

Haringey Planning Policy
River Park House
225 High Road
London
N22 8HQ



Dear Sir / Madam,

Consultation Response to Haringey Local Plan:

I am writing on behalf for the Durnsford Road and Park Grove Steering Group. We are the representative group for the 39 freehold and tenanted Orlit Home properties, (1-26 Park Grove, 67-89 Durnsford Road). Our area has been identified in the draft Local Plan as a potential housing development area (SA57) and earmarked for significant increase in density. These comments relate to the SA57 development area specific parameters and Chapter 3 on Housing within the Development Management Plan.

We note that the draft plan suggests that no existing building be retained due to defective materials. Whilst we recognise that our homes are considered to be defective under the 1984 Housing Defects Act, we would wish to see any surveys, including structural surveys that indicate that these homes are defective as we note that previously Haringey Council intended to refurbish these properties. We also note that such homes have been successfully refurbished across the country and received certificates that effectively exclude them from the Act. Accordingly we would want this to remain an option in the forthcoming master planning of the area and be reflected in the planning policy. This would then give the architects / any potential developer the flexibility of 3 options to consider and model, a refurbishment option, a mixed option and demolition and renewal option.

We agree with the proposal that the storey height to be limited on Durnsford Road to 2 storeys but contend that the maximum storey height should be less than 6 storeys and preferably no higher than 3 storeys across the site. This would be more than adequate to provide the family sized accommodation required by Haringey, 3 and 4 bedrooms, without the need for blocks of flats. This would still enable increased density on the site without needing to reach the 100 habitable rooms per hectare limit which we believe is too high and should be lowered. Also we have concerns that such a density will have an adverse impact on the facilities in the area, schools, health services and leisure facilities. If required additional density could be provided through the addition of storey(s) on already flatted developments such as Park Court.

In our view any new housing should be tenure blind, and mixed tenure with at least 50% affordable to local families. All existing Council secure tenancies should be re-provided along with freehold properties for current residents.

We would look for the potential development area to be extended to include the Springfield Community Park, the Railway Land and a small site on Aneurin Bevan Estate, see attached plan. We agree that the central open space within the area could be reconfigured and the need for an ecological area and would want no overall reduction in public open green space once any development is

completed.

Including the Park within the development area would provide flexibility to

- a) maintain the existing community and improve decant by providing a site that could be developed through a phased masterplan.
- b) enable a traditional street pattern with natural surveillance to be modelled
- c) potentially deal with issues of antisocial behaviour in the park, and abutting alleyways through remodelling that provided more natural surveillance.

We would also want the planning policy to provide adequate parking spaces to be provided for all existing residents including driveways and dropped kerbs, as well as on street parking. We recognise any additional homes could be provided without parking.

Finally we would ask you to please confirm the housing need for the area and where else options are being considered in the N11 area.

I trust you will consider these comments carefully and respond accordingly.

Yours faithfully,

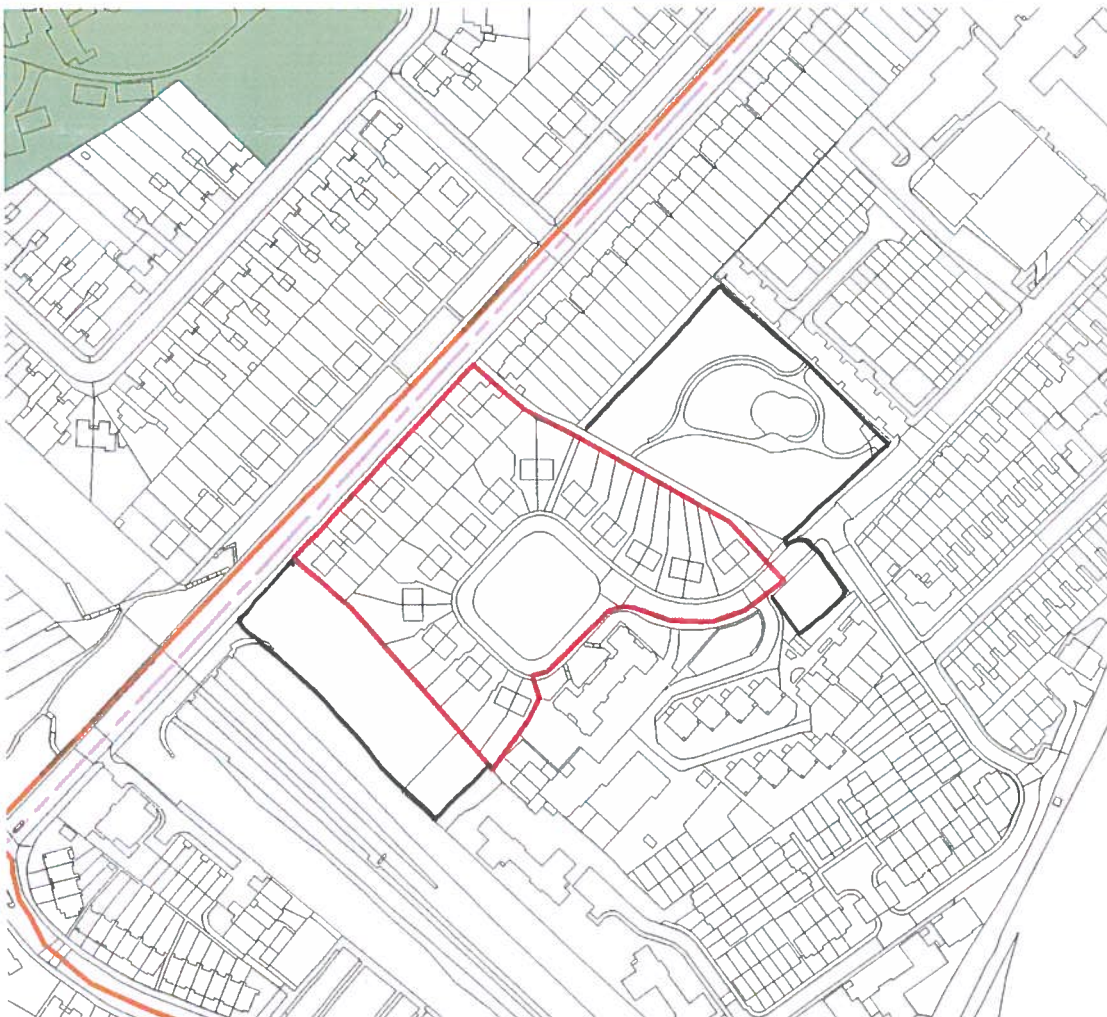
Julia Demetriou
Chair – Resident Steering Group

SA 57: Park Grove & Durnsford Rd

Address	1-26 Park Grove & 67-89 Durnsford Grove, Bounds Green, N11		
Site Size (Ha)	1.3	PTAL Rating	
			4
Timeframe for delivery	2011-2015	2015-2020	2020 onwards
Current/Previous use	Residential		
Ownership	Single public freehold		
How site was identified	LBH Housing Estate Renewal Programme		

Proposed Site Allocation

Potential Estate renewal opportunity to consider housing investment options as part of a masterplanning process.



Site Requirements

- No buildings to be retained due to defective materials.
- Potential reconfiguration of the open space at the centre of the site for the benefit of residents.
- Height limit will be 6 storeys on this site.
- The use on the site will be residential.

Development Guidelines

- Height should be limited at the interface with residential properties on Durnsford Rd, but can increase thereafter.
- The potential to enhance linkages to Springfield Community Park from the development and to Durnsford Rd.
- The ecological corridor along the rail line to the south west of the site should be preserved through this development.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.