

4.0 Design and Access Statement



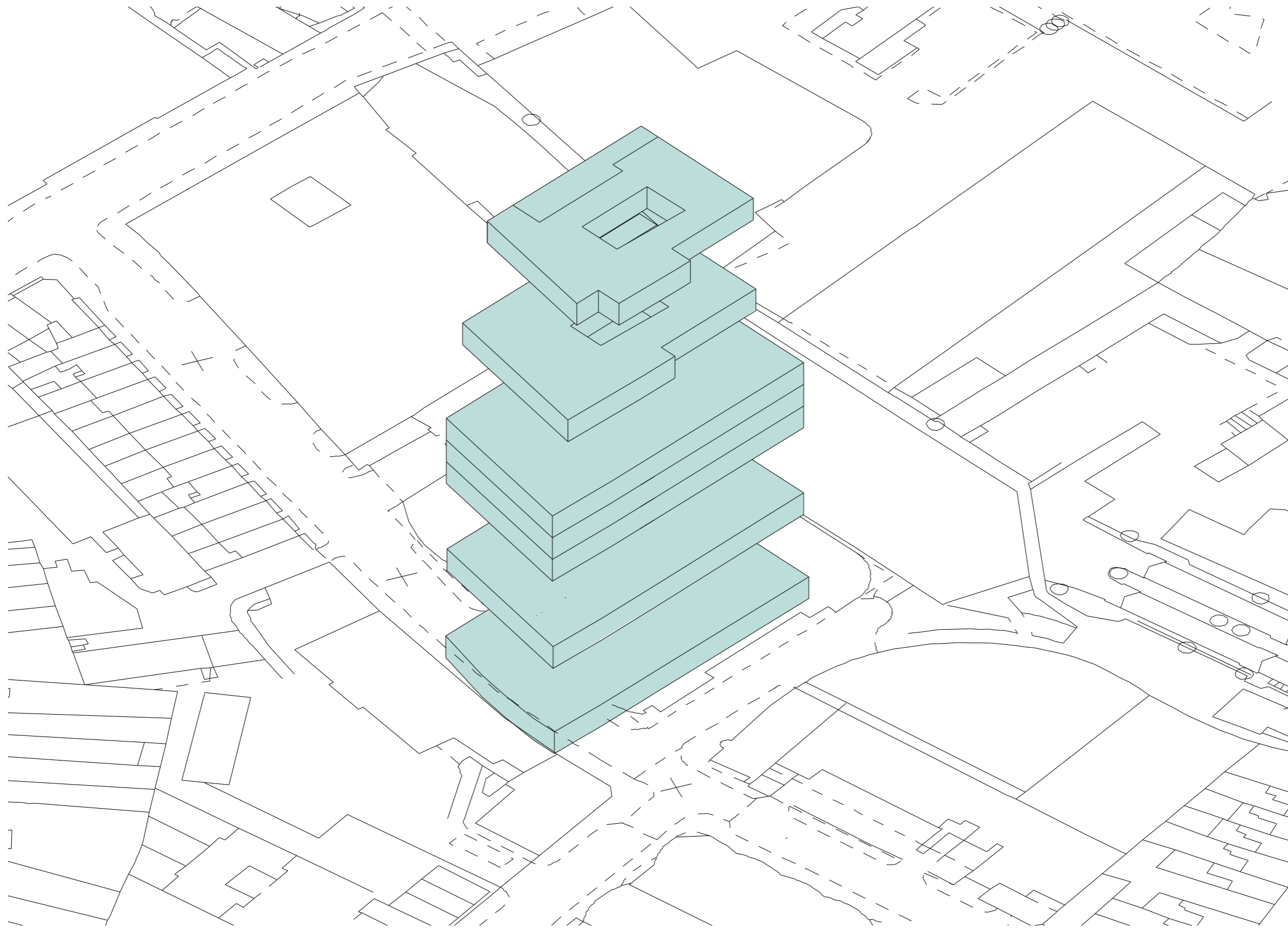
Existing Use Classes in the surrounding area

4.1 Use

The adjacent map shows the mixture of uses in the buildings surrounding 32 Jamestown Road. The site is outlined in red.


