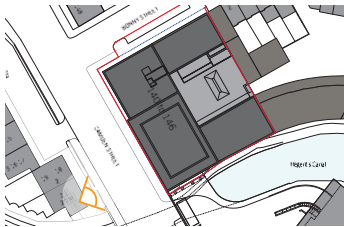


Block C - Reference Perforated Screen Facade



Map indicating location of view



perforated brass screens within the overall brick frame

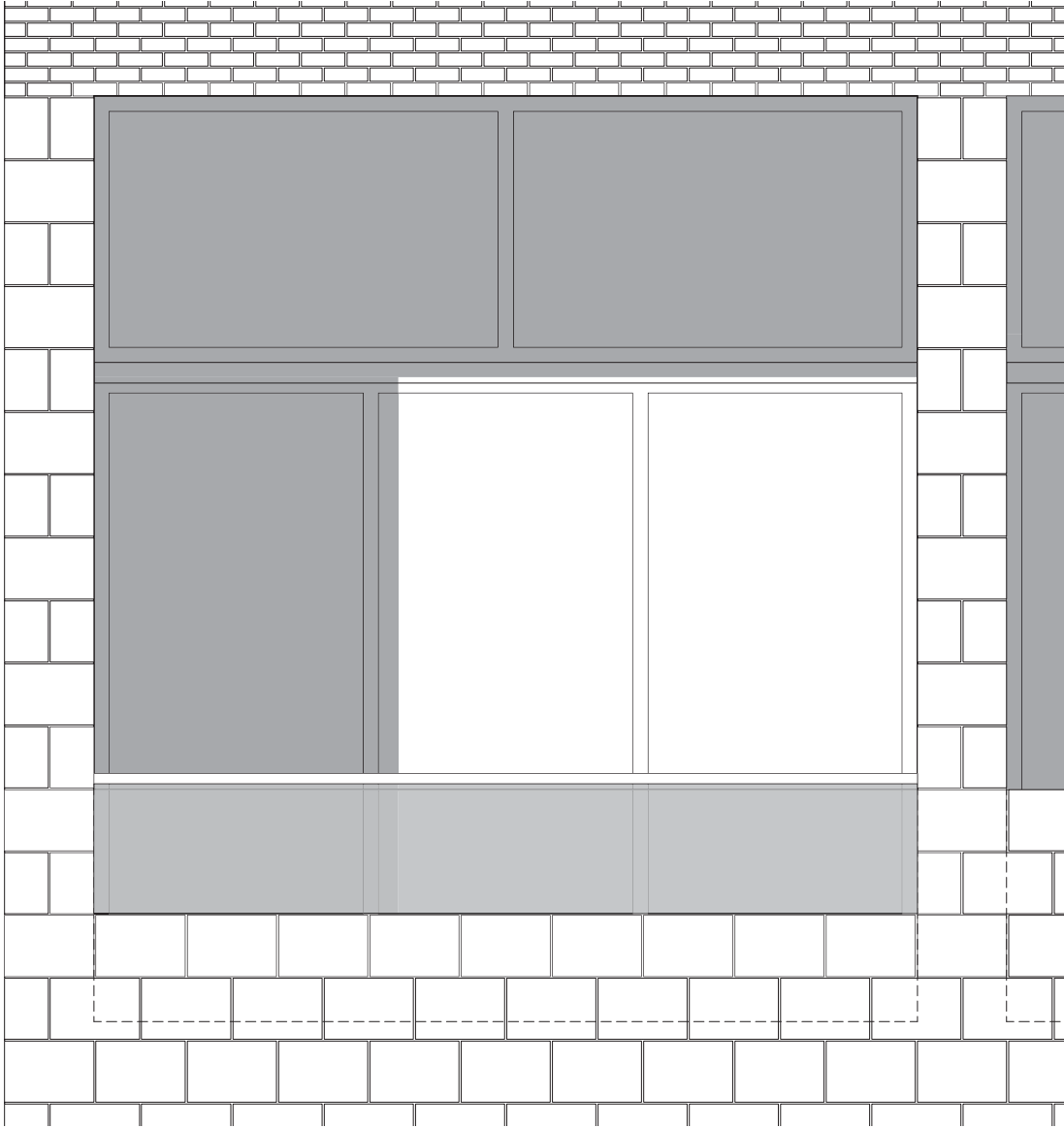
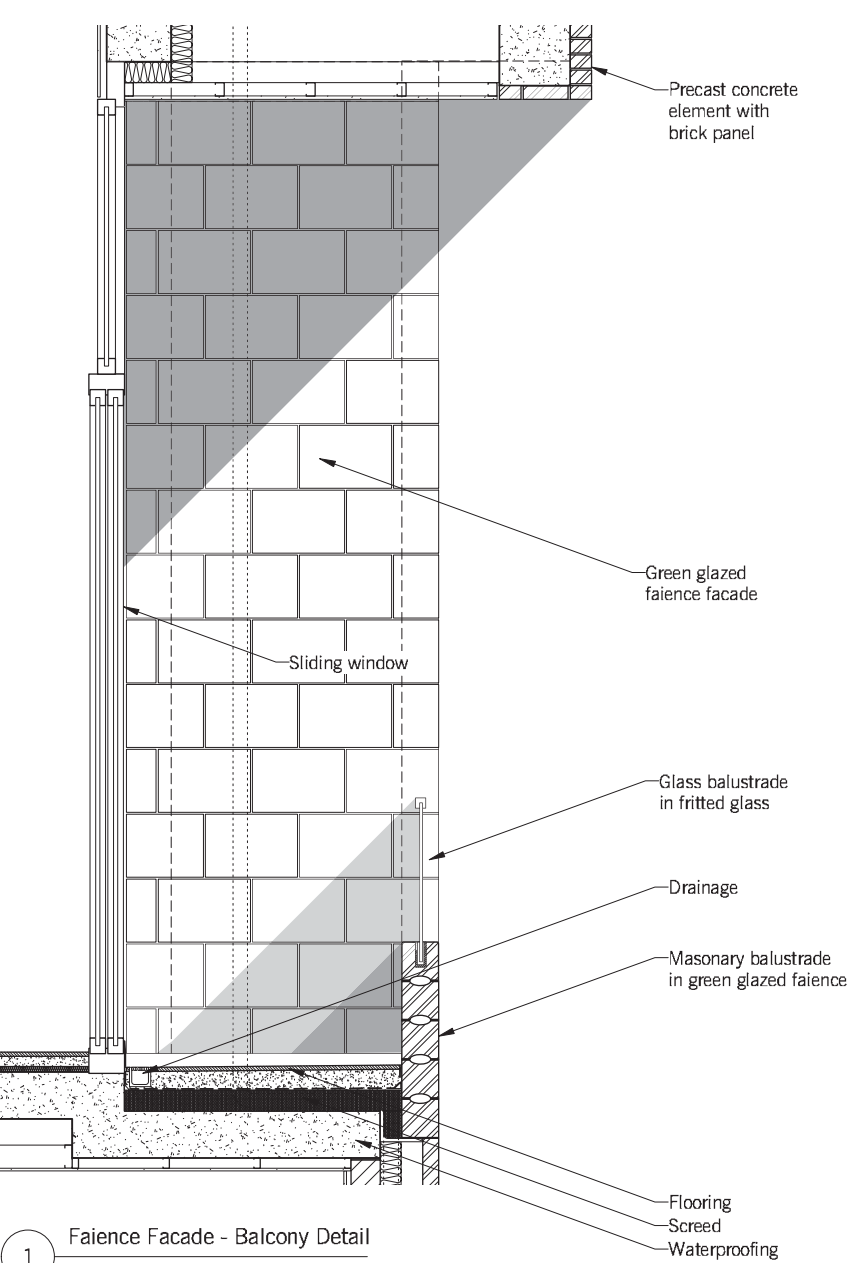


