

# **OVERVIEW AND SUMMARY OF THE PROPOSALS**

**SevenCapital**

# SITE LOCATION



# THE EXISTING SITE CONTEXT



SITE PLAN



BUILDINGS TO BE RETAINED AND DEMOLISHED



SITE'S DEVELOPABLE AREAS

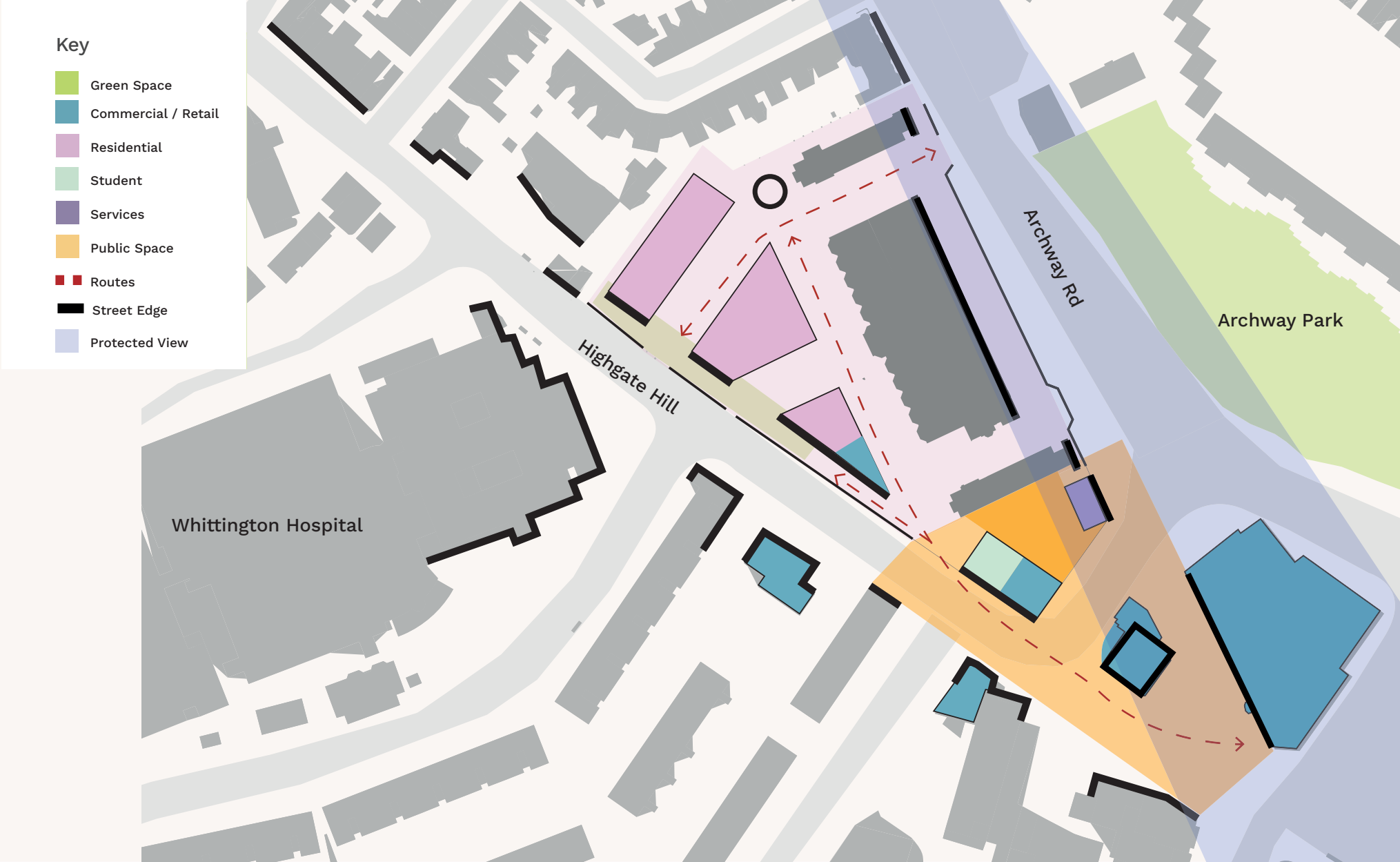
Potential heights for new buildings will vary across the site:

- Heights limited here due to neighbouring buildings on the northern boundary
- Existing Furnival building and Holborn Union building set precedents for proposal
- No build zone to safeguard existing mature trees
- Area to the south of the site is close to other taller buildings (but is a busier location)

