

DESIGN AND ACCESS STATEMENT

Address: 147, Village Cafe, Highgate Road, London, NW5 1LJ



Proposed erection of one additional storey & a rear extension at first floor level to create 2 x residential units.



INTRODUCTION :

The aim of this "Design and Access Statement" document is to facilitate understanding of the design principles and the processes involved in creating the final layout for the planning application, which includes the erection of one additional storey and a rear extension at the first-floor level to create two residential units. This document provides valuable insights into the decision-making process behind the proposed development, including design considerations, access arrangements, and other pertinent factors that influence the layout. By outlining these principles and processes, it seeks to offer a comprehensive understanding of how the development will fit into the existing context while meeting the necessary planning regulations and requirements.

The application site is on Highgate Road. No. 147 is a two-storey building, comprising a retail unit at ground floor level and not used residential unit above.

The site is situated in the Dartmouth Park Conservation Area. The conservation area statement highlights that properties No. 143, 145, and 147 are early 19th-century structures, built together but with distinct alterations. Furthermore, the site falls within a designated shopping frontage area within the Highgate Road neighborhood center. This parade of shops comprises ten units (No. 139-157). The prevailing character of the vicinity is a blend of residential and commercial properties.

The applicant's vision is to preserve the building's original character and architectural elements, while undertaking necessary structural improvements in accordance with its historical significance. The project aims to bring the structure back to life and create comfortable living spaces for future residents.

History of the buildings

Nos. 143, 145, and 147 are historic structures from the early 19th century, forming a cohesive unit but showcasing distinct alterations. They are part of a small shopping parade situated on the corner of Wesleyan Place, while the remaining buildings in the vicinity were constructed in 1877. The ensemble exhibits a harmonious scale, a variety of roof designs, and a combination of materials, predominantly featuring brick and stone, complemented by timber window joinery. Nos. 149 - 157 are in harmony with the group, featuring pitched roofs and stone lintels for the windows.



The former cafe and restaurant located at 147 Highgate Road. (2018s)

The property is currently closed, and we believe that revitalizing and reopening shop will not only pay homage to its historical significance but also serve as a valuable asset to the community once again.

PLANNING HISTORY

Previous planning applications for 147 Highgate Road. ;

- **2021/3725/P** - Erection of first floor rear extension and replacement shopfront, formation of flat roof and alterations to first floor windows. Granted 21-03-2022.
- **9200034** - Change of use of ground floor to hot-food take-away. as shown on 1 unnumbered drawing as amended in red dated 18.05.92.. Grant Full or Outline Perm. with Condit. 04-06-1992.
- **E11/14/D/28540** - Erection of two storey extension at the rear, for use as an extension to the shop on the ground floor and for residential purposes on the first floor. Permission 11-07-1979.
- **E11/14/D/20826** - The installation of a new shopfront. Permission 30-06-1975

PROPOSAL

The planning application is for the construction of an additional floor and a rear extension at the first-floor level, with the aim of creating two residential units at No. 147 Highgate Road, London, NW5 1LJ.

It is proposed to enhance the appearance in harmony with the surrounding buildings and to maintain the facade and windows while proposing the new floor to be set back. This approach aims to create a better visual integration with the neighborhood's architectural context. At the 1st floor level, a rear extension is proposed so that it will not affect other buildings.

Amount & Layout

The scale and design of the proposed scheme have been thoughtfully evaluated to maintain a harmonious balance with the neighboring buildings, ensuring a cohesive and fitting addition to the existing context.

The number and size of the layout units proposed .

- Existing Ground Floor Total : 65.1 sq.m
- Proposed Ground Floor Total : 53.3 sq.m
- Proposed Ground Floor Total : 28.1 sq.m

Disabled Access

To ensure disabled access, it is suggested that the shop door remains as an unstepped entrance. This approach is aimed at facilitating easy access for individuals with mobility challenges

Refuse/ Recycling :

The waste bags and recycling boxes will be stored indoors within the premises and placed outside on the pavement during designated collection days.

DESIGN

We have considered the council's guidance on the development of the aforementioned amendments. The design aims to minimize any impact on neighboring properties and intends to preserve the existing character of the street and area.

We have given thorough consideration to the following key aspects during the design process of the proposed alterations

- The impact on the visual appeal of the road.
- The alignment with neighboring buildings.
- The influence on the well-being of nearby residents.
- The historical significance of the structure.

