

HGY/2023/1208 Library, 1 Shepherds Hill, N6 5QJ

Highgate Conservation Area Advisory Committee (HCAAC) wishes to clarify its position with regard to this application. In our first submission we asked for a great deal of additional or fuller information on a considerable number of issues. For the avoidance of doubt HCAAC objects unless or until satisfactory responses to our questions are placed on the application portal.

Further a previous and much respected member of HCAAC has pointed out to us that we forgot to mention the impact of the proposal on the Library. That building has large windows very close to the proposed BMX track, namely the projecting hexagonal bay on the corner of the front elevation; and the very large windows to the Reading Room in the flank wall. As libraries are essentially quiet spaces and a BMX track more than likely noisy, these two Uses seem incompatible.

We see that Haringey's Site Allocations SPD 2017 states the Highgate Station site allocation SA 39: Former Highgate Rail Station could include a BMX track somewhere on the site.

https://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_site_allocations_dtp_online.pdf

That site has not been brought forward by TfL which owns the land and part of which Haringey leases from it. It would seem logical that should Haringey decide to grant permission that it should be for no longer than the existing lease and woodland restored.

HCAAC together with the Highgate Society put forward a comprehensive list of properties which we considered should be included on Haringey's list of local buildings of architectural, historic or community interest. Our supporting document, which shows the significance of the building under all three headings, is attached. The setting of the Library on the south side is that of a peaceful leafy haven with the Capital Ring footpath from the Parkland Walk to Queens Wood alongside it in contrast to the busy roads surrounding it. The character of the area would inevitably be altered and the setting and function of the Library compromised should this application be granted consent.