

## Proposed Drawings

## The Proposal

The Proposal is to create a sustainable mixed-use scheme with 62 high quality residential units across a mix of private and affordable tenures. 48 of the residential units are proposed as private, and 14 residential units as affordable housing. 10 units are 3 bedroom family units, which is a “very high private” within the borough. 50% of the provisions is two bedroom units.

The residential units are dual aspect for a small amount of south facing 1 bedroom units. All units meet the London Mayors Plans requirements and are designed to lifetime homes standards. There is 1 dedicated wheelchair unit and 5 wheelchair adaptable apartments.

Amenity Space is provided by the external balconies to each apartment and by shared landscape roof terraces, situated on two of the blocks.

The proposed scheme includes 1803 m<sup>2</sup> (GIA) of new flexible commercial floor space at lower ground, ground and mezzanine levels, and is aimed at the creative industries.

The replacement floor space will be suitable for a full range of B1 users consistent with the councils employment policies. The commercial space will be of a high quality with height ceiling heights and good natural day lighting, heavy duty and large 1.5metre doors.

# Site Density

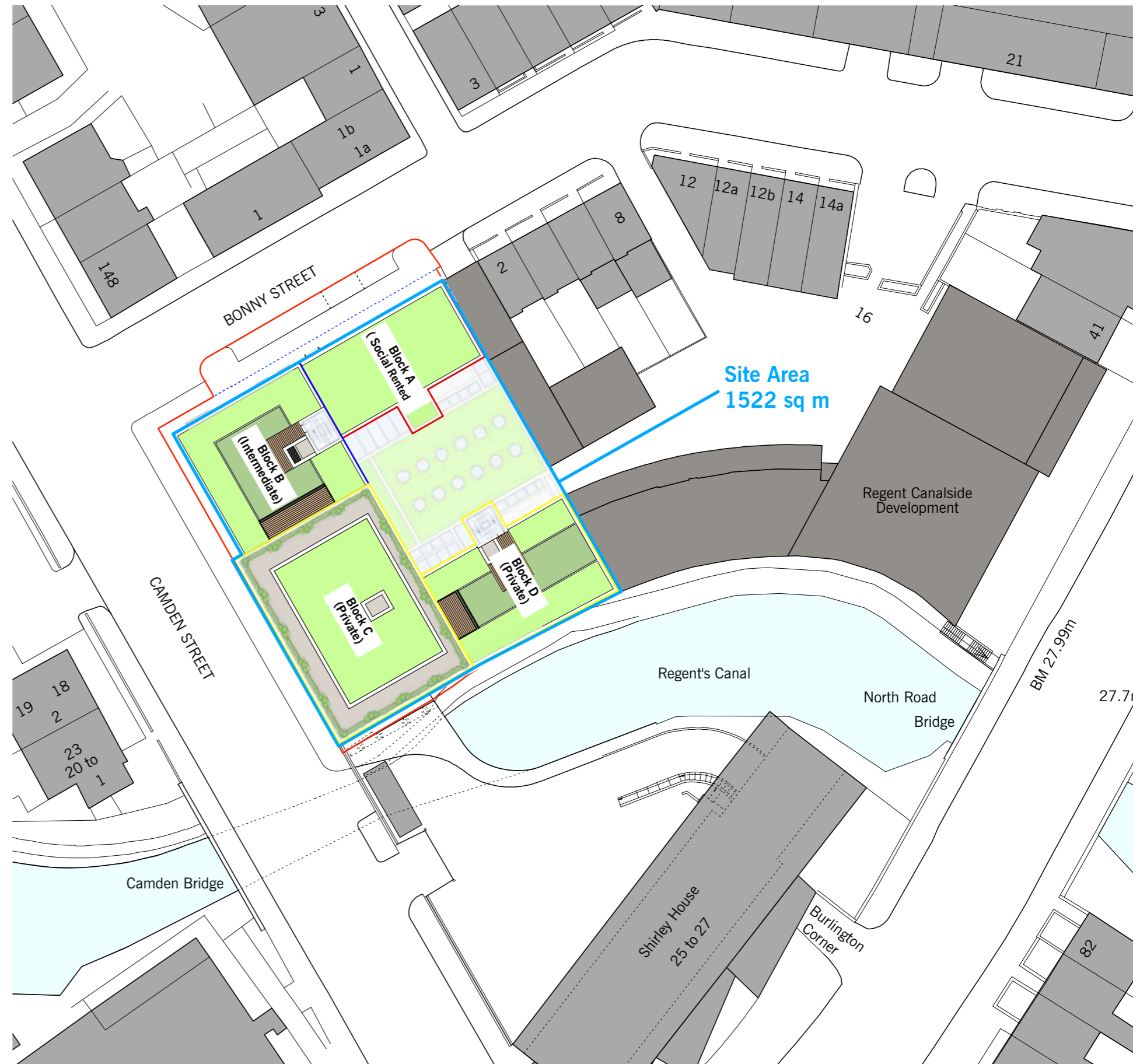
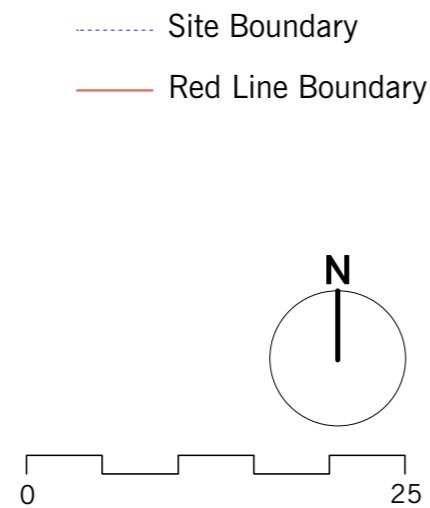
## Proposed Site Density

