

Design and Access Statement

Highgate Business Centre, 33 Greenwood Place, Kentish Town, London NW5 1LB

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Written By	Ertan Aygun
Checked By	Carmen Sala
Reviewed By	Carmen Sala
Approved By	Carmen Sala

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1.0 Introduction

Proposal

- 1.1 This Design and Access Statement has been prepared in support of an application to create an additional glazed external staircase at Highgate Business Centre, 33 Greenwood Place, Kentish Town, London NW5 1LB.
- 1.2 An additional staircase is required due to the large numbers of people attempting to access the lifts at the start and end of the working day, which causes congestion within the building.
- 1.3 Creating an additional staircase will allow people an alternative route to the upper floors. By using the staircase, people will have a healthy alternative to the lift, allowing them to build exercise into their day.

Existing Conditions

- 1.4 Highgate Business Centre is a 6 storey office building accessible from Greenwood Place.
- 1.5 Its existing use is as an office building, largely B1a, with some other business uses within the building.



Fig 01: Aerial View

1.0 Introduction

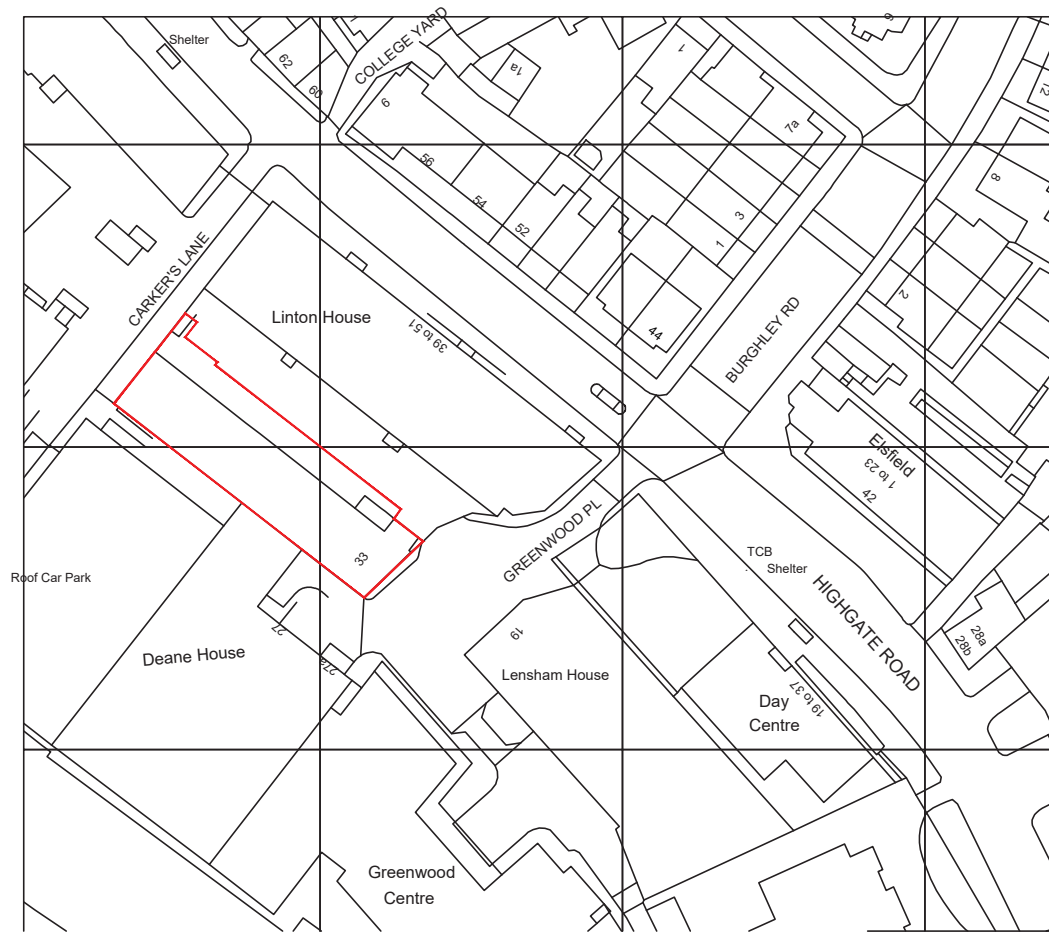


Fig 02: Site Location Plan



Fig 03: Site Plan

2.0 Existing Site

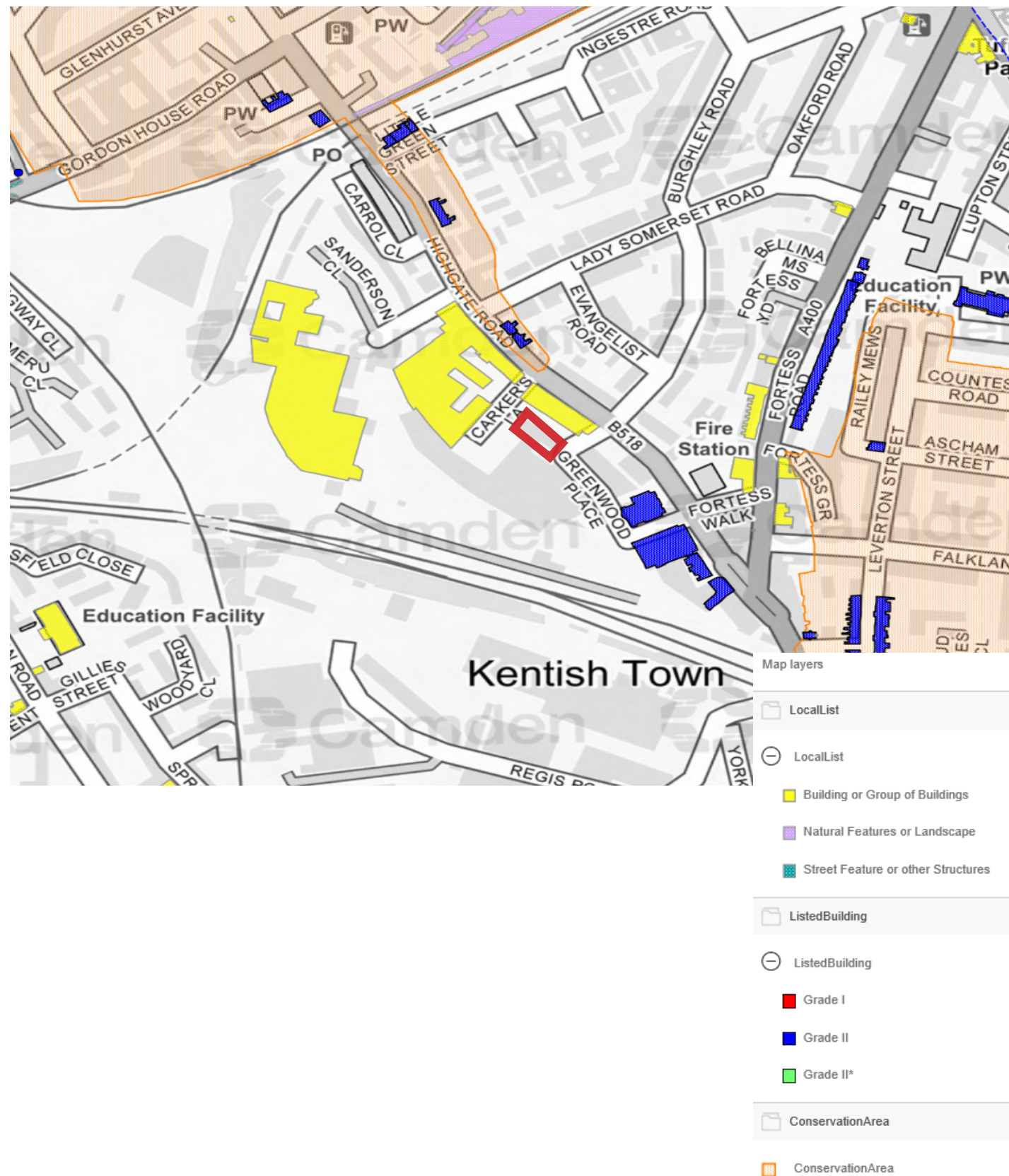


Site and Surrounding

- 2.1 The site is located on the northern side of Kentish Town, on a busy street with a various of local retail businesses, cafés, shops and other facilities. The main entrance faces Greenwood Place.
- 2.2 The site is in the Kentish Town industrial area. The application building is a 19th Century building.
- 2.3 The application site neighbours Linten House, which is locally Listed.
- 2.4 Fig 04 shows the site and the surrounding area. Noticeable is the clear architectural features and style of a factory typology, and the conspicuous external stair to the north of the building.

