

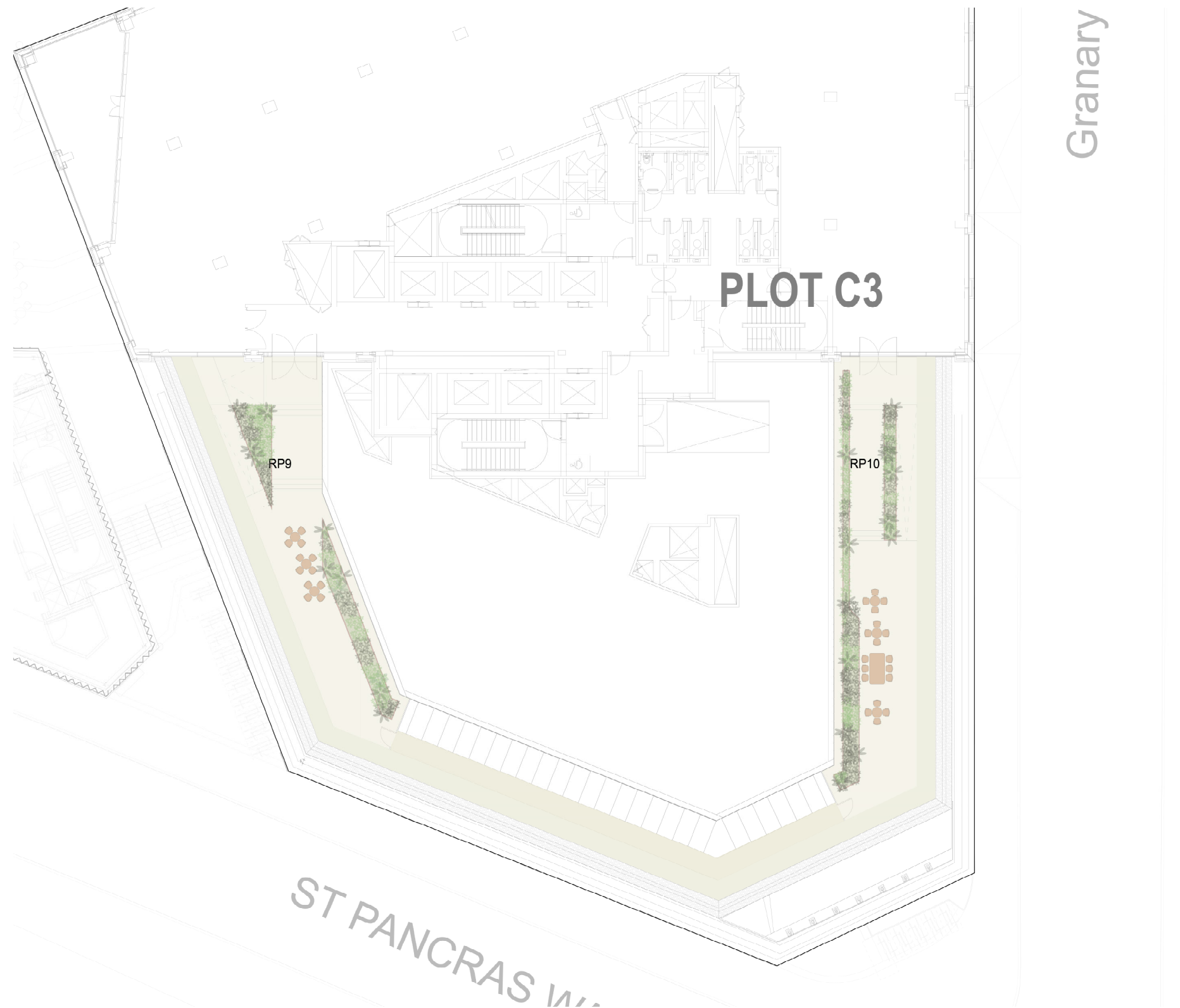
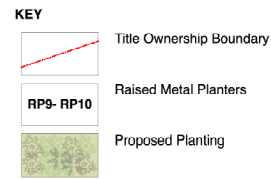
6. Landscape Updates

G. Plot C3 Level 8 Roof

Plot C3 level 8 has two amenity terraces on either side of the roof with a biosolar roof separating the two to the south.

The amenity spaces contain raised planters and informal seating set facing outwards getting views across Camden.

The raised planters contain biodiverse planting and are offset from the building to align with fire regulations.