Building example showing material variation



The material selected for Block C is a combination of machine made clay stock brick and perforated brass screens. The brass screens will be burnished to vary the texture complimenting the light variegated texture of bricks

Block D - Faience Facade Visualisation & Sample



## Block D - Reference Faience Facade



Sample of machine glazed dark brown clay brick



View of proposed building from the Regent's Canal



Example of building using green glazed (faience) tiles



Sample of yellow / green faience



The material selected for Block D is a machine made glazed dark brown clay brick for the upper section and green faience tiles for the lower canal section. The green variegated faience tiles used at the lower levels of Block D are intended to reference the movement and reflective nature of the Canal and also the green window reveals of the adjacent Regent's Canal side building.



## Quality of the future Employment Space



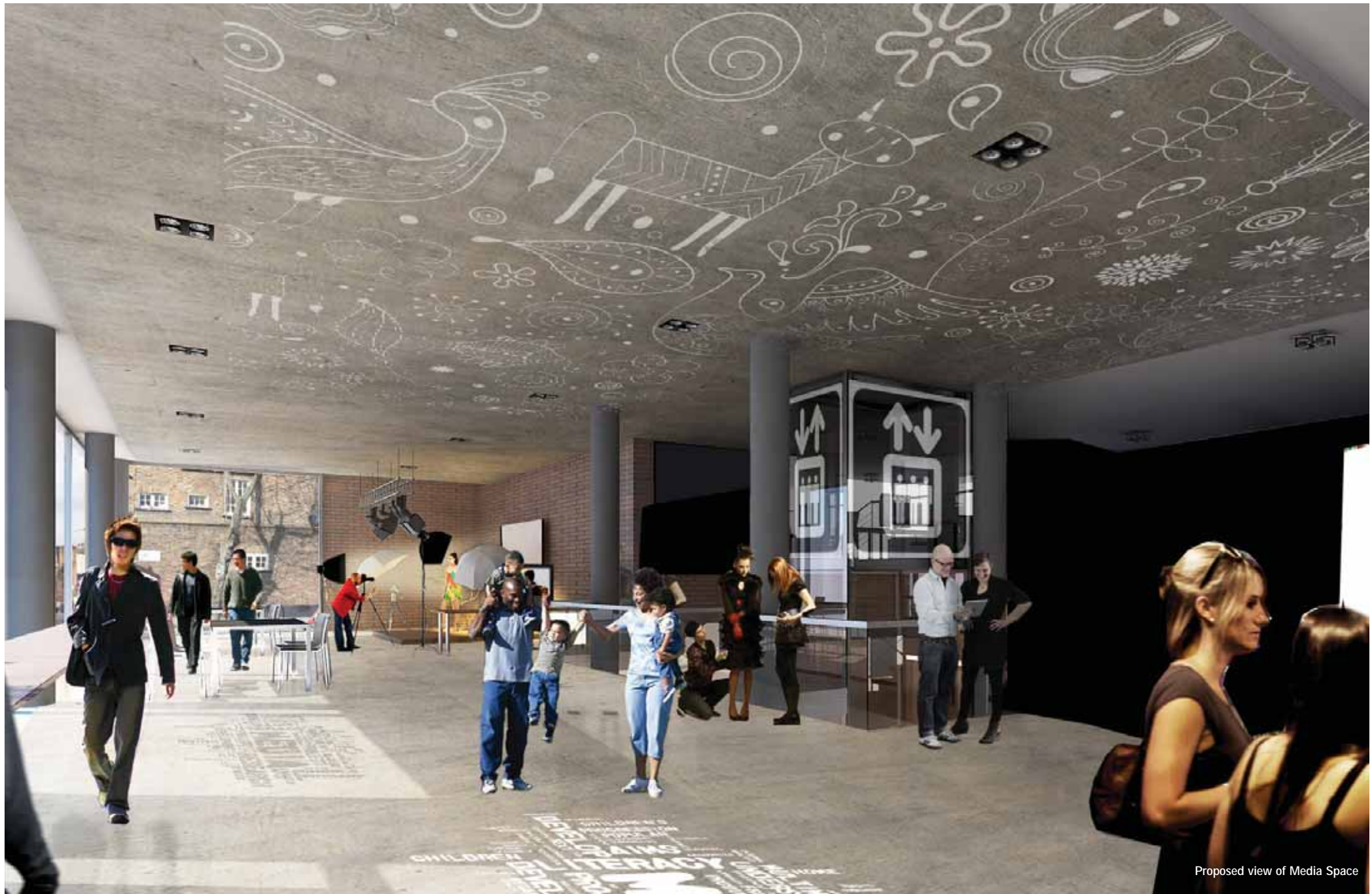
## Employment Space - Existing Building



Internal views of existing commercial space (Unit 1)  
Ground Floor Level



## Employment Space - Proposed Building



Replacement flexible commercial floor space aimed at the creative industries



Internal views of existing commercial space (Unit 1)  
Mezzanine Level



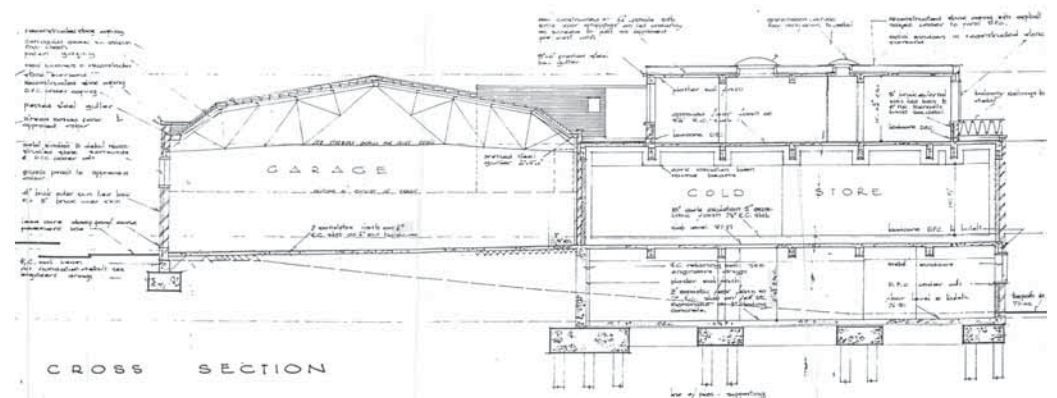
Internal views of existing commercial space (Unit 1)  
Ground Floor Level

The existing building comprises two separate commercial units, which were once one joint space occupied by an electronic company.

The building, currently B1 light industrial use is coming to the end of its life and needs major updating to be marketable of an economical rent in the future. Numerous defects are already evolving in the whole building, which has mostly no external insulation.

Both units currently have goods in access and vehicles all along the Bonny Street facade, which causes a constant nuisance to the residents of the area. The existing Unit 1 located in 144-146 Camden Street has been vacant since April 2014. From the two available levels of this unit only the ground floor is actually fully usable. A mezzanine was introduced a few years ago, but only with small areas of sufficient headroom due to the roof trusses, which are below head height. Only the mezzanine level enjoys good natural light through roof lights, where as the ground floor is mainly without natural light apart from a few windows along Camden Street.

