a: Studio 10 Bouton Place
Waterloo Terrace
London, N1 1TR
t: 020 7503 3190
e: info@SCALAarchitects.com
w: www.SCALAarchitects.com

Robbie McNaugher
Planning and Development
Haringey Council
River Park House
225 High Road
London
N22 8HQ

3rd April 2015

Dear Mr McNaugher,

Planning Application - 19 High Street, London, N8 7QB
Ref no: HGY/2015/0460

We would like to address the various comments made up to today's date on the above application.

Forty-seven neighbouring properties were consulted on the proposal and at the time of writing and there has been only one objection.

Thames Water have no objections to the scheme.

We have noted and accept the comments of LBH Waste Management.

We have noted and accept the comments of LBH Transportation.

We believe that the lack of objections from the neighbours is a reflection of the positive impact our proposal makes on this and the neighbouring properties and the poor condition of the site as it currently stands.

We would like to address the points made by the objection from Leyla Itani of 2a Myddleton Road who shares an access to the site at the rear of the properrty. We believe that we are able to address the comments in a positive and co-operative way to ensure that the proposed work benefit the residents of 2a Myddleton Rd.

Taking the comments in the same numbered order, we would comment as follows:

1 ***The proposal is to take half the shared alleyway which I currently use too and block this off. This will mean that I will no longer have anywhere to store my rubbish bin which I currently keep (at the council's request) in the part of the alleyway which the development plans to take over and block off. Not having anywhere to store my rubbish bin is a health and safety issue as the street entrance to the alley is too narrow to store a bin and it's against council policy to store it on the actual street. Therefore the proposal plans to take away the only space i have to store my refuse for 2a.***

We would be pleased to amend the design to allow storage of 2a Myddleton Rd's bins within the alleyway or courtyard along with the bins from the new flat. Our primary intention is to improve the overall condition of the alleyway which is currently unsightly and insecure.

RIBA Chartered Practice
A member of the Royal Institute of British Architects
Registered in England and Wales SCALA architects LLP. Registered offices as above.
Partnership number: OC349358

a: Studio 10 Bouton Place
Waterloo Terrace
London, N1 1TR
t: 020 7503 3190
e: info@SCALAarchitects.com
w: www.SCALAarchitects.com

Robbie McNaugher
Planning and Development
Haringey Council
River Park House
225 High Road
London
N22 8HQ

3rd April 2015

2 ***Claiming the shared alleyway and blocking my access to the rear part of the alleyway will mean that access to my own front door is limited as there will be a wall directly on the right side as I come out my flat at 2a. I have concerns around how this will affect access to my own property e.g. I will no longer be able to move large furniture such as sofas or white goods in and out of my own front door.***

It is certainly not the applicant's intention to reduce access for 2a Myddleton Rd and we believe our proposal does not reduce access. However, we would be pleased to refine the design to allow more straightforward access for both the residents of 2a Myddleton Road and the applicant. We propose moving the new gate to the proposal (to the right of 2a's door as they exit and marked 'Main Entrance to Properties') slightly further up the alleyway (i.e. to the left of 2a's door) to provide easier access and much enhanced security to both properties. A gate in this location would greatly improve the security in the alleyway and, if the owner of 2a Myddleton Rd was in agreement, the applicant would also provide a lock or keypad entry to the gate.

3 ***No pre-application advice was sought from the local authority.***

There had been pre-application meetings with the council and a Planning Inspector's report on this site in relation to previous submissions and it was felt that all the relevant comments had already been made and we have referred to these.

4 ***The proposal visions a space for the residents of 19 high street to store their refuse in a communal courtyard- I do not believe that the binmen will pick up rubbish from here as I have to move my bin into the street for them to collect and then store the wheelie bin back in the alley. I have concerns that rubbish will pile up in the new communal courtyard and not be collected and this could be a health and safety issue.***

The residents of the proposed development will also move their bins down to the street for collection before returning them to the shared bin store proposed as part of our response to Point 1 above.

- **Comments include two items marked '5'. We have seperated these as 5a and 5b below.**

5a ***The east elevation drawing doesn't show any drainage for 2a yet my guttering currently runs across the roof of the shack. What will happen to my guttering and drainage for 2a?***

Detailed design, including amending existing drainage runs, will be covered in a proper Party

SCALA architects

a: Studio 10 Bouton Place
Waterloo Terrace
London, N1 1TR
t: 020 7503 3190
e: info@SCALAarchitects.com
w: www.SCALAarchitects.com

Robbie McNaugher
Planning and Development
Haringey Council
River Park House
225 High Road
London
N22 8HQ

3rd April 2015

Wall agreement. There will be no adverse impact on the guttering or drainage to 2a Myddleton Rd.

5b ***The proposal shows that the currently shared wall between 2a and 19 is to become an external wall but there is no detail about how this wall will be damp-proofed or strengthened meaning I have concerns around how this could lead to damp in my property at 2a.***

Detailed architectural and structural designs will safeguard the structural integrity and water-proofing of the proposed development. These will also form part of the Party Wall agreement.

6 ***The plans do not specify what is happening to the current supporting wall at 19 below 2a - the plans seem to show furniture such a sofas and baths drawn across the current place the supporting walls are. What is happening to the supporting walls and where's the guarantee that my property above won't be impacted and structurally damaged by this development? Is a load bearing wall being removed beneath my own property?***

As with Item ***5b*** above, detailed architectural and structural designs will safeguard the structural integrity and water-proofing of the proposed development. These will also form part of the Party Wall agreement.

Finally, it is the applicant's intention to improve and enhance what everyone agrees is an unsightly and insecure site and to create a small but viable apartment with a shared amenity space in a bustling and busy area that is acutely short of housing.

The design amendments proposed above, we hope will persuade neighbours that the improvements embodied in our proposal will benefit all in the long term whilst establishing safeguards for adjoining property owners particularly during construction.

I trust that the above is useful but please do not hesitate to contact the author directly should you have any queries or wish to discuss the matter further.

Yours sincerely,



Nadi Jahangiri RIBA
Managing Partner
for and on behalf of SCALA architects LLP

RIBA Chartered Practice

A member of the Royal Institute of British Architects

Registered in England and Wales SCALA architects LLP. Registered offices as above.
Partnership number: OC349358