

Project Title: No. 76 & 78 Highgate Road
London NW5 1PB

Date: July 2021

Project Ref: 21-655-DA-001

Document: Design and Access Statement



1. Introduction:

The following Design and Access Statement relates to the proposed replacement of the existing shop front, replacement of windows and application of brick slips to the rendered portions of the Ground Floor Elevation.



No.5 St. John's Lane
London **EC1M 4BH**
info@healycornelius.com

T 020 7404 7771

terms and conditions apply
Registered in England No.5261828

2. Site & Context:

The property is located on a section of Highgate Road which is characterised by a variety of building typologies which include light industrial building which accommodated a range of manufacturing in the area during the late 1800's. No 76 to 78 is a concrete framed building which fits within the grain of the light industrial heritage of the area.



Fig.2 Street scene

View looking south with No. 76 & 78 Highgate Road on the left set against the backdrop of light industrial building typologies.



Fig.3 Site Location

No. 76 & 78 Highgate Road, London outlined in red.

3. Planning History:

Planning applications have been made for 76-78 Highgate Road, London NW5 1PB which is as follows:

2011/5883/P	80 HIGHGATE ROAD LONDON NW5 1PB	Installation of new door to front elevation of retail shop (Class A1)	30-11-2011	Granted
2009/3984/P	76-80 Highgate Road London NW5 1PB	Change of use at first floor level from ancillary retail storage (Class A1) to 5 rooms of non self-contained residential accommodation (Sui Generis), including erection of a single storey rear extension at first floor level, alterations to shopfront and associated alterations.	09-12-2009	Granted Subject to a Section 106 Legal Agreement
2008/3249/P	80 Highgate Road London NW5 1PB	Change of use and works of conversion from ancillary retail storage (Class A1) to a self-contained residential flat at first floor level, including infilling of valley roof, alterations to fenestration and formation of a rear light well.	06-10-2008	Granted Subject to a Section 106 Legal Agreement
2005/4451/C	76-80 Highgate Road London NW5 1PB	Demolition of corner building No. 76-80 Highgate Road.	29-03-2006	Withdrawn Decision
2005/4450/P	76-80 Highgate Road London NW5 1PB	Demolition of corner building No. 76-80 Highgate Road and redevelopment of site to create a new three-storey building with retail unit (class A1) on ground floor and 5 x self contained residential units (class C3) above.	29-03-2006	Withdrawn Decision
PE9900351	74-80 Highgate Road, London NW5	Approval of details of window joinery pursuant to additional condition 1 of planning permission granted on 29th March 1999 (Reg. No. PE9800036R2), as shown on drawing numbers: (077)07, (077)24 Rev A, (077)25 and letter dated 13th May 1999	14-05-1999	Grant Approval of details
PE98000362	74-80 Highgate Road, NW5	External alterations to windows and doors, as shown on drawing numbers> (077) 02, 03, 04, 05, 06 and 07.	11-01-1999	Grant Full Planning Permission (conds)
PE98000361	74-80 Highgate Road, NW5	External alterations to windows and doors, and change of use from offices to showroom. (REVISED plans submitted)	3-06-1998	Withdrawn Application-revision received
PE9800036	74-80 Highgate Road, NW5	External alterations to windows and doors, and change of use from offices to showroom.	14-01-1998	Withdrawn Application-revision received
33627	80 Highgate Road, NW5	The enclosure of the internal courtyard to provide additional office accommodation.	27-01-1982	Conditional
9300223	76 Highgate Road NW5	Additional storey for office/showroom use (revised elevation). (Plans submitted)	03-02-1993	Withdrawn after Reg'n (not used on PACIS
9201074	76 Highgate Road NW5	Alteration to the ground floor frontage as shown on drawing nos. 1003/14 15.	01-09-1992	Grant Full or Outline Perm. with Condit.
9200772	76 Highgate Road NW5	The erection of an additional storey at second floor level to provide a self-contained residential flat as shown on drawing nos. 1003/2 5 16 E1B. revised by letter 05.11.92.	03-08-1992	Refuse Full or Outline Permission

