

**From:** Emma Killick [REDACTED]  
**Sent:** 05 March 2016 13:37  
**To:** LDF  
**Cc:** James Lloyd; Daniel Cowan; I. Love Myddleton Road; Caroline Simpson  
**Subject:** Comment: Site Allocations DPD - reference SA57 (page 140) - Myddleton Road Guidance Note

Dear Sir/Madam -

These comments are made on behalf of a local community group, We Love Myddleton Road. While Myddleton Road is outside of the Wood Green Area Action Plan, making the online form largely irrelevant, the Guidance Note 2012 for Myddleton Road is apparently planning to be adopted under this plan (specifically in the section specified in the subject of this email).

For this reason, we would like to make the following comment:

### **INTRODUCTION**

In its current form, the Guidance Note 2012 contains misleading and inaccurate information. Indeed, even in 2012, the information it contained was arguably out of date. In light of recent changes on Myddleton Road, as of March 2016, it requires fundamental revision.

The following is not exhaustive, but rather intends to highlight the need for a new guidance note or some revisions prior to the adoption of this one.

### **COMMENTS**

The following sections need corrections and additions:

- 1.2.2

- 1.2.3

- 2.1.2

Numbers 64-72 should be included as 64 and 66 are of particular interest.

- 2.1.9

- 2.2.3

It should be noted that Numbers 95 and 99 are currently being restored.

- 3.2

This entire section draws on studies conducted between 2008 and March 2012. However, the calculations of the vacancy rates and how they were reached, as well as the usage designations needs updating.

- 4.5 to 4.7

We strongly disagree with the suggestion that less than one in three frontages being A1 (Shops) would ever be appropriate. Indeed, at the time of writing, there is an acute shortage of retail space on Myddleton Road, with a number of local entrepreneurs seeking premises.

Moreover, deciding that "going forward, all of the vacant or closed units should be regarded as being in A1 use" is unhelpful and sets a bias toward allowing conversion to non-retail use. Unless the Council takes an active role in ensuring that "Vacant/Closed/Storage/Undisclosed" become actual A1 use, this should not be the policy.

- 6.1.4

We are unclear whether this happened.

As noted, there is now high demand for office and retail space on the street and many changes have already taken place. Since the beginning of 2015, the Council finished restoration of four shopfronts and

three existing businesses subsequently decided to do the same. Nine new businesses opened on the street, and two existing businesses cleaned up and expanded (the café at number 87 and Vrisaki at 71).

So far in 2016, two more new businesses are about to open (numbers 112 and 120A), the timber merchant at number 78 is being converted to a DIY store, and sensitive restoration work is underway at two of the landmark buildings on the street (numbers 95 and 99), which will provide two more additional usable commercial units and good accommodation space.

Furthermore, as noted, We Love Myddleton Road receives frequent enquiries from people who want both office and retail space.

An audit of Myddleton Road should take place before the Guidance Note 2012 is adopted.

**For more information, please contact [ilovemyddletonroad@gmail.com](mailto:ilovemyddletonroad@gmail.com)**

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