Site Area 1,522 m<sup>2</sup> 0.1522 ha

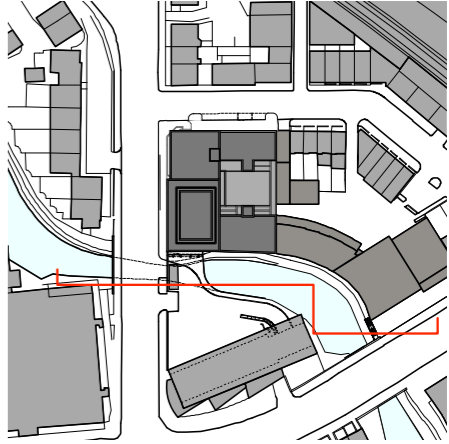
Hab Rooms / Hectar 174 / 0.152 1,143 Hab Rooms/ha

Units / Hectar 62 / 0.152 407 Units/ha

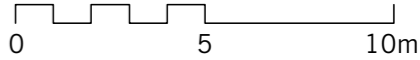
Hab Rooms / Unit 174 / 62 2.8 Hab Rooms/Units



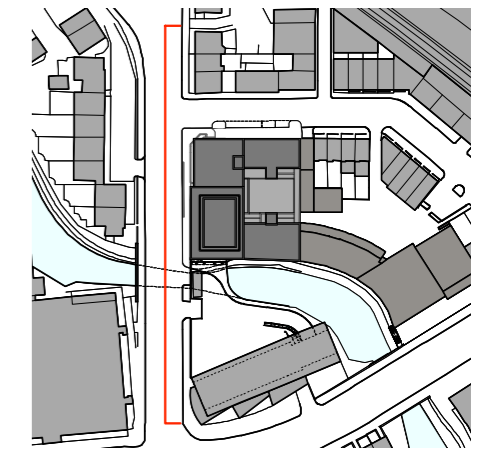
# Proposed Elevations



- Materials:
- 1) Brick façade
  - 2) Glazed terracotta panels
  - 3) Rendered façade with external wall insulation system
  - 4) Powder coated composite windows
  - 5) Fully glazed bay windows
  - 6) Glazed curtain wall for offices
  - 7) Translucent glass balustrade
  - 8) Metal railing balustrade
  - 9) Glazed roof access
  - 10) Lift overrun with render finish
  - 11) Glass door (residential entrance)
  - 12) Glazed double door (office entrance)
  - 13) Glazed roof access
  - 14) Metal facade cladding
  - 15) Sliding metal screens
  - 16) Biodiverse Green Roof



