

**Comments of DPCAAC on 1-11A Swain's Lane & 109-110 Highgate West Hill N6
6QX: Applications 2018/3248/P and 2018/5230/P**

1. The seating area on the South boundary, set back from the pavement with tables and chairs, is strongly supported. However, in order to protect the sightline between the two buildings, it is suggested that there should be a solid wall, of approximately 1500mm to largely obscure the cars in the parking area and reduce exhaust fumes being disseminated into the seating area. The height of the wall might then be increased with "hit and miss" brickwork (consistent with that proposed on the Eastern boundary) to a sufficient level, say, 2400mm, to provide for adequate security without compromising the sightline between the buildings from the pavement on the south side of Swains Lane above this rear boundary wall.
2. The plantings at the back of the seating area, if set at ground level, would require protection; possibly a raised kerb. An alternative would be for the retailers controlling this area to provide their own planters.
3. It is noted that there is a large plane tree on the pavement immediately in front of this opening so the proposed smaller tree in the seating area might not be needed.
4. As previously indicated, all publically visible plantings on the site should be subject to appropriate maintenance orders.
5. It is likely that the Highways Department may require that the two trees proposed on the pavement abutting Highgate West Hill be moved closer to the site and a little further up Highgate West Hill to avoid any obstruction of the junction
6. It was noted that the issue of the West and South boundaries of the site, as drawn on EW100, are not matters for these applications. This issue will be dealt with when designs for the public realm are forthcoming from the council.