

DESIGN & ACCESS STATEMENT

Changes to the shopfront

Unit 1
1-11a Swain's Lane
London N6 6AG

February 2024
TIA-TR4-DOC-02

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1. LOCATION

The mixed-use development 1-11a Swain's Lane is located within the Parliament Hill area in Camden Council in London. Unit 1 is at the westernmost part of the development, facing Highgate West Hill.

2. SITE

Unit 1 is a ground-floor commercial unit with direct access from the pavement, situated under a one-storey residential block containing modern new build flats. The commercial unit has a front garden directly in front of it, separated from the pavement by level planters, with existing external seating.

3. DESIGN CONCEPT

This proposal concerns only the external appearance of the shop, with proposed changes to the whole shopfront area.

Both glazing areas of the shopfront are proposed for replacement with identical timber, bi-fold doors containing double-glazed units. The proposed will further accentuate the symmetry and greatly help the overall look of the block. Furthermore, we propose internal alterations to the existing ventilation system to move the existing ventilation intake grille to allow for a full-height entrance door and create a symmetrical shopfront. This will be achieved by installing a new slim ventilation panel underneath the existing awning.

On the other side of the shopfront, we propose to bring back the ventilation grille by removing the existing awning and reinstalling the ventilation panel in the exact location (reverse of the granted application 2019/3971/P). The grille will be split, and the grille to the left will be connected to the existing ventilation exhaust. The grille to the right will be connected to the new kitchen extract. Kitchen extraction will deploy an ElectroStatic Precipitator (ESP) and carbon filters to clean up the airflow before discharge. The ESP will help filter and reduce the amount of particulate (grease and smoke) before discharge, whilst the carbon filter will filter the odour element. The proposed high-end kitchen extraction will eliminate virtually all odours and will not be detrimental to nearby residents.

4. USE & AMOUNT

Our proposals do not alter the use of the shop in any way.

5. LAYOUT

Our proposals suggest internal changes to the fit-out without structural or more significant changes to the shop.

6. APPEARANCE

The proposal changes to the shopfront will accentuate the symmetry and greatly help the overall look of the block, and the reintroduction of the grille, instead of the awning, will, in effect, revert to the original look of the block (reverse of the granted application 2019/3971/P).

7. ACCESS

We are not proposing any material changes to the access to the shop. Still, we propose bringing the lowered shop area in line with the rest of the shop, significantly improving access, as virtually the whole shop would be on one level.

8. SUPPORTING DOCUMENTS

We have prepared the following documents in support of the application for listed building consent:

TIA-TR4-DOC 02 Design & Access Statement

TIA-TR4-DOC-03 PHOTOGRAPHS

9. DRAWINGS

We have prepared the following existing and proposed drawings best describing the proposed alterations:

TIA-TR4-PL-A-1000 - Location plan & site plan

TIA-TR4-PL-A-1001 - Existing ground floor plan & front elevation

TIA-TR4-PL-A-1002 - Proposed ground floor plan & front elevation

TIA-TR4-PL-A-1003 - Shopfront glazing details