The proposed alterations have been carefully planned to ensure that they do not negatively impact the surrounding context;

- The facade of the building will be preserved and retained in its original state, honoring the architectural heritage and historical significance of the structure.
- The alterations have been designed with utmost consideration for the surrounding environment, ensuring that they complement and harmonize with the existing urban fabric.
- The building will undergo meticulous restoration, adhering to its original design and architectural features, to retain its authenticity and cultural value.
- Strengthening Measures: Structural improvements and strengthening will be implemented to enhance the building's stability and ensure its long-term durability.
- The addition of a new floor will be thoughtfully built to align with the historical character of the building and the surrounding area, maintaining architectural coherence.
- The proposed rear extension will be carefully integrated into the building's design, harmonizing with the existing structure while providing functional and modern spaces.

Overall, the proposed alterations aim to preserve the building's historical significance, improve its structural integrity, and complement the surrounding environment, all while ensuring a sensitive and cohesive design approach.

APPEARANCE

The proposed changes will not cause any substantial harm to the character and visual appeal of the surrounding area. Throughout the design process, careful consideration has been given to the building's historical and unique architectural significance.

ASSESSMENT

The proposed alterations are essential for the building's future viability because they address structural concerns, adapt it to modern needs, preserve its historical significance, and enhance its economic and environmental sustainability. These changes will ensure the building remains functional, relevant, and valuable for both current and future generations.

The property, No. 147, is positioned along Highgate Road, offering convenient access to public transportation. It is merely a short distance from the nearby bus stop and within easy walking distance to the Gospel Oak Railway Station.

The reopening of the shop undoubtedly holds significant importance for local commerce and the overall shopping scene in the area. Additionally, the creating of two residential units will contribute to alleviating the demand for housing. This combined effect will have a positive impact on both the business and residential aspects of the neighborhood, fostering a vibrant and sustainable community.

The shop has been operated as a cafe and restaurant for an extended period until 2021. However, due to structural concerns within the building, it was decided to vacate the premises for renovation purposes. As a result, it is needed to reopen the establishment with a suitable business to rejuvenate the space and restore it to its former functionality. The revitalization will not only contribute to the local economy but also create a welcoming venue for residents and visitors alike. We believe that reopening the property with a carefully chosen business will positively impact the community and ensure the long-term viability of the space. Your support in this endeavor is highly valued, and we look forward to working together to bring new life to this historical site.

The creation of the two new residential units will contribute to the housing stock and address the demand for accommodation in the area. This addition will provide a favorable opportunity for those seeking to live in the neighborhood, offering potential residents attractive living options. By expanding the housing options in the locality, the project aims to meet the housing needs of the community and enhance the overall livability and appeal of the area. The availability of these new residential units will not only enrich the housing market but also create a positive impact on the social and economic aspects of the neighborhood, attracting individuals and families who desire to call this community their home.

Economic & Employment Benefits

This development is expected to have several positive impacts on the area. The reopening of the establishment will generate employment opportunities, contributing to local job creation and bolstering the regional economy. By providing jobs for the local workforce, it will foster a sense of community and support the livelihoods of nearby

residents. Additionally, the new business will attract visitors and customers, which, in turn, can have a positive spillover effect on other businesses in the vicinity, further boosting the local economy. Overall, this project's positive outcomes are anticipated to enhance the vibrancy and prosperity of the neighborhood, creating a win-win situation for both the business and the community.

CONCLUSION

The development proposal demonstrates a high standard of design that appropriately fits into the site context and blends harmoniously with neighboring properties, ensuring it does not disrupt the local surroundings.

Well-executed renovations elevate the visual appeal of the building and the surrounding area, positively influencing commercial success by attracting more customers to shops and centers. This is particularly crucial in town centers, conservation areas, and listed buildings.

The proposal shows due consideration, respect, and thoughtfulness towards the area's distinctive features and architectural style, while also being mindful of the impact on neighboring properties, all while preserving the site's character.

The proposed changes will not have any adverse effects on the residential amenities of nearby properties.

In our view, the proposal will add value to the local area and enrich public life by providing employment opportunities and establishing a mix of retail stores and residential spaces. Therefore, we kindly request that planning permission be granted.