

THE ICEWORKS, 34-36 JAMESTOWN ROAD, LONDON, NW1

Neighbour Amenity and Conservation Areas

Visual Privacy and Overlooking –Illustrative C.A.D Drawings

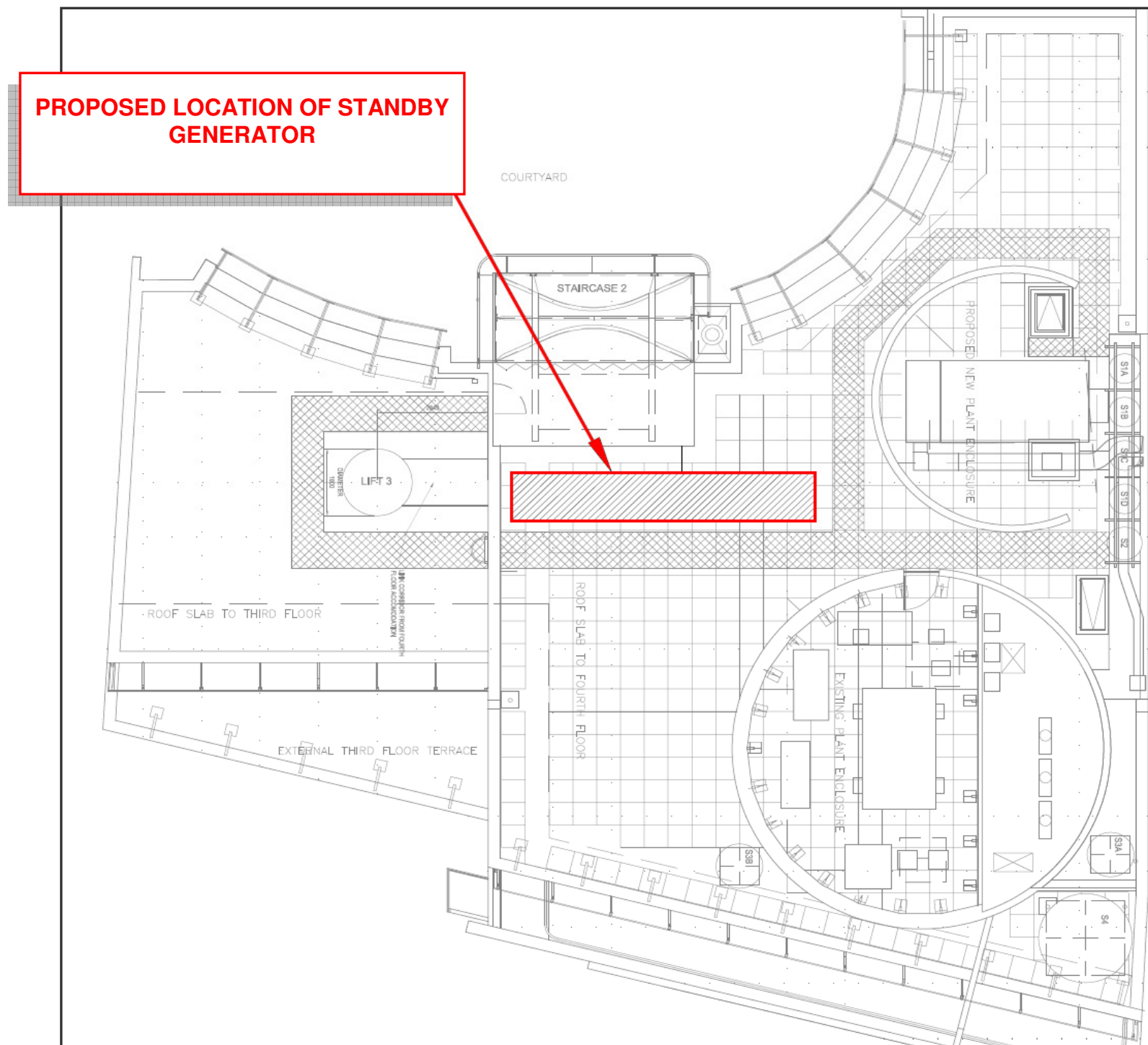


Figure 1.1 – Roof Plan of “The Iceworks” (Not to Scale)

