

6.0 URBAN DESIGN RATIONALE & MASTERPLAN

6.5 ELEVATION CONCEPTS - BASE

Proportion and silhouette

Base

Intricate detail incorporate which can be appreciated from a street based approach.

Middle

Two storey gauge used to suite the longer distance views together with banding detailing to highlight the steps in the massing help the building silhouette appear more elegant.

Top

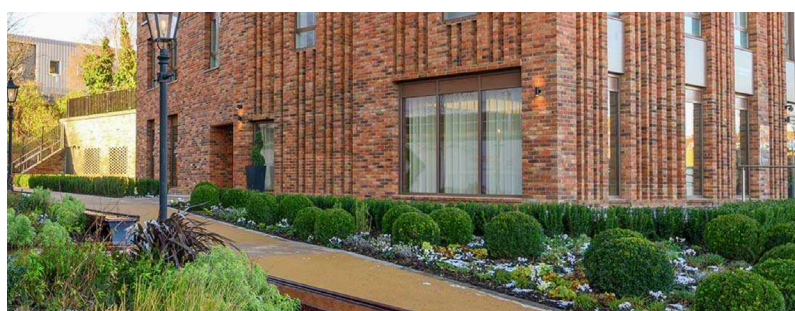
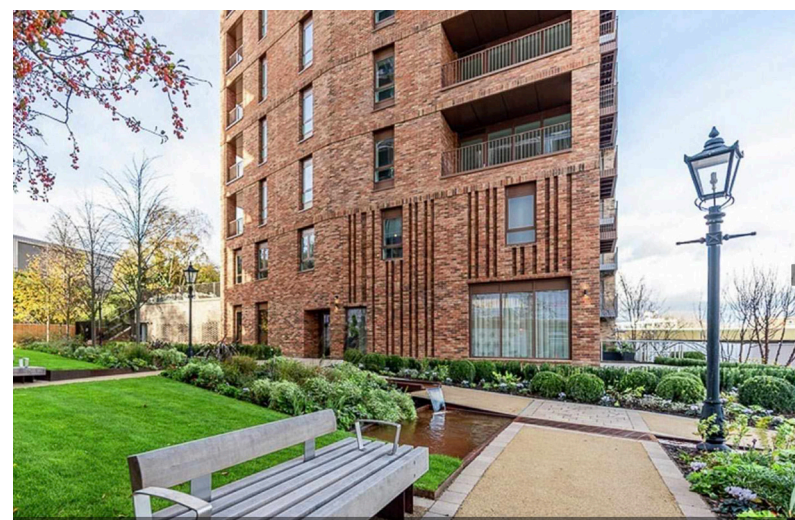
The use of a three storey gauge for the top part of the building as well as the crown detailing help the building work well in the longer range views. Becoming a sign post to the entrance to the hearlands

Facing materials and detailed surface design

Careful consideration of materials which pick up from the local existing and emerging context to help the proposal blend in further.

Key

- 1 - Fluting added to base to match Clarendon gas works precedent.
- 2 - Banding introduced to accentuate the faceted design and include further visual interest by incorporating brickwork detailing. Picking up on Clarendon gas works. 2a - Top soldier course anding incorporated to close of building in same brickwork.
- 3 - Window spandrels retained to accentuate 2 storey reading with brick detailing introduced to tie Base | Middle | Top
Window types simplified and reviewed to allow for 500mm sill and widenee
- 4 - Brick detailing incorporated to balcony fascias.
- 5 - Top slimmed down to allow for a 3 storey crown reading.



