

23-35 Adelaide Road

London Borough of Camden

Design and Access Statement

May 2021

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ARCHITECTS

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1. Introduction

This design and access statement is for proposed landscaping works to the front gardens of numbers 23-35 Adelaide Road. The works will include:

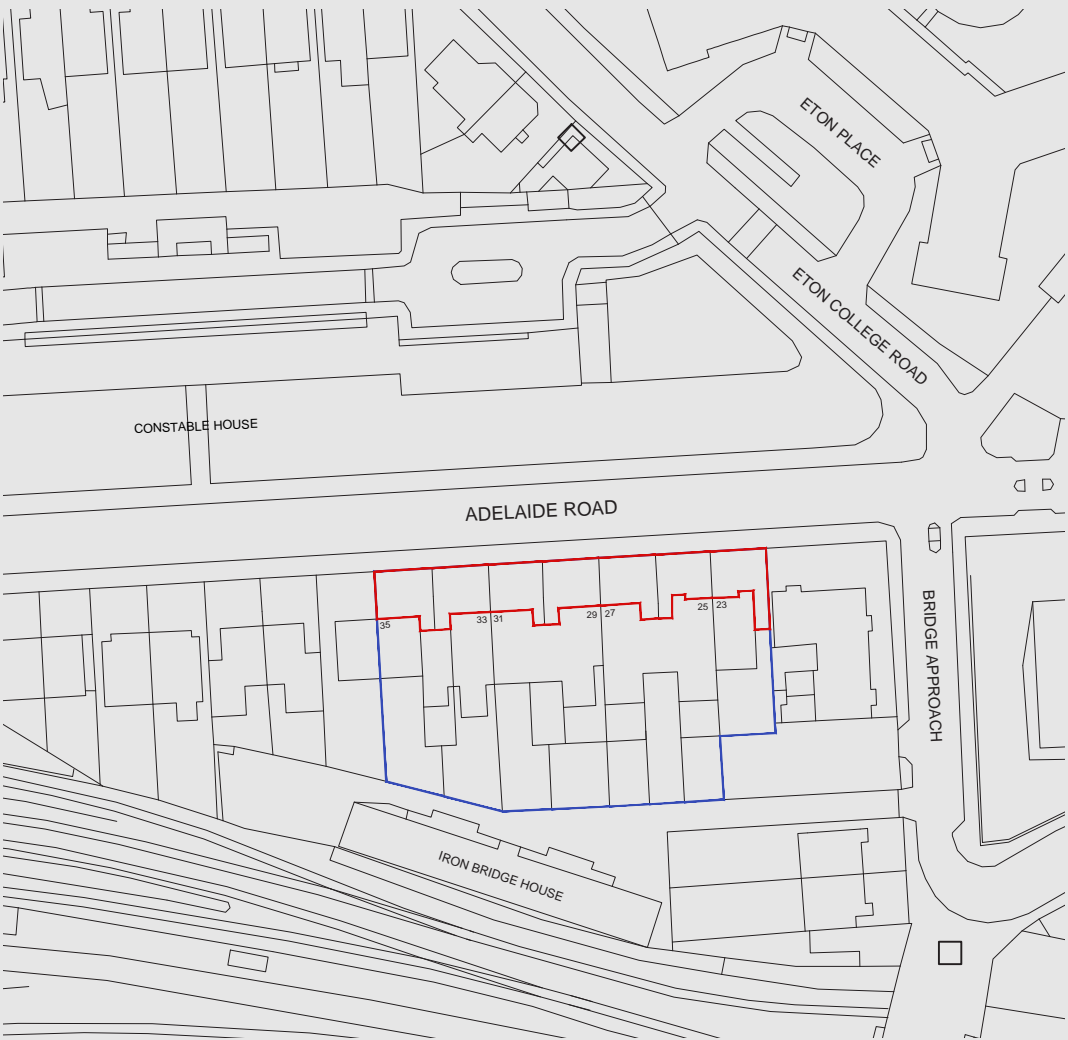
- Consolidation of entrances to the shared front gardens.
- Removal of piers to the street boundary wall.
- Repair works and painting of the front boundary walls
- Addition of timber bin stores.
- Removal of existing grass beds and replace with new paving and planters.
- Painting of the facades of number 23-35 Adelaide road.



