

From: Planning Support
Subject: FW: 10 ELLINGTON ROAD, LONDON, N10 3DG - HGY/2023/1406

APPLICATION REFERENCE No. : HGY/2023/1406

SITE ADDRESS: 10 ELLINGTON ROAD, LONDON, N10 3DG

OBJECTION MADE FOR AND ON BEHALF OF MUSWELL HILL & FORTIS GREEN ASSOCIATION (" THE ASSOCIATION").

OVERVIEW

Although the Association understands and supports the need for housing it objects to the above application on the ground that it fails to deliver the high quality of design as outlined in Policy DM1 in the Development Management DPD Adopted in July 2017 and the Haringey Development Charter and Design Standards which state that "all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area." The policy goes on to state that Haringey will support design-led development proposals which meet certain criteria and achieve certain design standards.

In this objection the Association will argue that the proposal fails to meet the most critical criteria and design standards as stated in Policy DM1.

POLICY DMI A - THE CRITERIA

a. Relate positively to neighbouring structures, new or old, to create a harmonious whole.

The site of the proposed development is on a slight rise and bend in Ellington Road and overlooks the rear gardens of a number of properties in Cranley Gardens. It is also situated in an area of predominantly Edwardian domestic housing. Any development of Ellington Place consequently requires a sensitive design response addressing these topographical and architectural challenges. Unfortunately, the proposal does not address these issues, is out of character, and consequently would not relate positively to neighbouring structures and would create a discordant element in the street scene militating against a harmonious whole.

b Make a positive contribution to a place, improving the character and quality of an area;

The mass of the proposal and angular design would dominate Ellington Road and parts of Cranley Gardens, particularly those that back onto Ellington Place which would be overlooked by the proposed extensive rear glazing and balconies. The proposal would therefore fail to improve the character and quality of the place for the reasons stated above and below and consequently would not make a positive contribution to "place" the essence of which has not been taken into account in the design.

c Confidently address feedback from local consultation;

The consultation process is ongoing however the comments on the website to date are negative and consequently feedback has not been taken into account.

d Demonstrate how the quality of the development will be secured when it is built;

The Association is unable to comment

and

e Are inclusive and incorporate sustainable design and construction principles.

The Association is unable to comment.

POLICY DM1 B - DESIGN STANDARDS

Character of development - Development proposals should relate positively to their locality, having regard to:

a. Building heights;

Although the height of the proposal does not appear to exceed the height of the adjacent buildings on Ellington Road the visual effect of the mass and shape of the design would make it overbearing and dominant, especially to those houses in Cranley Gardens that back onto Ellington Place. This is emphasised by the highest story being set back from the main body of the building and constructed of a darker material making the whole appear dominant and failing to address the surrounding building proportions or styles.

b Form, scale & massing prevailing around the site;

As stated above the design fails to address any of these issues producing a design at odds with its surroundings.

c Urban grain, and the framework of routes and spaces connecting locally and more widely;

The Association is unable to comment

d Maintaining a sense of enclosure and, where appropriate, following existing building lines;

The Association is unable to comment

e Rhythm of any neighbouring or local regular plot and building widths;

As stated above the proposal is discordant with the current street scene.

f Active, lively frontages to the public realm;

The street-facing facade is bland and uninspiring lacking the vibrancy and detailing of the surrounding architecture

and

g Distinctive local architectural styles, detailing and materials.

The design proposes the imposition of a building that makes no concessions to the prevailing architecture of the surrounding area eschewing the detailing and proportions that define the Edwardian domestic architecture predominant in the area.

The proportion of the upper story to the lower stories has nothing to do with the surrounding area while the line created by this delineation is at odds with neighbouring properties and adds to the failure to integrate into the current street scene, a discordance emphasised by the window proportions which take no account of Edwardian sensitivities.

CONCLUSION

For the reasons stated above the Association is of the view that this proposal fails to meet the challenges of the site, does not achieve a high standard of design nor contribute to the distinctive character and amenity of the local area and does not relate positively to its locality, consequently, the application should be refused and the developer asked to reconsider its approach.

Nick Barr
Planning Officer,
Muswell Hill and Fortis Green Association.