

St Ann's Ward Councillors 070314-1920.txt

From: LDF
Subject: FW: Site Allocation plans

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From: Cllr Brabazon Zena
Sent: 07 March 2014 19:20
To: LDF
Cc: Cllr Browne David; Kelly Stephen; Cllr Canver Nilgun; Andy & Karen [andyn.kaza@virgin.net]; amabilino@di.al.pipex.com
Subject: Site Allocation plans

Dear Stephen

This submission is sent on behalf of St Ann's ward councillors.

General Observations

The proposals in your document, S1-S5, if implemented, will change this part of Haringey irrevocably. We believe many aspects of the 'Design Principles' are not suited to their proposed locations and do not take account of site specific issues.

This is illustrated by the fact that the 'Implementation Consideration' section begins with analysis of how much money will be generated for the council. It seems that most of the proposals are driven by the need to meet the Mayor's Housing targets and not by any sense of proportion or reflection of current housing need of families and people in need of social housing. In the need for housing intensification, what consideration has been given to the surrounding context, scale of proposals, quality of spaces, etc.

There is no mention in your proposals of infrastructure. New housing means more people. We will need health facilities, school places, additional transport and Roth improved infrastructure. This is a huge omission since if your plans are approved you can assemble land for housing development at which point you will need to identify sites for health, education etc. Neat drawings and maps do not solve these problems and it is incumbent on planners to take these issues into account.

S1 St Ann's Hospital.

As ward councillors we have been very closely involved with this development. We have worked with residents to ensure more of the site was allocated for health provision and are pleased that almost 30% of the site is designated for health. We are also very pleased that much of the housing on this site will be family housing and genuinely houses with gardens. Also, that heights of the blocks will be between four and five storeys. We would want a significant proportion of the new housing to be social rented to meet some of the pressing need in the borough for family housing.

S2 Greater Ashfield Road

We support the submission from the Gardens Residents' Association especially with regard to traffic issues. Any development will, 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. This displacement causes congestion and over the last 15 years has led to community tensions and disputes. The closure in Hermitage Road must be reviewed as part of any redevelopment plan for the area. Not to do so is unfair to residents in the surrounding community and is entirely irresponsible. 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

We oppose completely the proposal to open up the Railway arch no: 2018 at Doncaster Gardens, N4. This is an absurd suggestion which demonstrates no understanding of the local area or respect for what local residents have achieved.

The Community garden in Doncaster Gardens is a superb community asset. It has brought a derelict and dangerous railway arch into public use whilst solving longstanding safety issues. Its been established for some 12 years - since 2002 - and was developed as a Community Garden by local residents. Originally an entrance roadway to the famous but now demolished Harringay Stadium, the site fell into disrepair when the stadium site was developed. The railway arch at the end of Doncaster Gardens was essentially abandoned for some 15 years (approx 1986 to 2001).

There were serious problems with vandalism, trespassing, and prostitution, and it also provided escape routes for muggers from the Sainsbury's cash point machine, and caused maintenance issues to local residents and the Railway Company. The Community Garden solved these problems and we think it a retrograde step and dereliction of social responsibility to even contemplate reopening it. It does show a degree of ignorance about the area and suggests again, that drawing neat circles and plans for housing intensification trumps local community spaces. In addition, reopening this could blight the area and individual homeowners' properties as it is possible it would encourage 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.

We quote here from the GRA's submission which we support in its entirety. 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.

Arena Retail Park itself

This high density development is being proposed in an area already suffering

from:

- Serious traffic congestion
- Poor air quality
- Questionable drainage
- Over-stretched public transport
- Over-crowded surgeries, hospitals and high demand schools

For these reasons we oppose this proposal for an eight story development on the Sainsbury's site. Should housing be built here it should be in keeping with the rest of the area to 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.

Arena Retail Park is currently a thriving shopping/leisure centre for the surrounding area and we would be happy for it to remain as such.

S5 Finsbury Park Bowling Alley

Any development on this site would lose this important leisure facility and building up to 15 stories high on this site seems entirely out scale and keeping with the surrounding area.

I trust these comments will be included in documentation for the public enquiry.

Zena

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