PRECEDENT IMAGE - CLARENDON GAS WORKS



EAST ELEVATION



NORTH ELEVATION

6.0 URBAN DESIGN RATIONALE

6.5 ELEVATIONAL CONCEPTS - MIDDLE

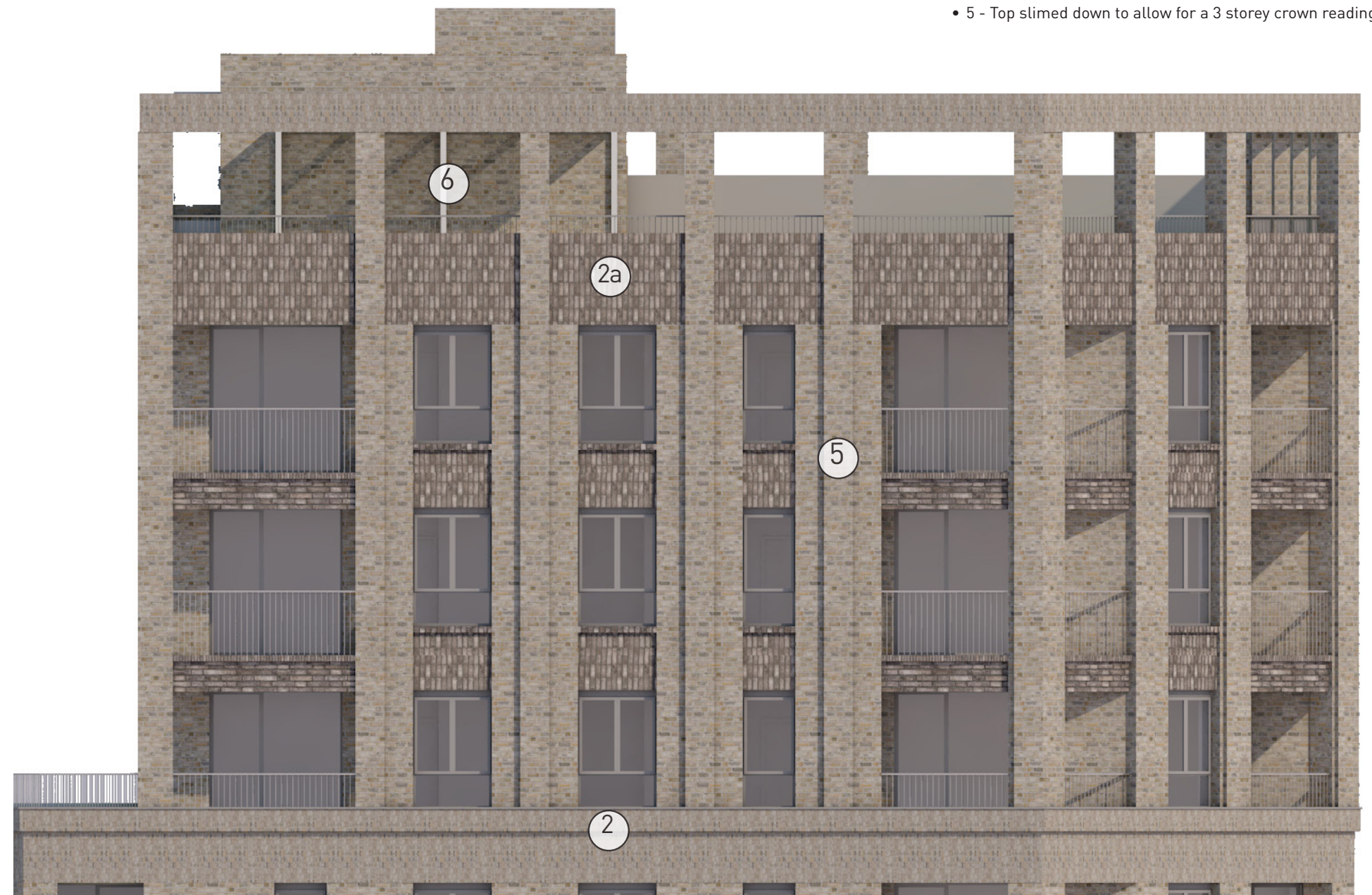


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6.0 URBAN DESIGN RATIONALE & MASTERPLAN

6.5 ELEVATION CONCEPTS - TOP



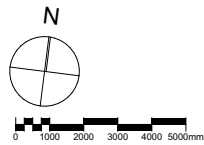
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7.0

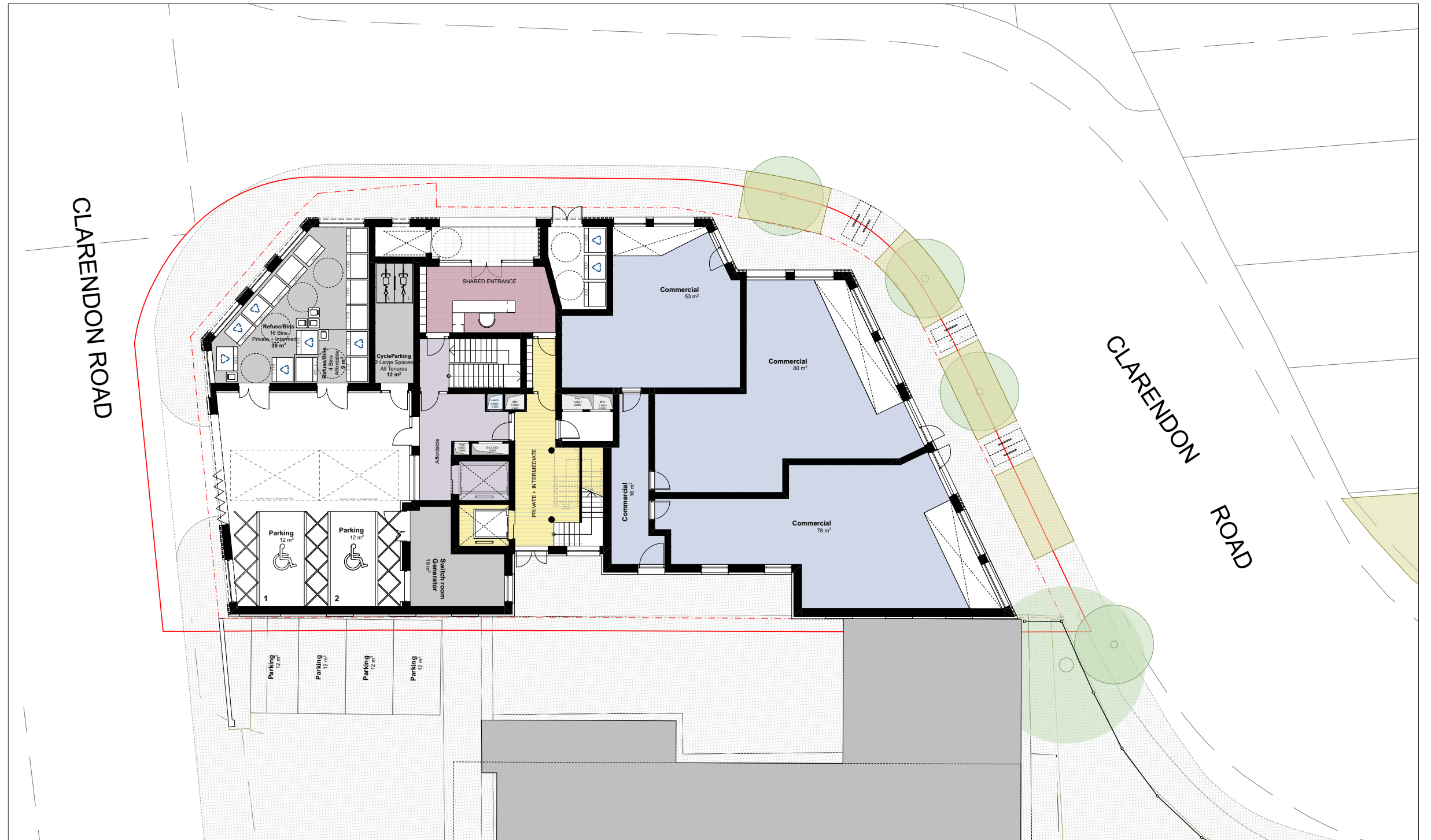
7.0 SCHEME DESIGN 7.1 FLOOR PLANS

KEY:



OWNERSHIP BOUNDARY -
PSMG OWNERSHIP

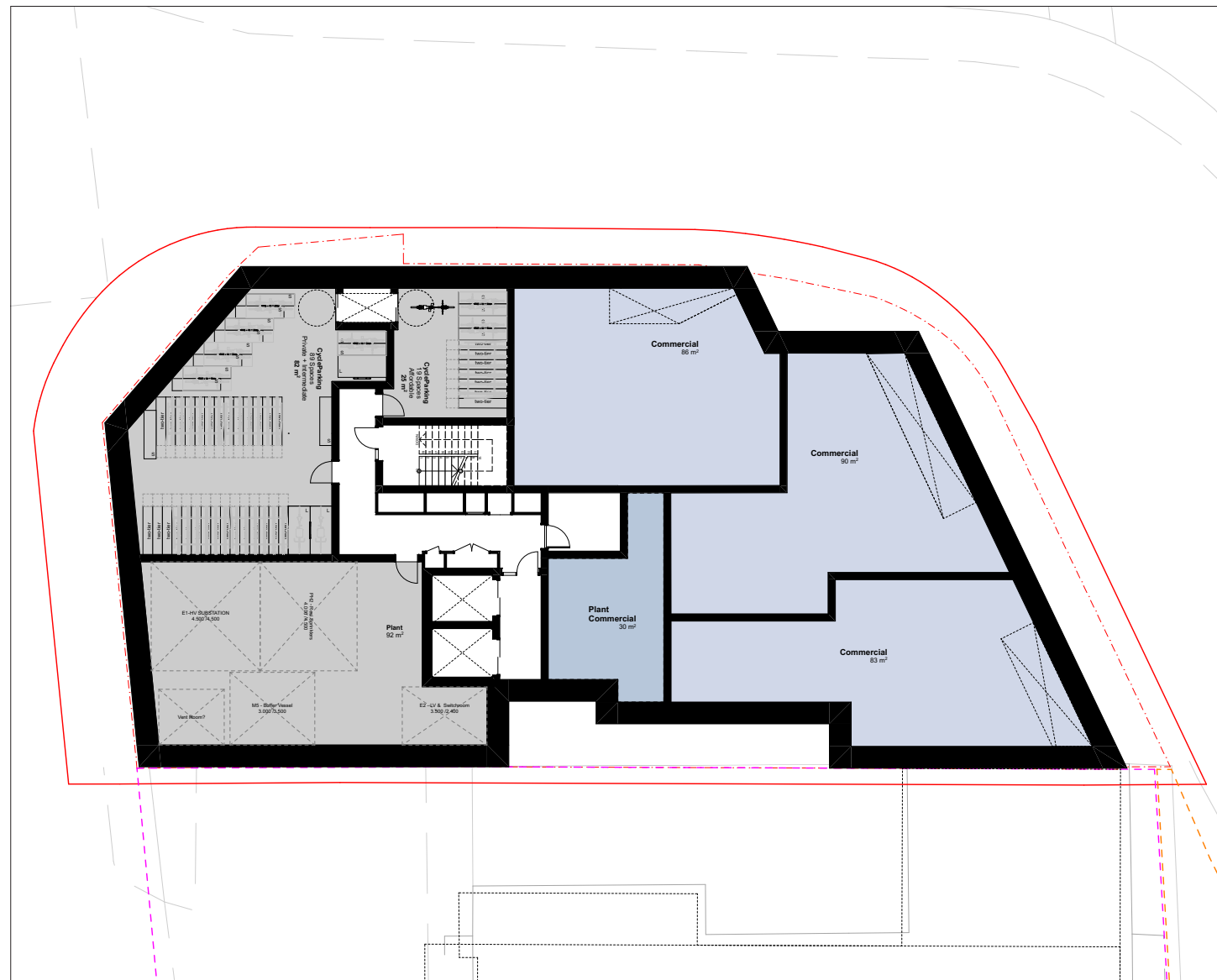
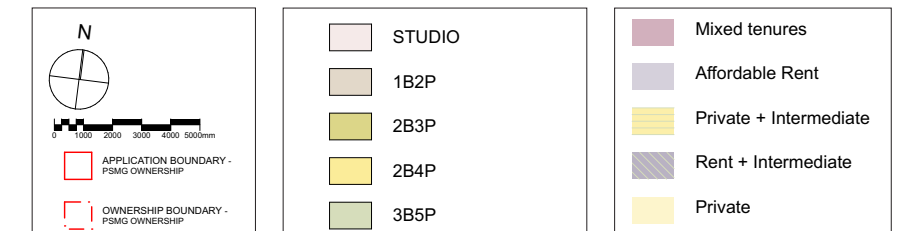
- COMMERCIAL
- SERVICES
- Mixed tenures
- Affordable Rent
- Private + Intermediate
- Rent + Intermediate
- Private



PROPOSED GROUND FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



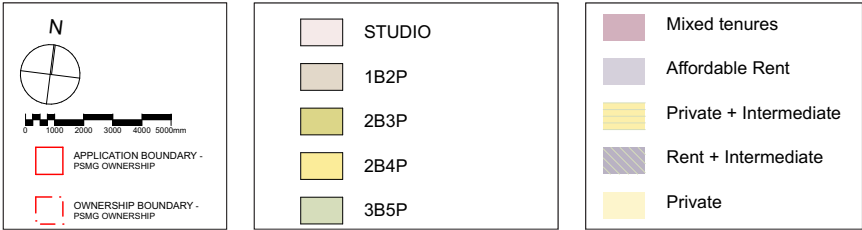
PROPOSED BASEMENT FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



