



## THE HARROW HILL TRUST

Caring for the heritage of the Hill and its future

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Via email to: [planning.applications@harrow.gov.uk](mailto:planning.applications@harrow.gov.uk)

cc Ward councillors

**RE: P/1618/21 The Heights, 59-65 Lowlands Road**

Dear Selina Hotwani

This is a new building being placed directly in front of the existing one. We do not consider that the units are of good design, there being a lack of outdoor amenity space. There should be communal gardens or balconies or roof space, as used by other more successfully designed high density buildings. The units have a single aspect. Each of the upper floors have one kitchen with two cooking sets serving thirteen flats which is considered poor provision, a ratio closer to one unit for 5 would be better. In design code language there is nothing wrong with density per se with good ancillary amenity provision, but here the massing is all wrong.

The units are not intended for people with the same employer or same college, and we believe that for a sense of real community in the building, a mix of unit sizes is preferable. In design code language this would be a sense of place.

The building is placed in front of and to the South of the existing building and would create considerable shade for the existing building. The applicant's sun light evaluation does not evaluate the full extent of this shading by stating that the existing building, which was being converted to residential units, will now have non-residential uses for floors below the top two which face the proposed new block, and hence they have not been evaluated in their study. However, a study is not required as it is obvious that the shading is severe. The original building was not designed with another building being placed in front of it. Also, here no conditions can be attached to the existing conversion of the Heights as planning was not applied for. So here there is a potential loophole, as the use of the existing building cannot be controlled. Secondly, in terms of design code relevance is site lines/vista for the existing building would become sub-optimal.

The current uneven frontage development lines which exist for the current street scene provide less of a mass block appearance facing the conservation area than being proposed. Moving residential units much closer and in an elevated position would create more overlooking into the bedrooms of the houses opposite and be detrimental to the Conservation Area.

In summary, with the lack of amenity space and shading of the existing building amounts to overdevelopment of the site. The proposed design is more akin to a Victorian tenement building with cramped conditions, little amenity and shared kitchens and would at the same time decrease the quality of the current building.

Yours sincerely

*Paul Catherall*

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Chair, Harrow Hill Trust Planning Committee