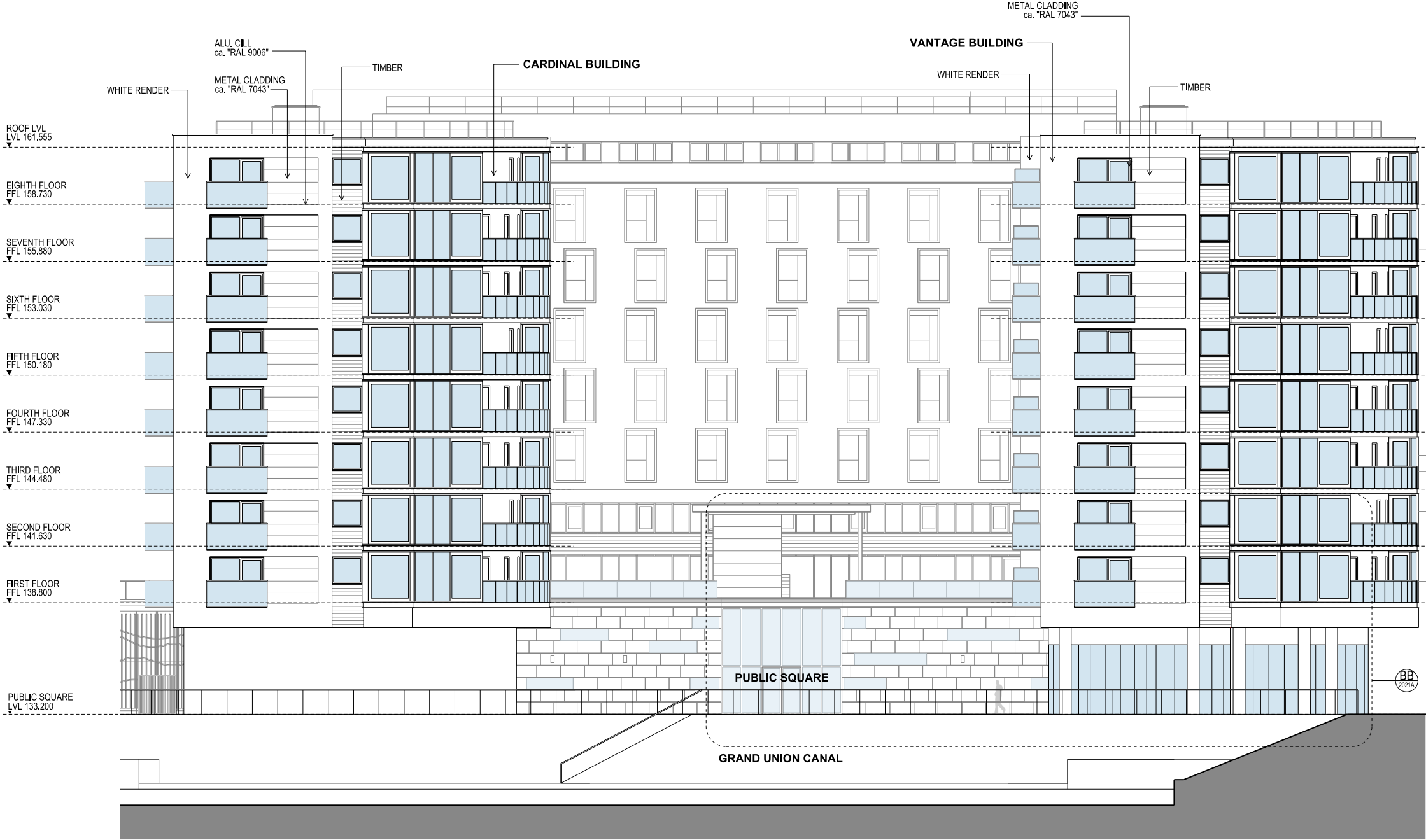


2.1 PROPOSED DRAWINGS



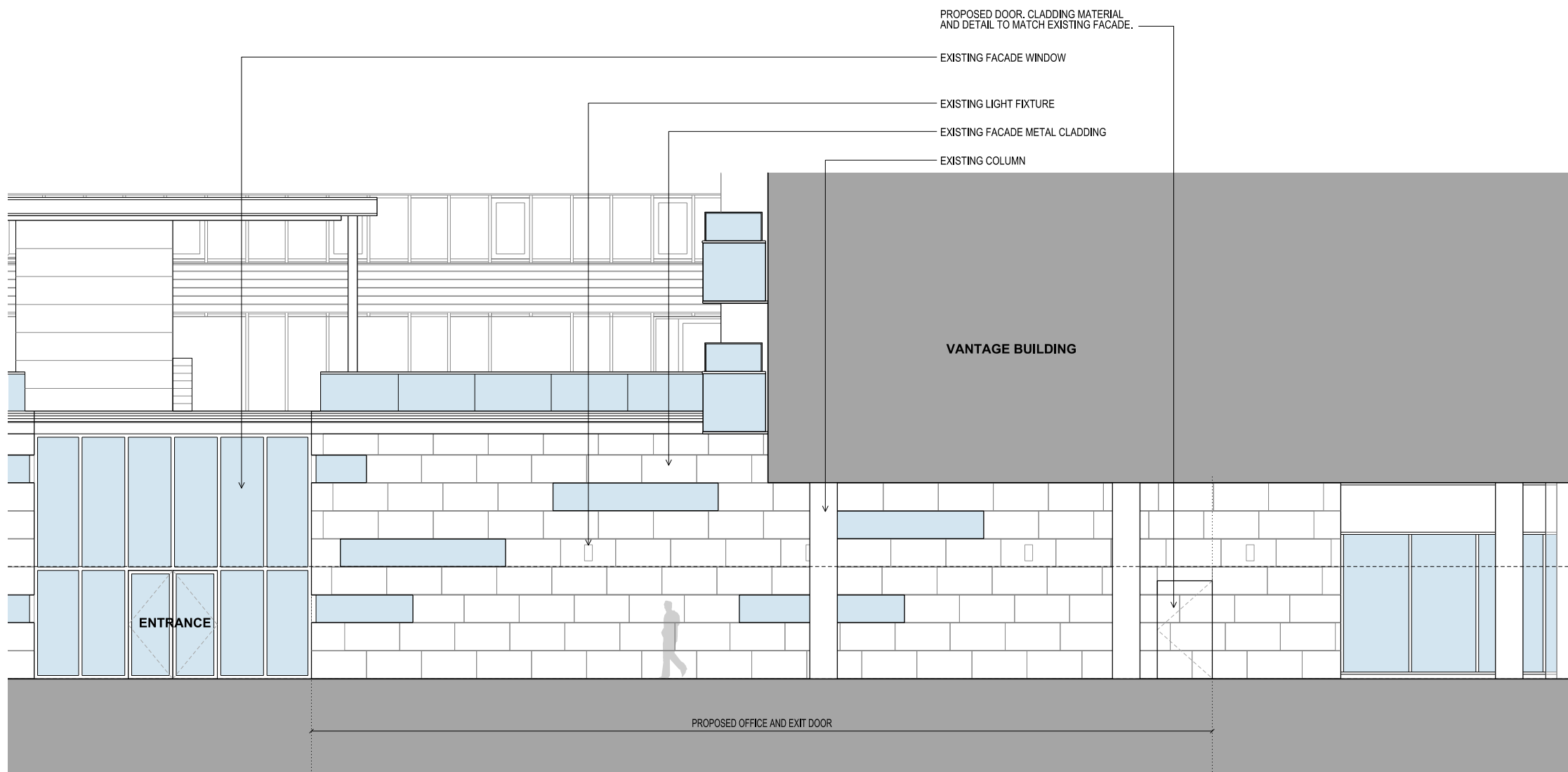
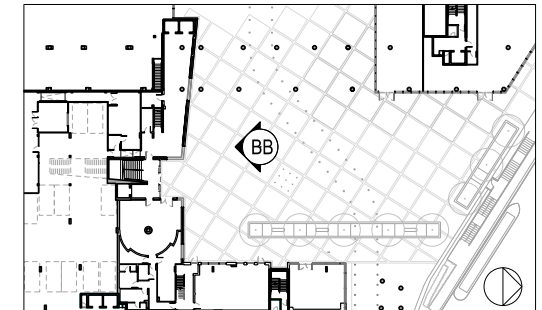
Proposed Elevation AA

