



Existing entrance to Clarendon Grove



Proposed entrance to Clarendon Grove with Maria Fidelis School as existing





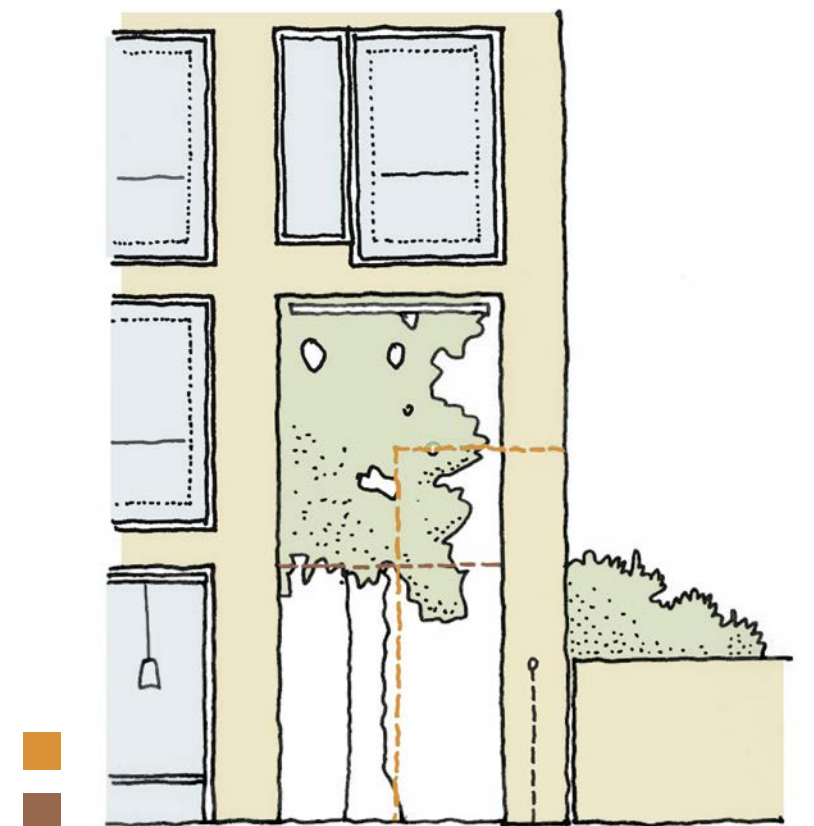
Illustrative view of proposed entrance to Clarendon Grove with Maria Fidelis School redeveloped as per the proposals shown at public consultation

