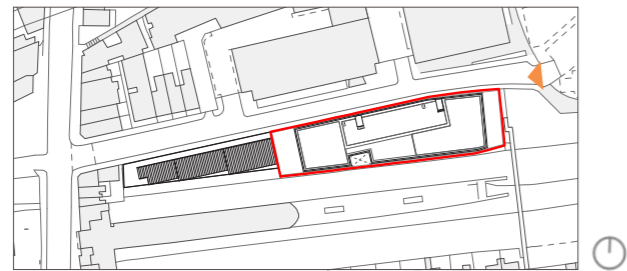
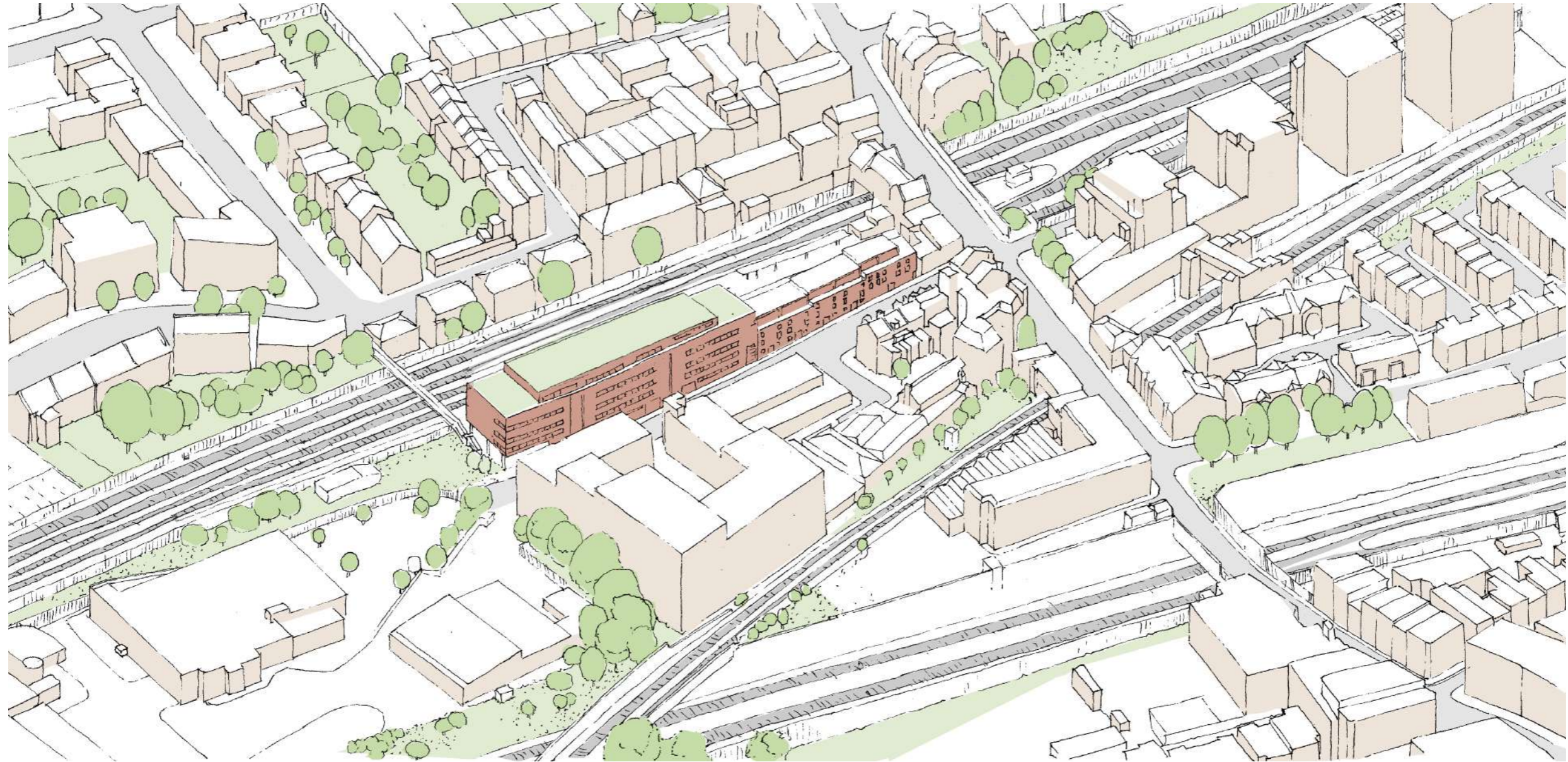


5.12 PROPOSED AERIAL VIEW OF SCHEME

ARTIST'S IMPRESSION - KEY VIEW - PROPOSED AERIAL VIEW OF 14 BLACKBURN ROAD



6.0

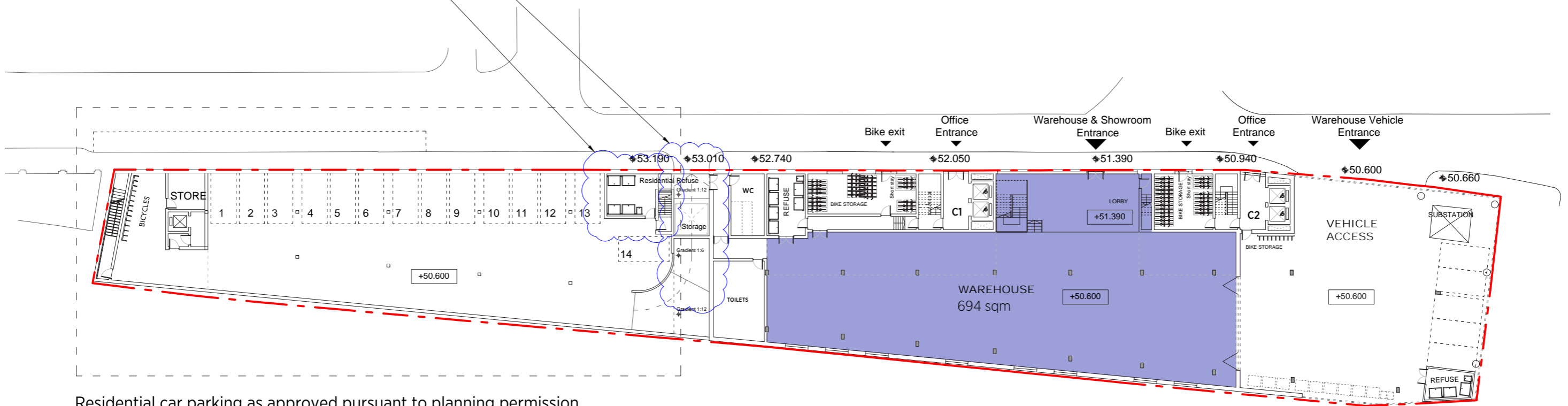
PROPOSAL LAYOUT

6.1 PROPOSED PLANS

099 - Lower Ground Floor Plan - Section 73 Application

Approved residential parking ramp width increased to 3500mm.
Gradients have been reviewed to allow for a shallower top and bottom transition with a 1:12 slope ratio.

Approved residential refuse updated to align with current policies.

