143 Adelaide Road
London NW3 3NL

Design and Access Statement

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1.0 INTRODUCTION

This Design and Access Statement is prepared by KSR, on behalf of Gas Spring Ltd c/o KYR London, in support of the Planning Permission application for the site at 143 Adelaide Road, London. The proposed works include:

- The demolition of the existing pub known as 'The Adelaide';
- The erection of five townhouses and naturally ventilated underground car park.

This document represents the architectural element of the application.

1.1 Background

1.1.1 Since the purchase of 143 Adelaide Road by our client, a design team has been assembled to prepare the relevant applications for its redevelopment into a residential site.

The design team comprises the following consultants:

Client Representative	Gas Spring Ltd c/o KYR London
Architect	KSR Architects
Planning Consultant	Rolfe Judde
Services Engineer	Foreman Roberts
Sun/Daylight Consultant	XCO2
Arboriculturalist	Hal Appleyard
Quantity Surveyor	Hampton
Traffic Consultant	Steer Davies Gleave

1.1.2 In developing the scheme, consideration has been given to the Unitary Development Plan (2006), Camden Planning Guidance (2006), London Plan (February 2008) and LDF Core Strategy and Development Policies.

1.1.3 A pre-application submission was made to Camden Council and a pre-application meeting was held on 13th April 2010. Following the design comments received from the Council on 11th May, some revised material was sent and a second meeting took place on 13th July. Further material was sent on 11th August. This report concludes the concept development of the proposal from the design team.

1.2 Supporting Material

1.2.1 A number of reports have been commissioned to investigate the site and redevelopment implications. This Design & Access Statement is to be read in conjunction with following reports and drawings:

Application Document	*Consultant*
Planning statement	Rolfe Judde
Daylight and sunlight report	XCO2 Energy
Code for Sustainable Homes Assessment	Foreman Roberts
Tree report	Hal Appleyard
Financial viability assessment	Rolfe Judde
Transport Statement	Steer Davies Gleave
Survey drawings	Ross Laird