# THE WIDER SITE CONTEXT



# URBAN DESIGN PROPOSAL



# MASTERPLAN AND LANDSCAPE PLAN



COMBINED MASTERPLAN & LANDSCAPE PLAN

**MASTERPLAN DEVELOPMENT AREAS  
AND THE EVOLVING PLANS**

# RESTORING THE KEY HISTORIC BUILDINGS



WEST FAÇADE EXISTING VIEW



WEST FAÇADE PROPOSED VIEW



# RESTORING THE KEY HISTORIC BUILDINGS



EXISTING VIEW FROM ARCHWAY ROAD



PROPOSED VIEW FROM ARCHWAY ROAD

# AFFORDABLE HOUSING



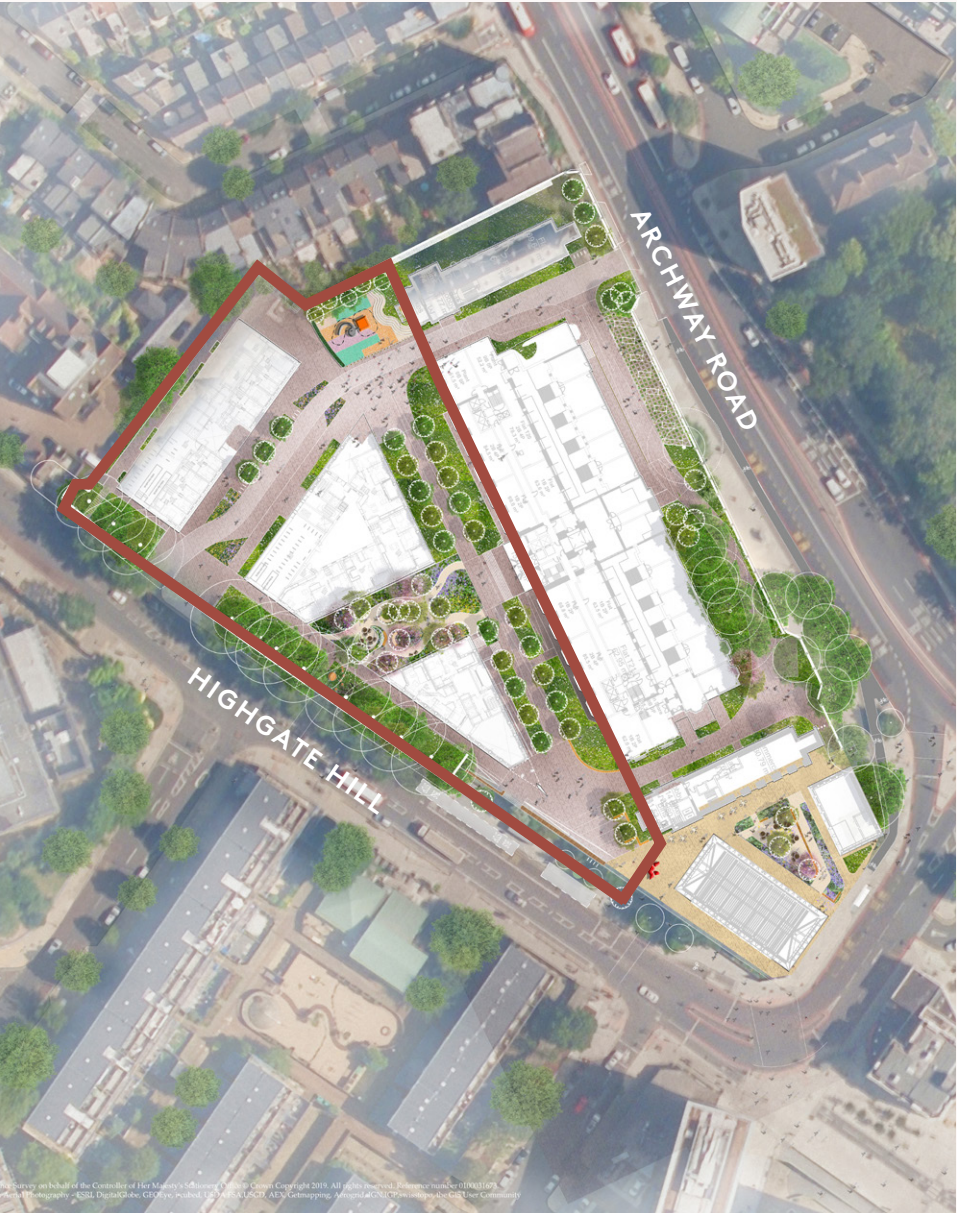
AXONOMETRIC VIEW OF THE AFFORDABLE HOUSING BLOCKS  
(FOR ILLUSTRATIVE PURPOSES ONLY)

# AFFORDABLE HOUSING



VIEW OF AFFORDABLE HOUSING BLOCKS AND HOLBORN BUILDING FROM HIGHGATE HILL

# STUDENT ACCOMMODATION AND COMMERCIAL



PROPOSED VIEW LOOKING SOUTH FROM HIGHGATE HILL OF AFFORDABLE HOUSING BLOCKS AND STUDENT ACCOMMODATION BUILDING

# STUDENT ACCOMMODATION AND COMMERCIAL



VIEW THROUGH THE APEX OF THE SITE AND THE GROUND FLOOR PUBLIC REALM



# PROJECT BENEFITS

- Preserving and restoring key historic buildings, delivering significant heritage benefits
- 250 much needed new homes, of which 50% will be affordable – making a valuable contribution to Islington’s housing needs
- New landmark building delivered at the apex of the site, to support 300 student accommodation rooms
- A high quality and well-designed scheme which responds to the local area and integrates with the town centre

