



Proposal for Mixed Use Redevelopment

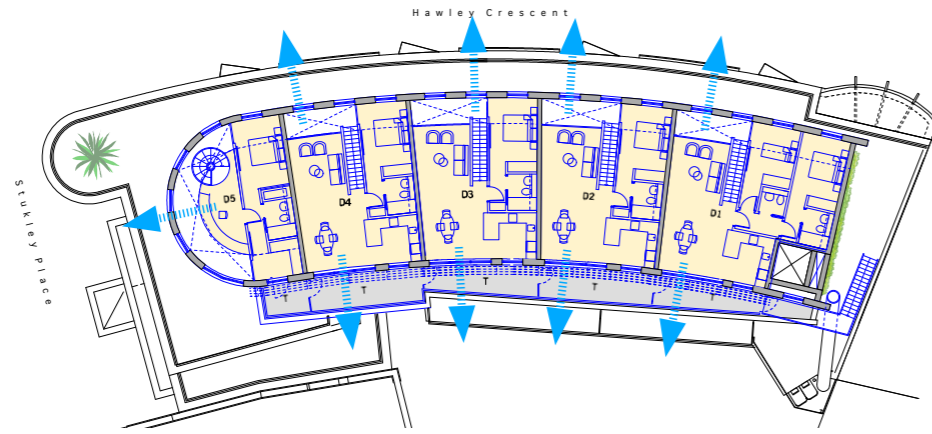
The Open University
1-11 Hawley Crescent
Camden Town
NW1 8NP
LONDON

Design Evolution. First Pre application vs Second Pre application
30 June 2016

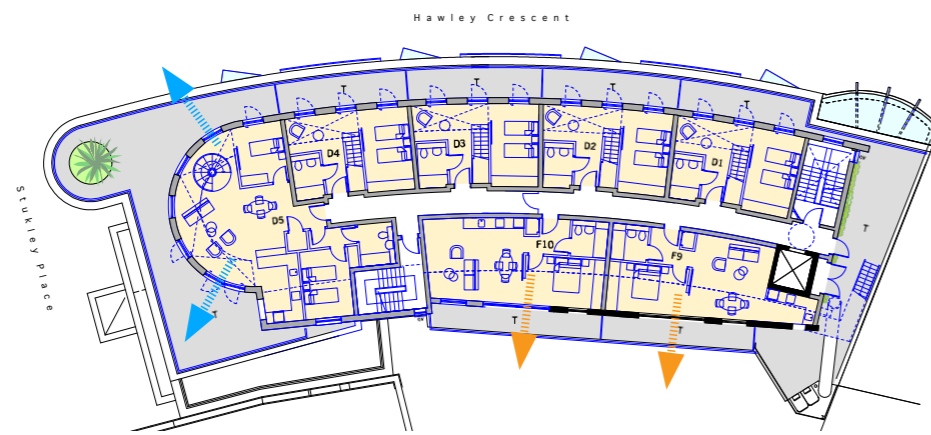
Design Evolution - Dual Aspect Units -

Proposed Plans Layout First Pre-application (01/03/2016)

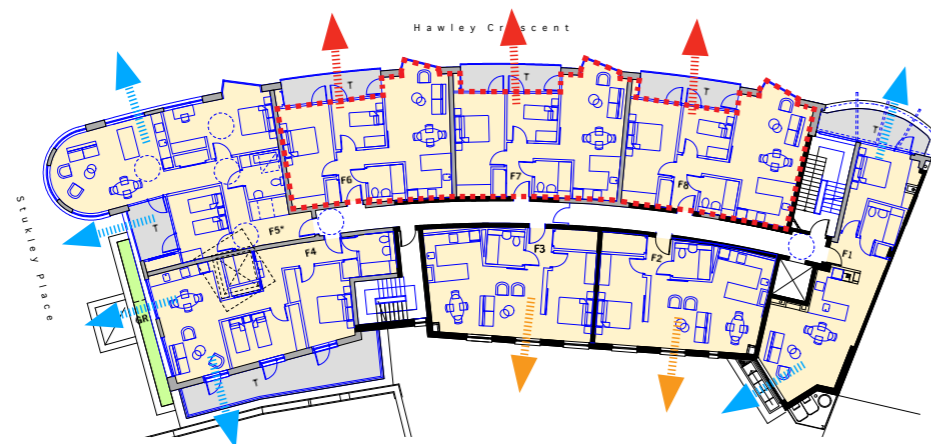
- Dual Aspect 8 Units
- Single Aspect South Facing 4 Units
- Single Aspect North Facing 3 Units



Proposed Fifth Floor



Proposed Fourth Floor



Proposed Third Floor

New layouts has been designed to achieve The London Housing Design Standard. New double core was redesigned to guaranty fully dual aspects units on the new two levels extension.