The coloured hatches indicate mixed use buildings based on the colours in the key below.

-  A1 Shops
-  A3 Restaurants and cafes
-  A5 Hot food takeaways
-  B1 Business
-  C1 Hotel
-  C3 Dwelling Houses
-  D1 Non-residential institutions



4.1 Use

The development proposes to retain its existing B1 office use and add 2 floors of additional B1 office use class at 4th and 5th floor level.

 B1 Business

Exploded axonometric showing use classes

FLOOR	AREA	EXISTING		PROPOSED		AREA LOST THROUGH CHANGE OF USE OR DEMOLITION		NEW AREA CREATED BY REFURBISHMENT OR EXTENSION		NET AREA GAINED OR LOST	
		m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft	m ²	sq ft
Total	GIA	6726	72400	8174	87984	628	6760	2076	22346	1448	15586
	GEA	7141	76866	8848	95239	628	6760	2335	25134	1707	18374
Basement	GIA	1280	13778	1423	15317	36	388	179	1927	143	1539
	GEA	1334	14359	1430	15392	36	388	132	1421	96	1033
Ground	GIA	1159	12474	1249	13444	81	872	171	1841	90	969
	GEA	1201	12927	1315	14154	81	872	195	2099	114	1550
First	GIA	1334	14359	1272	13692	128	1378	66	711	-62	-667
	GEA	1439	15489	1441	15511	128	1378	130	1400	2	22
Second	GIA	1334	14359	1272	13692	128	1378	66	711	-62	-667
	GEA	1439	15489	1441	15511	128	1378	130	1400	2	22
Third	GIA	1195	12863	1272	13692	128	1378	205	2207	77	829
	GEA	1282	13799	1441	15511	128	1378	287	3089	159	1711
Fourth	GIA	424	4567	904	9730	127	1367	607	6534	480	5167
	GEA	446	4802	959	10322	127	1367	640	6889	513	5522
Fifth	GIA	0	0	782	8417	0	0	782	8417	782	8417
	GEA	0	0	821	8837	0	0	821	8837	821	8837

4.2 Amount

The development proposes a net addition of 1448 sqm GIA to the existing B1 office space, from 6726 to 8174 sq.m in total. Please refer to the adjacent table for further details.



