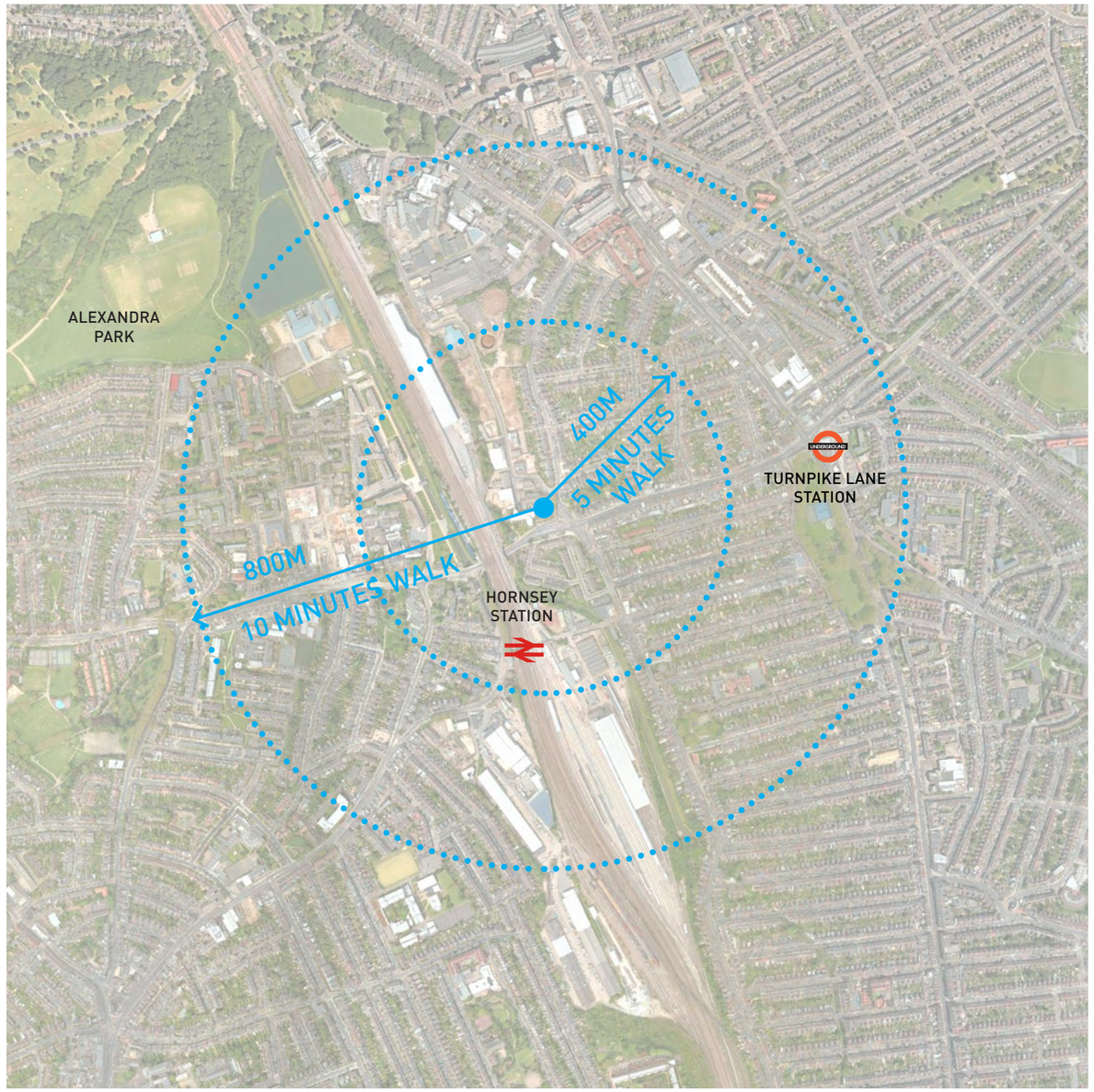
3.0 SITE ANALYSIS
3.3 ACCESSIBILITY & TRANSPORT