All new proposed units on the new scheme will be double aspect.

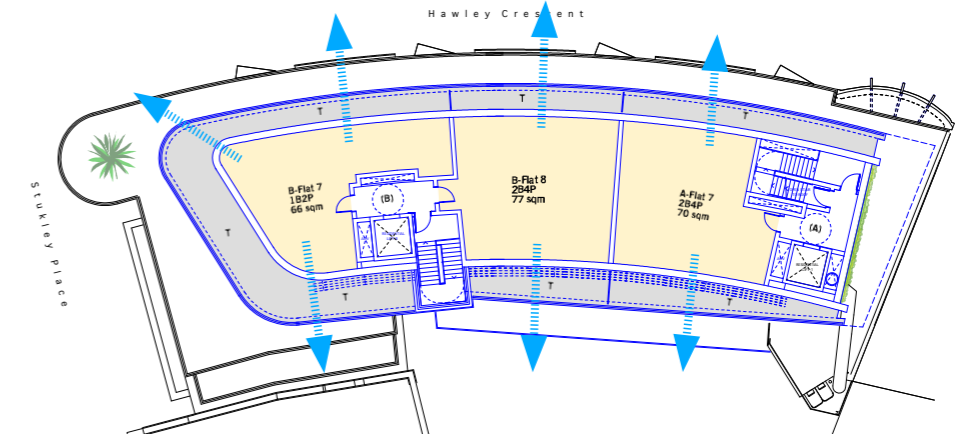
KEY

- Blue arrow: Dual Aspect
- Orange arrow: Single Aspect South Facing
- Red arrow: Single Aspect North Facing
- Red dotted line: North Facing Units converted to dual aspect

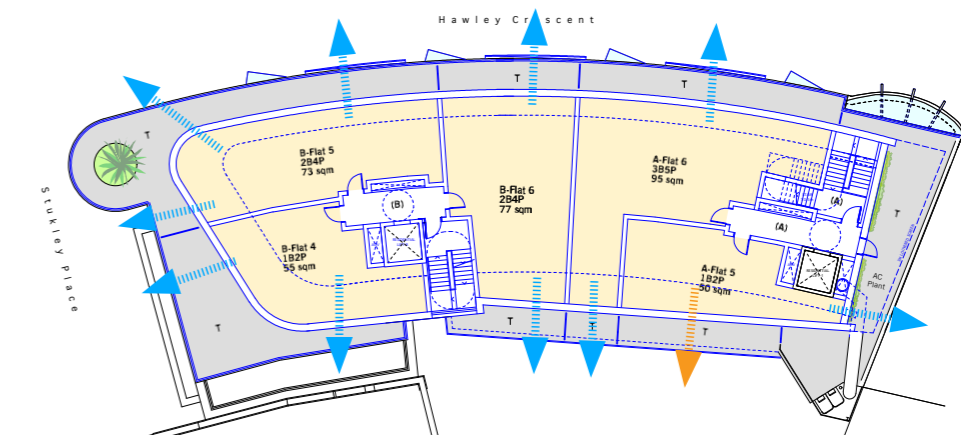


Proposed Plans Layout Second Pre-application (05/07/2016)

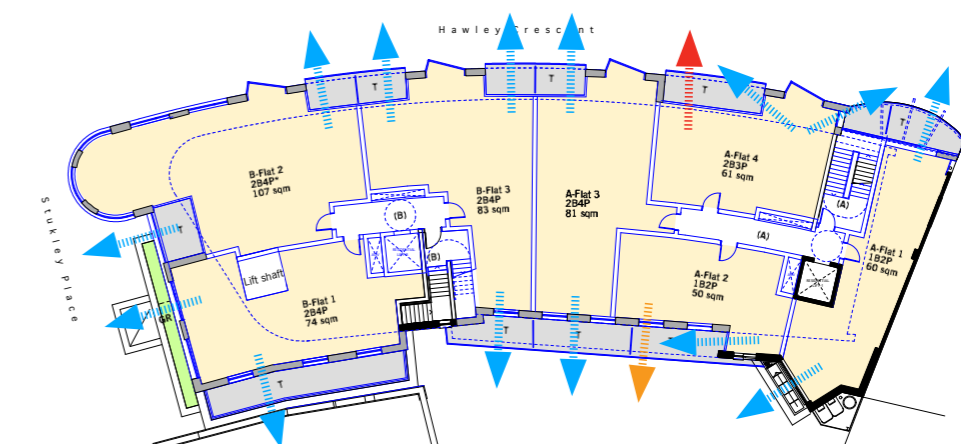
- Dual Aspect 12 Units
- Single Aspect South Facing 2 Units
- Single Aspect North Facing 1 Units