2.1 PROPOSED DRAWINGS



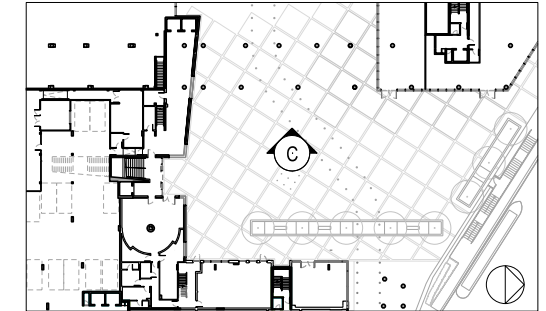
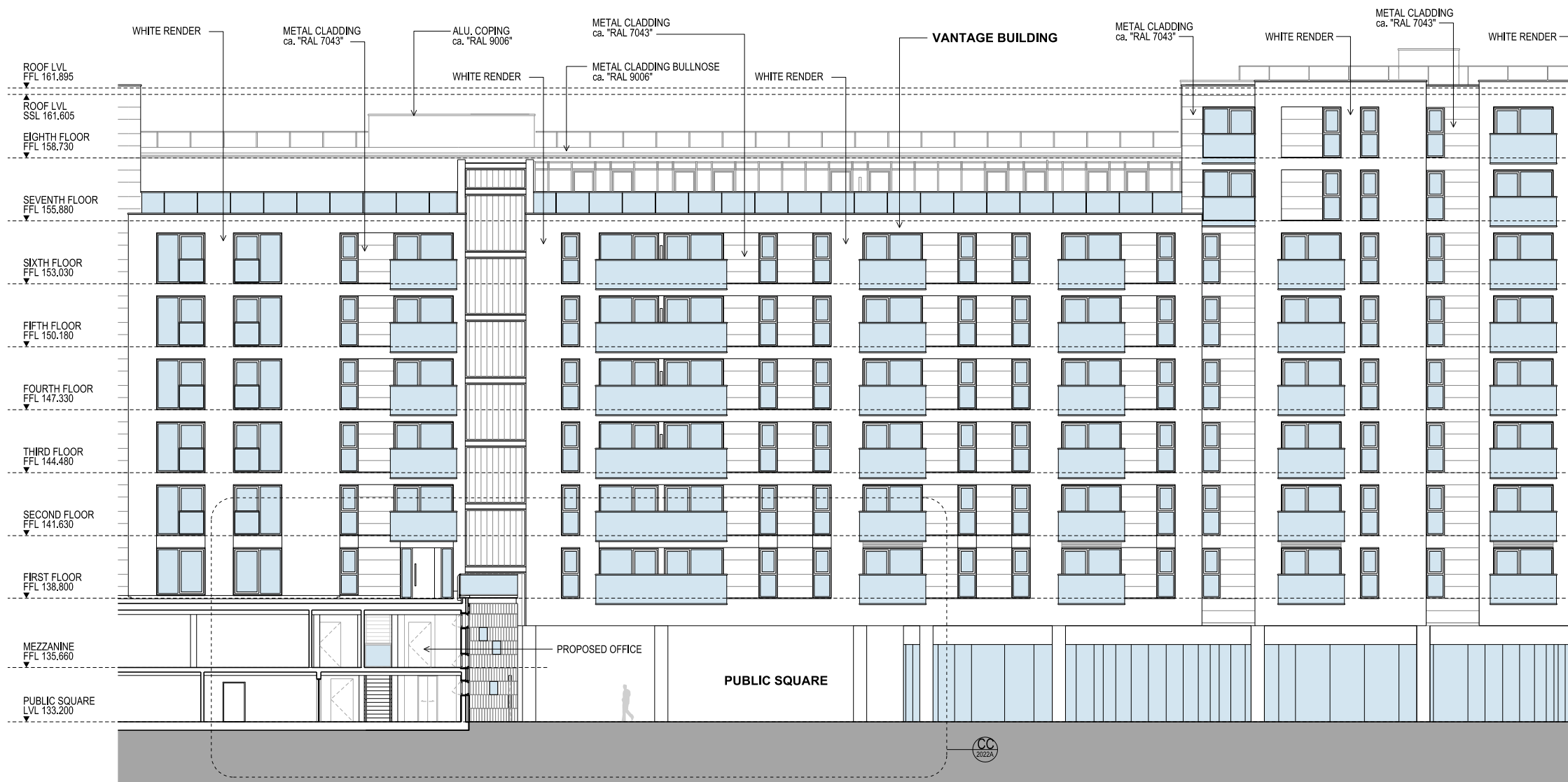
Proposed Elevation B