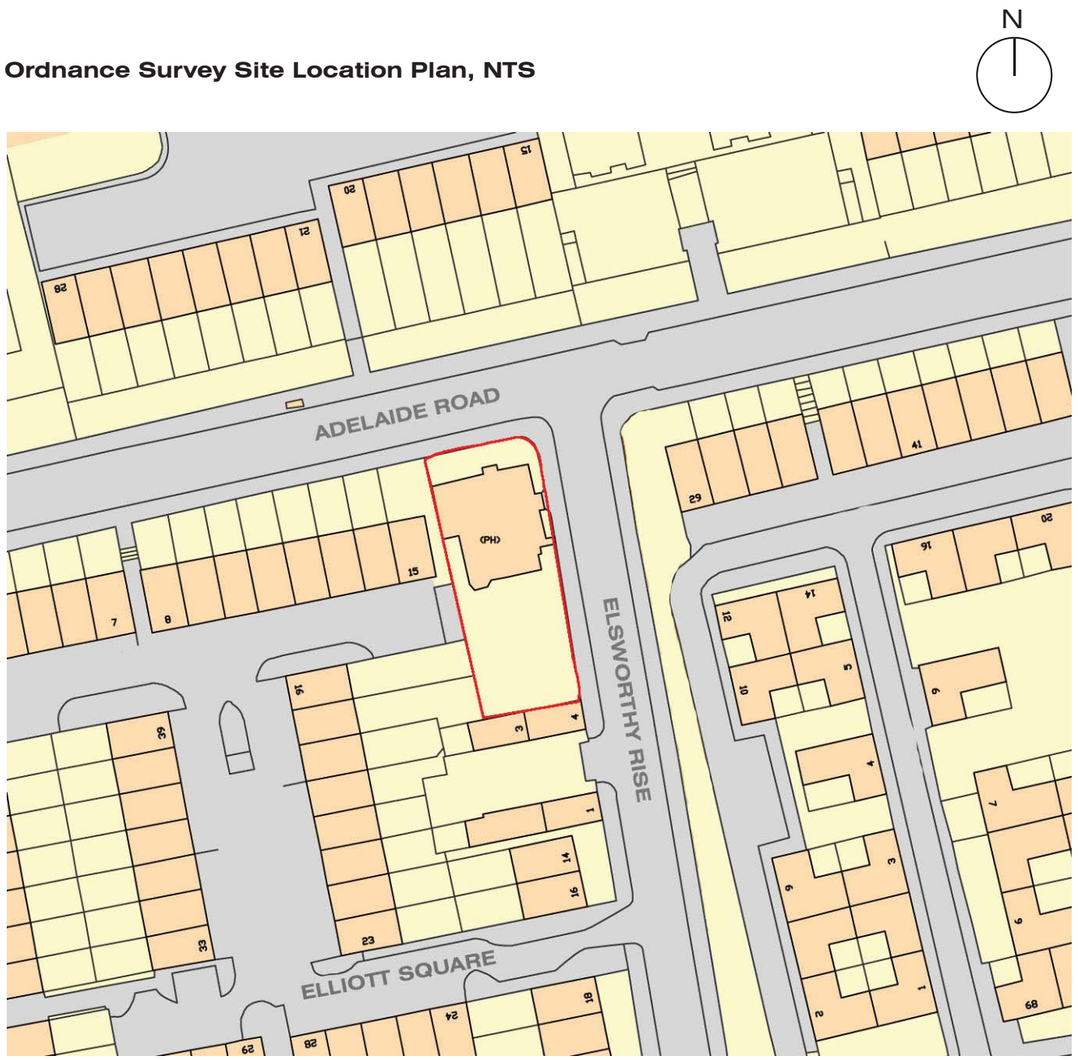
2.0 ASSESSMENT

2.1 Location

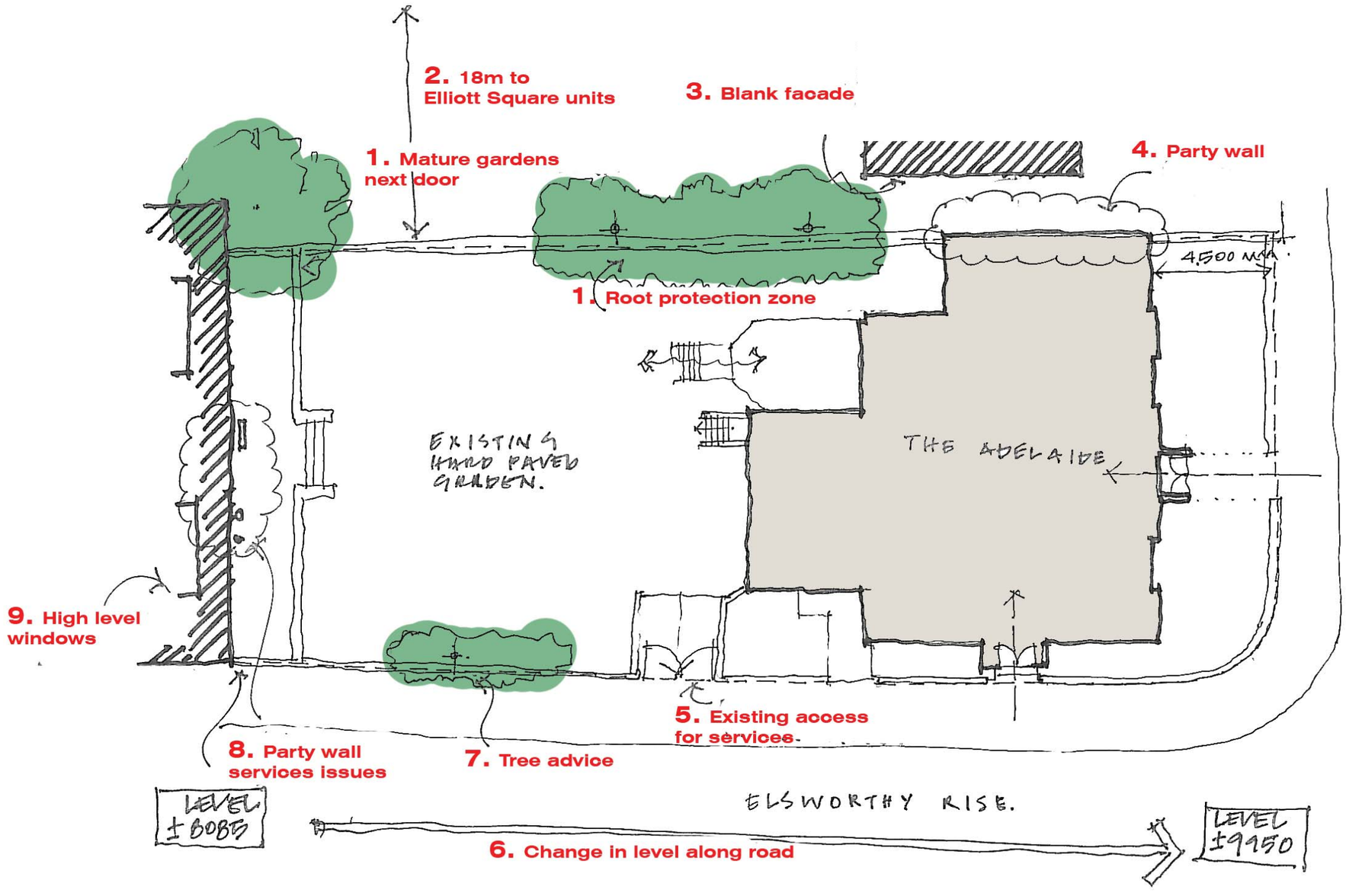
2.1.1 Site Location

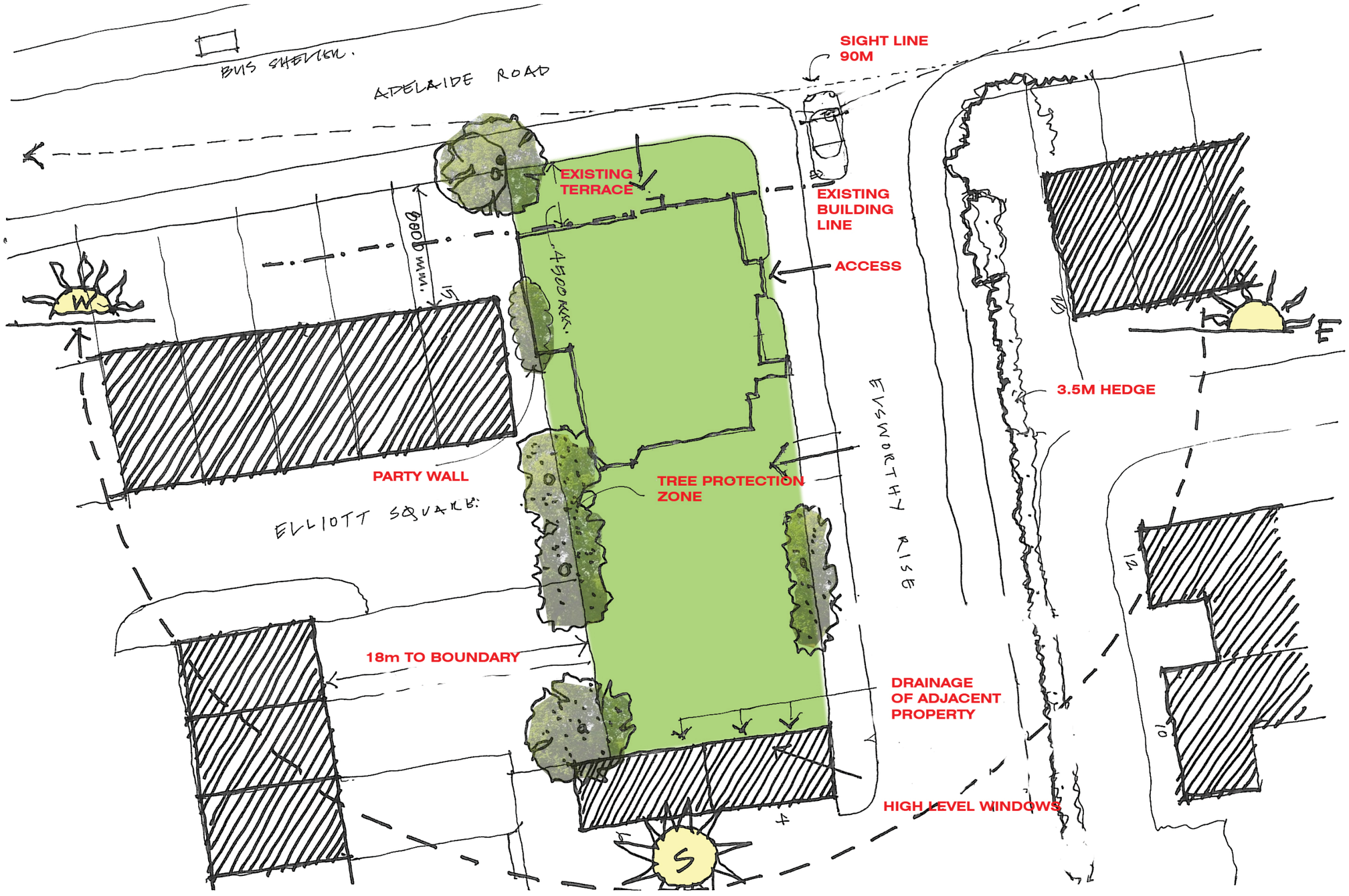
The site is located on the corner of Adelaide Road and Elsworthy Rise. It is currently occupied by the Adelaide Public House, a three storey building. The site which includes the pub's beer garden covers 779 square metres. The site is not in a conservation area, and the building is not listed.

Ordnance Survey Site Location Plan, NTS



2.2 Site Constraints




BUS SHELTER.
ADELAIDE ROAD
SIGHT LINE
90M
EXISTING
TERRACE
EXISTING
BUILDING
LINE
ACCESS
6000 MIN.
4500 MIN.
15
3.5M HEDGE
PARTY WALL
TREE PROTECTION
ZONE
ELLIOTT SQUARE
ELSWORTHY RISE
18m TO BOUNDARY
DRAINAGE
OF ADJACENT
PROPERTY
HIGH LEVEL WINDOWS
12
10

2.3 Analysis

The site is an existing pub with beer garden in Swiss Cottage, surrounded by residential properties. The site slopes down along Elsworthy Rise by some 1.8m. The context of the street is that of three or four storey town housing with an open character and some garden or hard-standing space.