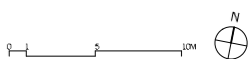
Proposed Fifth Floor



Proposed Fourth Floor



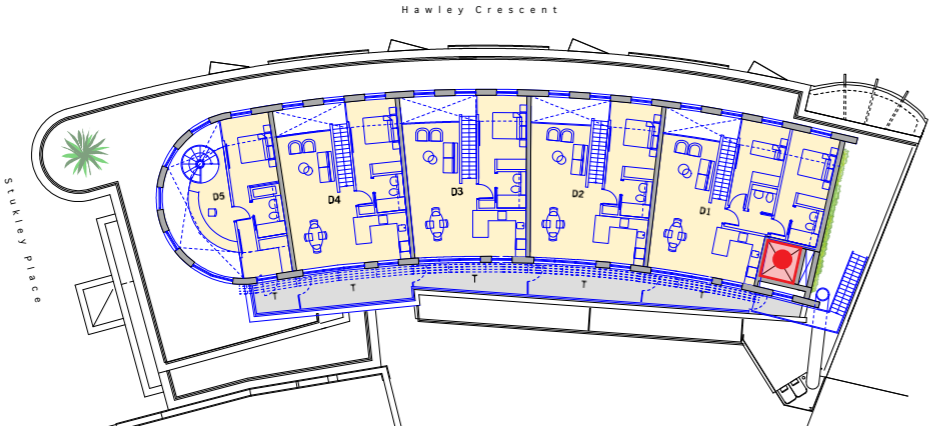
Proposed Third Floor



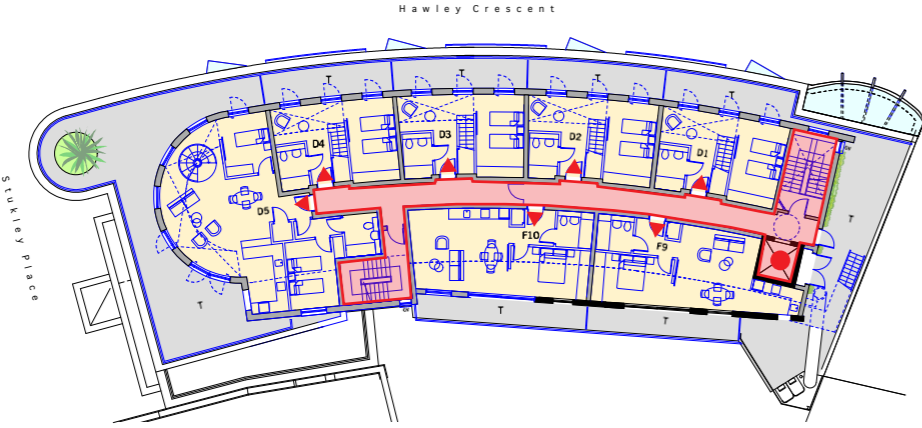
Design Evolution - Central Corridor Arrangement -

Proposed Plans Layout First Pre-application (01/03/2016)

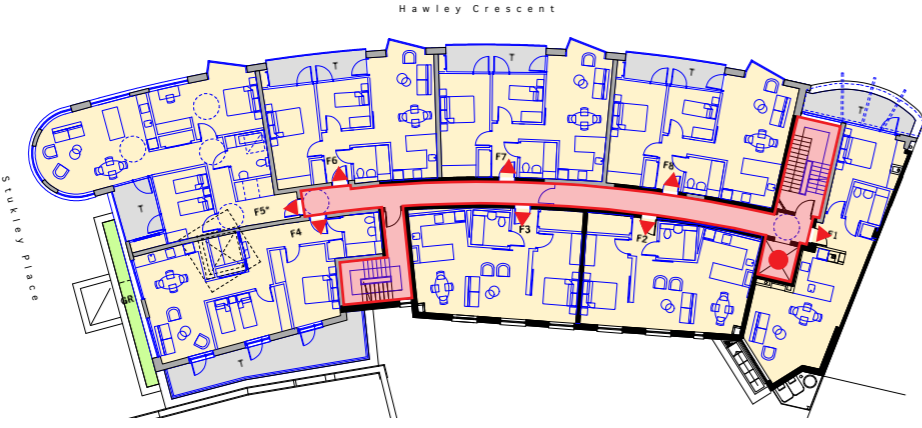
- Corridor System Distribution
- 1 Lifts x Floor



