

Design & Access Statement

1914_02

Project: 65 Kingsway, WC2B 6TD

19 August 2021

Rev P1



OS Map

 65 Kingsway - application site

1.1 Introduction

This Design and Access Statement relates to works to 65 Kingsway WC2B 6TD, prepared on behalf of Clearbell capital LLP.

The works described here form part of a larger development - LPA Refs 2019/6088/P, 2019/6270/L, 2021/0471/L and 2021/0472/P and should be read alongside the consented information for context.

In addition this document should be read alongside Bidwells Heritage Note August 2021, which includes detailed descriptions of proposed changes and assesses the impact of the amended proposals upon the significance of the heritage asset.

1.2 Proposals

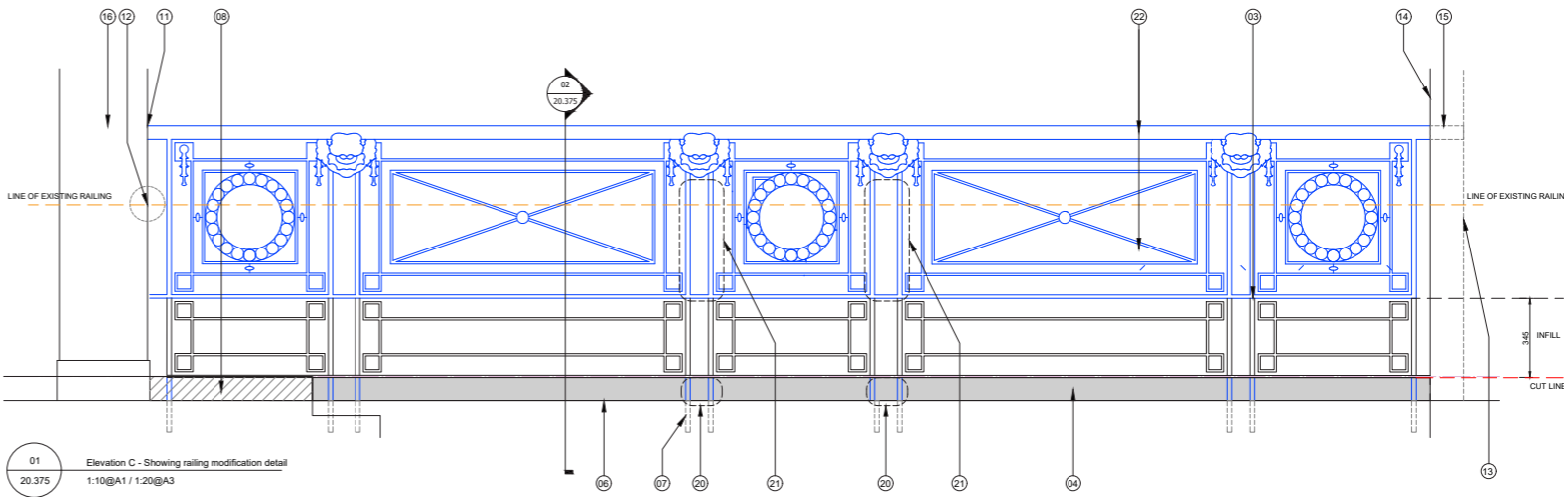
1. Alterations to 1st floor staircase railings.

The consented works include a new floor finish to the first floor. As such the finished floor level will become approx. 105mm higher in order to accommodate build-ups, services and site condition. This in turn impacts the existing retained historic railings and balustrades as the height is now deemed non-compliant under Building Regulations and handrails are required to be lifted. In order to avoid replacement of the historic railings it is proposed to carefully remove the existing and re-instate these at a compliant height by adding matching decorative inserts at the base. Where required, entirely new railings will be made up of existing matching decorative metal panels that have been previously repositioned to elsewhere on the floor plate. The approach described above allows the existing metalwork to remain largely in-tact, and a design in keeping with the classical aesthetic of the retained features on the 1st floor.

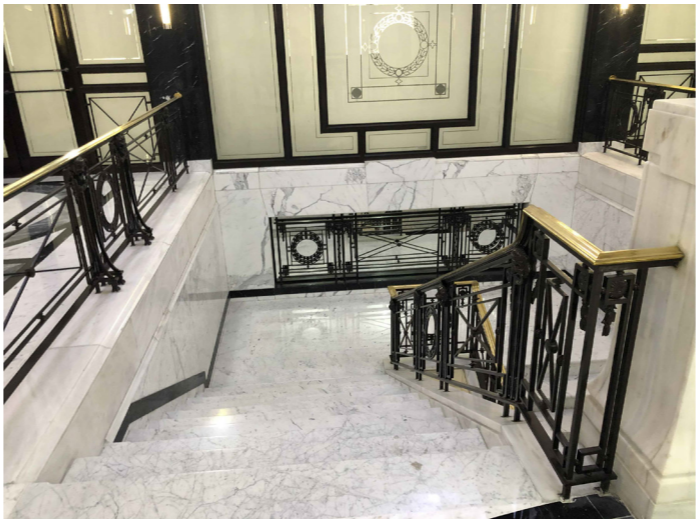
Refer to drgs 20.370 / 20.37 / 20.375 for drawings.

2. New Doors to Keeley Street:

The proposals are for replacement of the existing double doors (pictured alongside) with a new set of 2no single doors, creating a comparable overall doorway space within the façade. This arrangement is required to suit the fire escape arrangement of F&B unit, and provide access to the BF. The finish of the new entrance doors under the consented scheme.



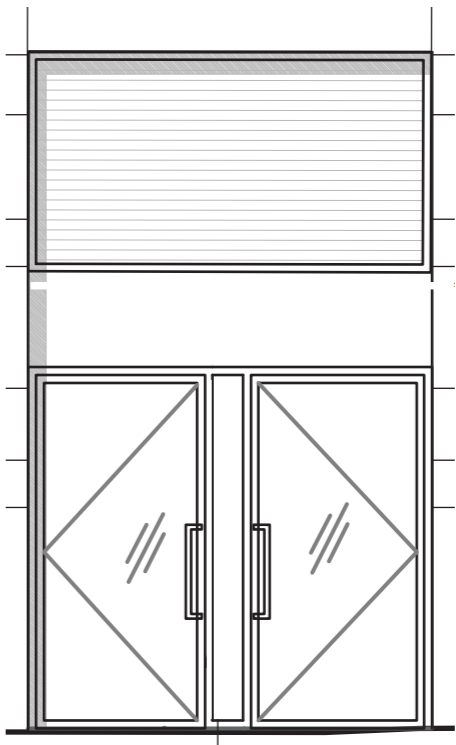
Extracted detail of lifted railing where blue denotes the existing metal panels sitting above new matching inserts at the base. Ref drg 20.375



Photos of existing 1st floor, for reference to stair railings only.



Existing Keeley Street Doors.



Proposed Keeley Street Doors.