# Improvement

## COMPARISON WITH EXISTING

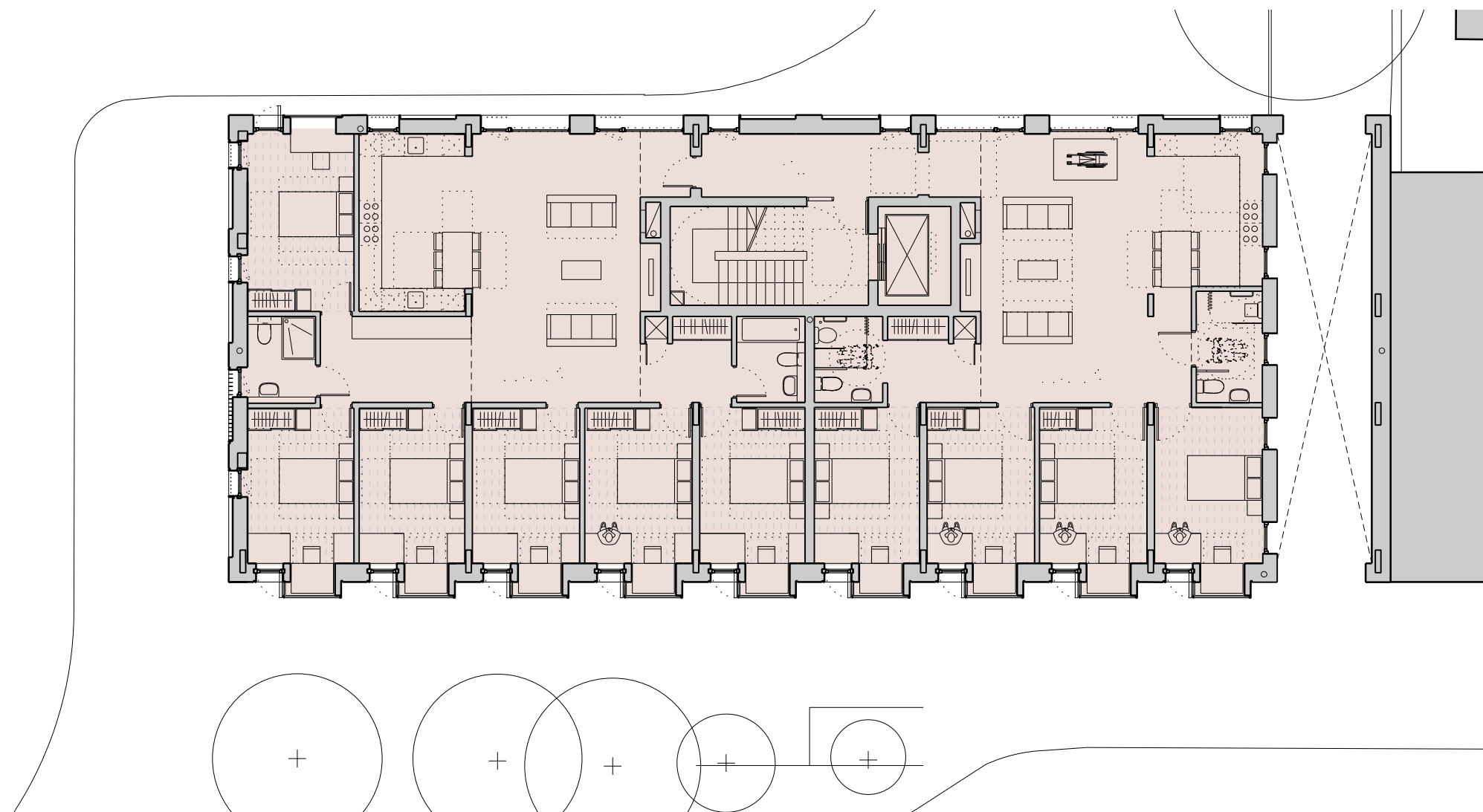
The three images on the left demonstrate the dramatic increase in scale of the entrance way to Clarendon Grove from 1.8m wide by 4m tall as existing to 2.6m wide and 6m tall as proposed.

A light, reflective metal cladding and window system is proposed for the west elevation and soffit of the passage. Artificial LED lighting will be integrated into the soffit and reveals and down lights will be used to light the ground surface. The passageway will benefit from overspill lighting from evening activities in the D1 space and high level windows in the bedrooms above.



Clarendon Grove revised proposal versus existing and previous





**Revised First Floor Plan with 4 bed flat in place of 6 bed**  
 Option with Maria Fidelis School redevelopment

# Amount

	Student Flats			Student Bedspaces	WCH Bedspaces
	Studio	4B	6B	Beds	WCH Beds
Fifth Floor	7			7	1
Fourth Floor			2	12	3
Third Floor			2	12	3
Second Floor			2	12	3
First Floor		1	1	10	3
Ground Floor					
Basement					
TOTAL	7		7	53	13

Updated summary of bedrooms

In order for Clarendon Grove to be 2 storeys tall it is necessary to remove accommodation from the first floor above.

This results in 1no. 6 bed apartment being converted to a 4 bedroom apartment, resulting in a reduction of 2no. bedrooms.

The total number of bedrooms in the scheme will be revised from 55 to 53.