**Proposed South Elevation**  
(Canal View)

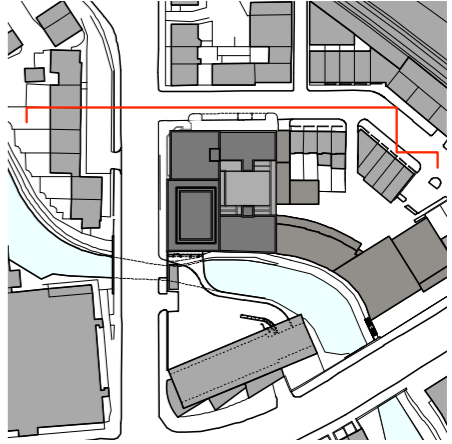


Materials:

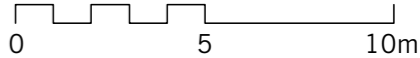
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**Proposed West Elevation**  
(Camden Street View)

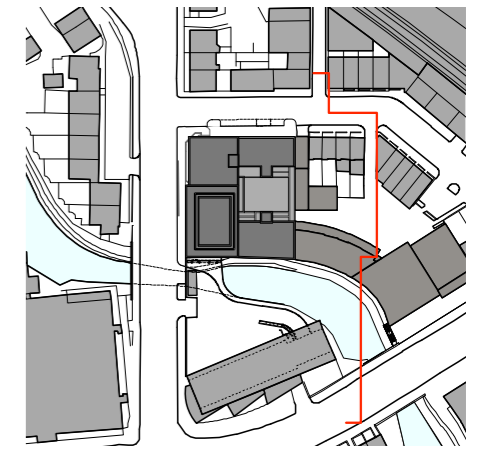
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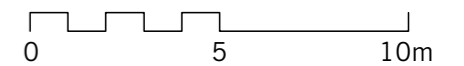


