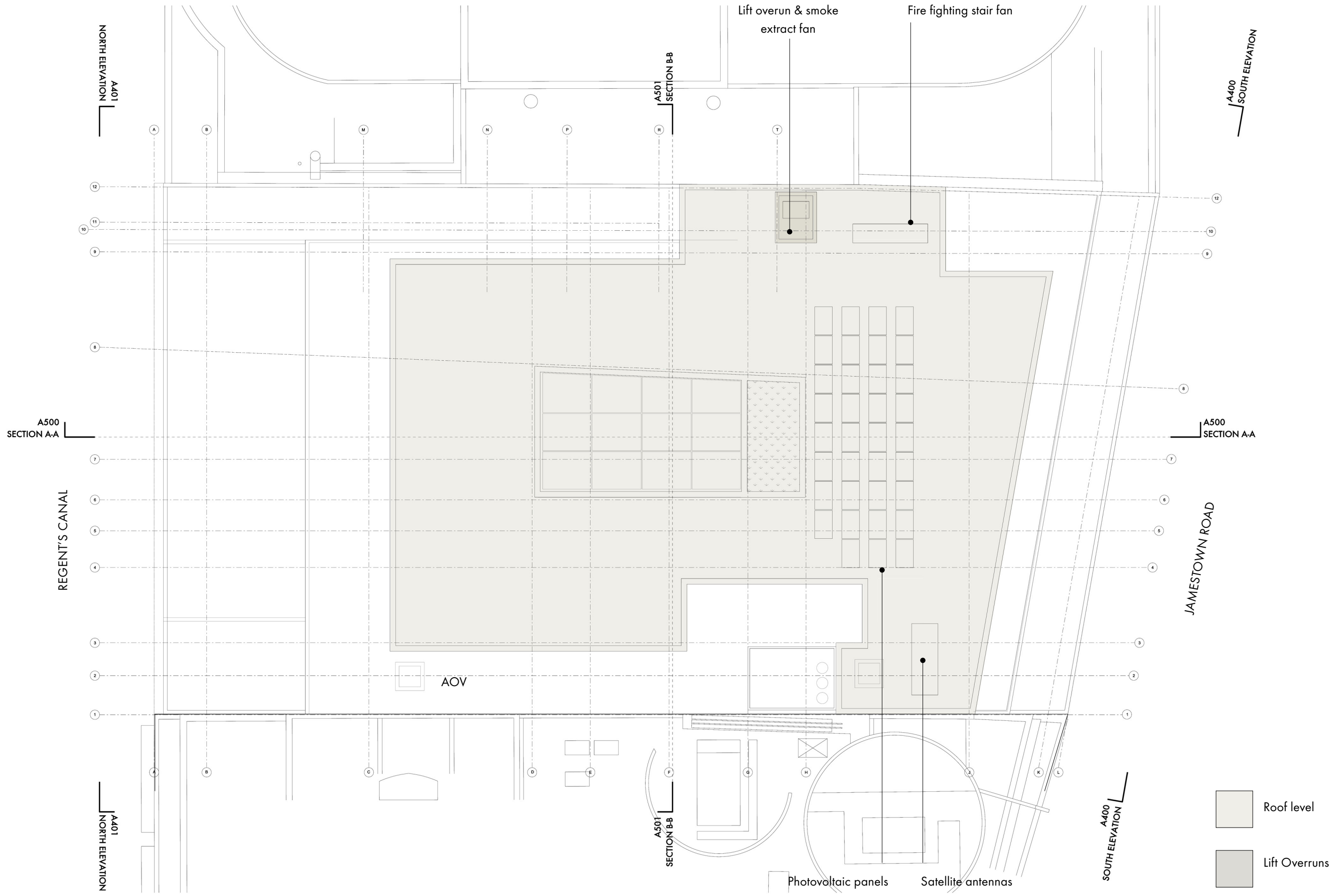


- Office
- Office Amenity Space [133 sqm]
- North

Proposed Fifth Floor Plan 1:200





Proposed Roof Plan 1:200

- Roof level
- Lift Overruns
- North



#### 4.4 Scale

The proposals illustrated in this report retain the primary mass of the building over the basement, ground, first and second floors. A 500mm setback to the Regent's Canal elevation at third floor level echoes the step in elevation that exists in the present building and continues the cornice line from the adjacent Holiday Inn.

The fourth and fifth floors are set back to create outdoor terrace space while also ensuring that the visual impact of these floors on Jamestown Road and Regent's Canal is minimal. The exact scale, bulk and massing of this extension was illustrated in a previous planning application submitted in December 2013 which was granted planning consent on 6th August 2014 (2013/8265/P) This is demonstrated in the renders that follow.