## 2.1 PROPOSED DRAWINGS



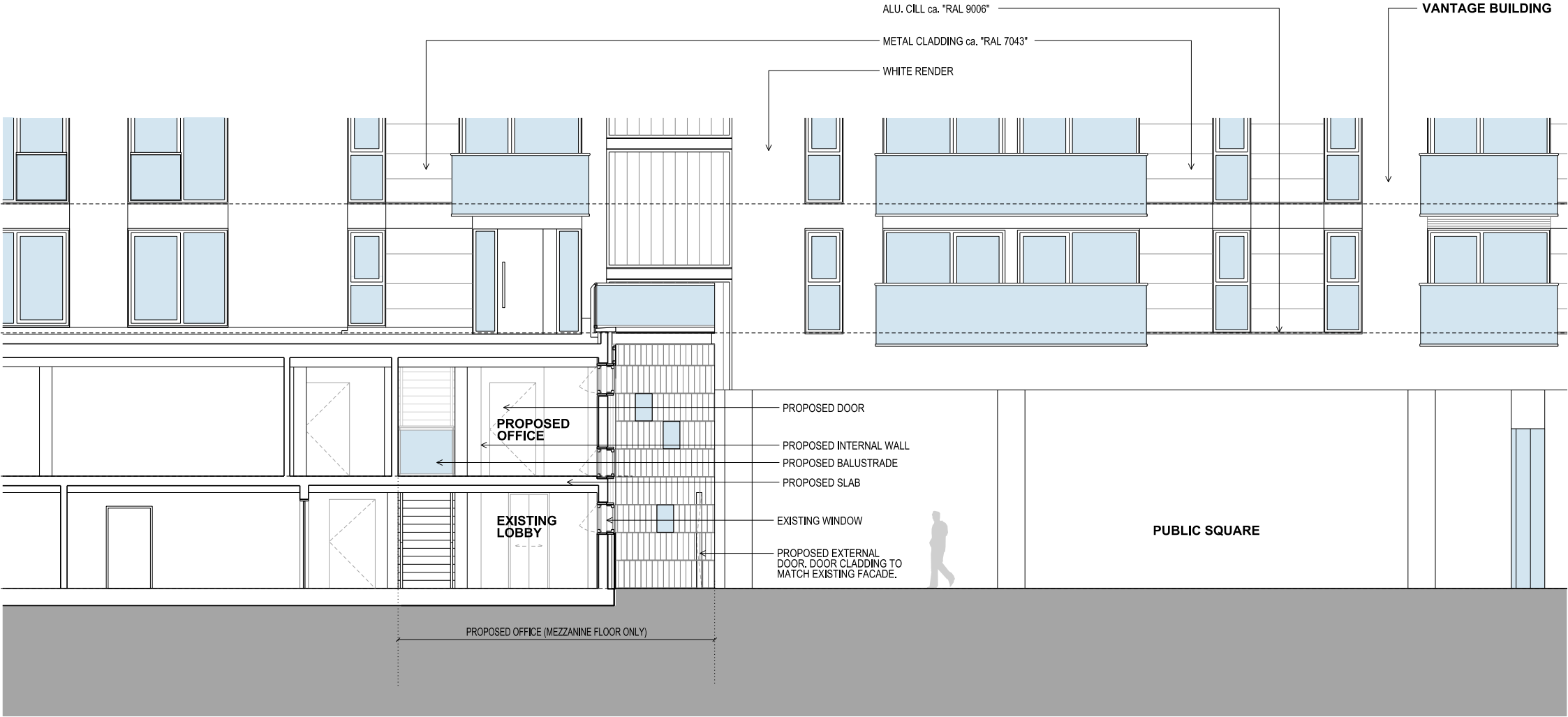
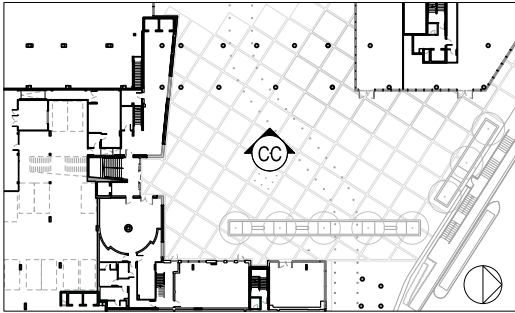
Proposed Elevation BB

