

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

HGY/2023/0788

OBJECT

Woodlands Conservation Area

Woodland Rise is part of the area which has been recommended in a character appraisal study by external heritage consultants appointed by Haringey, for inclusion in the Muswell Hill conservation area. This is waiting for adoption by the Council; we don't want to prejudice the chances of this going ahead by such an inappropriate development.

[N.B. 9 Woodland Rise was built c. 1900, not the 1930's as erroneously stated in the sustainability report (p.6)]

In the last 100 years there have been no period houses in reasonable condition ever demolished in our area, which still manages to maintain a cohesive and unique Edwardian streetscape which we all want to preserve. If this unnecessary demolition was allowed to go ahead, it would create a very dangerous precedent for the whole community.

Within the proposed Woodlands Conservation Area application is included a history and description of all the proposed roads as an extension to the existing Muswell Hill Conservation Area and which sets the current application for demolition of 9 Woodland Rise in context.

An extract of this is attached relating to Woodland Rise and Woodland Gardens.

Detrimental effect on the cohesive streetscape.

The applicant's claim that the new build will be an exact replica of the existing house is spurious. A rebuilt house will always look very different and therefore strongly affect the special quality of these Edwardian houses and the streetscape. Differences in the bricks, mortar, pointing and detailing etc. will all stand out and will never be possible to completely blend into the adjacent houses, particularly within the terrace as here.

The claim that all the old bricks will be used to create a new house looking exactly the same as before is not sustainable. As has been demonstrated with the recent demolition and rebuild of 76 Woodland Gardens, no old bricks could be used, as they were all lost in the demolition.

Demolition is unnecessary. The applicant already has planning permission to achieve his objectives by refurbishment and re-configuration of the existing building. As quoted in this application, 3 nearby houses in Woodland Rise have successfully achieved similar objectives by reconfiguration and refurbishment, despite their condition appearing to be poorer than 9 Woodland Rise.

Embodied energy

A further reason for retaining the existing house is embodied energy. All the energy required in creating and transporting lorry loads of new concrete, bricks etc. adds to carbon emissions. The first consideration should always be for the existing house to be adapted and finding ways to upgrade the existing fabric.

We would hope that Officers would take all these issues into account and reject the current application.

Geoff Hunt, Coordinator

Woodlands Conservation Area Action Group