



**WESTON  
ALLISON  
WRIGHT**

**Spectrum House  
Units 5 & 6  
Design & Access Statement  
12/09/22**

# Contents

- + Location
- + Surrounding Areas
- + The Existing Building
- + Proposal

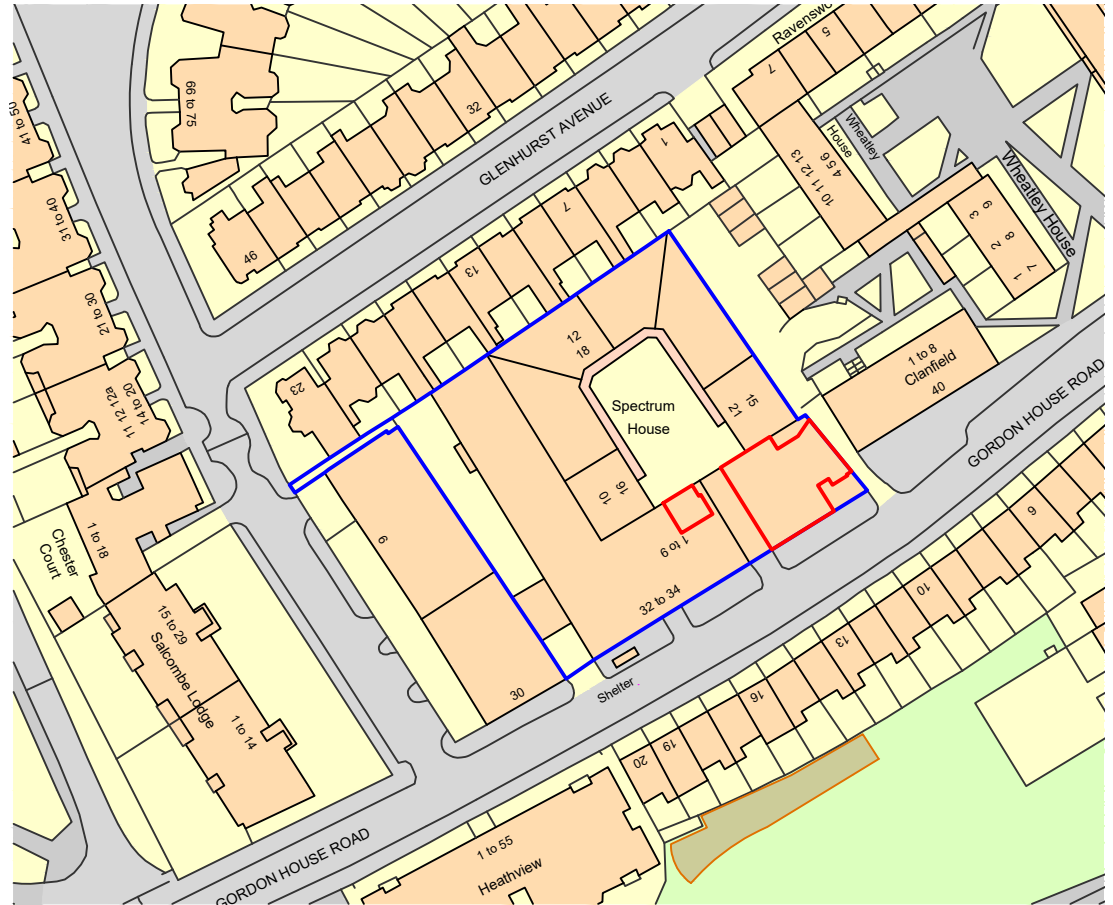
# Location

Spectrum House is located at 32-34 Gordon House Road, in the London Borough of Camden. Gordon House Road runs west from Gospel Oak station to Highgate Road. The building sits on the south western edge of the Dartmouth Park Conservation Area within Sub Area 9, Lissenden Gardens. This area is described within the *Dartmouth Park Conservation Area Appraisal and Management Statement* as:

*"The sub-area forms a compact grouping on the west side of Highgate Road. There are three elements to it; the mansion blocks; the early 20th century terraced housing and the commercial development. The most noticeable characteristic of this area is the larger scale of development with the predominant built form being higher and denser than other parts of the conservation area."*

The only reference to Spectrum House in the *Dartmouth Park Conservation Area Appraisal and Management Statement* is in Section 7.103 where it is described as *"a three-storey office building, painted."*

To the east of Spectrum House is a commercial car garage and to the west the Haddo House Estate. Directly opposite the building on Gordon House Road is a terrace of Victorian houses. The principal elevation



Ordnance Survey, (c) Crown Copyright 2019. All rights reserved. Licence number 100022432

# Surrounding Areas



Fig 1: Looking East along Gordon House Road towards Gospel Oak station.



Fig 2: Pub and shops opposite Gospel Oak station.



Fig 3: The rear elevation of Salcombe Lodge taken from Gordon House Road.



Fig 4: The front elevation of Salcombe Lodge taken from Lissenden Gardens.



Fig 5: View north along Lissenden Gardens towards the mansion blocks of the Lissenden Gardens Estate.



Fig 6: View east along Glenhurst Avenue, a residential street off Lissenden Gardens.



Fig 7: Heathview, a 1930's block of flats west of Spectrum House.



Fig 8: Commercial garage neighbouring Spectrum House to the west.