- Constructed as a part five-storey and part seven-storey mixed use office and residential space.
- Building also known as “The Iceworks”
- Building Located on the north side of Jamestown Road.
- Proposal for the installation of a new standby generator on the roof of the building (To be Assessed against Policy B7 – RUDP 2006)
- No external ground option is available as the client does not own the land.
- Standby generator to run intermittently during an electricity mains failure and during a monthly test lasting approximately 30 minutes.
- Acoustic weatherproof enclosure to be included with a noise break out of 65 dBA at one metre and attenuation of any vibrations into the adjoining building.
- Size of Acoustic Enclosure - 7.6 m (length) x 1.4 m (width) x 2.3 m (high)
- Enclosure to be manufactured from acoustic panels made to match the existing cladding and general appearance of the roof.

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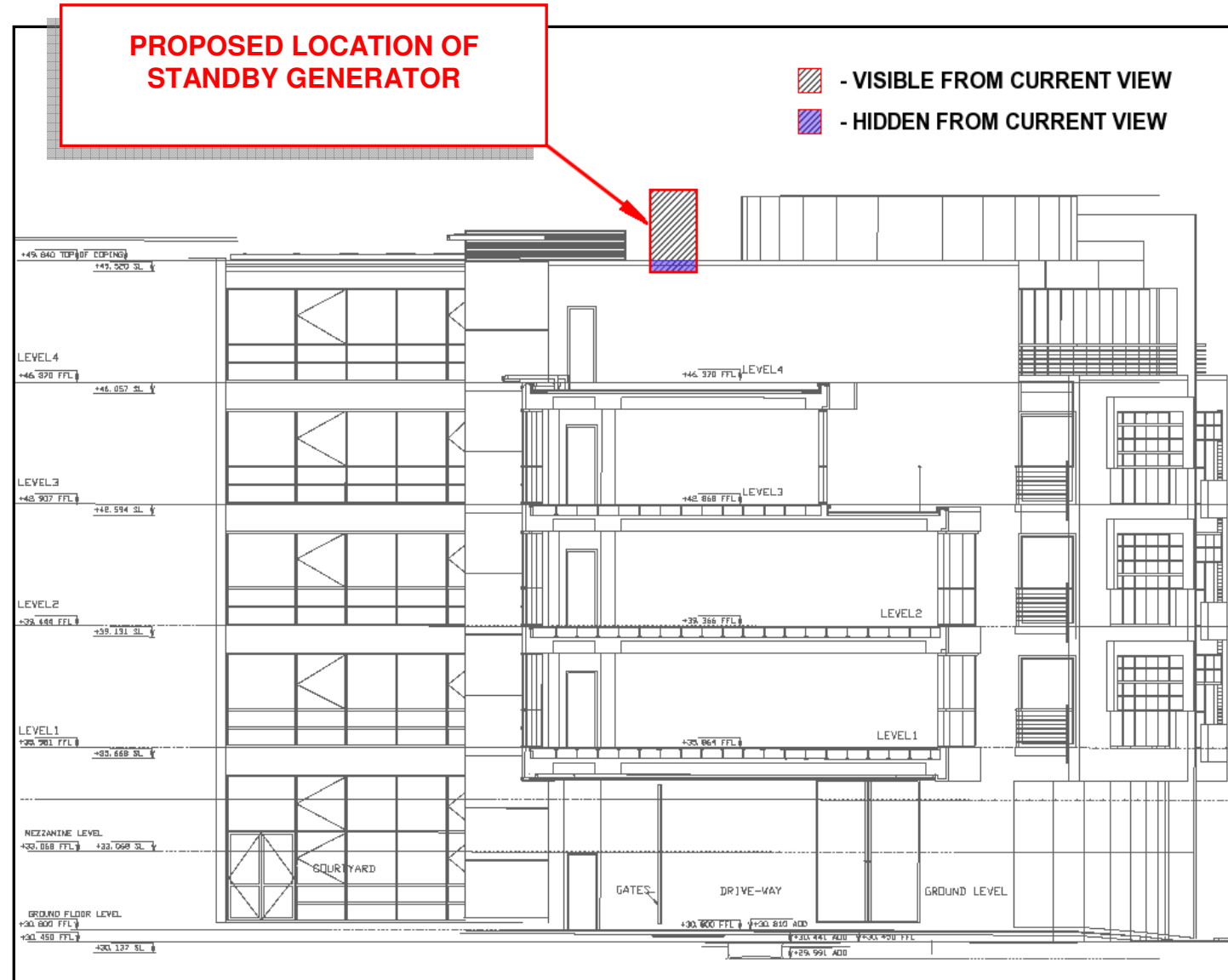


