

**MARIO PETROU COMMENTS**

**Re: Core Strategy; Site Allocation and Development Management DPDs**

Sites Allocation DPD

Page 17. St Ann's Hospital

It is incorrect to describe the current use of the site as 'predominantly mental & sexual health facilities'.

The facilities providing services include: dental, physiotherapy, audiology, x-ray (NMUH), child development centre (GOSH), wheelchair services, outpatient speech & language therapy (for adults), family planning, Greentrees inpatient rehabilitation ... See attached map. Therefore the current use should read, 'mental & general health services'.

The options ought to include allotments & city-farm as two additional & separate options since these two options were favoured above housing, education & retail options by residents as demonstrated by the attached survey.

In respect of the survey I request that the references to residential & educational uses be deleted & that the reference to St. Ann's Hospital is relocated in the site allocation DPD to the section for sites suitable for community/commercial/employment development.

Core Strategy

Pages 166, 167-SP14

Page 166, 7.1.18 refers to St. Ann's Hospital, but the map on page 167 illogically shows the hospital as a health centre.

40/1/7.1  
130

Although on page 210: key infrastructure programmes & projects (core strategy), St. Ann's Hospital is referred to as 'a potential site for a new health centre in South Haringey', this may or may not be realised.

As the site has been & is established as a hospital since 1892, the map on page 167 should indicate that fact.

Page 142, SP12, 6.2.1

At 6.2.1 the historic environment record lists 34 local historic green spaces. This number is likely to increase to 35 so to include St. Ann's Hospital as some planting of trees & gardens occurred before 1935. The attached joint report from the BEHMHT (owner of the site) & Haringey TPCT confirms this part of the site's history. And the attached letter from the London parks and garden trust affirms the site is of interest.

40/2/6.2  
134

The above list also refers to 22 archaeological priority areas. This ought to be increased to 25 to include the St. Ann's/Green Lanes junction, St. Ann's Hospital, & the St. Ann's Road & Hermitage Road junction.

Fisk's 'History of Tottenham 1923' on page 35 refers to the area around the St. Ann's Road/Green Lanes junctions, as a spot anciently called Beave Green. As far as I know it was a crossroads & a meeting place significantly predating the medieval era.

On page 37 of his book, Fisk informs us that St. Ann's Hospital occupies a site formerly known as St. John's farm, which name comes from the order of Knights of St. John of Jerusalem. He also refers to various documents, one dated 1467 mentions the Prioress of Clerkenwell holding the land is the Holy Grail buried somewhere under the St. Ann's site?

On page 40 of Fisk's history we are told that in about 1363 a hermit living near what today is the St. Ann's Road/Hermitage Road junction, "caused gravel to be dugged in the top of Highgate Hill ... & therewith made a causeway from Highgate to Islington".

It is very important to list the areas of archaeological importance in the local area. Table 1 in the Development Management policies, pages 90-93 should be amended to reflect this. As should all other references be modified.

## Re: Submission to Core Strategy Consultation

I should like to be informed about the examination on the core strategy, to take part if possible, & to be given a copy of the subsequent report.

### Development Management Policies DPD

Page 15, DMP4, Housing Conversions b), lists roads & areas which the council will not permit conversions of single family dwellings. Salisbury Road N4 in particular & St Ann's ward, as a whole, should be included on the list.

Policy HSG6 c) in the UDP denies planning permission in streets with HMO/conversion rates of over 20%. The lists of streets & areas in policy HSG11, also in the UDP, is identical to the list shown in DMP4.

Salisbury Road is in St. Ann's ward and as shown by the attached survey, had a HMO/conversion rate of more than 60% in 2005.

The Core Strategy informs us on page 41, 1.4.5 that St. Ann's ward had the highest number of national insurance registration from migrants between 2006-2008.

### Core Strategy

The core strategy at page 14, 1.3.1, informs us that Haringey is home for 230,000 people. The DMP DPD on page 11, 2.1 shows a projected 15% increase of pop. To a very precise 260,305 by 2026.

40/10/11  
14/5

However, the ONS's figures for Haringey were seriously questioned by the former leader of the council for being too low (letter attached). At the time it was extensively reported that there were over 300,000 people registered on GP's patient lists.

The true number of people living in the Haringey is ----- & many others believe) woefully underestimated.

As the population figure is a fundamental base line for use to assess & plan for the borough's needs & infrastructure, it is a very serious cause of concern that the sustainability appraisal & the environmental impact assessment have not tested the accuracy of the pop. Figures, but have instead supported more & higher density development based on the ONS's flawed lower population figures.

I should like to see the following qualifying statement attached to all statements in all documents in Haringey's LDF to do with population numbers, 'There is some evidence which suggests the actual population figure is much higher'.

It is with regret that I have to report that I have provided details of such concern with no avail to the core strategy issues and options consultation Dec 2007, the SA of the core strategy & housing SPD 2008, the core strategy preferred options consultation May 2009, the Haringey Housing Strategy consultation 2009, the SA of the core strategy 2009.

