

Date: 27th March 2015

Gardens Residents' Association (GRA) submission on Haringey Council's 20 year Planning and Regeneration Proposals

General Observations

Given the importance of the decisions made within the document and their potential effect on the built environment, the GRA would welcome clarity from the council on how these proposals are made and by whom. Is this carried out in-house by the council or have design professionals been consulted? Many aspects of the 'Design Principles' are not suited to their proposed locations and do not take account of site specific issues.

It is interesting that the 'Implementation Consideration' section begins with analysis of how much money will be generated for the council. It feels as though the proposals are based purely on economics and building as many houses as possible on sites, rather than first considering the relationship to the surrounding context, scale of proposals, quality of spaces, etc.

SA32 St Ann's Hospital Site .

The Gardens Residents Association (GRA) have been involved in this development from the outset with 2 representatives attending regular consultative meetings. The GRA have successfully campaigned to reduce heights to an acceptable level, and taking these reassurances into account the GRA accepts this development. It has been agreed that the height of residential buildings on the site would be in keeping with the surrounding area: no higher than 2 storeys opposite the houses on Warwick Gardens and rising across the site towards the East no higher than 4 storeys to suit adjacent buildings.

Through the public consultation in summer 2013 it was proposed that the South West corner of the site become an access through from the Development through Haringey Homes Car Park into Warwick Gardens. The GRA and in particular local residents who live next to the proposed access route have not been adequately consulted. Residents have been in contact with the GRA and have expressed great concern with the proposal mainly due to the likelihood that crime will increase as a result of this access point. The access point will create a perfect escape route from criminal activity such as muggings, burglary, and theft from vehicles ----- creating a route of escape from either the new development or from the Gardens/ Green Lanes.

Our local St Ann's and Haringay SNT (Met Police) also oppose the proposal and wish to prevent this access point as the local police recognise the potential of this also being a hot spot for crime due to its secluded location and lack of surveillance from neighbouring properties.

The GRA also oppose the removal of Mobile phone transmitter masts from the site and recommend that these masts should be incorporated into the proposed Green space within the development keeping them away from residential properties. The proposal for the existing masts to be relocated in the Gardens and various other nearby locations - recently in Stanhope Gardens , Chestnuts Park and now Sainsbury's roof- have been and will be opposed due to being unacceptable locations.

SA33 Arena Retail Park

The GRA wish to thank supporters of the Gardens Community Garden and thank the Council for dropping the proposal of opening up the Railway arch no: 2018 at Doncaster Gardens, N4 which was proposed in the first draft report.

The Gardens Residents Association (GRA) oppose the Council's new proposal though of opening up an access route from Haringay Green Lanes Station to Portland Gardens. The association opposes this as the group have been approached by residents who live in Portland Gardens who believe this will cause serious problems with vandalism, trespassing, and crime, providing an escape route for muggers and other activity from the Station into Portland Gardens and vice versa.

The GRA opposes the scale of the proposed development and its relationship to the surrounding buildings. The proposal for an increase from eight stories to a nine story development is completely disproportionate to the site and is totally unacceptable. The Gardens residents who live facing this development would only accept a maximum of four storeys. This would be in keeping with the tallest buildings that front the site on the west of Green Lanes. The height of the buildings should be reduced towards the north, east and south boundaries where the site adjoins housing estates of the same scale.

The two storey houses within the Gardens are just 20m from the edge of the site, separated only by a railway line. Therefore the proposed scale of the development would compromise the private amenity of hundreds of dwellings within the Gardens - creating serious overlooking issues.

As the site is due south of the gardens there could be severe loss of natural light to houses in the Gardens, with the overbearing nine storey buildings casting shadows to the north over the Gardens houses.

We have great concern over traffic and traffic management in the Arena Development as these have been major problems for this site. The development as it stands has one junction for traffic, which causes extreme congestion at peak times.

The GRA recognises that the existing design of the Arena Development is not suited to its location or context. The existing design has been lead by vehicle access and is very unsuccessful. The GRA would welcome improvements to the design of the site to create an appropriate density of building and carefully designed pedestrian access, inline with the points above. A thorough redesign of the overground station, access and embankment would be welcome and a positive for the area as a whole.

SA34 Arena Design Centre

SA35 Crusader Industrial Estate

SA36 Omega Works

SA37 Vale / Eade Rd

SA 38 Overbury &&Eade Rds

SA 39 L/b Seven Sisters & Tewkesbury Rds

The GRA welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.

If such a development proceeded, we would suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.

With reference to opening up the Railway Arch 2019 in St Ann's Hospital site to the southern Ashfield Road site, caution should be considered to this proposal as this may cause issues of crime routes especially with the proposal of opening up St Anns Hospital site to Warwick Gardens.

The GRA feel a 6 story development is far too high for the area and would request 4 stories being the maximum .

SA 40 Finsbury Park Bowling Alley

The GRA are very concerned that any development on this site would lose this important leisure facility. Great concern is also expressed at the possibility of buildings up to 15 stories high, and we would oppose this. A 15 storey building will be totally disproportionate to the area.