

Design & Access Statement

Project: 65 Kingsway, WC2B 6TD

01 February 2021

Rev P1

savills

BARR GAZETAS

Clearbell

 BIDWELLS

1.1 Introduction

This Design and Access Statement forms part of the amended application for consented works to 65 Kingsway WC2B 6TD, prepared on behalf of Clearbell capital LLP.

This document should be read alongside the Design and Access statement for the original application providing detailed information of the development proposal, which remain unchanged.

LPA ref: 2019/6088/P and 2019/6270/L.

This submission deals with a number of minor amendments to the consented works. The amendments are detailed in the Schedule of Changes alongside and also highlighted and described on the relevant drawings referenced.

The attached Heritage Advice Note, by Bidwells, includes detailed descriptions of proposed changes and assesses the impact of the amended proposals upon the significance of the heritage asset.



OS Map

 **65 Kingsway - application site**

1.2 Amended Proposals

Schedule of Changes:

All drawings to be read alongside Bidwells Heritage statement for justification of changes affecting historic fabric			
no.	Description	BG Drawing reference	Notes
1	Basement floor : Scope of drainage demo amended to suit changing room layout Amended location of UKPN access doors and fire escape door into changing rooms	15.201 Rev P5 / 15.252 Rev P5 / 15.255 Rev P5 / 20.201 Rev P7 / 20.252 Rev P5 / 20.255 Rev P9	Refer also to HTS Structural drawings
2	Ground Floor: New internal fire escape stair for soho coffee, and small amount of associated demo on ground floor to suit. Alteration to layout of Soho Coffee Bin store. New access door and louvers on Keeley street as part of the new Soho Coffee fire escape. Location of electrical riser in office space changed. Reception design layout amended . New partition wall to Kingsway Entrance	15.202 ev P5 / 20.202 Rev P5 / 20.271 Rev P8	
3	First Floor : Removal of 2no additional columns Grid C/4 and D/4. Wall to secondary stair core pushed back in line with riser.	15.203 Rev P5 / 20.203 Rev P5 / 20.252 Rev P5 / 20.255 Rev P9	Refer also to HTS Structural drawings, and HTS SK91
4	Slab demolition scope - all floors: Reduction of slab demolition at GL B/3-6 and E/6-7	15.202-15.209 Rev P5	Refer also to HTS Structural drawings
5	Slab demolition scope - Second Floor: Additional slab demolition and re-instatement Grid B/3-5 to C/3-5	15.204 Rev P5 / 15.252 Rev P5 / 15.255 Rev P5 / 20.204 Rev P5 / 20.252 Rev P5 / 20.255 Rev P10	Refer also to HTS Structural drawings, and HTS SK92
6	Slab demolition scope - 6th and Ground Floor Removal of areas of defective slab	15.202 Rev P5 / 15.208 Rev P5 /	Refer also to HTS Structural drawings, and HTS SK91
7	Column retained on GL 5/A - Basement Floor - 6th Floor.	15.201 - 15.208 Rev P5	Refer also to HTS Structural drawings
8	Primary Core - all floors: Omission of firefighting lift and reconfiguration of risers. Movement of lift bank approx. 300mm towards GL 4 to avoid existng structure, and thus footprint of core is slightly reduced. Reconfiguration of WC's to suit .	20.201 Rev P7 / 20.202 - 20.210 Rev P5 / 20.301 Rev P5	
9	Secondary Core - Movement of riser and structural core wall : Basement - 5th floor Minor adjustments to stair layout and riser position to suit services and structural requirements: 5th - 7th floor	20.201 Rev P7 20.202-209 Rev P5	Refer also to HTS Structural drawings These changes do not affect demolition scope in this area.
10	Roof : New door to plant enclosure added. Abseil anchor point and high-level walkway (within plant enclosure) added. Terrace set back increased	20.210 Rev P9	
11	External Finishes to new core extension 6F - Roof: Terrace and street facing walls finished in white render. Plant -facing walls finished in grey metal cladding.	20.271 Rev P8 / 20.272 rev P6 / 20.273 Rev P6 / 20.274 Rev P6	
12	Kingsway Entrance - New soffit-mounted light	34.602 Rev P5	