This line denotes the slope of the site along Elsworthy Rise

Adjacent property

Existing public house

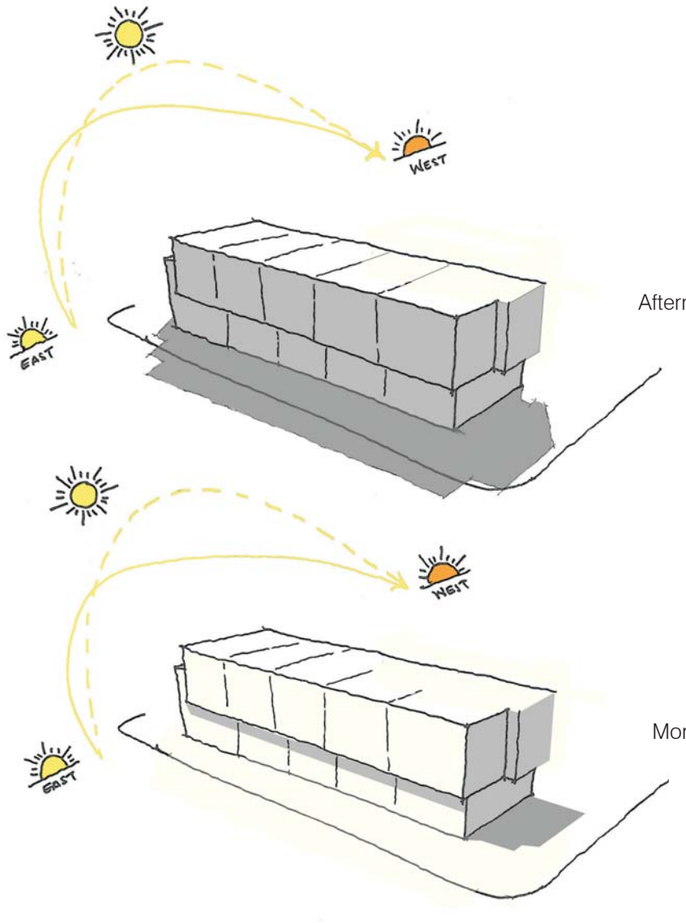
Properties to the rear of the site

Trees off the site

Sustainability Site analysis

The Elsworthy Rise frontage is longer and the development will use it as the principal elevation. This has benefits in putting the development on a E-W axis, which means minimal Southern aspect windows, and good afternoon sun to the western gardens.

- West facing windows to be sized to prevent overheating and protect from glare.
- North/East facing windows sized to reduce heat loss.
- Very small aspect of south facing windows.
- Space for solar thermal and PV panels on flat roof, raised to optimum angle.



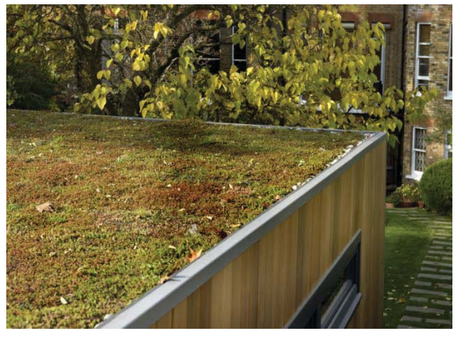
Afternoon sun path

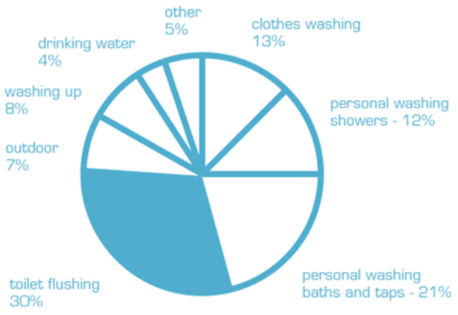
Morning sun path

2.4 Sustainability

The objective is to incorporate passive design strategies into the scheme to improve building shell performance, thus reducing energy loads and carbon footprint. The proposal is to achieve Code 4 of the Code for Sustainable Homes (please see separate Code Assessment from Foreman Roberts). The proposal will utilise the following design tools:

- Building fabric insulated to a standard above the current minimum.
- Detailing of a high standard to allow for low infiltration rates.
- Glazing selected with properties to match the appropriate orientation.
- Appropriate materials also selected to maintain the least possible amount of embodied energy, waste and transport miles.
- Green or brown roof terrace
- Aspect selected glazing (Vertical shading devices to west)
- Water saving appliances (Aerated taps, twin flush toilets with min capacity, white goods)
- Rainwater harvesting
- Solar thermal and/or photovoltaic panels





Photovoltaics

If each home looked to achieving 25% (2kW) of its reduced energy load through photovoltaics, approximately 15 panels will be needed per house. This still leaves an area available for roof garden space.

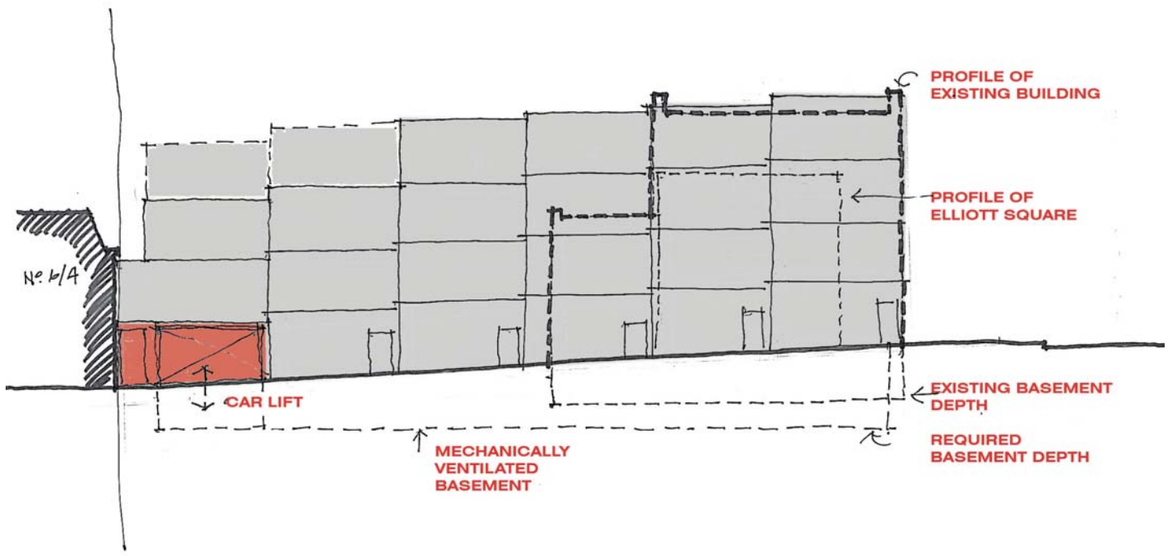
3.0 DESIGN

The site constraints and local precedents created a number of design considerations which have shaped the proposal for the residential units.

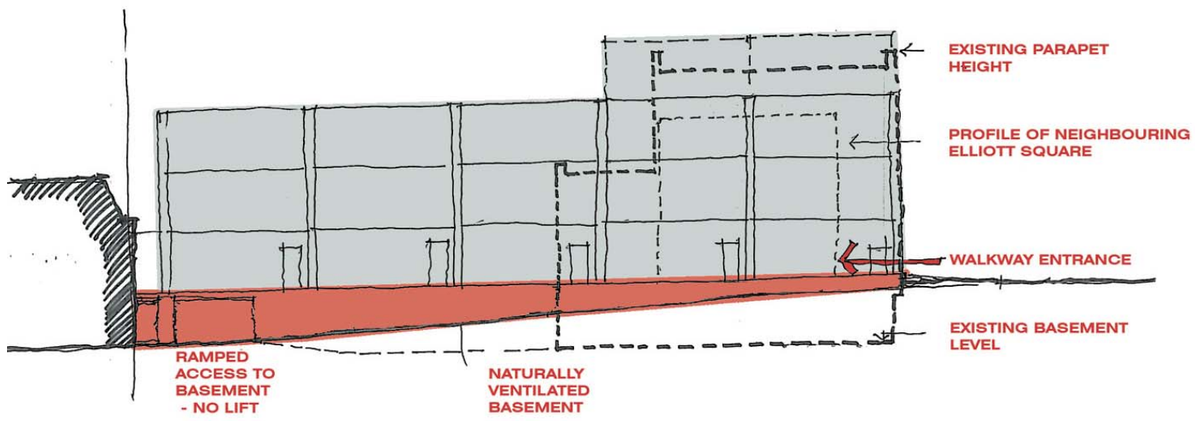
3.1 History of the Design Principles

Since the site slopes down along Elsworthy Rise, there were two possible approaches to the development. Diagram 1 shows a stepped basement with a car lift to a mechanically ventilated basement, and each unit is stepped at a different height along the road. Diagram 2 shows the preferred option, of a level walkway entrance for access to the units, and use of the slope to create a ramped access to the basement at the lowest point of the site. This also allows a naturally ventilated basement.

