

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

5.0

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.1 ILLUSTRATIVE MASTER PLAN A - PRINCIPLES

RETAINED FEATURES OF THE PREVIOUS MASTERPLAN

- DELIVERABLE PHASED APPROACH WHILST RETAINING PREVIOUSLY AGREED PRINCIPLES.
- ON SITE REPROVISION OF THE WICC
- PLACEMAKING WITH NEW PUBLIC REALM:
 - A CENTRAL OPEN SPACE WITH IMPROVED PERMEABILITY AND CONNECTIONS
 - POTENTIAL WICC COMMUNITY GARDEN
- PROVISION OF MARKER BUILDINGS
- ACTIVE FRONTAGES TO CLARENDON ROAD
- SIMILAR HEIGHTS AND MASSING
- RETAINED EXISTING TREES AND ENHANCING THE SETTING

PREVIOUS SCHEME SUMMARY

COMMERCIAL SPACE - 1,533m²

WICC - 1,062m²

85 HOMES - 8,500m² GIA

CRC+ JESSICA BUTTONS

140 CO-LIVING ROOMS + AMENITIES - 6,500m²

TOTAL FLOOR SPACE: 17,595m²

LIVING ACCOMMODATION:

STUDIO x 4

1B x 23

2B x 47

3B x 11

85 HOMES + 140 CO-LIVING ROOMS

PROPOSED SCHEME SUMMARY + Masterplan A

COMMERCIAL SPACE (CRC +WICC) - 1,300m²

WICC - 1,100m²

85 HOMES - 8,300m²

CRC+ JESSICA BUTTONS

91 HOMES - 7,500m²

TOTAL FLOOR SPACE: 18,600m²

LIVING ACCOMMODATION:

STUDIO x 11

1B x 66

2B x 85

3B x 17

182 HOMES

PROPOSED SCHEME SUMMARY + Masterplan B

COMMERCIAL SPACE (CRC +WICC) - 1,680m²

WICC - 950m²

85 HOMES - 8,300m²

CRC+ JESSICA BUTTONS

91 HOMES - 7,500m²

TOTAL FLOOR SPACE: 18,600m²

LIVING ACCOMMODATION:

STUDIO x 10

1B x 63

2B x 88

3B x 21

182 HOMES



MASTER PLAN PRINCIPLES

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.2 ILLUSTRATIVE MASTER PLAN A - SUMMARY

COMMERCIAL STRATEGY

Jessica Buttons + CRC comprise duplex business units over ground and basement with light wells.

WICC to be re-provided over two dedicated floors: ground & first floor.

SERVICING & PARKING STRATEGY

Jessica Buttons + CRC to be serviced the rear of Clarendon Road

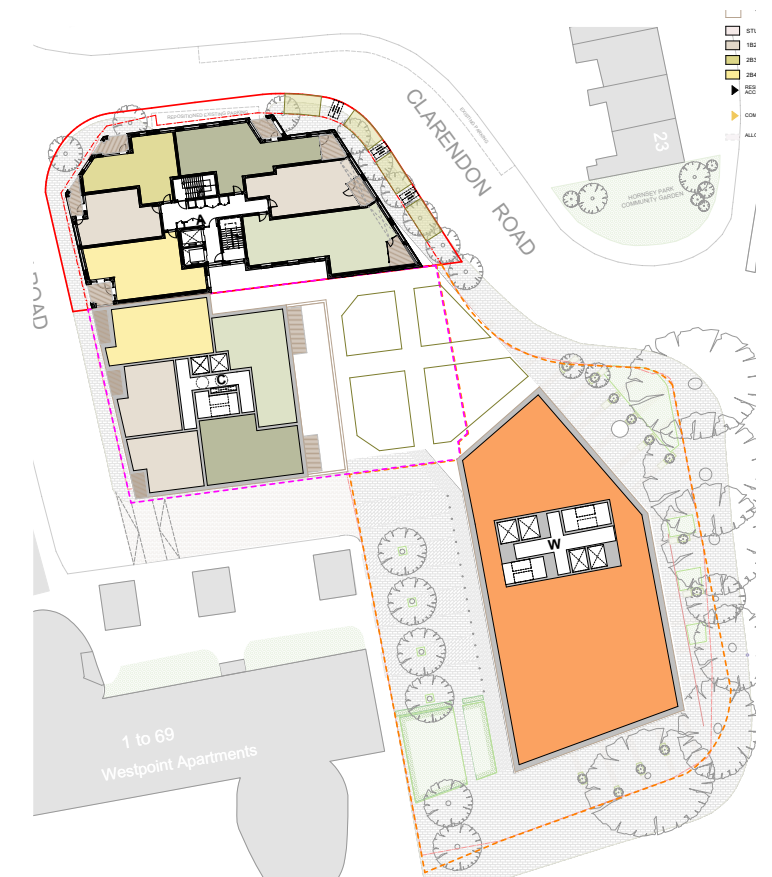
WICC retains the principles from the previous proposal to service the site at grade on the eastern side of the building.



