

**1-11A Swain's Lane & 109-110 Highgate West Hill N6 6QX - 2018/3248/P**  
**Response from Dartmouth Park CA**

It was generally felt that the drawings were difficult to follow, somewhat incomplete and with clarification needed on some aspects

There was a major concern about the area in front of the gap between the two buildings. From the outset, this was seen as an opportunity to provide an important focal point of the development with a view between the two buildings up to the spire of St. Anne's Church. However, the high brick wall destroys this important vista and perhaps some way could be found to allow greater visibility at the higher level. The set-back area with plantings and chairs and tables is welcomed.

There is a need to clarify the status of the area on the west side (Highgate West Hill side) of the site. There is a reference to "hatched area indicates Privately Owned footpath" but no indication of which hatched area is being referred to. However, it is clear that much of this area has been a public highway and in the public realm for the last 50 years. Also, in negotiations on the original Listowel application, it was accepted that, in pulling back of the corner of the building, the additional area would become part of the public domain. This would not preclude tables and chairs being located in this area for use by any of the retail units.

Certainly, there will need to be measures to ensure that cars are not able to drive onto the area on the west side below the driveway to the internal car park.

The Council's plan relating to the public areas is awaited and clearly this application will need to be consistent with those plans. The DPCAAC recommends that, as in the original application, the line of plane trees on the East side of Highgate West Hill be continued on the western public area adjoining the NHP site. This would not prevent any additional plantings connected to the retail units (1 and 2) on the West side of the development.

The DPCAAC sees it as important that there should be a relevant and sustainable maintenance plan for the trees and plantings, especially those visible from the public domain. There is provisional support for the 'Hit and Miss' brickwork adjoining Church Walk. However, there is a need for a drawing of the elevation to indicate how this fits with side of the building on Church Walk.