Not proposed - Stepped units and mechanically ventilated basement

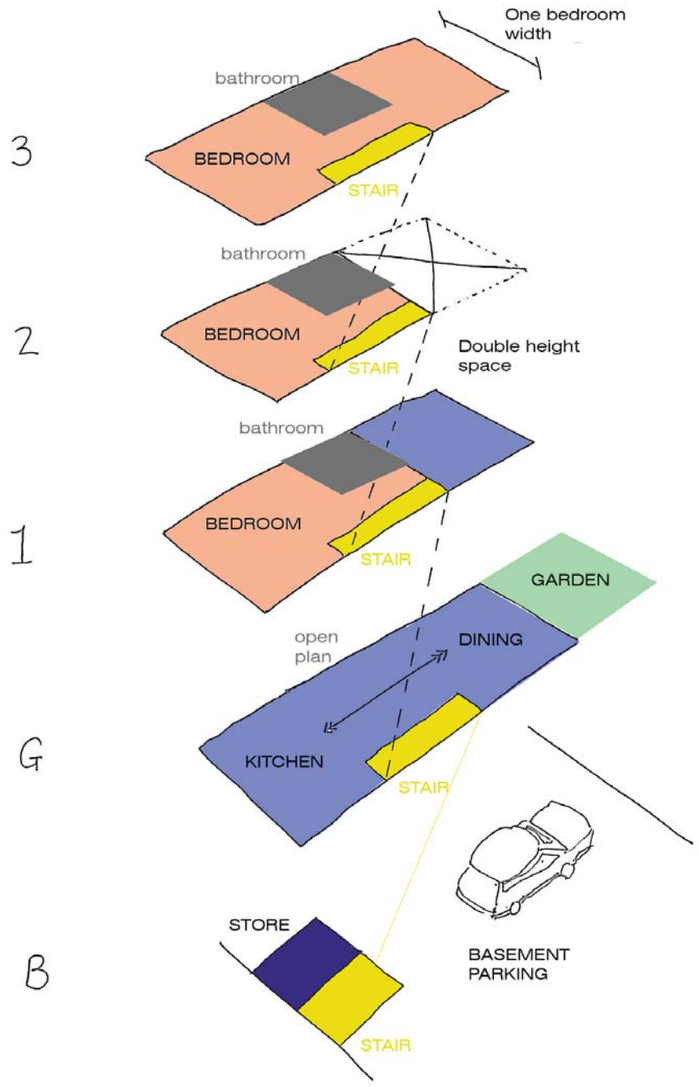


Previously Proposed - Level access and naturally ventilated basement

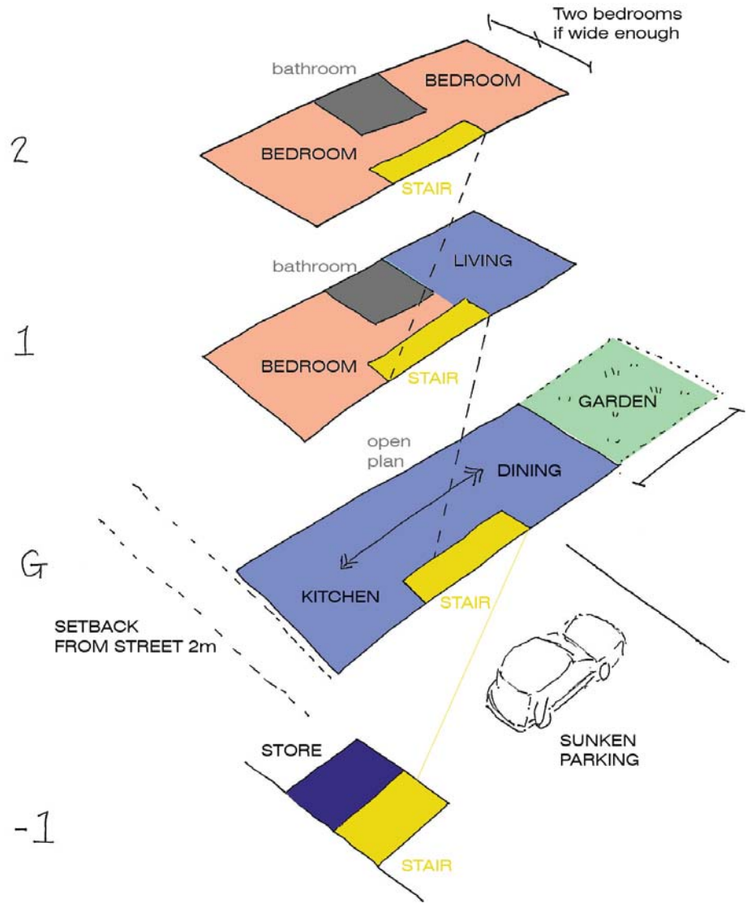


Six units means a tighter grid between houses, and an extra floor necessary to accommodate adequate habitable space. This would render the buildings higher than the surrounding urban grain, so the preferred option is to have five townhouses, each with three floors of accommodation, and a basement below for parking.

Not Proposed - Six Townhouses of four storeys

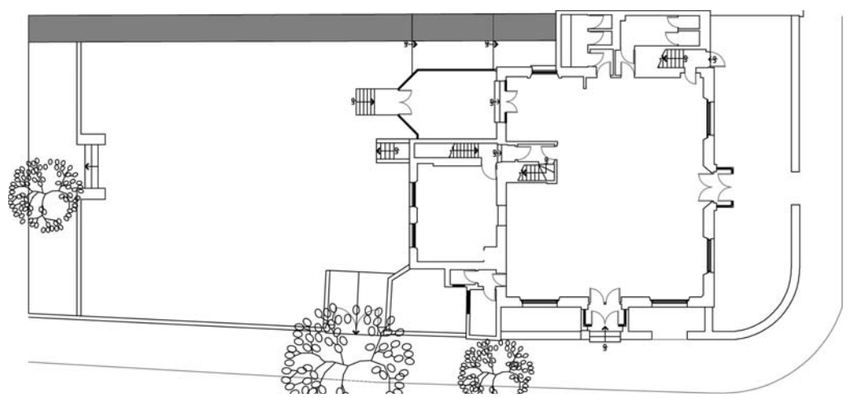


Proposed - Five Townhouses of three storeys



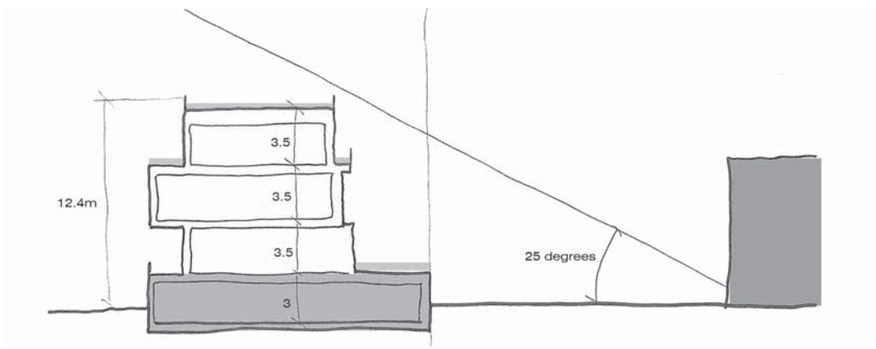
Trees and Development

This area denotes the 1.5m zone which should not be developed, due to tree root protection.



