

Re: BG2 (THR2) PO DELIVERY OFFICE/SORTING OFFICE+back of Bruce Grove (BRUCE GROVE WOOD - designated a site of local ecological interest in the UDP)

Further to my response to the earlier consultation dated 6th March 2014, copy herewith, I make the following comments:

- I am glad to see that it is no longer thought necessary to combine workshops with housing at this location, or to connect with Sperling Road. However I am still concerned with the matters of security I raised previously, both in respect of residents in the development and re the occupiers of Sperling Road houses whose gardens back onto the site.
- I repeat that the development should be low rise and not more than 2 storey – as are the terraces in Sperling Road and Moorefields Road – or there would be issues of overlooking. The development should also be low density.
- I note that Bruce Grove Wood is not mentioned in the new edition of this Site Allocation. I hope that the aspirations expressed in the UDP of 2006 will not be abandoned. Should the site at BR2 become available in the future, the woodland character of the surrounding area should be respected for the benefit of those who live in this still tranquil area.
- Although carless developments are favoured it should be remembered that Sperling Road already has a severe problem of lack of parking caused by drivers who do not live in the street.

BG3 – BRUCE GROVE STATION

- This attractive locally listed building which enhances the Conservation Area should not be spoilt by any development.

BG4 – MOOREFIELD ROAD

- I hope the useful Mems remains in occupation of this site.

- 4 storeys is far too high for this location and would alter the character of the street to its detriment. The space is really too small for residential use. The adjoining buildings are only 2 storeys.

TG1 – TOTTENHAM LEISURE CENTRE CAR PARK

- A car park is required in this location for the centre's users. This need will vastly increase if the Library were to become an Information Hub (such as in Enfield and other boroughs where the use has expanded dramatically).
- I would support the suggestion of making an outdoor gym for teenagers in this location.
- The suggested Tower (as appears in the Tottenham Model in JMP's N17 Office) is entirely inappropriate at this location. I would compete with the listed buildings to their detriment. The human scale grand buildings need space around them to set off their monumentality. The space could be improved and should be part of the Green (the medieval village green).

TG2 – TOTTENHAM CHANCES

- This site should not be used for a 5 storey development. Any development should be small scale and low rise. It should respect the listed and locally listed buildings and not detract from the settings of each of these.
- Views of the former High School from the High Road must be maintained.

SS3 – APEX HOUSE + SEACOLE COURT

- Present plans are too tall and too bulky. Not a gateway but an eyesore in the making. A challenging site to make anything attractive but to make it profitable will entail making it ugly. Solution = lower expectations of profit.
- I had understood from the architects that Seacole Court was not to be affected.

SS5 – WARDS CORNER

- If the Council is serious about developing a destination development then only the WCC is going to achieve that. If that route is not taken then we will have an ugly white elephant.

TAAP – GENERAL

- Re Bruce Grove (paras 3.10, 3.17) – the idea that BG should be a District Centre and so be targeted for new development because it is going to get new investment is misconceived. New housing in the BG Ward is extremely limited as the area is already almost 100% developed. The retail in the High Road at BG is restricted by small sizes of shops. Eg ASDA is too small to offer a decent range of food and one has to shop elsewhere outside the area for many essential items. None of the many national chains which have used this shop premises over the past 30 years have made a success of it. The new Sainsbury's in Park Road has the attraction of wide choice and short queues but is so under used as to be unsustainable. The Council's attempt to engineer retail offer is bound to fail and social engineering is not the answer.

ALISON ARMOUR

26.03.2015

04.03.2016