General Arrangement C3 Level 8 Roof Plan

6. Landscape Updates




H. Plot C4 Level 2 Roof

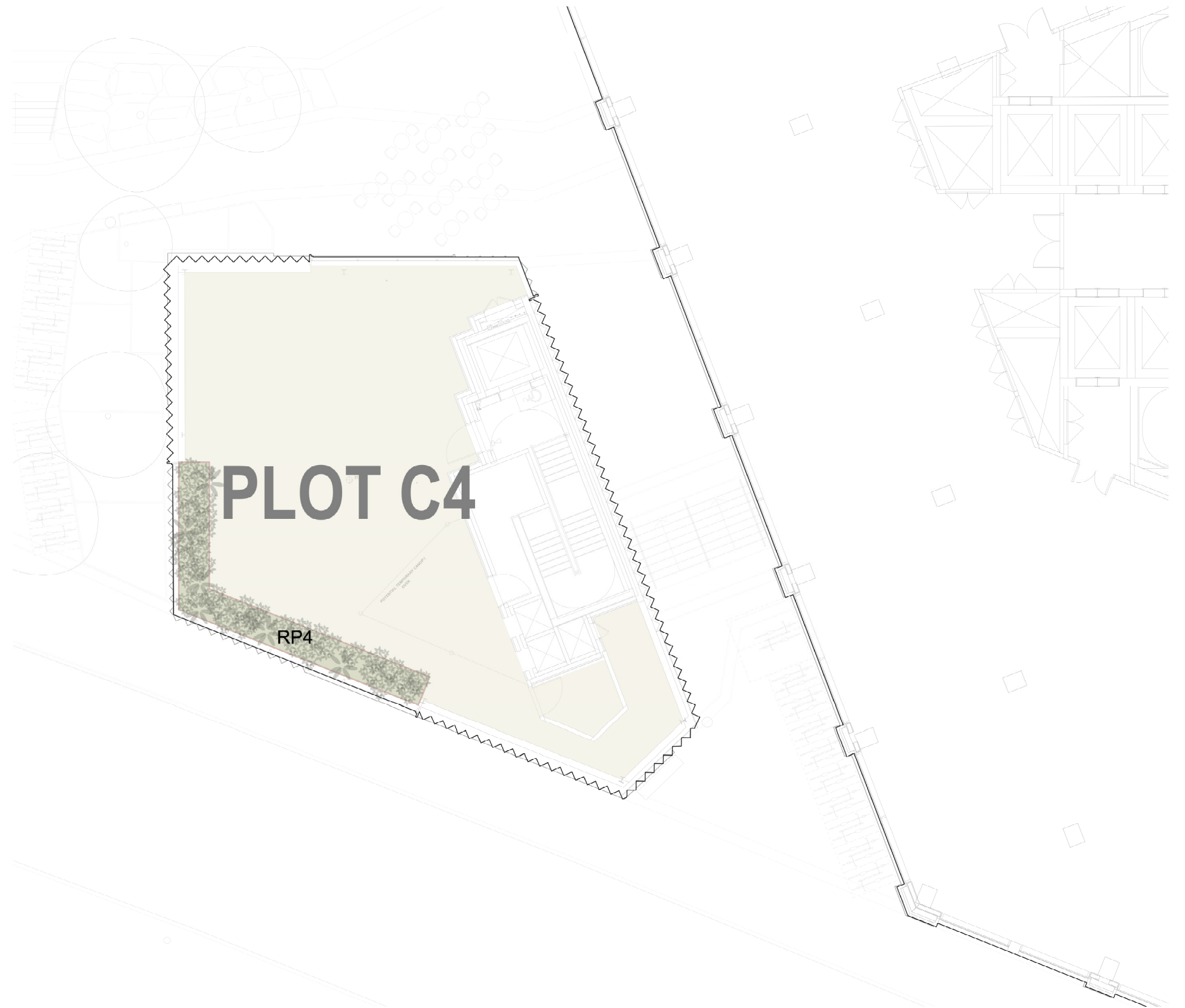
Plot C4 level 2 is flexible space designed to coordinate with the fit out of the building.

There is a raised planter along the south-west edge of the roof space to frame the space and provide a consistent area of soft landscape.

The rest of the area will be left open for future flexibility.

KEY

-  Title Ownership Boundary
-  Raised Metal Planters
-  Proposed Planting



General Arrangement C4 Level 2 Roof Plan

7. General Updates

In addition to the design changes already explained in this document, the following changes, as included in the formal application drawings, are required as a result of detailed design development through RIBA Stage 3 and into RIBA Stage 4:

Plot B

- General basement plan updates.
- General ground floor and core updates.
- Retail louvres to canal façade.
- Removal of 2no doors on south façade to be replaced by curtain walling.
- 2no glazed doors added to the cycle and emergency escape doors on the west façade.

Plot C1

- General basement plan updates.
- General ground floor and core updates.
- Cycle store access located to C1 from C3.

Plot C2

- General basement plan updates.
- General ground floor and core updates.

Plot C3

- General basement plan updates.
- General ground floor and core updates.
- LN2 Store added.
- Retail louvres to south west facade.

Plot C4

- General basement plan updates.
- General ground floor and core updates.



View West Looking Towards Plots C1, B and A

8. Conclusion

Following spatial coordination and design development of the project through RIBA Stage 3 and into RIBA Stage 4, the proposed amendments to the consented scheme as included in this Section 73 Design Statement are as follows:

- Increased building heights and / or plant enclosures, including lab extract flues, to buildings B, C1, C2, C3 required for Life Science use.
- Revised residential unit numbers and mix to incorporate a second escape stair to C2.
- Affordable workspace additions and enhancements at basement, ground floor and new ground floor mezzanine level.
- Ground floor landscaping updates to integrate the canal bridge landing design.
- Updates to C4 to rationalise the roof and lift overrun arrangement
- Other minor enhancements to the buildings resulting from detailed spatial coordination of the consented scheme.

The proposals have been rigorously tested to minimize impact on the consented scheme whilst enhancing the project's overall functionality and improving its buildability.



Ugly Brown Building, Pre Demolition, March 2023

A. Architectural Drawings

B. Landscape Drawings

C. Area Schedule