

Ms Claire Brady
Historic England
4TH Floor
Cannon Bridge House,
25 Dowgate Hill,
LONDON EC4R 2YA

28 November 2017

Dear Ms Brady,

I write on behalf of the Weston and Haringey Parks Residents Association (WHPRA)
We have finally had sight of the letter that you wrote to James Hughes at Haringey Planning, dated 06 November and would request clarification of some of the points you raise in that letter, which is currently being used by the Developer to assure members of the Council that Historic England are now fully supportive of the latest proposals.

In your original response dated 02 October you welcomed the proposed repairs to the Town Hall but registered your concerns regarding the impact of the new residential buildings to the rear of the Town Hall "on the character and setting of the Town Hall and the surrounding conservation area." You further noted that:

"we are of the view that the proposed increase in height to both Blocks A and B, over that originally granted permission in the Mountview Scheme, will result in harm to the historic environment. The increase in height of Block A will result in this building appearing in a number of local townscape views, and particularly in the context of the suburban Edwardian villas that characterise the streets to the rear of the site. The proposed building is seen to rise above the general development plane and to visually interfere with the interesting rooflines of those Edwardian villas."

In your most recent letter, all of the above concerns appear to have been discounted, when you note that because Block B alone has been reduced (by 900mm) and is no longer visible from the Town Hall Square, HE "no longer consider the proposals to cause harm to the setting of the Town Hall *and the surrounding conservation area in this view*". (my italics)

It is unclear to us, in light of the earlier expressed opinions relating to the local townscape and the Edwardian villas that characterise the streets to the rear, how this latest conclusion has been reached, especially in view of the following:

- There has been no amendment to the height of Block A, which still sits in an uncomfortably shocking relationship to the adjoining villas on Haringey Park (not to mention its relation to the two-storey, modern buildings on Primezone Mews)
- There is no drawing, other than a 1:200 sketch site section, to show how Block B connects physically to, and becomes an extension of, the east wing of the Town Hall.
- There is only one, rather poorly rendered, elevation that shows Block B in relation to the Hornsey Library (Site section M-M/South elevation).

Our own visualisations, the accuracy of which has not been denied by the Developer, show how Block B will tower above the Library in a manner that we believe will disfigure it. Nevertheless, in your recent letter, you have failed even to mention its existence, except in the oblique reference to "the surrounding conservation area". We therefore attach comparisons of the North and South elevations of the 2010 consented scheme, with the outline of the proposal scheme in red. It is difficult to draw the conclusion that you have

drawn from verified view 02, that the two schemes are 'similar in nature'. Verified view 02 shows only the 3 and 5 storey end of Block A, where it reaches Haringey Park. The seven-storey element of Block A would have been clearly visible had the photographer taken two steps further along Haringey Park. A comparison of the current proposal's footprint with that of the 2010 consented scheme reveals just how much larger and closer to the adjoining Haringey Park villas, this block truly is; a comparison of these footprints accompanies this letter, with the current proposal's footprint hatched in red.

We had understood from your original comments that you recognised that the bulk of both of these enabling buildings was utterly alien to the grain of this Conservation area and we are disappointed to note that those earlier remarks have been divested of all meaning by virtue of the apparent acceptance that, as Block B cannot now be seen from the front of the Town Hall, the surrounding Conservation area is free from harm. To demonstrate our concern, please find attached our own 3d model of the new scheme; again, the Developer has not denied the accuracy of this model. We further supply their own Verified view 06, which we believe accurately - but rather horrifyingly – displays the true extent of both blocks in relation to the Library building and to the adjoining villas on Haringey Park.

In view of the impending Planning Officer's report, due for publication on 04 December, we urgently request that you review the extensive impact that your letter is now having upon the wider conservation area and the implications this is likely to have on future developments in sensitive sites such as this.

Yours sincerely



STEPHEN RICHTER

on behalf of Weston + Haringey Parks Residents Association (WHPRA)

cc: James Hughes
Ann Waters
Barbara Blake
Clive Carter
David Beacham
Dhiren Basu
James Patterson
Jason Arthur
Jennifer Mann
John Bevan
Natan Doran
Peter Mitchell
Sarah Elliott
Toni Mallett
Catherine West

Attached:

Comparison of 2010 North+ South elevations with those of current proposal
Comparison of 2010 footprint of Blocks A and B with those of current proposal
Aerial view 3d model of current proposal
Verified views 06: Before and After