



GM LONDON

19-37 HIGHGATE ROAD - KENTISH TOWN, LONDON

S73 APPLICATION - DESIGN & ACCESS STATEMENT

March 2023



CLIENT - GM LONDON

GM London is a privately-owned property development company that has successfully made its mark on the highly competitive London new build market.

Formed in 2014, GM London is committed to creating bespoke schemes with high-level finishes; each development is a carefully considered project that is unique to the demands of the local residential market. Expanding on our South West London origins, GM London’s development portfolio now stretches across London’s most sought-after property locations and continues to grow.

GM London recognises the ever-increasing importance of sustainability and adopt a climate conscious approach when designing our developments. Features include cycle parking, photovoltaic panels, low-energy lighting, high efficiency Heat Pumps (ASHP), Mechanical Ventilation and Heat Recovery systems (MVHR), and low emissivity glass.

TEAM

CLIENT:	GM LONDON
PLANNING CONSULTANTS:	RPS
ARCHITECTS:	AHR
ACOUSTIC CONSULTANT:	ANDERSON ACOUSTICS
FIRE ENGINEERS:	OSBORN ASSOCIATES

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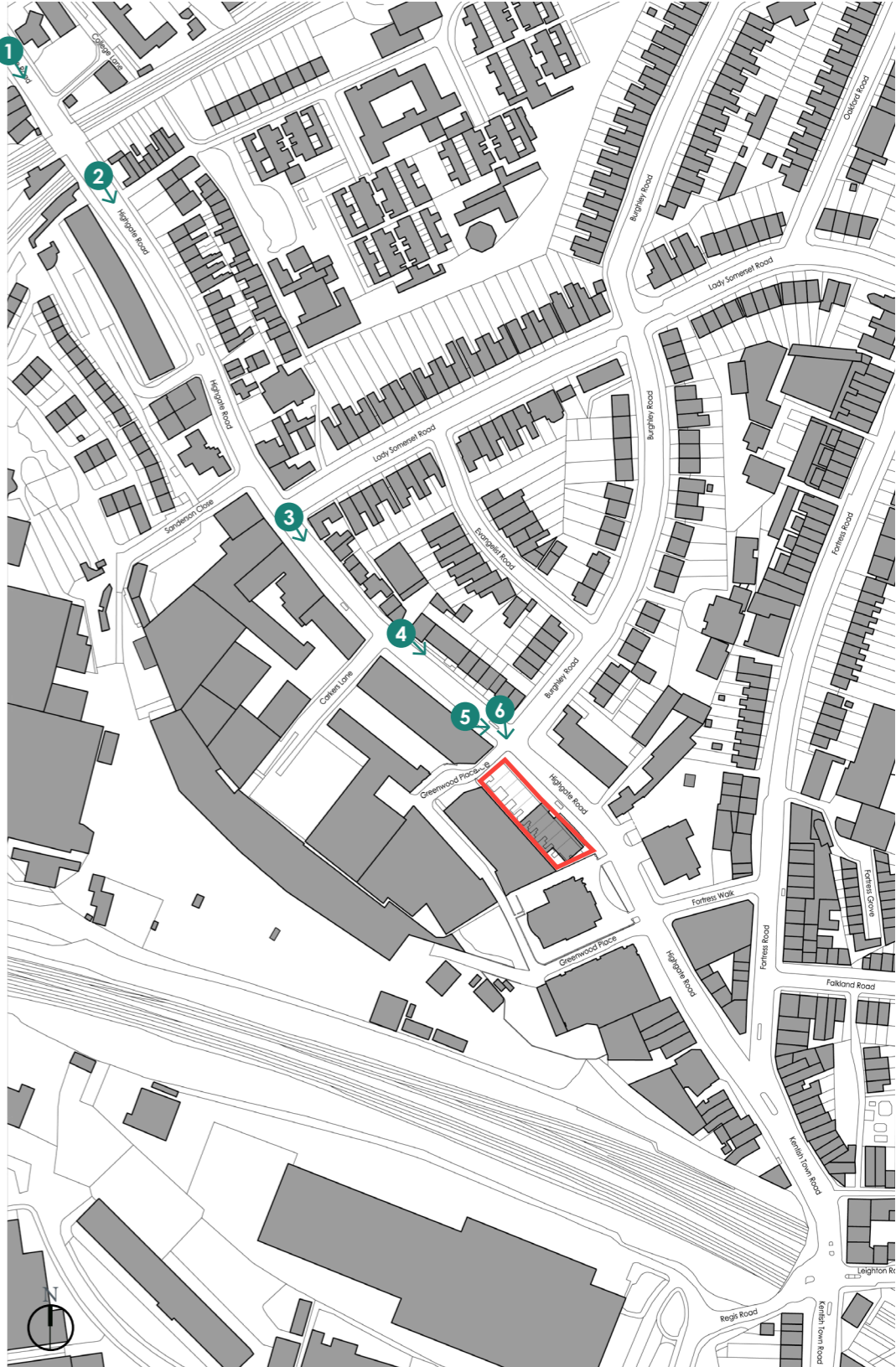
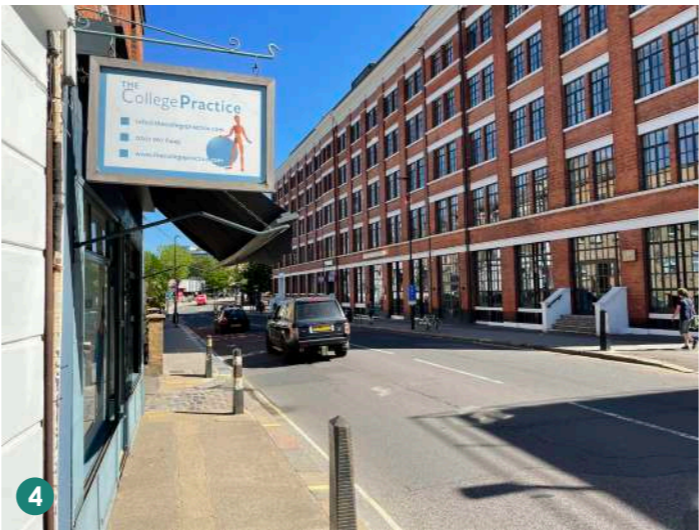
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• Please note, this document does not represent the formal view of Camden Council as planning authority or any other statutory function.

1.0 SITE CONTEXT

1.01 CONTEXTUAL PHOTOS

- 1 Highgate road, looking south — church spires visible on skyline
- 2 Highgate road, looking south — church not visible
- 3 Highgate Road, looking south adjacent to Highgate Studios — church not visible
- 4 Highgate Road, Looking south opposite Linton House- church not visible
- 5 Highgate Road, looking south adjacent to Linton House — church not visible
- 6 Highgate Road, Looking south opposite Linton House — church spires visible



Highgate Centre (site area 0.1188 ha)

The Highgate Centre was previously used to provide day care services for those with mental health conditions.

However, these services have now been relocated to the Greenwood Centre, following the buildings completion in February 2019.

Site History

Planning permission (ref. 2013/5947/P) was granted in 2014 for the following development:

“Demolition of existing buildings and redevelopment to provide: a new 3,228sqm (GIA) Centre for Independent Living (CIL) (Class D1) comprising 3 storeys plus basement at Greenwood Place; a part 5 part 7 storey mixed-use development at Highgate Road comprising 42 residential units (including 8 supported affordable housing units) and 100sqm (GIA) social enterprise in flexible retail, restaurant/café, office or community use (Classes A1/A3/B1/D1) at ground floor level; highway improvements to Greenwood Place, and associated plant, landscaping, servicing and disabled car parking.”