9200630	76 Highgate Road NW5	Erection of a first floor rear extension to provide additional accommodation for the existing office and showroom as shown on drawing nos. 1003/4C 17 18 19. revised by letter 22.09.92.	29-06-1992	Refuse Full or Outline Permission
8903415	76 Highgate Road NW5	Erection of an additional storey at second floor level for use as part of the existing office/showroom as shown on drawing nos. 89/HR/1a 2A. revised on 29.11.89	26-06-1989	Grant Full or Outline Perm. with Condit.
8700438	76 Highgate Road NW5	Retention of entrance to ground floor unit as shown on drawing numbered HS 5A.	25-02-1987	Grant Full or Outline Planning Permission.

4. Design Approach:

The design approach makes references to the industrial heritage of the area. Metal framed windows with a fenestration of smaller panes is common in the street scene.

As the current use is A1 Retail, large areas of unobstructed glazing are preferred to allow an unobstructed view of the window display. A linear row of smaller panes is proposed at the head and foot of the shop window display to echo the fenestration common in the street scene.

The proposed windows on first Floor and entrance door at Ground Floor have been designed to incorporate a fenestration similar to the industrial buildings of similar typology

5. Materials:

Proposed: Windows and Doors Powder coated metal frames
Pilasters clad with London Stock brick slips with rendered plinth.

6. Access:

There are no changes proposed to the current means of access to the property.

The property is considered adequate to allow for pedestrian access to the proposed development and served by public transport with bus routes and nearby train stations.