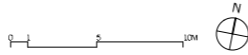
Proposed Fifth Floor



Proposed Fourth Floor

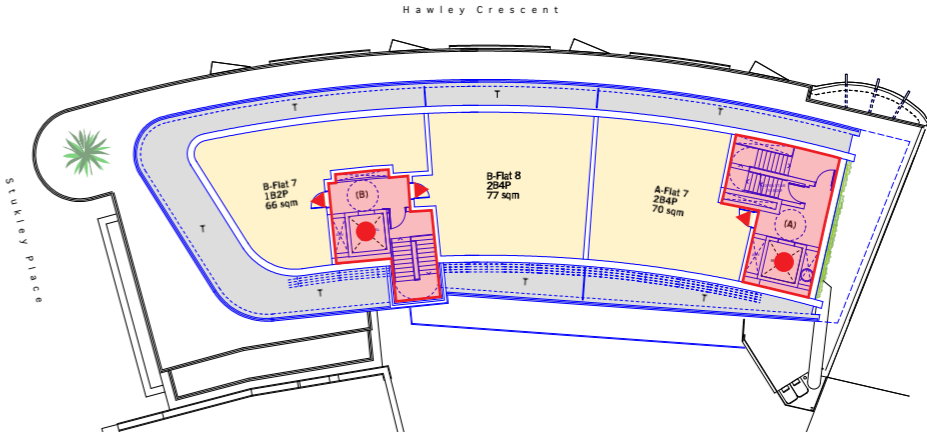


Proposed Third Floor

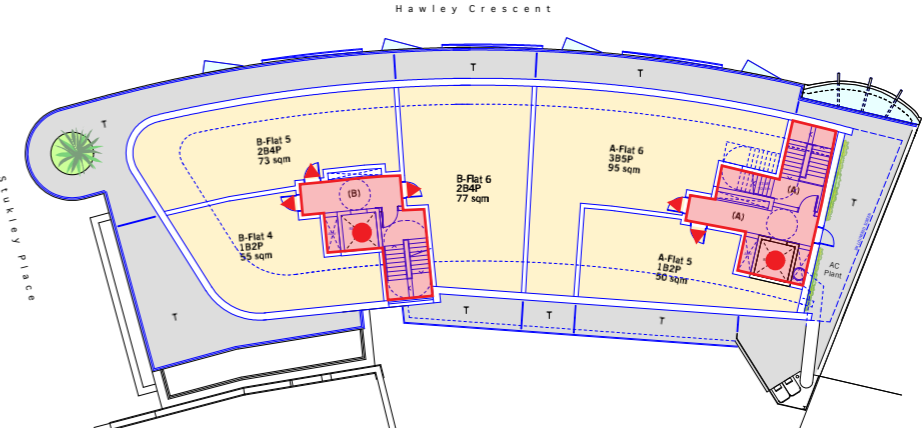


Proposed Plans Layout Second Pre-application (05/07/2016)

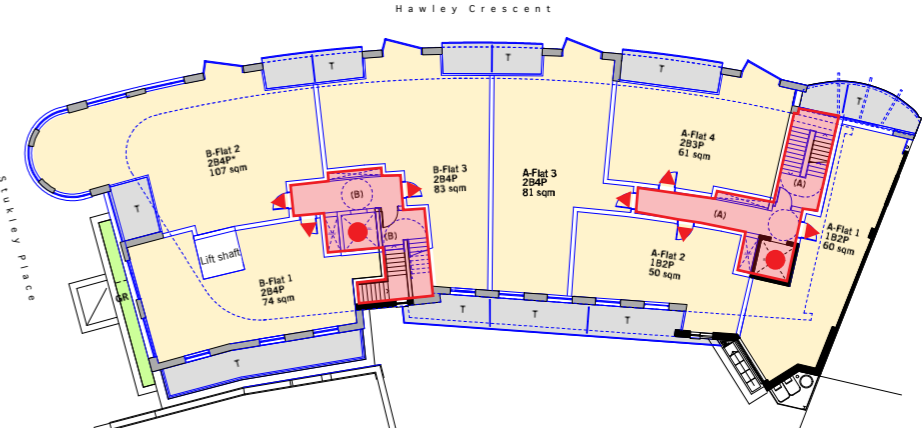
- Double Cores System Distribution
- 2 Lifts x Floor



