

[REDACTED]

Sent: 04 June 2014 16:40
To: Planning
Subject: Application Ref 2013/6674/P- [REDACTED]

Dear Sr/Madam

ref: Application 2013/6674/P

We consider the following issues should be addressed prior to any planning approval:

1. Issues of Architecture

Weak building design lacking coherence with confused composition i.e. different treatment to ground, 1st & 2nd floors a. Traditional neo-georgian shopfronts b. Monotonous brick facade to 1st floor, rigid window module with no variation and no recognition of corner c. 2nd floor dormer windows & timber trellis work looks weak & insubstantial.

2. Poor Retail Planning

Planning & design of retail units should allow for greater flexibility of unit size i.e. possible use of units 1&2 as restaurant with the ability to combine toilets and service requirements such as ventilation, extract & storage facilities To help ensure success for the retail provision there should be an affordable retail concept in tune with modern trends in speciality retailing

3. Consideration of Impact of increased Traffic & Pedestrian activity There appears to be a lack of consideration given to this important aspect of the development and consequent failure to make appropriate allowance. At times there will be an acute parking shortage. The report makes no mention of the existing retail on the south side of the lane and its delivery & parking needs. A pedestrian crossing near the junction with Highgate West Hill should be considered in the light of increases in pedestrian flow.

4. Space between the Buildings

The treatment of the space between the buildings should be reconsidered i.e. the removal of the proposed screen and feature, to be replaced by bollards and granite sets or similar. The rear wall should be of good quality and allow for existing views of the church and trees. We find the concept of a gated community undesirable. The quality of the rear space should be taken into consideration.

Finally we would like to point out that the tree indicated on the plan outside unit 4 is in fact dead.

Yours faithfully

John & Patricia Herbert
[REDACTED]

[REDACTED]

Sent: 04 June 2014 18:39
To: Planning
Subject: Planning Application 2013/6674P Swains Lane

From
Alex Henney

[REDACTED]

I have seen and agree with the responses of the DPLAAL and SLDP. I have particular concerns about some features, namely

1. It is not feasible to have an additional loading bay near the junction as there is a need for pedestrians to cross from north to south
2. If deliveries were made to the rear of the retail units this would reduce the need for more loading bays, and for deliveries to be wheeled across the pavement
3. The storage provision for waste from the dwellings and from the units is not clear
4. There appears to be too little storage space for the retail units. While there is only enough space for a kitchen in unit 6, the area at the rear seems unsuitable for eating outside