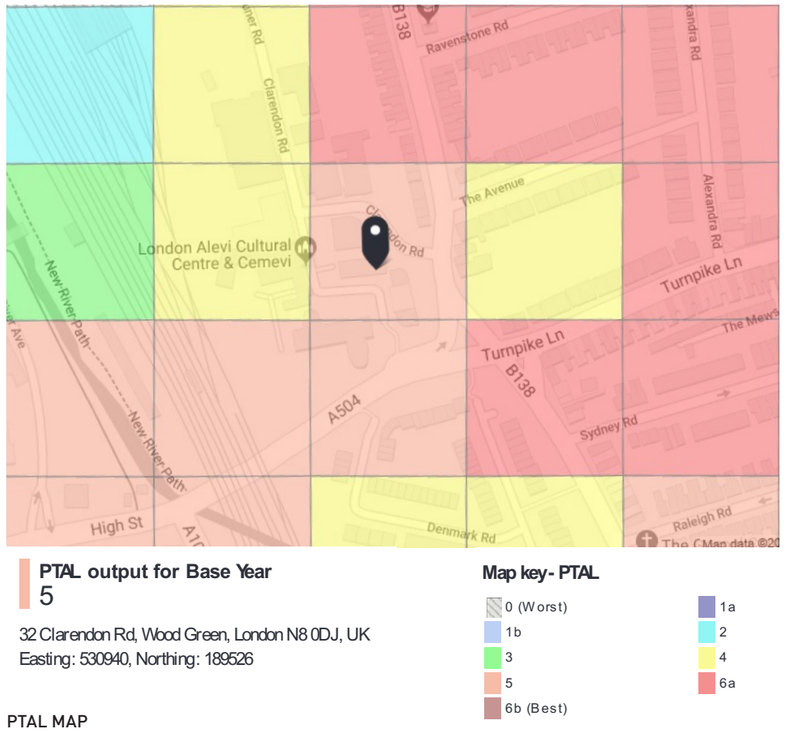


ACCESSIBILITY

1. The site has very good accessibility to public transport (PTAL 5) with Hornsey rail station within a 500m walk distance and Turnpike Lane underground station within a 650m walk distance of the site. Turnpike Lane is on the Piccadilly Line, with Hornsey station offering access to destinations including Moorgate and Welwyn Garden City, Hertford North and Stevenage.

2. Bus stops for the 41 (Archway to Tottenham Hale) and 144 (Edmonton Green to Muswell Hill) routes are available within a 200m walk distance of the centre of the site.

3. Retail and other facilities are available nearby on the High Street to the west of the site and Turnpike Lane to the east. The recreation facilities of Alexandra Palace, Priory Park, Ducketts Common and Belmont Recreation Ground are within reasonable walking distance.