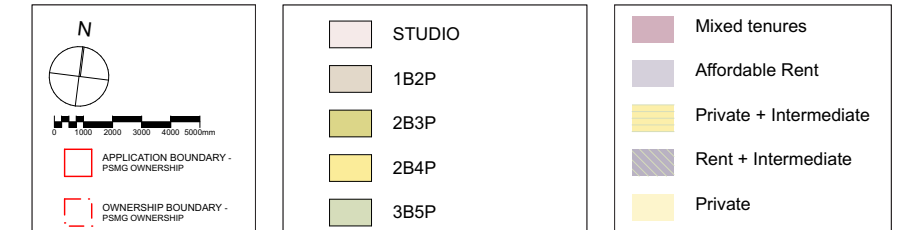
PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



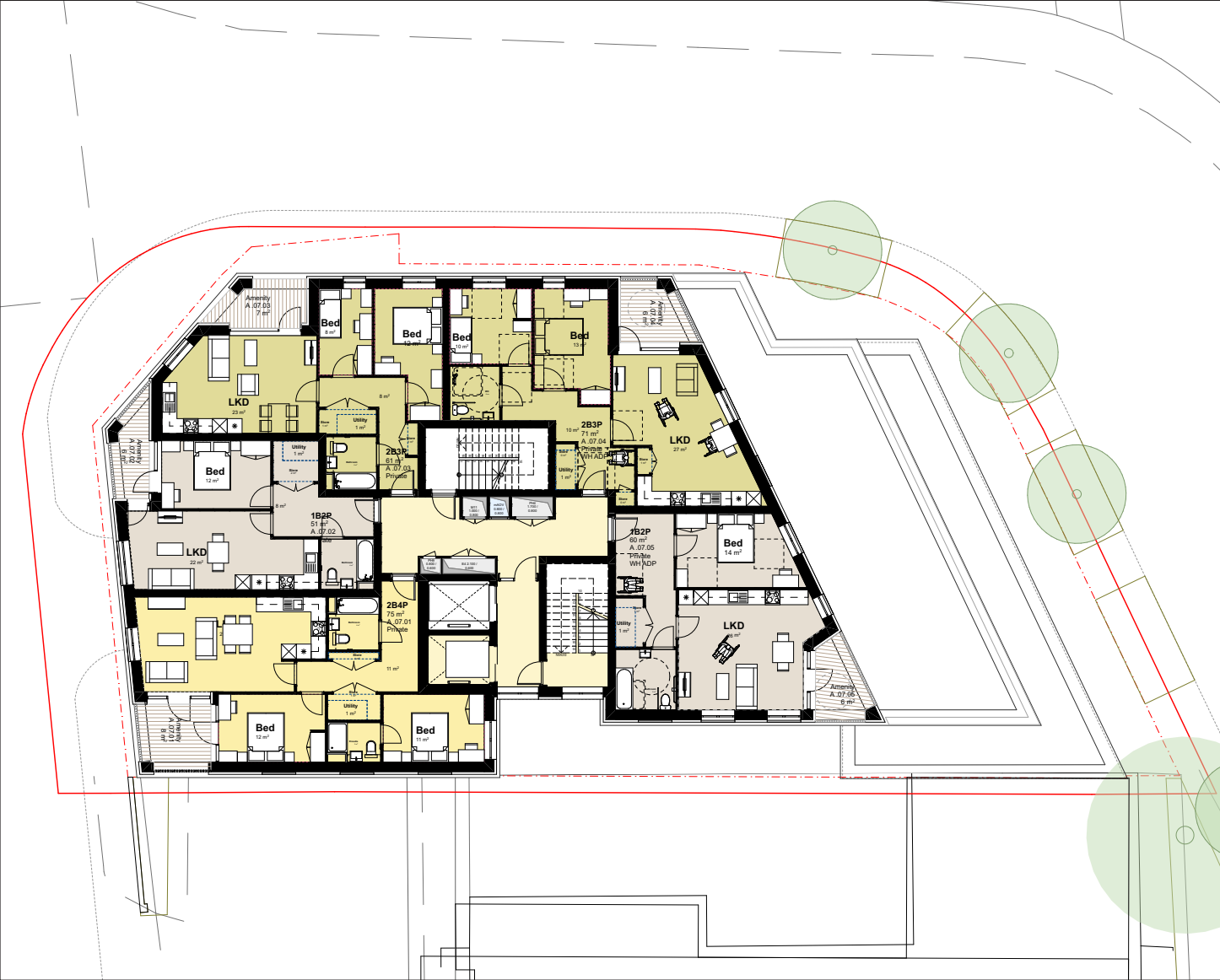
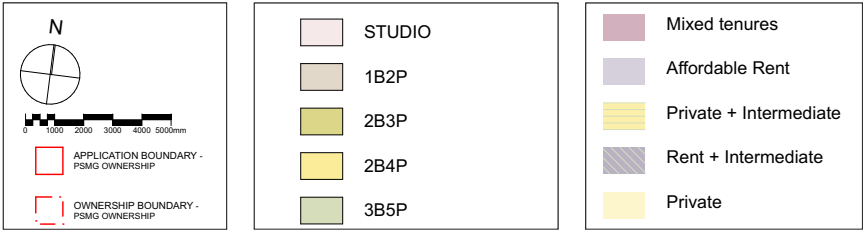
PROPOSED FOURTH & FIFTH FLOOR PLAN