Fig 9: View east along Gordon House Road showing the Victorian terraced houses opposite Spectrum House.



Fig 10: The Hado Estate that neighbours Spectrum House to the East.



Fig 11: A Greek Orthodox Chapel to the west of Spectrum House towards the junction with Highgate Road.



Fig 12: Shop fronts on the junction of Highgate Road and Gordon House Road.

# The Existing Building

Spectrum House is a multi-let business centre comprising 32 units. The building comprises a three-storey frontage and west wing with a newer, two storey U shaped extension to the back. There is both an internal courtyard and a mews that runs the length of the building to the west. The internal area of the property is approximately 4490sqm.

The architectural style of the principal Gordon House Road elevation, with its smooth wall surfaces, indented wall panels, sharp edges and linear appearance has definite Modernist and even Art Deco influences. This principal facade rises three storeys to a level parapet which hides the roof from road level. The facade is of simple repetitive design with a plain, white painted render finish and regularly spaced metal framed windows. The elevation at ground and first floor levels is subdivided into bays by projecting rendered piers which continue up to a projecting string course at 3rd floor level. This runs right across the full width of the elevation. Above this string course the wall is set back slightly from the lower stories and finished as a flat plane. The metal framed windows with their horizontal glazing bars accentuate the appearance of length and perspective in the elevation. The rear elevation of this block, facing the courtyard, follows the same style however it has been left unpainted.



Fig 13: View of the front principal facade of Spectrum House, facing Gordon House Road.



Fig 14: View of the internal courtyard and the more modern extension surrounding it.



Fig 15: View from the courtyard towards the front three storey elevation.



Fig 16: View looking west along Gordon House road showing the principal facade of Spectrum House.

The west wing of the original three storey building is unpainted beyond the tunnel leading into the mews. Although the style of windows continues the roof line is no longer flat, but instead split into a series of triangular gables.

Behind the front block of the building there is a two-storey portal framed courtyard development. This is reached via a tunnel and entered under a flat arch in the middle of the principal elevation. Although this building is attached to the original front and west ranges, there is no internal access. There is an external steel balcony and staircases which provide access into the individual units at first floor level. The courtyard façades of these units are finished in black metal.

The proposal looks to transform unit 6 into a convenience shop. The application proposes a new glazed entrance screen facing onto Gordon House Road, signage and an associated rooftop plant area. The new tenant of this unit will also take a rear portion of the adjacent unit 5.

## 1. Internal Changes

It is proposed that Unit 6 will become the main shop floor trading and storage area. The GIA of this unit is 219.6sqm. The proposal will also incorporate a portion of the rear of the adjacent unit 5 to be used as storage. This area will be approx. 33sqm. The resultant GIA of unit 5 will become approx. 98sqm.

## 2. Alterations to the Front Façade

The scheme includes alterations to one existing window on the front elevation. This alteration will look to remove the existing window and extend the opening downwards. This double window will be replaced with a full height glazed screen with a sliding door. The door will be constructed out of metal and the frame colour will match the existing window and door frames.

Due to the difference in level between the internal floor finish and the external pavement, a platform lift will be constructed within the unit allowing for full accessibility. There will also be a set of steps within the unit. Both of these will be constructed to comply with all relevant Building Regulations and the Equality Act 2010.

## 3. Alterations to the Internal Courtyard Façade

The scheme includes alterations to the existing courtyard entrance screens. The existing windows will be covered with metal louvres to aid ventilation. These will be coloured black to match the existing. Due to the location of these windows at ground floor level, these changes are not visible from the

surrounding buildings. Pipe runs have also been shown on the elevation drawing 4470/011. Any pipework will be contained in a black metal casing to match the other service runs on the building.

## 4. Associated Plant

An area of plant will be required to service the shop. It is proposed that this will be located on the flat roof. The plant and associated screening will not be taller than the roof lights on the flat roof and therefore will not be visible from the front of the building. The plant screening will match the style of that approved in application reference 2021/2861/P, part of it however will be slightly taller. Due to the location of the plant an acoustic report has been carried out and submitted along with this application. This report found that the proposal complies with the council's criterion and therefore no acoustic barrier is needed. Based on this, all screening is visual rather than acoustic. This screen will obscure the plant equipment from the surrounding buildings to the NE & NW.

## 5. Signage

There will be an area of external signage above the shop entrance and also a sign board fixed perpendicular to the facade. The details of this are shown in the attached drawings.

### Design Impact on Adjacent Areas:

The shop front will only be visible from Gordon House Road. Due to the curve in the road there is little visibility of the shop front from the junction at Highgate Road. From the east the shop only comes into view from the turning onto Lissenden Gardens. There will be no view of the shop from the rear of the property. Although the plant enclosure will be visible it is not an uncommon sight on commercial buildings.



Fig 19: Illustrative CGI of proposed changes to principal elevation. Signage indicative (refer to drawing 4470/011).





Fig 18: Illustrative drawing showing the existing front elevation.



Fig 19: Illustrative drawing showing the proposed front elevation. Signage indicative (refer to drawing 4470/011).



Fig 20: Photo-montage of proposed elevation looking west along Gordon House Road. Signage indicative (refer to drawing 4470/011).



Fig 21: Photo-montage of proposed elevation looking east along Gordon House Road. Signage indicative (refer to drawing 4470/011).