Fig 04: Site Photographs and Key

3.0 Planning Policy



Policy Map

- 3.1 Fig 05 shows the local Policy Map, with the site highlighted with a red boundary. The site is not in a Conservation Area. The site neighbours locally Listed buildings but is not itself Listed.
- 3.2 The following constraints apply to the site:
 - Article 4 B1a to C3
 - Article 4 Basements
- 3.3 In addition, the site is located in the Kentish Town. The Kentish Town Neighbourhood Plan Map is shown in Fig 06, which does not place any additional constraints on the site (shown with a red boundary).
- 3.4 The addition of an external staircase will not affect any viewing corridor.

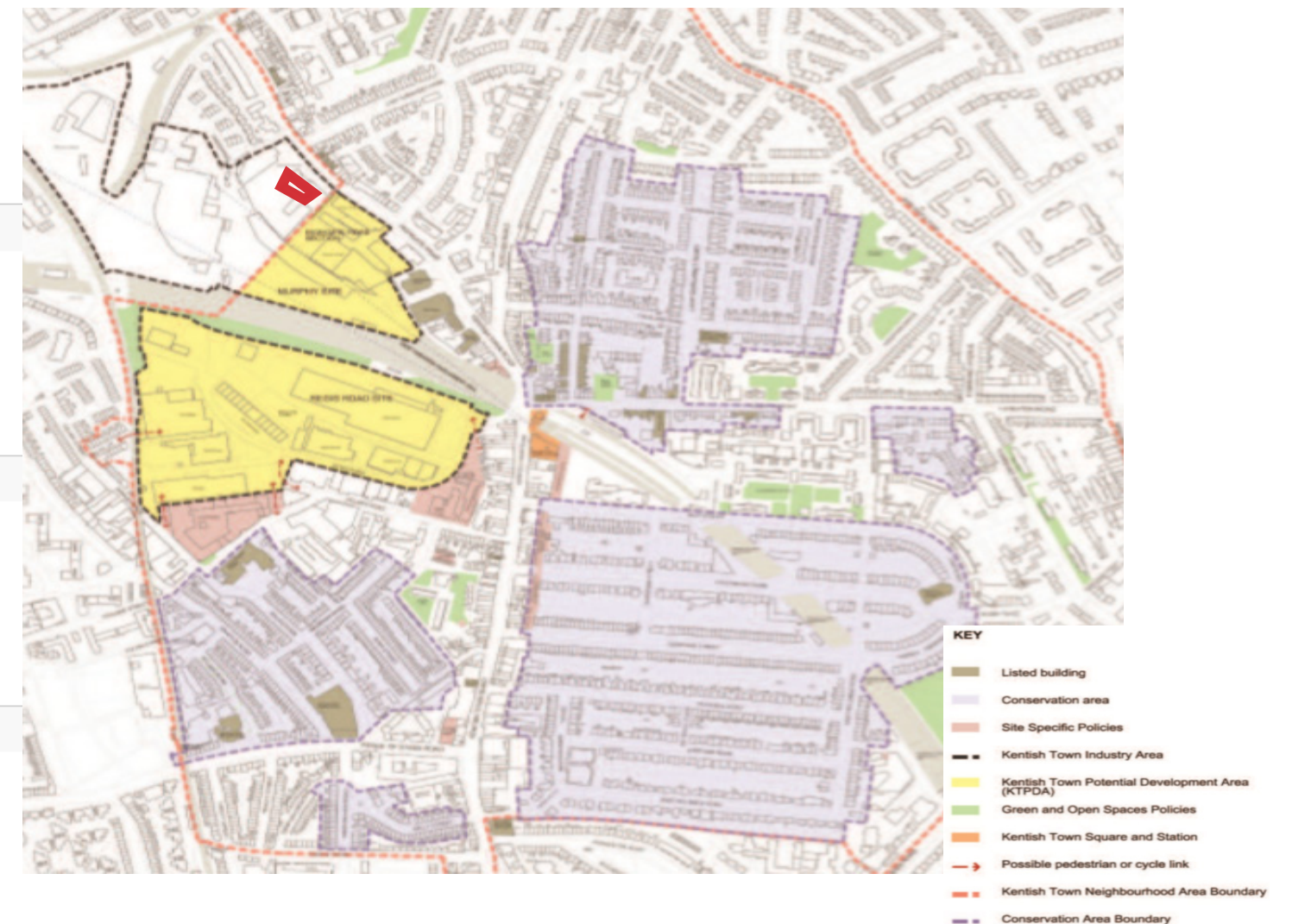


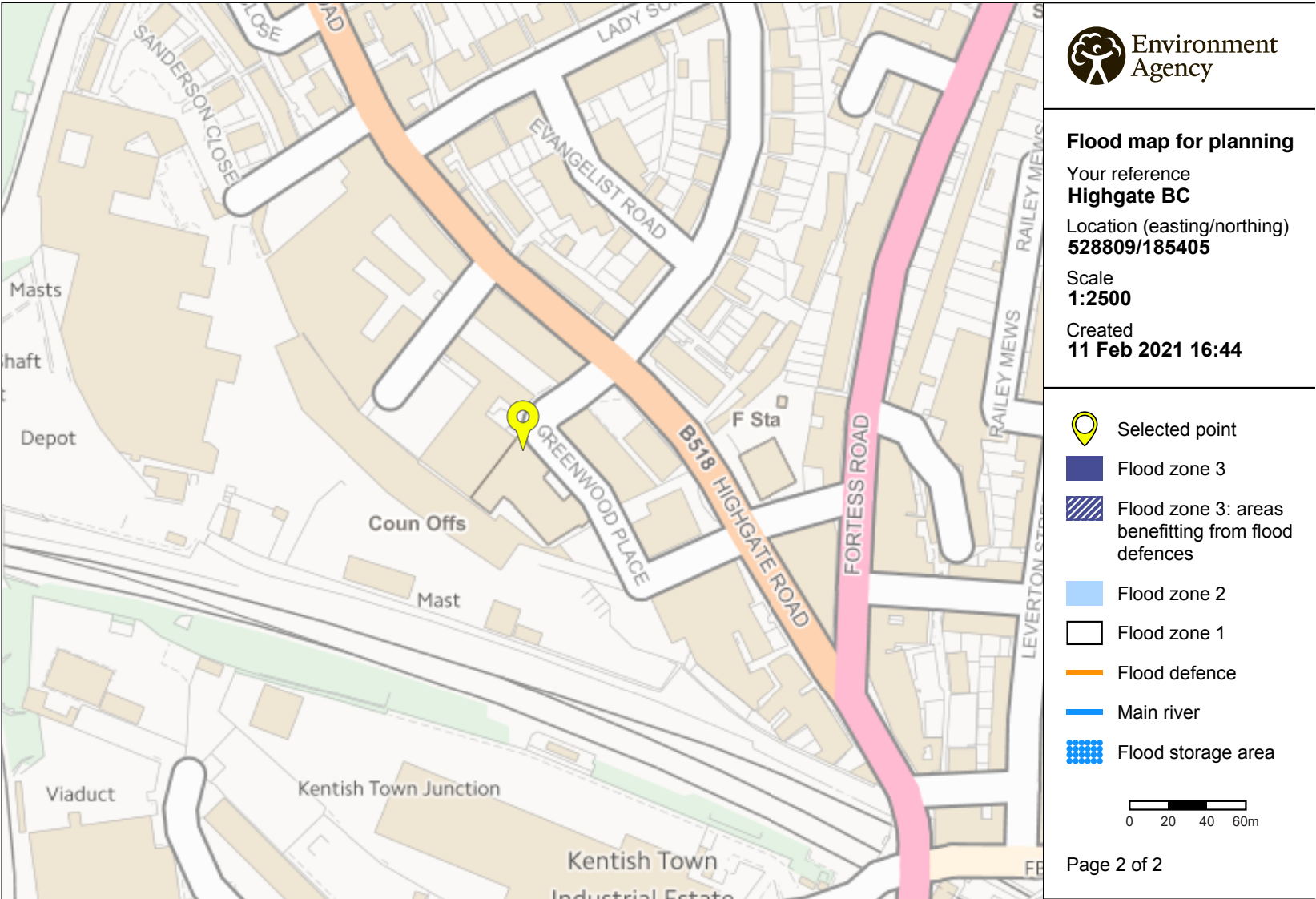
Fig 05: Local Map

Fig 06: Kentish Town Neighbourhood Plan

4.0 Flood Zone

Existing Building

4.1 The existing building is in the Zone 1 Food Risk Area. As the site is also below 1ha, a Flood Risk Assessment is not required.



