



Proposed Regent's Canal elevation [not to scale]



Regent's Canal elevation [not to scale] previously consented on 6th August 2014

4.5 Appearance cont.

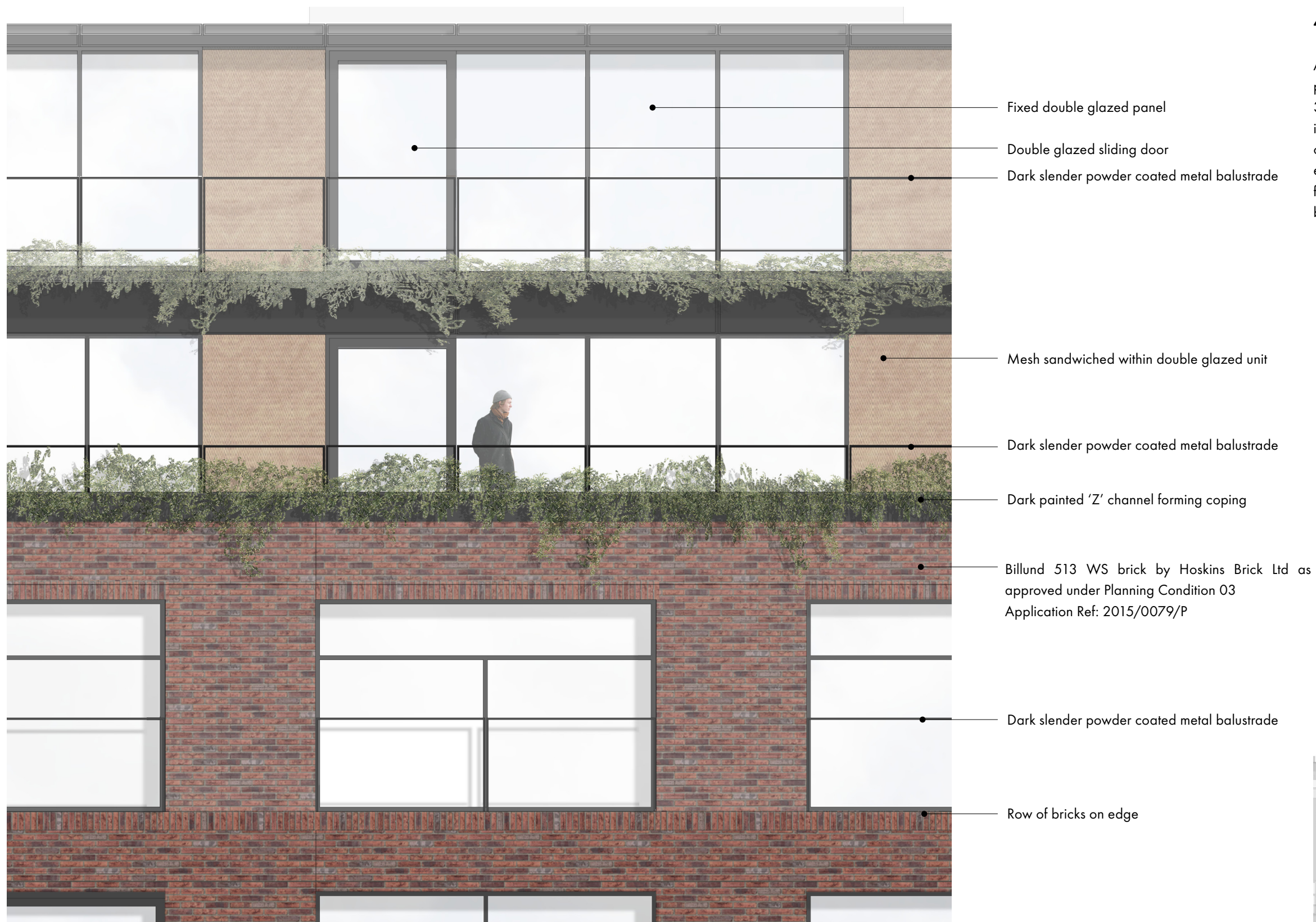
This page compares the previously consented and proposed elevation for 32 Jamestown Road. Please note that the difference in brick is because the proposed elevation uses the brick type consented by Camden Council in January 2015 (Application Ref: 2015/0079/P) submitted under application reference 2013/8265/P.