Figure 1.2 – Section Drawing of “The Iceworks” (Not to Scale)

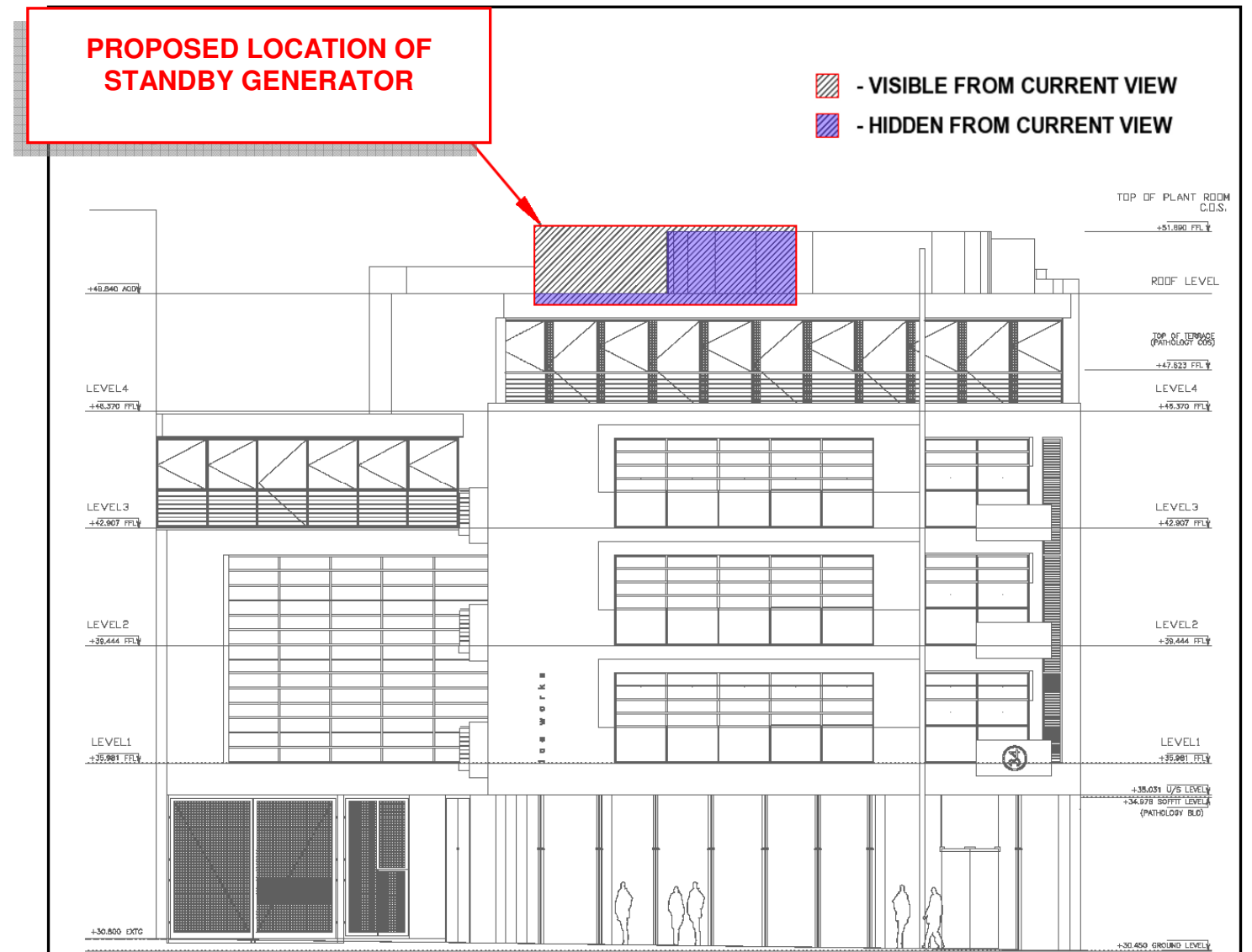
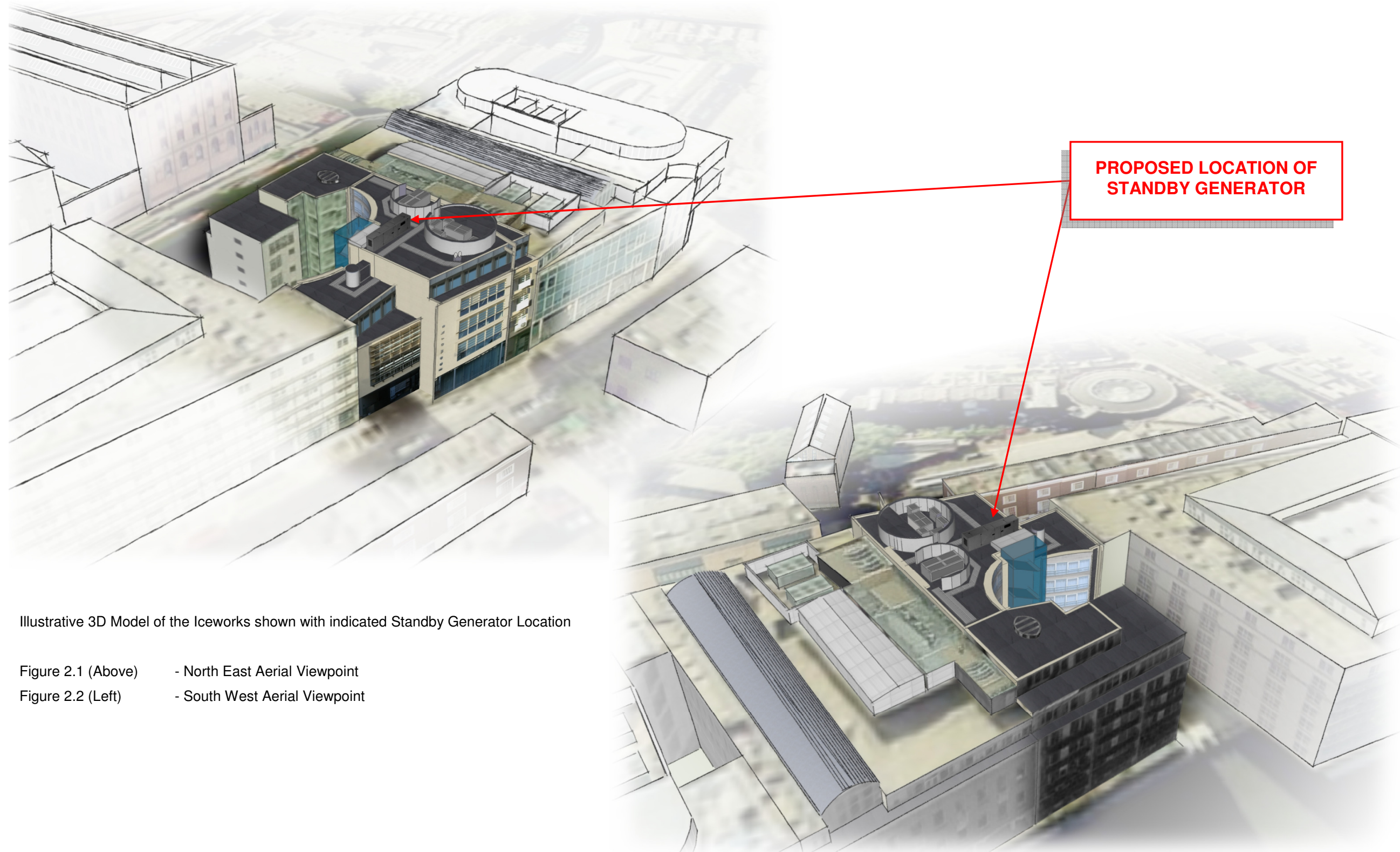


Figure 1.3 –Elevation Drawing of “The Iceworks” (Not to Scale)

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Visual Privacy and Overlooking – Illustrative 3D Models



