

Gardens Residents' Association's submission on Haringey Council's 20 year Planning and Regeneration Proposals, 24th February 2014

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.

We would suggest that existing council housing sites should be looked at the same time as new housing site in the borough. Are there existing sites which could be redeveloped to increase density and housing numbers?

S1 St Ann's Hospital.

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 Harringay SNT (Met Police) also oppose the proposal and Sgt Jon Sayer is working 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 due to the redevelopment is unacceptable.

S2 Greater Ashfield Road

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.

In reference to opening up the Railway Arch no: 2018 at Doncaster Gardens see item S4. If there are investigations into opening up Arch 2018, Haringey Council should also investigate Arch 2019 in St Ann's Hospital.

S3: Vale Road / Tewkesbury Road

Comments as above for S2

S4: Arena Retail Park

The GRA oppose the proposal to open up the Railway arch no: 2018 at Doncaster Gardens, N4.

This site has been a well-established local community asset for 12 years - since 2002 - and has been fundraised for and built as a Community Garden by local residents. It used to be an entrance roadway to the famous but now demolished Haringey Stadium. The site fell into disrepair when the Haringey Stadium site was developed and no one took ownership of the strip of land and railway arch at the end of Doncaster Gardens for some 15 years (approx 1986 to 2001).

The open railway archway caused serious problems with vandalism, trespassing, and crime, including prostitution, and provided escape routes for muggers from the Sainsbury's cash point machine, and caused maintenance issues to local residents and the Railway Company. Opening up the archway will increase crime in Wiltshire Gardens, Finsbury Park Ave and Doncaster Gardens, Stanhope Gardens and beyond, as well as to the Arena Estate.

Below are the aims of the Community Garden. Combatting crime and ensuring community safety were the main reasons for its original development by local residents.

The aims of the Community Garden are; (Taken from the management Plan)

- *Is a crime and safety initiative aiming at reducing local crime.*
- *Encourages gardening.*
- *Has created a local meeting space for our multicultural community.*
- *Enhances the local environment and is cared for by residents.*
- *Meets social needs of small children, parents, elderly, disabled, mental health patients, and gives a rest area for all.*
- *Has created ownership by the community of the local environment through regular maintenance days and events.*

The proposal to open up the archway would inevitably demolish the Community Garden and precipitate the removal of a community asset and local pocket park.

The Garden is a local focal point for community events spanning 12 years, which have included;

Outdoor film events, Yearly Summer Fairs, Halloween, Carols, regular educational workshops for children and young adults, Xmas tree recycling gardening events, Tool bank, hire of community equipment to other local groups and schools.

On average 1500 local people use the site throughout the year for various activities.

The garden is a multi award winning space which has 23 local & national awards to date including best Community Garden in London, eight consecutive years holder of Green Flag Award and five time winner of the RHS London in Bloom Outstanding Award winner to name a few.

The GRA will oppose the loss of a much loved community asset and will fight to save the space for all.

The GRA opposes the scale of the proposed development and its relationship to the surrounding buildings. The proposal for an eight story development on the Sainsbury's site is unacceptable and the GRA 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 eight 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.

S5 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.