

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,

S & J Robinson	13 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

Cc Oliver Burston, Lissa Napolitana