Illustrative 3D Model of the Iceworks shown with indicated Standby Generator Location

Figure 2.1 (Above) - North East Aerial Viewpoint
 Figure 2.2 (Left) - South West Aerial Viewpoint

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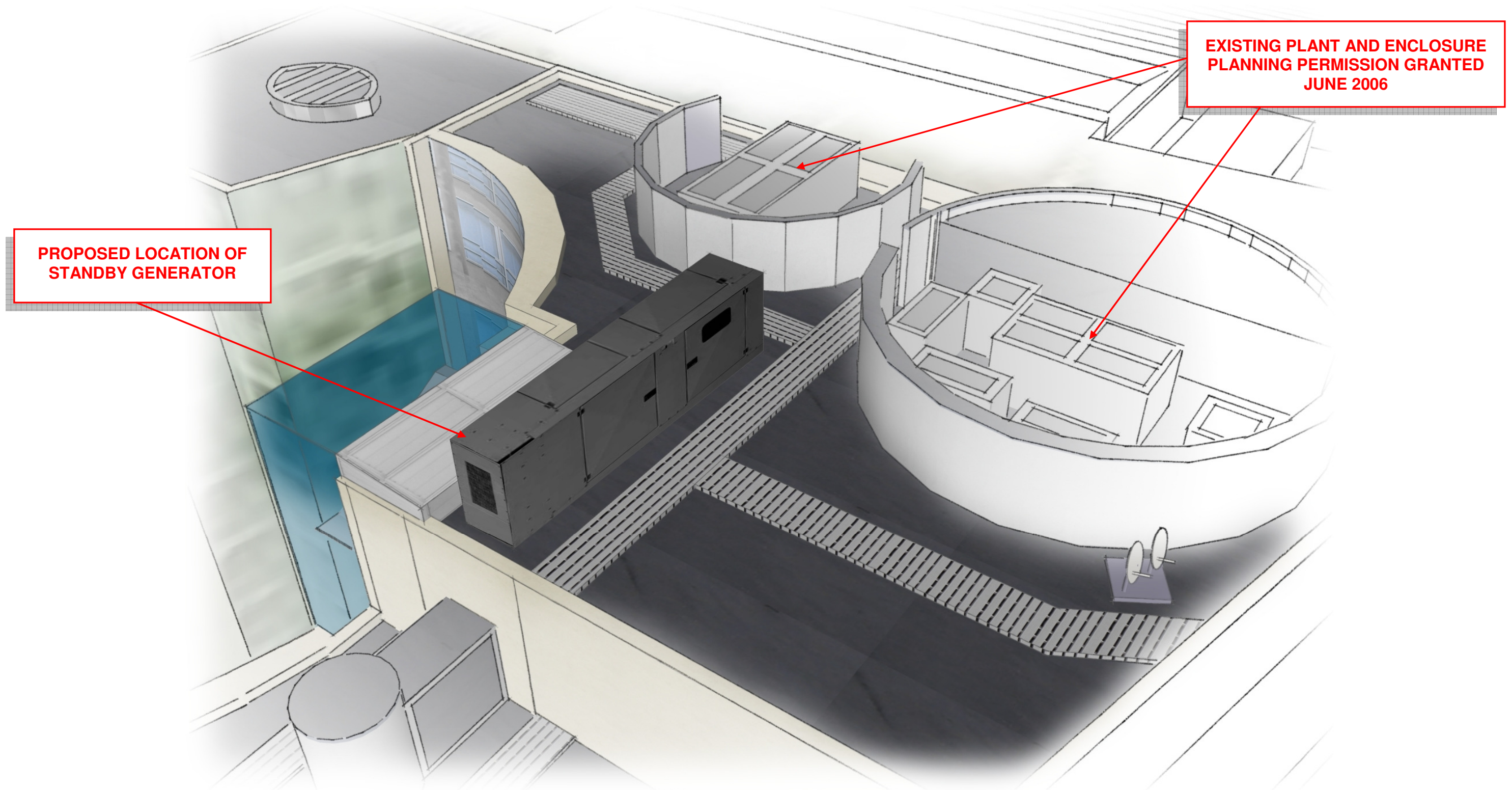