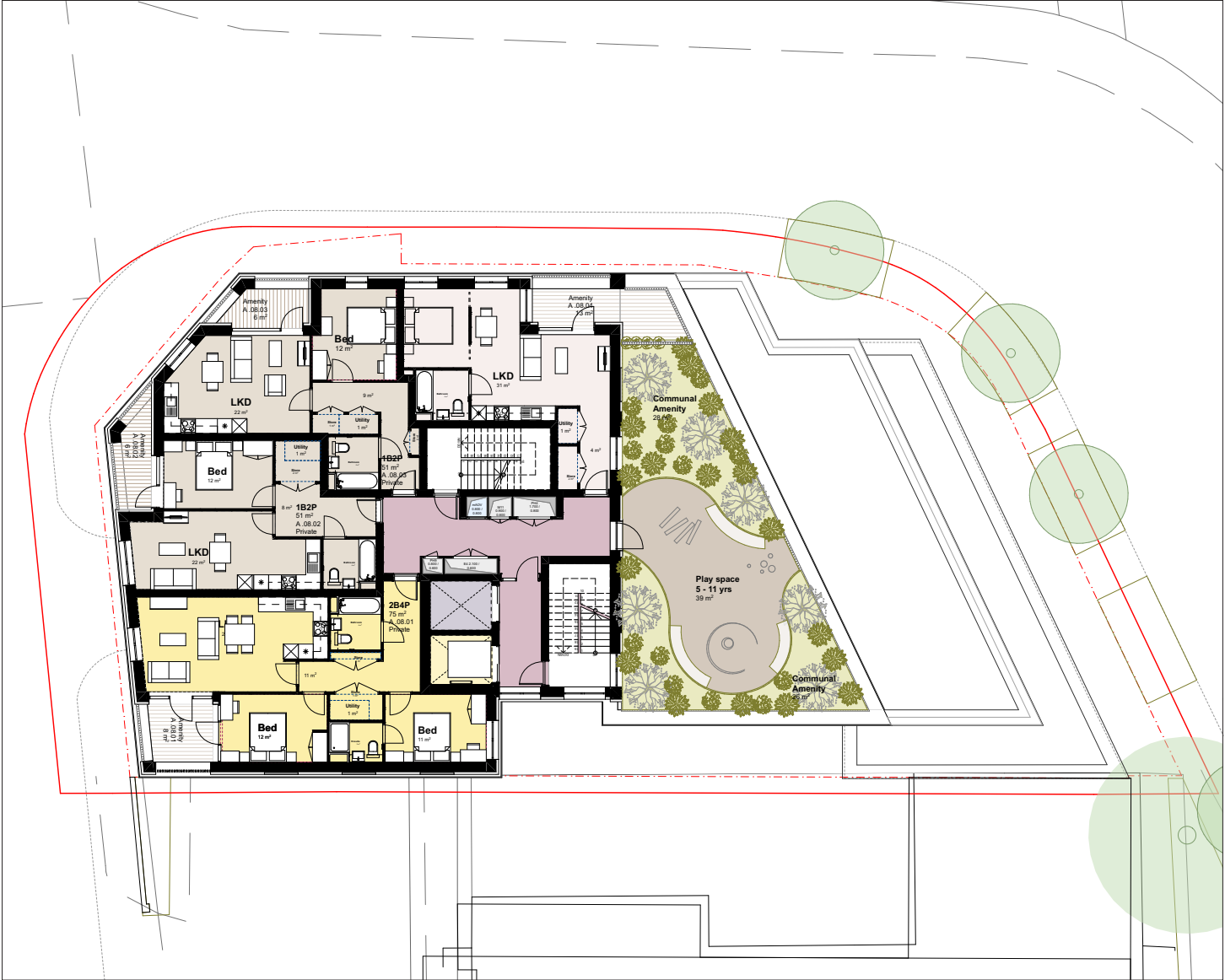
PROPOSED SIXTH FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



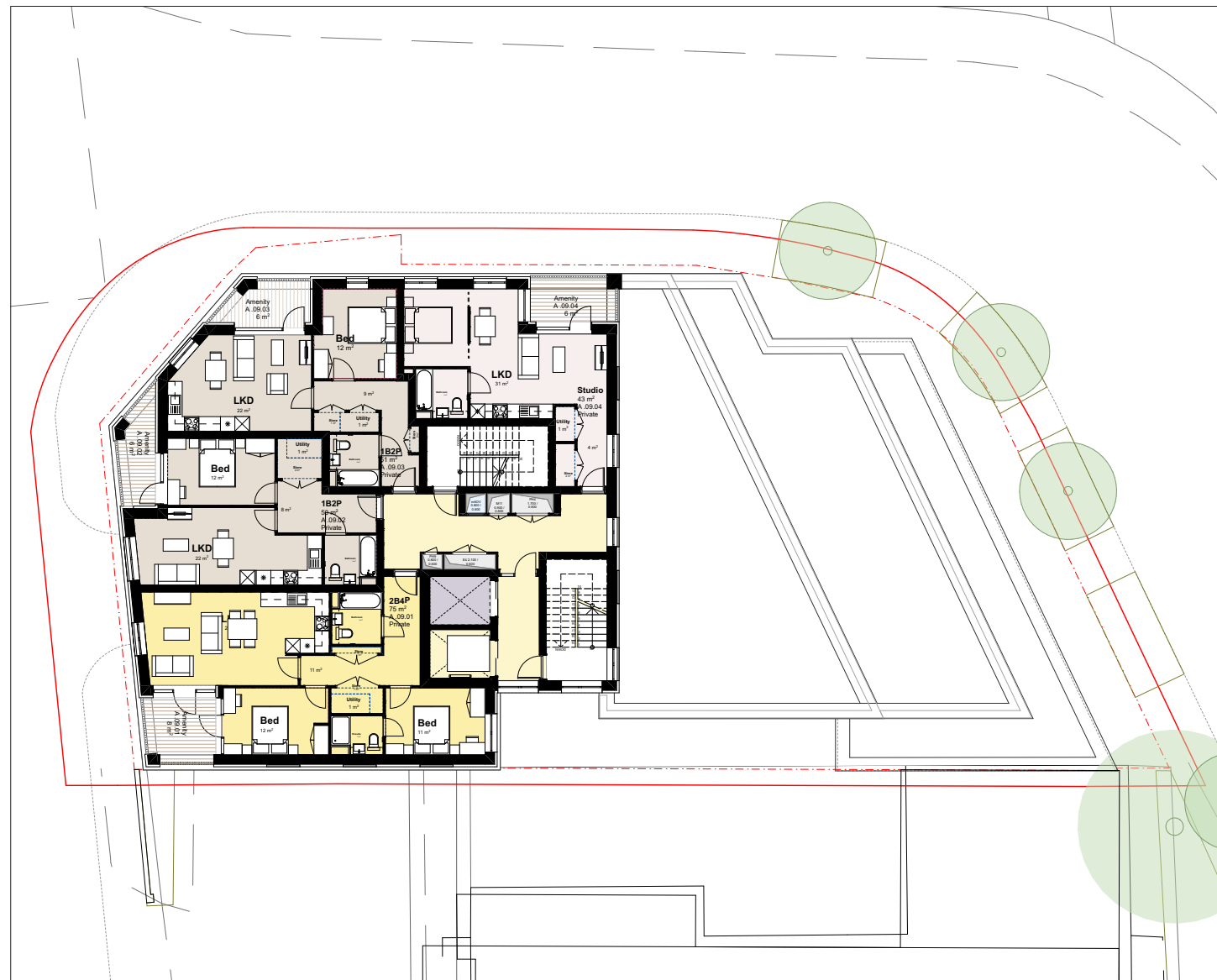
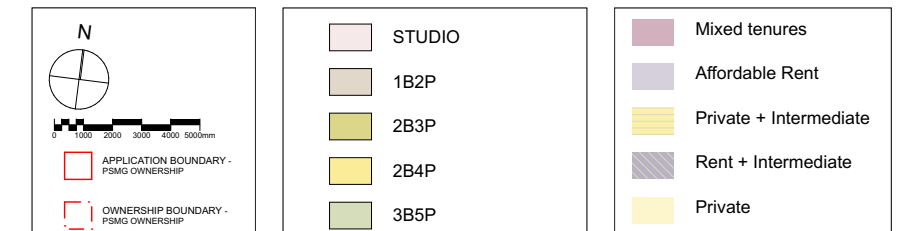
PROPOSED SEVENTH FLOOR PLAN