This permission has been implemented and the Highgate Road site has been cleared for construction. A recent S73 application (ref. 2022/1603/P) was granted planning permission to secure elevational and internal layout changes and 5no. additional dwellings.

Aerial view looking east



Highgate Centre



Highgate Centre

2.0 PROPOSED CHANGES

2.01 PROPOSAL

This application proposes to amend the existing planning permission for the site (Planning Reference 2022/1603/P) to remove the winter gardens and replace them with balconies, along with some minor changes to brickwork detailing. These balconies would have dark grey steel railings which will improve screening whilst providing a more industrial aesthetic reflective of the site context. The balconies with metal railings also give more depth and interest to the elevations. The change to balconies will provide improved outdoor amenity space to future residents.

It has also been advised by estate agents that occupiers have a preference for balconies over winter gardens as it is seen to provide a better quality of outdoor space, which is of greater importance to occupiers following the Covid pandemic.

The introduction of a solid brick corner column to the corner balconies provides a strong bookend to the building. It creates a more formal framing and preserves the verticality of the edge. Framing the balconies with brick piers also provides some additional privacy and screening for residents.

To complement the above changes, Crittall style windows are now proposed which provide an industrial aesthetic. The fenestration references the Crittall windows found on Linton house, creating a design dialogue between the two buildings. It is our view that this enhances the industrial aesthetic of the building and helps it fit within the context of the street.

The brick detailing has been altered, with the new proposal achieving a calmer and more readable facade. This enhances the solidity of the facade volumes, referencing the industrial aesthetic, whilst maintaining the intricacy and uniqueness of design. Detail drawings of the proposed brick detailing and facade composition can be found on page 22-23. The brick colour has also been updated to reflect the brick that was selected following discussions with officers at the Council. The preference was to have a brick more similar to Linton House. For this reason, a light red was selected, that complements Linton house, but is not an exact match.

These changes have been driven by the stringent requirements of the latest Fire Regulations and the fact that due to market conditions the availability of certified non-combustible product is extremely limited. This has necessitated the removal of the winter gardens to ensure that the building is viable and provides a safer environment for occupants.

Cumulatively, it is considered that the proposed changes continue to deliver a high-quality, well-designed building in-keeping with the site and its surroundings.