## 2.1 PROPOSED DRAWINGS



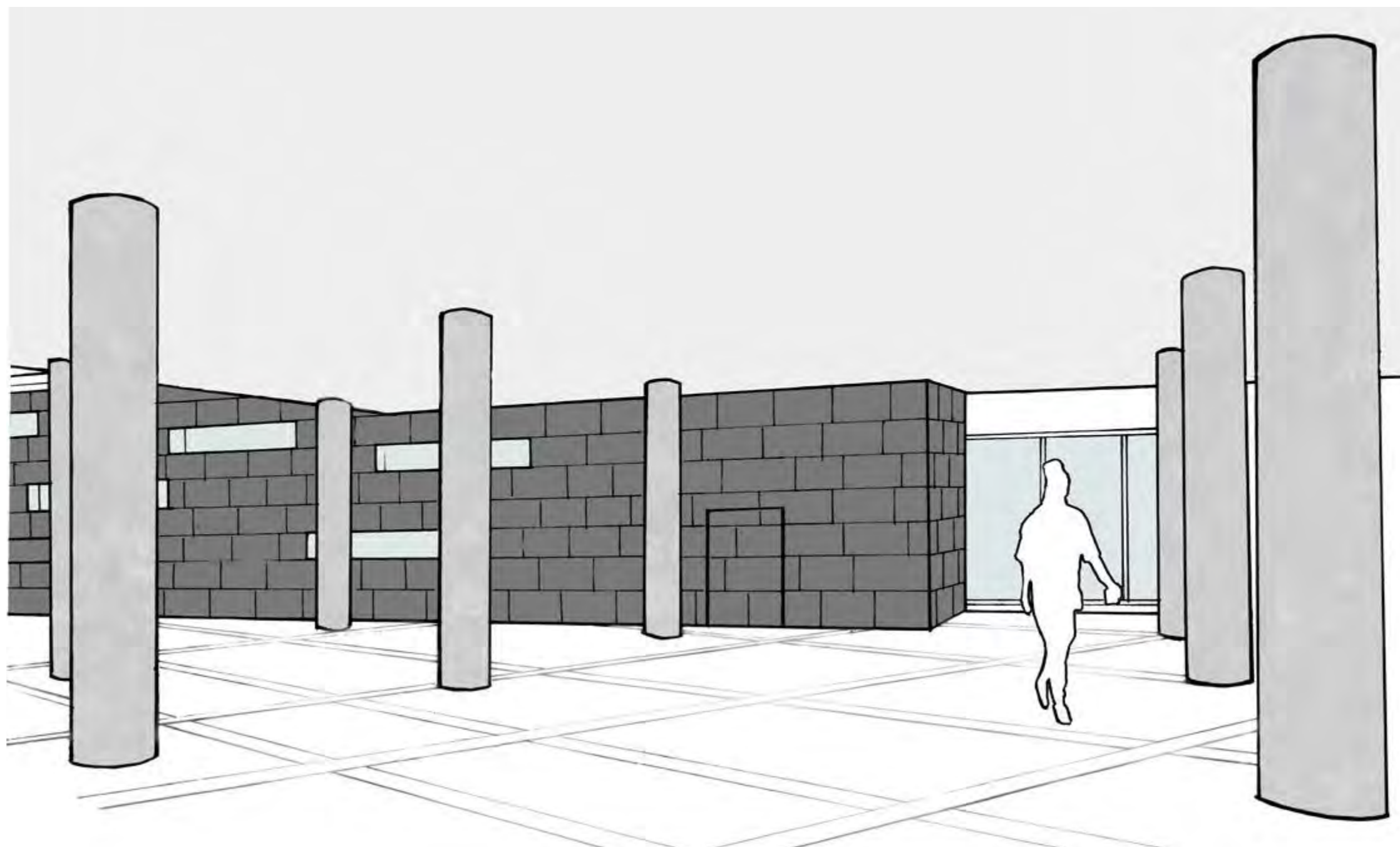
Proposed Elevation C

2.1 PROPOSED DRAWINGS



Proposed Elevation CC

## 2.1 PROPOSED DRAWINGS



Sketch showing view facing the proposed fire egress door.

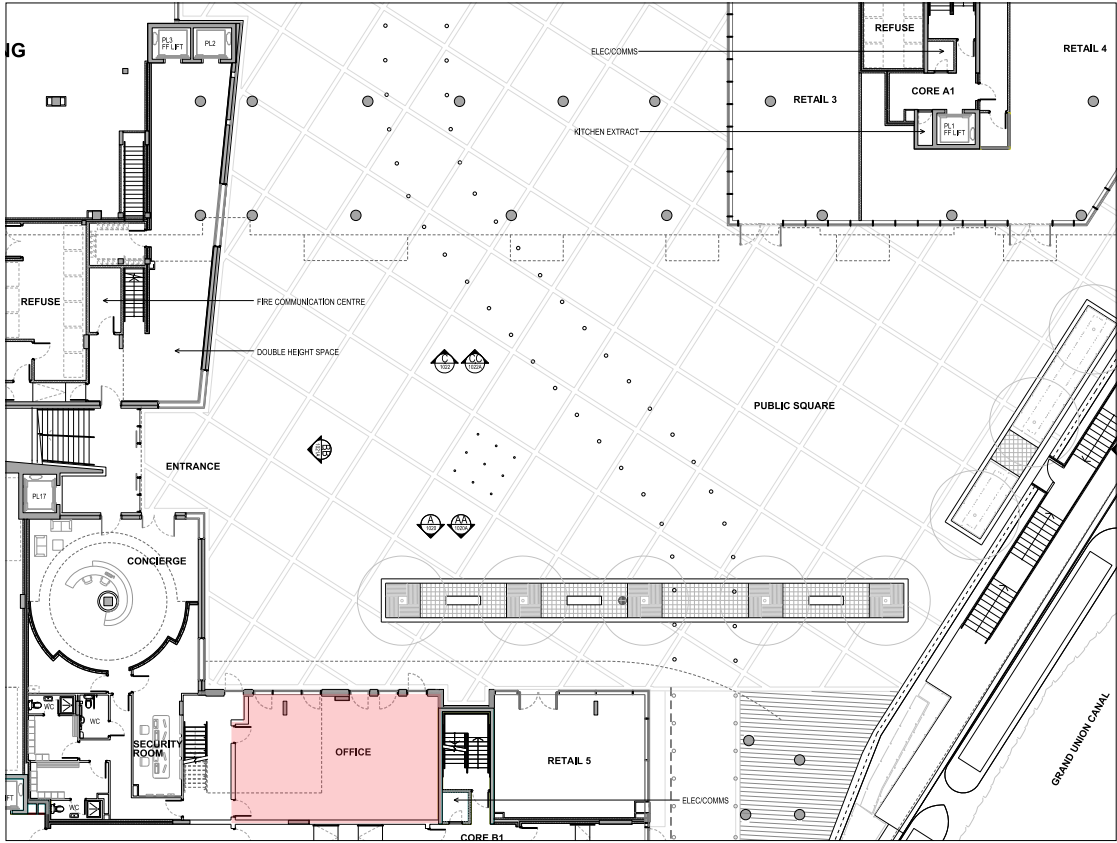
## 2.2 RATIONALE FOR PROPOSALS

### Ground Floor

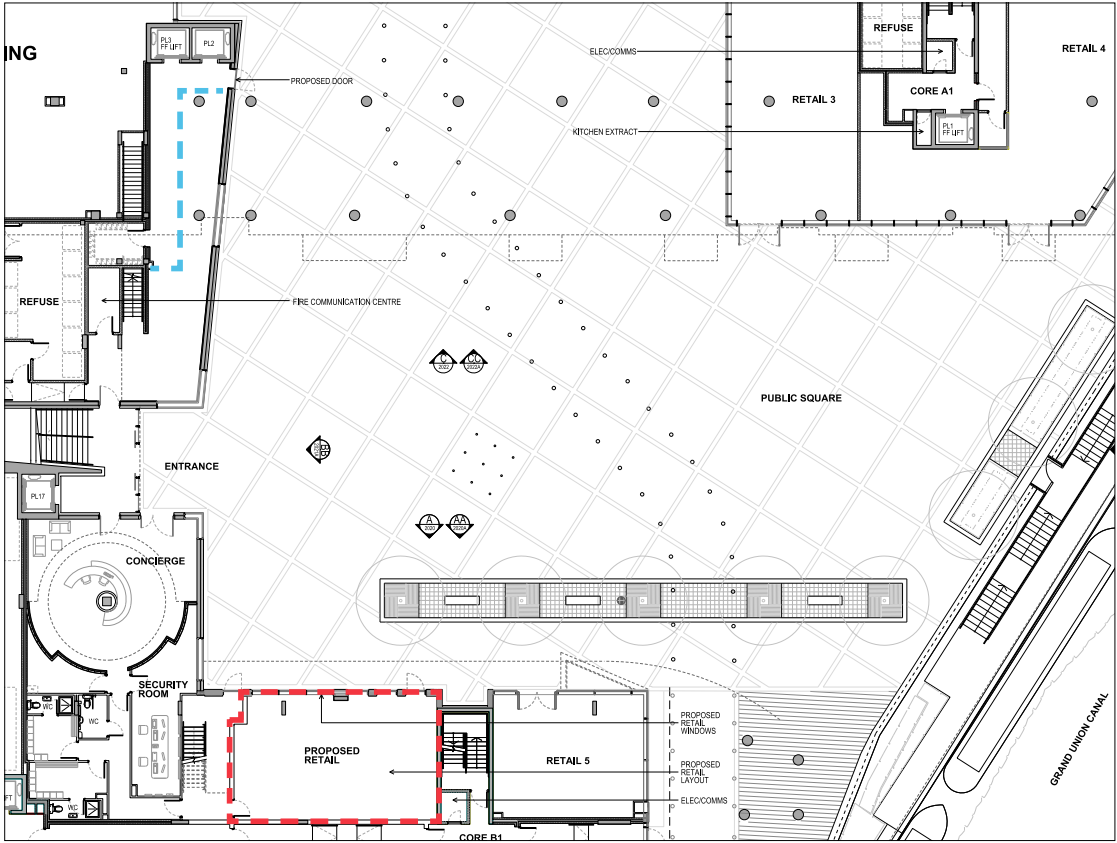
The current Estate Office adjacent to the main entrance is proposed to be relocated from Cardinal Building’s ground floor to Vantage Building’s mezzanine floor.

