

From: Matthew Bradby [REDACTED]
Sent: 22 February 2016 16:59
To: LDF
Cc: Joyce Rosser; Ann Robertson; David Allen;
[REDACTED]; Alison
Armour; Rowan Kumar
Subject: 315 Roundway - LDF site response
Attachments: IMG_20160220_111725276_HDR.jpg

Dear Sir or Madam

I am writing on behalf of Tottenham Civic Society regarding this site, 315 Roundway, which is included in your plans as a potential redevelopment site, with flats of several storeys. Picture attached with view from the west.

The view of our Society has always been that this site is not at all suitable for tall buildings.

It is bounded on all sides by low rise, two storey buildings, including cottage garden estates, and the slightly higher buildings of Bruce Castle, All Hallows Church, the Emhurst pub, and Risley Avenue School. All of these buildings are in conservation areas and some are nationally listed, and together they form the centre of medieval Tottenham and one of its cultural hearts.

To impose a large new residential structure in the middle of this situation would be to compromise all of the other heritage buildings and be to the detriment of the surrounding conservation areas. Church Lane, which bounds the site to the east, is a road of great character and seclusion in this part of the borough.

We understand that it is proposed to include the petrol station in the development area, and the acquisition costs of this would therefore mandate an intensive use of the site. We would argue that it would be simpler to exclude the petrol station from the development area, and to therefore make a less intensive land use more achievable, realistic and affordable.

We have previously argued against a large block of flats on this site and the matter has been taken to the Planning Inspectorate, which agreed with us. The developer subsequently produced a new plan for two storey houses, which unfortunately never came to fruition but which we believe is the best possible solution to this site. We would consider three storeys the absolute maximum justified in this sensitive location.

We would also argue that there are many other areas within Haringey that have the potential for more intensive but less intrusive development and we will be writing further on this in due course.

With kind regards

Matthew Bradby
Chairman, Tottenham Civic Society

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