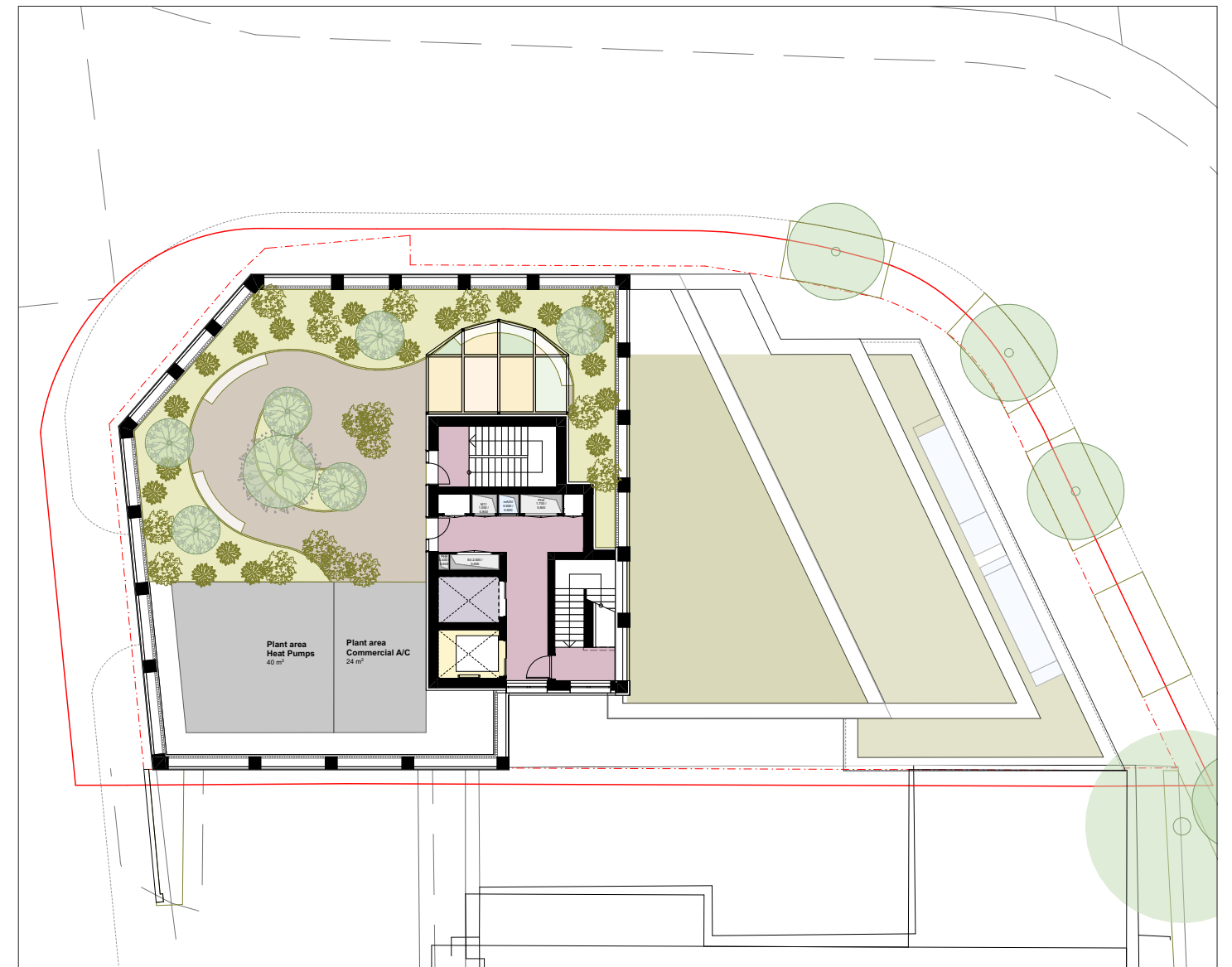
PROPOSED EIGHTH FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