PTAL MAP

3.0 SITE ANALYSIS
3.3 ACCESSIBILITY & TRANSPORT

RAIL SERVICE THROUGH HORNSEY

TUBE CONNECTIONS

EXISTING OPEN GREEN SPACE

3.0 SITE ANALYSIS
3.4 SITE CONSTRAINTS

Site Boundary

Illustrative Master Plan

RAILWAY

EXISTING MATURE TREES

EXISTING RESIDENTIAL WINDOWS/ OVERLOOKING

ECOLOGICAL CORRIDOR

SUNLIGHT ORIENTATION

NOISE/ROAD TRAIL

ACCESS TO HARINGEY HEARTLANDS

EXISTING ACCESS + SERVICING

EXISTING ADJACENT BUILDINGS

SITE CONSTRAINTS

3.0 SITE ANALYSIS
3.5 SITE OPPORTUNITIES

Site Boundary

Illustrative Master Plan

STRENGTHENING OF THE PRIMARY ROUTE TO HEARTLANDS

ACTIVE FRONTAGES ADDRESSING THE ENTRANCE TO HEARTLANDS

VISUAL CONNECTIONS & ALIGNMENTS TO EXISTING FABRIC

IMPROVING THE NARROW ENTRANCE TO HEARTLANDS ON CLARENDON ROAD

FUTURE REDEVELOPMENT OF ADJACENT SITES

NEUTRAL BUILDING TO SIGNPOST THE ENTRANCE TO HEARTLANDS

DISTINCTIVE, TALLER BUILDING ANNOUNCING APPROACH TO THE HEARTLANDS

CULTURAL CENTRE AT THE HEART OF SCHEME

PLACE-MAKING WITH NEW PUBLIC REALM AND CULTURAL CENTRE

RETAINING THE EXISTING TREES AND ENHANCING THE SETTING

SITE OPPORTUNITIES

4.0

4.0 2020 COMPREHENSIVE SCHEME
4.1 2020 PRE APPLICATION SCHEME - SUMMARY

85 NEW HOMES WITH 40% AFFORDABLE PROVISION
WITH LANDSCAPED PODIUM GARDEN AND ROOF TERRACES

STATE OF THE ART AFRICAN-CARIBBEAN CULTURAL CENTRE

LANDSCAPED PUBLIC REALM & HIGHWAYS IMPROVEMENTS

CO-LIVING
140 ROOMS WITH COMMUNAL FACILITIES & EXTERNAL AMENITY

CO-WORK SPACE WITH CAFE & FITNESS STUDIO

ACTIVATION OF STREET FRONTAGE ON THE PRIMARY ROUTE

TREE LINED PROMENADE WITH WIDER PAVEMENT CREATING A WELCOMING ENTRANCE TO HARINGEY HEARTLANDS

NEW DISTINCTIVE BUILDING ANNOUNCING THE APPROACH TO HEARTLANDS, DEFINING THE JUNCTION & IMPROVING
WAY-FINDING

CULTURAL CENTRE MAIN ENTRANCE & COMMUNITY GARDEN

stock wool

SUMMARY SCHEDULE OF ACCOMMODATION		STATUS	PROJECT NO.	REVISION
CLARENDON ROAD - PROPOSED	10.12.20	DRAFT PLANNING	3510	P1

RESIDENTIAL	TENURE	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/5P	4B/6P			TOTAL UNITS	HAB ROOMS
	HABITABLE ROOMS	1	2	3	3	4	4	5	6		NIA		
	TARGET GIA M^2	*37*	*50*	*70*	*70*	*74*	*86*	*86*	*99*		sqm		
BLOCK A	AFFORDABLE RENT	0	1	0	9	0	0	6	0		1284	16	59
RESIDENTIAL	INTERMEDIATE	0	1	0	7	0	0	3	0		872	11	38
	PRIVATE SALE	4	21	8	23	2	0	0	0		3633	58	147
TOTAL		4	23	8	39	2	0	9	0		5789	85	244
								with sep. kitchen					

TENURE TOTALS	AFFORDABLE RENT		INTERMEDIATE		TOTAL AFFORDABLE		% SPLIT		PRIVATE SALE	
	TOTAL UNITS	16	TOTAL UNITS	11	TOTAL UNITS	27	RENT	INTERMEDIATE	TOTAL UNITS	58
	UNITS AS %	19%	UNITS AS %	13%	UNITS AS %	32%	59%	41%	UNITS AS %	68%
	TOTAL HB RMS	59	TOTAL HB RMS	38	TOTAL HB RMS	97			TOTAL HB RMS	147
	HAB RMS AS %	24%	HAB RMS AS %	16%	HAB RMS AS %	40%	61%	39%	HAB RMS AS %	60%

TOTAL PROVISION	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	3B/5P	4B/6P			TOTAL UNITS	HAB ROOMS
TOTAL	4	23	8	39	2	0	9	0			85	244
PERCENTAGE BASED ON UNITS	5%	27%	9%	46%	13%			0%				
TOTAL HABITABLE ROOMS	4	46	24	117	8	0	45	0				
PERCENTAGE BASED ON HAB ROOMS	2%	19%	10%	48%	22%							

4.0 2020 COMPREHENSIVE SCHEME
4.2 2020 PRE APPLICATION SCHEME

PROPOSED LANDSCAPE PLAN

AERIAL VIEW OF PROPOSAL WITH POTENTIAL FUTURE MASTERPLAN

GROUND FLOOR PLAN

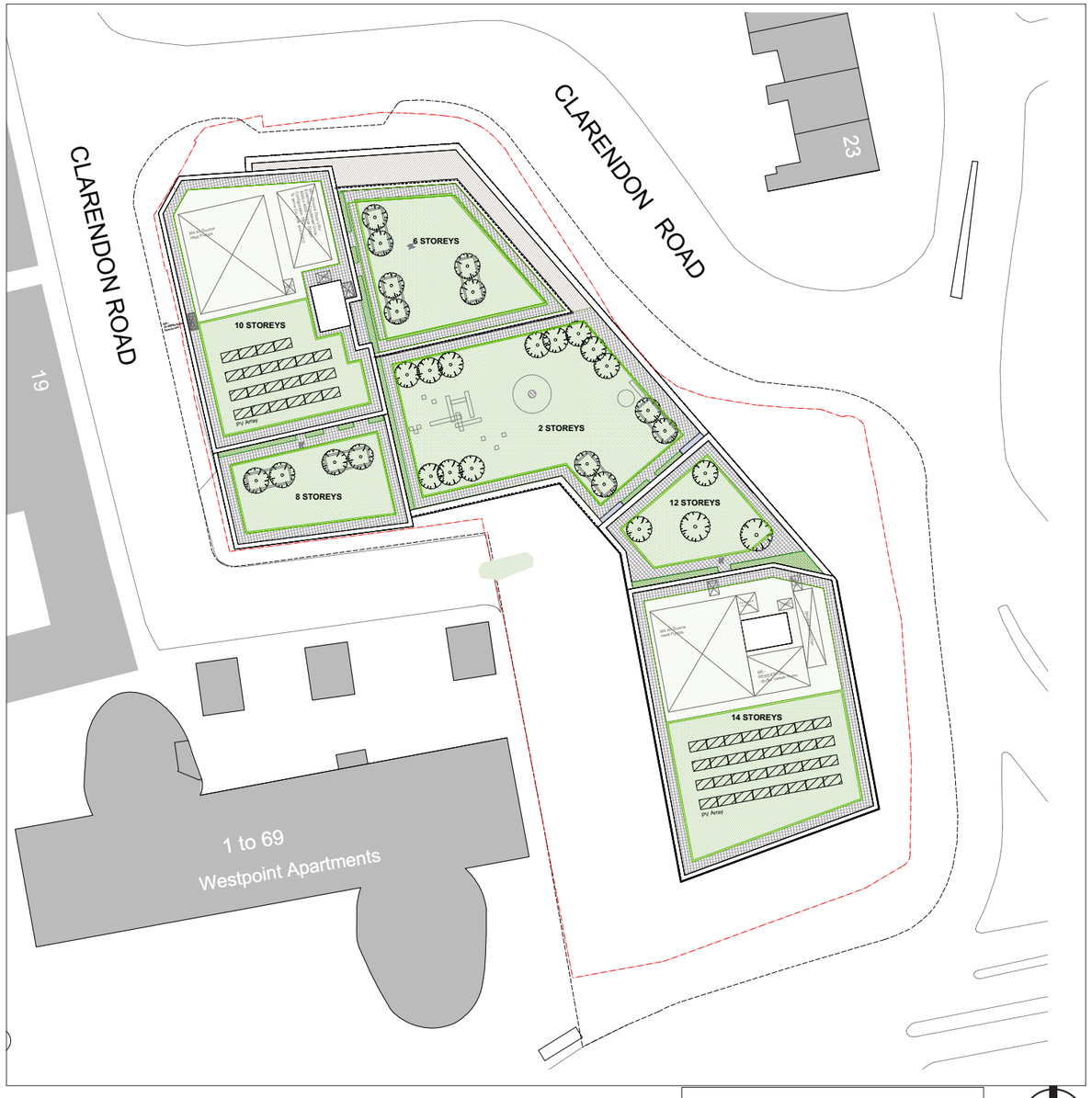
4.0 2020 COMPREHENSIVE SCHEME
4.2 2020 PRE APPLICATION SCHEME

