

Axonometric of scheme looking from south

4.1 Proposal Overview

The proposal is organised into two c.10m wide blocks: one orientated to the north east and the other facing south. Stretching between them is a central element, which overlooks the landscaped courtyard.

The proposed development provides seventy seven units. Sixty market residential units, are comprised in a seven storey block and a six-plus-one storey block fronting Haverstock Hill and Adelaide Road respectively (blocks B & A). The space between these two masses houses additional apartments clustered around a landscaped courtyard. Block C is comprised of seventeen affordable units (nine social rent and eight intermediate units) all facing the existing Eton Place. It is accessed via a landscaped courtyard from Adelaide Road. The mixes are described in more detail on page 37-38 of this document.

The development includes three new retail (A1-A5) units replacing the existing shops on Adelaide Road. The ground floor also contains plant space, cycle and refuse stores and the residential entrances.

4.2 Ground Floor

The ground floor design has progressed through a number of iterations to create an efficient floorplate that combines facilities for the housing and retail units.

Due to the lack of street frontage at the centre of the deep plan plantrooms and stores are located here.

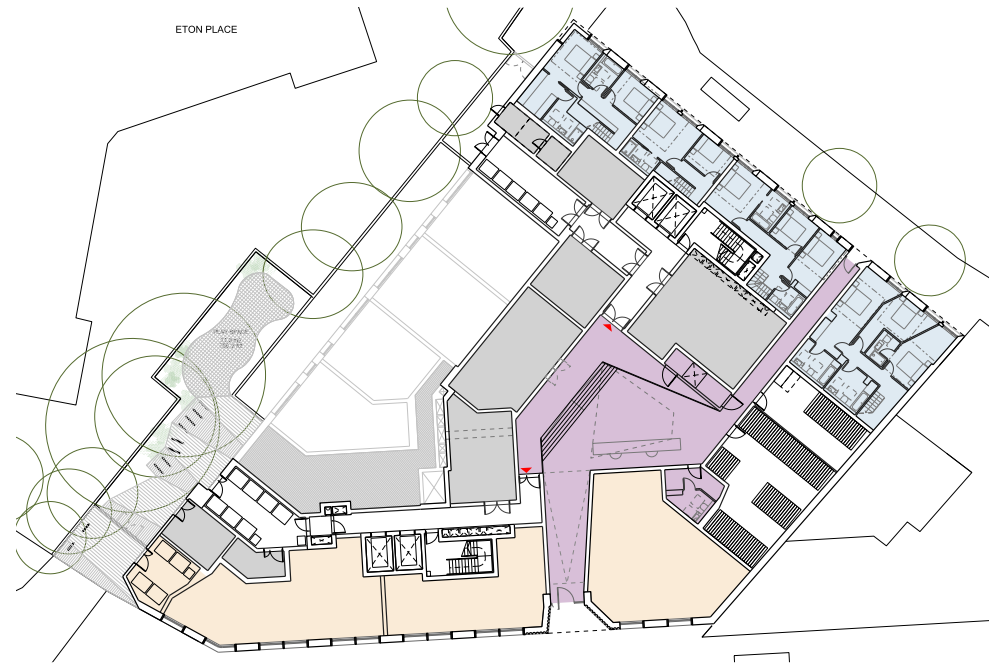
Three new retail units replace the previous commercial spaces in the same location fronting Adelaide Road.

The North-East and North-West facades are lined with apartments. These are all duplex units with bedrooms located on the lower level and the entrances & living areas above. In terms of amenity, Block C apartments benefit from gardens and the Block B apartments from inset balconies on their upper levels.



Ground Floor Plan





Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor

4.3 General Layouts - Blocks A & B

The ground floor features three retail units, replacing the current retail provision, plant areas (located at the centre of the deep plan) and residential entrances accessed from both Haverstock Hill and Adelaide Road. Four duplex units are on the North-East facade on (raised) Ground and First floors.

The residential mix has sought to comply with planning policy. All of the units exceed minimum sizes set out in the London Plan. In general, smaller units are located on the lower floors and larger units on the upper levels. With the exception of the Studios, all units benefit from external amenity space in the form of balconies and terraces.

On the second to fourth floors the smaller units (studios and 1-beds) are located in the centre of the block. 2-bed units are placed at the corners where they benefit from dual or triple aspects. Twenty-nine of the apartments are single aspect, fifteen dual-aspect and sixteen triple aspect. At fifth floor four of the larger units open out onto generous landscaped rooftop terraces. Six 2-bed and 3-bed apartments top the scheme on the sixth floor.

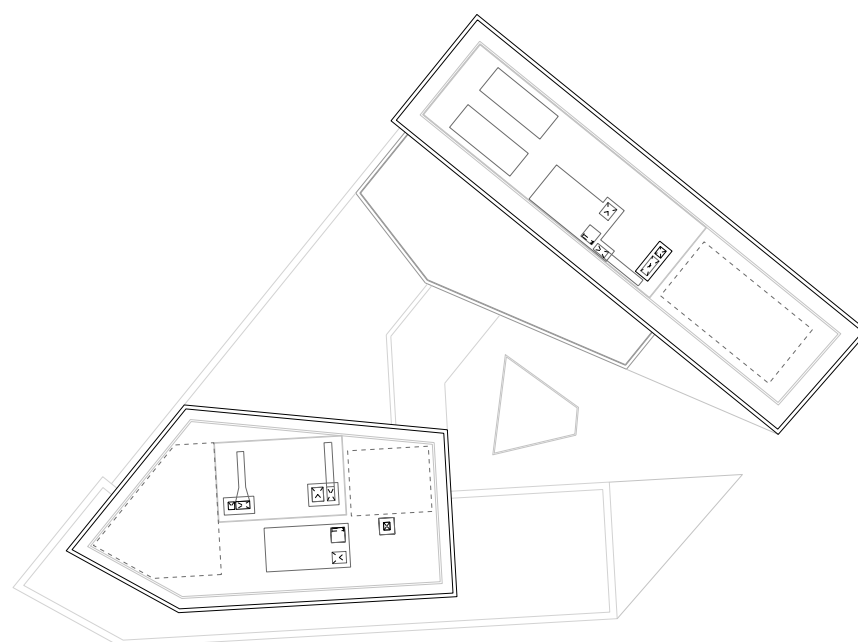
In the central courtyard area apartment layouts have been carefully designed to minimise overlooking and privacy issues.

All the units are designed to meet Part M4(2) requirements with six apartments (labeled) set out to be Wheelchair Adaptable M4(3a).

Through fire engineering the design team have reduced the number of cores required to one per block. Sprinkler systems internal to the apartments mean that apartment entrance lobbies are not required.



Sixth Floor



Roof Plan

Retail: 3 units; 284m ²
Ground Floor Entrance
Studios: 6 units; 10%
1-beds: 14 units; 23%
2-beds: 28 units; 47%
3-beds: 12 units; 20%
Plant