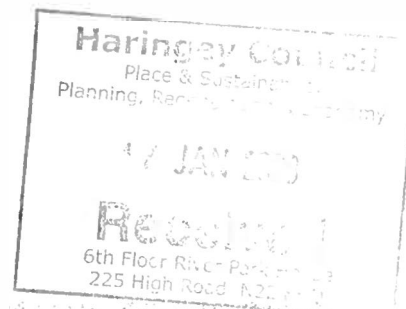


13/01/2023

Rob Krzyszowski
Planning Service
6th Floor, River Park House
225 High Road, Wood Green,
London, N22 8HQ



Dear Sir,

Application Reference No.: HGY/2022/4415
Site address: 103-107 North Hill, London, N6 4DP
Comments by: Caron Dunkley and Bruce Taylor
From: 117 North Hill, London, N6 4DP

Submission: Objection
Comments: Objections to the Proposed Development at 103-107 North Hill, London, N6 4DP

We have again read and re-examined the above revised proposal, which (including later amendments) was first submitted in May 2022.

We again, **strongly object** to this proposal on the same grounds as we have previously done. We are attaching copies of our objections (2 documents) which we made in our first submission and which still remain precisely the same. Only the Application Reference Number and a date have been altered.

Your sincerely

(Caron Dunkley)

(Bruce J S Taylor)

Encl.

~~26 May 2022~~ NOW 12 January 2023

117 North Hill, Highgate, London N6 4DP

Development Management
Haringey Council
6th Floor, River Park House
225 High Road
Wood Green, London N22 8HQ

NOW 2
Application Ref: HG7/2022/4415
Site Address: 103-109 North Hill
LONDON N6 4DP
Comments by: Caron Dunkley &
Bruce Taylor
From: 117 North Hill, N6.4 DP

Dear Sirs

Submission: OBJECTION

We have read and examined the revised plans for this gross and unwelcome development in a Conservation Area and which will have a very severe and negative impact on Listed Buildings adjacent to it. The proposal, including amendments is strongly objected to by the local community, local organisations and others including my wife and myself.

We strongly objected to this application in our comments submission to Haringey Council when it was first presented. I attach a copy of these comments.

Our objections remain exactly the same except that a single brick treatment to the North Hill building's facade (presumably trying to imitate the brickwork of the adjacent Regency terrace) is both boring and banal. The amendment does nothing whatsoever to improve the gross and completely unnecessary overdevelopment of Truscott House

what the "photo" of its elevation of the North Hill building does show is that the parking spaces in front of it are full. There are only 9 residents parking spaces in the entire slip road; at least 2 of the cars shown in the "photo" are owned by Blue Badge holders - and I know for sure that there are more living in the slip road

Yours sincerely,

(CARON DUNKLEY and BRUCE TAYLOR)

Enclosure - copy of original Objection letter/comments.

Application Reference No.: HGY/2022/4415
Site address: 103-107 North Hill, London, N6 4DP
Comments by: Caron Dunkley and Bruce Taylor
From: 117 North Hill, London, N6 4DP

Submission: Objection

Comments: Objections to the Proposed Development at 103-107 North Hill, London, N6 4DP

My wife and I have lived at 117 North Hill for the past 46 years. Our property is part of the Grade II Listed Regency (1811) Terrace known as Prospect Place, which is mentioned in Pevsner's Guide to London.

We object to the proposed development in the strongest possible terms.

The proposed development is in a Conservation Area. It takes little to no notice of, and fails to incorporate key responses to a pre-application to Haringey Planning Services which was submitted in August 2020 to establish the broad principles of height, scale, massing, bulk and design for a Class 2 care home.

Definitive responses from Planning Services included

- (i) "The Council's preference would be to retain those elements of the building that formed the original house on View Road. In order for the complete demolition of the site to be acceptable, it would need to be demonstrated that the retention of the original structure would not be viable".
- (ii) "Some reduction or reorganisation of the massing of the scheme may be required in order to avoid it appear overbearing in relation to neighbouring properties".
- (iii) "Daylight and sunlight studies will be required in order to ensure an acceptable relationship with neighbours".
- (iv) "The design and massing of the scheme (should) respect the special historic and architectural context of the conservation area"

Further, the proposal states that "after lengthy discussions with Planning officers, regarding height, scale, bulk, massing and design treatment, the scheme was presented at a Quality Review Panel in May 2021.

As a result "the panel were not wholly convinced by the current proposal and felt that further work was required at strategic and detailed level".

