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Sent: 04 September 2019 07:58
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Subject: Application 2019/3971/P

DPCAAC RESPONSE

Object

1. DPCAAC has no objection to seating on the area in front of Unit 1, the levelling of the paving or the proposed plantings, providing that this enclosure is not seen as a permanent structure.

2. However, the DPCAAC does object to the width of the proposed area to be enclosed for the following reasons.

a) An integral part of the approved design for this site in the Dartmouth Park Conservation Area was to retain the openness of the area adjoining Highgate West Hill and continue the leafy vista down the road, with two trees linking up with those on the Bus Boarder further down the road. One of these trees would be outside Unit 1. Currently, this tree is located very close to the roadway. There is a question as to whether, at this location, the tree would interfere with the sight lines to the roundabout at the junction with Swain's Lane and/or the concrete ducting channels installed for electricity and telecommunication cables would interfere with the tree roots. Ideally, it would be preferable for the tree to be moved further onto this area.

b) However, attention is drawn, to Camden's Streetscape Design Manual, where there are clear guidelines for footpath widths. This indicates the minimum width for an unobstructed footpath of 1.8m. Given that the tree would obstruct the pathway by 1-1.5m, this would indicate a footpath width of at least 3m. This still assumes low pedestrian traffic, whereas this is a 'gateway' to a new and, we hope, vibrant shopping centre, which will serve Heath visitors, as well as the local community. With the prevalence of vehicles for the disabled, and young families with push chairs and dogs, this would imply a width much greater than 3m.

3. A wider footpath could easily be accommodated by turning the tables on this outside area through 90 degrees. This would still provide for a very substantial Wine Bar at this location.

4. It would, of course, be preferable to view this application in conjunction with any proposals relating to the area in front of Unit 2 and any changes which might affect the junction and sight lines.

John M Slater

on behalf of DPCAAC