

The Carob Tree Restaurant,
Highgate,
Camden



Design and Access Statement

Including Planning application drawings

Introduction:

The proposal is for the conversion of the upper floors and addition of a roof extension to create three self contained residential apartments from what is currently an unused ancillary storage space, used in part for residential accommodation.

While the application site is unexceptional architecturally and historically, it is located within an area of special design control and therefore a thorough assessment of the area and its special qualities has been carried out in order to create an improved design to this 1950's post war building whilst maintaining a sympathetic bearing to the surrounding vicinity.

The proposed improvements are essentially aimed at achieving the key objectives listed below:

- Respect the local historic character of the conservation area
- Preserve existing important local vistas
- To make efficient use of the upper parts of the building
- Further enhance the appearance of the building

This proposal forms part of an ongoing commitment to on behalf of the owners to enhance and improve the existing building having already invested considerably to transform the previous Duke of St Albans public house to the Carob Restaurant.



1990



2009

Fig. 1 - Conversion of The Duke of St. Albans to the Carob Tree

Site Location

The site is located in the London Borough of Camden. Situated at the corner of Highgate Road and Swain's Lane, the site enjoys good accessibility via local public transport services. The site makes up part of the local district shopping area and is surrounded by a range of buildings spanning from periods Victorian, Edwardian and post war of up to four storeys.

Site Constraints

The analysis has taken account of the following local factors;

- Scale and massing of surrounding properties
- Responding to the established street frontage
- Responding to issues relating to heights of surrounding properties and the site's corner location;
- Avoiding any overlooking and daylight/sunlight issues to nearby buildings
- Retain and improve the character of the existing building and its impact on the wider area



Local Analysis: Heritage:

The site is located within the Dartmouth Park conservation area (DPCA). The boundaries of the area are shown below (Fig. 5).

Within the DPCA appraisal and management statement draft consultation August 2008 a townscape appraisal was undertaken. Unlike various buildings within the DPCA, the Carob Tree is not categorised as a building of note (green) or a listed building (red) fig.6.

However the design approach has been led by a recognition that it is neighbored by several 'buildings of note', and therefore an analysis in the local area of massing and architectural features to inform our design development was carried out.

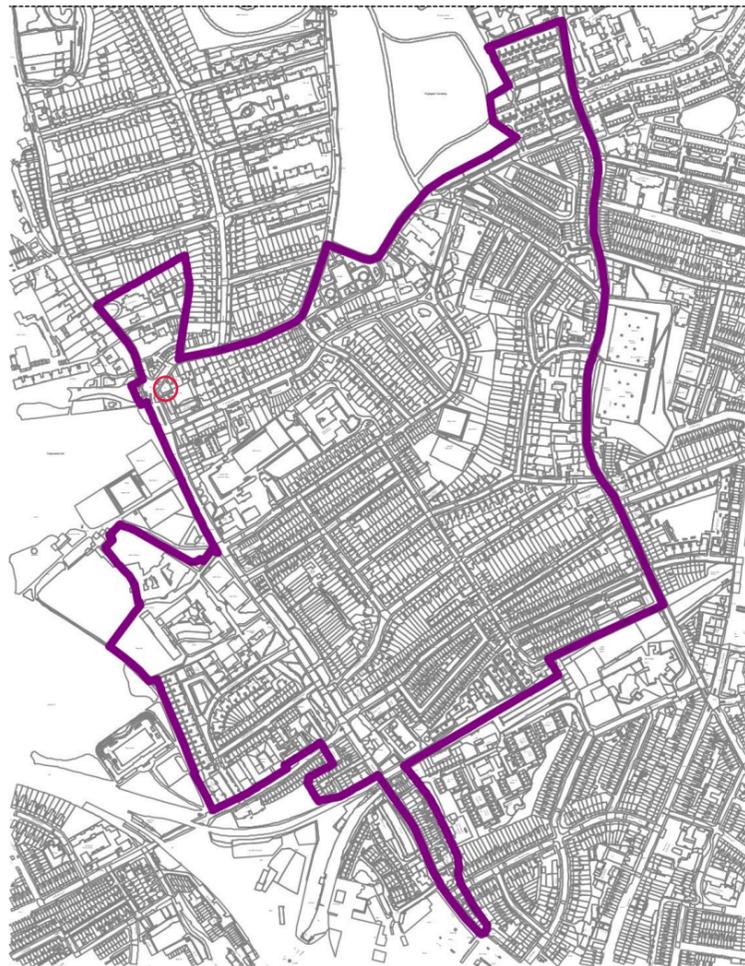


Fig. 5 Dartmouth Park Conservation Area Boundary



Fig 6. Dartmouth Park Townscape Appraisal

Local Analysis: Important Vistas

Whether approaching Hampstead Heath (Parliament Hill) from Central London or Highgate Village, the site plays an important role in framing vistas to the Heath.

Thorough consideration into the proposal's impact on important vistas and viewpoints has been undertaken. The vital local vista to protect is that of the spire of St Anne's church. The Spire of St Anne's, acts as a local landmark and orientation device for pedestrians, cyclists and other users of the urban realm.

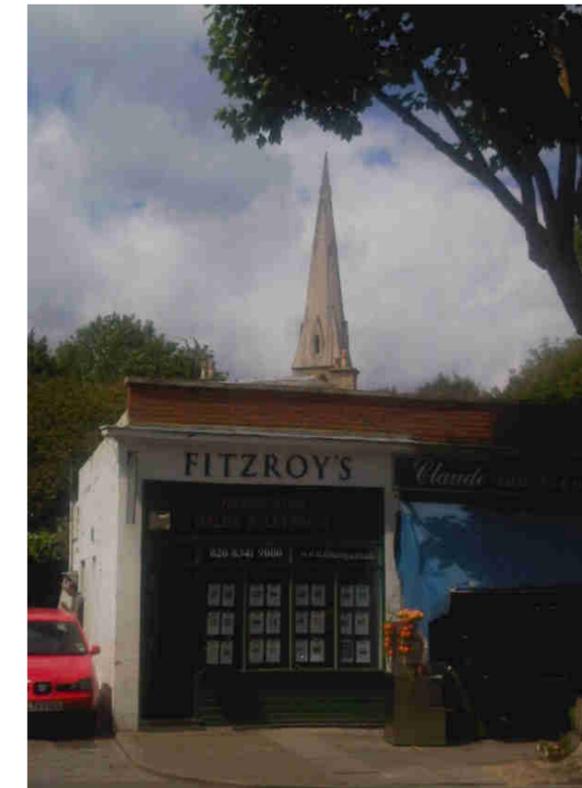


Fig.7 - Local Landmark St Anne's visible at dusk and dawn

Existing and Contextual Massing

The existing building on the site is a 3 Storey flat roofed development (outlined in red below.) The majority of buildings in the direct vicinity of the site are 3 or 4 storey with an occupied mansard roof.

Our analysis suggests that a moderate extension to our site can be accommodated in context, relating as it would, to the predominant scale of the buildings in the vicinity.