PROPOSED NINTH & TENTH FLOOR PLAN



PROPOSED ELEVENTH - ROOF TERRACE FLOOR PLAN

7.0 SCHEME DESIGN

7.1 FLOOR PLANS



PROPOSED ROOF FLOOR PLAN

7.0 SCHEME DESIGN

7.2 AFFORDABLE HOUSING PROVISION



SCHEDULE OF ACCOMMODATION	STATUS	PROJECT	DATE
30-36 Clarendon Road, N8 ODJ	PLANNING	3572	03.02.2023

LHDG STANDARD							RESIDENTIAL		AMENITY		WCU	
AREA	37	50	61	70	74	86	NET AREA		AREA	TARGET	ADP	ACC
HAB. ROOMS	1	2	3	3	4	4						
RESIDENTIAL	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	TOTAL UNITS	HAB ROOMS	m ²	ft ²	m ²	m ²
AFFORDABLE RENT	0	5	1	1	2	1	10	28	674	7257	73	60
INTERMEDIATE SALE	0	0	2	3	1	0	6	19	424	4560	44	40
PRIVATE SALE	3	14	6	12	0	0	35	85	2141	23046	243	205
	3	19	9	16	3	1	51	132	3239	34863	360	305

TOTAL PROVISION	STUDIO	1B/2P	2B/3P	2B/4P	3B/4P	3B/5P	TOTAL UNITS	HAB ROOMS	m ²	ft ²	m ²	m ²	ADP	ACC
TOTAL	3	19	9	16	3	1	51	132	3239	34863	360	305	3	2
PERCENTAGE BASED ON UNITS	5.9%	37.3%	49.0%		7.8%			100%					5	
PERCENTAGE BASED ON HAB ROOMS	2.3%	28.8%	56.8%		3.0%		51						9.8%	
	3	38	27	48	12	4	120							

TENURE TOTALS

AFFORDABLE RENT		INTERMEDIATE		TOTAL AFFORDABLE		% SPLIT		PRIVATE SALE	
TOTAL UNITS	10	TOTAL UNITS	6	TOTAL UNITS	16	RENT	INTERMEDIATE	TOTAL UNITS	35
UNITS AS %	20%	UNITS AS %	12%	UNITS AS %	31.4%	62.5%	37.5%	UNITS AS %	68.6%
HAB ROOMS	28	HAB ROOMS	19	HAB ROOMS	47			HAB ROOMS	85
HAB RMS AS %	21%	HAB RMS AS %	14%	HAB RMS AS %	35.61%	59.57%	40.43%	HAB RMS AS %	64.4%
NET m2	0.0	NET m2	0.0	NET m2	0.0			NET m2	0.0
NET ft2	0.0	NET ft2	0.0	NET ft2	0.0			NET ft2	0.0

