



24th July 2023,

Non-Material Amendment - HGY/2017/2220

Dear Haringey Council,

I write on behalf of my client, Crouch End (FEC) Ltd and Ardmore Construction in response to the letter dated 27th June 23, in relation to the Landscaping and Public Realm Lighting and the invitation to submit a non-material amendment for the forementioned. Case reference *ENF/2022/0771 - A-8916*.

Upon a site inspection concern have been raised by the council to the "extent and appearance of the resin bound stone" as well as the public realm lighting within the Town Hall Square noted as "modern in design and fails to respect the character and appearance of the Crouch End conservation area and surrounding heritage assets".

This submission looks to add further clarification to the chosen design and justification of its uses, as well as a more detailed proposal and layout of the public realm lighting which was not fully developed as part of the initial planning application.

Landscaping

An existing tree – noted within design drawings as T4 was initially proposed to be translocated as part of the original planning application. The tree a Red Norway Maple (a local memorial tree) is a semi-mature tree that at detail design stage was considered too large to translocate as the approved scheme without significant risk to the health of the tree. Due to its status as a memorial tree, it was also not considered suitable for replacement with a new tree. This was agreed with the council in principle. As noted in the forementioned letter, concerns have been raised of the suitability of the resin finish to the base of the tree.

As noted, as part of the condition 4 discharge HGY/2023/0832 currently under consultation, it is believed that the resin is the best choice of material suitable to be laid around the base of the tree. As summarized below;

Arboriculturist letter dated 10th March 21, noted the proposal to maintain the tree and to keep it protected during the course of construction, with details of this protection submitted as part of Condition 8 Submission HGY/2019/1919.

The area was initially proposed to be York Stone throughout as part of the approved planning. Initial proposals were to include a round metal grille to the base of the tree to accommodate the now retained tree location, however upon excavation of the existing surfacers around the tree it was discovered that the tree had undertaken large lateral root growth, as demonstrated by photo evidence submitted. It is also noted that the base of the tree is approximately 150-200mm higher than the bus stop a short distance away.

It was noted by the landscape architect, to maintain a level access around the tree with a York Stone finish, the amount of root to be cutout would have caused significant damage to the health of the tree. As such a porous resin was installed with



data sheet submitted, the resin colour was chosen to match the surrounding York Stone and allowed for the tree roots to remain undamaged while keeping a level surface around the base of the tree and bus stop.

Further to the previously submitted information, as requested by the council, a further Arboriculturist letter has been submitted. The Arboriculturist has reviewed the proposal to change the currently installed resin finish to a matching York Stone to that installed elsewhere within the Town Hall Square. As noted in the full letter attached, the Arboriculturist has added further justification to the risk of the tree's health. As well as noting the future growth of the tree and the risk of cracking and lifting of the finishes surrounding the tree if the York Stone alternative is used.

It is believed that this further agreement and justification from the Arboriculturist supporting the already submitted information and installed finish is a positive addition to the already submitted information.

Public Realm Lighting

The public realm lighting strategy within the approved scheme is limited in information further than the proposed use of lighting to replicate the historic lighting previously installed within the Town Hall Square. This is noted within the approved Design and Access Statement, with a reference image shown of the original lighting. No additional information in terms of number of lighting columns, design or locations of the period lighting, or additional lighting was part of the approved scheme.

The current proposed public realm lighting was submitted as part of discharge for Condition 13 HGY/2022/1749. As within the initial report, both the period lighting bollards (B1) and period lighting column (C2) shown within the D&A make up part of the lighting scheme within the Town Hall Square. The bollards located within the soft landscaping border and the columns making up the lighting columns next to the façade of the original building. Additional to this report the design drawings for these two lighting elements have been submitted.

Additional to the period lighting within the Town Hall Square, modern lighting has been installed as part of the Public Realm Lighting strategy. As noted within the letter from the Council concerns have been raised to the use of modern lighting instead of the period lighting columns in these locations.

The proposed use of modern lighting is due to the light spill caused by the period lighting column inherent to its 'globe' design, to support these calculations have been undertaken by a lighting specialist and submitted with the period columns used throughout the Town Hall Square. The calculations show that a suitable lux level is not achieved if the lights are kept at a flux level that achieves an acceptable level of light spill.

The modern lighting has been installed in a location which is of particular sensitivity to light spill with both existing flats and new flats (as part of the redevelopment) at first floor in the buildings either side of the square. It is also an area with an ATM, short term street cycle storage and entrance to the flats at ground level, as such is also an



area with particular sensitive to suitable lighting lux levels from a security perspective which isn't achieved as noted in the letter from Whitecode. It is for this reason modern alternatives are proposed for these 8-column lighting.

The modern lighting also contains integrated security lighting, it is felt this is a positive addition to the design as it reduces the require number of columns and obstructions, with the addition of CCTV within the period lighting not feasible while maintaining the period aesthetics.

It is for this reason it is believe the modern lighting is a more appropriate light in these locations. And that the initial proposed scheme is a positive balance between maintaining the period lighting columns directly next to the Town Hall building while still providing adequate lighting for the Town Hall square through the additional modern lighting currently installed.

Kind Regards

William Bellefontaine

Architect, RIBA

Longlane Architects – On behalf of Ardmore Construction