INDICATIVE ROOF FLOOR



INDICATIVE GROUND FLOOR



INDICATIVE FIRST FLOOR



PROPOSED MASTER PLAN A

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.2 ALTERNATIVE MASTER PLAN B

COMMERCIAL STRATEGY

- Jessica Buttons + CRC comprise duplex business units over ground and basement with light wells.
- WICC to be re-provided mostly at ground floor.
- Co-working spaces allowed for on first floor of two storey base.

SERVICING & PARKING STRATEGY

- Jessica Buttons + CRC to be serviced the rear of Clarendon Road
- WICC retains the principles from the previous proposal with most servicing of the site at grade on the eastern side of the building. And some basement car parking.



INDICATIVE ROOF FLOOR



INDICATIVE GROUND FLOOR



INDICATIVE FIRST FLOOR



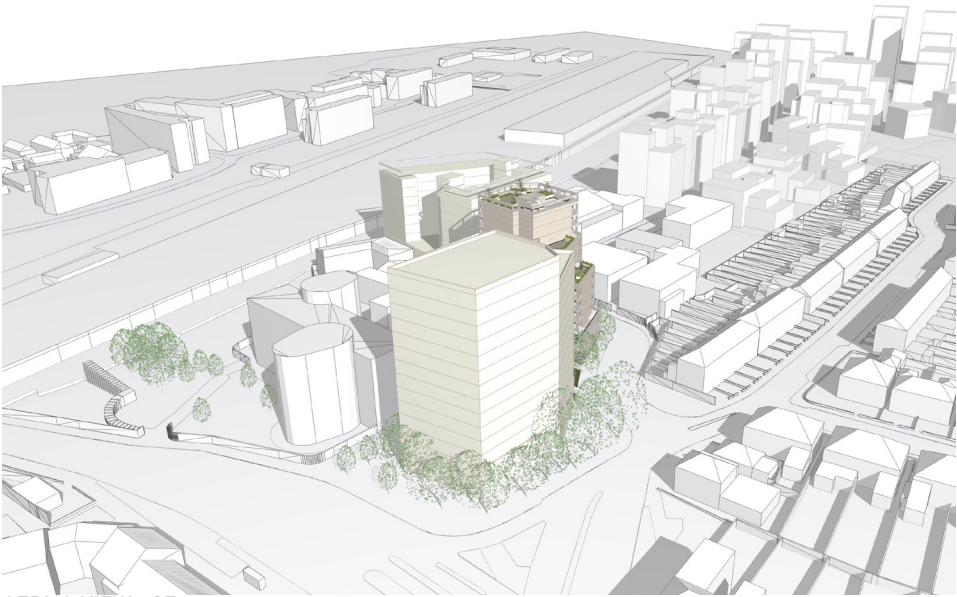
ALTERNATIVE MASTER PLAN B

5.0 30-36 CLARENDON RD - DESIGN DEVELOPMENT

5.3 ILLUSTRATIVE MASTER PLAN A- VIEWS



AERIAL VIEW - SW



AERIAL VIEW - SE



AERIAL VIEW - NE - WIDER CONTEXT