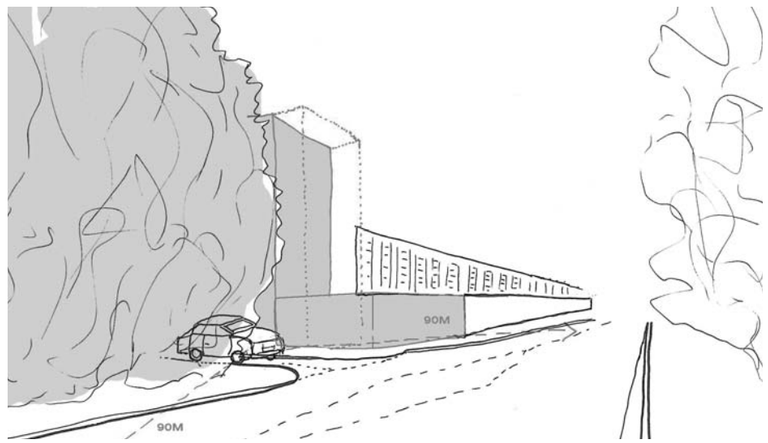
Building Height

The initial analysis looked at a plane 25 degrees from the horizontal at the centre of the windows from Elliott Square, and the proposal ensures no infringement.



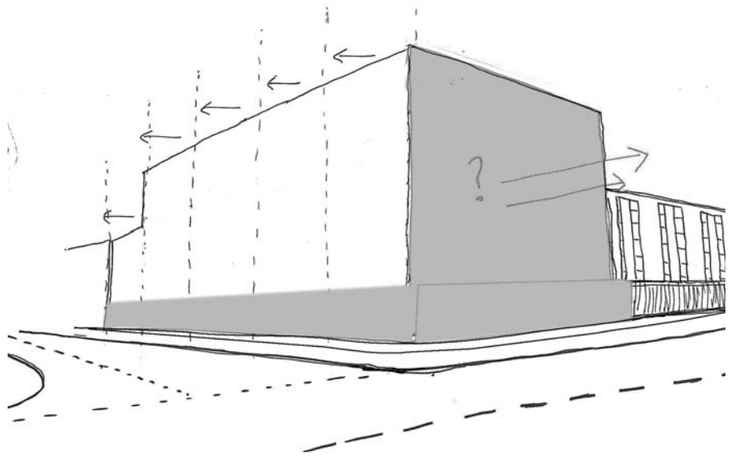
Highways

Adelaide Road is a busy main road, and sight lines need to be maintained for cars, which affects the development at the pivotal corner.



Elevation

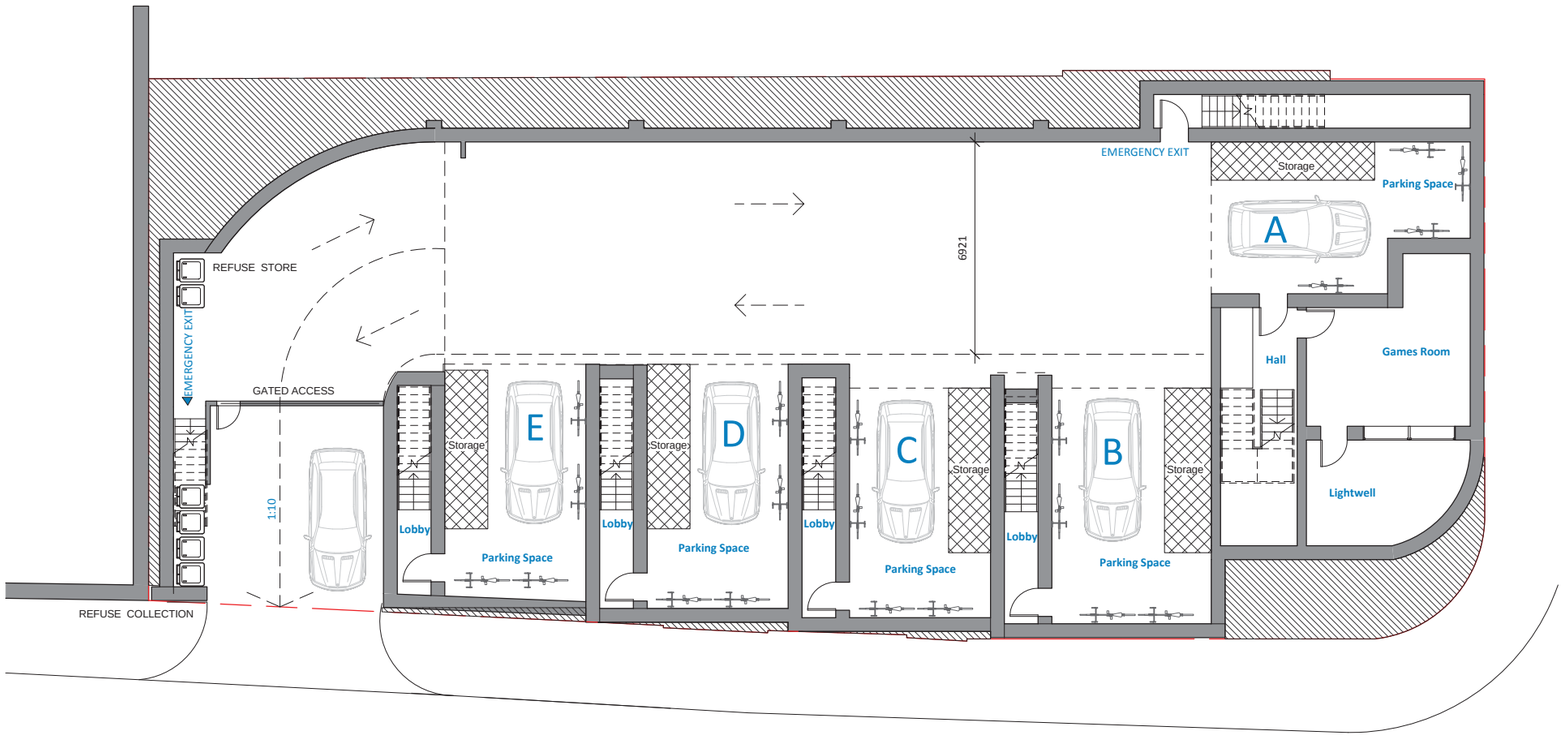
Since the development will naturally face its longest elevation and be accessed from Elworthy Rise, the side elevation on Adelaide Road needs to be considered in the context of general streetscape.