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Flood map for planning

Your reference
Highgate BC

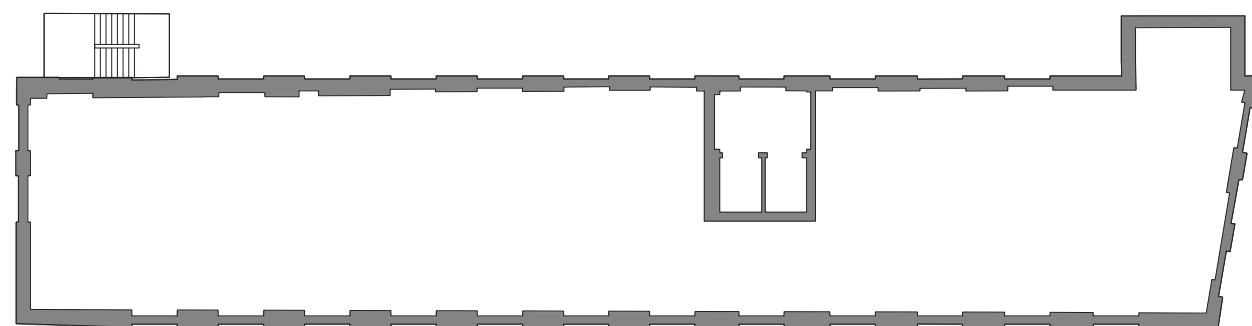
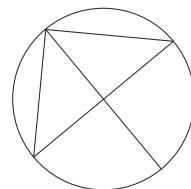
Location (easting/northing)
528809/185405

Created
11 Feb 2021 16:44

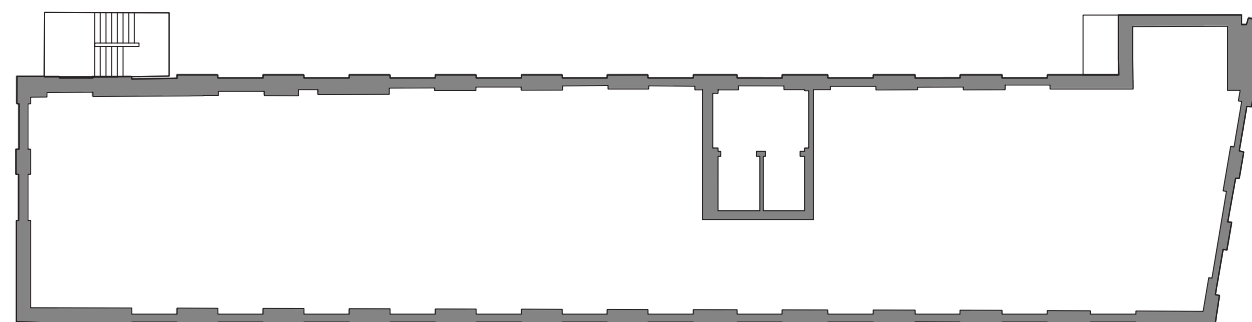
Your selected location is in flood zone 1, an area with a low probability of flooding.