The relocation of the Estate Office is crucial to unlock the ground floor space facing the Public Square for a retail unit. Given that ground floor units are not as desirable, this new strategy will also help to activate the Public Square adjacent to the main reception and revitalise the entrance area. The addition of a larger retail space e.g. a new cafe or restaurant space will help to create activity and movement across the space.

The exit door is proposed adjacent to the lift core to create an access route to the existing room during construction.



Ground Floor Plan (Existing)



Ground Floor Plan (Proposed)

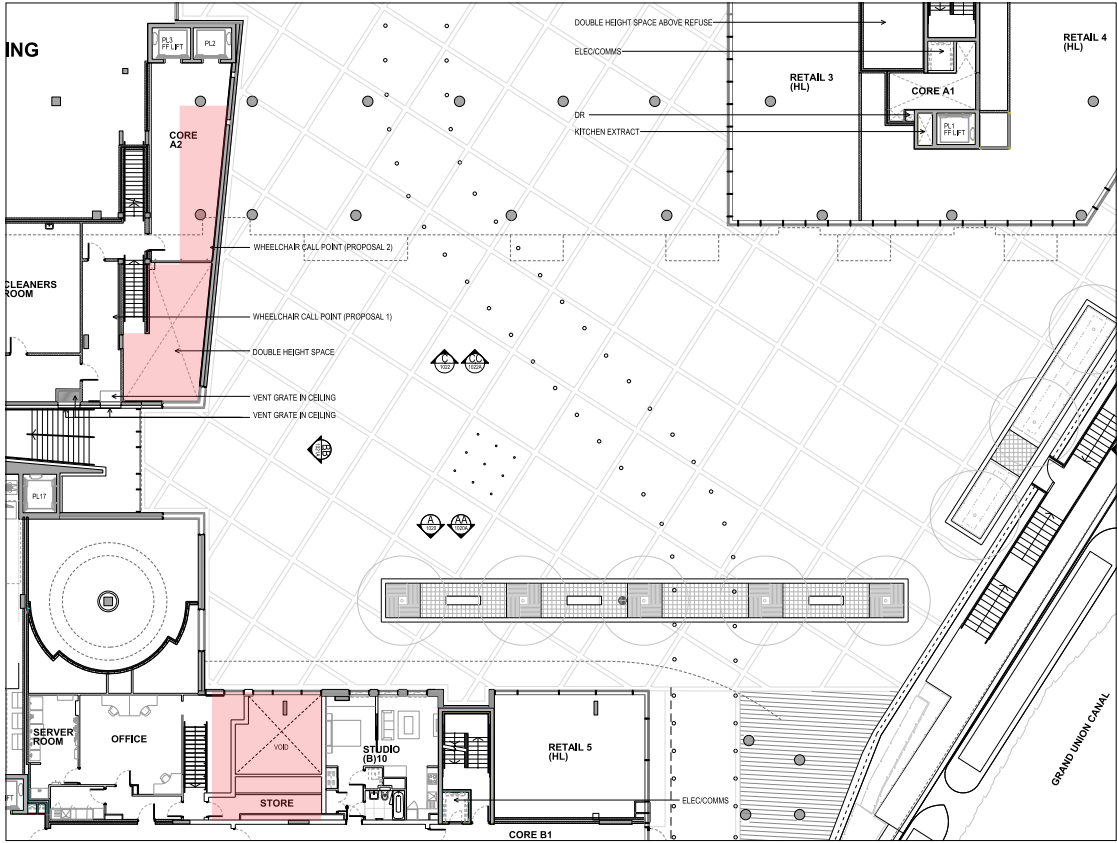
- Temporary Construction Hoarding
- Existing Under-utilised Space
- Proposed Revitalised Space

