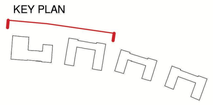
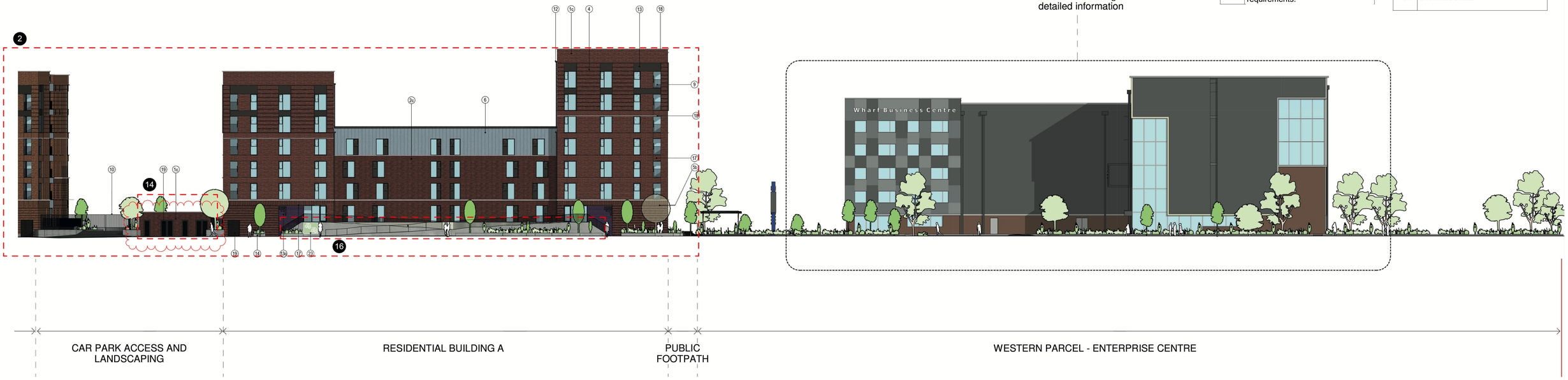
KEY PLAN



Material Finishes - refer to Design and Access Statement for further information. All materials specified to be suitable for marine environment.	
REF	Description
1	
1a	Type 01 Bexhill Red brickwork with light mortar in stretcher bond.
1b	Type 02 Bexhill Dark brickwork with light mortar in stretcher bond.
1c	Type 03 Bexhill Purple brickwork with light mortar in stretcher bond.
2a	Type 04 Bexhill Red brickwork with dark mortar in stretcher bond.
2b	Type 05 Bexhill Dark brickwork with dark mortar in stretcher bond.
2c	Type 06 Bexhill Purple brickwork with dark mortar in stretcher bond.
3	25mm recessed brickwork panels in stretcher bond.
4	Rusticated brickwork with recessed 25mm coursing.
5	
5a	Type 01 Bexhill Red brickwork with light mortar in vertical soldier coursing.
5b	Type 02 Bexhill Dark brickwork with light mortar in vertical soldier coursing.
5c	Type 03 Bexhill Purple brickwork with light mortar in vertical soldier coursing.
6	Grey standing seam metal cladding panel system with parapet.
7	High performance uPVC windows and doors with grey coloured frames to meet acoustic report requirements.

Material Finishes - refer to Design and Access Statement for further information. All materials specified to be suitable for marine environment.	
REF	Description
8	Extruded metal balustrade and handrail in grey colour to match window frames.
9	White coloured balcony soffit board with secret fixings.
10	Grey coloured metal gates & railings at podium/street level to match window frames.
11	White precast parapet capping.
12	Grey coloured metal RWPs and external guttering.
13	
13a	Glazed brick in red colour.
13b	Glazed brick in green colour.
13c	Glazed brick in blue colour.
14	Fair-faced concrete wall.
15	Grey coloured car park ventilation metal louvres.
16	Sandblasted glass residential privacy screen.
17	Grey coloured window frame/reveal lining to match window frames.
18	White precast concrete banding.
19	Secure louvered door finished in grey colour.
20	Circular columns with grey metal finish.
21	Metal cladding panels - grey colour.
22	Metal cladding panels - silver colour.
23	Public Artwork



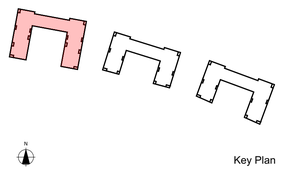
Please Note:

Dimensions to be checked on site and any discrepancies are to be highlighted to the Architect prior to construction.

Topographical / Ordnance Survey information shown has been prepared by a third party, HGP accept no responsibility for accuracy or completeness of the survey.

This drawing is to be read in conjunction with all other project drawings, construction notes and / or project specifications including those by other project consultants and specialists. All discrepancies should be reported immediately.

Design subject to detail development / approval. Measurements and accommodation schedules subject to amendments following coordinated input by others. Costings cannot be finalised until approval /confirmation by relevant authorities and Client.



Key Plan

Note:

Original approved drawing by Conran + Partners.

Drawing revised by HGP in areas to indicate proposed amendments

KEY

1 Levels amended to suit reduction in building height.

2 Building height reduced and basement raised out of tidal zone to mitigate the risk of flooding.

3 Brick piers introduced to provide secure junction to window & baustrade fixing.

4 Window positions revised to suit structural requirements.

5 Windows replaced with tax windows to meet fire strategy compliance.

6 Ventilation grilles removed to avoid sea water exposure to basement.

7 External stair as additional means of escape added to meet fire strategy compliance.

8 Cores revised to meet fire strategy compliance.

9 Sprinkler tank added to meet fire strategy compliance.

10 Parking layout amended to suit basement changes.

11 Wall alignment amended to facilitate basement structure and sea wall requirements.

12 Seating alcove adjusted to suit structural requirements and to provide additional space for sprinkler plant room in the basement.

13 Plant and store room doors to open externally to meet fire strategy compliance.

14 Substation size amended to meet servicing strategy.

15 Glass door replaced with solid door to meet fire strategy compliance.

16 Ramp extended to suit change in levels and artwork added to soften street scene

Rev.	Description	Date	DB	CB
P4	Substation reverted back to double as per approved	15.10.21	PM	VC
P3	Planning update	15.03.21	RW	VC

Date	Feb 2021
Drawn By/Checked By	RW/VC
Scale	1:250@A1
Revision	**P4**
Project	**Kingston Wharf Brighton**
Title	**Proposed North Elevation (Sheet 2)**
Dwg #	**20086-HGP-PL-504**
Status	**PLANNING**

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