Figure 2.3 – Enlarged image of North East Aerial Viewport

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Street Views to/from Jamestown Road

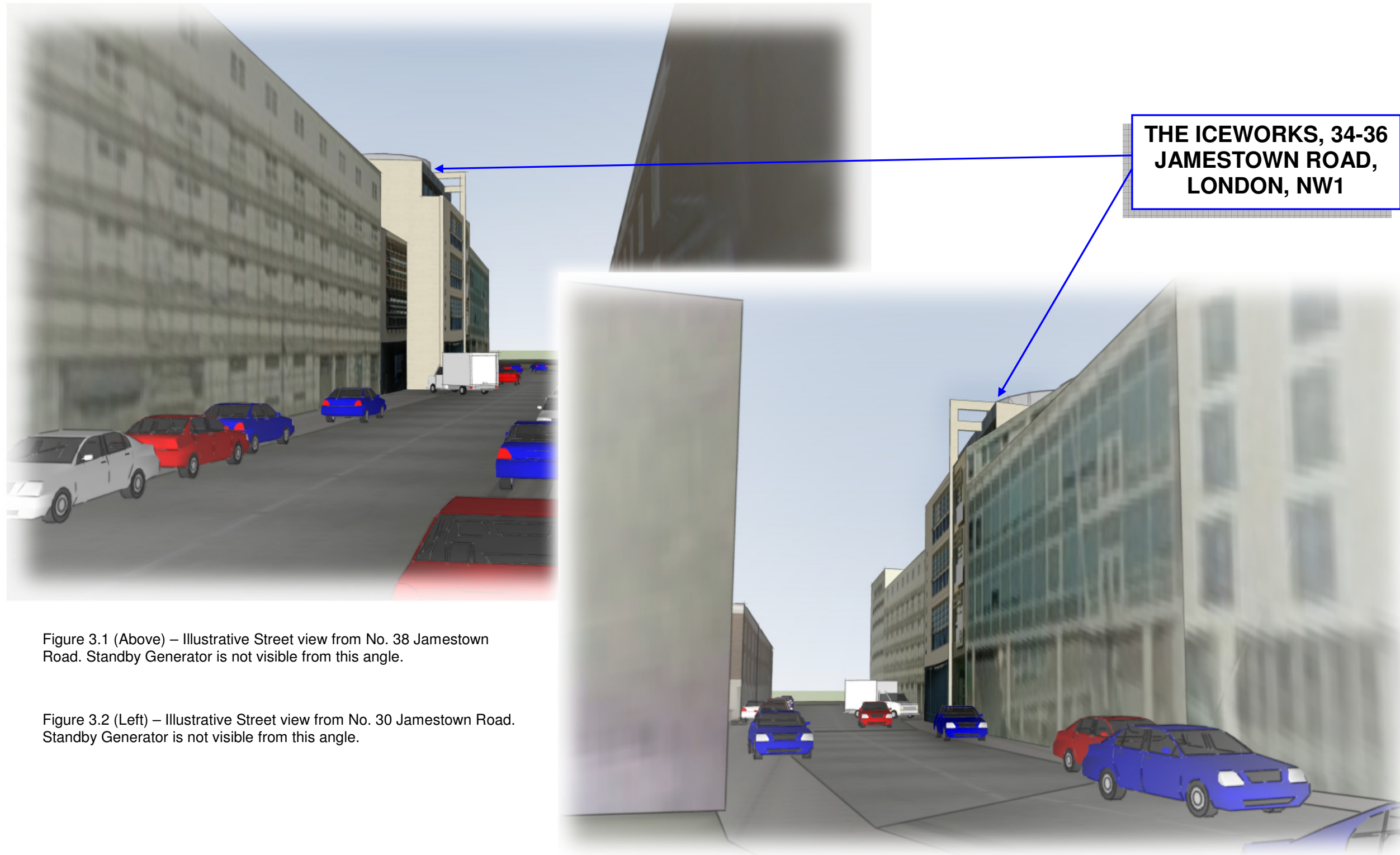


Figure 3.1 (Above) – Illustrative Street view from No. 38 Jamestown Road. Standby Generator is not visible from this angle.

Figure 3.2 (Left) – Illustrative Street view from No. 30 Jamestown Road. Standby Generator is not visible from this angle.