## 2.2 RATIONALE FOR PROPOSALS

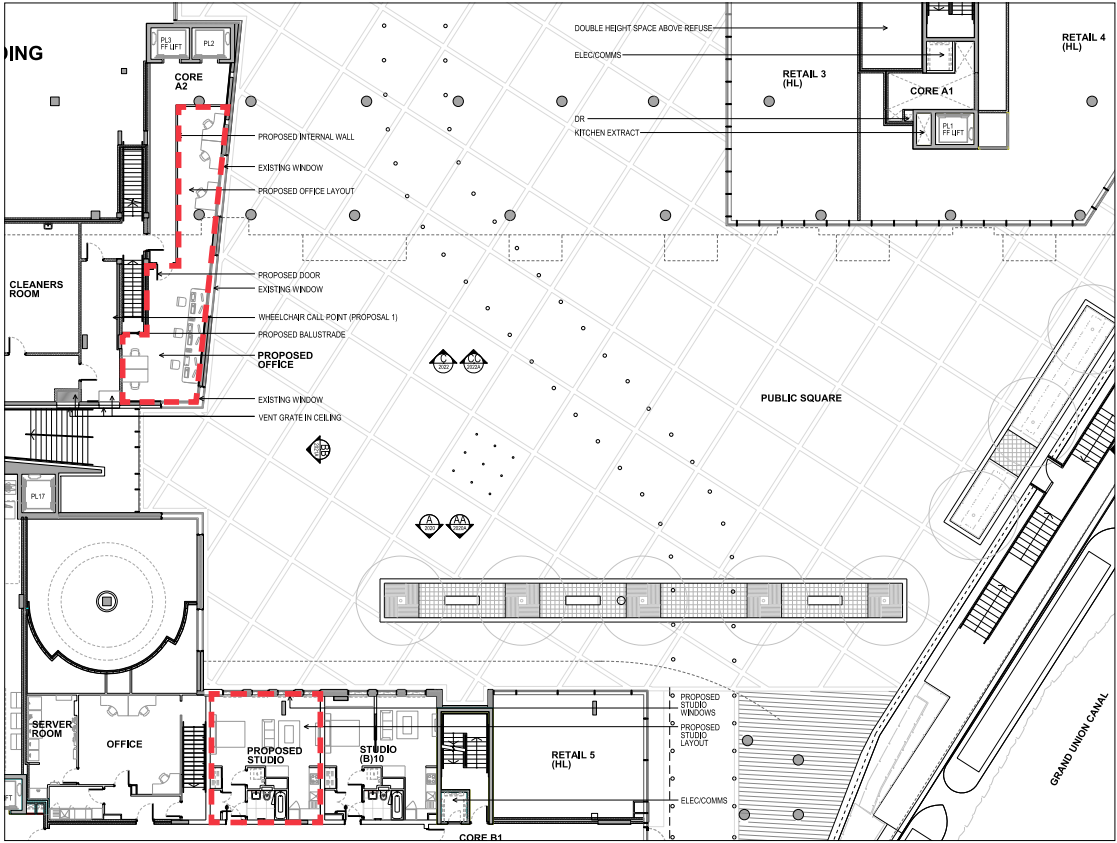
### Mezzanine Floor

The double height space and mezzanine floor above the Estate Office in Cardinal Building will be replaced by a new Studio unit.

The double height space and mezzanine floor in Vantage Building will be replaced by a new Estate Office.



Mezzanine Floor Plan (Existing)



Mezzanine Floor Plan (Proposed)

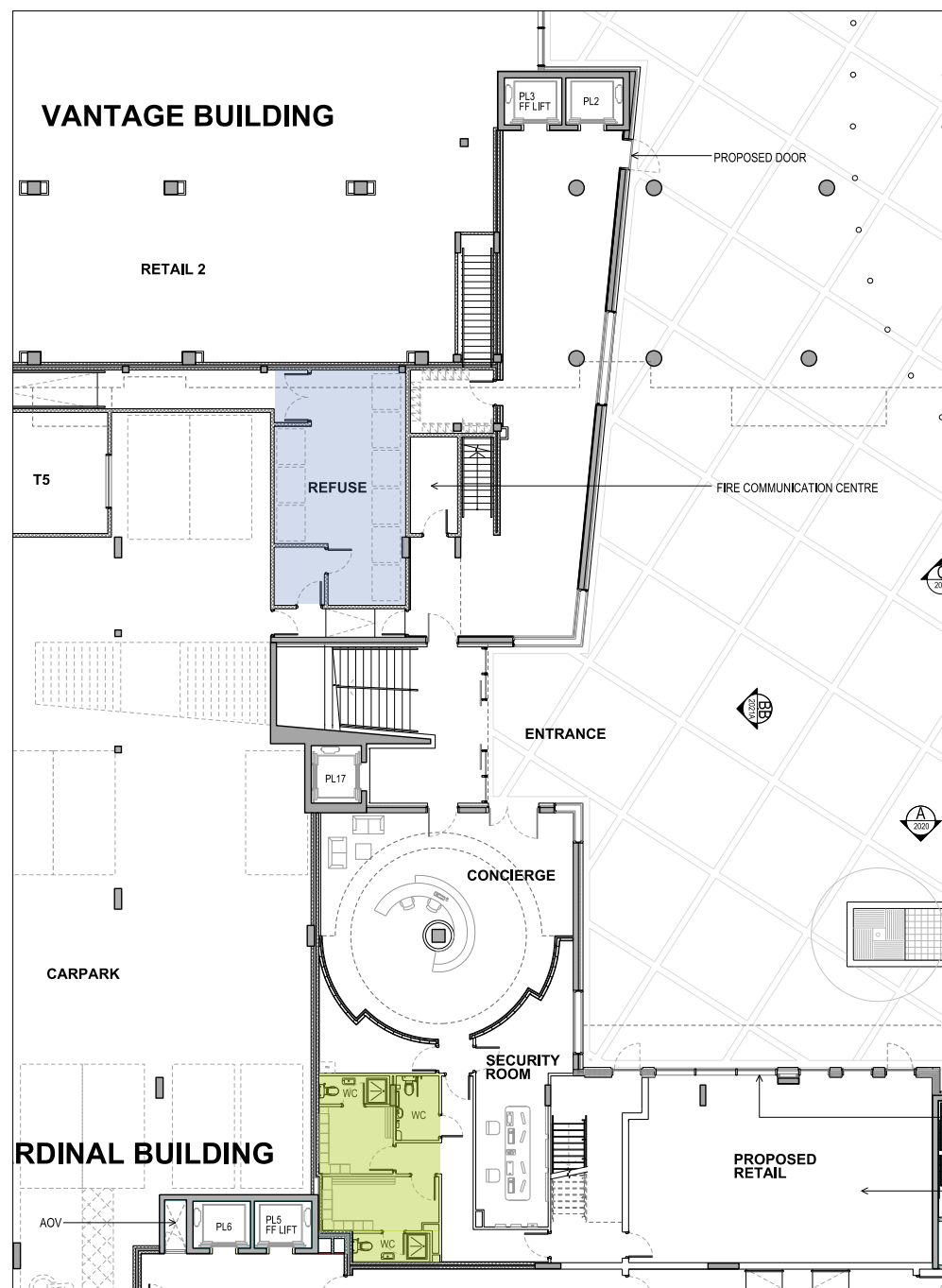
- Existing Under-utilised Space
- Proposed Revitalised Space