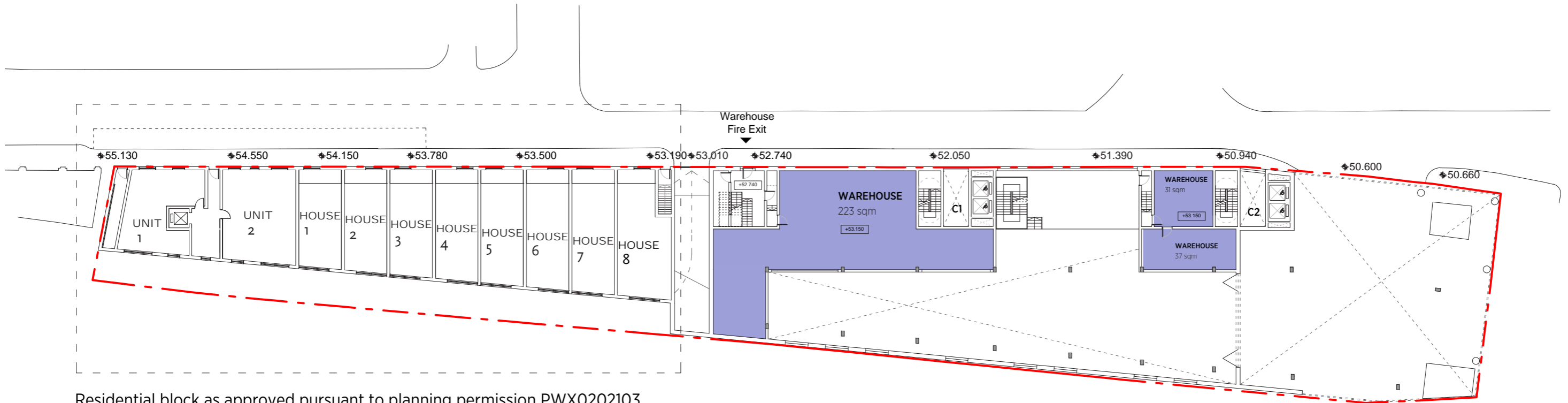


Residential car parking as approved pursuant to planning permission
PWX0202103

- Key legend:
- C1 - Core 1
 - C2 - Core 2
 - - Warehouse
 - - Offices

6.1 PROPOSED PLANS

100 - Upper Ground Floor Plan - Section 73 Application

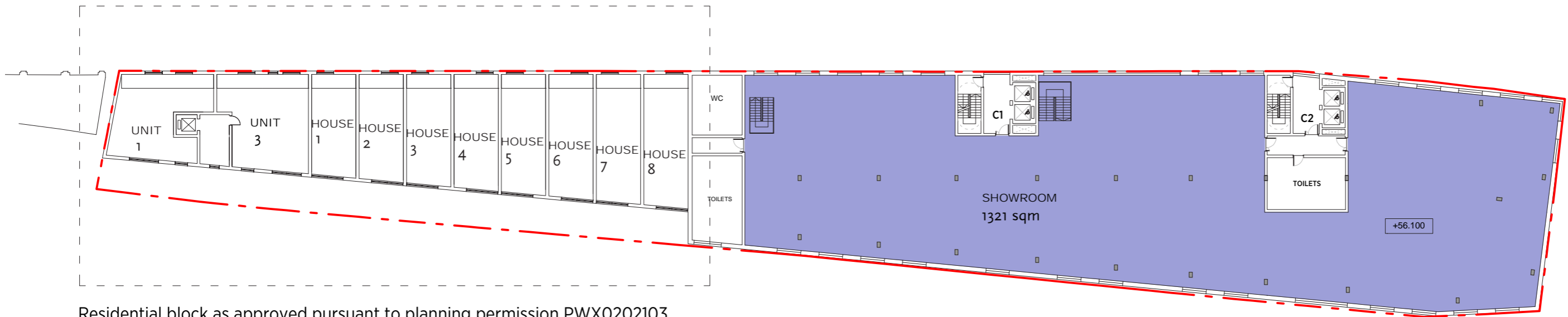


Residential block as approved pursuant to planning permission PWX0202103

- Key legend:
- C1 - Core 1
 - C2 - Core 2
 - - Warehouse
 - - Offices

6.1 PROPOSED PLANS

101 - First Floor Plan - Section 73 Application

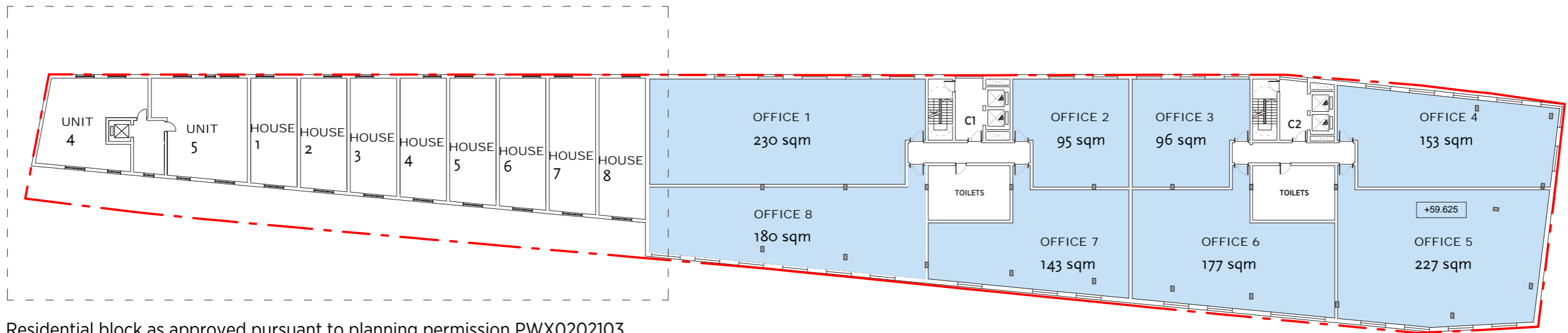


Residential block as approved pursuant to planning permission PWX0202103

- Key legend:
- C1 - Core 1
 - C2 - Core 2
 - - Warehouse
 - - Offices

6.1 PROPOSED PLANS

102 - Second Floor Plan - Section 73 Application



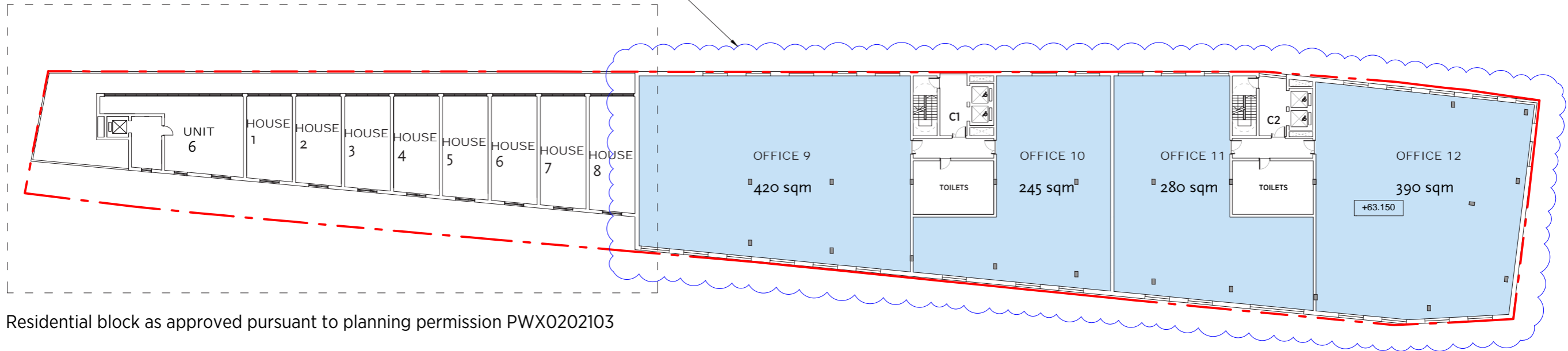
Residential block as approved pursuant to planning permission PWX0202103

- Key legend:
C1 - Core 1
C2 - Core 2
■ - Warehouse
■ - Offices

6.1 PROPOSED PLANS

103 - Third Floor Plan - Full Application

The area outlined with a blue bubble is superseded (the former roof plan of the commercial block), and is replaced by the detail shown on this plan comprising new commercial floor space.

