

The Woodlands Conservation Area Action Group
8, Connaught Gardens, Muswell Hill, London, N10 3LB

For the attention of Mercy Oruwari Planning Officer

Planning Application: **HGY/2023/0521**

Cornerways, Ellington Road, Hornsey, London, N10 3DD

Cornerways, as the name suggests, is on a very prominent position on the corner of Ellington Road and Cranley Gardens. While not yet formally part of the Muswell Hill Conservation Area, this upper part of Cranley Gardens (along with other adjoining roads in our proposed Woodlands Conservation Area) was recommended in the most recent character appraisal by heritage consultants for inclusion in the Muswell Hill Conservation Area.

The Design & Access statement for this application has very proudly stated that because the site and surrounding area are outside the conservation area this presents an opportunity for a more modern addition in the area. For whose benefit?

The developers should remember that even if a site is currently not in a conservation area, under Haringey's planning guidelines DM1, any new development, particularly in such a dominant and prominent position as this, should be of a design and massing that uses materials which are cohesive in relation to the surrounding streetscape.

In the previous application for the site (HGY/2017/1388) officers gave planning approval for an upper house (now built) in Ellington Road, and a **low** rise building in the garden of this upper house which primarily fronts on to Cranley Gardens. While Ellington Road is not particularly homogeneous in terms of building styles, by contrast this part of Cranley Gardens exhibits considerable homogeneity as shown in the attached document. It is for this reason that it has been recommended for inclusion in the Muswell Hill Conservation Area.

It is therefore cause for alarm that the latest application for development in the garden of the upper house is for an even larger more dominant building, (a 6-person 2 storey house plus basement) which shows no attempt to match its Cranley Gardens neighbours.

This proposal is totally incongruous in every respect to Haringey's planning guidelines, and if allowed to go through would be major eyesore on the streetscape. We therefore strongly object, and would encourage the developers to have more respect for the streetscape, and in any future proposals to reflect the detailing of the surrounding predominately Edwardian and 1930's brick houses with sloping tiled roofs.

Geoff Hunt, Coordinator