

---

**From:** Kate Worley  
**Sent:** 26 March 2015 12:17  
**To:** LDF  
**Cc:** Barbara Cordwell; Cllr Bevan John; Cllr Peacock Sheila  
**Subject:** Tottenham Area Action Plan

We, the Headorn Tenterden Beaufoy Gretton Residents Association wish to comment on the Tottenham Area Action Plan dated February 2015 and its impact on our community.

We acknowledge the work taken to prepare the documents and note the contents of Sections 1, 2, 3 and 4.

In respect of Section 5, we would wish to make specific comment on NT3 and its impact on our community.

NT3, as referred to on pages 73-77 of the consultation document, High Road West has a direct impact on our neighbourhood, in that the area west of the railway line is land adjacent to our estate, and scheduled for early development for decanting purposes.

The plans in this edition of consultation documents includes 21-35 Headcorn Road, and 1-19 Penshurst Road, properties within our area and never previously included in the designated High Road West.

Please note 21-35 Headcorn Road is a large part of a continuous terrace, buildings which are timber-framed construction. There was no warning or discussion of the inclusion of these properties and no direct contact with the said residents alerting them to the changes, so the plan comes as a shock to those affected.

The Plan refers to the North Tottenham Neighbourhood Area and Northumberland Park Ward but we are a Council estate within the ward but the majority of the estate is not included in the AAP, presumably as we were not identified as an area able to offer increased density.

In Years 2013-14 and the current year we have been included in Decent Homes works. At the time of writing the first contract remains incomplete, due to outstanding snagging and rectification of installations which we consider to be design faults by contractors and lack of monitoring by Homes for Haringey. We are currently the only contract of that year not completed.

Our estate is timber framed construction and suffers particularly from sound insulation problems. The works have not addressed this issue. The AAP and plans for High Road West will leave our members remaining in homes that remain difficult to heat and lack of sound insulation affording little privacy. We also lack estate amenities.

We have participated and commented on High Road West Consultations. These have resulted in the area west of the railway line and the proposals for the land adjacent to our homes increasing in size and number of units proposed at every step, until this edition which appears to suggest that some of our homes are now earmarked for redevelopment.

The plans for High Road West include open space and play areas exclusive to the new homes but proposed development on our estate would be on the fourth side of green space funded by the existing residents, via rents and service charges.

The proposed development offers no improvements for ageing estates on the fringes of allocated sites but our residents will suffer years of being adjacent to construction sites, access routes impeded and the impact of environmental pollution during works.

We are concerned that Tottenham Hale and South Tottenham will become the commercial centres of Tottenham, isolating our residents who suffer from a predominance of fast food shops and betting shops in our neighbourhood.

Can we please have public meetings organised for our residents to explain the inclusion of the residential properties west of the railway line.

We would also comment on the poor spelling of documents issued as part of this consultation. These are presumably prepared by consultants on behalf of the local authority and we expect and request that the documents are fit for purpose.

Yours faithfully

Kate Worley  
Secretary  
HTBG Residents Association

---

This email has been scanned by the Symantec Email Security.cloud service.  
For more information please visit <http://www.symanteccloud.com>