

James Argles

From: Planning Support
Subject: FW: HGY/2022/2785

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HGY/2022/2785 - 227-249, High Road, London, N15 5BT

As someone who was in the past very involved in the campaign to save these buildings I wish to offer my general support the restoration efforts of the Wards Corner site.

I have however a very strong objection to the proposals for the front elevations at street level, specifically those of the 'market hall' along the High Road.

The current building retains much of the traditional shop front fascias that provide both historical context and very interesting architectural detailing, hidden under/behind the more recent unsympathetic canopy and signage additions. The former are much more in keeping with Haringey council's policy guidelines.

I do not agree with the applicant's suggestion that the proposed « ground floor canopy » and « painted steel frame along with the new shop windows » would enhance the building and there is just no requirement to have this facade match the iconic corner building as they suggest. They are distinct designs. I would even suggest that the steel canopy would confuse things and visually detract from the historical house-shop facades, one of the redeeming features of this relatively architecturally modest Edwardian house-to-commercial conversion. I also believe that retaining the existing historical design features would not have negative financial viability or cost implications on the current proposal.

Haringey DPD policy document states in para 2.65 that « New development, including extensions and alterations, should ... positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique.

By engaging with the Haringey Development Charter (Policy DM1), proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings but also their wider setting. ».

DPD DM8 states on shopfronts that:

« A. The Council will require shopfronts, including their signs, security shutters and canopies, to be designed to a high standard and contribute to a safe and attractive environment. In particular:

- a. The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape;
- b. Replacement shopfronts should conserve original materials as far as possible; »

DM9: Management of the Historic Environment states:

« C. When considering the impact of proposals on the historic environment, the Council will have regard to:

- a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting,

.....

- c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

There is also the emerging shop front guide to consider.

For the above reasons I ask that the local planning authority request that the applicant review this aspect of their designs to ensure retention of the existing attractive period features even if they are more recent. Those proposed under the current application do not enhance or respect the guidelines as mentioned above. See my illustration.



On another note if there are spaces for street facing restaurants maybe there could be provision for some sort of temporary 'seasonal booths' on the wide pavements. This would allow temporary capacity increase when needed. I am aware however of the challenges given the extremely poor layout of CS1 on this shared pavement and that there are requirements to cater for the THFC event-day crowds using the tube entrance/exit.

My main point though is please retain the fascia sign boards , with their 'wood block' detailing and the pediment and rectangular 'entrance markers'.