View of gardens from number 35

2. Site
Site and Context

23 - 35 Adelaide Road, Chalk Farm,
London, NW3 3QB



Location Plan 1:1250
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Satellite view of the site

2. Site
Site Photos



Existing site - View of gardens from 33 Adelaide Road



Existing site - View of gardens from 25 Adelaide Road



Existing site - View of garden at 23 Adelaide Road



Existing site - View of existing bin stores at no. 35 Adelaide Road



Existing site - Example of wall and pier condition



Existing site - Two areas of tree damage to existing boundary wall

3. Design

Gardens to numbers 25-35



3. Design

Garden to number 23



New timber bin stores along side boundary wall to replace existing unused stores (photo on page 4)

New low level beds with planting

Existing tree in the corner of the garden

Boundary walls rebuilt and rendered to match numbers 27-35

New metal gate to garden entrance

Gardens repaved with large square paving stones and contrasting brick border. Paving to be permeable to allow for surface drainage.

Lighting to be installed along each raised bed to illuminate new walkways

Planting introduced to provide privacy for lower ground floor residences

3. Design

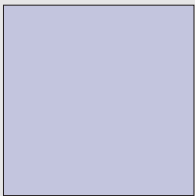
Facade painting

The facades and boundary walls are in need of repainting and repairing. Instead of repainting the buildings with a similar colour scheme to the existing, we are proposing to introduce a new colourful street frontage. Similar instances of this can be found in the nearby Primrose Hill neighbourhood.

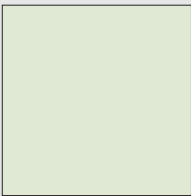
Below are the proposed RAL colours and an Elevation showing the distribution of colours across the villa facades.



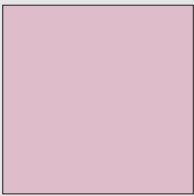
Example of painted buildings in Primrose Hill



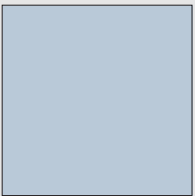
RAL 290 80 15



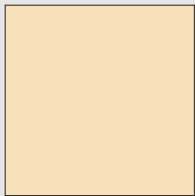
RAL 130 90 10



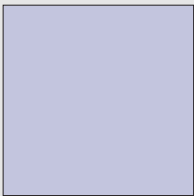
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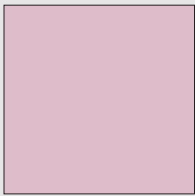
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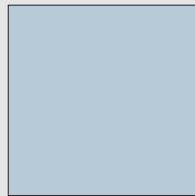
RAL 085 90 20



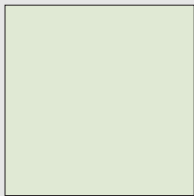
RAL 290 80 15



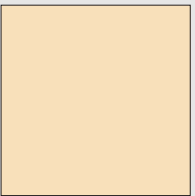
RAL 350 80 15



RAL 250 80 10



RAL 130 90 10



RAL 085 90 20



3. Design

Bin Stores and Planting

Bin Enclosures

Bin enclosures will be introduced along the front boundary wall of the gardens. Where trees prevent this, additional storage will be placed along the side walls. The number of enclosures allowed for has been calculated using the Technical Waste Planning Guidance and the number of bins currently used by the residents.

The materiality of the enclosures will be treated timber.

Planters

Raised planting beds will be introduced in central islands within each garden unit and to the areas in front of all lower ground floor residences. The size will vary depending on the width of the garden and to allow enough space for the manoeuvring of bins. Low level lighting will be introduced along the edges to illuminate the walkways.

In areas where there are existing trees, the planters will be flush with the existing planting level to protect the base and roots of the tree.

Planting shown in the CGIs is indicative. The exact species to be planted are yet to be determined.



