

Project Title: No. 80 Highgate Road,
London NW5 1PB

Date: January 2023

Project Ref: 23698-HCD-XX-XX-DS-A-0001

Document: Design and Access Statement



Fig 1: Street view of No. 80 Highgate Road, London NW5 1PB (outlined in red)



Fig 2: Aerial view of No. 80 Highgate Road, London NW5 1PB (outlined in red)



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1. Introduction:

The following Design & Access Statement relates to a new glazed entrance at street level, insertion of an external courtyard & increased headroom to first floor, installation of new flat rooflights and internal alterations at No. 80 Highgate Road, London NW5 1PB.

2. Site and 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. The current use is Retail [Classe E] with ancillary storage.

No 80 Highgate Road is located at the end of a row of light industrial buildings, sharing boundaries with both No. 76-78 & No. 82 Highgate Road. No. 80 fronts onto Highgate Road while the side elevation faces the immediate open area of The Vine public house courtyard (No. 86 Highgate Road).

The site falls within the London Borough of Camden and within Dartmouth Park Conservation area Sub Area 1.



Fig 3: Site Location of No. 80 Highgate Road, London NW5 1PB (outlined in red)

3. Design Approach:

The proposal consists of a new glazed entrance at street level, insertion of an external courtyard at first floor level and an alteration of the roof profile to increased headroom to the first floor. The alteration is achieved by raising the flat roof level while maintaining the roof level below the ridge level, installation of flat rooflights and internal alterations to No. 80 Highgate Road. The alteration will allow a more flexible approach to configuring a more appealing retail offering on the site.

4. Materials:

Windows and Doors will be either uPVC or Powder coated aluminium frames.

New roof coverings to match existing coverings.

Flat rooflights.

5. Planning History:

Planning applications have been made for No. 80 Highgate Road, London NW5 1PB. Relevant applications are listed as follows:

Application No. 2011/5883/P

Status: Granted

Description: Installation of new door to front elevation of retail shop (Class A1)

Application No. 2008/3249/P

Status: Granted subject to a section 106 legal agreement

Description: 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.

Application No. 2005/4451/C

Status: Withdrawn

Description: Demolition of corner building No. 76-80 Highgate Road.

Application No. 2005/4450/P

Status: Withdrawn

Description: 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.

6. Access:

Main access remains unchanged and will be via the existing front door.

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 Drawings:

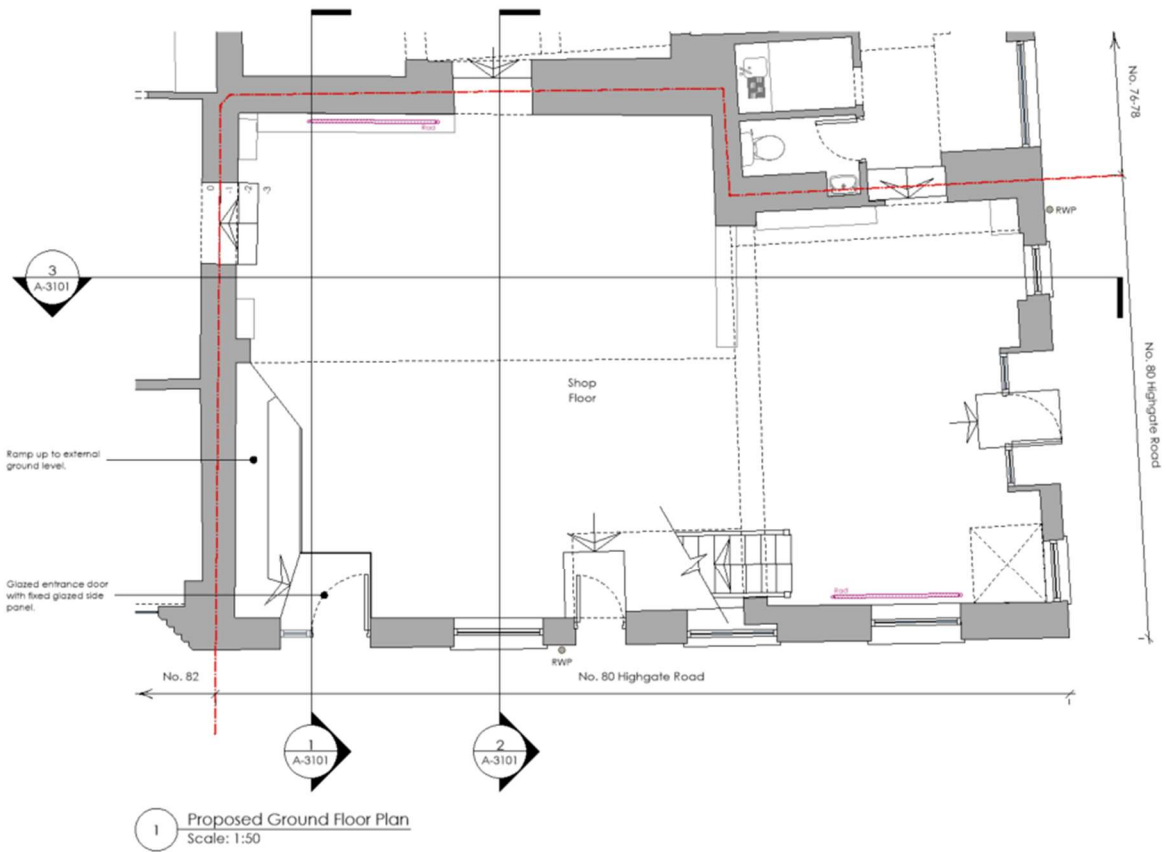


Fig 4: Proposed Ground Floor Plan

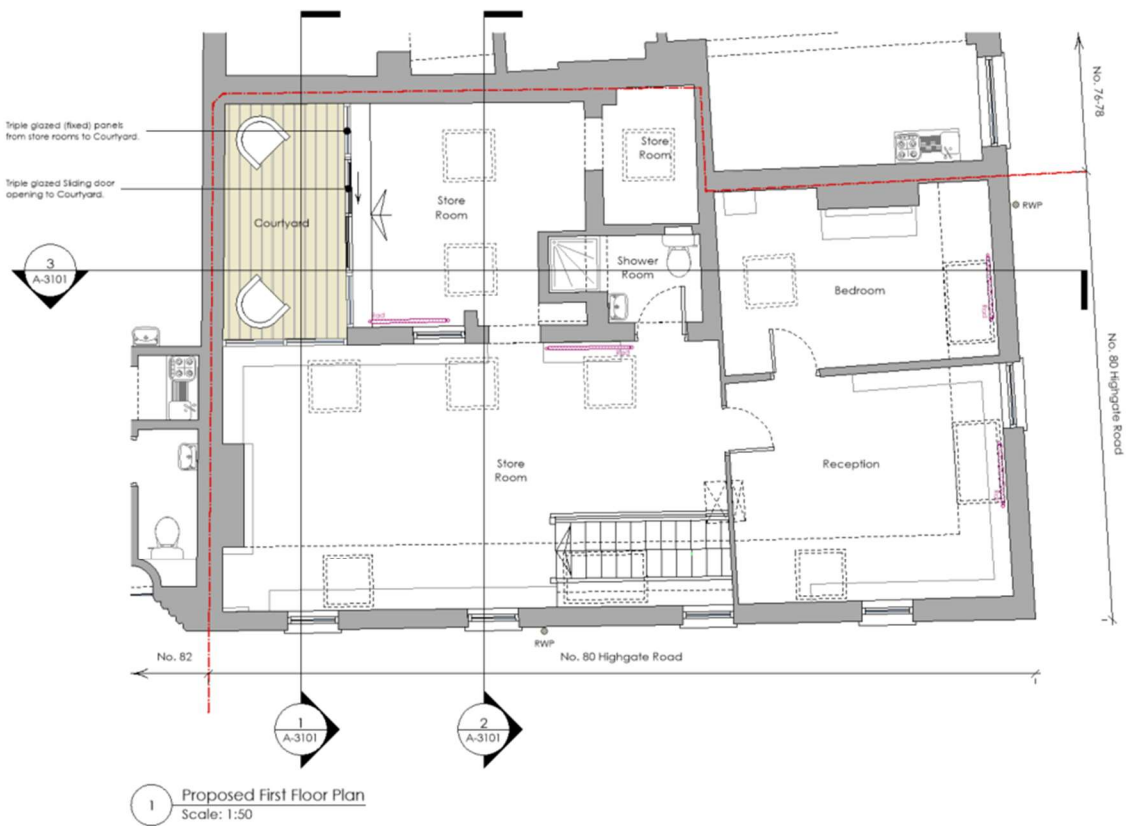


Fig 5: Proposed First Floor Plan