Proposed Jamestown Road elevation [not to scale]



Jamestown Road elevation [not to scale] previously consented on 6th August 2014



Detail of proposed Regents Canal elevation 1:50

4.5 Appearance Cont: Materials

A robust, simple industrial palette of materials is proposed, inspired by the canalside location of 32 Jamestown Road. Brick, as previously stated is predominant, reflecting the industrial heritage of Britain's waterways, which is complemented by elegant steelwork, minimally framed glazing and finely finished concrete. The building elevation will be softened by planting at its upper level parapets.

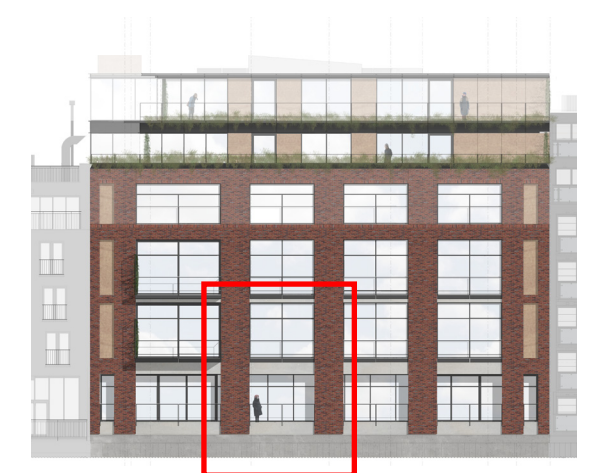




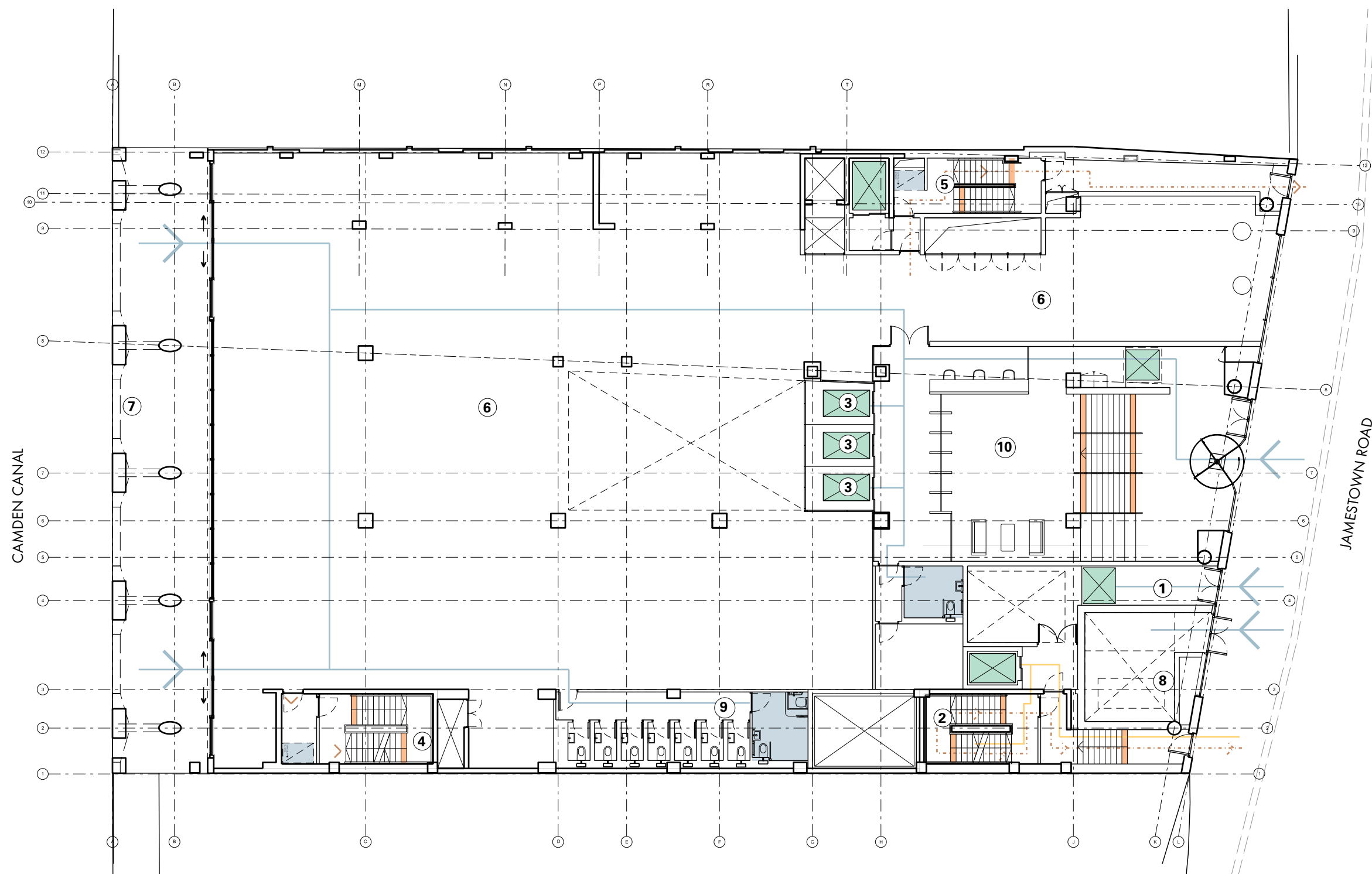
- Red color range bricks
- Sliding double glazed openable window
- Billund 513 WS brick by Hoskins Brick Ltd as approved under Planning Condition 03 Application Ref: 2015/0079/P
- Concrete spandrel panel
- Sliding double glazed doors
- Dark slender powder coated metal balustrade