2.02 PROPOSED MATERIALS

FAÇADES

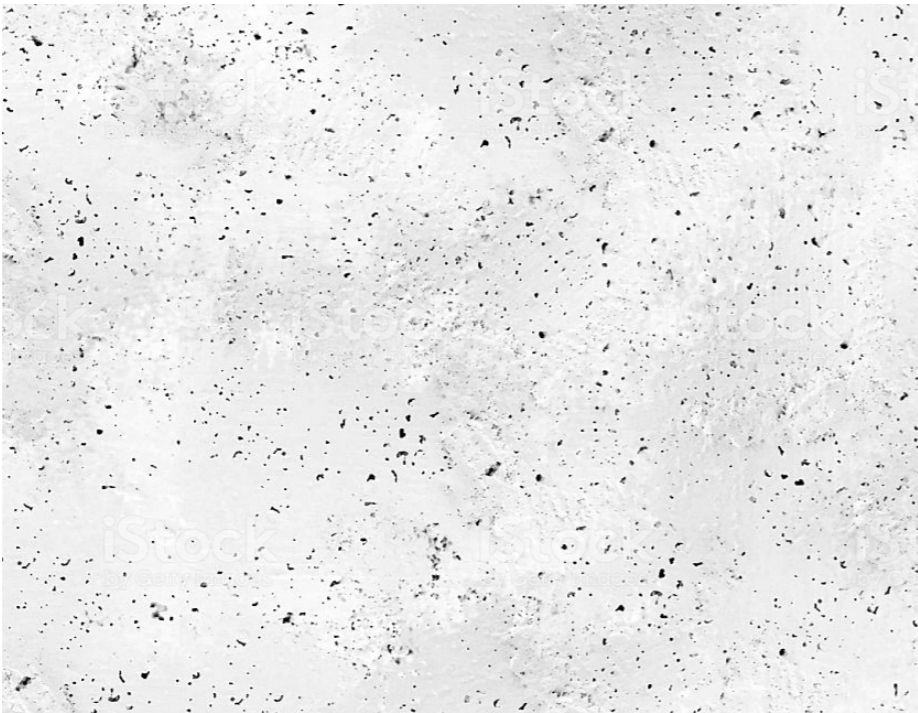


Autumn Russett Sovereign Stock BRICK



PRECEDENT BRICK COLOUR

ENTRANCE PORTICO



Reconstituted Stone



PRECEDENT

FAÇADE/BRICK ARTICULATION EXAMPLES



BUCKET HANDLE MORTAR JOINT



BRICK CORBELLING

2.03 PRECEDENT IMAGES PROPOSED MATERIALS

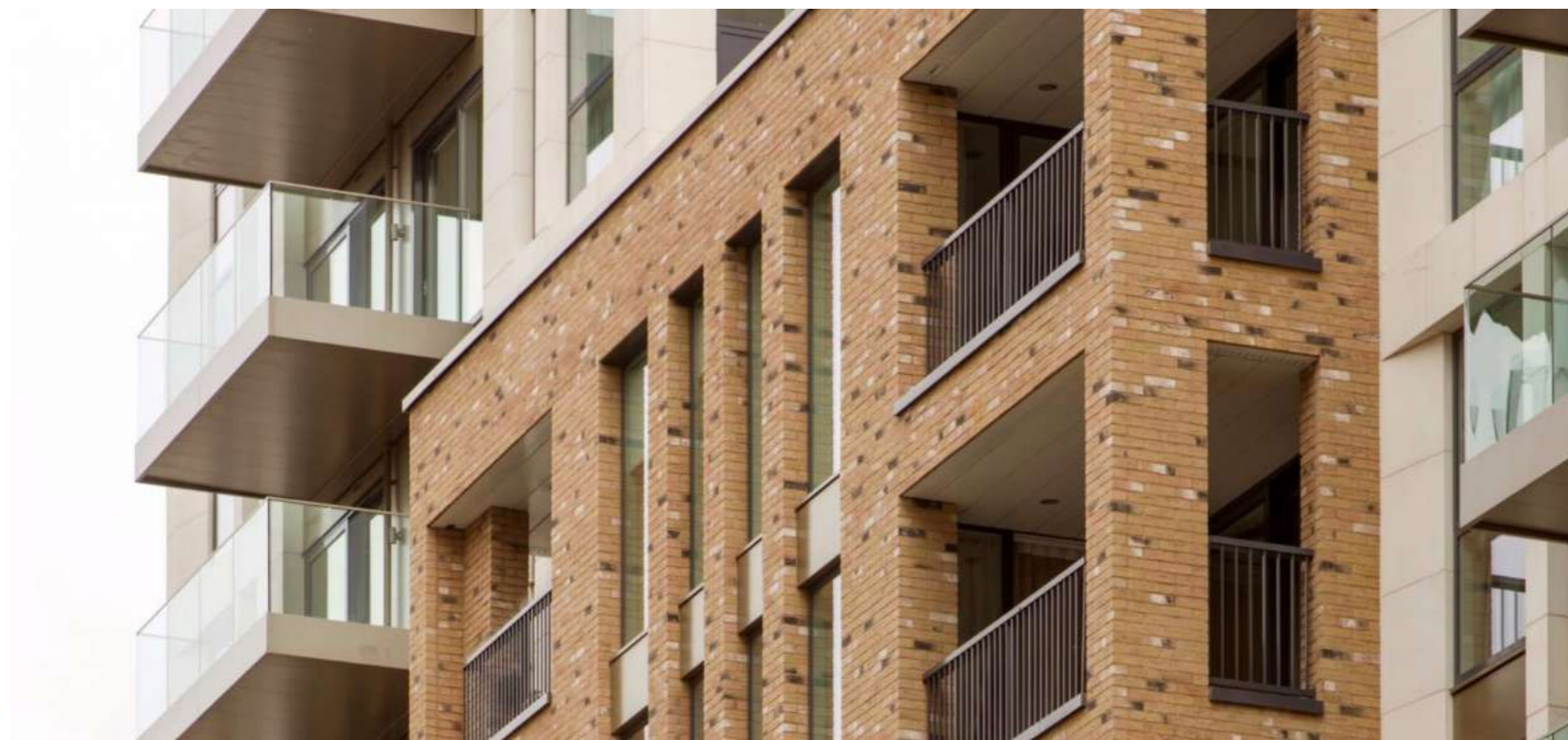
CRITTALL STYLE GLAZING FROM INSIDE



CRITTALL STYLE GLAZING FROM OUTSIDE



BALCONY VERTICAL BARS BALUSTRADE



3.0 PROPOSED S73 COMPARISON

3.01 PROPOSED DESIGN COMPARISON

PROPOSED CHANGES TO ELEVATION

1. robust brick corners added to relate with the design language of the adjacent Linton House
2. revised brick detailing to achieve more solid, unified and calm texture of the volumes
3. wintergardens replaced with balconies to improve fire safety and residents amenity
4. unified proportions of grid framing to all fenestration to echo the industrial language of Crittall glazing
5. vertical metal bars balustrades



LINTON HOUSE

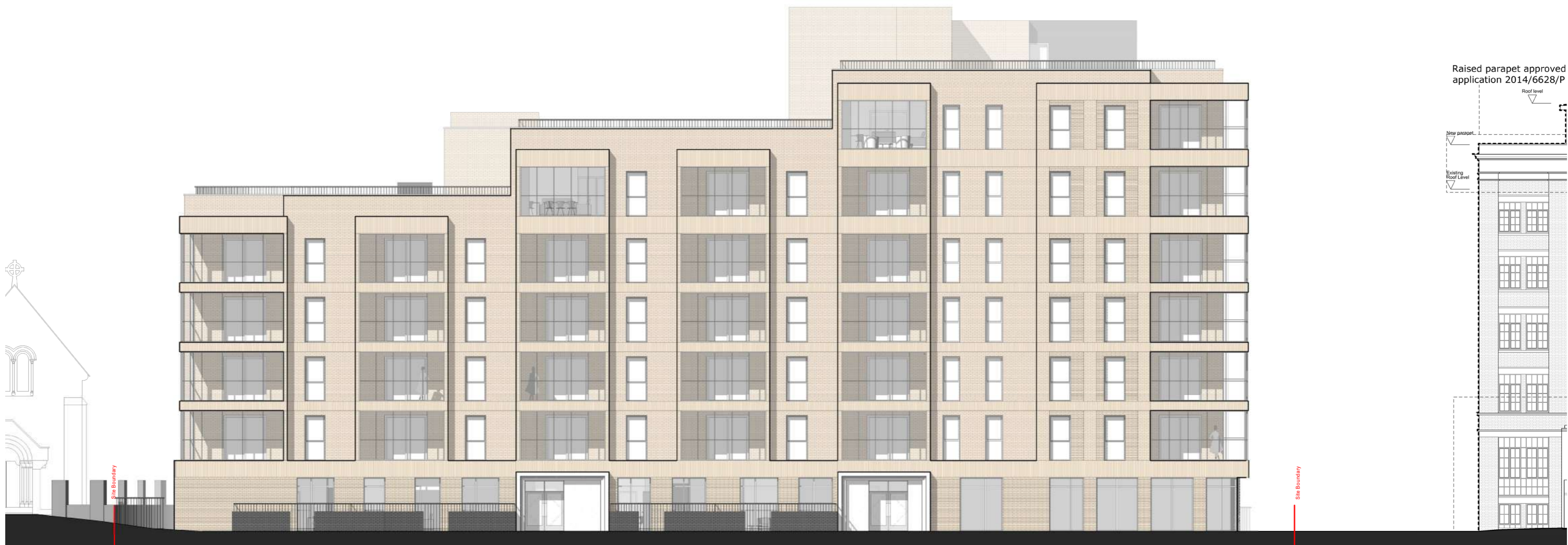


PROPOSED STREET SCENE



3.02 HIGHGATE ROAD ELEVATION COMPARISON

APPROVED ELEVATION (PLANNING REF 2022/1603/P)



PROPOSED ELEVATION



KEY:

- 1. Wintergardens replaced with balconies and metal railings
- 2. Brick piers added to balconies at corners
- 3. Brick detailing revised for clearer design language
- 4. Crittall style windows to echo industrial context
- 5. Wider brick band at first floor to enhance privacy

3.03 GREENWOOD PLACE ELEVATION COMPARISON

APPROVED ELEVATION

PROPOSED ELEVATION



KEY:

- 1. Wintergardens replaced with balconies and metal railings
- 2. Brick piers added to balconies at corners
- 3. Brick detailing revised for clearer design language
- 4. Crittall style windows to echo industrial context
- 5. Wider brick band at first floor to enhance privacy

3.04 CHRIST APOSTOLIC CHURCH ELEVATION COMPARISON

APPROVED ELEVATION



PROPOSED ELEVATION



KEY:

- 1. Wintergardens replaced with balconies and metal railings
- 2. Brick piers added to balconies at corners
- 3. Brick detailing revised for clearer design language
- 4. Crittall style windows to echo industrial context
- 5. Wider brick band at first floor to enhance privacy