**Proposed North Elevation**  
(Bonny Street View)



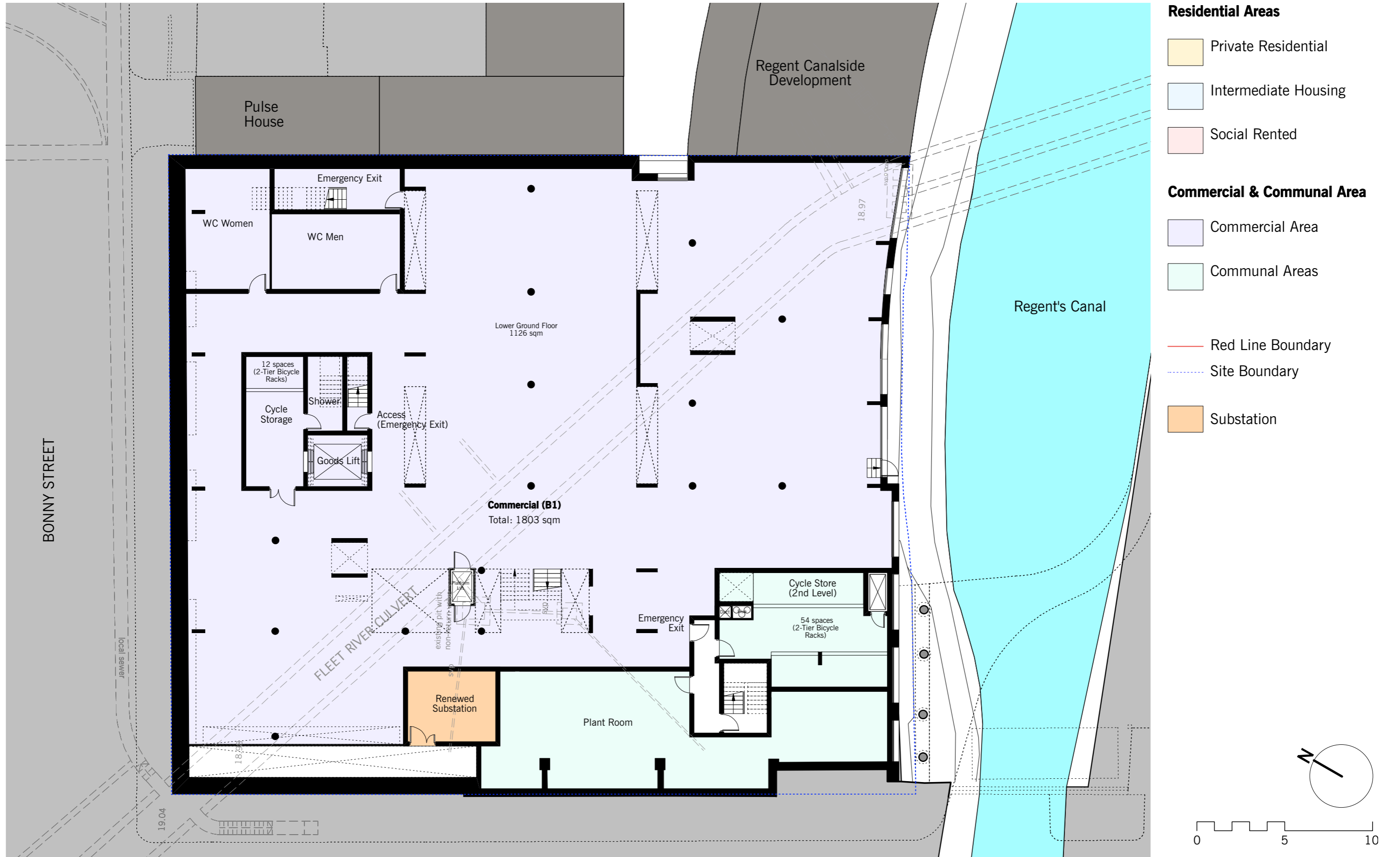
