

Basement Impact

- Cycle provision: +9 spaces
- Additional residential refuse provision.
- Second core.
- Loss of approx. 110sqm retail NIA **X**

Ground Floor Impact

- Loss of one retail unit. **X**
- Poor retail offering. **X**
- Less streetfront activity to Hand Court. **X**
- Loss of approx. 50sqm retail NIA **X**

Typical Floor Impact

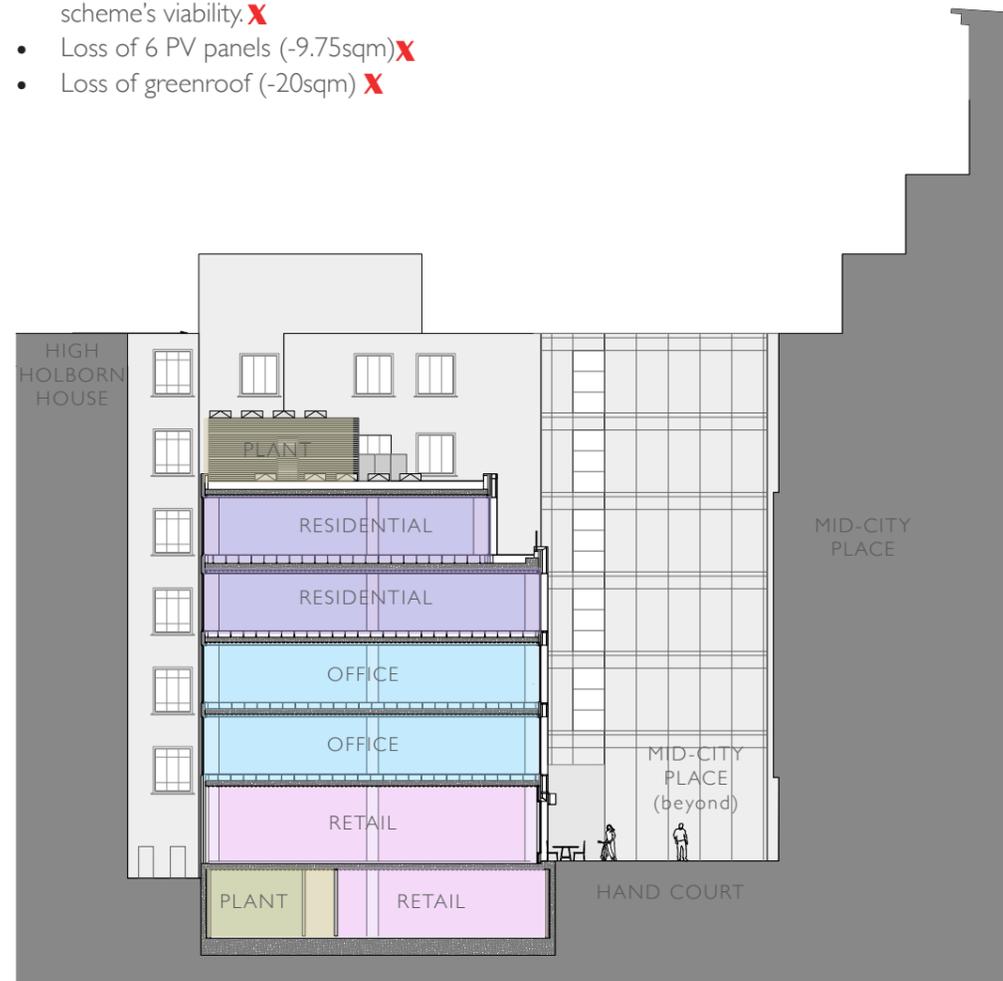
- Addition of residential core (-76sqm office NIA over 2 floors) **X**
- MEP risers for residential units to travel through office demise. **X**
- Awkward and inefficient floorplate. **X**
- Not practical to split floorplate for dual tenancy. **X**

Fourth Floor Impact

- Provision of residential accommodation (-342sqm office NIA) **X**
- Unable to provide amenity space to units. **X**
- Overlooking issues with offices surrounding the site. **X**

Roof Impact

- Increase plant enclosure. Rights of Light breach that affects the scheme's viability. **X**
- Loss of 6 PV panels (-9.75sqm) **X**
- Loss of greenroof (-20sqm) **X**



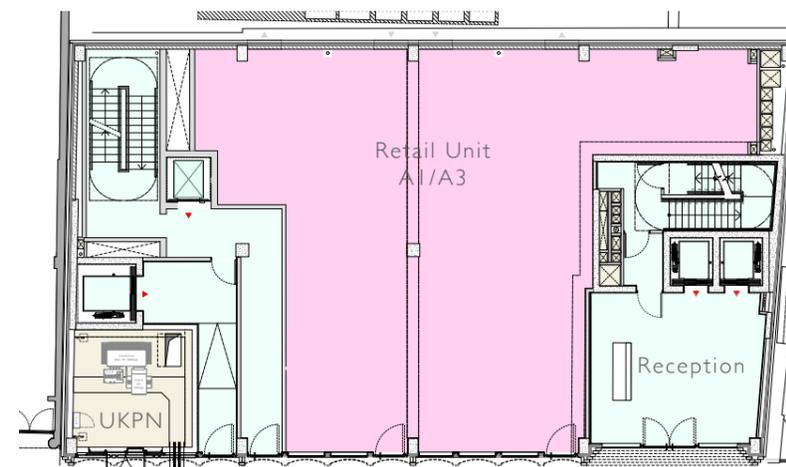
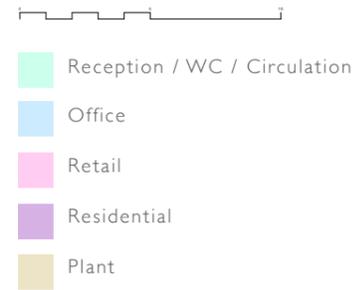
Proposed Section