Existing Unit 2 located in 140-142 Camden Street is only accessible through the main entrance and staircase and currently leased to the British Transport Police. Even though this unit is treated as one it is divided into three levels connected by the semi-public staircase and without a joint lobby, making an efficient control of access difficult. Lower ground and ground floor level are only supplied with sufficiently lit spaces along the facade leaving large parts in the centre of the floor without natural light. BTP have agreed to terminate the leasehold before the end of the term due to restructuring and therefore the whole site is now available for a new development.



Section through existing building  
(Garage=Unit 1; Cold Store=Unit 2)





Proposed internal view of the Ground Floor Level



Proposed internal view of Lower Ground Floor Level

The new Business floor space is designed to:

- 1.allow for future flexibility for a range of uses including future subdivisions and/or amalgamation for a range of business accommodation for small businesses and
- 2.provide full separation of business and residential floor space where forming part of a mixed use residential development.

The proposal has been designed to provide flexible, modern office space for a range of business sizes from one-person offices to larger businesses requiring an entire floor space. The basement and ground floors have been designed to be accessed and serviced entirely separately from the residential floors above.

Appropriate soundproofing and security will be installed to ensure absolute acoustic / fire separation between the two land uses.

### Commercial Areas (GIA)

#### Gross Internal Areas (GIA)

Lower Ground Floor	Main Floor	1127 m <sup>2</sup>	12,131 ft <sup>2</sup>
Ground Floor	Street Level	832 m <sup>2</sup>	8,956 ft <sup>2</sup>

#### Total Gross Internal Areas (GIA) (Proposed Commercial Areas)

1959 m <sup>2</sup>	21087 ft <sup>2</sup>
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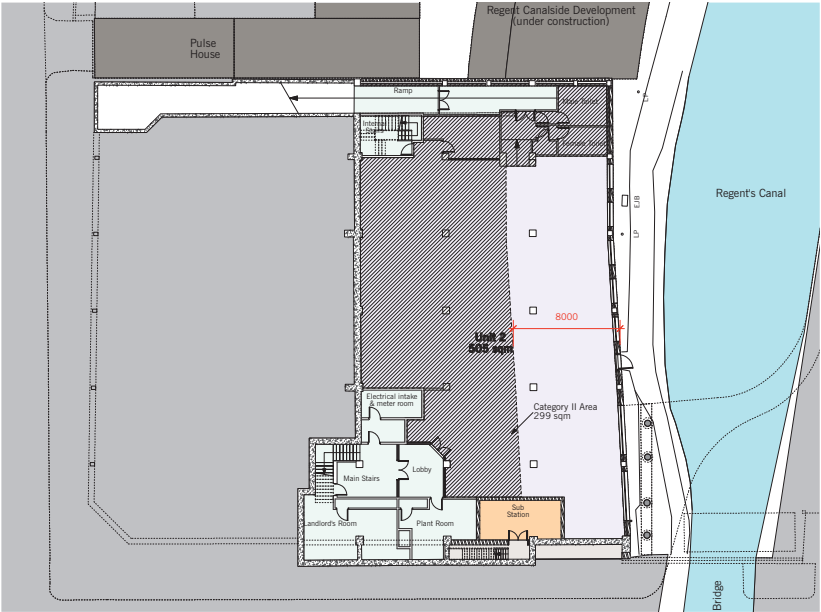
#### Net Internal Areas (NIA)