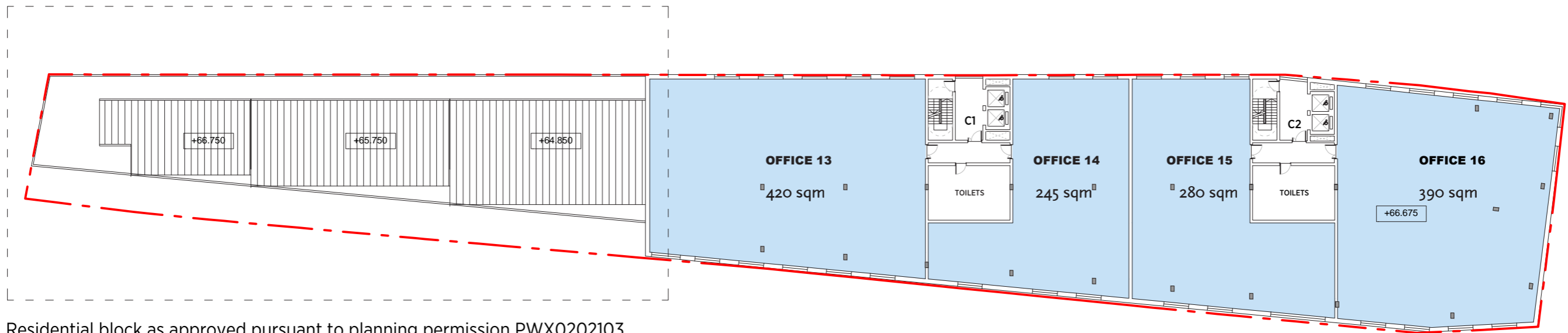


Residential block as approved pursuant to planning permission PWX0202103

- Key legend:
C1 - Core 1
C2 - Core 2
■ - Warehouse
■ - Offices

6.1 PROPOSED PLANS

104 - Fourth Floor Plan - Full Application

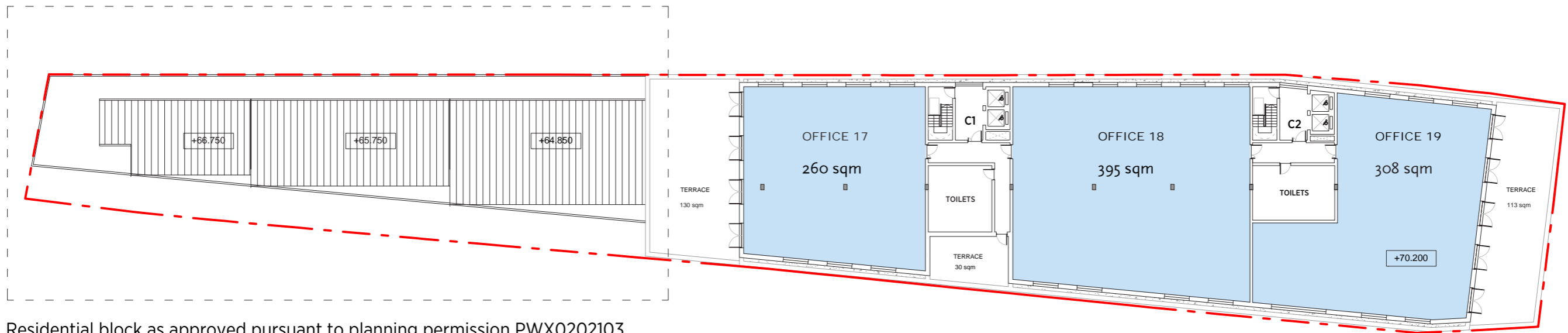


Residential block as approved pursuant to planning permission PWX0202103

- Key legend:
C1 - Core 1
C2 - Core 2
■ - Warehouse
■ - Offices

6.1 PROPOSED PLANS

105 - Fifth Floor Plan - Full Application

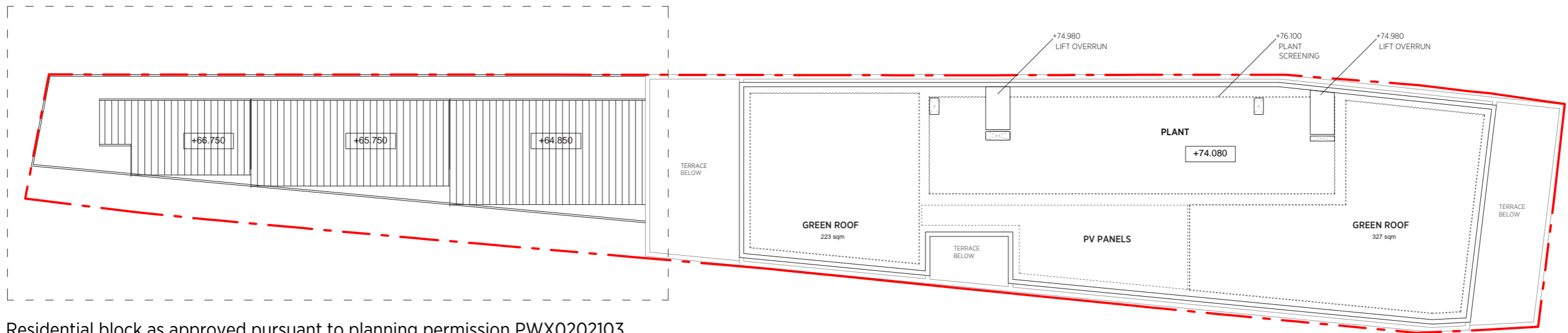


Residential block as approved pursuant to planning permission PWX0202103

Key legend:
C1 - Core 1
C2 - Core 2

6.1 PROPOSED PLANS

106 - Roof Plan - Full Application

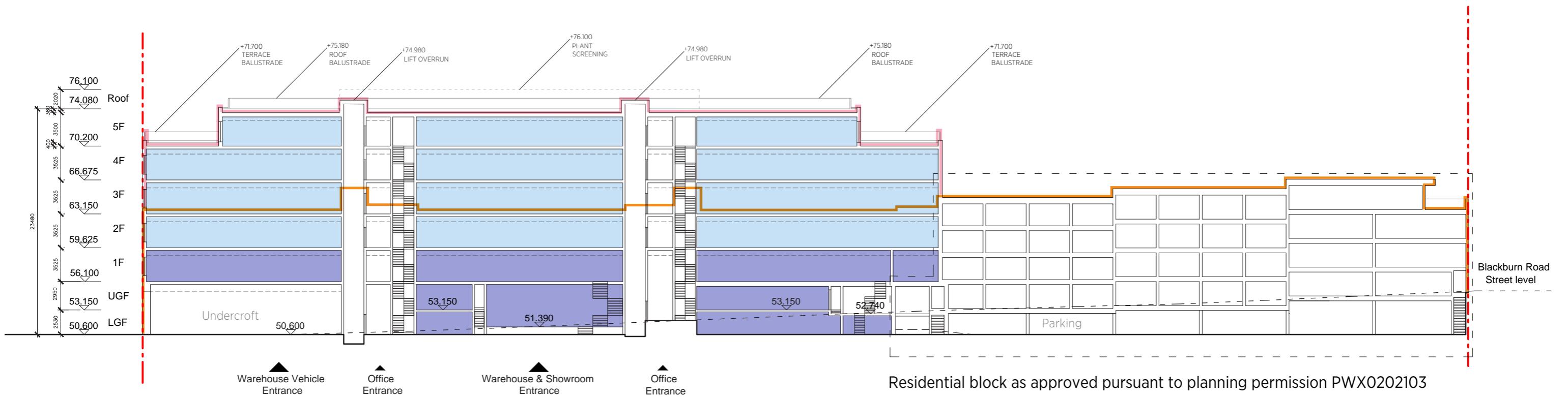
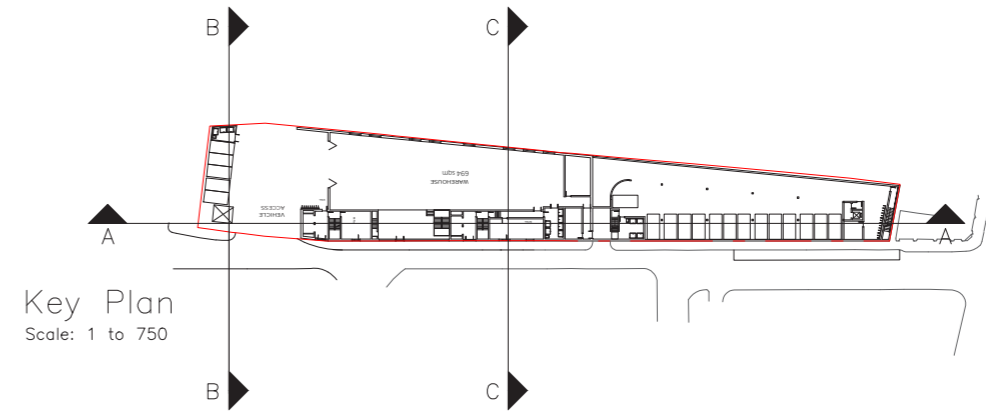