51.0
COMMERCIAL GIA

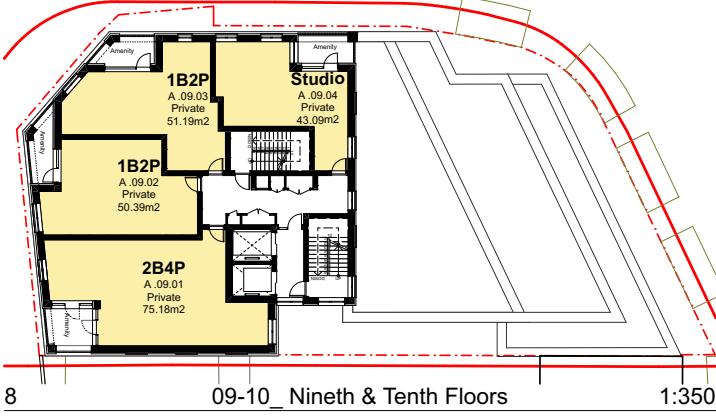
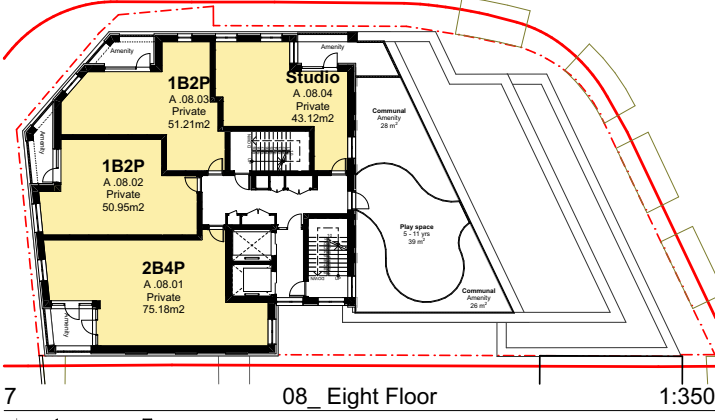
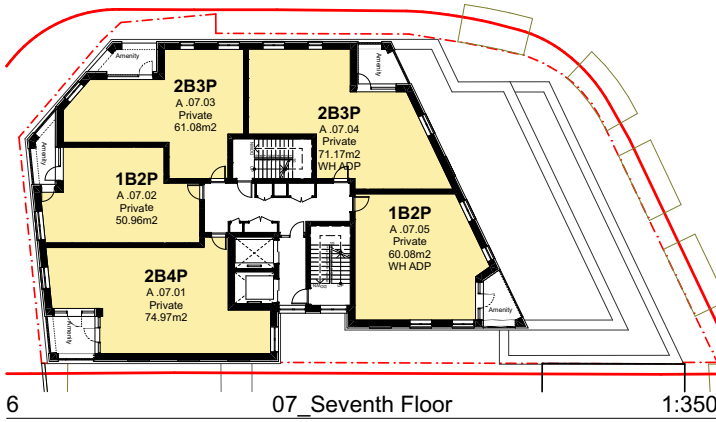
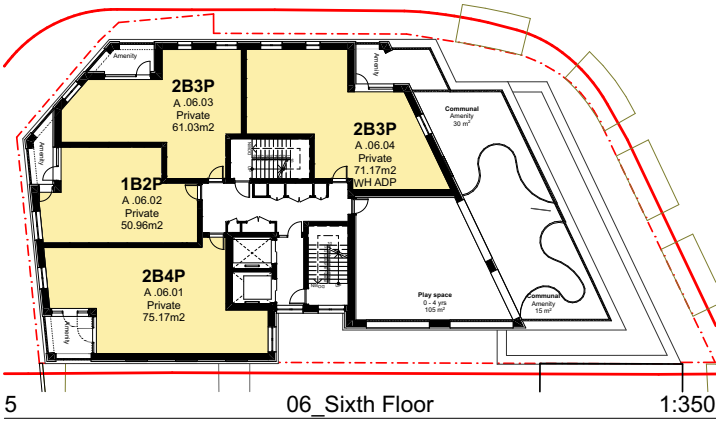
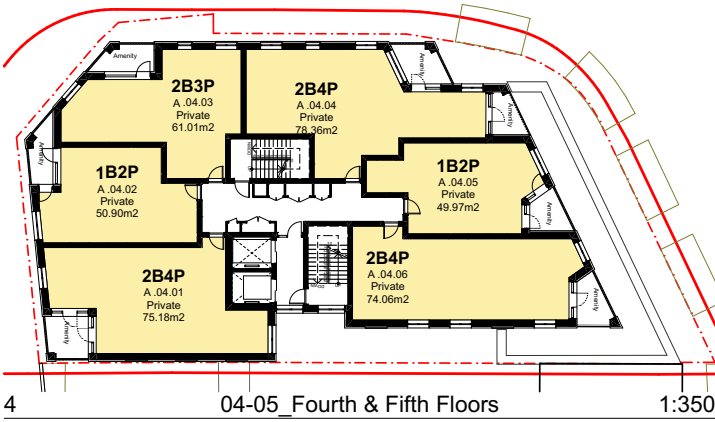
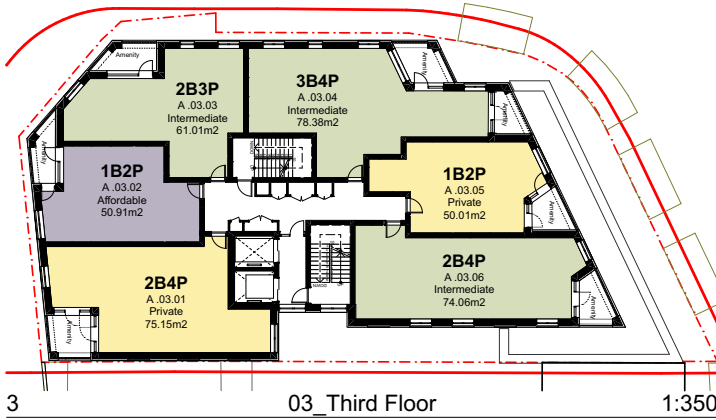
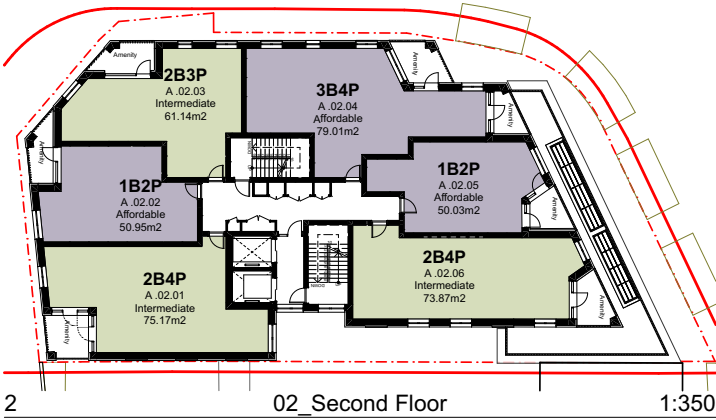
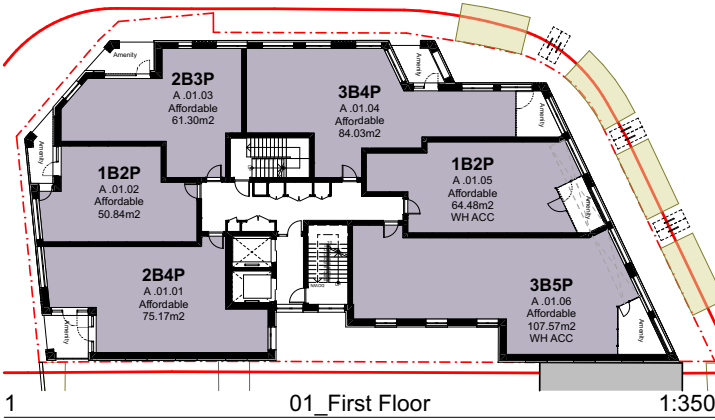
EXISTING: 595 M²
PROPOSED : C. 560 M²

7.0 SCHEME DESIGN

7.3 HOUSING TENURE

The affordable rented accommodation is located on the 1st & 2nd floor with intermediate apartments at 2nd & 3rd floor. A shared entrance then uses makes use of Fob controlled lift to allow access to dedicated floors. A secondary stair gives access to 1st & 2nd floors for Affordable rent units.

Fob controlled lift to give acces to all tenures to levels with access to roof gardens. Access to dedicated lift to be overridden in case of maintence of either lift to allowstep free access.



N

KEY

Affordable	10
Intermediate	6
Private	35
	51