Existing Building

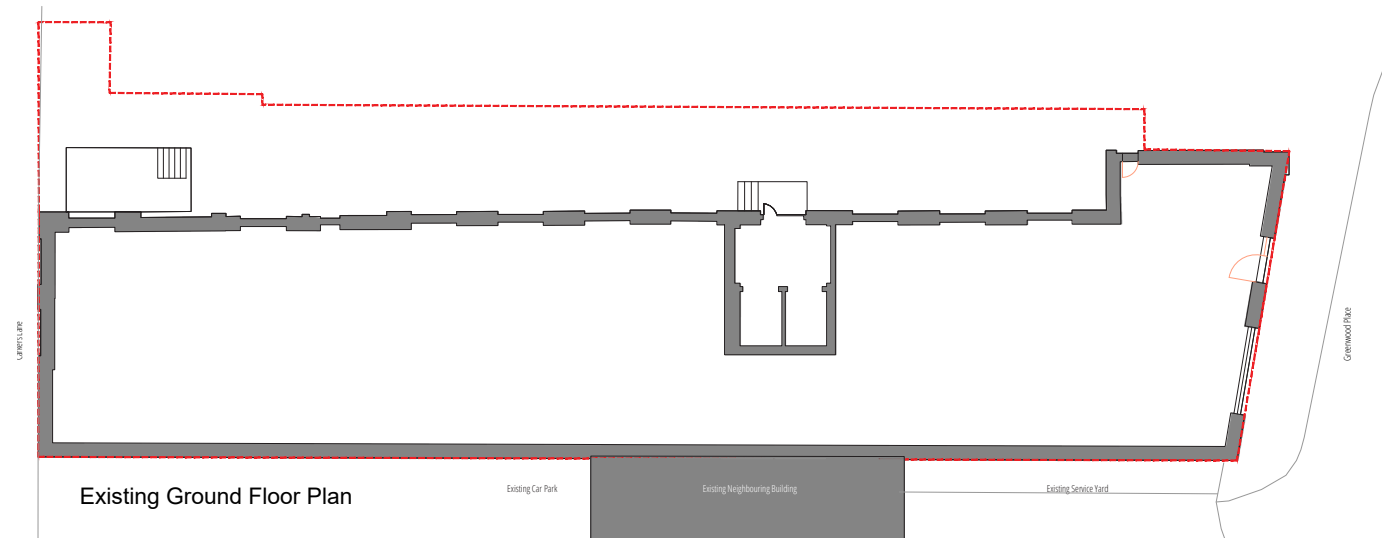
- 5.1 The existing building is a 6 storey office uses. The access is via a main entrance at Greenwood Place.
- 5.2 The external staircase (Fire Escape) is in the court yard between the Highgate Business Centre and Linton House.
- 5.3 There are two internal lifts and one internal stair which are disconnected from each other.