Residential block as approved pursuant to planning permission PWX0202103

Key legend:
C1 - Core 1
C2 - Core 2

6.2 PROPOSED SECTIONS

201 - Section A-A - Full Application

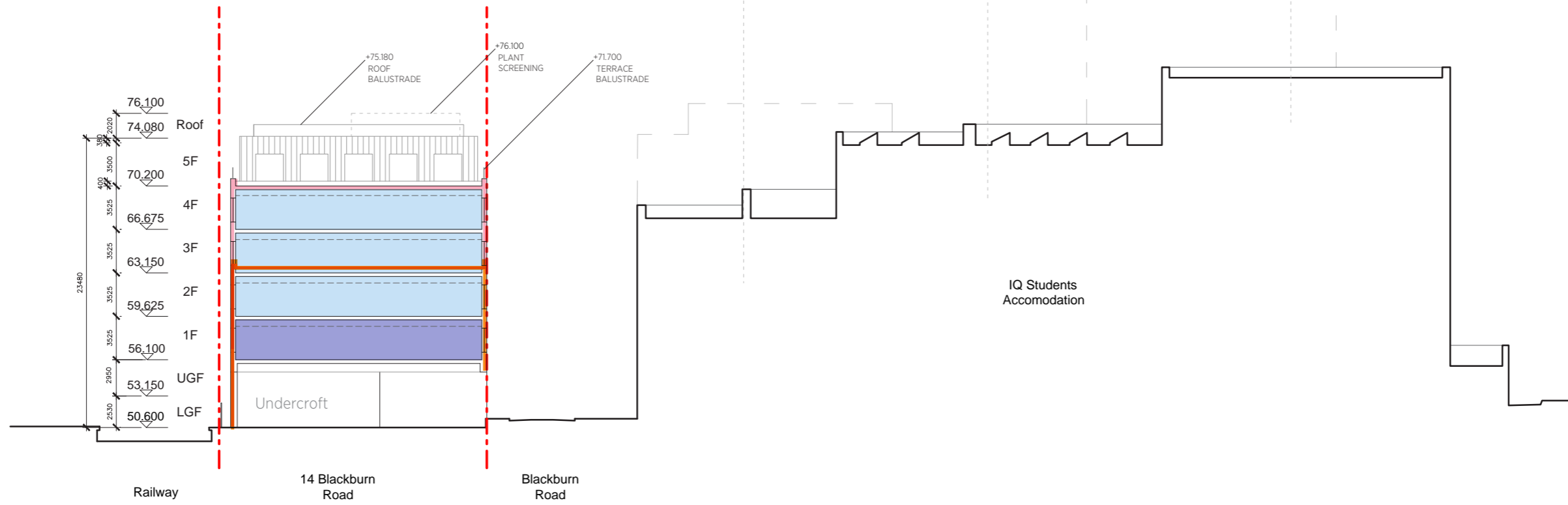
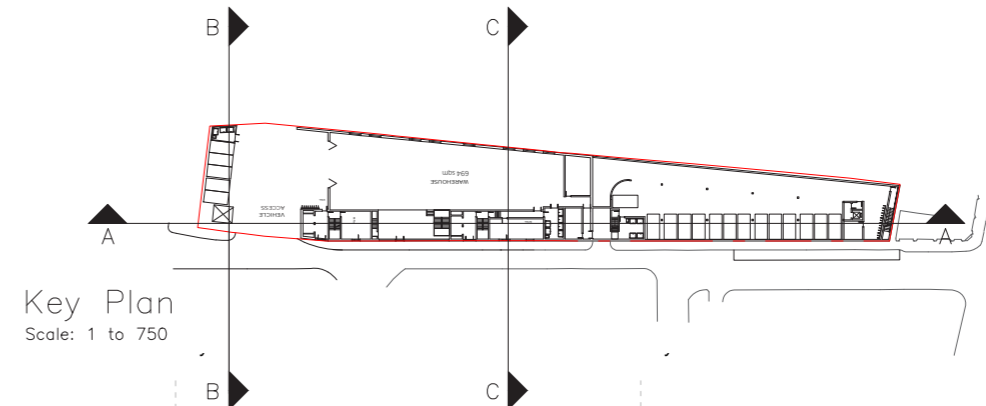


Key legend:

- S73 Application Area (Implemented Scheme Ref PWX0202103)
- Full Application

6.2 PROPOSED SECTIONS

202 - Section B-B - Full Application



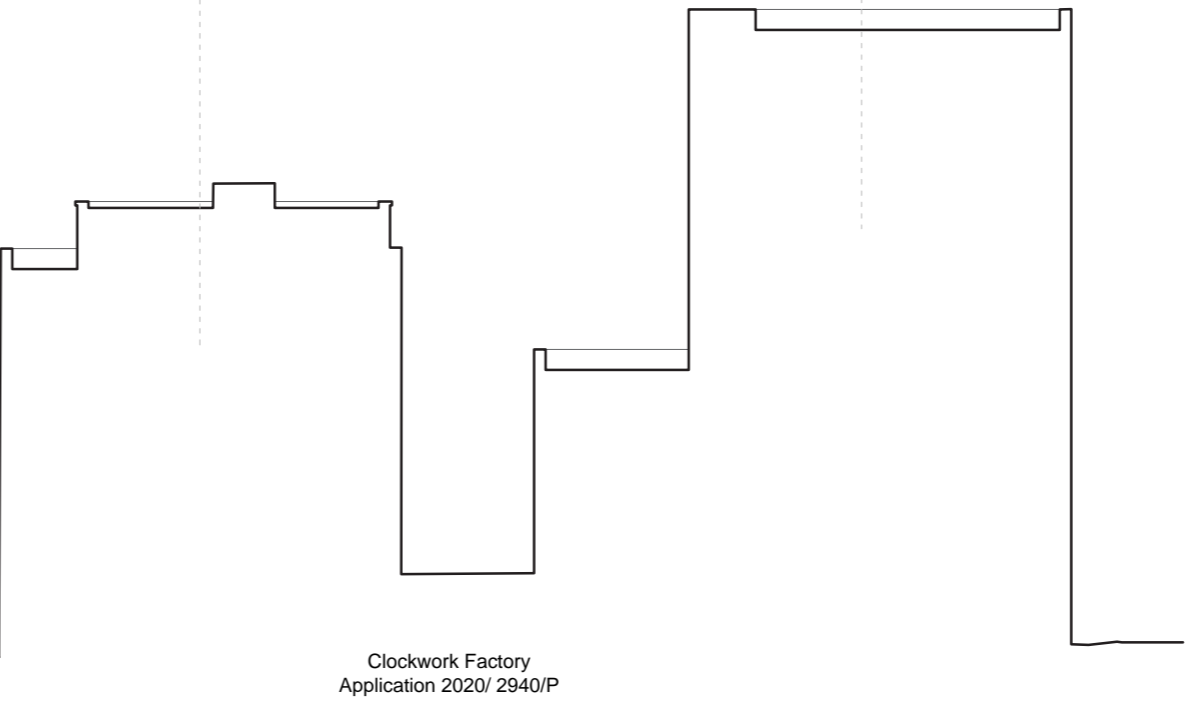
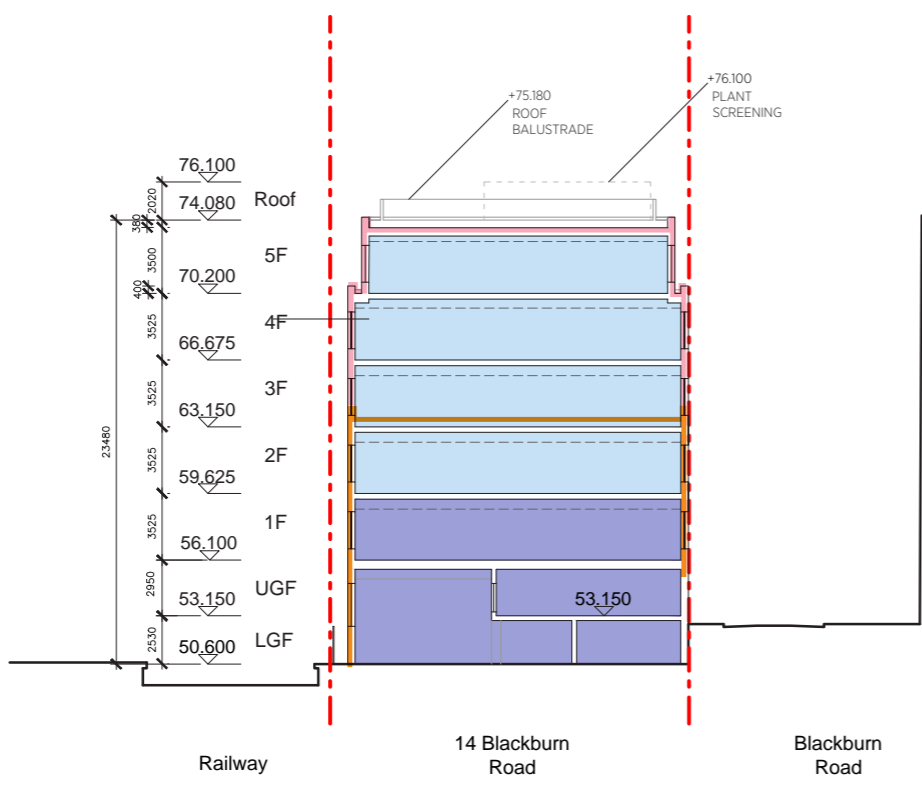
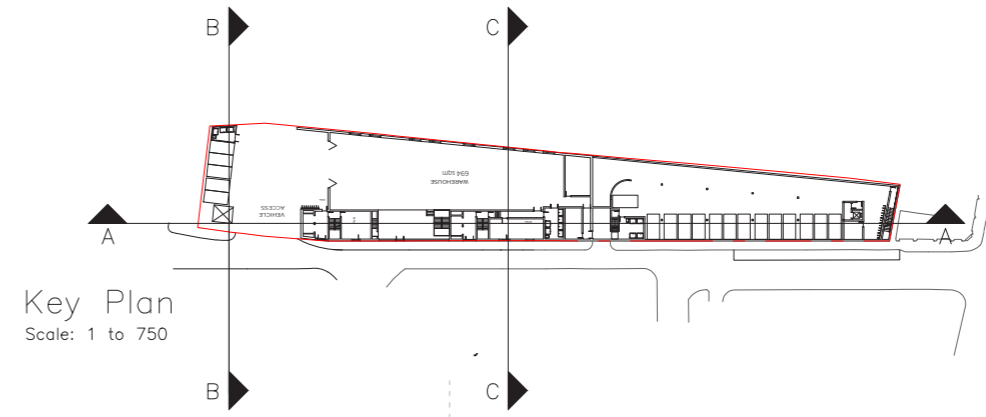
Key legend:

— S73 Application Area (Implemented Scheme Ref PWX0202103)

— Full Application

6.2 PROPOSED SECTIONS

203 - Section C-C - Full Application



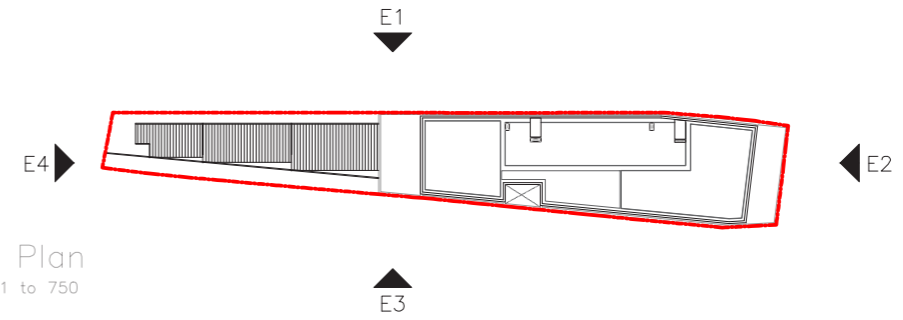
Key legend:

— S73 Application Area (Implemented Scheme Ref PWX0202103)

— Full Application

6.3 PROPOSED ELEVATIONS

E1 Elevation From Blackburn Road - Full Application

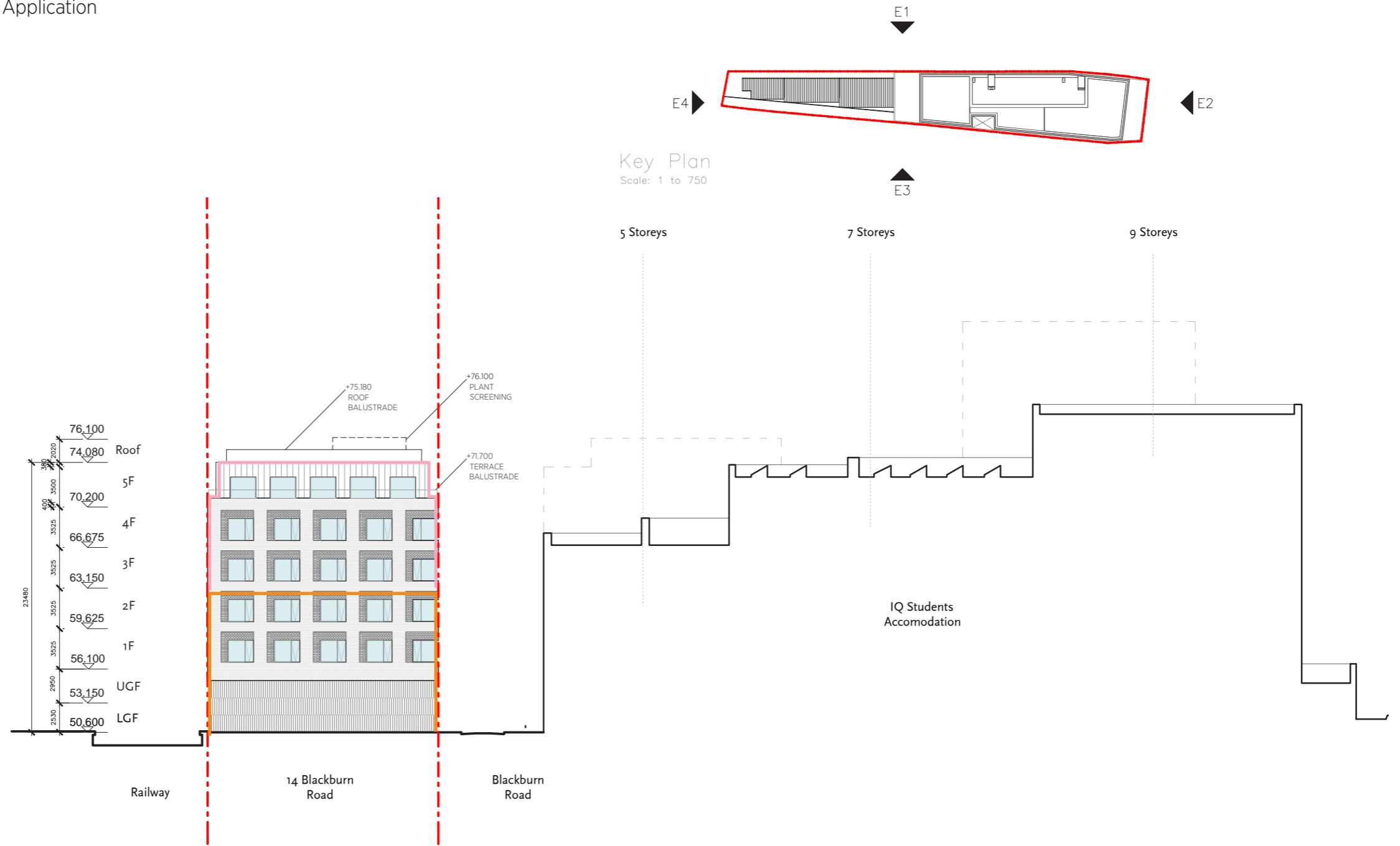


Key legend:

- S73 Application Area (Implemented Scheme Ref PWX0202103)
- Full Application

6.3 PROPOSED ELEVATIONS

E2 Elevation looking East - Full Application



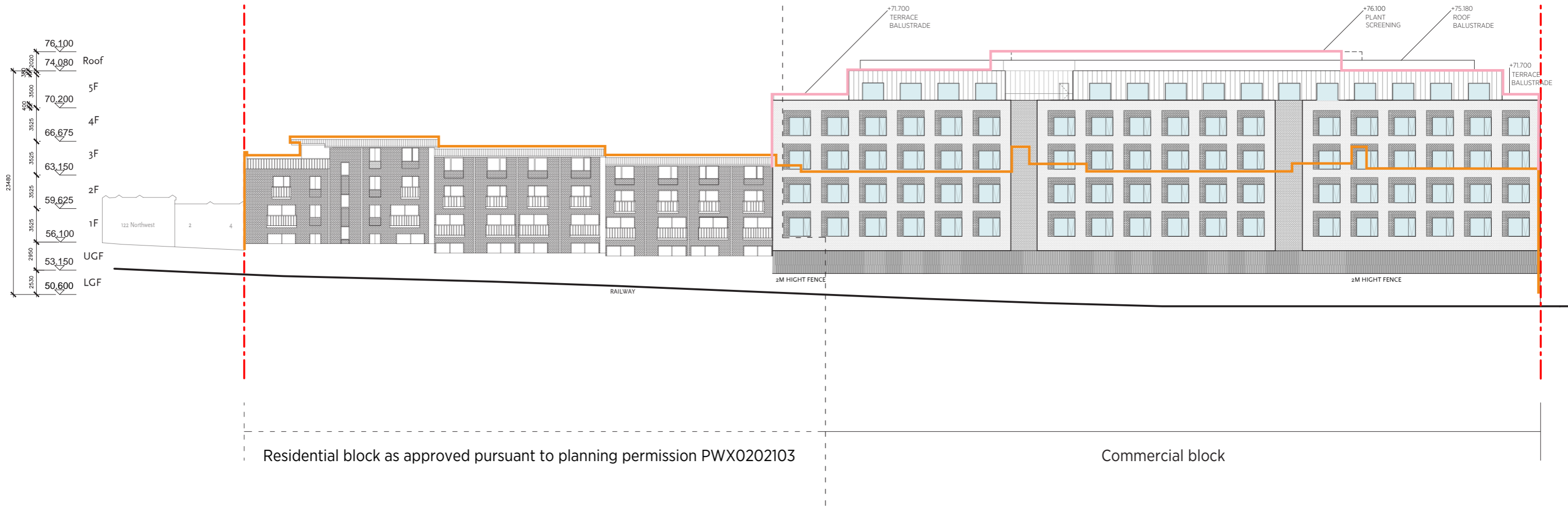
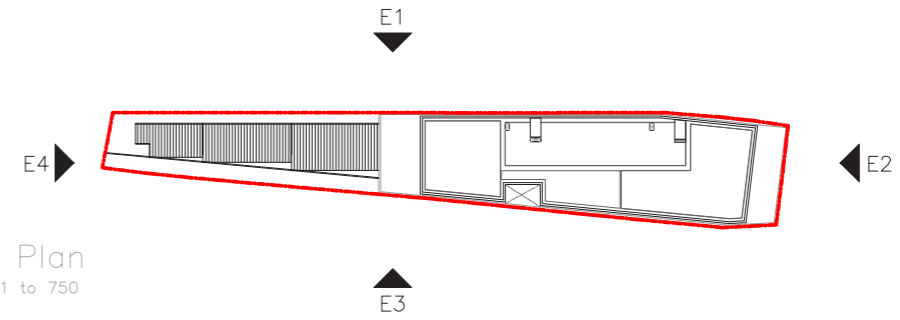
Key legend:

— S73 Application Area (Implemented Scheme Ref PWX0202103)

— Full Application

6.3 PROPOSED ELEVATIONS

E3 Trackside Elevation - Full Application

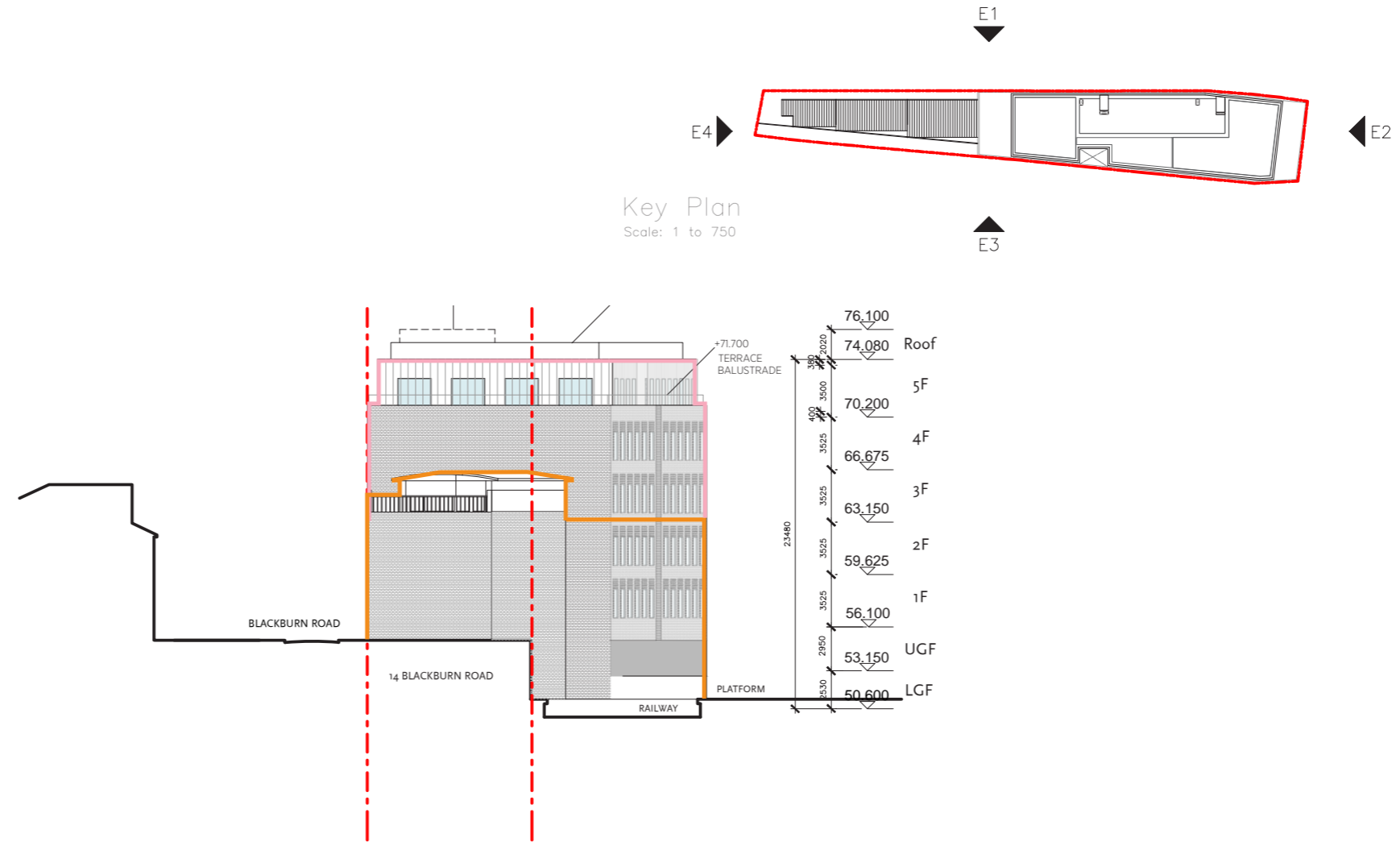


Key legend:

- S73 Application Area (Implemented Scheme Ref PWX0202103)
- Full Application

6.3 PROPOSED ELEVATIONS

E4 Elevation looking West - Full Application



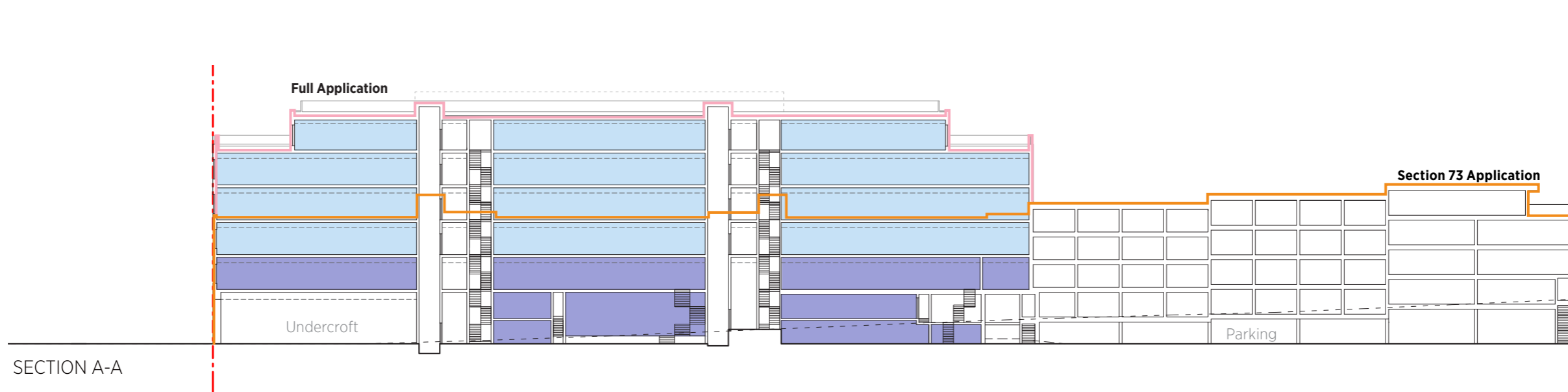
Key legend:

— S73 Application Area (Implemented Scheme Ref PWX0202103)

— Full Application

6.4 PROPOSED AREA SCHEDULE

		COMMERCIAL						RESIDENTIAL (AS IMPLEMENTED)			TOTALS		
		BUILDER DEPOT (Warehouse + Showroom)			OFFICE								
		GEA	GIA HR Conv. Factor	HR 1HR = 27.5 sqm	GEA	GIA HR Conv. Factor	HR 1HR = 27.5 sqm	GEA	GIA	HR	GEA	GIA	HR
S.73 LEVELS	Floors												
	-1	1065	694	25				837			1,902	694	25
	0	469	291					672	509	46	1,141	800	46
	1	1627	1321	48				594	506	3	2,221	1,827	51
	2				1627	1301	47	594	506	5	2,221	1,807	52
	Totals	3,161	2,306	73	1,627	1,301	47	3,139	1,886	56	7,927	5,493	177
FULL APPLICATION LEVELS	3				1,627	1,335	49				1,627	1,335	49
	4				1,627	1,335	49				1,627	1,335	49
	5				1,263	963	35				1,263	963	35
	Totals				4,517	3,633	132				4,517	3,633	132
TOTALS		3,161	2,306	73	6,144	4,934	179	3,139	1,886	56	12,444	9,126	309



Inline with policy, 10% of the new floor space would be secured as affordable workspace, details to be discussed with officers during determination.