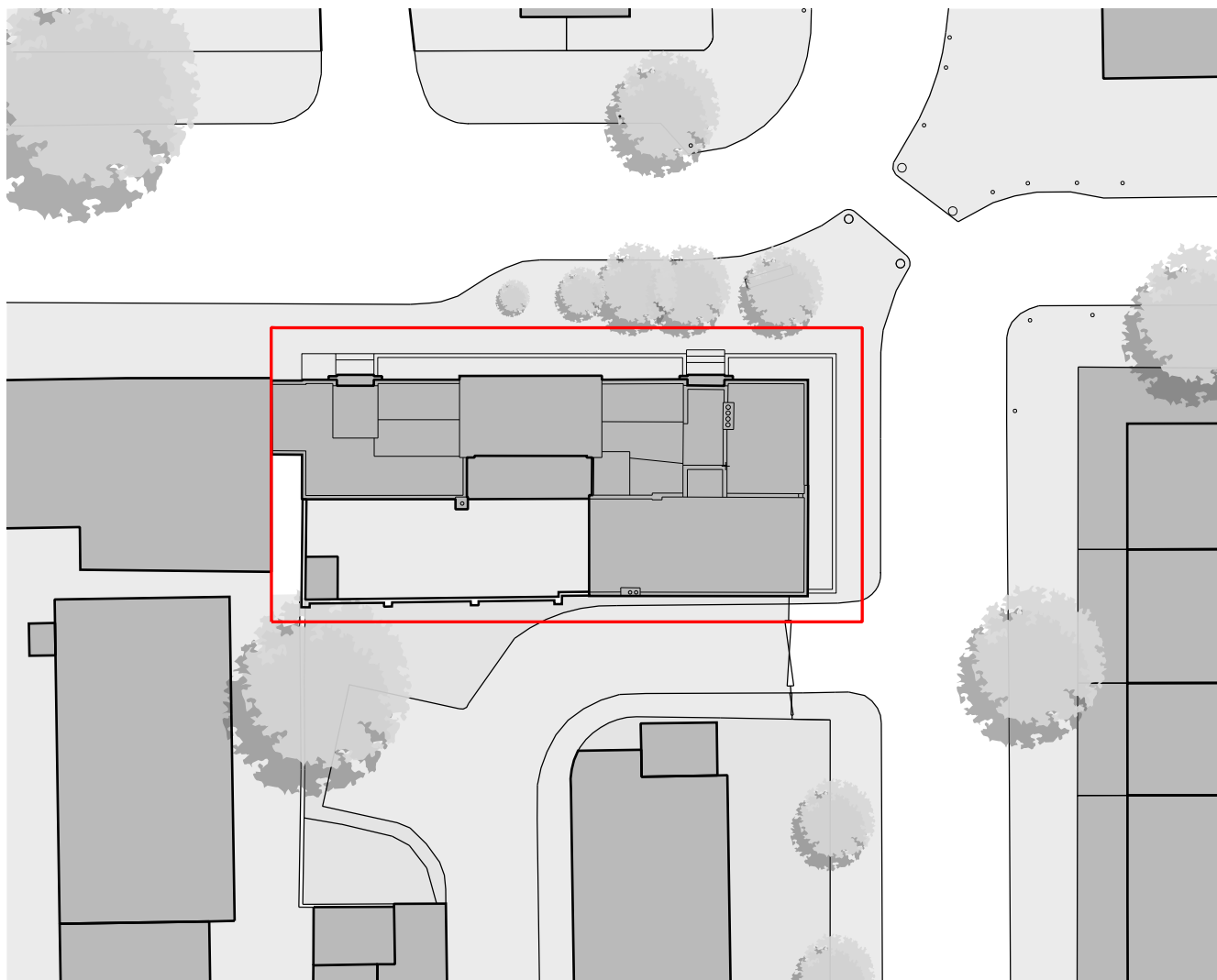
The GIA floor area of the scheme has been reduced from 2,301sqm to 2,266sqm - a reduction of 35sqm.

	Student Flats NIA		Student Circ NIA		D1 Space NIA		Plant Space NIA	
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Fifth Floor	185	1,991	39	420				
Fourth Floor	318	3,423	15	161				
Third Floor	318	3,423	15	161				
Second Floor	318	3,423	15	161				
First Floor	283	3,046	15	161				
Ground Floor			33	355	206	2,217		
Basement			56	603	198	2,131	44	474
TOTAL	1,422	15,306	188	2,024	404	4,349	44	474