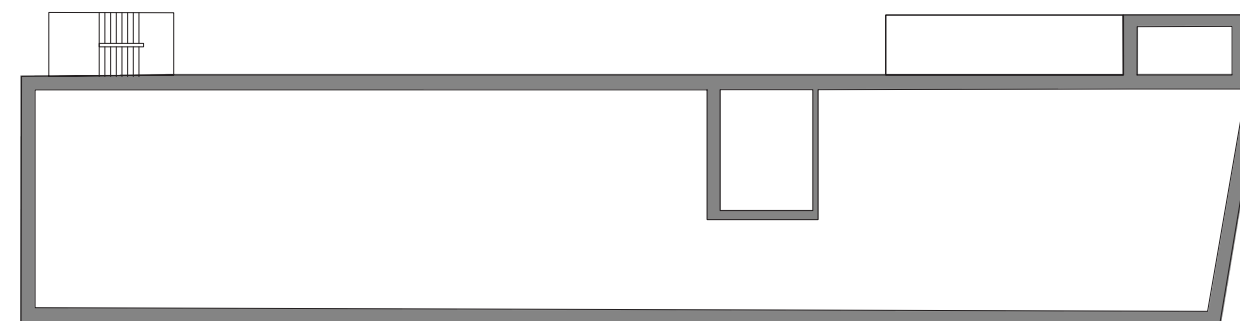
Existing Second Floor Plan



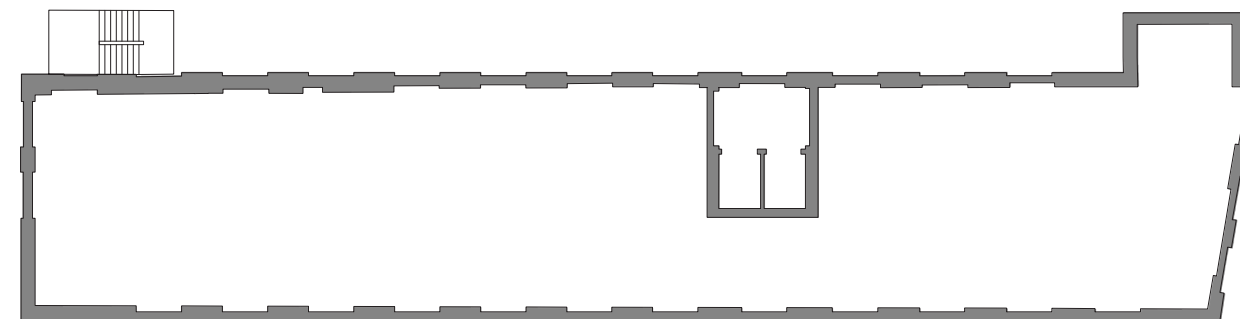
Existing First Floor Plan



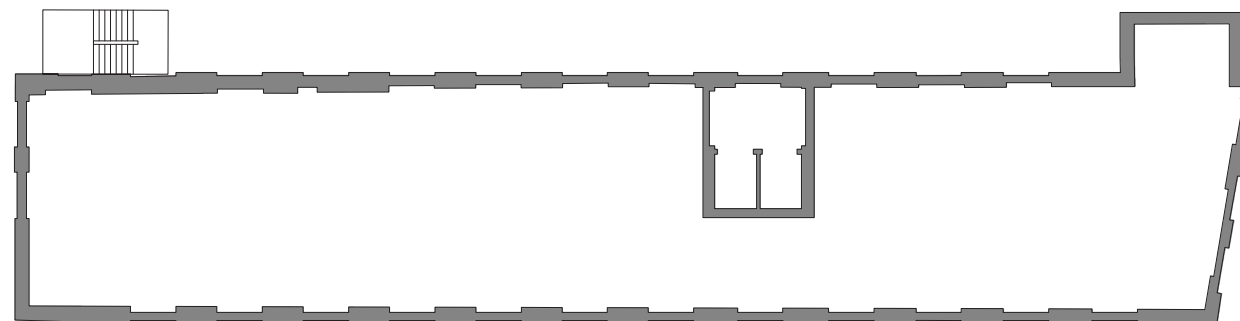
Existing Ground Floor Plan



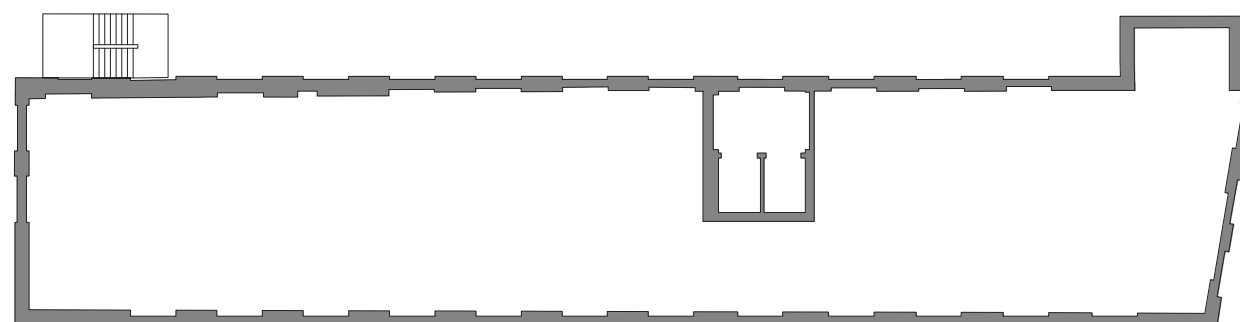
Existing Roof Plan



Existing Fifth Floor Plan



Existing Fourth Floor Plan



Existing Third Floor Plan

Fig 06: Existing Plans

6.0 Planning History

Planning History

6.1 Previous Planning Applications are as follows listed below.

2019/2709/P
Alterations to elevations including installation of cladding panels to stair tower; replacement door and window; installation of glazed entrance door canopy and render to Greenwood Place elevation at ground floor level.
Granted Permission

2015/4735/P
Change of use from office (Class B1a) to 30 x residential units (Class C3) on first to fifth floors comprising 15 x 1 bed units, 10 x 2 bed units & 5 x 3 bed units.
Refused

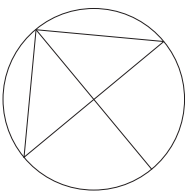
2005/4079/P
Replacement and new windows and doors to north east and south east elevations at ground floor level of office.
Granted Permission



Fig 07: Existing and Proposed Elevations showing Proposal

Proposal

- 7.1 An additional staircase is proposed adjoining the existing lift core. This will group vertical circulation in one area and allow for occupants’ choice of route.
- 7.2 The proposed stair will extend no further from the building than the existing external stair, and it will be less obtrusive due to its sympathetic glazed form.