3.2 Detailed Design

3.2.1 Lower Ground Floor Plan

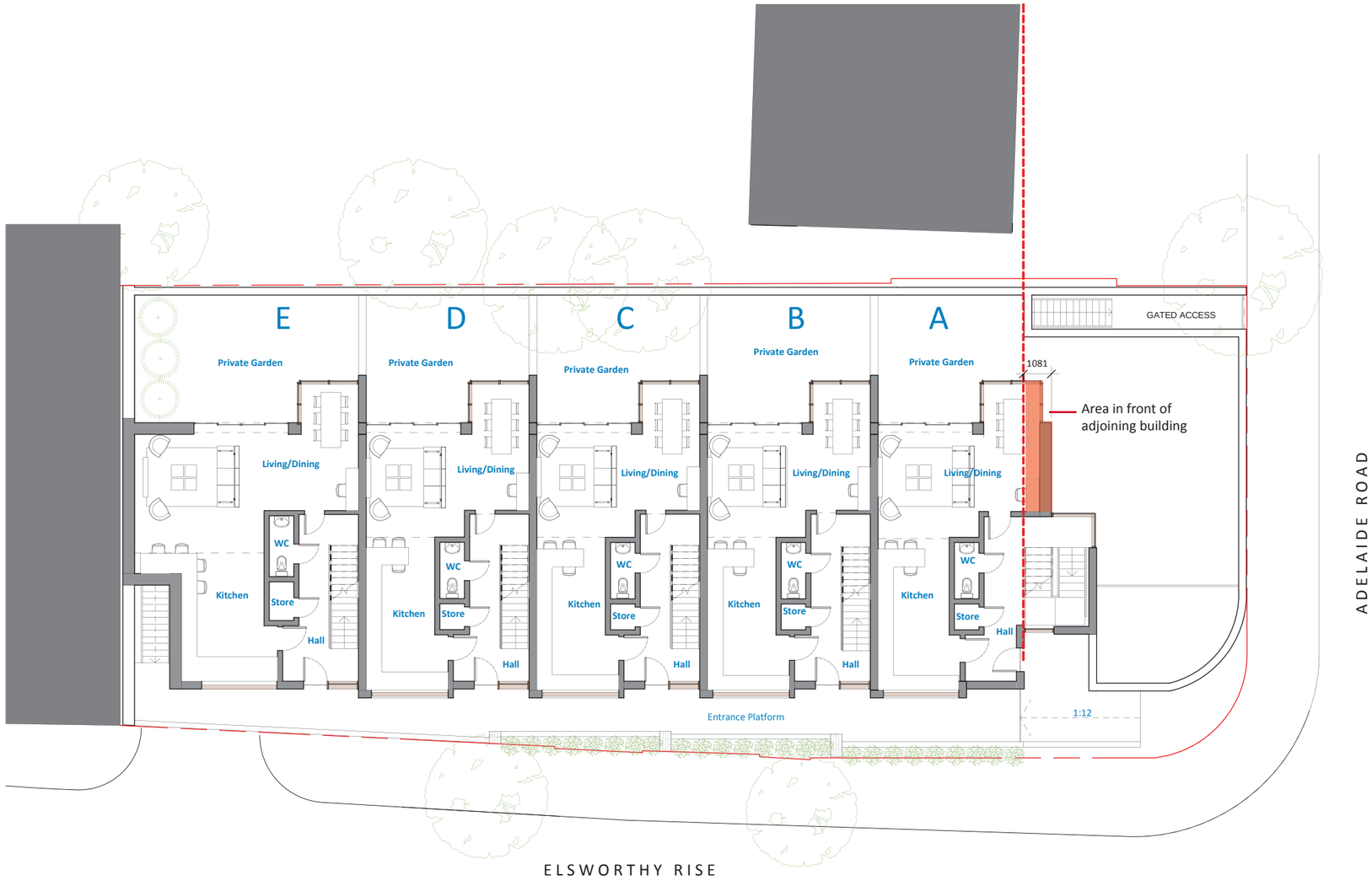
To facilitate the off-site parking requirement from Camden Council, cars enter the site at the lowest point of Elsworthy Rise with a minimum of 2.1m head height, and ramp down into the basement. Each townhouse has its own parking space, storage area, 4no. bicycles provision and an internal linear staircase which leads into the main house. There is also an emergency escape route and waste collection point at this level. unit A is slightly larger, with additional habitable spaces that look out onto a lightwell from above, and a private staircase leads up to street level.



ELSWORTHY RISE

3.2.2 Ground Floor Plan

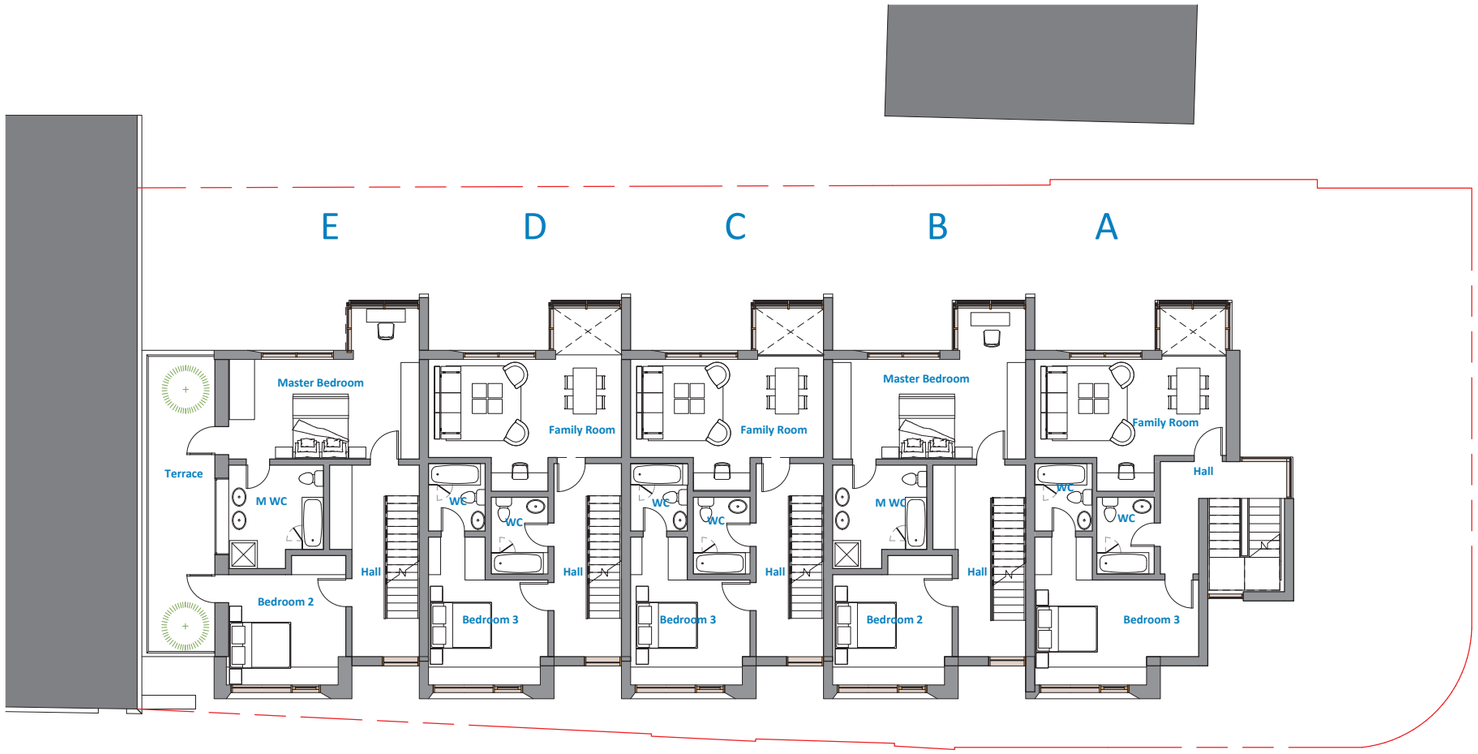
A small ramp leads the pedestrian up to a level walkway, from which the front doors of each townhouse are accessed. This doubles as a green buffer from the street. The ground floor contains kitchen and living rooms for each unit, with sliding doors opening out to a spacious grass private garden, which sits on top of the basement parking deck. A glazed extension houses a dining table. The houses are set out on an equal grid, but Houses A and E are slightly altered to suit the site requirements. House A has an elevation which looks onto Adelaide Road, and House E bridges over the entrance to the car park.



