

HGY/2022/3531 66 Cromwell Avenue: front retaining wall

Highgate Conservation Area Advisory Committee objects to this proposal in the strongest possible terms.

The Highgate Conservation Areas Character Appraisal and Management Plan describes the front garden walls in Cromwell Avenue in great detail: "*The red brick garden walls are often retaining walls and are a prominent feature with recessed panels and stone copings and brick piers with stone caps which also contribute to design cohesion.*"

The Applicant is keen to construct a new wall which follows design details from the existing garden walls. Unfortunately their builder's sketches are not adequate for the purpose. There are no scale bars, dimensions, sections showing the important details of the piers and walls and the brick the builder has used before the work was stopped is inappropriate. As well as the serious shortcomings, the second submitted image with horizontal yellow lines makes it clear that this application should not, in HCAAC's opinion, have been validated.

Part of the application is described as: "*To build a brick wall, add a sliding black metal car gate and pedestrian entrance door to the boundary wall/back of the property at 66 Cromwell Avenue which runs along Winchester Place, across the street from 4- 6 Winchester Avenue.*" (This last should read Winchester Place). There are no drawings of these proposed works.

It is not clear to which of the two parts of this application this relates: "*Boundary treatments (e.g. fences, walls) Existing materials and finishes: * mixture of bricks in red and brown colors. * painted coping stones in either concrete or stone * black metal iron work Proposed materials and finishes: * Weseley Red Brick from MP Morans * Sandstone coping stones in beige from LondonStone masonry * black metal iron work*".

We presume the intended brick for the retaining front garden wall is Waresley red stock brick but this does not appear to be the brick so far used:

<https://www.mpmoran.co.uk/waresley-red-stock-brick-109124259>.

A brick sample should be submitted for approval.

These appear to be the coping stones presented for approval:

<https://www.londonstone.co.uk/coping-stones/sawn/beige-sandstone-coping/>. They are not suitable.

There is no apparent indication of any metalwork on the drawings submitted.

IMAGE 8075.pdf shows the depth of the recess to the pier is too deep. There are still many original retaining walls and this is an example of an existing pier:



The following show extant original walls in Cromwell Avenue between the junction of Winchester Place/Road and Highgate Hill which show:

- the walls are very much a part of the architectural setting
- the brick courses follow the slope of the street



- as partially built the brick is a semi-engineered brick and the existing recess are not a half brick depth but shallower. The sloping brick at the top needs to be replaced with a moulded brick to match existing



- the following are examples of original retaining walls





None of the character features noted above are included in what has been built prior to making the planning application:-



It is our firm view that this application must be refused as what is proposed on the Cromwell Avenue frontage would, far from ensuring continuing '*design cohesion*', cause harm to Highgate Conservation Area. No information has been provided for the works the Applicant wishes to construct in Winchester Place.