FIRST FLOOR

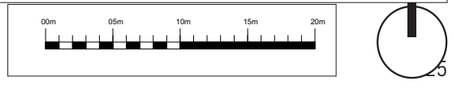
2ND FLOOR

4.0 2020 COMPREHENSIVE SCHEME
4.2 2020 PRE APPLICATION SCHEME

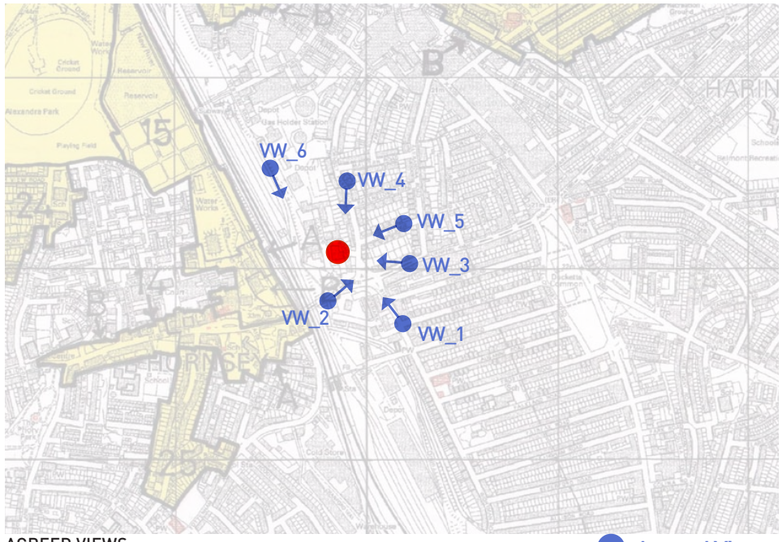
11TH FLOOR



ROOF PLAN



4.0 2020 COMPREHENSIVE SCHEME
4.3 2020 PRE APPLICATION SCHEME - VIEWS



AGREED VIEWS

Agreed Views

VIEW 1 EXISTING

VIEW 1 - PROPOSED From WightamRd looking north

VIEW 2 EXISTING

VIEW 2 - PROPOSED From Turnpike lane looking East

VIEW 3 EXISTING

VIEW 3 - PROPOSED From Turnpike lane looking West

4.0 2020 COMPREHENSIVE SCHEME
4.3 2020 PRE APPLICATION SCHEME - VIEWS

VIEW 4 EXISTING

VIEW 4 - PROPOSED From Hornsey Park Road & Clarendon Road Looking South

VIEW 5 EXISTING

VIEW 5 - PROPOSED From The Avenue Looking East

VIEW 6 EXISTING

VIEW 6 - PROPOSED Looking South From Clarendon Road

VIEW 7 EXISTING

VIEW 7 - PROPOSED From Clarendon Square Development