## 2.3 ACCESS AND AMENITY

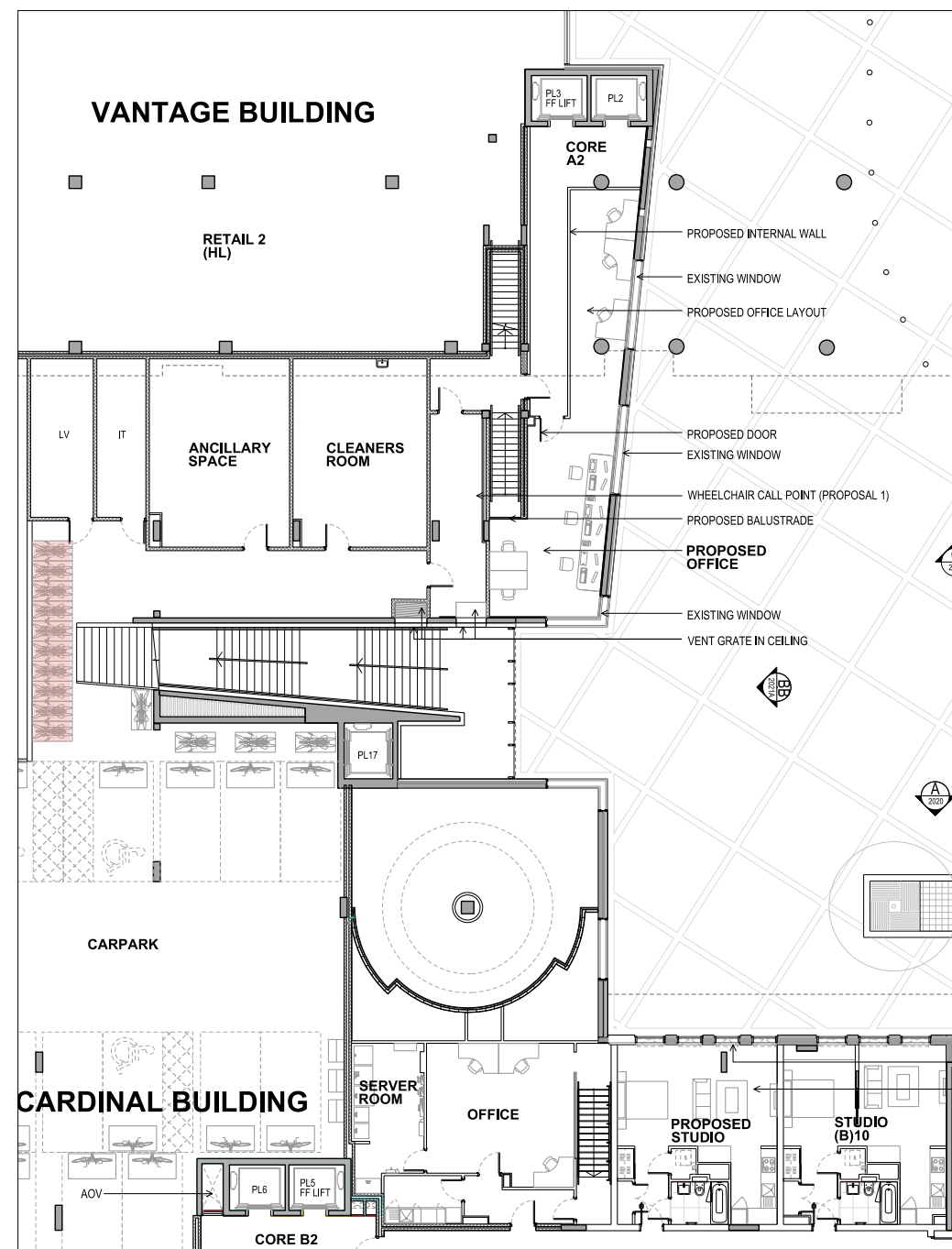
The basis of this planning application is to improve the existing **approved** planning application APP/2018/2257 by highlighting the proposed new location of the estate office within Vantage Building at High Point Village and addressing associated fire egress matters.

The new Estate Office on the first storey is accessible from the existing staircase and lifts at the Vantage Building through the main entrance.

All facilities and amenities for the proposed Estate Office are available on the ground floor adjacent to the Concierge within the Cardinal Building. The existing recycle, waste storage and cycle parking are also accessible from the Vantage Building.



Proposed Ground Floor Plan



Proposed Mezzanine Floor Plan

- Facilities / Amenities
- Recycle and Waste Storage
- Cycle Parking



### 3.1 DRAWING REGISTER

DRAWING REGISTER

|                   |                               |
|-------------------|-------------------------------|
| HPV-EO-PA-A-0001  | LOCATION PLAN                 |
| HPV-EO-PA-A-0002  | SITE PLAN                     |
| HPV-EO-PA-A-1001  | EXISTING GROUND FLOOR PLAN    |
| HPV-EO-PA-A-1002  | EXISTING MEZZANINE FLOOR PLAN |
| HPV-EO-PA-A-1020  | EXISTING ELEVATION A          |
| HPV-EO-PA-A-1020A | EXISTING ELEVATION AA         |
| HPV-EO-PA-A-1021  | EXISTING ELEVATION B          |
| HPV-EO-PA-A-1021A | EXISTING ELEVATION BB         |
| HPV-EO-PA-A-1022  | EXISTING ELEVATION C          |
| HPV-EO-PA-A-1022A | EXISTING ELEVATION CC         |
| HPV-EO-PA-A-2001  | PROPOSED GROUND FLOOR PLAN    |
| HPV-EO-PA-A-2002  | PROPOSED MEZZANINE FLOOR PLAN |
| HPV-EO-PA-A-2020  | PROPOSED ELEVATION A          |
| HPV-EO-PA-A-2020A | PROPOSED ELEVATION AA         |
| HPV-EO-PA-A-2021  | PROPOSED ELEVATION B          |
| HPV-EO-PA-A-2021A | PROPOSED ELEVATION BB         |
| HPV-EO-PA-A-2022  | PROPOSED ELEVATION C          |
| HPV-EO-PA-A-2022A | PROPOSED ELEVATION CC         |



## 4.1 COMMON GROUND WORKSHOP

### ABOUT US

Common Ground Workshop is a London-based architectural studio with a unique vision for the built environment that harnesses creative energy through evolving collaborations between people. We believe that the promotion of shared interest and a common purpose leads to the evolution of exceptional projects: By putting clients, end users and communities at the heart of everything we do, we can collectively enrich and drive lasting value into our work and transcend tradition constraints to project success.

As owners and operators of a flexible hybrid workspace, community art gallery and retail hub, Common Ground Workshop has a unique architectural perspective that combines extensive experience of commercial space operation with a strong design sensibility and deep knowledge of material tectonics. We holistically understand the process of project development from creating an initial brief and a vision for your site to consulting with you on the commercial side of running a new business and delivering exceptional architectural solutions.

We are an RIBA chartered practice that creates diverse networks between our clients, local professionals and a broad range of industry leaders and are in a unique position to help guide you through every stage of your project and to get you off to the best possible start.



## 4.1 COMMON GROUND WORKSHOP

### OUR STUDIO

As industry leaders in commercial hospitality and workspace design our studio at 'Common E2' is at the forefront of hybridised, flexible and agile workspace. Utilising finely crafted movable partitions and modularised flexible storage, 'Common E2' is now a dynamic cafe, art's and retail space in that also incorporates agile workspace for 'Common Ground Workshop'. The space promotes a breakdown of the hitherto siloed approach to workspace design, and the practice operates within of a burgeoning community that includes local design professionals and other industry leaders, who intermingle with customers and visitors.