Approximate Use Distribution (GIA):

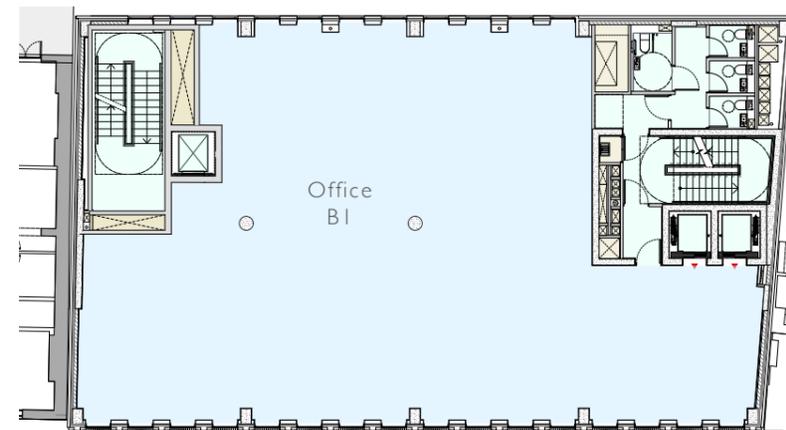
32% residential (768sqm)	531sqm NIA (+531sqm)
18% retail (433sqm)	272sqm NIA (-160sqm)
38% office (911sqm)	610sqm NIA (-696sqm)
13% ancillary (310sqm)	

Residential Provision

- In line with Camden dwelling sizes
- 553sqm NIA
- 768sqm GIA
- 2 no. 1 bed units
- 3 no. 2 bed units

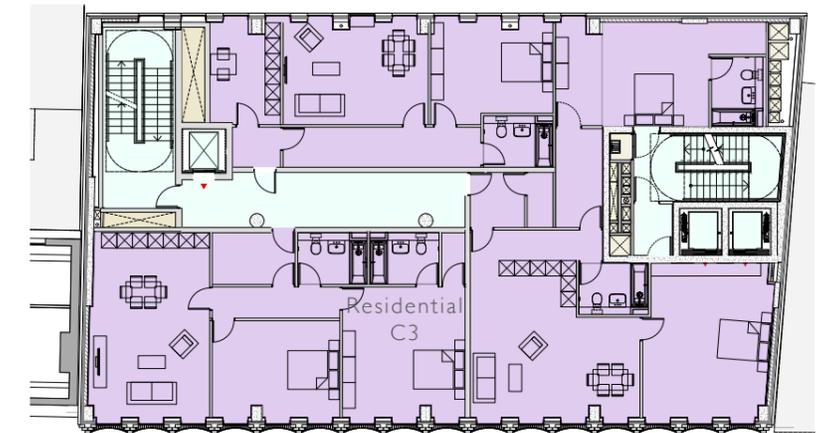


Proposed Ground Floor Plan

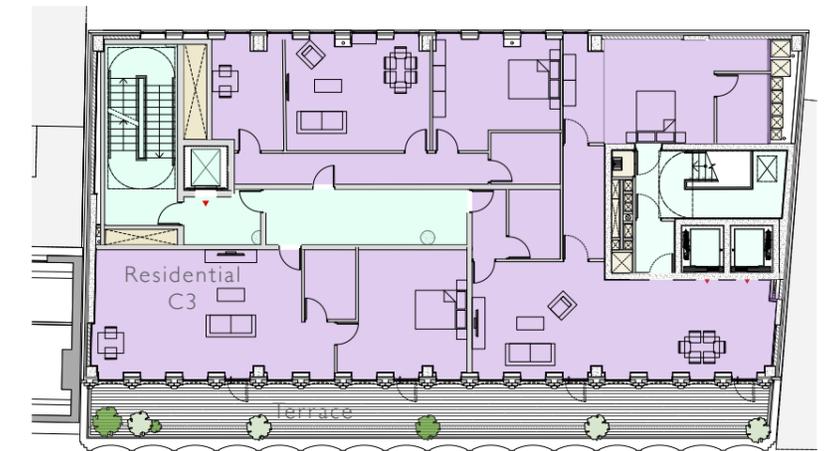


Proposed Typical Upper Plan

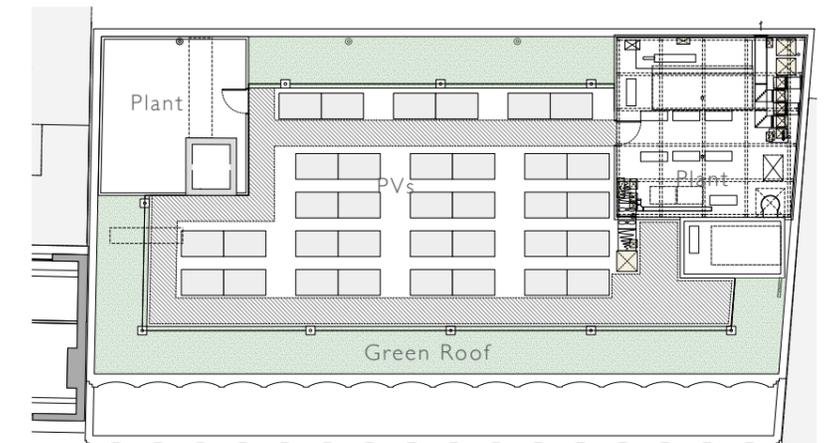
2.03 Alternative Option 2 - Horizontal Split with opposite cores



Proposed 3rd Floor Plan



Proposed 4th Floor Plan



Proposed Roof Plan