

Eunice Huang

From: Richard Truscott
Sent: 09 April 2024 17:48
To: Elisabetta Tonazzi; Eunice Huang
Cc: Matthew Gunning
Subject: RE: Channing School

Colleagues

I don't think I could add anything to Elisabetta's excellent comment here, with the whole of which I wholeheartedly agree

Regards

Richard Truscott
Design Officer

Placemaking and Housing, Haringey Council, Alexandra House, 10 Station Road, Wood Green London N22 7TR

Tel. (Mob.) 07870 831668

Email richard.truscott@haringey.gov.uk

<http://www.haringey.gov.uk>

[twitter@haringeycouncil](https://twitter.com/haringeycouncil)

facebook.com/haringeycouncil

 Please consider the environment before printing this email



From: Elisabetta Tonazzi <Elisabetta.Tonazzi@haringey.gov.uk>
Sent: Friday, April 5, 2024 3:43 PM
To: Eunice Huang <Eunice.Huang@haringey.gov.uk>
Cc: Matthew Gunning <Matthew.Gunning@haringey.gov.uk>; Richard Truscott <Richard.Truscott@haringey.gov.uk>
Subject: Channing School

Hi Eunice,

apologies for the late email, here below bullet points related to the conservation position in relation to the proposed design for

The proposed reconfiguration and extension of Brunner House, its larger footprint, greater bulk, height, and closer proximity to the listed buildings risk to obscure the established and positive spatial relationship between buildings and landscape in the campus and the reconfigured building risks to compete with the built proportions, architectural language, and visual primacy of the listed building in southward views across the campus which is in

conservation area. The overall proportions and bulk of the reconfigured Brunner House raise concerns about their impact on the setting of the listed buildings forming part of the Campus as well as on those views of the campus and across the conservation area from Cholmeley park towards the development site where the proposed extension to Brunner house risk to appear as an uncharacteristically imposing building that bear no architectural relationship with the designs and architectural forms of its heritage context.

The campus is a densely built site revolving around its established listed frontage and complemented by the distinctive design of the substantial Sixth Form Centre and a Sports Hall surrounded by the playgrounds located in the north section of the site that provides a sense of openness in northward perspective views across the campus.

It is unclear as to how the proposed north extension to Brunner House relates to the design of the reconfigured host building, as well as to the Listed buildings onsite and to the recent yet defining design language of Sixth Form Centre and a Sports Hall. There are concerns about the intrinsic and contextual design quality of the proposed Brunner house and related extension whose design should be thoroughly tested and justified against its immediate built surrounding within the campus as well as part of the visual experience of the conservation area surrounding the campus.

The proposed design is not currently supported by a clear and convincing impact assessment and risks to harm the significance of those heritage assets affected by the proposal; it is therefore not possible to support it from the conservation stance.

Kind regards,
Elisabetta

Elisabetta Tonazzi ARB RIBA Conservation Architect
Principal Conservation Officer
Placemaking and Housing | Haringey Council

E-mail: elisabetta.tonazzi@haringey.gov.uk
Alexandra House 10 Station Road, Wood Green, N22 7TR
www.haringey.gov.uk



Please note the above opinion represents informal officer observation only, offered without prejudice to all future formal Council decisions and accompanying procedures