

13 Southwood Avenue

Highgate

London N6 5RY

29th June 2011

By Post & Email

building.control@haringey.gov.uk

Building Control
Haringey Council
639 High Road
Tottenham
London N17 8BD

Dear Sirs,

Location: 255 Archway Road N6 5BS
Your Planning Ref: Ref HGY/2011/0998 and HGY/2011/0999

You will be aware of the recent planning applications, above, for this site on the corner of Archway Road & Cholmeley Park in Highgate. We have written to Haringey Planning Department to raise some important matters that require careful consideration regards the above application before planning permission is either granted to the developer or building work commences by any contractor that they appoint (if permission is granted).

The proposals allow for the building of 2 new Victorian style houses (which are in fact flats) on Archway Road which involves considerable deep excavation going down some two stories below ground level. Most properties in the Archway Road and surrounding area are Victorian and so all will have shallow foundations, built on London clay.

The impact on the underground water courses of this deep basement development on neighbouring properties needs to be investigated and considered. Please find attached a letter dated 24th June sent to Matthew Gunning, from several local residents immediately adjoining the site, setting out their concerns regarding the effect this development could have on known and historic underground water courses in the local area.

Thames Water Utilities Ltd. and also the Environment Agency have told us that these underground watercourses are not their individual or joint responsibility and have pointed us back to Haringey Council as being the authority responsible for these in all matters of planning and / or development.

Local residents have asked that this issue be fully and properly investigated in advance of building work and have requested that a full hydrology report be conducted and made publically available prior to the commencement of building work.

Also as this site is right next to the A1/Archway Road, the main route in and out of Central London, this particular development plans needs proper and close scrutiny.

We are aware that the Highgate Society and the Fire Brigade have raised objections to this development.

Haringey Building Control Department should be fully involved in considering these matters at an early stage and must ensure that all relevant building control regulations are properly applied and followed by the developer and any contractor, if planning permission is in fact granted by Haringey Council's Planning Committee.

On your own website you state that one of the 10 essential functions for building control is to protect the community from dangerous structures. We are relying on Haringey Council Building Control Dept to safeguard the interests of local residents so that this proposed development does not have any adverse impact on us and many other local Haringey residents.

We look forward to hearing from you.

Yours sincerely

S & J Robinson	13 Southwood Avenue
J & H Dickson	11 Southwood Avenue
G & S McGuiness	9 Southwood Avenue
A & E Bannister	7 Southwood Avenue
C & J Smee	5 Southwood Avenue
A Rainald Baker	3 Southwood Avenue
M & M Fysh	11 Highgate Avenue
K & S Gold	13 Highgate Avenue
J & D Morgan	25 Highgate Avenue

Matthew Gunning
Development Management Officer
Planning and Regeneration
639 High Road
Totenham
London N17 8BD

24th June 2011

RE: HGY/2011/0998 and HGY/2011/0999

In response to your letter dated 6th June 2011 the residents have no objection in principle to the renovation of the Listed Villa at 225 Archway Road or the addition to the Archway Road Terrace. However, we have two significant concerns that we would ask to be considered and actioned prior to the granting of Planning Permission.

1) Following the Planning Committee meeting on 11th April the councillors made it clear that developments on this site must maintain or improve the Conservation area. The new Planning applications for the 225 Archway site with reference to Drawing_010611_4 clearly states, " A separate application will be made for this part of the site". Without this further application being made, no way exists to understand the implications on the Listed building or the Conservation Area. Therefore, we suggest that the application should either be held in abeyance until Loromah proceed with any further application for the same site, as a piecemeal development is not appropriate. Or, stringent conditions are imposed on potential further development.

2) From the research that residents undertook for the previous submission there is clear historical and physical evidence of a watercourse running from Highgate Avenue and through the 225 Archway Road site (see attachment). The Archway Victorian terrace was clearly halted in its position for some reason, probably a visible and seasonal watercourse. The deep basement and resulting deeper foundations as envisioned in the Archway Terrace extension as detailed in Drawing 030211_5 are a real cause of concern, as is the current regular basement flooding of the Listed building. Without a detailed hydrological survey of the site there are many risks associated with development on the site, risks to the developer, risks to many houses surrounding the site and to a major Transport for London route the Archway Road. It is in our view, inappropriate for this application to be brought before the Haringey Planning Committee without the results being available of such a survey. Transport for London and the many Insurance Companies who underwrite Buildings and Contents Insurance for the likely to be affected properties would quite rightly look towards Haringey, to minimise any contingent liabilities that would arise. Should Planning Approvals be granted, they should be conditional on extensive hydrological surveys being provided to Haringey Building Control, Planning and the general public.

Yours truly,

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Cc Oliver Burston, Lissa Napolitana



Tributaries of the Muswell River map published in 1877



Tributaries of the Muswell River on today's map

225 DEVELOPMENT SITE