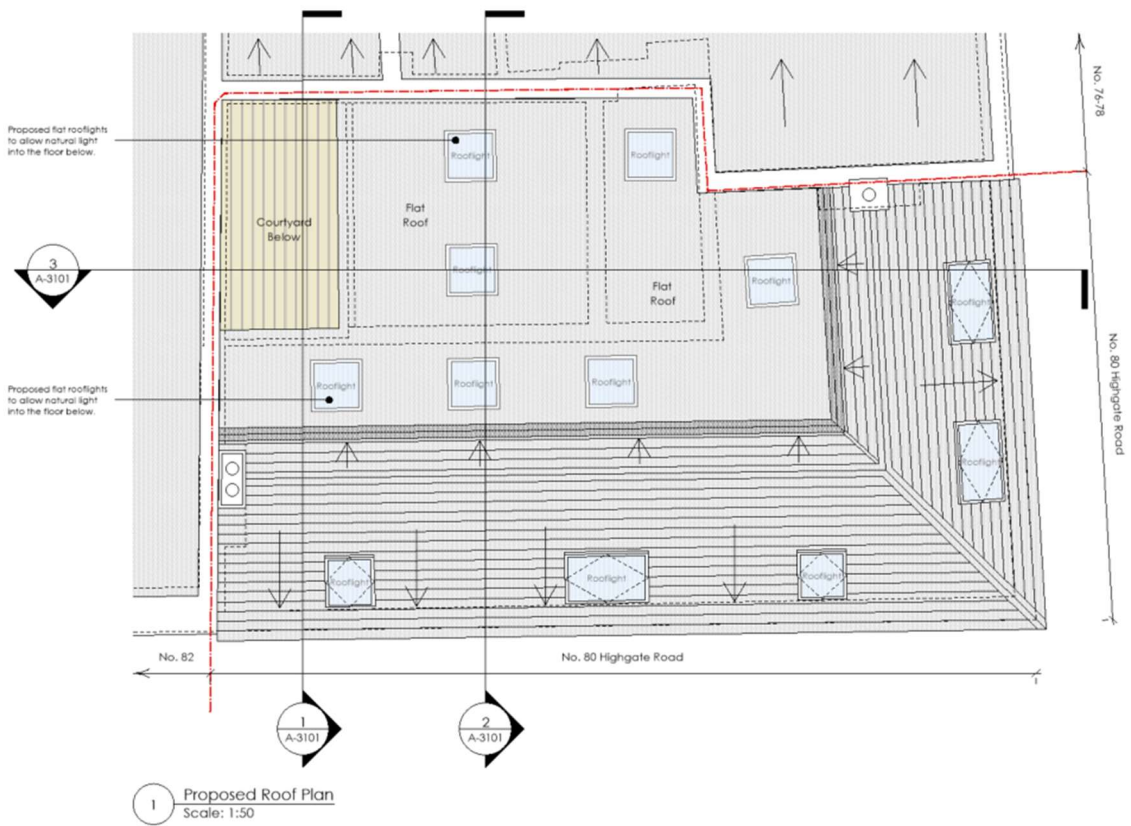


Fig 6: Proposed Roof Plan

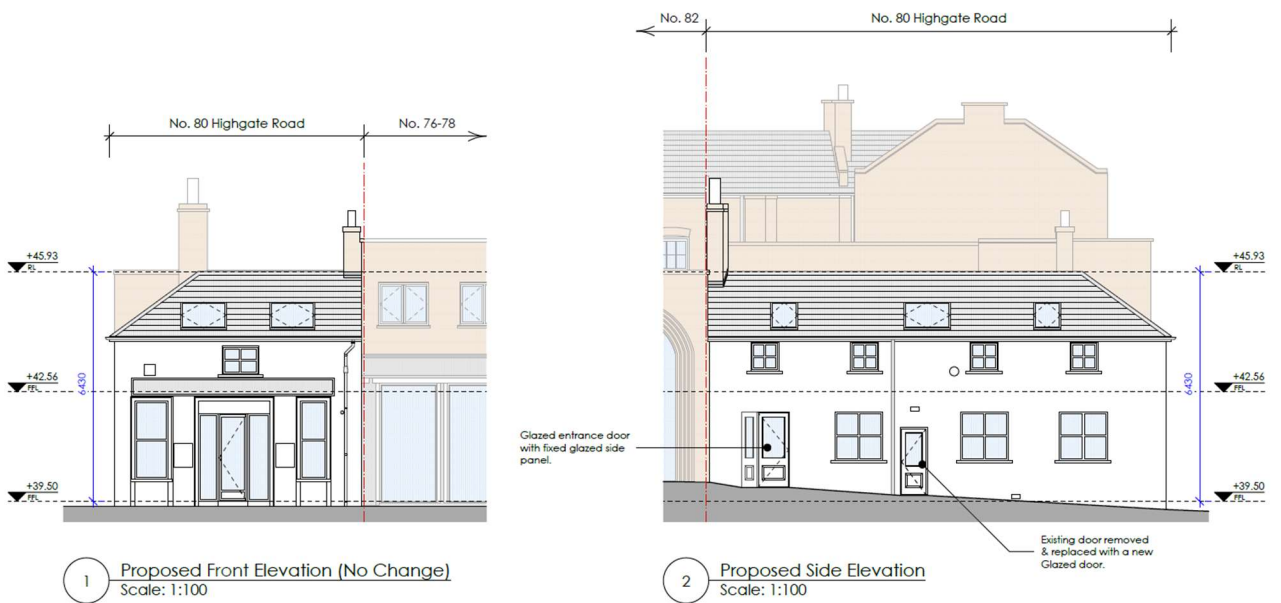


Fig 7: Proposed Elevations