40/5/03  
15/11/03  
40/4/03

Core Strategy

Page 72, SPI, Seven Sister's corridor

I object to the influence at 3.1.35 that the area as a whole has failed to maximise St. Ann's hospital potential for development & request it to be deleted from the text.

I also object to 3.1.36, specifically to the North London strategic alliances determination of St Ann's hospital, which is the local community's valuable resource. Local people should have been consulted prior to the commissioning of a study.

Core Strategy

Page 81, SP2, I object to the presumptuous inclusion of St. Ann's hospital on the housing map. The reference to St. Ann's hospital should be deleted.

10  
40/6/03

Note I live in a small 3 bedroom two storey terrace house on St. Ann's Road. The houses to my immediate right and left are visually single bell homes. But 6 and 8 single people respectively are living there.

Salisbury Road N4 – Rate of HMO's and Conversions

DM DPD

Salisbury Road is located in the ward of St Ann's at the cusp with the ward of Harringay.

A one way road, traffic flows from east to west from its junction with St Ann's Road towards its junction with Green Lanes.

No other thoroughfares or public pathways lead into or out of it.

16 two storey terraced houses line the north side of the road and 26 two storey terraced houses line the opposite south side of the road.

On the north side only 6 houses out of 16 have single bells, equating to 37.5 %. The % on the south side is surprisingly similar, 38.47% with just 10 out of the 26 having a single bell!

From a total of 42 houses 16 have a single bell at 38.1%

1\* House no. 31 is currently undergoing refurbishment for the purpose of this survey it has been counted as a single bell house.

2\* House no. 34 has been undergoing substantial building work for some months and has 7 foot plus high fencing erected around the front garden's outside perimeter. For the purpose of this survey it has been counted as single bell house although indications are that it will end up as a multi bell when finished.

3\* House no. 36 has two arrays of bells array one array has 5 bells the other 7.

On the North side between no.31 and the junction with St Ann's Road is a belled intercom door which does not feature a house number. It's ambiguous as to whether it leads up to residential space above the grocery store (that primarily wraps around St Ann's Road) or is used to access the shops storeroom (or both purposes). It has not been counted in this survey.

Northside= 62.5% HMO's/conversions

Southside= 61.35% HMO's/conversion

Salisbury Road average 61.9% HMO's/conversions

**UDP policy HSG6 b) – no more than 20% of houses in any one street being HMOs and/or conversions.**



**NOTE** 1 line in a small, 3-story, terraced house on St. Ann's rd. The houses to my immediate right & left are usually single & well-houses. But 6 & 8 single people respectively, have been living there.

Salisbury road N4 - Rate of HMO's & Conversions

Salisbury rd is located in the ward of St. Ann's at the cusp with the ward of Haringay.

A one-way road, traffic flows from east to west from its jet with St. Ann's rd towards its jet with Green Lanes.

No other thoroughfares or public pathways lead into or out of it.

16 two storey, terraced houses line the north side of the road & 26 two storey terraced houses line the opposite south side of the road.

On the north side only 6 houses out of 16 have single bells, equating to 37.5%

The % on the south side is surprisingly similar, 38.47%, with just 10 out of the 26 having a single bell!

From a total of 42 houses 16 have a single bell or 38.1%.

Survey Table - visually counted on 10-2-05 \* House no. 31 is currently undergoing refurbishment

North Side		Number of Bells	South Side		Number of Bells	Notes
House No.	House No.		House No.	House No.		
1	1	2	2	1		
2	3	4	4	1	*2	House no. 31 is currently undergoing refurbishment for the purpose of this survey it has been counted as a single bell house.
3	5	3	6	2		House no. 34 has been undergoing substantial building work for some months & has 7 ft + high fencing erected around the front garden's outside perimeter.
4	7	1	8	1		For the purpose of this survey it has been counted as a single bell house, although indications are that it will end up as a multi bell when finished.
5	9	2	10	8		
6	11	1	12	2		
7	13	2	14	2		
8	15	2	16	3		
9	17	2	18	3		
10	19	2	20	3	*3	House no. 36 has two arrays of bells, one array has 5 bells the other 7.
11	21	1	22	2		
12	23	2	24	1		
13	25	1	26	1		On the north side between no. 31 & the jet with St. Ann's rd is a belled intercom door, which does not feature a house number.
14	27	3	28	1		Its ambiguous as to whether it leads up to residential space above the ground store (that primarily wraps around St. Ann's rd) or is used to access the shops store room (or both purposes).
15	29	1	30	1		
16	31*	1	32	1		
17			34*2	1		
18			36*3	5+7		
19			38	1		
20			40	2		
21			42	2		
22			44	3		
23			46	3		
24			48	3		
25			50	2		
26			52	2		

UDP, Policy HS 6b, b) - no more than 20% of houses in any one street being HMO's &/or conversions