Currently the fourth floor is occupied by a significant quantity of plant within a permanent fixed enclosure, which effectively serves as an additional building storey and is located close to the main Regent's Canal building facade. This is illustrated by the dotted red line on the adjacent section. While a small increase in height results from the proposals (1.55m), the setback of the new storeys means that they will be less visually obtrusive than the situation that exists at present.

The additional space allows for the site usage to be intensified without adversely affecting the Regent's Canal conservation area in which it sits. The adjacent section overlays the existing roof plant in a dotted red line.

Considered against the significant quantity of plant that occupies the building at roof level, the proposed extension which will appear minimal. Moreover, the extent of the set backs from the building line ensure that the roof extension is largely invisible from key views taken on Camden High Street and have previously been granted planning consent on 6th August 2014 (application ref: 2013/8265/P)



- Office accommodation
- Existing roof profile

Long section as proposed 1:200

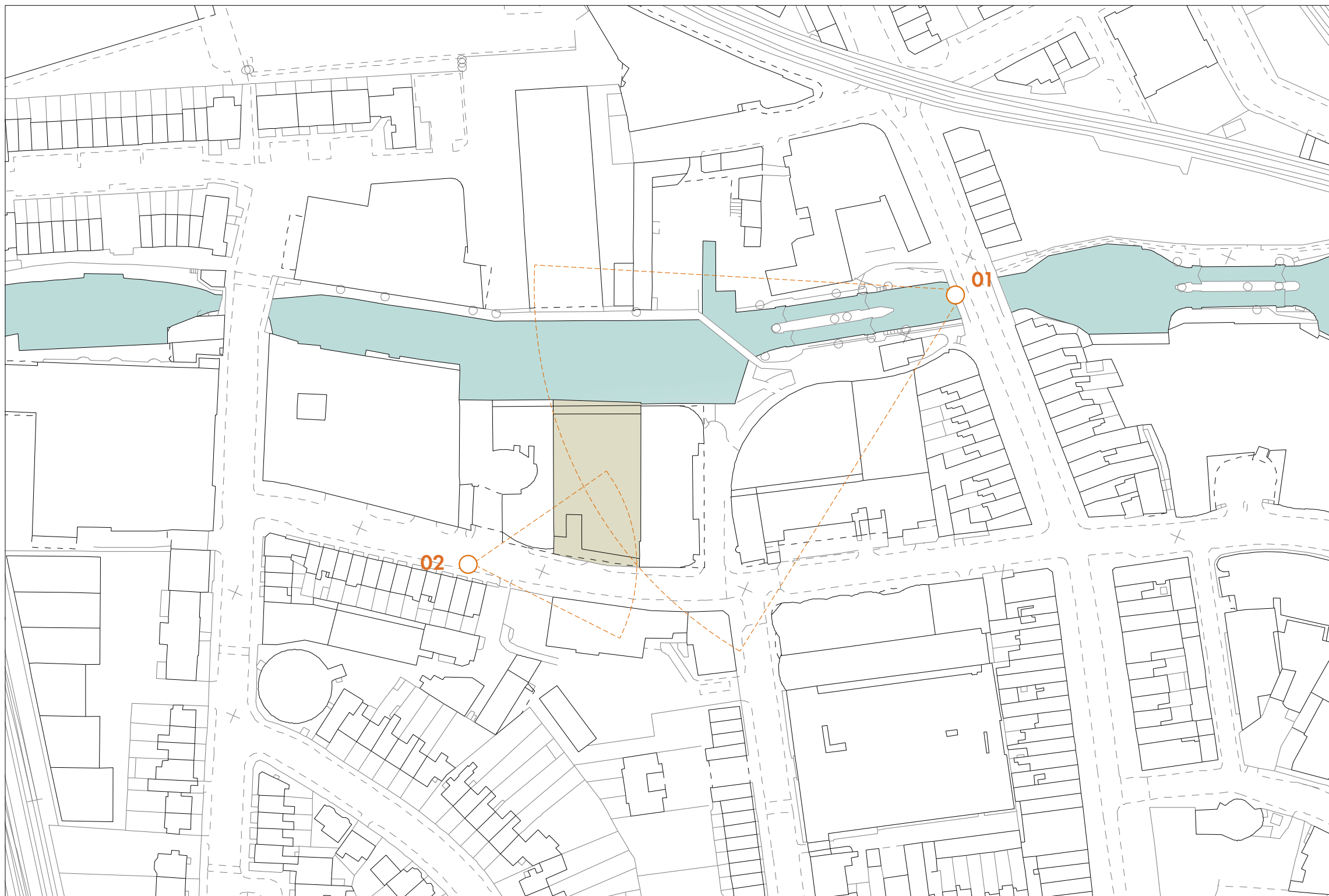
- Office accommodation
- Existing roof profile



Short section as proposed 1:200

#### 4.5 Appearance

- 01. View from bridge on Camden High Street
- 02. View from Jamestown Road



Map indicating viewpoints of proposed building