

EVANGELIST ROAD RESIDENTS' ASSOCIATION

15 Evangelist Road
London NW5 1UA



To: Jonathan McClue

Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 9JE

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planning@camden.gov.uk

Re; applic no. 2016/5372/P –Highgate Centre and A&A Storage, 19-37 Highgate Road and 19 Greenwood Place, NW5 1LB

Dear Jonathan McClue

I am writing on behalf of Evangelist Road Residents' Association to object to the proposed development in Greenwood Place and Highgate Road as detailed in the above application.

Scale

Our primary concern is that the proposed buildings are on a scale that is out of keeping with existing buildings and will negatively impact the neighbourhood and streetscape.

From the Design and Access statement, p. 29:

“Responding to existing adjacent building lines

The new buildings will respond to the height of adjacent buildings and the guiding lines to create a positive streetscape with a massing in keeping with the nature of Highgate Road and within the parameters indicated by the agreed townscape views.”

As can be seen from the plans submitted, the new buildings do not do this. Building 1 is considerably higher than the adjacent Linton House, including the recently constructed penthouse level. And the massing on the Highgate Road frontage is also considerably greater and gives an impression of overbearing dominance.

Building 2 likewise is substantially higher than the body of the church to the south. And the solid massing is out of keeping with the openness that the design of the church with its spires presents. This also results in a feeling of dominance.

From the Design and Access statement, p. 36:

“Scale and height

The key principle in the determining of the scale and height of the buildings is that they should be in keeping with the existing building lines of the Highgate Road streetscape and not dominate or interrupt views of the adjacent listed Christ Apostolic Church.”

The proposed development does not do this. They are not in keeping with the existing building lines and as can be seen from the mock up streetscene elevation plan, the new buildings dominate and are overbearing.

Not only will the buildings dominate the Highgate Road streetscape, but the new Greenwood Place Centre for Independent Living will also suffer from the proximity of buildings of such height and massing, giving a sense of enclosure as well as dominance.

The proposed development will also present a dominant and overbearing aspect for the residents of Elsfield, directly opposite, thus damaging their outlook and amenity. In addition their light will be significantly reduced, as is detailed in the Daylight survey submitted with the application.

In conclusion, the proposed buildings are of a height and massing that is out of keeping with the streetscape. The scale needs to be substantially reduced.

Urban landscape

Highgate Road is a heavily trafficked road which currently presents a harsh urban environment. The small green space which currently exists on the site will be built on, and the half dozen trees/shrubs outside the Highgate Centre will be removed. There is no attempt in these plans to provide any landscaping improvements, for example the inclusion of trees, on the Highgate Road frontage. This should be an opportunity to improve the streetscape – something that is desperately needed on this lower stretch of Highgate Road.

Affordable/social housing

Further, it is unacceptable that there is such a small proportion of such housing in this development when there is such a need in this borough for affordable accommodation. Eight assisted living units out of a total of 60 is totally unacceptable and goes against Council guidelines.

Traffic

Although it is indicated that the development will be car free and residents' permits will be blocked, a development of this size will still create a substantial amount of traffic, whether it be from deliveries, maintenance personnel or visitors. There is no provision on site for such traffic and the local streets are already too full. It is not only residents who have permits but local businesses. Any new businesses in the development should also not be allowed to purchase a permit or visitors permits.

Local infrastructure

With the proposed 60 new units, this will increase demand for the already stretched services in the area. Already the doctors and schools are oversubscribed. What provision is proposed to cope with the additional residents?

Renewable energy

There is no provision for generation of renewable energy proposed on the site. Camden should seek to encourage the developers to use the extensive roof space for solar panels.

The development as proposed should not be granted planning permission for the reasons outlined above. It still needs substantial revision and scaling down.

Please inform me of the committee date.

Belinda Wakefield
Secretary, Evangelist Road Residents' Association