

LOCAL DEVELOPMENT PLAN

OBSERVATIONS ON BEHALF OF THE HORNSEY HISTORICAL SOCIETY

The Society wishes to make the following points:

We wish to lodge an objection to the proposal to erect residential development on the site of the Hornsey Water Filter Beds (SA48) on the grounds that the development of this site would have a serious impact on the character and appearance of Alexandra Palace and Park. The site is also within a conservation area and its development would similarly adversely affect the character and appearance of that conservation area. We also wish to object to the deletion of the Metropolitan Open Land designation from this site. The development would be contrary to the proposed DM 26.E which provides that development adjacent to open space should protect and enhance the value and visual character of the open land.

For similar reasons we are concerned by the proposal to erect a “high building” on the east side of the railway at Penstock Path. (SA29) Although separated by the railway line, the effect of a building of up to 25 storeys, which seems to be the scale envisaged, would be disastrous on Alexandra Park and the views therefrom.

In DM 5 we consider that the definition of a high building as: “*substantially taller than their neighbours, have a significant impact of the skyline and are of 11 storeys and over*” needs further consideration. Although this policy clearly applies to the siting of buildings so described, it could be read as permitting buildings of 10 storeys regardless of their surroundings. It should be made clear that a building of 10 storeys high would not necessarily be acceptable anywhere in the Borough, as in many parts of Haringey 10 storeys would be well above the general height of surrounding area and such a building would conflict with policy in DM 2 A(a) which requires development proposals to be appropriate to their locality having regard to, inter alia, building heights.

In DM 45 in the policy for parking in front gardens mention should be made of the desirability of preserving garden walls as far as possible with particular reference to Conservation Areas. This issue should also be dealt with in DM 12.

DM45 and certain other policies are worded “the Council will only support..” instead of “will only permit..” This wording is misleading and implies positive action, possibly initiated, on the part of the Council.

David Frith

Conservation Officer

18 March 2015