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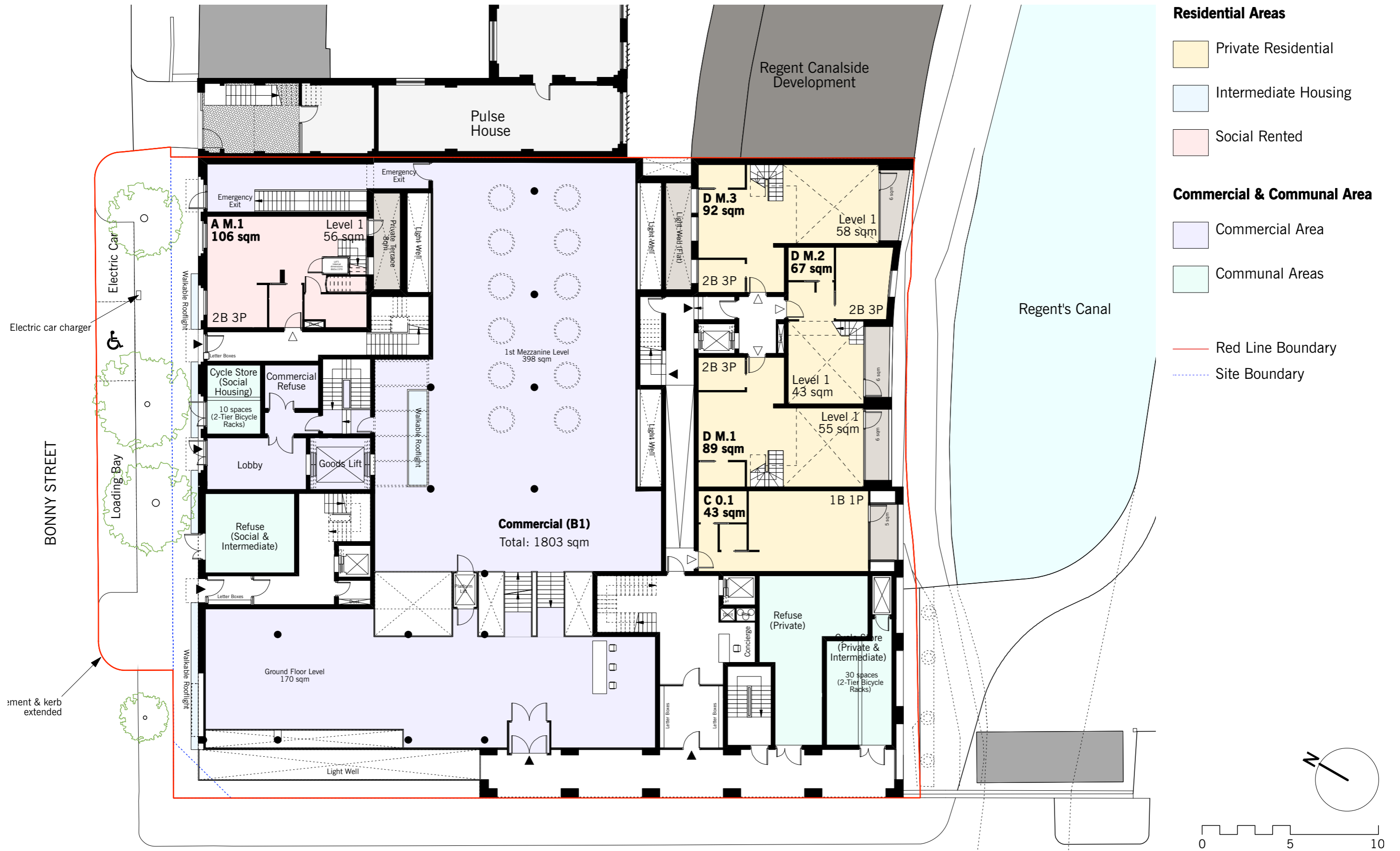