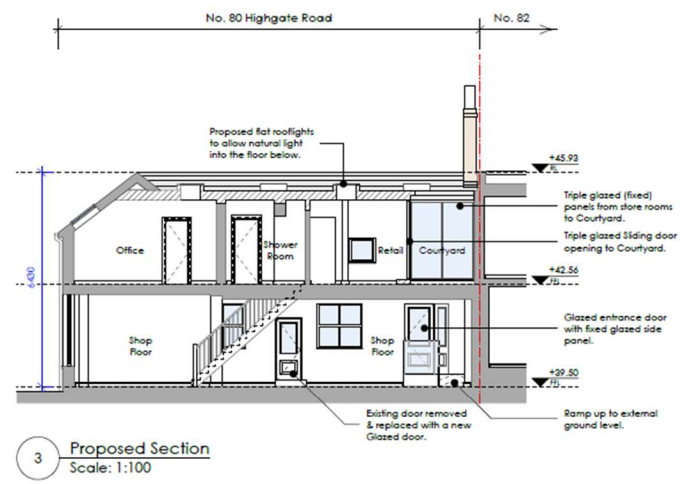
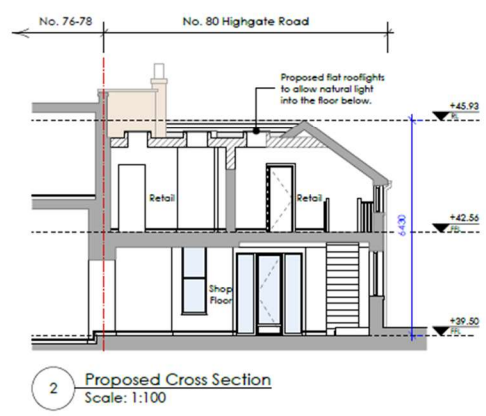
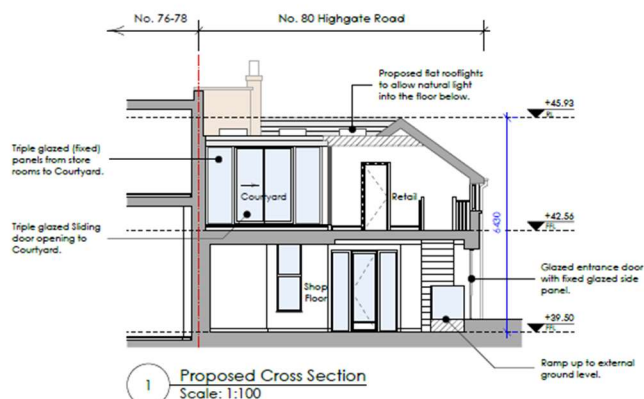


Fig 8: Proposed Sections