



Highgate Neighbourhood Forum

Response to Consultation of Site Allocations by London Borough of Haringey

HG1 – Archway Road

This site corresponds in part with the Highgate Neighbourhood Forum's (HNF) Wellington Gateway Strategic Area. Although the proposals generally correspond to those proposed by the HNF, there are other issues which the HNF would not wish to see implemented These are as follows:

- Design Principals, Paragraph 2 – The HNF is worried about the mention of a specified height of 6-8 storeys. The site is adjacent to Highgate Woods and the recreation ground within the woods has one of the most perfect views in London whereby no buildings are visible above the trees in summer. 6-8 storeys, in spite of the caveats given, would be visible above the tree line and completely destroy the view. The reference to 6-8 storeys should be removed
- Design Principal, Paragraph 4 – The HNF has consulted the community and local residents regarding traffic flow at the interchange and the overwhelming view is that the gyratory system should remain. Any changes to this will result in increases in traffic load on one part of the community or the other, thus disadvantaging sections of the Neighbourhood. This would be an unacceptable outcome, particularly bearing in mind the lengthy history of conflict over traffic management within the area. This view is shared by TfL which has no immediate plans to alter the gyratory system. Any mention of alterations to traffic management should be omitted.
- However, there is one minor adjustment that the HNF would like to incorporate and that is the creation of right hand turn of the bottom of North Hill at the junction to enable busses coming down Highgate North Hill to turn and return up Archway Road and Bakers Lane. Currently there is no satisfactory turning area between Highgate Village and East Finchley. This would be achieved by “blunting the prow” of the apex of the island site. Landscaping should be introduced here to mark the northern gateway to Highgate.

HG2 – Highgate Magistrates Court

This is one of the sites identified by the HNF in its site list and in the general, it is happy with the proposals subject to the following two points;

- Design Principals Paragraph 3 The sentence beginning “*Materials, detailing, bays to match*” should be omitted as the HNF is worried this could result in pastiche rather than good quality modern design. This should be replaced with a statement “High quality design will be expected and this should respect the Conservation Area and be responsive to the context of the surrounding buildings.
- In addition the site contains a number of fine mature trees which should be retained.

HG3 – Former Highgate Rail Station

Work on possible reuse of the old railway station has progressed and the Forum has had a number of meetings with TfL . Current potential uses include a knowledge hub and this would comply with Haringey's proposals for the site.

HG4 Highgate Bowl

The community welcomes the designation of this as publically accessible open space which recognizes the lengthy history of this site, but has the following comments:

- The red boundary line is incorrect as it does not include the “yards”, namely Townsend Yard, Broadbent Close and Dukes Head Yard as previously a greed with

the HNF. The boundary of the Site should be redrawn to include these. This would run to the rear boundary of any High Street properties.

- Potential Development Capacity - The HNF is of the view that the potential for 4500 sq m of housing is unachievable. The only areas where housing could be provided without damaging the integrity of the Bowl area are the “yard areas” many of which have existing commercial usage which the HNF would like to see retained. To achieve this would be through high rise which would cause irreparable damage to the historic setting. The area of housing to be provided should be revised downwards to what is practically achievable within the constraints of the site.
- Design Principals Paragraph 3 - There is mention of the burgage plots and the development to the rear of 60-64 as a future model. This would result in “fingers’ into the Bowl area which would destroy the open character of the Bowl Area as well as introducing light pollution at night. This would be strongly resisted by, not only the HNF, but the community as a whole.
- The ecological status of the woods between the garden centre and Harrington should be strengthened.

HG5 Summersby Road

The HNF has designated this together with the adjacent housing to the south and east as one of its Strategic Areas. The housing is owned by Haringey and is managed by Haringey Homes as one of its Strategic Areas. It is noted that, whilst the forum is supportive of the proposals for this site as set down in the allocation document, it is concerned that the Haringey Homes site is not included and that inappropriate development, particularly in relation to the adjacent Queen’s Woods, could take place here. The HNF would like to see Design Principals established for this area as well.

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