7: Proposed Plans & Elevations

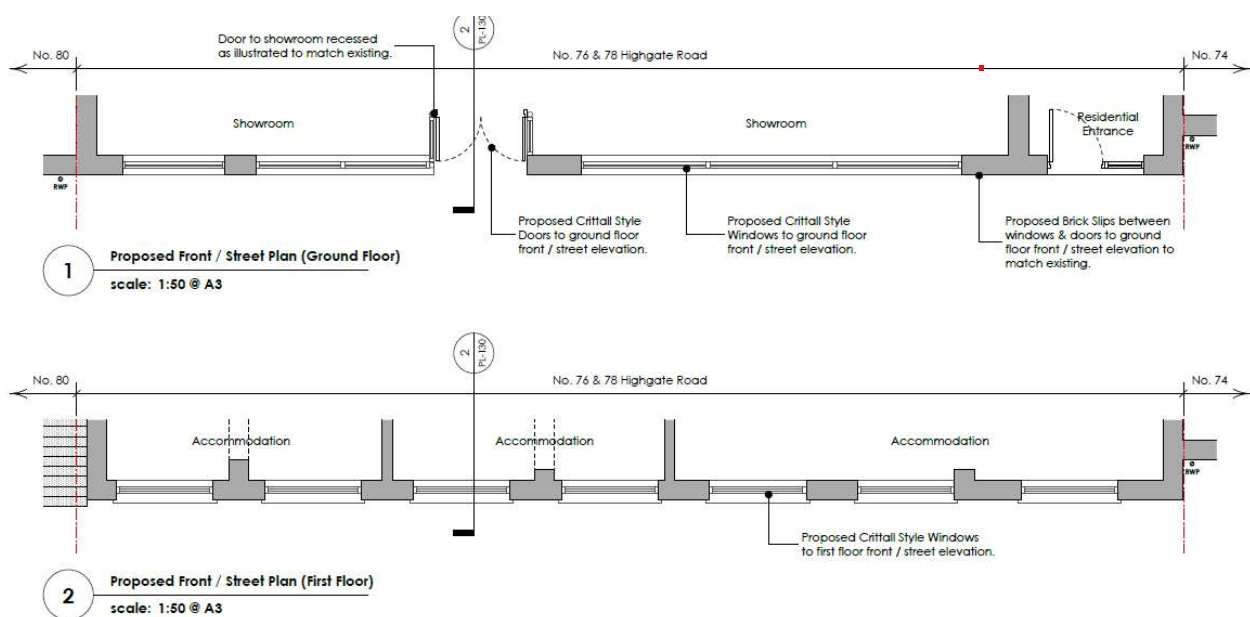


Fig.4 Proposed 1st & 2nd floor plans

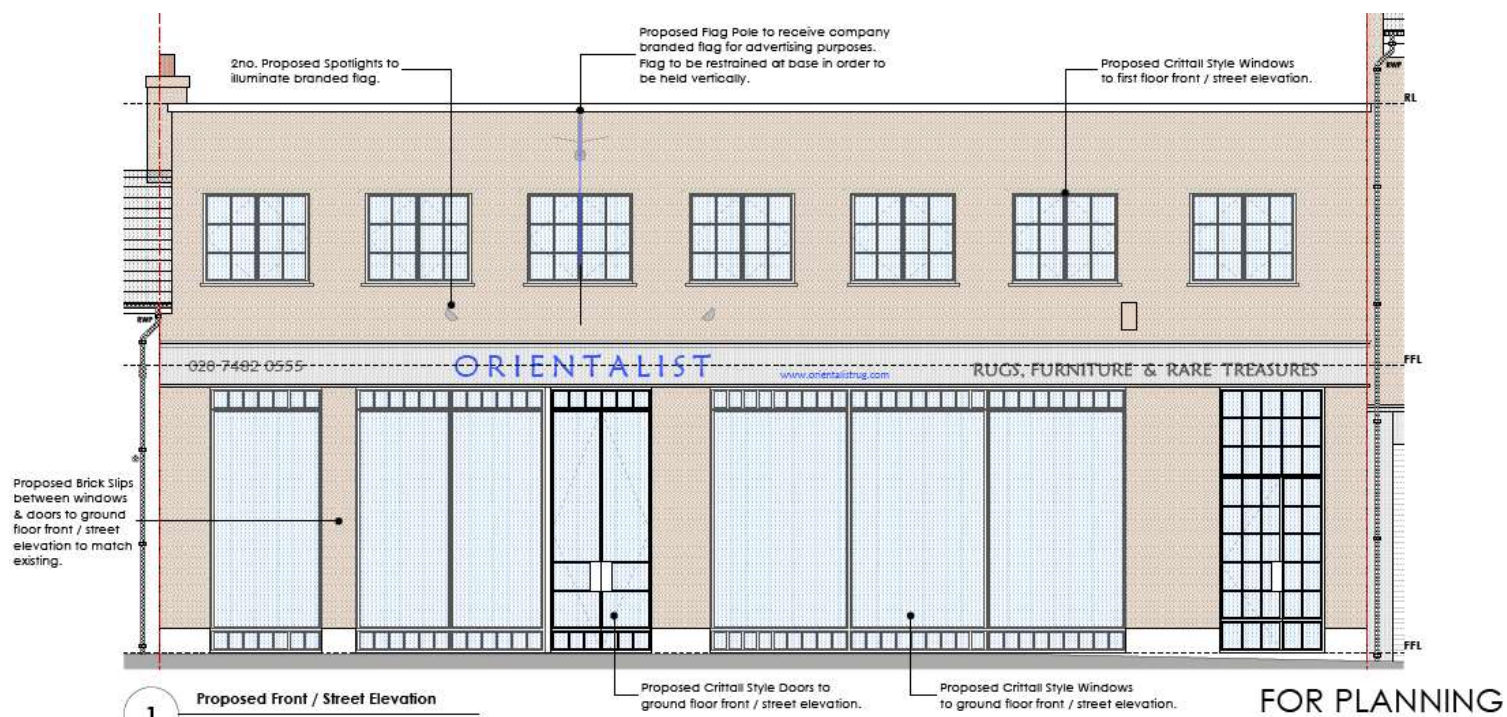


Fig.5 Proposed Elevation