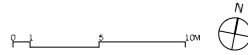
Proposed Fifth Floor



Proposed Fourth Floor



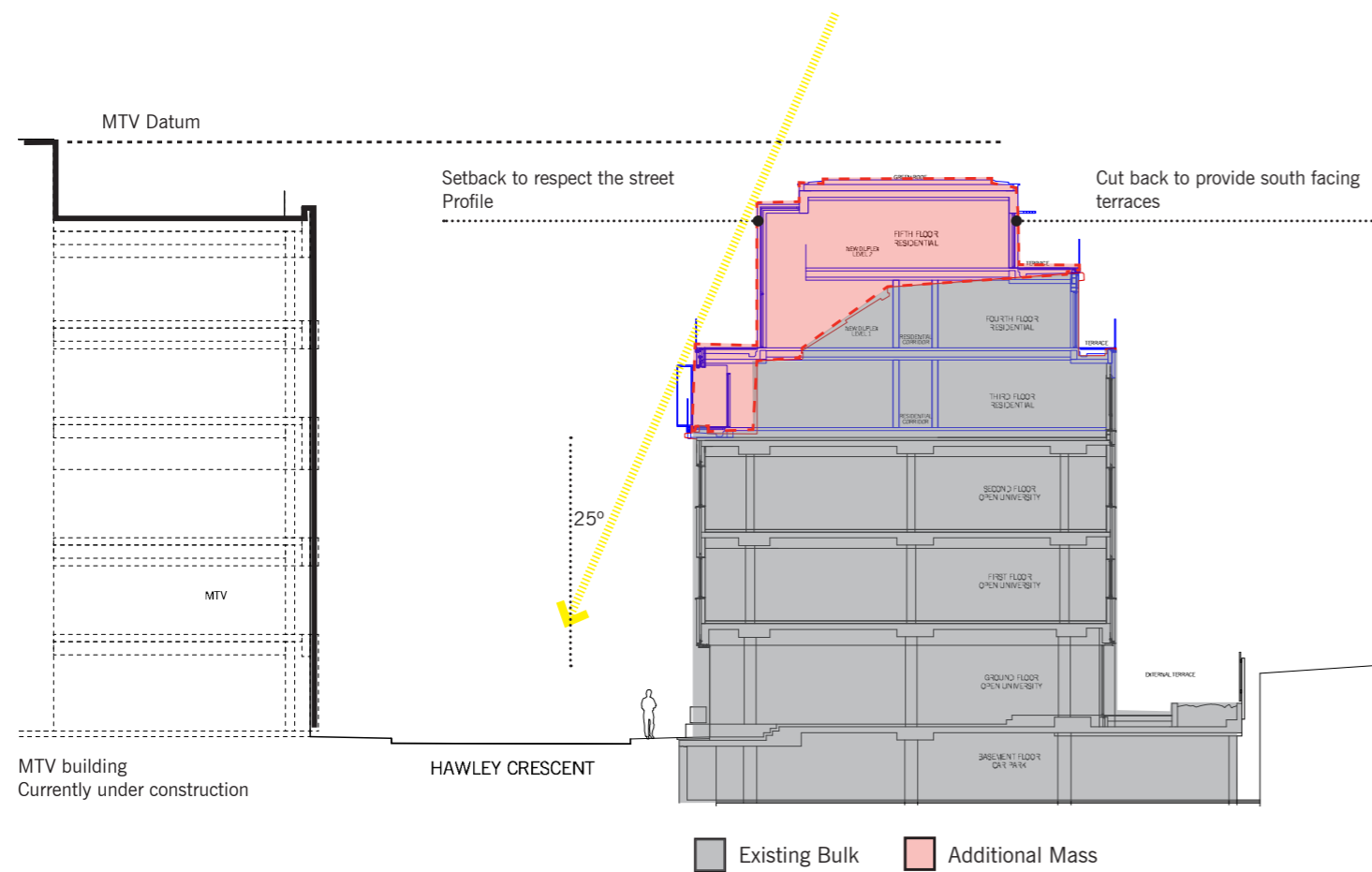
Proposed Third Floor



Design Evolution - Townscape Massing -

Proposed Cross Section. First Pre-application (01/03/2016)