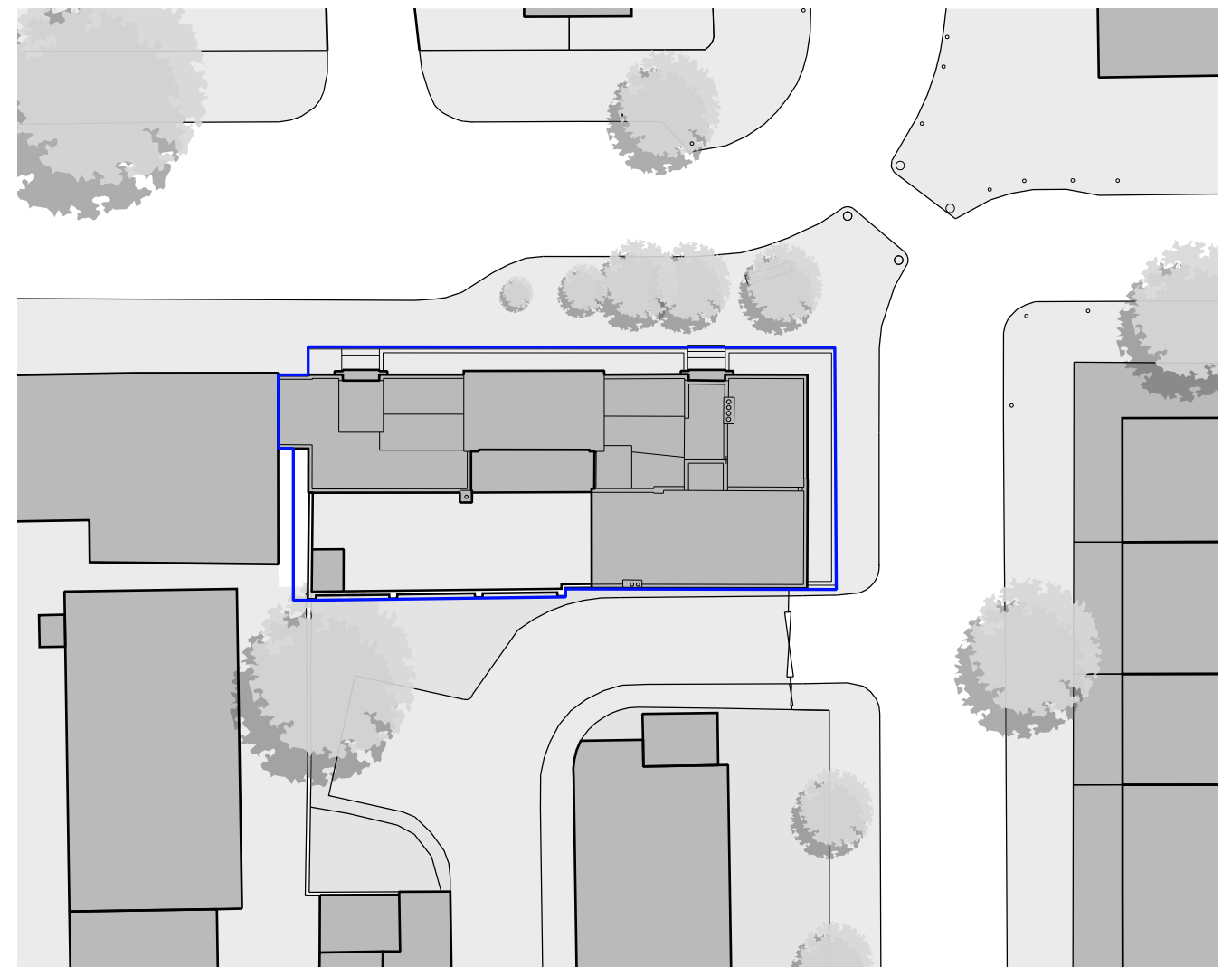
Updated summary of NIA

	GEA		GIA	
	sqm	sqft	sqm	sqft
Fifth Floor	326	3,509	247	2,659
Fourth Floor	397	4,273	357	3,843
Third Floor	397	4,273	357	3,843
Second Floor	397	4,273	357	3,843
First Floor	362	3,897	322	3,466
Ground Floor	309	3,326	274	2,949
Basement	434	4,672	352	3,789
TOTAL	2,622	7,998	2,266	6,738