6.4 PROPOSED AREA SCHEDULE

COMMERCIAL BREAKDOWN		
BUILDER DEPOT		
Floors	Number	GIA
-1	N/A	694
0	N/A	291
1	N/A	1321
TOTALS		2306

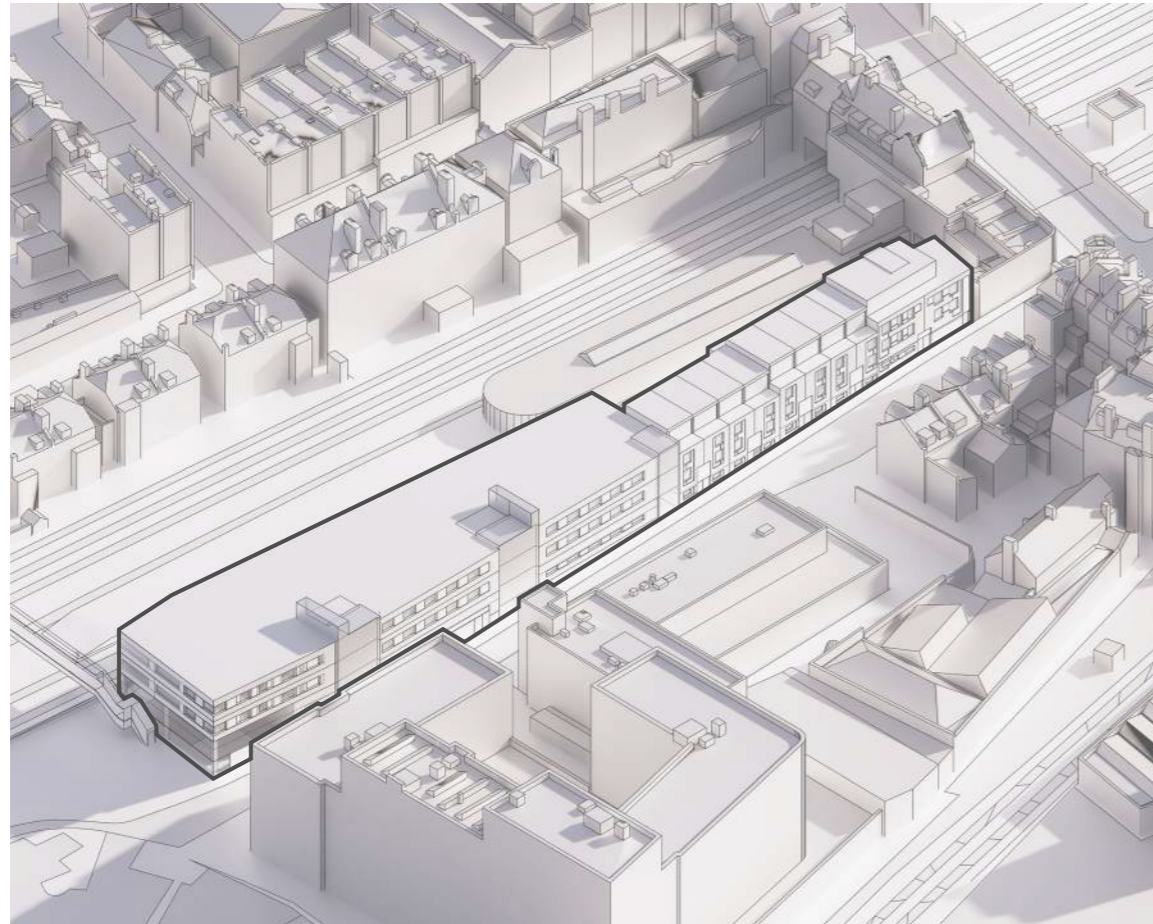
OFFICES		
Floors	Number	GIA
2	1	230
	2	95
	3	96
	4	153
	5	227
	6	177
	7	143
	8	180
Sub Totals		1301
3	9	420
	10	245
	11	280
	12	390
Sub Totals		1335
4	13	420
	14	245
	15	280
	16	390
Sub Totals		1335
5	17	260
	18	395
	19	308
Sub Totals		963
TOTALS		4934

AMENITY SPACE			
	Terraces	Green Roof Areas	PV Panels
Floors			
5	243		
Roof		550	121

