

DESIGN AND ACCESS STATEMENT

15 Highgate Road, London NW5 1QX



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1.0 INTRODUCTION

This Design and Access Statement has been prepared in support of Ms Aysun Uludag planning application for the Change of use from A3(restaurant) to mix use class A3 (restaurant) and A5 (fish & chips take away restaurant) with installation of a new shopfront and extraction flue system of 15 Highgate Road, London NW5 1QX.

1.1 PLANNING HISTORY

The current use class of the site is A3 use at 15 Highgate Road, London NW5 1QX. Below is the available site planning history:

Application No: 2013/5645/P, 2014/0422/P, 2014/0416/P, 2014/3461/P, 2014/1397/P, 2014/1030/P, 2014/4521/P, 2014/0738/P, 2014/0910/P, 2013/4392/P, 2011/3819/P, 2014/0409/P.

2.0 SITE CONTEXT



2.1 WIDER SITE

The application site is located in 15 Highgate Road, London NW5 1QX. The area consists of commercial units on the ground floor and residential on the upper floors. The area includes schools, health centre, restaurant, super market, consulting rooms, and The Parliament Hill Park.

2.2 THE SITE

The property is located on the corner of Highgate Road and Swains Lane in the London Borough of Camden. The site is located within the Dartmouth Park Conservation Area (DPCA), but the property is not categorised as a listed building. It is also located within a designated neighbourhood shopping centre.

The building is four stories with the ground floor and loft conversion. Ground Floor used for restaurant purpose and the upper storeys with loft conversion occupied as a flat.

2.3 FLOOD RISK

The site is not within any flood risk zone, with reference to environment agency.

2.4 PUBLIC TRANSPORT

The property is located on the corner of Highgate Road and Swains Lane in the London Borough of Camden. The site is easily accessible by public transport; a bus stop is available immediately across of this unit (bus number 214 and C11). The area has a PTAL rating of 3.

3.0 PROPOSAL

The design proposal is for the change of use from A3(restaurant) to mix use class A3 (restaurant) and A5 (fish &chips take away restaurant) with installation of a new shopfront and extraction flue system, to be designed to a high quality of urban design.

Restaurant A3 part which is located at the front part of the site, is using as a restaurant currently and the rear part of restaurant non-functional right now because of this reason rear part of restaurant will be converted to use class A5 (take away restaurant – fish &chips).

Also, new extraction flue system will be erected for take away fish & chips restaurant (A5 use class) and details will be provided in the drawings. The extraction system has been designed with a quality top of the range filtration and purified air system that eliminates 98% odour and smoke. A new extraction flue system details will be put in place once planning permission has been granted. Please put it as a condition.

The side entrance door will move slightly to ensure better impact on street views and new door will be chosen bigger for providing easy access to interior space. A proposal for a new side shopfront is being proposed that is in keeping, in both materials and appearance which is matching with existing shopfront. The proposal compliments the existing rhythms, symmetries and uniformities in the townscape.

The operate hours will not be changed.

The operate hours for 15 Highgate Road, London NW5 1QX are:

Monday	11:00am	11:30pm
Tuesday	11:00am	11:30pm
Wednesday	11:00am	11:30pm
Thursday	11:00am	11:30pm
Friday	11:00am	11:30pm
Saturday	11:00am	11:30pm
Sunday	11:00am	11:30pm

3.1 AMOUNT/LAYOUT

The proposal is to change the current use of the restaurant to a mix use. No additional extensions are being proposed in so there isn't any change in the amount of footprint the buildings will occupy. There are also no changes to the existing layout for restaurant part (A3 use class) at 15 Highgate Road. Moreover, unused area at the back will be evaluated take away fish & chips restaurant (A5 use class).

3.2 LANDSCAPE

A landscaping scheme is not proposed, there will be no changes made to the current surrounding landscape.

3.3 APPEARANCE

The character of the area is of utmost importance to the design process thus great measure has been taken not to disrupt the external appearance of this building. In so there are no big changes made to the exterior. The side door which will be used for use class A5 (take away restaurant – fish & chips) access will be aligned to the side wall level and it will be designed larger for easy access to place. This design approach provides an opportunity to improve the street scene along this part of Swain's Lane.

3.4 ACCESS

There are two entrance which are located at the front and side for restaurant. The access to the site will remain in the same locations as it is currently, at the front and side.

3.5 WASTE

The proposed waste store will be provided at the rear of the building and accessed directly from Swain's Lane.

3.6 ECONOMIC & EMPLOMENT BENEFITS

There are expected to be a number of positive impacts of the development on the locality. With the new use at 15 Highgate Road, London NW5 1QX will need to hire 5 full time and 6 part time employed staff so, it will help to generate employment for people.

4.0 CONCLUSION

The proposed change of use from A3(restaurant) to mix use class A3 (restaurant) and A5 (fish &chips take away restaurant) with installation of a new shopfront and extraction flue system. We believe the proposal does not create a negative effect on local amenities. There is no overshadowing, preventing rights of light to neighbours and other properties, or overlooking issues. The application is well considered in terms of design and does not create any detrimental effect with reference to the appearance and local context of the property. There will be no internal change in the amount of footprint the buildings will occupy but the orientation at the inside will change due to its use. In terms of location it is fairly based in a good area as there are many shops, schools and residential places around, which means the area will be busy during the day and evening.

We believe that this proposed development does not affect the character of area. Therefore, it should be granted permission due to the actualities set out above.