

## Bounds Green and District Residents Association

20<sup>th</sup> March 2015.

Chair Mr Ken Ransom  
58 BIDWELL  
GARDEN  
N11 2A

Re Proposed Demolition and Development  
of Tunnel Gardens N11

Dear Matthew Patterson,

We strongly oppose the above.

After the London Blitz of World War 2 there was a great need for housing. Tunnel Gardens was chosen for development. This was fiercely opposed, as now, by the residents of the well built 1930's privately owned houses in the immediate area. At that time Tunnel Gardens was a beautiful and green park with tennis courts; as Mr Hock can testify. The land owned by the Church was sold to the Glen Council for £5,000 on the 5<sup>th</sup> March 1947. Because of the outcry the Church imposed certain stipulations within the Deeds in order to protect the area. The following clauses are within the Deeds:—

"That the Council shall not use the said property for any purpose whatsoever other than for the erection of private dwelling houses. That the Council will not do or suffer to be done on the said property or any part thereof any act matter or thing whatsoever which may be or tend to the annoyance nuisance damage or disturbance of the Commissioners or any of the tenants or lessees or the owners or occupiers of any property in the neighbourhood. That the Council will not fell or destroy the trees upon the said property but at all times hereafter preserve the same to act as a screen at the rear of the dwelling house in Winton Avenue. That the means of access to the part of the said property coloured brown on the said plan from Wroxham Gardens shall be for foot passengers only over the strip of land coloured blue on the said plan." etc etc etc.

We understand the problem faced by



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### Re Proposed demolition and development of Turnel Gardens, N11

Haringey Council regarding the need for housing for an ever increasing population, and the demands on Councils made by the Government. But the above legal requirements contained in the Deeds must be respected.

We quote from your site requirements statement that the height of the proposed planned building "will be limited to 4 storeys on this site". Turnel Gardens is at the top of a hill. Four storeys would appear to be far higher. An overload of flats would destroy the open aspect and space of the present area. However, according to the Deeds there must only be dwellinghouses erected on this site —  
NOT FLATS.

The infrastructure cannot contain the burden of a denser population for the following reasons: —

1) Education. Bounds Green Primary School is the State School for the area. It is at full capacity. There are 500 children at this school with a bulge year of 90 pupils in year 2. There are plans for the build of extra classrooms for which there is already a waiting list. Alexandra Park Comprehensive School is also at full capacity. There are 1,500 applicants for 200 places at present.

2) Health Care. The National Health System as everywhere is overwhelmed.

3) Location local transport is quite a distance away in all directions. Other than a few local shops nearer to the main Bounds Green Road and Bounds Green tube station, the larger shopping areas of Wood Green, Muswell Hill, Southgate and North Finchley are a long distance away by bus and road.

4) Increase use of cars. causing more pollution and contributing to the already dangerous "rat run" of Winton Avenue and

Blake Road, N11

5) There is no employment in the immediate area.

6) Opposition from the surrounding neighbourhood. Private home owners do not want their homes devalued by over-development; the loss of green space and of a spacious environment; the pleasant and peaceful ambience of the area; extra cars; density of people and the possibility of anti-social behaviour. They (the home owners) could or would command compensation from the London Borough of Haringey for the devaluation of their property.

The site on Tunnel Gardens is comparatively small. There are just 16 semi-detached houses. Some of these already have been fitted with double-glazing and central heating. The tenants do not want their homes to be demolished. This is a tight knit caring community that would be destroyed. They have been informed that they could return, but it takes years to build up such a relationship. Some tenants have lived here for 50 years. And could they afford the new rents or price of a house if they did return?

Surely it would be more economically viable if the council houses in Tunnel Gardens, N11 were to be modernised to present day living standards? This has been successfully achieved elsewhere - for example in Chingford.

Yours faithfully,

G. Ranson Chairman

Barbara Blount (Vice Chair)

(Ron Lock is the Treasurer of BQDRA.)