

Tower Gardens Residents Group
Tower Gardens Estate
White Hart Lane Ward
Tottenham N17

27 March 2015

To Haringey Council

Dear Councillors

Consultation re Local Plan Site Allocations DPD

We are writing to give our views about the above consultation. Our residents group represents the large Tower Gardens Estate of approximately 1200 mixed ownership homes in White Hart Lane ward, to the immediate north of Lordship Recreation Ground and Broadwater Farm Estate.

Regarding the Broadwater Farm Area (numbered SA 63 or 64 in the Site Allocation DPD) we are strongly opposed to the inclusion of this area in the DPD.

In particular we believe the inclusion of the northern part of the Recreation Ground in the Site Allocations DPD is potentially very damaging to the interests of Tower Gardens estate residents. To separate the Estate from the Rec with new buildings would have extremely negative social and environmental costs for residents. We would like to make the following points:

- The origins of Lordship Recreation Ground are entwined with those of Tower Gardens Estate, and it has been the place where residents have gone for recreation for almost 100 years.
- In recent years Lordship Rec has received huge investment in new landscaping with the creation of wildflower meadows and tree planting.
- The Rec has become the renewed focus for community activities, volunteering, recreation and engagement for residents.
- The main gate of the Lordship Recreation Ground is the Lordship Lane gate.
- The Rec is a haven for wildlife, including a wide variety of birds.

The Rec is far more important amenity space to our residents than other nearby green spaces, such as Tower Gardens Park, which is small and enclosed, or Waltheof Gardens, which has already largely been lost to development (some of it originally 'temporary' which became permanent after the fact).

Tower Gardens estate is a conservation area, and most of it, including the Lordship Lane frontage, is designated Article 4. This frontage faces the open space of the Recreation Ground, with uninterrupted light from the south, and it is one of the things that makes the estate so attractive and gives it its character.

- If six storey blocks were built across the south side of Lordship Lane, this would have a major impact on the attractive and well-planned appearance of the estate.
- In our view the enormous social and environmental costs of demolishing Broadwater Farm Estate and surrounding buildings are not justified.

- It is noted that there are no proposals to build on areas of green space in the west of the borough. In our view this is unfair.

White Hart Lane ward is a deprived area, but the access that we have to Lordship Recreation Ground is one of the things that ensures that people here have a high quality of life, recreational opportunities, social and amenity space that promotes social harmony, wellbeing and cohesion.

We would therefore ask that the Council amend the site plan to preserve and enhance this area, and guarantee Lordship Recreation Ground for current and future generations.

Yours faithfully

Mary Kalemkerian (Chair)

Philippa Snoaden

Friedrich Ernst

Matthew Bradby

Tower Gardens Residents Group Committee , on behalf of the Residents Group.