View of bin stores and raised planting beds

3. Design
Proposed Images



View of gardens from number 35

3. Design
Proposed Images



View of gardens from number 35

3. Design
Proposed Images



Street view of garden at number 23 with area of wall removed for tree growth

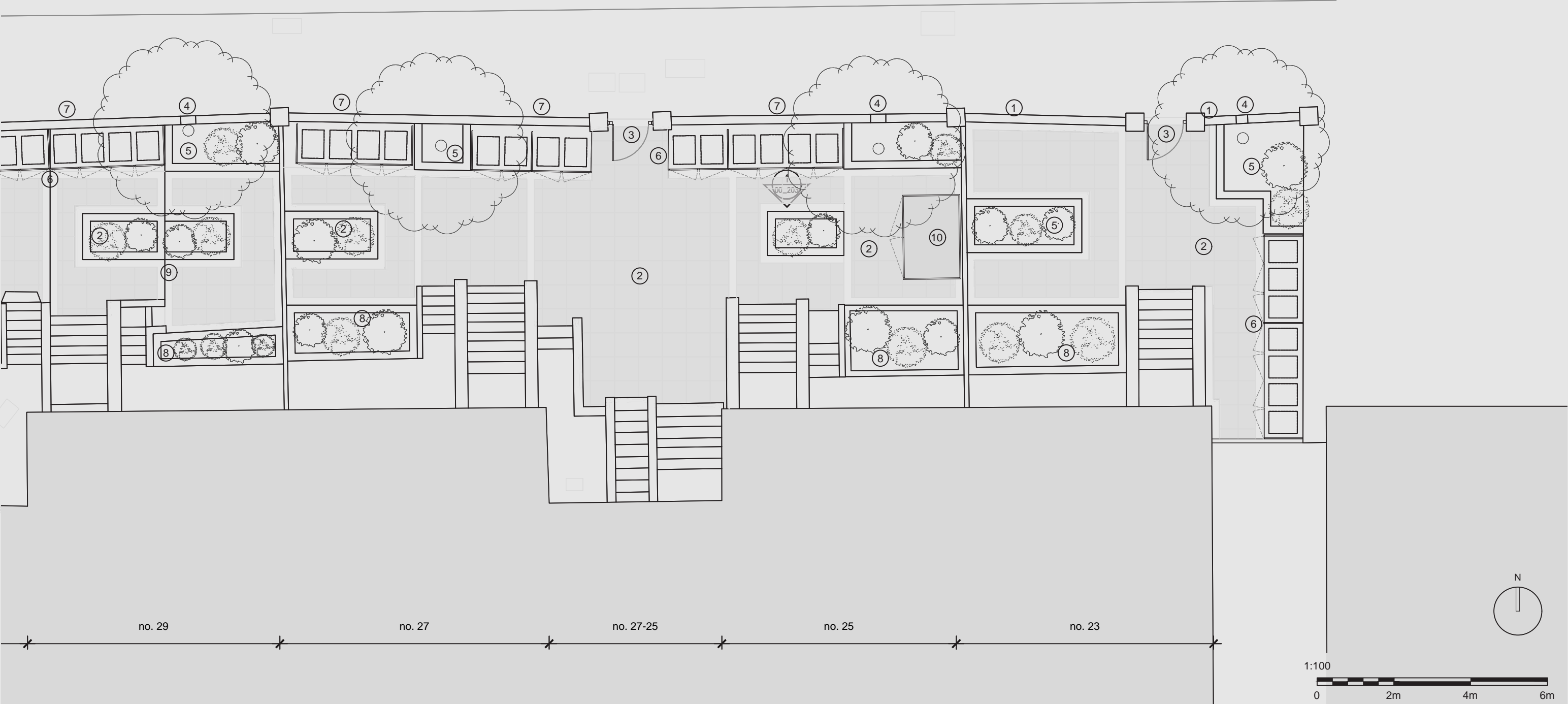
3. Design
Proposed Images



View of garden at number 23 showing area where wall has been removed for tree growth and low level planting