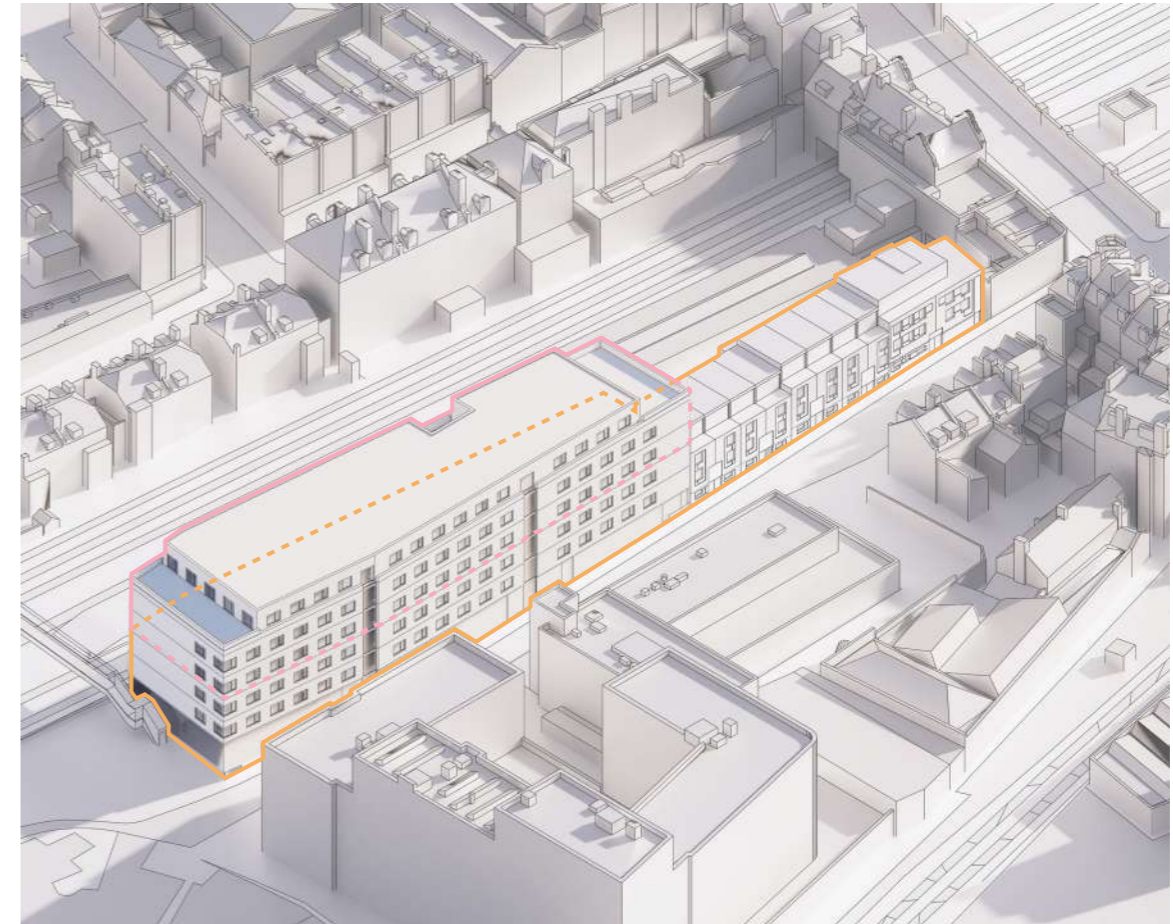
7.0

SCHEME SUMMARY

7.1 COMPARATIVE STUDY OF IMPLEMENTED AND PROPOSED MASSING



Implemented Scheme - Ref. PWx0202103



S.73 Application

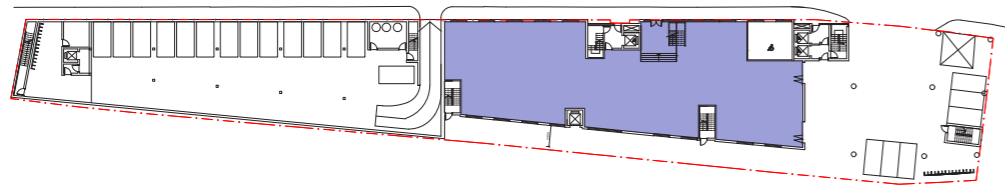
Full Application

7.1 COMPARATIVE STUDY OF IMPLEMENTED AND PROPOSED MASSING

IMPLEMENTED SCHEME

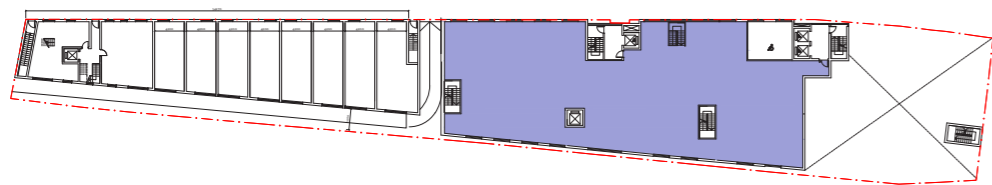
LOWER GROUND FLOOR

■ Implemented warehouse area: 675 sqm



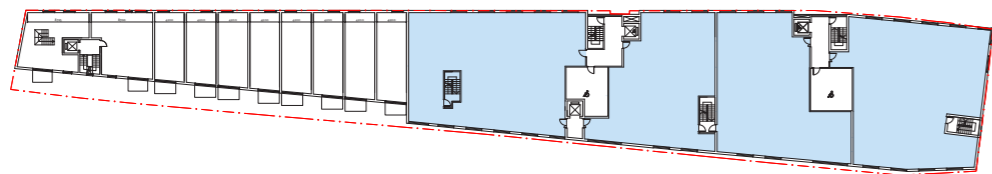
UPPER GROUND FLOOR

■ Implemented showroom area: 823 sqm



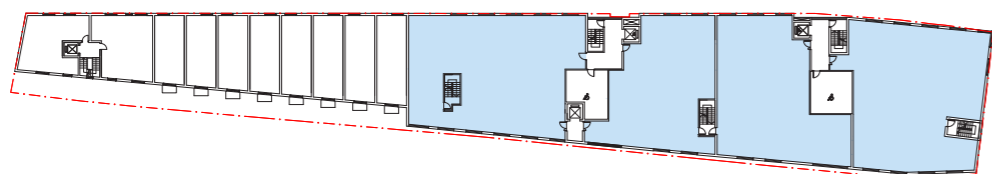
FIRST FLOOR

■ Implemented office area: 1304 sqm



SECOND FLOOR

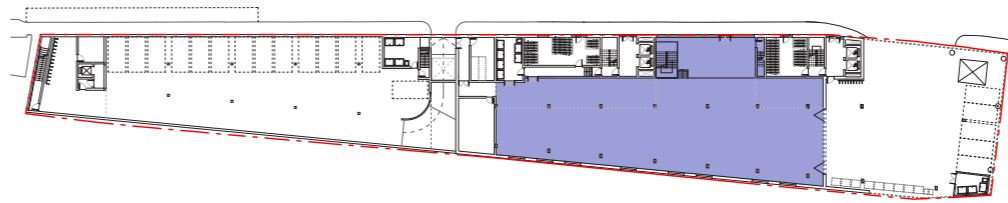
■ Implemented office area: 1304 sqm



SECTION 73 APPLICATION

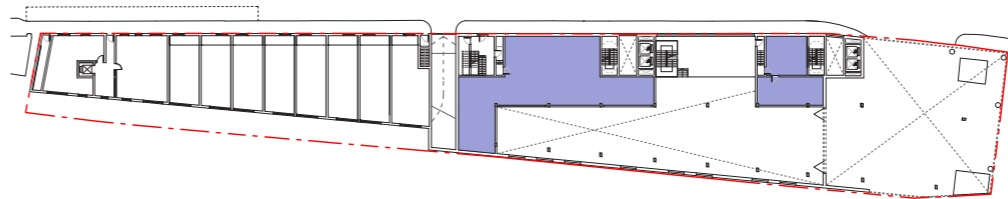
LOWER GROUND FLOOR

■ Proposed warehouse area: 694 sqm



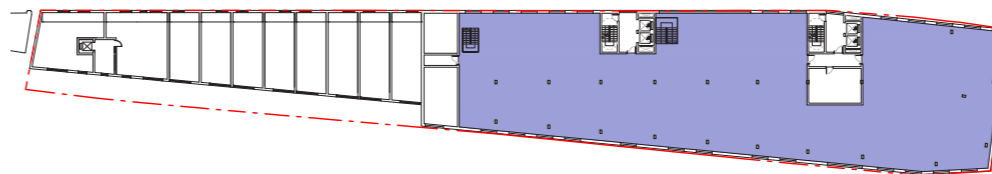
UPPER GROUND FLOOR

■ Proposed warehouse area: 291 sqm



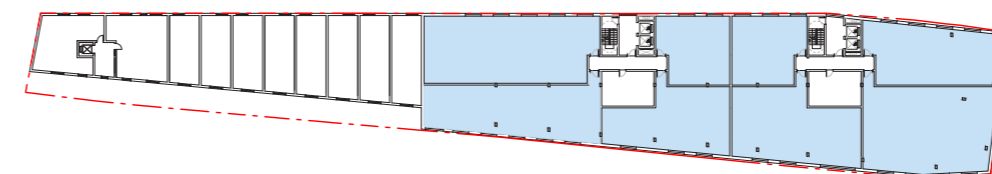
FIRST FLOOR

■ Proposed showroom area: 1321 sqm



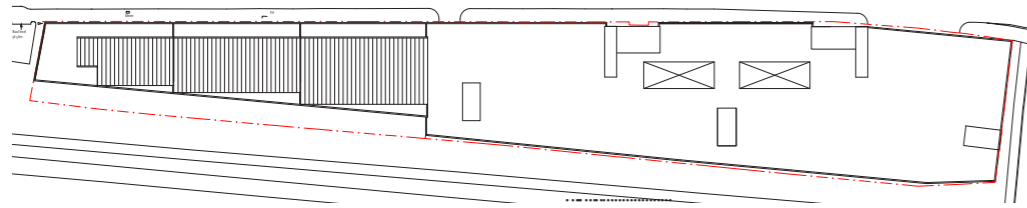
SECOND FLOOR

■ Proposed office area: 1301 sqm



7.1 COMPARATIVE STUDY OF IMPLEMENTED AND PROPOSED MASSING

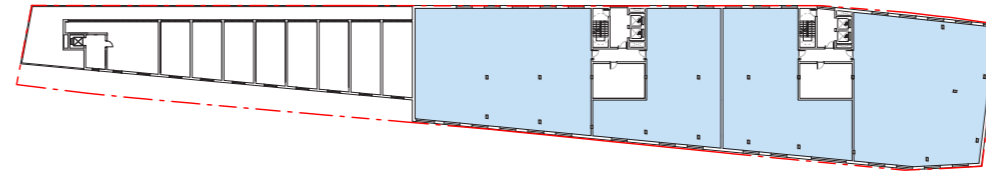
ROOF



FULL APPLICATION

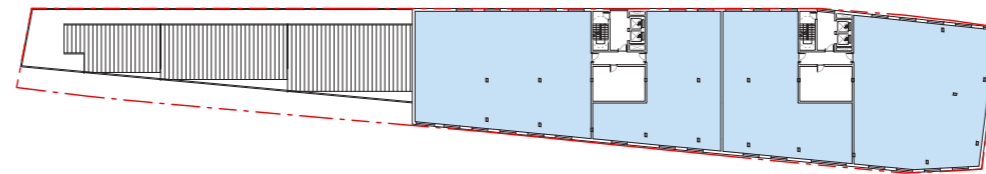
THIRD FLOOR

■ Proposed office area: 1335 sqm



FOURTH FLOOR

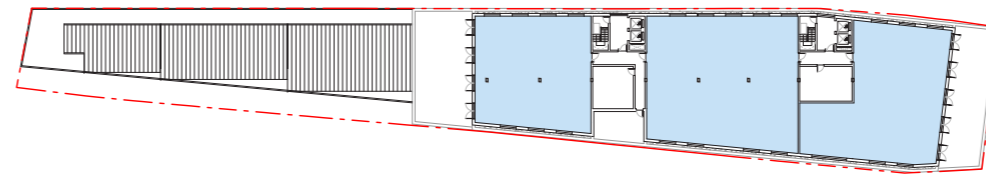
■ Proposed office area: 1335 sqm



FIFTH FLOOR

■ Proposed office area: 963 sqm

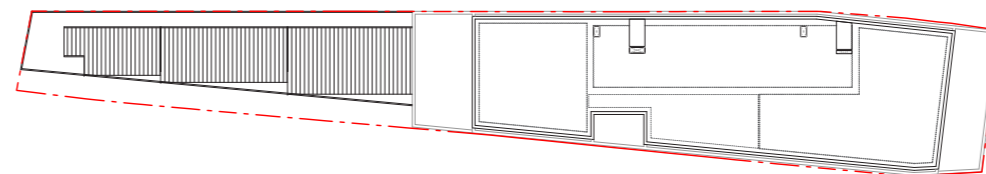
Proposed terrace area: 273 sqm



ROOF

Proposed Green Roof area: 550 sqm

Proposed PV Panels area: 121 sqm



8.0



CONCLUSION

8.1 CONCLUSION

since the implemented scheme achieved consent, the development plan has evolved and the Site lies within a growth area where optimisation of sites to deliver additional jobs is supported. To achieve this, amendments to the implemented scheme in tandem with a separate full application that provides for additional commercial space at the site is proposed.

The delivery of high quality and well-designed architecture for the development at 14 Blackburn Road, that will look to maximise the opportunity for urban greening and other sustainable strategies.

The proposed scheme will deliver new employment space providing flexible accommodation to support a variety of users, including SMEs, and start ups. Internally, the space will also be designed to be adaptable for creative industries and artisans. Affordable workspace will also be offered. The proposed commercial scheme will deliver modern, quality employment space in the West Hampstead Interchange Area, helping to deliver Camden's vision for a mix of commercial and residential uses in the locality. New commercial floorspace would provide employment opportunities for Camden residents, as well as providing head office floorspace for the existing occupier Builder Depot.



Artist Impression

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INTERIOR DESIGNERS

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