4.5 Appearance Cont: Materials

A robust, simple industrial palette of materials is proposed, inspired by the canalside location of 32 Jamestown Road. Brick, as previously stated is predominant, reflecting the industrial heritage of Britain's waterways, which is complemented by elegant steelwork, minimally framed glazing and finely finished concrete. The existing and unappealing apron that extends into the canal will be reimagined as a finely finished concrete surface, reflecting the buildings spandrel panels above. These areas will be finished by the continuation of the buildings masonry piers down to the water line.



Detail of proposed Regents Canal elevation 1:50



4.6 Access

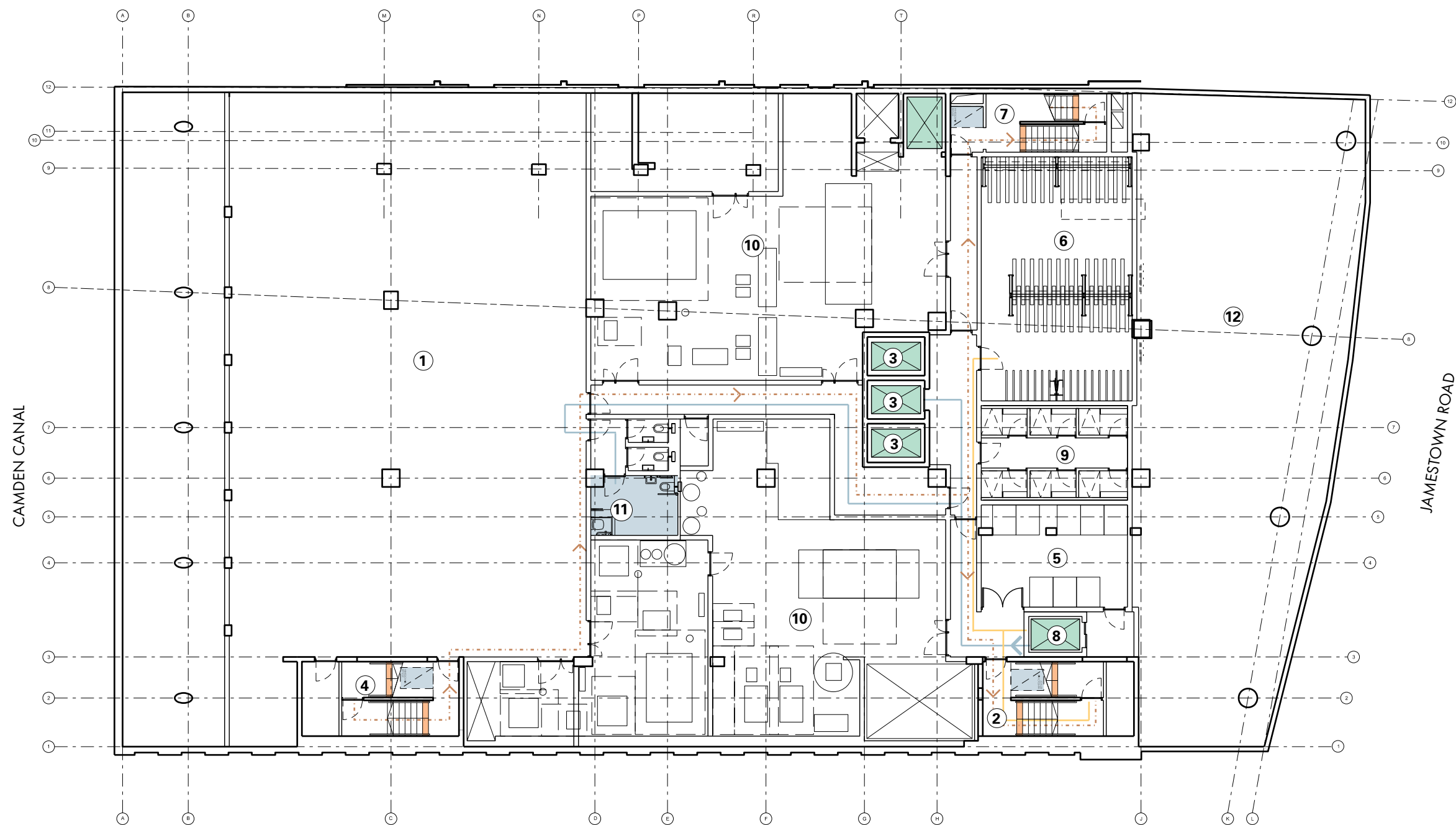
The existing ground floor slab to the building has been lowered at the entrance area to provide accessible access to the building from Jamestown Road. All floors are accessible via lifts and are equipped with accessible WCs. Bike storage for the office classes is provided at basement level and has a dedicated entrance from the street. Bin stores are located at street level, as is access to a new UKPN substation.

1. Office bin collection point
2. Stair C
3. Office lifts to all floors
4. Stair B
5. Stair A
6. Ground floor office space
7. Accessible terrace to ground floor office space
8. Substation
9. WC's to ground floor office
10. Office Reception

KEY

- Lifts
- Accessible facilities
- Stepped Access
- Level access route
- Office cycle store access
- Fire escape route

Ground floor plan showing accessible routes and facilities [1:200]