Further excerpts from the Panel included

- (v) "greater understanding of the nature and qualities of the local context required" and "Further work to reduce the scale, massing and building footprint is required".

And,

- (vi) "Clarity on the role and purpose of the North Hill building would also be welcomed. The panel notes that significant space in prominent locations is allocated as changing areas which seems unnecessary".

We comment below on the current proposal in relation to the above planning requirements together with others concerning for instance: the financial viability of the development, including possible capital costs and returns ie FINANCE; and PARKING.

Fortunately (or unfortunately!) I/we can write with some knowledge of the Mary Fielding Guild (MFG), including Kekewich House. My wife's parents were resident in a ground floor en-suite apartment in Kekewich which led out directly into the beautiful, sunny garden which they and other residents enjoyed immensely. They always said that they should have moved into MFG years before they did. I and my wife visited them regularly.

We had a personal invitation from a Mr.Dhanak to meet him to discuss the developer's proposal last summer. He failed to attend the agreed meeting, or, even apologise for not doing so. We then agreed on a video meeting with the developers provided Mr.Dhanak attended personally. We had the meeting but again Mr.Dhanak failed to attend. His two representatives knew little about the development- not even an approximate capital/development cost.

To address the above points (i) to (vi):

(i) The developers have in no way demonstrated that retention of the MFG (comprising Truscott House on North Hill, Kekewich House and the gardens) with appropriate redesign and refurbishment cannot be financially viable on the current footprint.

We have heard and read ill-informed statements that the 43 room MFG cannot be made financially viable. There are many residential care homes in the UK of 43 rooms and less that are very profitable (see records at Company House etc., see also my comments re. Profitability/Finance, later)

An extract from P2719 Design and Access Statement - FULL Part4 re. Truscott House and the adjacent Listed Buildings reads "It is considered that the existing building in its current state could be argued as harmful to the listed building's character and thus a replacement building in keeping with the character of the area would be positive".

We agree with this statement, but we consider that the current development proposal for Truscott House is even more harmful to the listed building's character because of an incompatible and garish design together with a considerable increase in height, mass, bulk and a grossly unnecessary extension towards the current Kekewich garden. This proposal would be and is, antagonising to the adjacent neighbours in the Listed Prospect Place.

The proposers have not provided any financial evidence that a 43 bedroom Care Home based on the current footprint can not be viable. We believe that it can, with limited reconstruction, refurbishment, additional facilities and good management.

(ii) The proposal still exhibits massing in the scheme - indeed, the proposal in its entirety is still simply and unnecessarily massive. It in no way avoids (which the Planning Service suggested, respectfully, that the proposal should do) viz. "the overbearing in relation to neighbouring properties ". We would add, in particular, to Listed Properties - for which daylight, sunlight and views are drastically curtailed.

(iii) The Daylight and Sunlight studies presented (understandingly suggested by the Planning Services), give concrete evidence that daylight and sunlight which would fall on the adjacent Listed Terrace would be severely reduced, in particular on nos.109 and 111 North Hill. There would also be an extremely significant reduction in the sunlight received in our small garden and rooms at 117 North Hill. The proposal is for an increase (approximately 1/3) in the bulk/mass of the proposed Truscott House extension towards the garden plus an incredible increase in the bulk of the old Kekewich building. The latter will constitute a completely unnecessary 3rd floor which will obliterate the views which we (e.g from our 2nd floor conservatory and other windows) have had for 46 years of the beautiful old trees behind Kekewich. Plus, there would be a considerable loss of daylight and sunlight reaching our entire Listed property.

(iv) We consider that the design and massing of the proposed scheme in no way respects the historic and architectural context of the conservation area which the Planning officers required. We can well understand that the Quality Review Panel, to which the proposals were then referred, were not convinced at both strategic and detailed level.

The resultant submission, in total, is nothing less than 2 unsympathetic and badly designed buildings both above and, now, below ground.

(v) we consider that the local community would support the redevelopment of the MFG together with some additional facilities, as an ongoing Care Home. Additional facilities would be housed in a slightly expanded Kekewich House on two floors, perhaps with limited underground parking.

We strongly object to the proposed enormous increase in scale and massing of the buildings footprint, which almost completely eliminates Kekewich's lawn and gardens.

We strongly object also to the height of Kekewich being increased to 3 storeys for sound reasons already stated.