3.05 AA STORAGE ELEVATION COMPARISON

APPROVED ELEVATION



PROPOSED ELEVATION

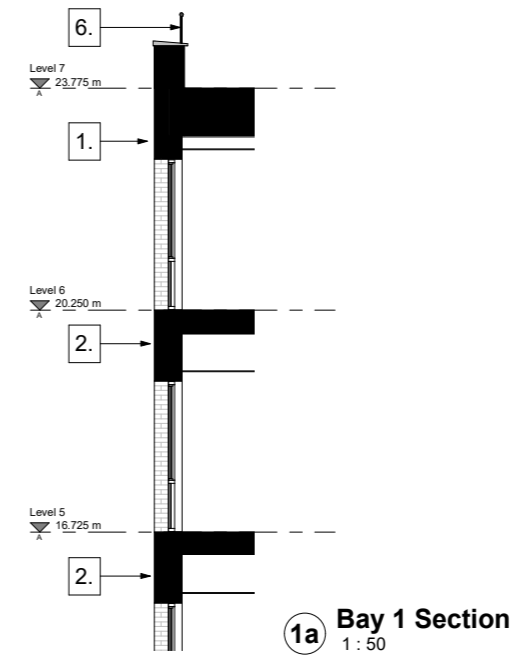
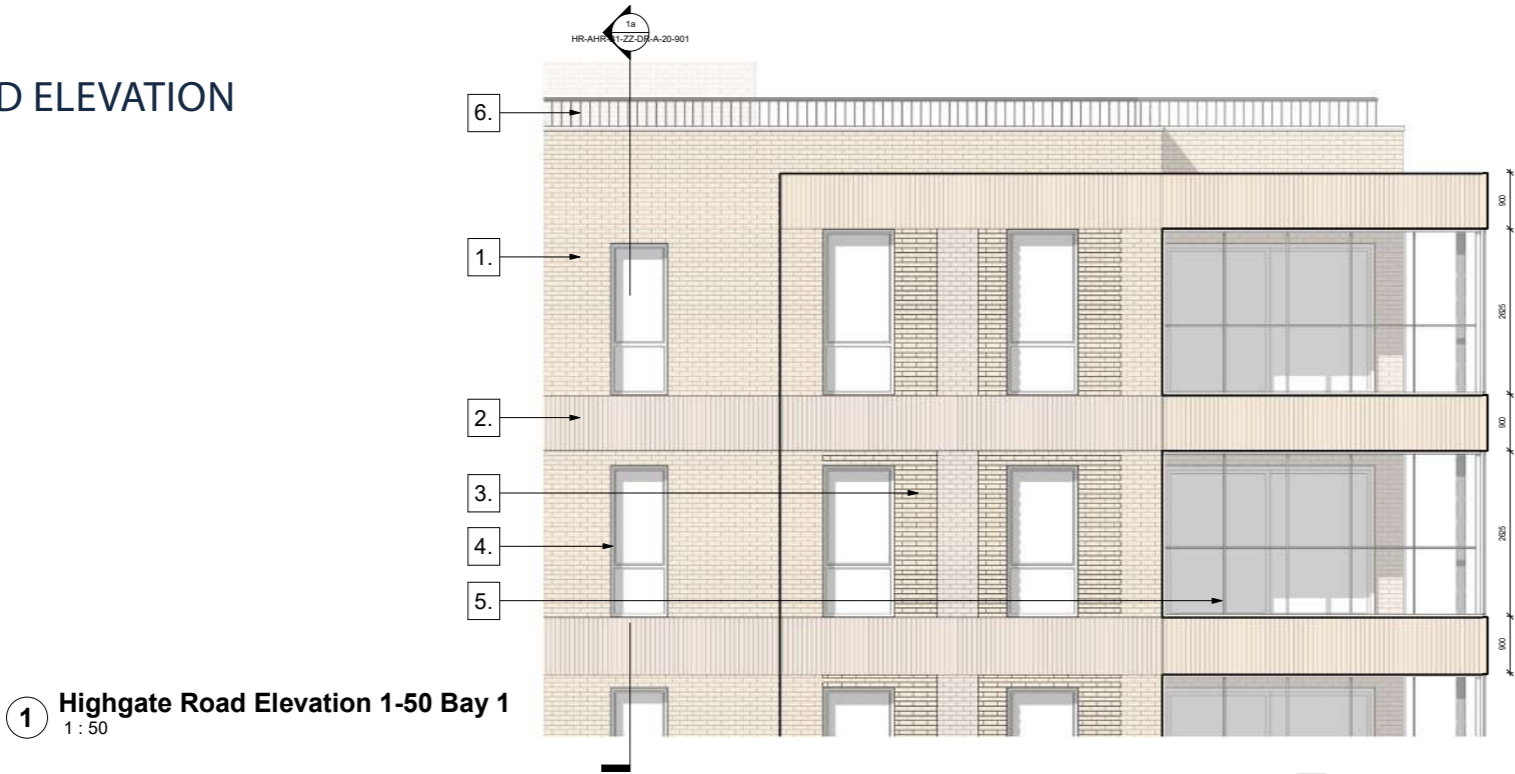


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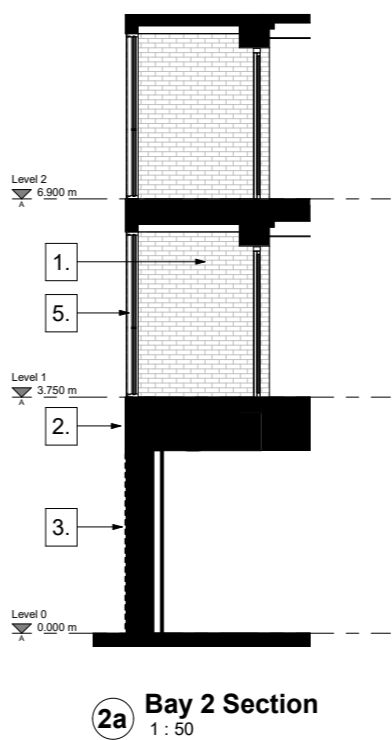
- 1. Wintergardens replaced with balconies and metal railings
- 2. Brick piers added to balconies at corners
- 3. Brick detailing revised for clearer design language
- 4. Crittall style windows to echo industrial context
- 5. Wider brick band at first floor to enhance privacy

