
From: Gordon Hutchinson
Sent: 26 March 2015 11:20
To: LDF
Subject: Local Plan Consultation - Site Allocations

I am responding to the consultation on the Site Allocations DPD on behalf of the Friends of Alexandra Park. This is a voluntary group whose aims are to promote and to protect Alexandra Park, with a membership of 220 households. Alexandra Park is a Local Nature Reserve, part of the Alexandra Palace and Park Conservation Area, and Metropolitan Open Land. It contains an exceptional range of biodiversity, and opportunity for many forms of recreation, exercise and relaxation.

We note the section in the Site Allocations DPD on Open Space, and the importance of the preservation and enhancement of access to existing spaces in the borough such as Alexandra Park, given that it is difficult to create new open spaces.

In maintaining and improving the existing open spaces in the borough, we believe that it is vitally important to consider the quality of the experience which the open space offers. We have therefore commented on Site Allocations which involve developments which are potentially visible from the Park, as well as that covering the Palace and Park.

SA 29: L/a Coronation Sidings

We consider the height limit of 12 storeys on this site is excessive. Such a building would have a highly detrimental effect on the currently open aspect to the east of Alexandra Park. The lower area of the Park is a large area of open grassland, surrounded by low rise buildings. The encroachment of high buildings such as this potential development would "close in" the Park, dominate it and destroy the feeling of space which is so essential for the health and well-being of park users who increasingly live in an urban environment which is more densely built.

We would recommend a height limit comparable or slightly higher than the buildings immediately to the west of this site, on the other side of the railway line.

SA 48: Hornsey Water Treatment Works

As this site is immediately adjacent to Alexandra Park, the concerns expressed above re SA 29 are all the stronger regarding any potential development of buildings on the filter beds. The sense of enclosure of the Park would be very marked. However we also do not see how the construction of a building on the filter beds can be considered compatible with the site's designation as within the Hornsey Water Works & Filter Beds Conservation Area. We support the use of the edge of the site to improve pedestrian and cyclist access from the Penstock Path to Newland Road and Alexandra Park, but we consider the filter beds should be retained as an important open space, even though not accessible to the public.

SA 55: Alexandra Palace

We support the comments on improving the open space where possible, and in particular the improvement of walking and cycling routes, with the proviso that this does not entail additional buildings in the Park.

I would be happy to explain or amplify these comments if required.

Gordon Hutchinson
Chair, Friends of Alexandra Park

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