Lower Ground Floor	Main Floor	1059 m <sup>2</sup>	11,399 ft <sup>2</sup>
Ground Floor	Street Level	755 m <sup>2</sup>	8,127 ft <sup>2</sup>

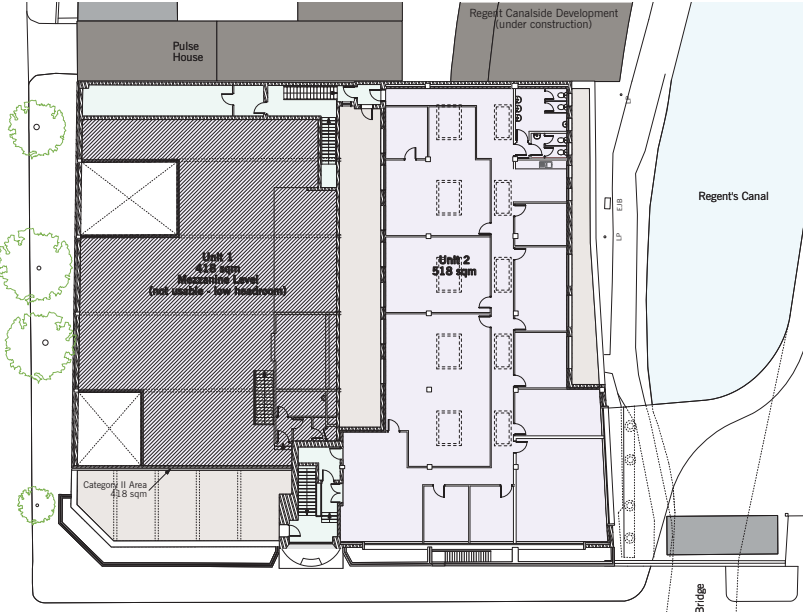
#### Total Net Internal Areas (NIA) (Proposed Commercial Areas)

1814 m <sup>2</sup>	19526 ft <sup>2</sup>
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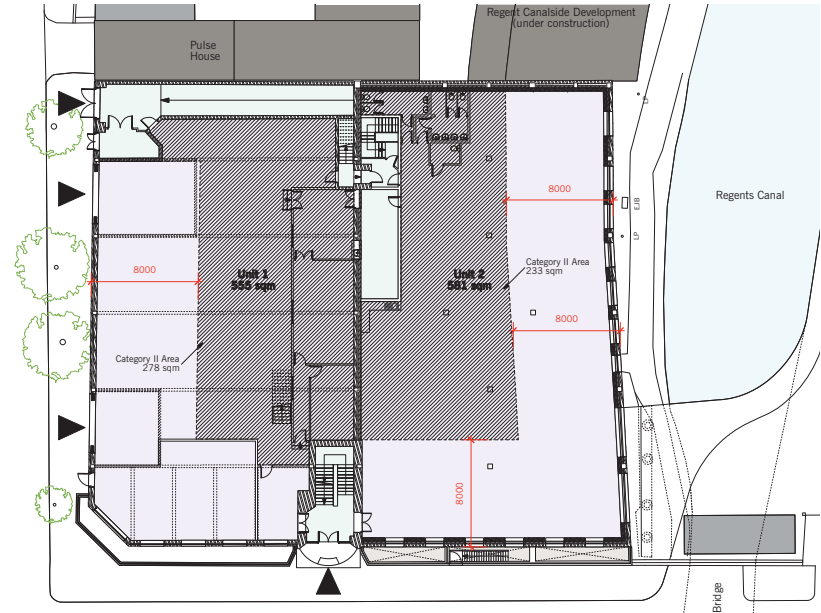
# Employment Space - Existing Plans



Lower Ground Floor Plan (Canal Level)



Mezzanine Level Plan



Ground Floor Plan (Street Level)