(vi) We perfectly well understand that certain care facilities (rooms, lounge(s), dining room(s), some leisure facilities) are vital in a normal, modern Care Home. But, it is totally unclear to us, and apparently to the Quality Review Panel, what the purpose of a re-vamped Truscott House is to be - with its proposed underground steam room, lap-pool (now renamed hydro pool), changing rooms, sauna etc. These aspirations are all underground and adjacent to Prospect Place which has little to no foundations.

Apart from specific care-room accommodation proposed in a huge Kekewich House, there appear to be 2 restaurants and 2 lounges (understandably) but also 2 gymnasiums/ sports rooms, cafe and Bar.

All these facilities plus lap-pool, steam room, sauna etc. in Truscott House are to be open to the local community (i.e public). Usage hours are not stated, but one would anticipate until late evening hours.

With open access to the public for long hours, one can anticipate the above combination being an ideal recipe to promote noise and possibly rowdiness outside the buildings.

OTHER OBJECTIONS

PARKING

Parking is often impossible for us, as Residents, in the slip road outside Truscott House. Parking capacity is limited to 9/10 vehicles at most. We frequently have to use View Rd. - and that is often impossible also. We are both elderly and Blue Badge holders. I have CETEPH and kyphoscoliosis and therefore it is essential that we have a parking space close to our home. We are pursuing the granting of an allocated parking space.

A further, huge development of the MFG to a capacity of 70 rooms/suites (from the present MFG capacity of 43 rooms) will require a massive (and impossible) increase in parking spaces and facilities for the additional residents, additional staff, delivery services, and general public who will be allowed to use the "non-care" facilities (gyms, cafe, Bar, pools, sauna etc. etc.) for long hours, 7 days per week.

This situation will make parking almost impossible for Residents in both the slip road and in View Road both day and night. Even if an underground car park is allowed in the proposal, it would not alleviate the situation perceptibly.

PROFITABILITY/FINANCE

No evidence whatsoever has been presented in the applicant's proposal regarding the financial viability of the proposal. Neither have any financial details been presented as to why the proposers do not wish to pursue our preferred option, which I/we are pretty certain would receive support from neighbours and even Haringey Council? This option being the redevelopment of MFG on its current footprint with maximum current height of both buildings not being exceeded. It would be extremely alarming if the Council was to reject this option without evidence that it was financially unviable. There are many Care Homes with 43 beds, or far less, that are operating profitably. Have the Council Planning Service been presented with and examined even simple forecast medium term cash flows for the 2 options and their respective NPV's (Net Present Values), incorporating certain assumptions (which should be stated)?

It would not surprise us if the above have not been presented. The proposers clearly have little idea of what they are trying to do, except that they are seeking maximum financial profit, regardless of the damage caused to neighbours or the Conservation Area.

In their Application, the proposers state that the "Projected cost of works" is estimated at between £2m and £100m (ie FIFTY times £2m). This is further clear evidence that the proposer's financial planning and financial projections are weak and casts further doubt on the proposers "view" that a 43 room redeveloped MFG could not be made financially viable.

SUMMARY

In summary, we most strongly object to the proposal for the following reasons and urge Haringey to reject it.

1. No evidence is presented to show that a modernised and redeveloped (43 bedroom) MFG could not be made financially viable.
2. The overbearing high extension to the rear of the North Hill Building will seriously affect the amount of daylight and sunlight entering the gardens and properties of the Grade 2 Listed Regency Terrace adjacent to it.
3. The new View Road building is a considerable overdevelopment with the 3rd storey overlooking the major part of the Grade 2 Listed Regency Terrace on North Hill and houses in Yeatman Road.
4. The North Hill Building is gloomy, utilitarian and tedious and would harm the setting of the Grade 2 Listed Regency Prospect Place.
5. The huge increase in patients, staff, visitors and general public who would be using the site facilities, perhaps late into the night, will require parking spaces/capacity which cannot be met without very considerable disturbance and nuisance to neighbouring residents in the North Hill slip road and in View Road; there is an entrance in each road.
6. The excavation, pile work and creation of a lap/hydro pool, steam room, sauna and other rooms in a basement underneath Truscott House could adversely affect the foundations of the adjacent Grade 2 Listed Regency Terrace, also the local hydrodynamics.
7. The large increase in visiting traffic, combined with gyms/fitness studios, lap/hydro pool plus a bar -all of which will be open to the public/local community for extended hours- will produce an excessive amount of noise for neighbouring residents.
8. The large car park plus 2 gyms and other rooms in the basement will affect trees.
9. Extensive expansion of the current footprint of the MFG will eliminate the present lawns and gardens to these buildings which are in a Conservation Area.