Utilising a wealth of commercial experience and operational expertise Common Ground Workshop have been commissioned to undertake a wide variety of alternative workspace, community and event space, and hybrid retail schemes. These range from creating flexible incubator gallery and studio space to working with property developers on sites across London on placemaking and community focused public realm enhancement.



## 4.1 COMMON GROUND WORKSHOP

### THE TEAM



**Mark Sciberras**

Director

Mark Sciberras is originally from Melbourne, Australia and educated at the Queensland University of Technology in Brisbane where he qualified with a Bachelor of Built Environment and a Bachelor of Architecture in 2001.

Mark graduated with first class honors and went on to win the RAIA university medal. Relocating to London in 2006, Mark worked on several masterplanning, cultural, commercial, retail and residential projects with high profile award-winning practices before setting up Common Ground Workshop in 2013.

His interests also include exploring new opportunities through collaborations with other creative disciplines such as musicians, visual artists, graphic designers, product, fashion designers and performers.



**Carine Chin**

Architect

Carine has experience working on large scale projects within the commercial, hospitality and media sectors across several regions, including the UK, Singapore and Malaysia, where she is originally from.

Prior to joining Common Ground Workshop, Carine worked on a diverse range of commercial projects within Central London and a 33-acre holiday resort masterplanning project in Cornwall. Carine's portfolio abroad includes MediaCorp Headquarters (the national broadcast centre of Singapore) and the Mass Rapid Transit in Kuala Lumpur. Her experience working alongside the Pritzker Prize Laureate Fumihiko Maki on the MediaCorp project has provided her with critical international design exposure on architecture and planning.



**Jack Pannell**

Director

Jack is a UK registered architect and joined Common Ground Workshop as a Director in 2019. Having worked in key roles at multiple award-winning practices Jack brings a substantial amount of experience in residential, commercial refurbishment & new-build, and masterplanning sectors across all scales. He has extensive design, construction and project management experience and is also a professional mentor, working to date with architects and students at universities across London including the Royal College of Art, Westminster and London Southbank, and at the University of Kent.

Jack specialises in design within challenging urban and rural contexts, and has successfully obtained planning permission for a number of flagship residential and commercial schemes across the UK.



**Juan Guilmar Baldoni**

Senior Architectural Designer

Juan Guilmar Baldoni is from Buenos Aires, Argentina. His academic background includes a MA in Architecture and Urbanism with a major in Visual Arts. During the final year of his degree, Juan worked on various architecture, masterplanning and landscaping projects, while also undertaking art collaborations and composing music. Juan relocated to London in 2017 and joined Mark Sciberras of Common Ground Workshop. Juan has contributed to the design of residential and commercial projects in North East and South East London and currently the lead designer on a farmhouse estate in Hertfordshire.

## 4.1 COMMON GROUND WORKSHOP

### WHY COMMON GROUND WORKSHOP

At Common Ground Workshop we strive to create a bespoke experience for every new project for our prospective and existing clients, and we believe that a successful outcome stems from a strong working partnership and a deep understanding of each project’s unique context.

We pride ourselves on the following core values:

We understand that our clients ambitions and needs must never be compromised. A large proportion of our work comes through repeat business and we believe that this is testament to our client focused working ethos.

We believe in the strength of our design ability and work with our clients ambitions to create imaginative yet rational architectural solutions

We believe that imagination and design creativity must maximize the potential of but never exploit our clients budget

We have in-depth experience in delivering all design and documentation Work Stages

We have delivered projects from feasibility and concept design stage to practical completion

We have ongoing site detailing and site management experience

We have completed building projects in the United Kingdom, and Australia

We believe that every project is unique and respond to the environment, climate, location, brief, and client’s requirements in a unique way

We avoid repetition and the recycling of ideas

We are developing a dialogue of new ideas and approaches through competition submissions and bids

We are continually developing construction skills education material for CPD lectures, and working with universities to help nurture the next generation of architectural professionals



## 4.1 COMMON GROUND WORKSHOP

### HACKNEY PENTHOUSE

#### PROJECT DETAILS:

The Florfield Road apartment involves the refurbishment of an existing top floor flat and new build roof level extension to create a new two level dwelling. The recessed building form away from the existing building edge helped to minimise the proposed envelope mass from street level, which awarded the client additional outdoor terrace space.

The architectural response to the brief was to maintain the existing buildings clean lines, through a flat roof form, minimally framed apertures and frameless glass balustrades. The material character will form a light silver zinc and glass clad box which will appear almost immaterial from surrounding neighbours.

## 4.1 COMMON GROUND WORKSHOP

### COVERLEY PROPERTY - SPITALFIELDS

#### PROJECT DETAILS:

Located in Coverley Close, Spitalfield (London) the brief called for an extensive overhaul and refurbishment of the existing 1970's end of terrace building over 4 floors to provide a new basement, open plan kitchen dining and living space, additional bedrooms and storage and a roof extension.

The scheme proposes a series of beautifully crafted and sculpted spaces that are punctuated by a minimal palate of materials that seeks to maximise the texture and inherent visual and tactile qualities of raw concrete, timber, block-work and corten steel.



## 4.1 COMMON GROUND WORKSHOP

### HARTLAND ROAD - CAMDEN

#### PROJECT DETAILS:

The Hartland Road project is a new build house which was awarded planning permission in 2012 and completed in late 2014. The house is a redevelopment of the clients original home on the same site where permission was given to demolish their original two floor warehouse building and replace with a three floor brick and pre-cast concrete structure with south east facing top floor terrace.



## 4.1 COMMON GROUND WORKSHOP

### SOUTHAMPTON WAY - CAMBERWELL

#### PROJECT DETAILS:

Camberwell 01 is a full refurbishment of an existing end of terrace home on Southampton Way. This proposal was developed closely with the client to ensure that his exact brief requirements for a family home were met.

The project began with two existing brick walls facing both streets and materialised into a full three level and part split level home with rear roof terrace, rear courtyard and garage and ground and lower ground floor cafe, bar and commercial kitchen



## 4.1 COMMON GROUND WORKSHOP

### COTTAGE GREEN - CAMBERWELL

#### PROJECT DETAILS:

The site at no 2 Cottage Green, Camberwell involves the refurbishment and side extension of a mid 20th century warehouse building within a change of use from industrial to residential use.

2 Cottage Green is proposed to be a single bedroom home over three floors for the Lloyd Eist Foundation, in memory of the clients late son, which was set up to support the career's of young adults who are making a start in the capital and need help with accommodation