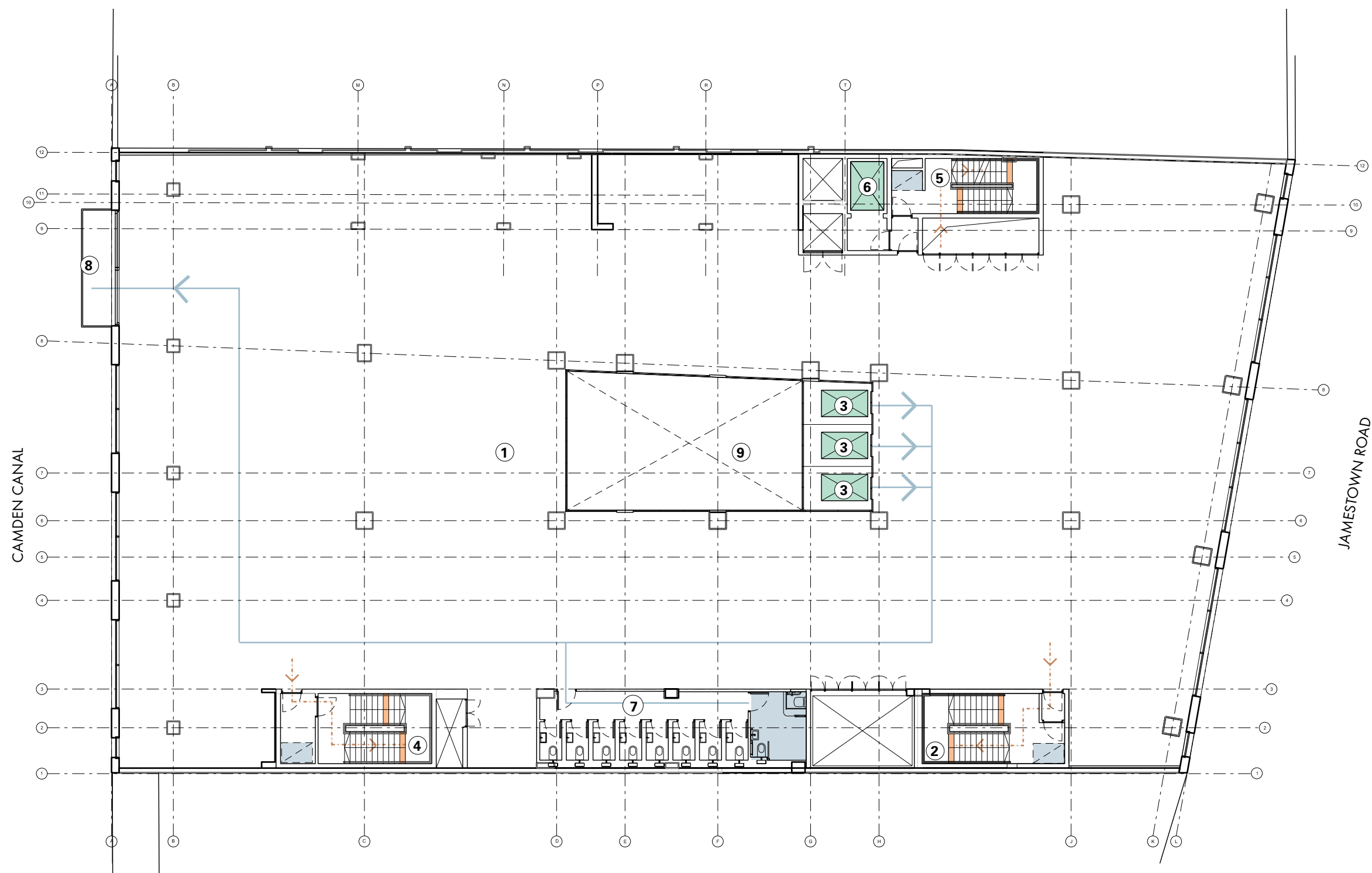
Basement level provides a smaller office space, together with plant accommodation, cycle storage, showers, WC's and bin storage.

1. Basement office
2. Stair C
3. Office lifts to all floors
4. Stair B
5. Office bin store
6. Office cycle store
7. Stair A
8. Office lift providing access to office cycle store and showers in basement
9. Office Showers
10. Plant
11. WCs to basement office

KEY

- Lifts
- Accessible facilities
- Stepped Access
- Level access route
- Office cycle store access
- Fire escape route

Basement plan showing accessible routes and facilities [1:200]



