

Haringey Planning Application HGY/2016/0828

Outline planning for development at 500 White Hart Lane

Excessive height relative to Devonshire Hill Lane

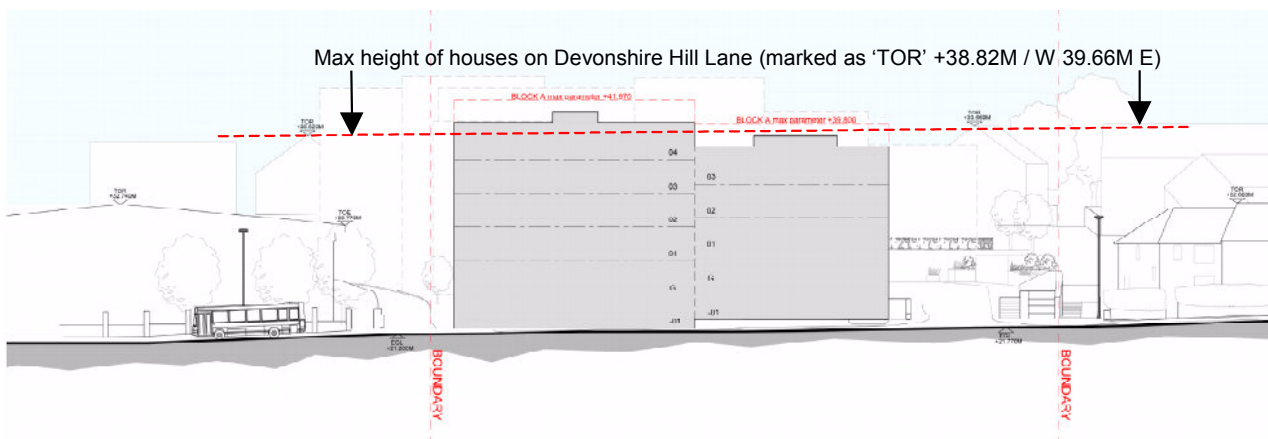
All four blocks exceed the maximum height permitted on Devonshire Hill Lane and the surrounding suburban estate by between one and four storeys. The proposal would allow the closest block to The Green to rise to a height twice the height of existing buildings on that level. This would overlook The Green and Devonshire Hill Lane, dominate surrounding buildings, and significantly reduce the direct sunlight (especially in the winter), for The Green.¹

This proposal therefore does not only set a precedent for development along White Hart Lane. It sets a precedent for Devonshire Hill Lane and surrounding streets, many of which fall under the London Borough of Enfield. Currently this area has a strict planning constraint of no greater than three storey buildings based on the existing ‘two storey plus roof’ model of 30s suburban housing (approximately 8m in height) which spans from Devonshire Hill Lane to the A406 and beyond.

Previously, we understand that developments on these sites have been limited to four storeys. There is nothing in the area along White Hart Lane that exceeds this height, and existing three-four storey buildings sit in the landscape by being built on the White Hart Lane level. The proposed heights in this development, combined with the consequences of building up the side of the hill, have the effect of creating a scheme that dominates and overlooks surrounding buildings, and sets new planning precedents.

The **Design Access Statement PL-2** (revised version June 2016: ‘DAS PL-2’ for short) provides the following illustrative diagrams with identified maximum heights (pages 15-16).

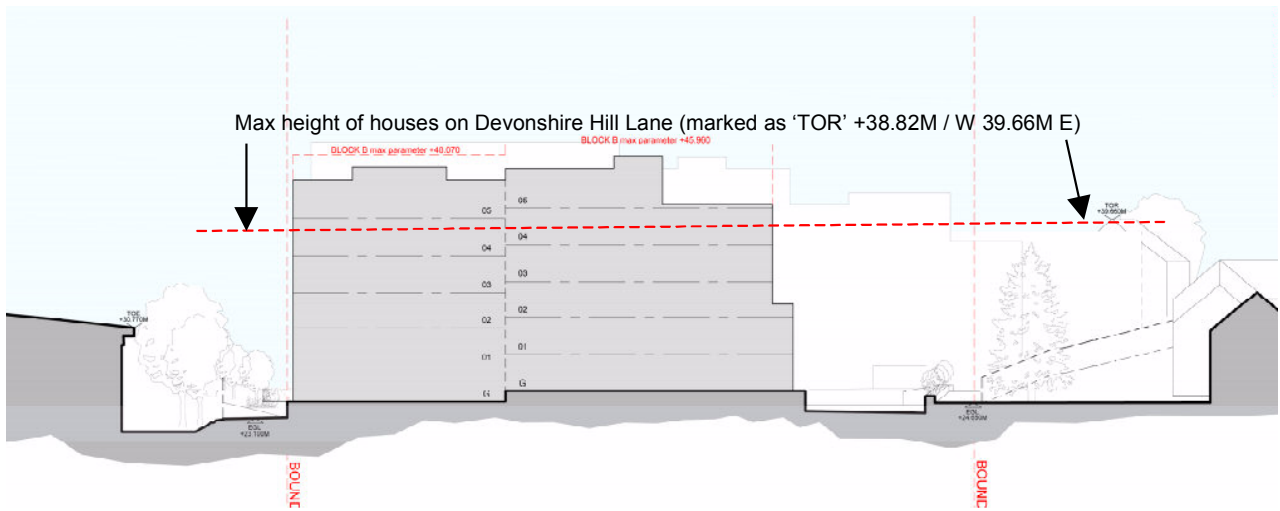
Block A is at the South, White Hart Lane, edge of the development; Block D is closest to Devonshire Hill Lane at the North. As can be seen below the worst offenders are Blocks B and C, but Block D is also three storeys too high.