Key:

Existing Floor Area

Proposed Floor Area

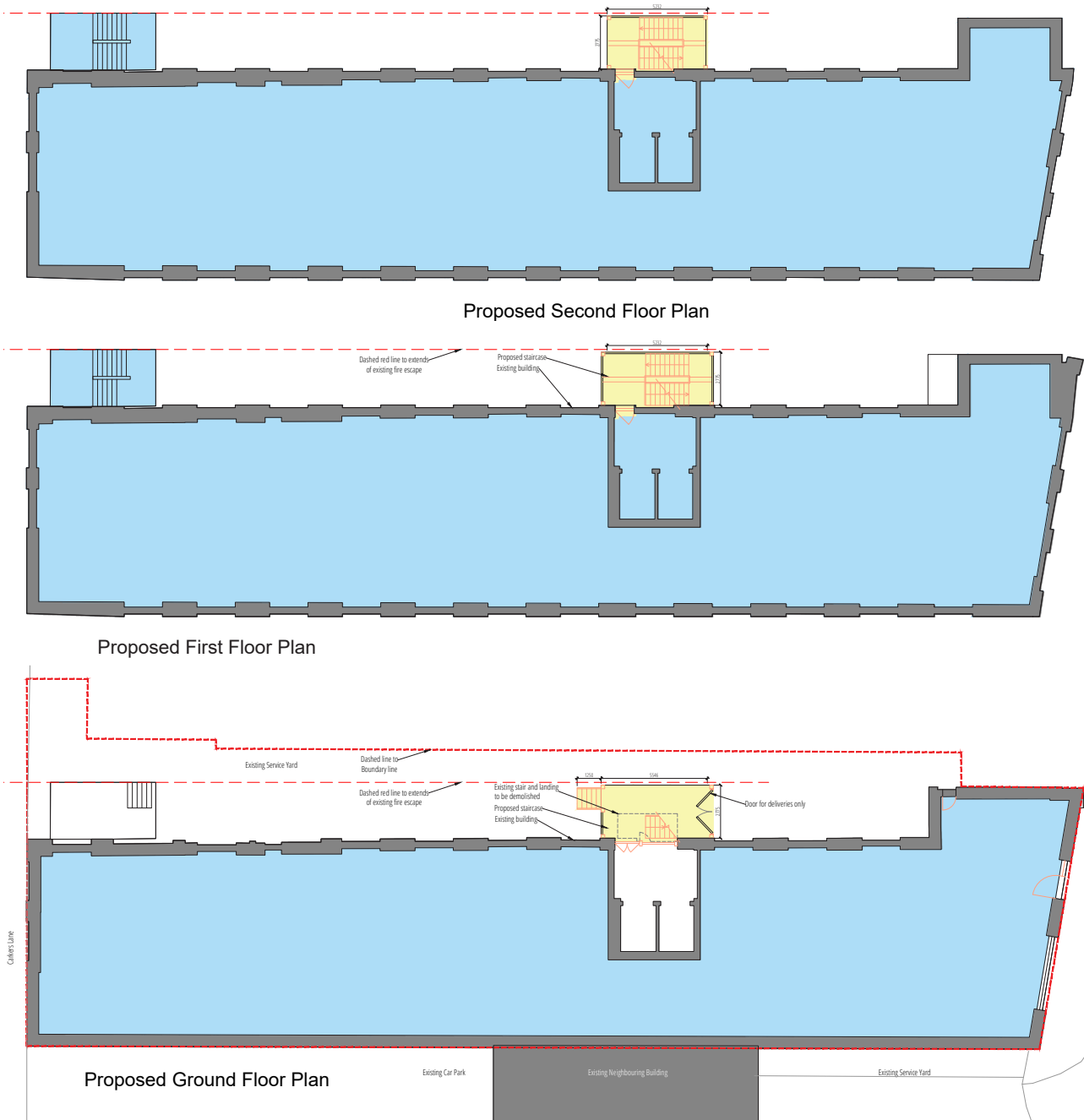


Fig 08: Proposed Plans

8.0 Conclusion

Conclusion

- 8.1 The proposed development would be acceptable in land-use terms and would not result in any significant loss of amenity to neighbouring occupiers.
- 8.2 The proposal would respect and embrace the character of the existing building.
- 8.3 No adverse transport impacts would occur.
- 8.5 The addition of a stair would promote exercise during the journey through the building.
- 8.4 Therefore we believe that approval should be granted for the proposal.