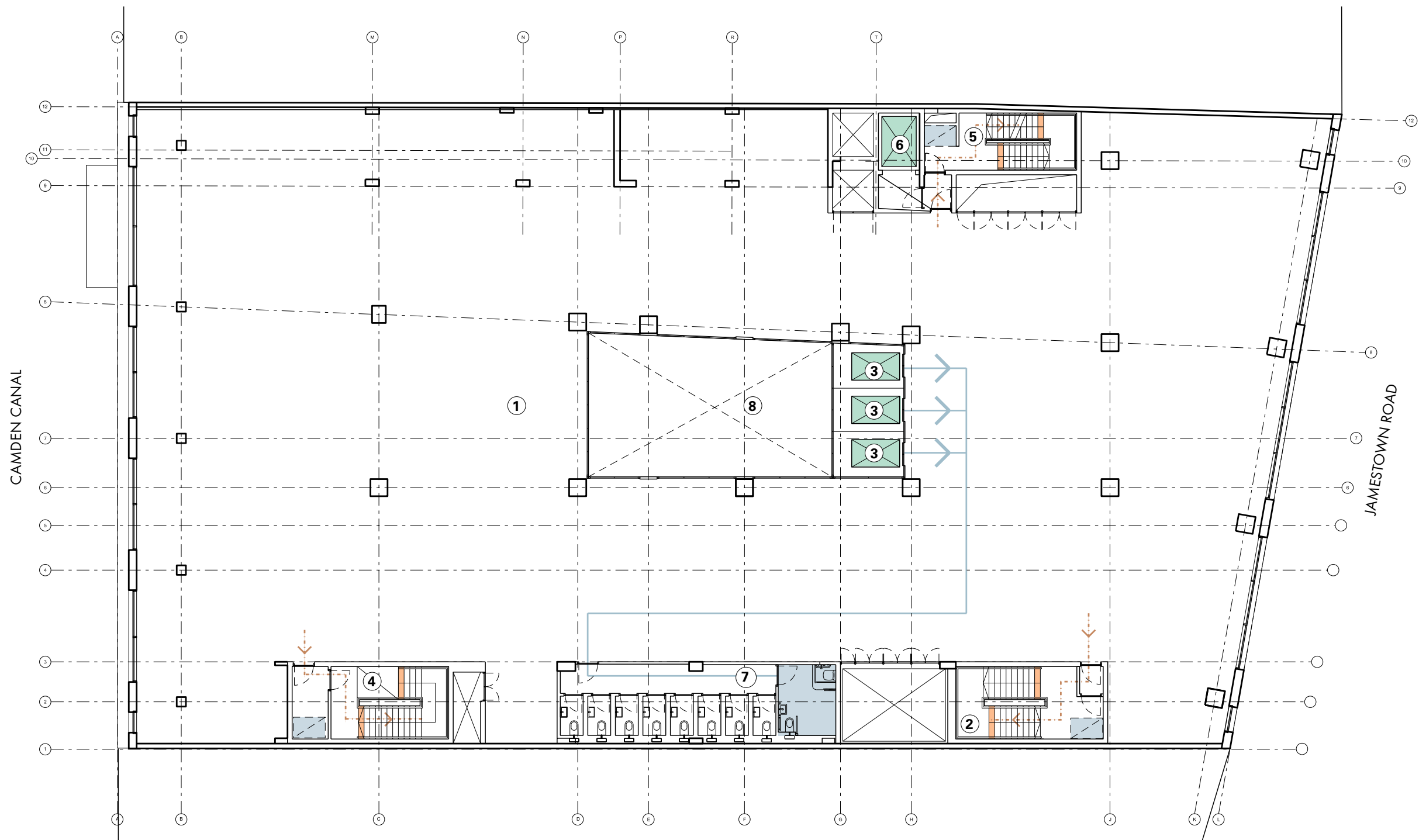
Principle access to the floors is via the 3 lifts from the central atrium- all of which will be Part M compliant. 3 stair cores will facilitate escape from the building. Each includes a refuge point. An accessible WC/shower is located on each floor. Each floor of office also benefits from a balcony providing external space.

1. Typical office space floors 1-2
2. Stair C
3. Office lifts to all floors
4. Stair B
5. Stair A
6. Office lift
7. WCs to office
8. External space/balcony to office
9. Atrium- open to below

KEY

- Lifts
- Accessible facilities
- Stepped Access
- Level access route
- Office cycle store access
- Fire escape route

Typical floor plan (1st/2nd) showing accessible routes and facilities [1:200]



Principle access to the third floor office is via the lift from the central atrium- all of which will be Part M compliant. 3 no stair cores will facilitate escape from the building. Each includes a refuge point. An accessible WC/shower is located on the floor. The office also benefits from a balcony providing external space.

1. Third floor office space
2. Stair C
3. Office lifts to all floors
4. Stair B
5. Stair A
6. Office lift
7. WCs to office
8. Atrium- open to below

KEY

- Lifts
- Accessible facilities
- Stepped Access
- Level access route
- Office cycle store access
- Fire escape route

Third floor plan showing accessible routes and facilities [1:200]