Proposed Ground Floor Plan 1:200

4.3 Layout

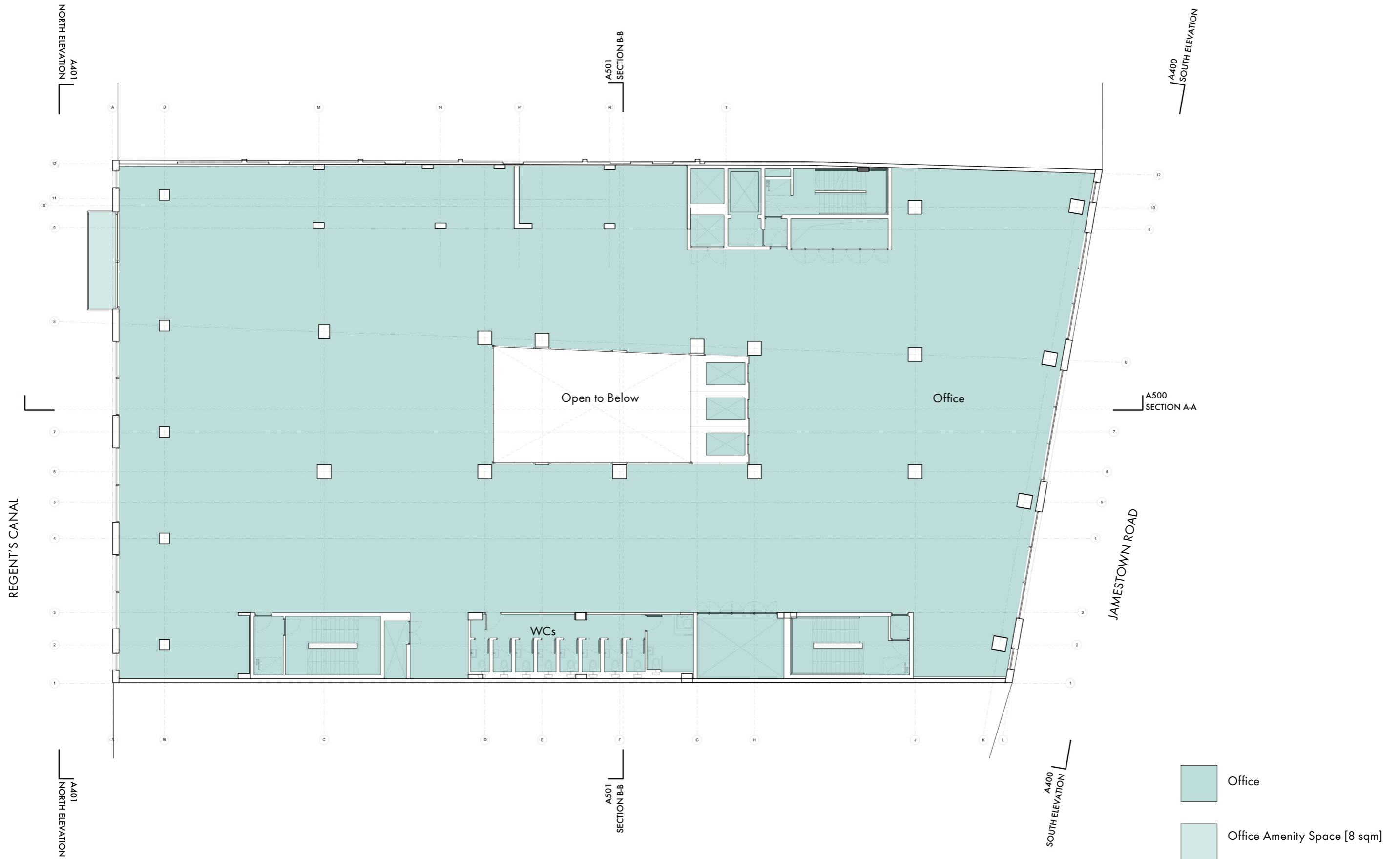
The proposed layout seeks to re-plan the existing building to make best use of its extant structure and effectively manage the circulation and servicing requirements for its use. As the building is inaccessible from the Regent's Canal, access and servicing must take place from Jamestown Road. To facilitate this, the existing undercroft to Jamestown Road has been infilled to the building line and contains level entrances to the offices. Additionally, access for bins is facilitated at street level, together with a new electricity substation - all of which will be concealed behind a mesh screen encased in double glazed units. The existing undercroft to Regent's Canal is retained and modernised, providing a pleasing alfresco terrace for the office accommodation. To maximise daylight to the office floorplates a central atrium is provided to all floors. Lifts and WC accommodation serving the offices are centrally located in the footprint of the building to the south of the new atrium. At the 4th and 5th floors the footprint steps in from the building line to create generous planted roof terraces that serve the office spaces at these levels. The volume of the proposed extensions reflects those of a previous mixed-use planning application (2013/8265/P) which received approval on the 6th August 2014. Plant accommodation, cycle storage and showers are located in the building's basement, with a further plant area dedicated to heat rejection at 5th floor level.