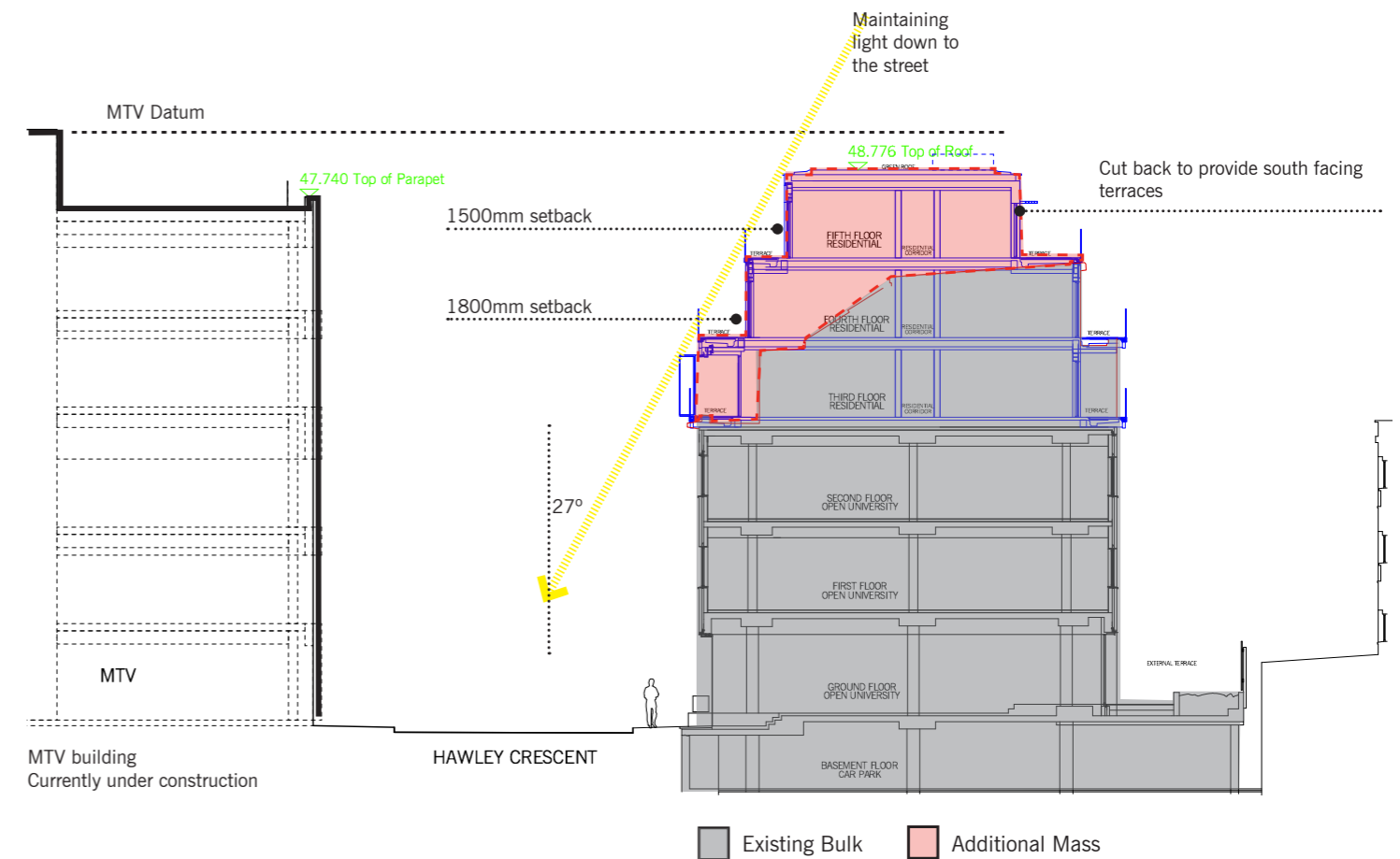
- Single setback



The proposed extension was proposed of the highest quality of design, in keeping with and sympathetic to the character and appearance of the area in which it is proposed.

Proposed Cross Section. Second Pre-application (05/07/2016)

- Double Setback



Two setbacks has been added on the fourth and fifth floor improving the daylight and fresh air to the street level and reducing canyon effect.

Design Evolution - Townscape Massing -

Proposed CGI from Hawley Crescent towards the East. First Pre-application
(01/03/2016)



Proposed CGI from Hawley Crescent towards the East. First Pre-application
(05/07/2016)