**Proposed East Elevation**  
(Regent Canalside View)

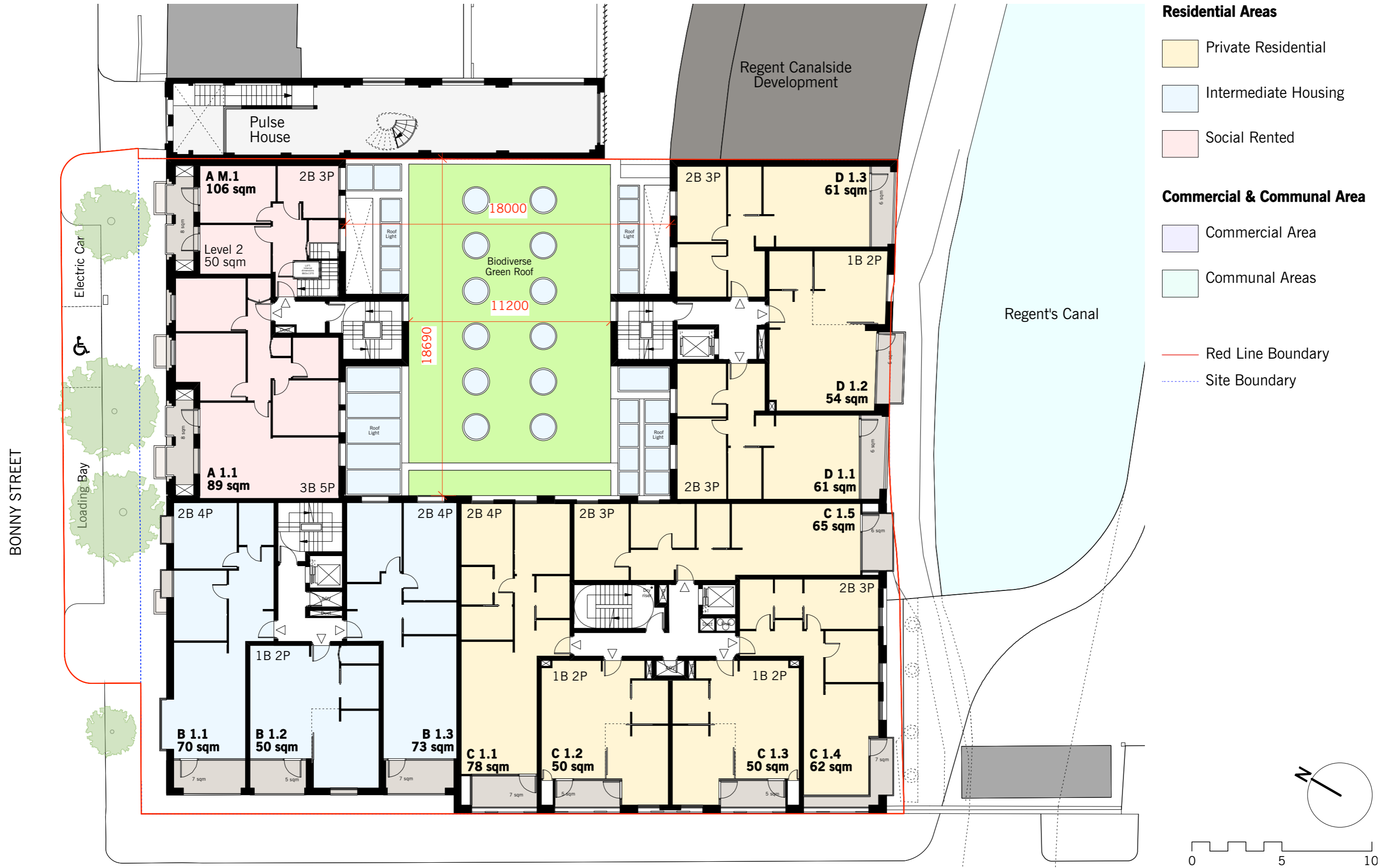
# Proposed Plans



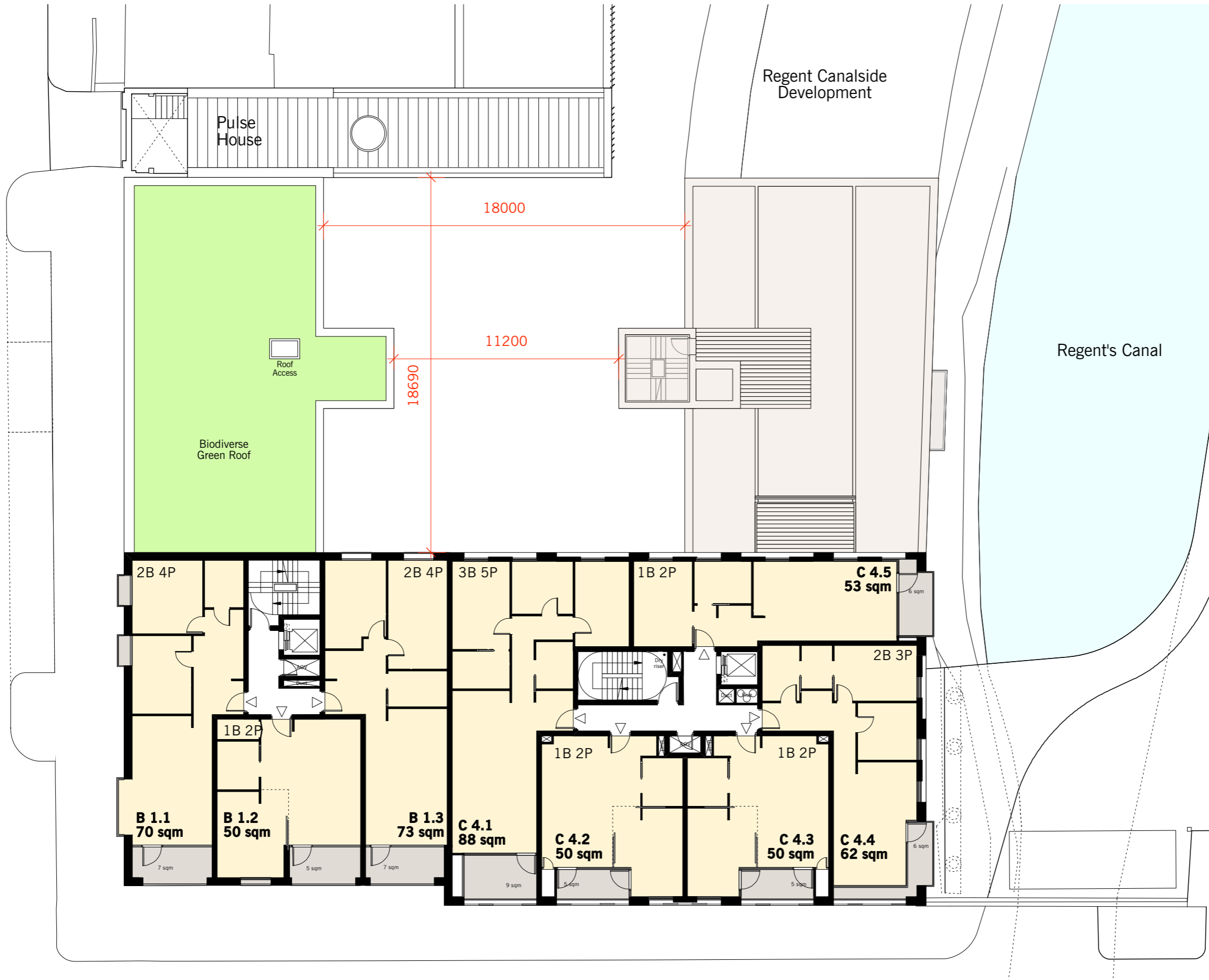




# Proposed Plans



BONNY STREET



