

James Argles

From: Planning Support
Subject: FW: HGY/2022/0967 - 313 The Roundway and 8-12 Church Lane, London, N17 7AB

Sent: 12 August 2022 12:46

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Hi Chris,

Please see below comments for this application.

HGY/2022/0967 - 313 The Roundway and 8-12 Church Lane, London, N17 7AB

The site

The development site forms part of a wider site identified in the Local Plan as SA63 Site Allocation, and is located in a pivotal position to the north of Lordship Lane, where, it is largely surrounded to the north and east by the Bruce Castle and All Harrows Conservation Area, and to the west by the Peabody Cottages Conservation Area. Several statutory and locally listed buildings are in the vicinity of the SA63 site, including the Grade I Bruce Castle and also Grade I Tudor Tower.

The area around the application site is characterised by unique and irreplaceable historic landmarks. Apart from the highly significant and prominent Bruce Castle complex to the east, the locally listed Elmhurst Public House (no. 129 Lordship Lane), to the south-east of the site, is one of Tottenham's most architecturally impressive pubs, and also acts as a local landmark.

To the west part of Church Lane and just north of the development site, sits the locally listed no.14 Church Lane, now a nursery, and the last survivor of a group of three late-Georgian villas.

The Peabody Cottages Conservation Area, to the west, and the locally listed Risley Avenue Primary School, to the north-west, illustrate important early 20th century development in the area. The Peabody Cottages Conservation Area encompasses an important example of a charitably funded suburban development of the early 20th century, built to provide new and affordable housing for working-class people.

The wider context of the application site is characterised by Tottenham Cemetery Conservation Area which extends to the north of the Bruce Castle and All Harrows Conservation Area, while Towers Garden Conservation Area extends to the west of the Peabody Cottages Conservation Area.

The application site currently hosts a mix of uses in the form of a garage and light industrial buildings and adjoins a petrol station to the north-west and an electricity substation to the south-east.

Principle of development

Overall, the area around the development site has a varied character, of high historic and architectural interest and excellently illustrates the development of this part of the Borough from the medieval to modern times. Within this heritage context, the only few, limited examples of buildings which do not contribute to or detract from the surrounding townscape are mainly concentrated within the development site or immediately adjacent to it as part of the wider SA63 site. These light industrial buildings are typically neutral or detracting due to their utilitarian appearance and character, however, their single-to-two storeys height mitigates their presence in the area. The electricity substation buildings which adjoin the development site, are not considered to detract from the surrounding area, however, the stark metal mesh fence surrounding the substation and the proliferation of unsightly security signs clash with the largely landscaped and architecturally positive qualities of the surrounding area.

There is no objection in principle to the redevelopment of the site, as its crowded and low-quality buildings provide an opportunity to enhance the setting of the surrounding heritage assets.

It is proposed to improve the permeability of the development site and create routes through the site with potential to connect to the Bruce Castle Park. It is also proposed to frame a new view through the proposed development to Bruce Castle. These elements of the proposals which would enhance the setting of the conservation areas and associated assets are welcome and supported in principle from conservation grounds.

Height, mass and scale

The proposed development would introduce a considerable change to the setting of a number of heritage assets, including the Bruce Castle and All Harrows Conservation Area, the Grade I Bruce Castle and Tudor Tower, the Peabody Cottages Conservation Area and the locally listed buildings along Church Lane, Lordship Lane and The Roundway.

In order to assist with the understanding of the impact of the proposals, a number of views of the proposed development were discussed and provided by the applicant. The views show the proposed development in the context of the surrounding heritage assets and provide an indication of how the proposed development would fit within its surroundings.

The height of the proposed development was reduced during the pre-application stages, particularly, the height of the corner facing onto Lordship Lane and the height of the buildings facing onto Church Lane. However, the proposed buildings along Lordship Lane and at parts along the Roundway would still rise two to three storeys higher than the established surrounding townscape. This jump in height, combined with the continuous mass and scale of the development, the lack of harmonious distribution of mass and the lack of sufficient articulation, would result, in parts, at a visually intrusive and overbearing development that detracts from the prominence and experience of the surrounding heritage assets.

This is particularly evident in Views 1, 4 and 11. View 4 shows how the proposed new buildings along the Roundway would rise above the small-scale, traditionally proportioned cottages of the Peabody Cottages Conservation Area and would appear prominent and detract from the special interest of the conservation area. Views from and of Bruce Castle Park would also be affected as the proposed buildings, at parts, would rise above Bruce Castle and its Tudor Tower. This would detract to an extent from these landmark buildings which are currently the most prominent buildings in the area.

It is also likely that additional height might be added to the proposed development with the potential addition of plant machinery and equipment on the roof of the existing buildings.

It is therefore considered that the proposed height, mass and scale of the new buildings would be uncharacteristic of the area and would detract from the surrounding, historically and architecturally important buildings and areas.

Architecture

Within this very sensitive, historically and architecturally rich heritage context, it is expected that any new development should be inspired by the surrounding heritage assets and reflect good examples of architecture while creating a contemporary development of the highest quality.

The proposed development was designed to be polite and unobtrusive, however, it fails to, appropriately and sufficiently, address the surrounding heritage assets and protected townscape. The architectural language and detailing of the proposed development are not considered to appropriately address the heritage constraints of the site. It is not considered to be sufficiently site specific and misses the opportunity to enhance the area and to contribute to local distinctiveness.

Summary

Based on the reasons explained above, due to the height, mass and scale of the proposed development but also the proposed architectural language and detailing, it is considered that the proposal would detract from the surrounding built historic environment, particularly the Bruce Castle Conservation Area, the Bruce Castle and Tudor Tower and the Peabody Cottages Conservation Area. On balance, the harm that would be caused to the built historic environment is considered to be towards the moderate level of the less than substantial harm scale.

Kind regards,

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