

Dear Sir/Madam,

We are residents of the Wood Green Central Area. The current development proposal for Wood Green (Preferred Option) will have a significant impact on our living and working conditions and amenity.

The scope of the plan is vast and though we believe that some intervention is required in Wood Green to improve the retail function and other aspects of the area, the current proposal however, will not meet the needs of the local community living in the area and will rather be an imposition on the area.

As residents directly affected by the proposal, we would like to make the following objections: -

1. Adverse impact on our amenity:- Whilst the terrace of properties 83-103 Mayes Road have not been earmarked for demolition, the buildings to the rear, Cyprus House and Safe Store, which were originally used for garment manufacture, would be demolished. These existing buildings are very high and in very close proximity to the rear of our properties. They currently block out sunlight and daylight to rear of our properties and our gardens. We are concerned that the demolition/and rebuild with very high density one bedroom apartments to the rear of these properties will further erode any amenity we enjoy at present.
2. The new development could have a significant impact on our amenity in respect of further loss of daylight and sunlight, be obtrusive, resulting in loss of outlook, privacy and amenity. The heights of buildings on this boundary should be in keeping with the two-storey terrace at 83-103 Mayes Road. The existing factory at Cyprus house had obscure windows but these have been removed over the years to the detriment of our privacy. Preferably no windows should be on this boundary, but if there are any, these should be obscure glazed and permanently retained as such.
3. We are concerned that significant high rise, high density developments to the rear of 83-103 Mayes Road will create conditions of overcrowding and an imbalanced community, resulting in loss of amenity to ourselves from noise, nuisance, smell and impact on the sewage and water systems, parking and congestion in this locality and surrounding area. Whilst we support affordable housing, this should not be at the expense of creating undersized overcrowded units resulting in an imbalanced community with little support. Although we understand this will be a late night area, a more mixed community would be more appropriate.
4. Whilst we understand that the Heartlands is an area of intensification, we are concerned that the increase of dwellings in this location from 1200 to 3,512 is too great an increase for such a small area, together with any new

proposals in the Chocolate Factory. The proposal does not include supporting infrastructure such as Public Leisure centres and Swimming pools and other Community facilities including Mental Health facilities. The external squares proposed with shops and cafes do not compensate for the lack of these facilities. A development plan of this scale cannot be supported without such facilities.

5. In respect of Traffic, congestion and parking, a new primary route is proposed through the heartlands area, which will alleviate some congestion on Mayes Road. However Station Road and Hornsey High Road junctions will be blocked with traffic and heavy goods vehicles moving through this area. At present, Mayes Road and Station Road have significant congestion, particularly during rush hours resulting in pollution and congestions. The increase to 4,300 in the last proposal (Option 4), which was already huge, and now to 7,700 new dwellings will significantly impact further on the amenity of local residents in respect of parking and congestion, noise and nuisance.
6. The plan outlines the strengths of Wood Green, including the mixed educated nature of the community, showing 37% to be highly educated and 19% falling below the average. The educated nature of this community should be celebrated in this plan. For both these groups and as there are no other public community facilities in Wood Green in this accessible location, the Library is like a hub for the local community and surrounding areas and provides a meeting place for community groups such as poetry and theatre groups of various and mixed ethnicities, who cannot pay to hire private facilities. Yet these groups offer a significant support structure for the people locally and from a wider catchment area.
7. Furthermore, a good library with a great collection of books and other supporting facilities is very important for such a large population and should not be compromised by the imposition of the Customer Care Centre, which is incompatible with the function of the Library for Public Education Purposes. The customer care centre in Wood Green Library is not appropriate within the Library and should be removed. Why is it that Hornsey Library has such a great collection of books and yet Wood Green, which is a larger centre has been degraded over the years and is being degraded further with the imposition of the customer care centre. The location, size and function of the Library around public education must be supported and retained.
8. Whilst we support the proposals for the public realm and appreciate the desire to create a clear route directly through to the heartlands from Wood Green, we strongly object to the loss of the Victorian properties on Caxton Road and Mayes Road which significantly contribute to the character and visual appearance of the local area, and provide affordable homes for local people. These properties must be retained.

9. We strongly object to the loss of the Asian Centre/Community Hub, which provides a community centre for local people to meet in. This is the sole community centre in wood green and is very important to the local community, the loss of which would also detract from the amenity of the local area.
10. The idea of the open-air market is attractive, however we are concerned about the proposed location. Markets are normally noisy, especially with the proposed late night openings. This should be located towards the High Road end, rather than near to the residential dwellings.
11. Whilst we support the proposal for the larger retail units, we are concerned in respect of delivery to these units. Could delivery to these units be facilitated from the High Road end, so that a back façade is not again created on Mayes Road or Caxton Road? This would prevent future issue in respect of noise and nuisance to local residents from the movement of heavy goods vehicles.
12. We would appreciate further clarification from you in respect of these issues, in particular the impact of Cross rail 2, which will be located in close proximity to our property.

I trust that you will take these issues into consideration.
Yours sincerely,

Ruma Nowaz and Mrs H Nowaz