3.06 BAY STUDIES COMPARISON

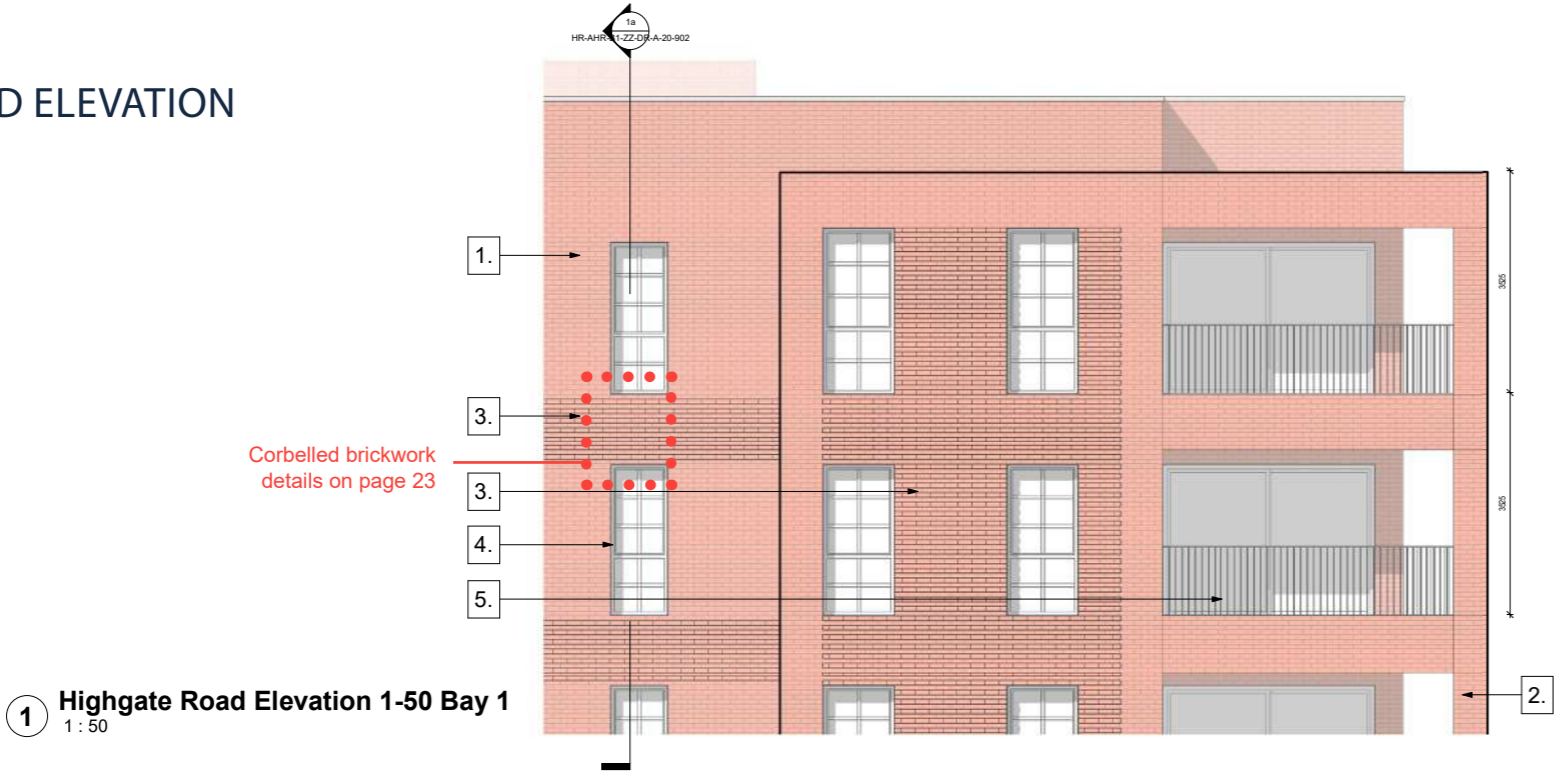
APPROVED ELEVATION



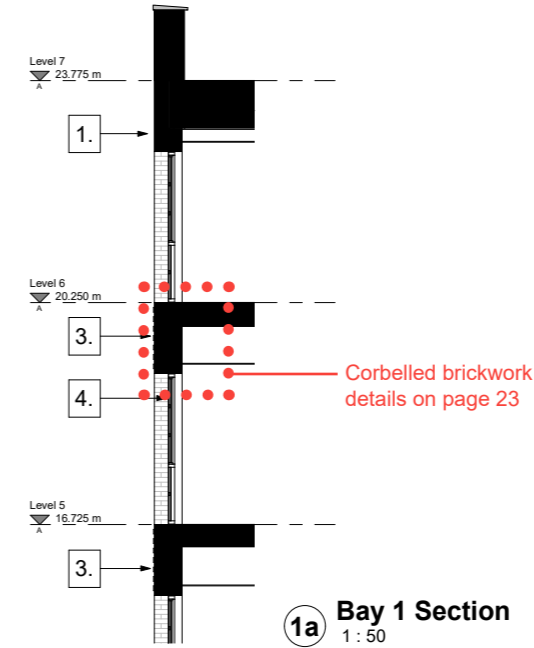
- Key:
- 1. Strecher Bond brickwork
 - 2. Soldier Course brickwork
 - 3. Corbelled brickwork
 - 4. Window (PPC Aluminium - RAL colour tbc)
 - 5. Wintergarden (RAL to match window colour)
 - 6. Terrace metal balustrade
 - 7. Entrance GRC/ reconstituted stone
- All metal balustrades, copings/ capings to match window RAL colour



PROPOSED ELEVATION



1 Highgate Road Elevation 1-50 Bay 1
1 : 50

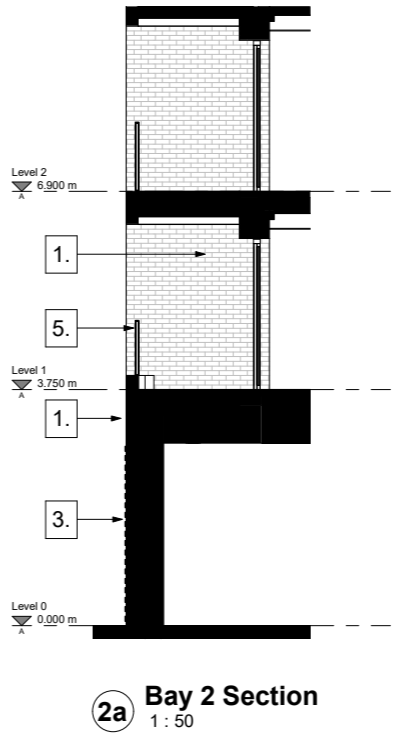


1a Bay 1 Section
1 : 50

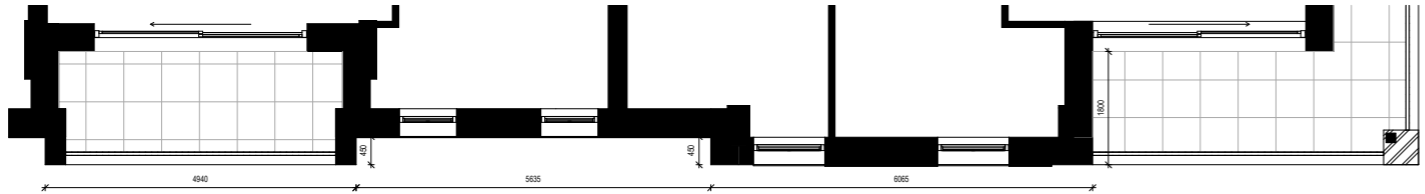
- Key:
- 1. Strecher Bond brickwork
 - 2. Brick Column
 - 3. Corbelled brickwork
 - 4. Window - Crittall style (PPC Aluminium - RAL colour tbc)
 - 5. Metal railing balcony/terraces (RAL to match window colour)
 - 6. Entrance GRC/ reconstituted stone
- All metal balustrades, copings/ capings to match window RAL colour