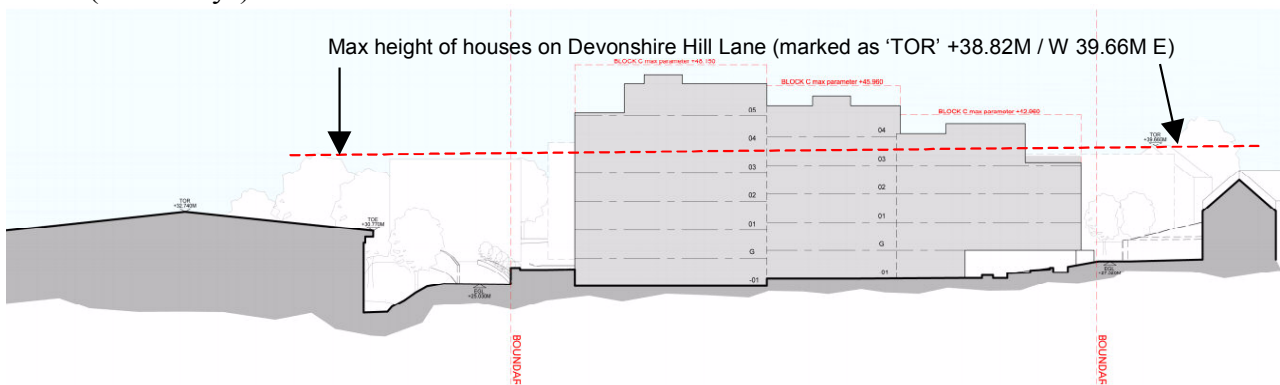
Block A elevation - maximum height parameter with minimum illustrative scheme sitting below

Block A (front, furthest from rear): the stated maximum height parameter exceeds Devonshire Hill Lane roofline by ~2-3m (1 storey).

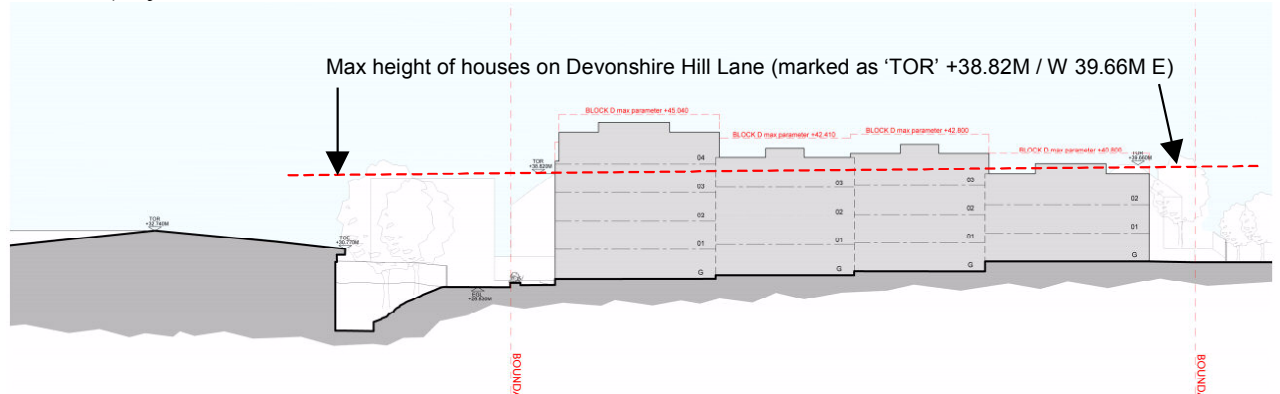
¹ The developers claim to have performed daylight modelling and believe this is sufficient to comply with the Right to Light. This may be true, but Block D sits immediately south of The Green and will be (relative to The Green ground level, twice as tall as existing housing.)



