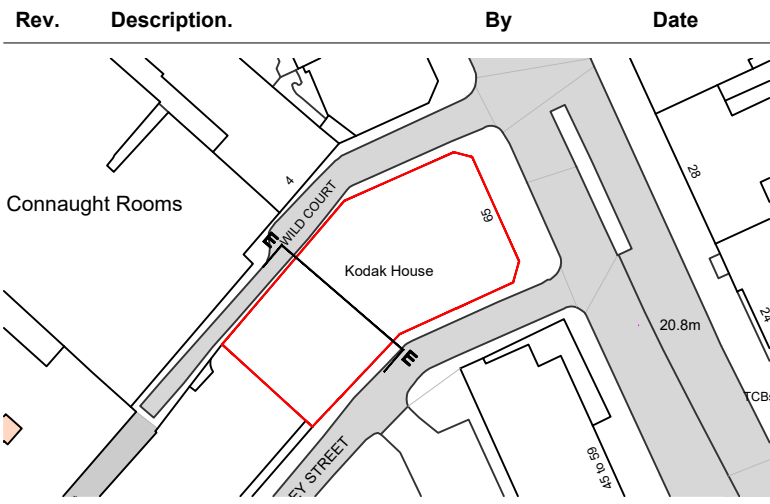
Description of changes

- 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. New high level walkway within plant enclosure for maintenance access. Folding guardrail on plant side. Not visible from outside plant enclosure or from street.
- D. New vertical core extension to be finished in white Render

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



P9	Issued for Planning	AC	28.01.21
P8	Issued for Planning - Plant screen amended	AC	08.04.20
P7	Issued for Planning - Plant screen annotations updated	AC	24.03.20
P6	Issued for Planning - Plant screen set back	AC	18.03.20
P5	Issued for Planning - Plant screen amended	AC	06.03.20
P4	Issued for Planning	AC	28.11.19



Client  
Kings Keeley Limited C/o Clearbell Capital LLP

Project  
65 Kingsway - Base Scheme

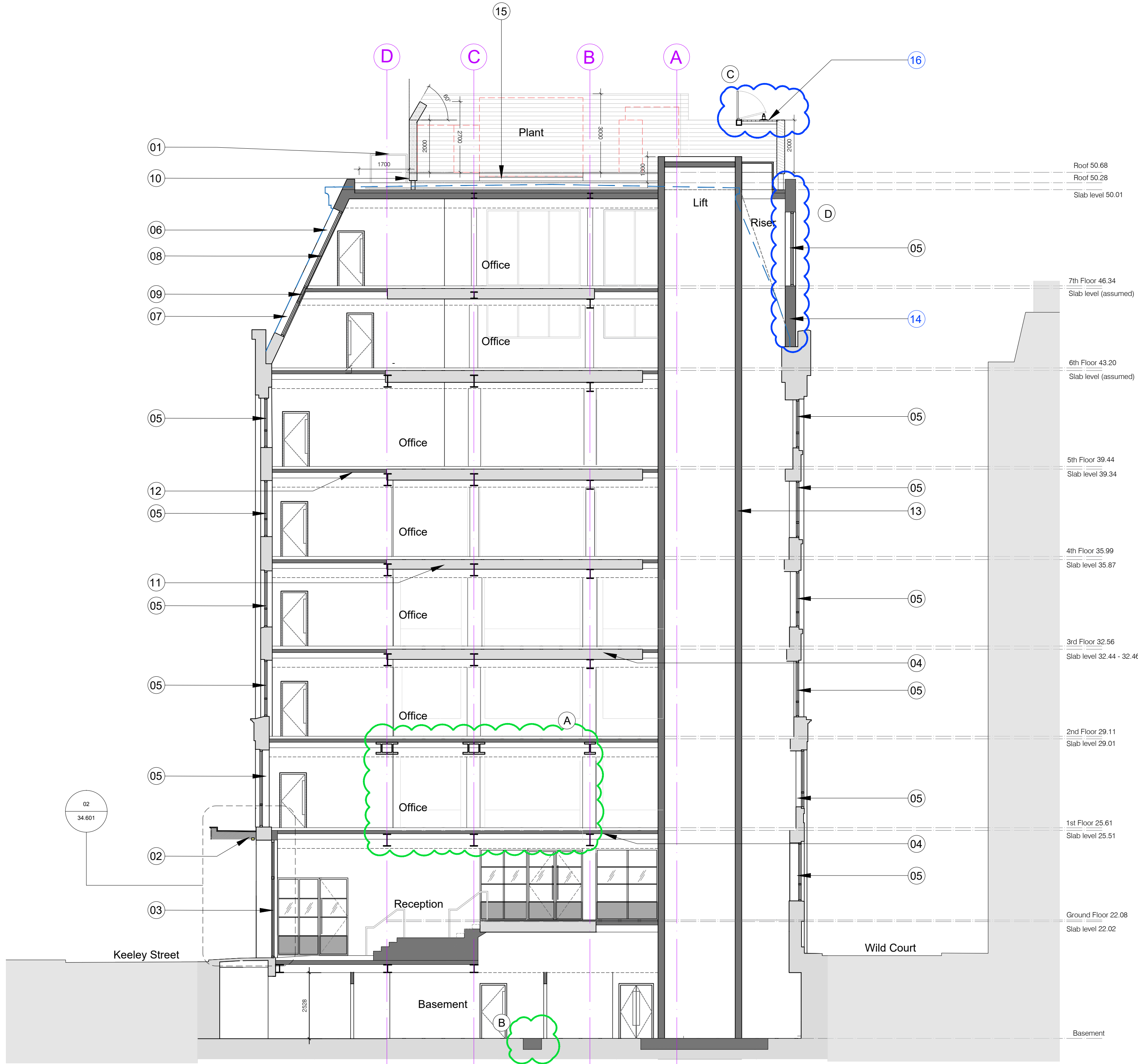
Title  
Proposed Section EE

Status	Purpose of issue			RIBA stage
S2	For Planning			2
Project No.	Drawn	Checked	Scale	Rev.
1914	FB	TJ	1:100 @ A1 1:200 @ A3	P9

Drawing No.  
1914-BG-01-ZZ-DR-A-20.255

Do not scale from this drawing. The Contractor is to take and check all dimensions on site before work commences. Discrepancies must be reported to the Architect. Subcontractors must verify all dimensions on site before making a shop drawing or commencing manufacturing. This drawing is copyright. ©

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EE

Proposed Section EE

20.202

1:100@A1, 1:200@A3