2 Highgate Road Elevation 1-50 Bay 2
1 : 50



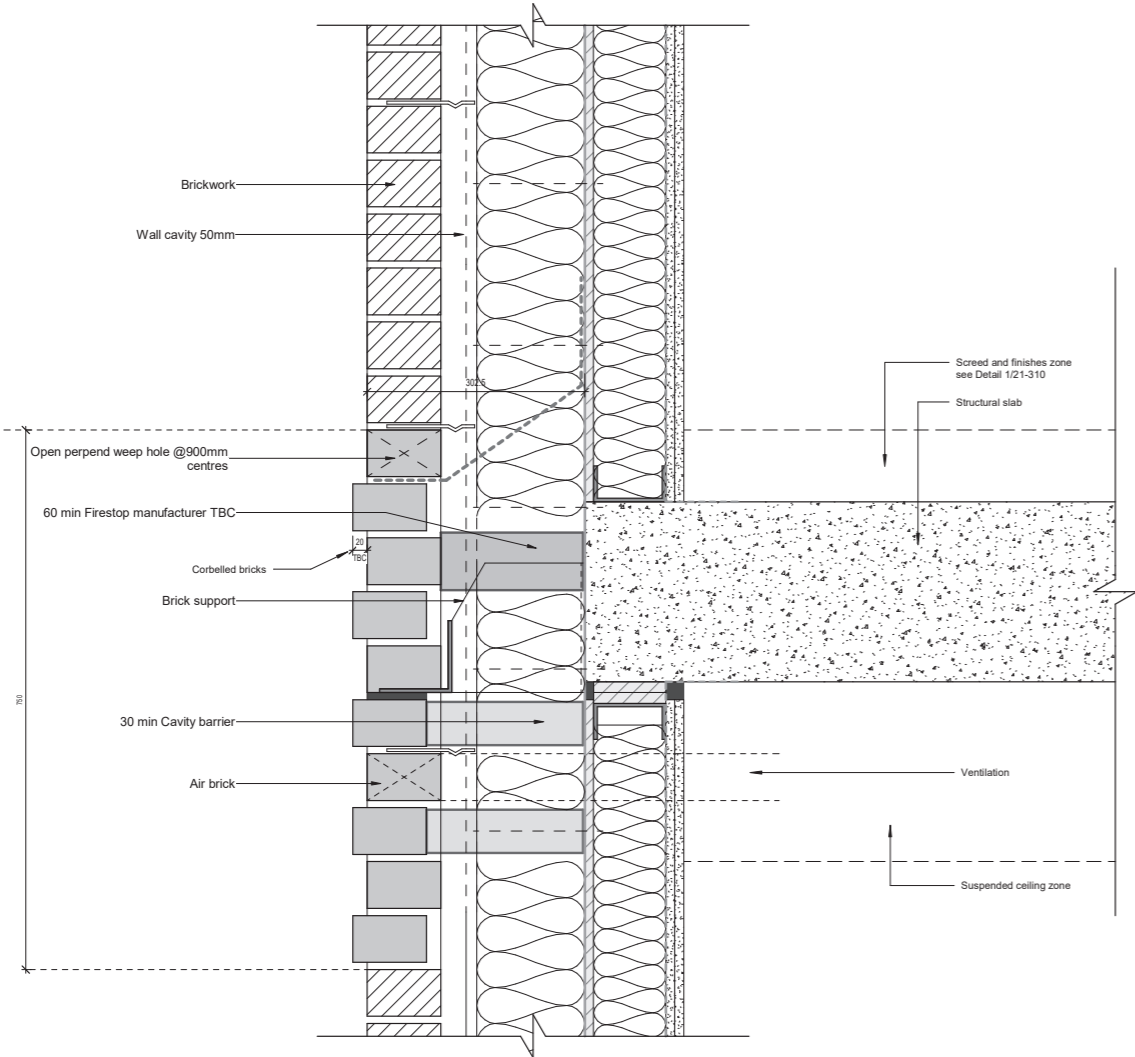
2a Bay 2 Section
1 : 50



P Typical Level Plan
1 : 50

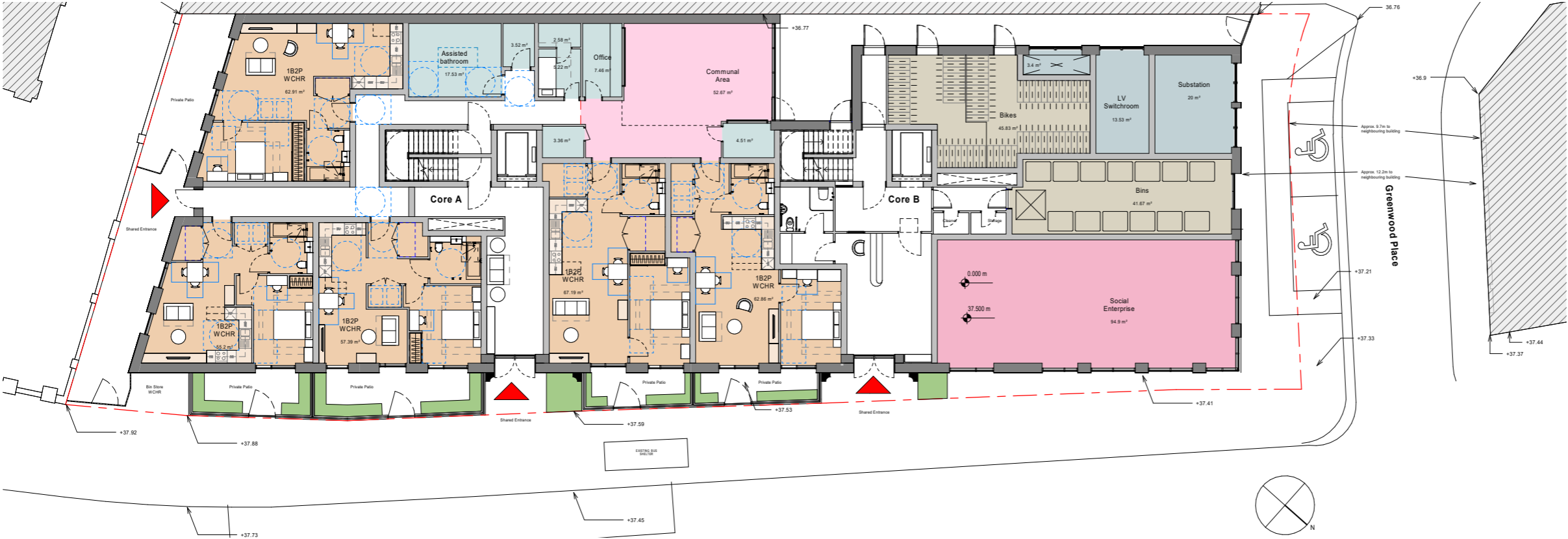
PROPOSED ELEVATION

DETAIL OF CORBELLED BRICKWORK



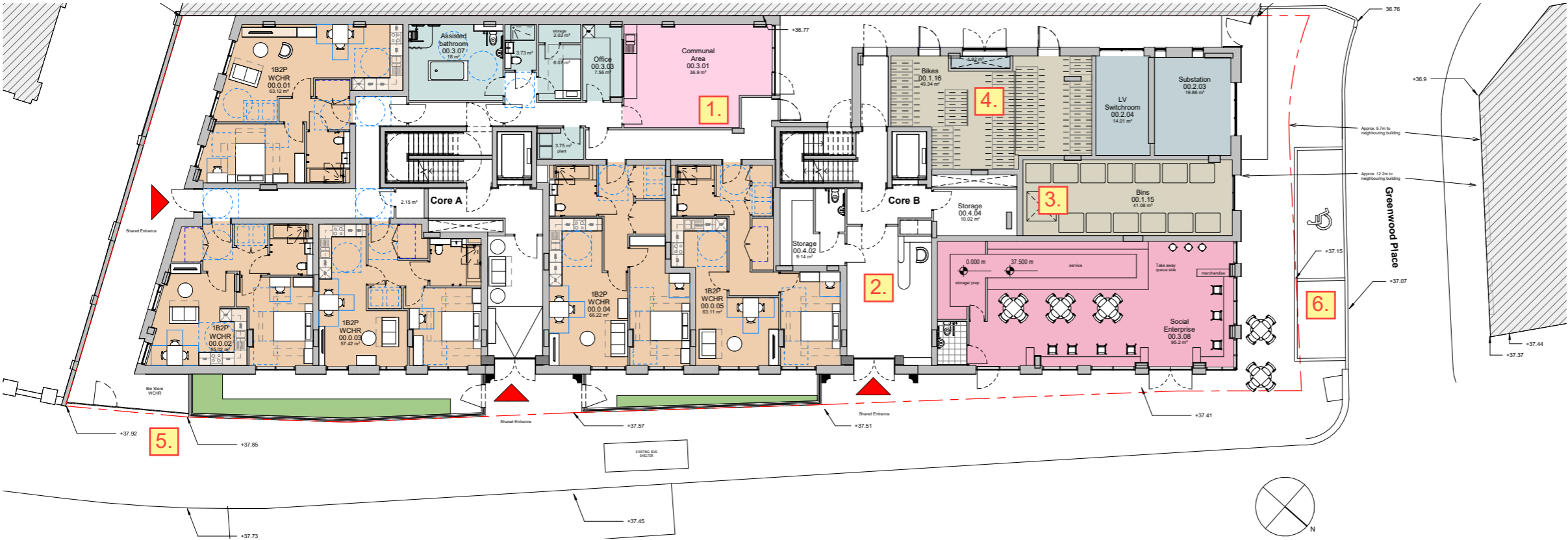
3.07 GA PLANS COMPARISON

APPROVED GA PLAN GROUND FLOOR



- KEY:
- 1. Dedicated escape corridor added to assisted living
 - 2. Concierge desk moved, AOV shaft continued to ground floor