3.2.3 First Floor Plan

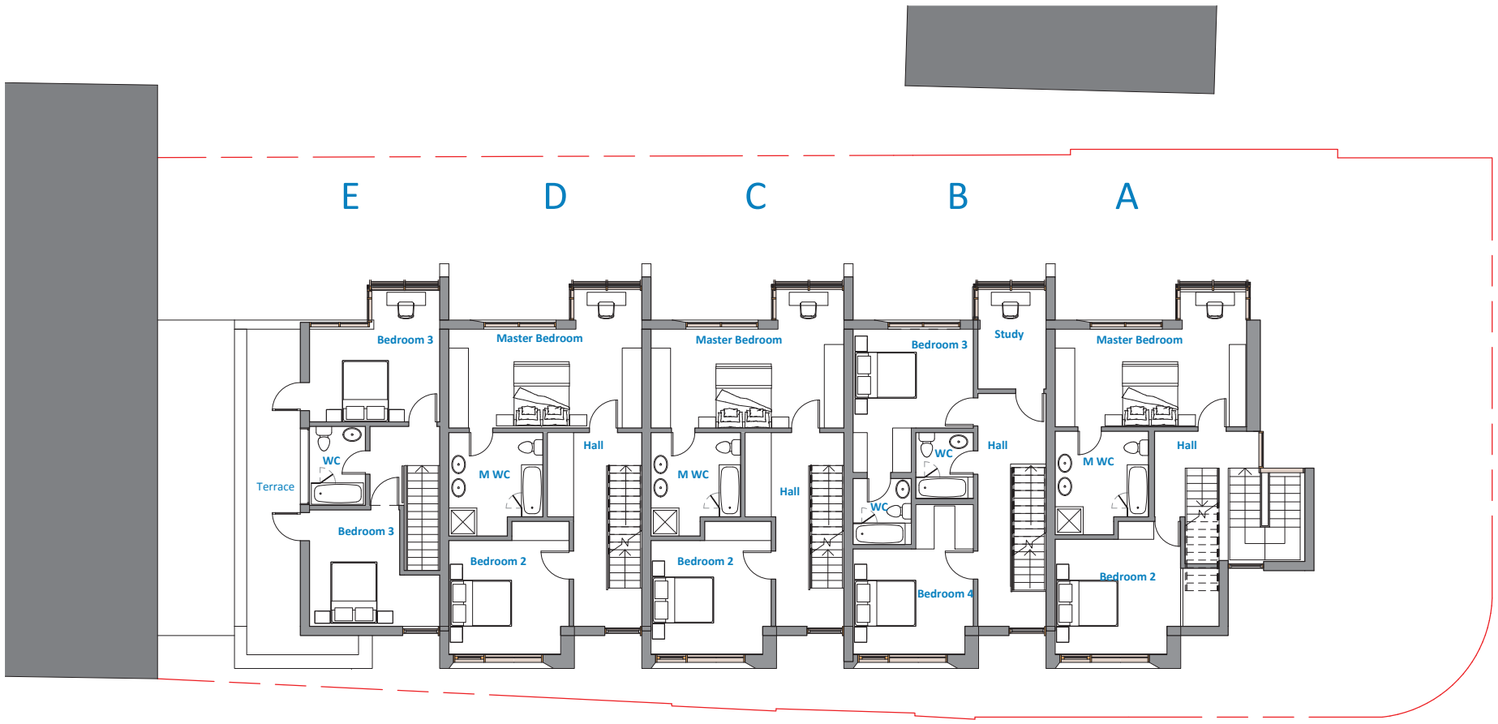
This floor houses the master bedroom and bedroom 2 (seen in Houses B and E). The position of the staircase therefore allows greater flexibility for the room layouts, however, and a family room and bedroom may be preferred (seen in Houses A,C and D).

The floorplate cantilevers out at the front, to express the facade clearly for each individual unit. House E steps back to avoid dominating the neighbouring mews house on Elsworthy Rise, with a terrace and roof garden accessed from the bedrooms.



3.2.4 Second Floor Plan

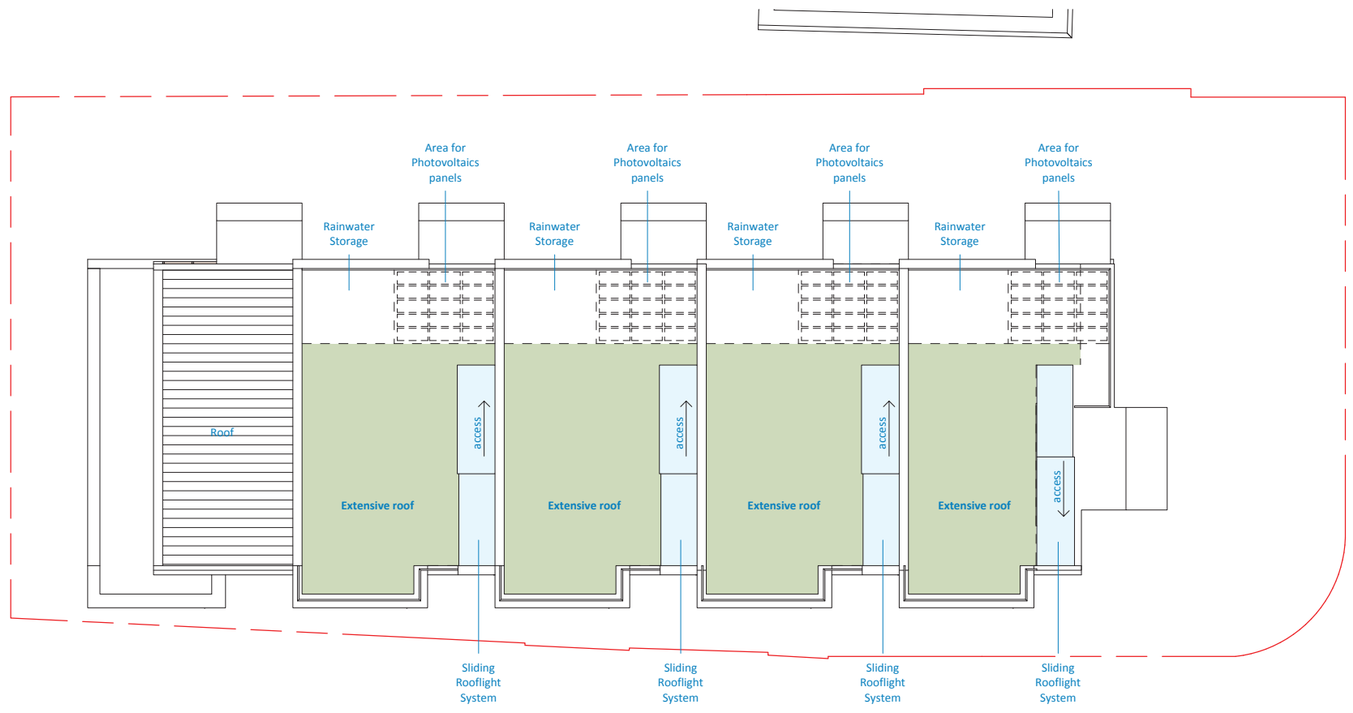
The second floor houses the two remaining bedrooms, either with one bathroom or two depending on the first floor configuration. The staircase continues to the roof for maintenance access to the sustainability features, and additional rooftop garden space.