4. Proposed Drawings

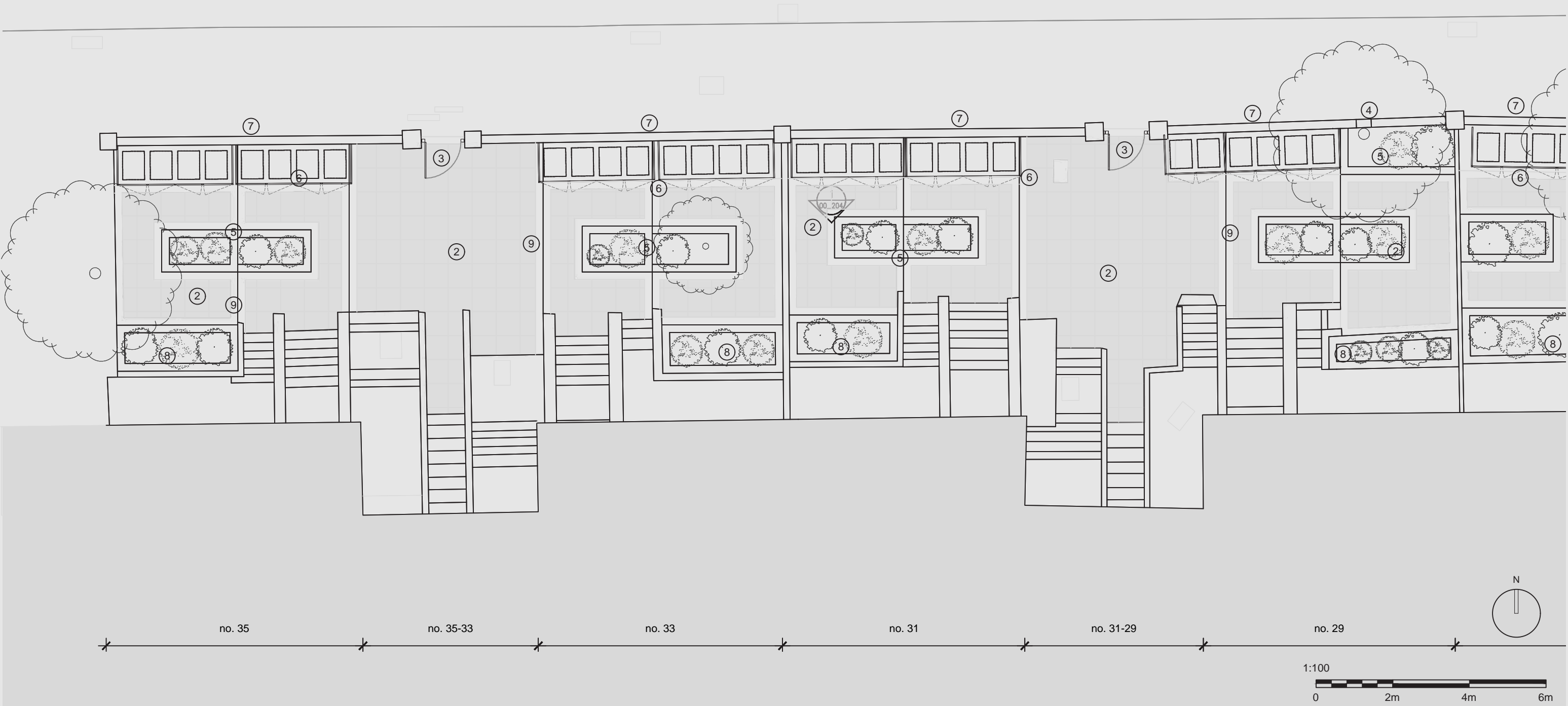
Plans



- 1. Brick boundary walls and piers rebuilt and rendered to match numbers 25-35.
- 2. Gardens repaved with large square paving stones with contrasting brick border. Paving to be permeable to allow for surface drainage.
- 3. New metal gate to garden entrance.
- 4. Area of wall removed down to ground level to allow for tree growth. Damaged sections of wall on either side of new opening to be replaced.
- 5. New planting beds. Type of plants tbc. Lighting to be installed along each bed to illuminate new walkway.
- 6. New timber bin stores along boundary walls.
- 7. Front boundary walls and piers built up to conceal bin stores. Walls to be painted, colour tbc
- 8. Planting introduced to provide privacy for lower ground floor residences.
- 9. Steps introduced where gardens are steeply sloped.
- 10. New timber bike store to garden of number 25

4. Proposed Drawings

Plans



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10. New timber bike store to garden of number 25

4. Proposed Drawings

Elevations



- 1. Brick boundary walls and piers rebuilt and rendered to match numbers 25-35.
- 2. New black (tbc) metal gate to garden entrance.
- 3. Area of wall removed down to ground level to allow for tree growth. Damaged sections of wall on either side of opening to be replaced.
- 4. Street boundary walls to be rebuilt to conceal bin stores behind. Piers to previous entrances to be removed and area of wall infilled. Walls and piers to be painted, colour tbc
- 5. New timber bin stores along boundary walls
- 6. Existing buildings painted. Colour tbc

4. Proposed Drawings

Elevations



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2. New black (tbc) metal gate to garden entrance.
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4. Proposed Drawings

Elevations



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- 4. Steps introduced where gardens are steeply sloped.
- 5. Existing buildings painted. Colour tbc

4. Proposed Drawings

Elevations



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- 2. New timber bin stores along boundary walls.
- 3. Planting introduced to provide privacy for lower ground floor residences.
- 4. Steps introduced where gardens are steeply sloped.
- 5. Existing buildings painted. Refer to Design and Access Statement. Colour tbc

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