 - 3. Access to bin store made only external to comply with fire safety regulations
 - 4. Bike store layout updated with basement shaft correct location
 - 5. Bin enclosure fenced from the street to comply with safety regulations
 - 6. Parking layout updated to comply with Substation clearance requirement

PROPOSED GA PLAN GROUND FLOOR

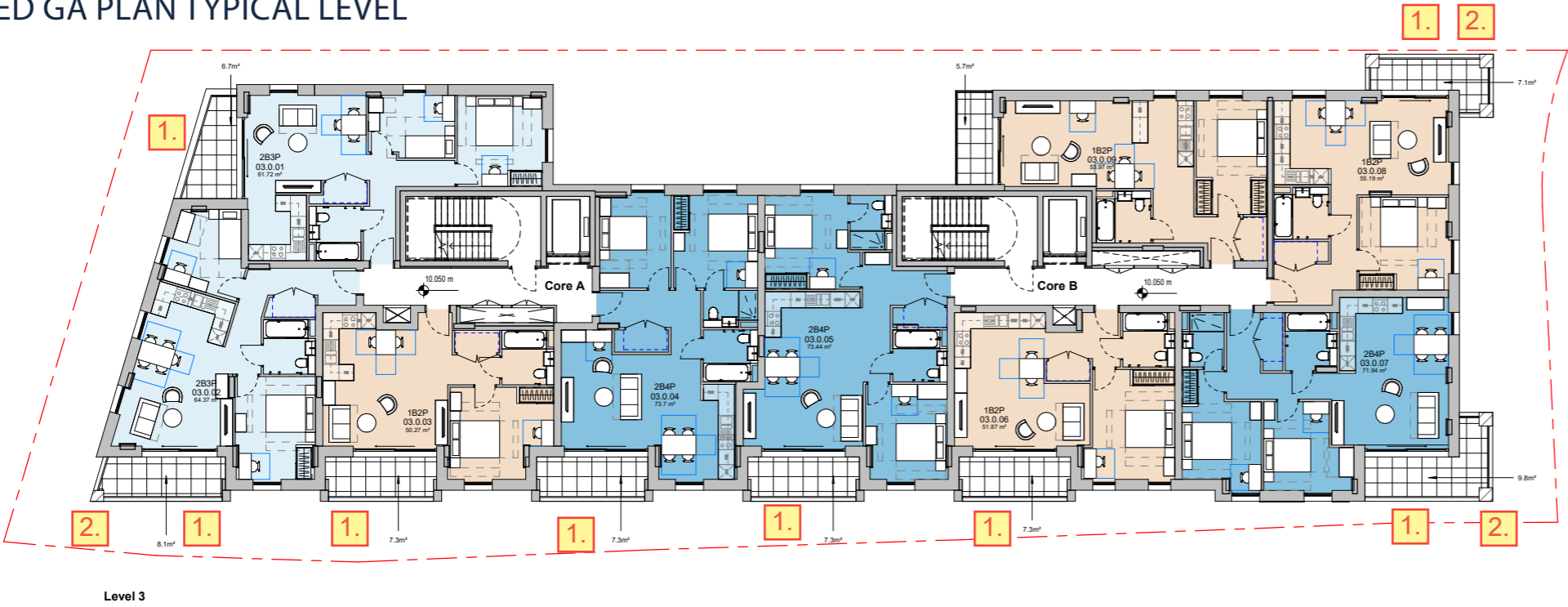


APPROVED GA PLAN TYPICAL LEVEL



- KEY:
- 1. Wintergardens replaced with balconies
 - 2. Brick piers added to the corners