Updated summary of GIA



Existing \_ Application boundary



Existing \_ Ownership boundary

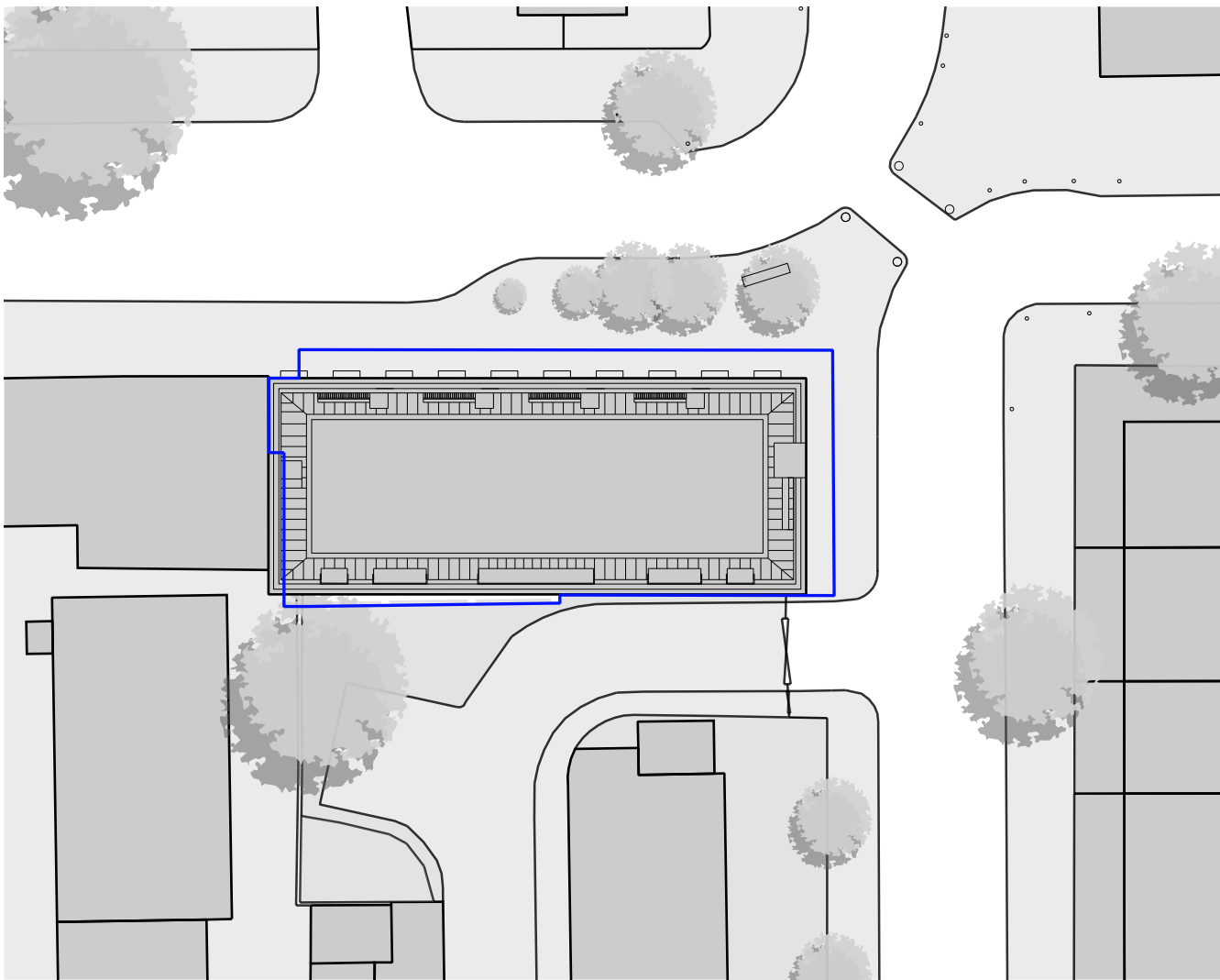
# Clarification of site boundaries

The drawings below confirm the site boundary, both in terms of the planning application boundary - i.e. the area within which construction works will be required to take place (in red) and the ownership boundary - i.e. land owned by the applicant (in blue).

Please note that the existing and proposed ownership boundaries include flying freeholds.



Proposed \_ Application boundary



Proposed \_ Ownership boundary

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