- Office
- Office Amenity Space [114sqm]
- North

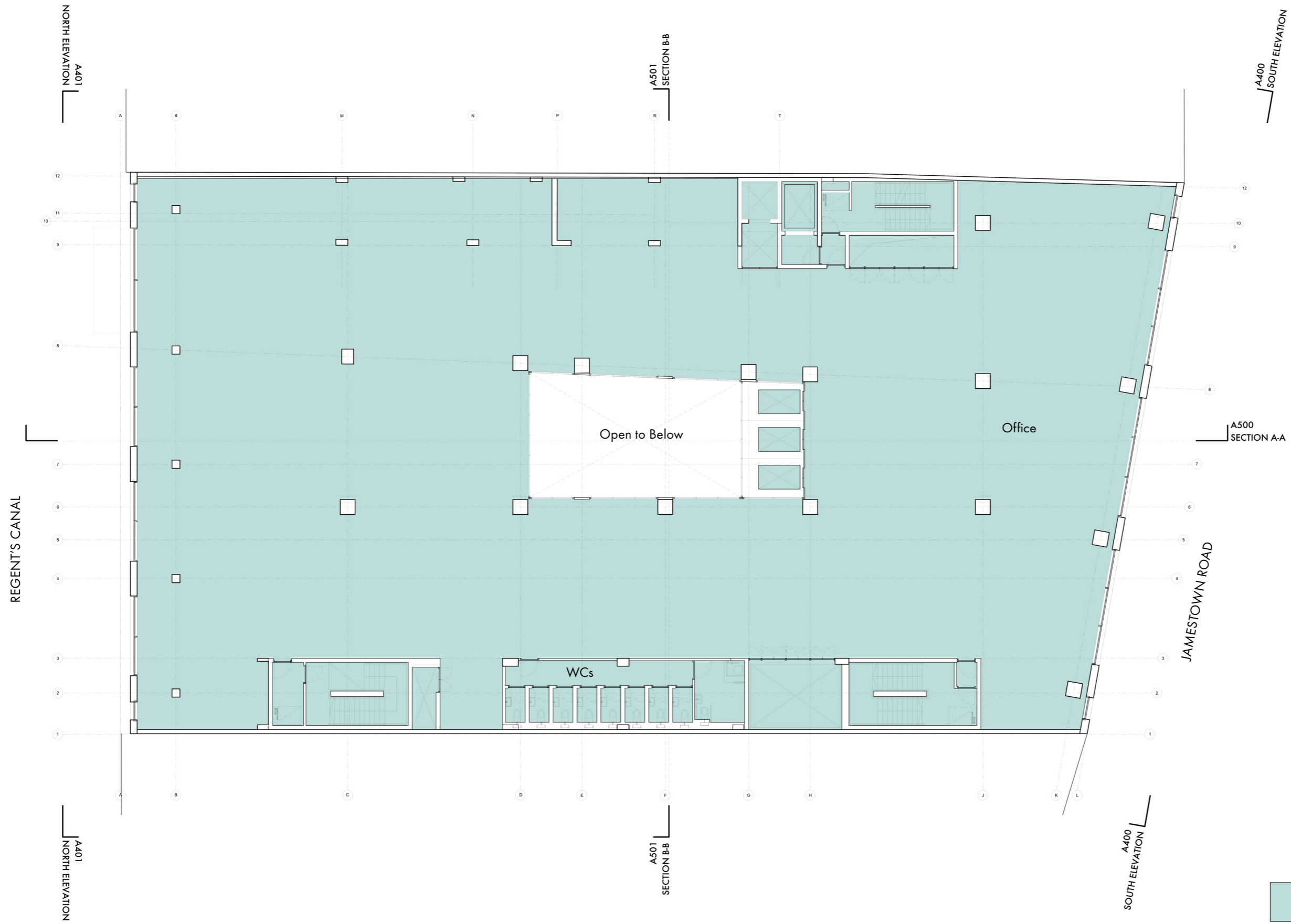


Proposed Basement Floor Plan 1:200

Office
 North

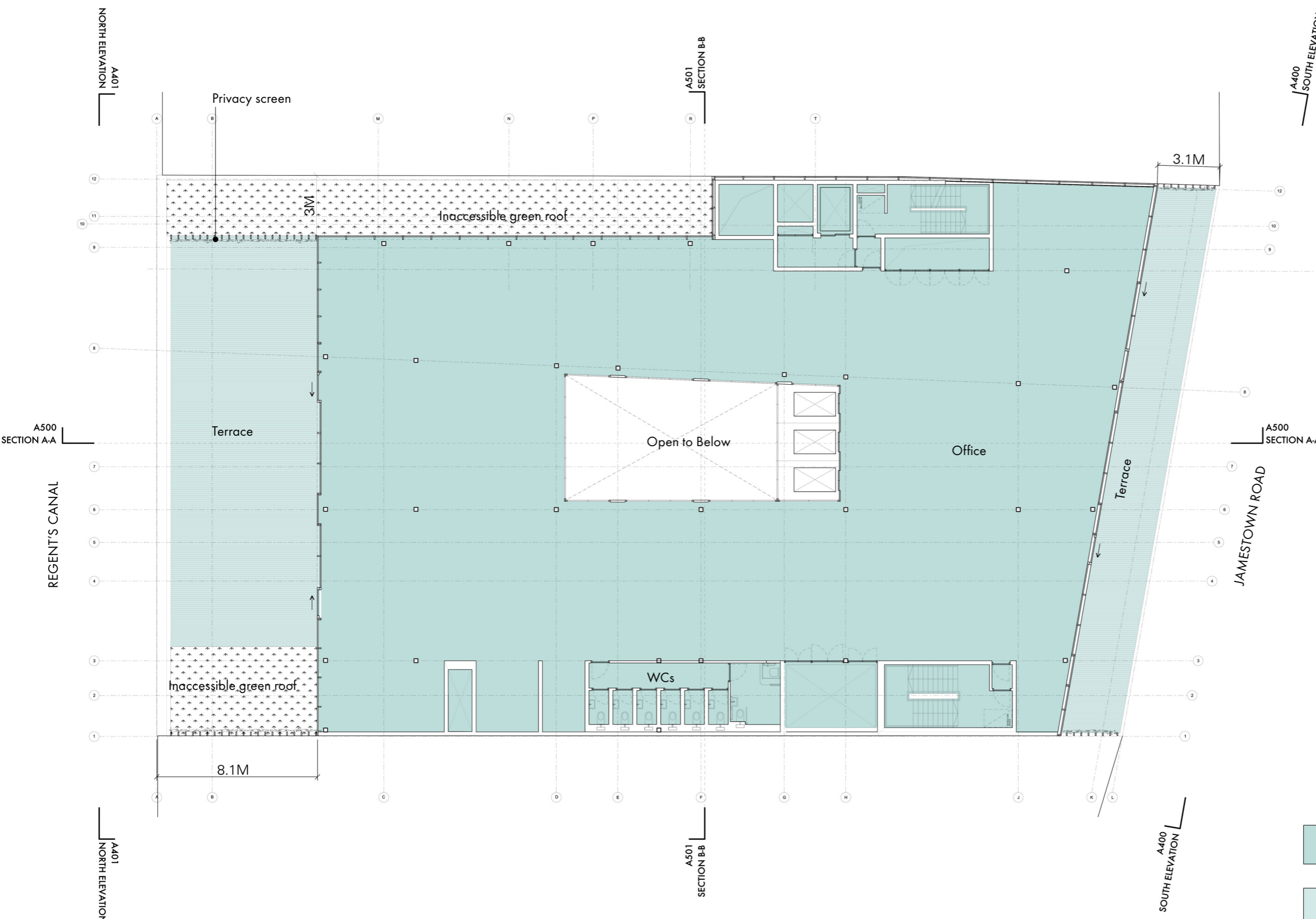


Proposed Typical Floor Plan (1st, 2nd) 1:200



Proposed Third Floor Plan 1:200

Office
 North



- Office
- Office Amenity Space [234 sqm]
- North

Proposed Fourth Floor Plan 1:200