PROPOSED GA PLAN TYPICAL LEVEL



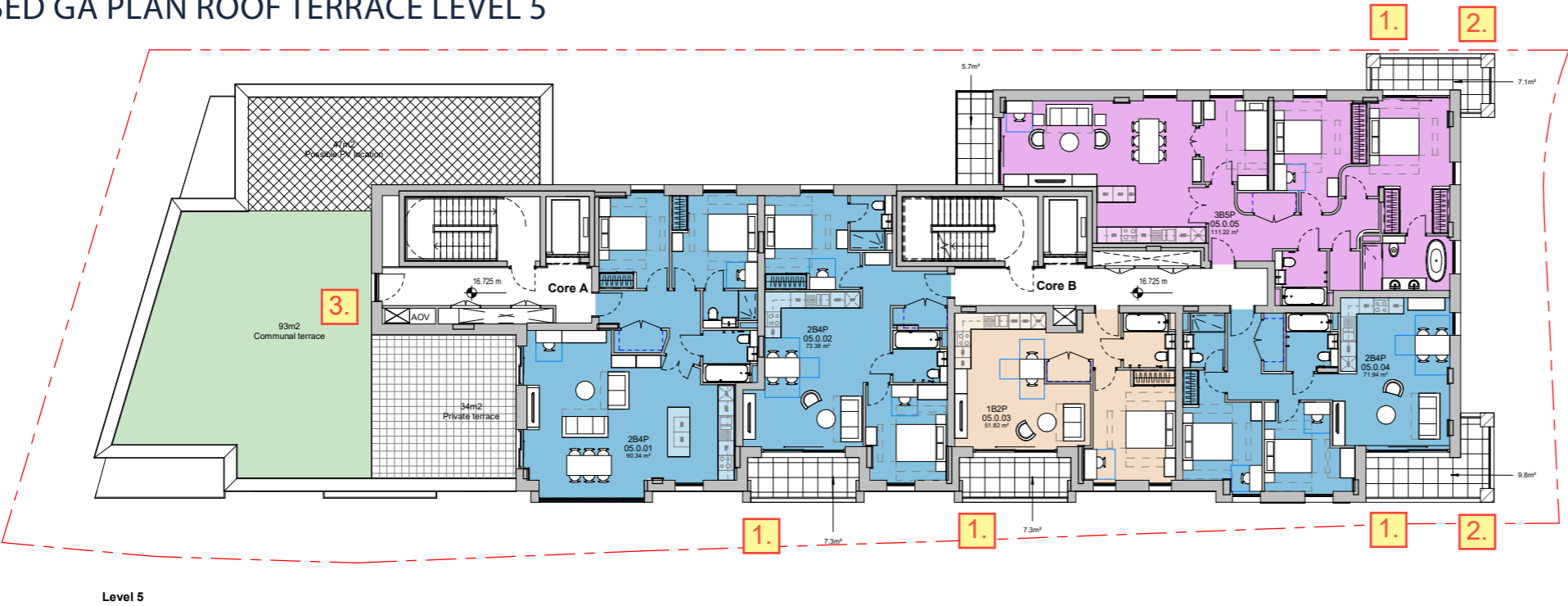
APPROVED GA PLAN ROOF TERRACE LEVEL 5



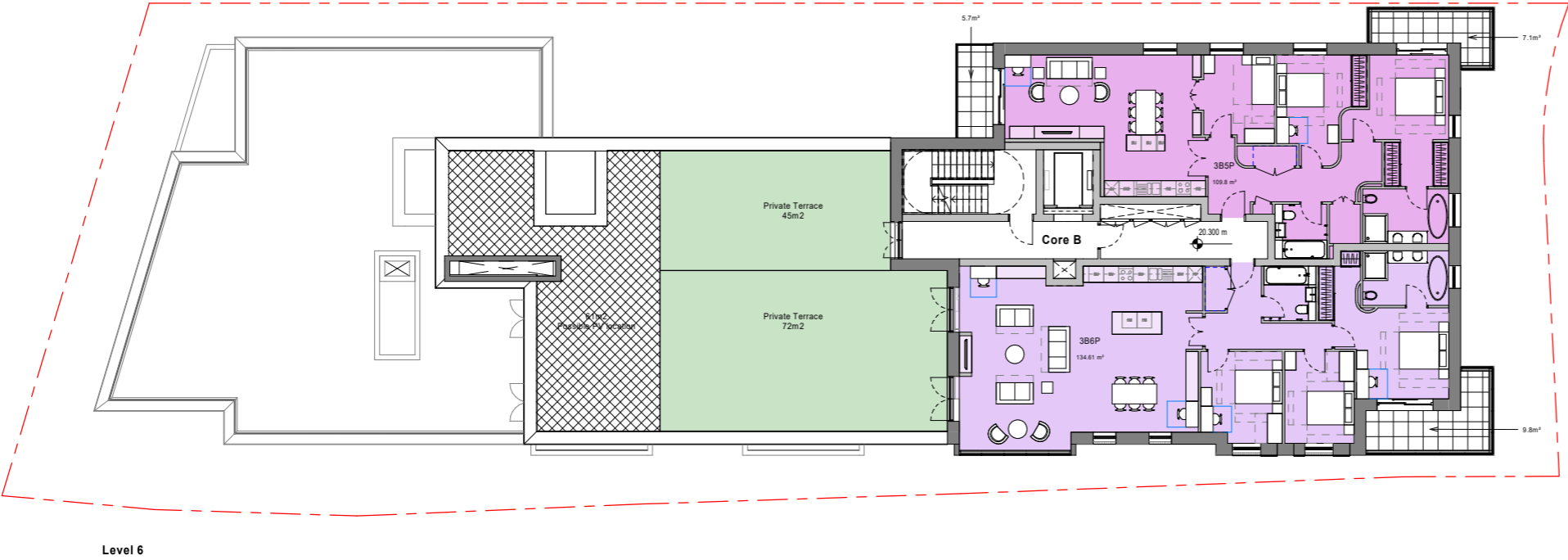
KEY:

- 1. Wintergardens replaced with balconies
- 2. Brick piers added to the corners
- 3. AOV shaft integrated with core and continued to terrace @ lvl 6

PROPOSED GA PLAN ROOF TERRACE LEVEL 5



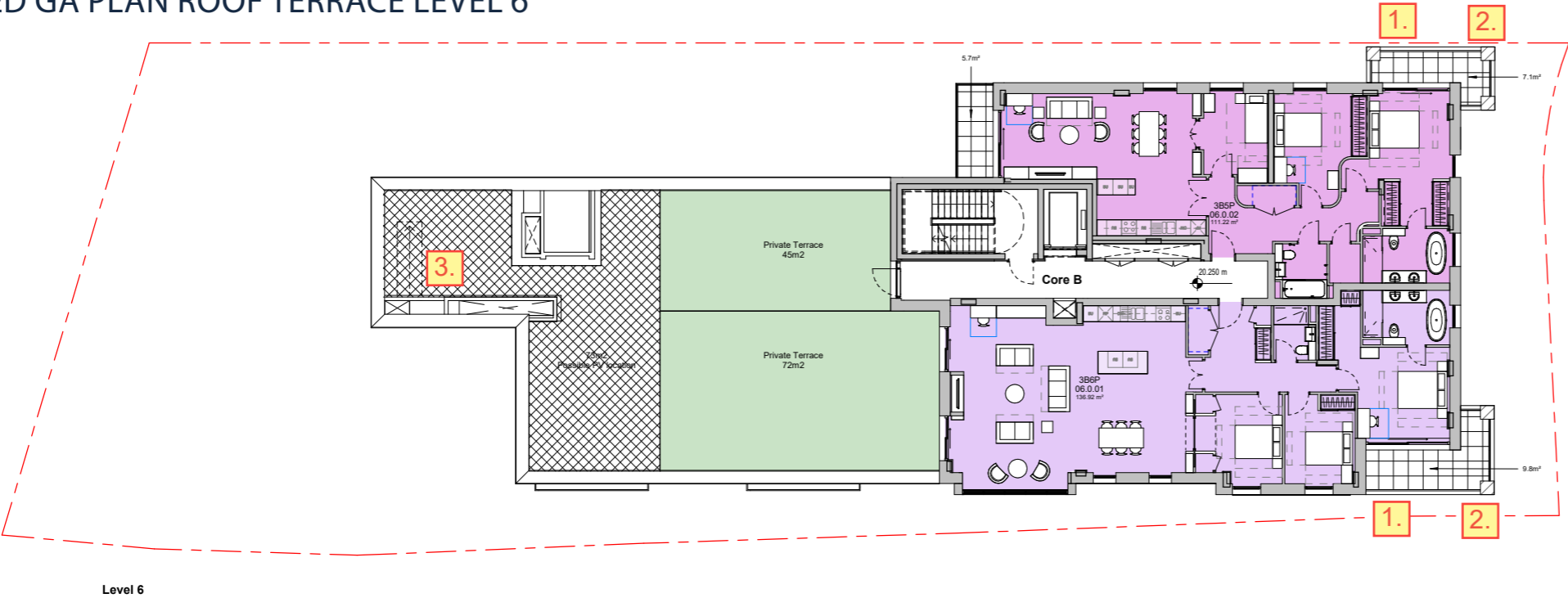
APPROVED GA PLAN ROOF TERRACE LEVEL 6



KEY:

- 1. Wintergardens replaced with balconies
- 2. Brick piers added to the corners
- 3. AOV shaft integrated with core and continued to terrace @ lvl 6

PROPOSED GA PLAN ROOF TERRACE LEVEL 6



4.0 INDICATIVE VIEWS

4.01 CGI OF APPROVED SCHEME (PLANNING REF 2022/1603/P)



4.02 CGI OF PROPOSED SCHEME



ARCHITECTURE /
BUILDING CONSULTANCY
/ URBAN DESIGN & MASTERPLANNING
/ ADVANCED DESIGN / LANDSCAPE /
INTERIORS / IMAGING