Photograph of the Sliding Rooflight system by Glazing Vision

3.2.5 Roof Plan

The linear staircase continues to the roof, accessed using a sliding rooflight. A sliding box rooflight provides a means of access without additional height in elevation. The sliding section slides over the fixed section to create 50% clear opening thus allowing the user to walk through and out of the rooflight. We propose to use a sedum extensive roof over a portion of the roof, and an area be given over to photovoltaic and solar panels, and a water storage tank.

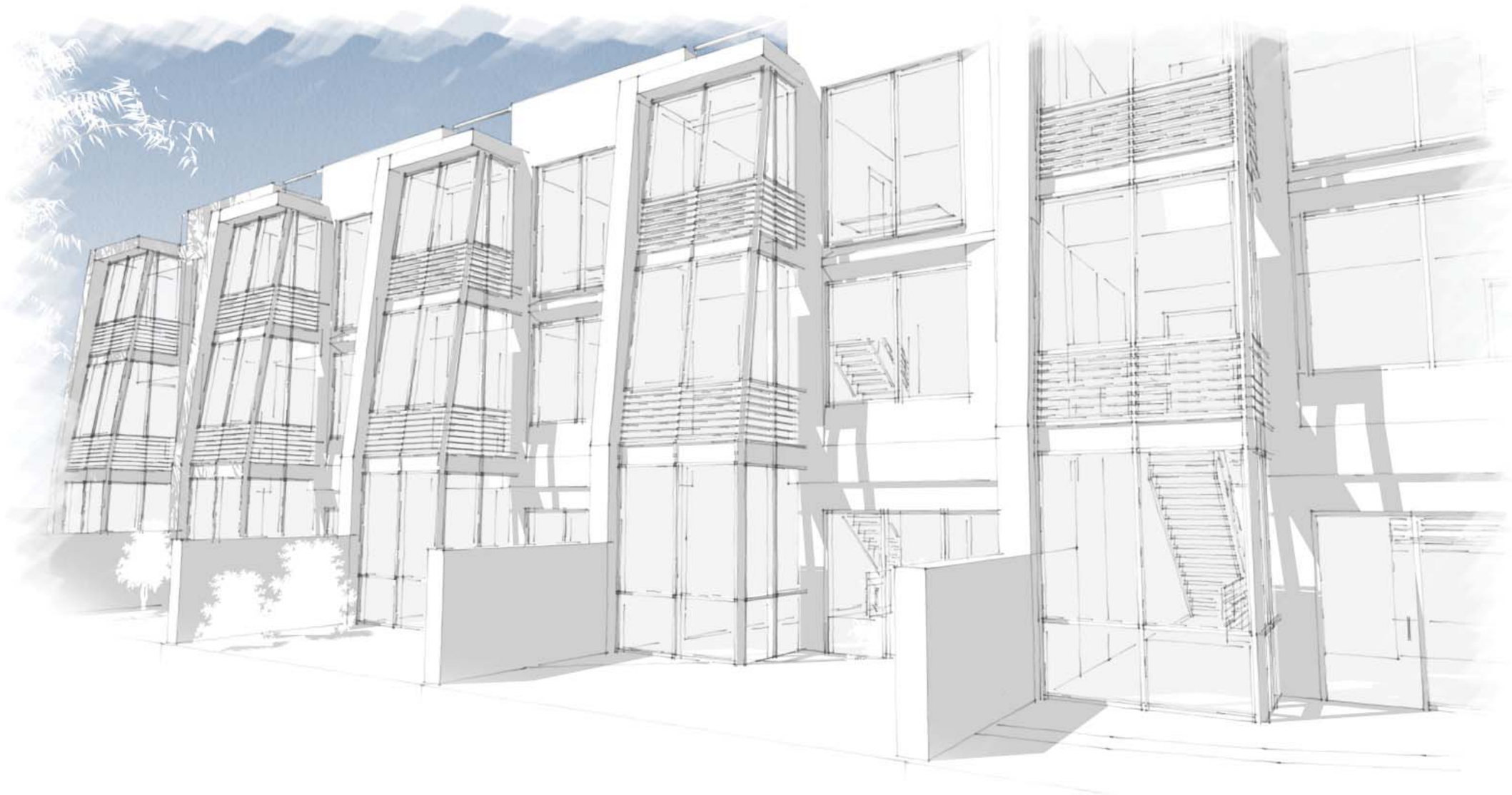


3.2.7 3D Images

The streetscape from Elsworthy Rise

3D Image of the Streetscape from Elsworthy Rise (Front Elevation)

3D Image of the Rear of the Townhouses, from the Private Gardens



3.3 Areas

These areas show the Nett and Gross Areas of each unit.

ADELAIDE ROAD - AREA SCHEDULE

NIA/m2 of private areas

HOUSE	Lower Ground	Ground Floor	First Floor	Second Floor	TOTAL NIA	NIA/ ft2
House A	46.1	71.0	73.6	70.8	261.5	2,814.8
House B	8.4	65.5	68.1	67.3	209.3	2,252.9
House C	8.6	65.5	68.1	67.3	209.5	2,255.0
House D	8.3	65.5	68.1	67.3	209.2	2,251.8
House E	7.5	80.0	67.0	44.0	198.5	2,136.6
Total NIA	**78.9**	**347.5**	**344.9**	**316.7**	**1,088.0**	**11,711.1**

GIA/m2 of private areas

HOUSE	Lower Ground	Ground Floor	First Floor	Second Floor	TOTAL GIA	GIA/ ft2
House A	46.1	71.0	73.6	70.8	261.5	2,814.8
House B	8.4	65.5	68.1	67.3	209.3	2,252.9
House C	8.6	65.5	68.1	67.3	209.5	2,255.0
House D	8.3	65.5	68.1	67.3	209.2	2,251.8
House E	7.5	80.0	67.0	44.0	198.5	2,136.6
Total GIA	**78.9**	**347.5**	**344.9**	**316.7**	**1,088.0**	**11,711.1**
+ Common Areas	301.6	70.5			372.1	4,005.2

GEA/m2 of private areas

	Lower Ground	Ground Floor	First Floor	Second Floor	TOTAL GEA	GEA/ ft2
TOTAL GEA	**125.9**	**393.6**	**396.5**	362.2	**1,278.2**	**13,758.4**
+Common Areas	522.2	74.1	0.0	0.0	596.3	6,418.5
Total (as ref)	**648.1**	**467.7**	**396.5**	**362.2**	**1,874.5**	**20,176.9**

EXECUTIVE SUMMARY

House	Units	NIA / m²	GIA / m²	GEA / m²
House A	4BR	261.5	261.5	-
House B	4BR	209.3	209.3	-
House C	4BR	209.5	209.5	-
House D	4BR	209.2	209.2	-
House E	4BR	198.5	198.5	-
Total Houses (m²)		1,088.0	1,088.0	1,278.2
Total Houses (ft²)		11,711.1	11,711.1	13,758.4
Common Areas			372.1	596.3
Total (m²)		1,088.0	1,460.1	1,874.5
Total (ft²)		11,711.1	15,716.4	20,176.9

*All areas are subject to design development and planning permission.