

GLA case number: 2316

LPA case number: HGY/2015/2915 – Apex House

The above planning application was passed on the 9th May '16. As a Residents Association directly adjacent to this proposed re-development we have a number of objections which we believe are not being heard or responded to adequately by Haringey Council Planning Dept or Grainger plc.

Our objections are:-

1. Although we have continually been told this is a 'community led' project, the comments of the local community have been woefully disregarded. In response to the planning application there were 216 objections, 11 in favour. These objections although deemed 'material' were nevertheless disregarded.
2. The proposed 23 storey building is 'out of character' with the surrounding area, all buildings being low level, no more than 4 storeys.
3. This building will dominate and overshadow the surrounding area. It will seriously effect light levels in the area, particularly in winter months and create an oppressive presence.
4. It will be predominantly for private rent, not reflecting the housing needs of the area. The cost of these private flats will be prohibitive for most people living in this part of Tottenham, which suffers from high levels of deprivation. This development is not for local people.
5. English Heritage stated the development would have a negative effect on the local conversation area.
6. The independent Apex House Pedestrian Level Wind Peer Review commissioned by Haringey Planning Dept/Grainger stated wind vortexes/wind tunnelling effects of this 23 storey building would produce discomfort to the outside amenity spaces of Wards corner. They state that these wind levels will be 'safe' but not 'comfortable'. This is unacceptable and potentially dangerous not only for those sitting at these spaces but also for those residents entering and leaving this building.
7. The density of the proposed development is 100% over the density allowed under the London Plan. This specific area will not be able to cope with this level of over redevelopment:-
 - Local GP's are already hugely over-subscribed, particularly as this is an area of deprivation and poor health.
 - Seven Sisters tube station is closed on a regular basis in rush hour due to overcrowding – this additional level of population located directly next to the station will only exacerbate the problem and be dangerous for commuters.
 - A & E at North Middx is in serious crisis – this development will only increase numbers using this hospital – the closest in the area.

And finally from our position, being an estate of 18 flats directly adjacent to this re-development, we have been blatantly left out of this consultation. We have

repeatedly asked the Planning Dept for information on the future of this estate, but sadly our letters have been disregarded. Equally we have continually sought clarification on our future from our housing association only to be met with equivocation, receiving bland statements with no specific detail on the future of our homes.

However, there are plans for this estate which have been drawn up in detail by the developer, Grainger, but embedded within hundreds of documents on the Council's website. Most disturbingly, reference to a '**Masterplan**' referred to in a Report for Consideration for the Planning Meeting on 9th May '16 was found under the heading '**Proposed uses and tall building**'. After seeking clarification from the Council on this 'Masterplan' we were told it was on the website under the heading '**Design and Access Statement**'. This showed detailed plans and drawings for the redevelopment of this estate emphasising this redevelopment is integral to the overall development of Apex House. The headings on both these documents are misleading. To bury plans for the redevelopment of this estate under titles bearing no relation to this estate is suspicious and leads to justified mistrust. Although the Council named this estate alongside Apex House in headings and references in documentation relating to the planning application, it stated this estate is 'non material' to this specific planning application. Again, a level of subterfuge and misinformation is present, which needs thorough investigation by an independent body.

All those living on this estate have been left in a state of acute anxiety, getting no clear answers from all those involved from the Council down on our futures. Surely this is undemocratic and does not reconcile with the Council's and the developers statement about being "Community Led" and inclusive.

In light of the above points both in terms the effect of this proposed redevelopment on the wider local community and in particular, concerns about the future of this estate, can the Mayor's Office investigate this application in detail to clarify whether it complies with and is acceptable under the London Plan.

Thank you for your time and consideration.

Jacqueline Staite
Seacole Court Residents Association
13/6/16