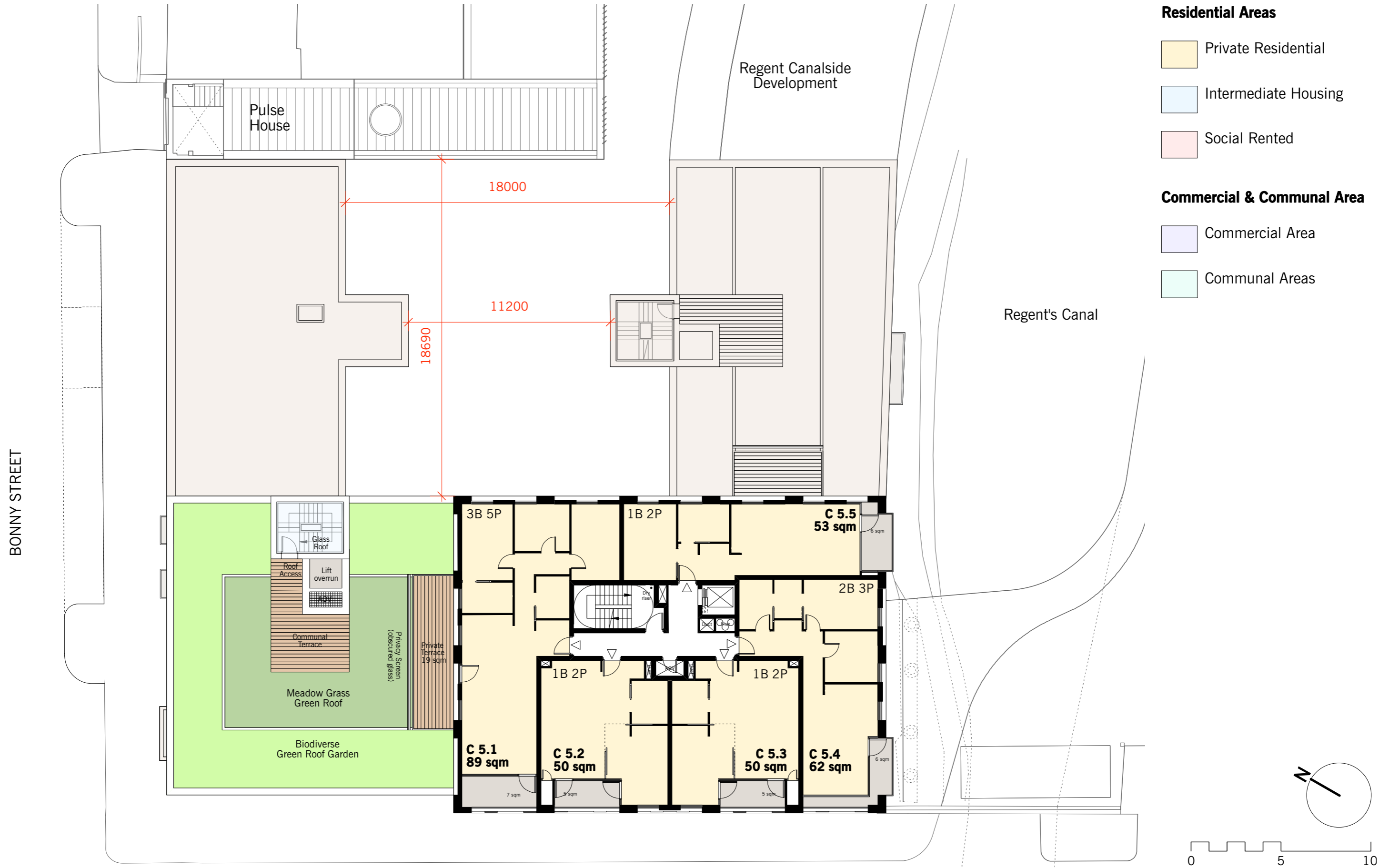
**Residential Areas**

- Private Residential
- Intermediate Housing
- Social Rented

**Commercial & Communal Area**

- Commercial Area
- Communal Areas

# Proposed Plans



BONNY STREET

