

Comments on the revised proposals for the redevelopment of the Fox PH, Green Lanes, N13

March 2018

Background

Many of the submissions on the original planning application for the redevelopment of the Fox PH site related to the effect of the development on the setting of the Fox (which is now on the Local Heritage List) and its community value.

The current building, of 1904, was built as part and parcel of the Edwardian development of Palmers Green. The size and grandeur of the building is a reminder that Palmers Green was once a place of enough significance to require a hotel and associated dining for travellers. Before the coming of the car, the Fox was the terminus of the horse drawn bus service into London, run by the Davey family of publicans who had stables at the back. Once the trams came, it was a major landmark on the journey from London. The Fox, then, holds a position of huge cultural significance in an area. It is a well-loved landmark, social hub and community hub hosting film screenings, comedy nights and providing a meeting space for many local community groups.

Summary of original Objections

- The Fox Lane section of the development dominates and overwhelms the public house.
- The design of the Fox Lane elevation is incompatible with its surroundings.
- There is insufficient separation between the public house and the Fox Lane section of the development.
- There is insufficient set back (to create the appearance of separation) between the public house and the Fox Lane development
- The style of the new shop units in Green Lanes bears no relation to the adjoining shop fronts.
- Again, the shop units crowd the public house with no separation.
- The general scale of 1:200 is insufficient to determine the true implications of the street facing elevations.
- Some of the proposed flats are below the GLA minimum standard.
- Loss of community space within the Fox itself.

The Revised Proposals (17/03634/FUL)

Whilst welcoming the inclusion of affordable housing in the development, it is considered that the scheme is an overdevelopment of the site. This is compounded by the addition of a new fourth floor to 'recover' the floorspace 'lost' to the new affordable housing and the setbacks necessary along the western and southern boundaries of the site. This would result in a very bulky and overbearing

development. The design of the new top floor with its glass and anodised aluminium cladding is out of character with the façade of the new building and the area generally. It will be clearly visible as you get very long views of it. The proposals are at least a floor too high.

The applicant refers to the height of the two blocks at Pellipar Close to justify the height of the proposed building. This is very misleading as it is some distance from the site and well set back within its own site and partly screened by trees. Neither of the Pellipar Close blocks form any practical reference point for the Fox site and do not justify its height.

The 'new' Fox PH

The floorspace of the pub has been further reduced and the space originally to be made available for use by the community and for functions is not identified in the floorplans.

Design Changes

The design changes to the proposed development only go a small way to addressing the issues raised in consultation on the 2017 proposals.

- The 'artist impression' of the proposed view along Fox Lane does not correspond with the submitted elevations and floor plans (p.8 of the Design and Access Statement Addendum).
- The 1:200 scale drawings of the elevations are very diagrammatic and are not sufficient to show the design of the proposals in any meaningful way.
- There are only two sections through the proposed development. This is far too few for a development of this complexity. There isn't even a section through the Fox PH building to show how the accommodation is incorporated within the top floor.
- The proposals will still have an unacceptable impact on the adjoining properties in Devonshire Road; the building bulk should be cut back further at second and third floors. In addition, the new community garden behind the flats and the staircase down to Devonshire Close is inadequately screened with planting to prevent overlooking of the rear of the houses and gardens in Devonshire Road. Section FF shows no soil depth for planting on the roof garden.
- The design of the proposed Fox Lane frontage is inappropriate. The design aesthetic of framed double height windows and deeply recessed balconies exaggerates the scale of this frontage. They appear as over scaled elements when seen in relation to the fenestration of the original Fox building and the adjoining buildings to the west.

- Three quarters of the ground floor frontage of the new Fox Lane frontage remains 'blank', except for doors to the bin stores, cycle store, the residential entrance and the car park roller shutter. The proposed introduction of perforated metal panels will not create an attractive frontage for pedestrians, especially as they will run along the back edge of the pavement.
- The outward opening doors to the bin stores and the residential entrance etc should be recessed so that they don't open onto and obstruct the busy pavement along the Fox lane frontage.
- The car park entrance should be recessed from the back of pavement line so that any vehicles entering the car park do not block the pavement when waiting for the gate/shutter to open.
- It is understood that deliveries to the Fox will be through the pavement hatch. Is this realistic?
- The plant space allocated to the retail unit has no provision for ventilation/extract ducting.
- No lift overrun is shown on the plans or elevations.

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