Block B (third from rear): the maximum height exceeds the roofline on Devonshire Hill Lane by ~10m (3-4 storeys).



Block C (second from rear): the maximum height parameter exceeds roofline on Devonshire Hill Lane by ~10m (3-4 storeys). The development would tower over the Screwfix building (itself 10-12m tall) by over 16m.



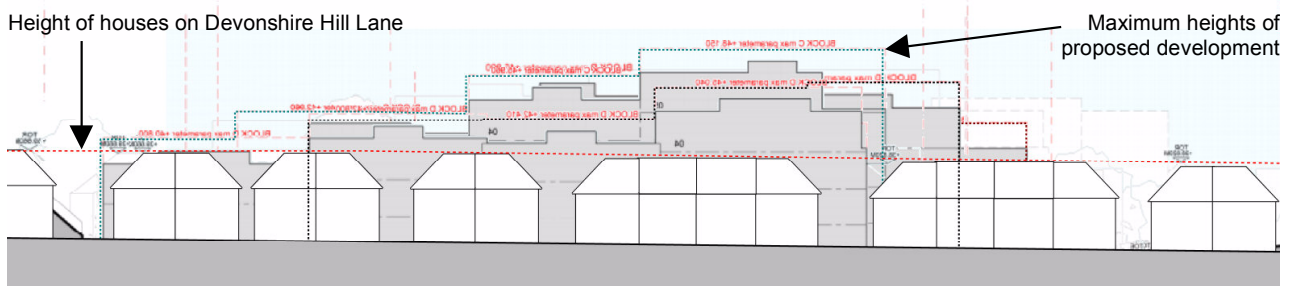
Block D (rear, behind The Green, Devonshire Hill Lane): the maximum proposed height parameter exceeds roofline on Devonshire Hill Lane by ~7.5m (3 storeys).

Blocks C and D are particularly high, as the cross-sections illustrate, because the land is raised up at this point. DAS PL-2 (p6), comments that “The footpath [and the site]... follows the natural topography of the land to rise approximately 9 metres from South to North, in a series of ramps punctuated by level sections.” The proposal also “follows the natural topography”.² The same description claims that The Green is between 1-2m higher than the adjacent parts of the site.

² The site has historically housed variously, clay kilns, an abbatoir, and landfill, so it is inaccurate to refer to the topography as “natural”. “Existing” would be more accurate.

However the cross-sections illustrate that this slight fall has little impact on the height of the development relative to The Green and Devonshire Hill Lane.

The result of this oversizing is illustrated by the following figure, which shows an impression of the proposed development behind houses on Devonshire Hill Lane looking south.³ At 10m above the line of housing, the development has the impression of a building of twice the height at this level. The block massing also dominates between the houses.



We believe this must be straightforwardly unacceptable, and should be unacceptable not just for Haringey Council but for Enfield Council as well.

The red dotted line represents the current planning height restriction for buildings on Devonshire Hill Lane N17, but also the same limit applies to adjoining roads within Enfield, including Norfolk Avenue to the west, and Empire Avenue to the north.

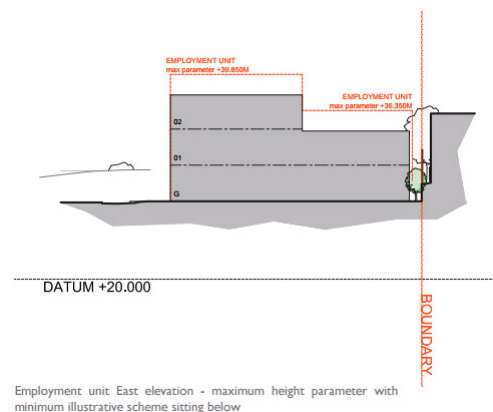
We therefore believe that the scheme must be restricted to the same absolute height as applies to Devonshire Hill Lane. The alternative, to permit this development within this height envelope, would be to set a planning precedent that will affect the entire neighbourhood.

In addition to moderating the scheme by reducing the overall height, one obvious solution for the developers to meet this requirement would be to flatten the site to the level occupied by Screwfix and its neighbours.

The relative positions of the proposed buildings are summarised on page 11 of DAS PL-2, overleaf.

The final building, identified for commercial use, is closely adjacent to the rear of Devonshire Hill Lane. For this building only we are permitted to see an E-W elevation, i.e. the planners' proposal relative to The Green / Devonshire Hill Lane.

Here – and only here – is it accepted that this building should nestle below the level of The Green. The proposed maximum parameter is approximately the same as the Devonshire Hill roofline and we see a retaining wall at the rear.



³ In order to create this figure we have simply layered the developer's own cross-section images and laterally reversed them.

The Green, Devonshire Hill Lane

Devonshire Hill Lane



Relative heights of the proposed development relative to Devonshire Hill Lane N17, The Green etc.