Cordell Paul

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2015/0795
Site Address: GLS Supplies Depot Ferry Lane London N17
Comments by: Jamie Smith
From:

136 Coppermill Heights
2 Daneland Walk
Hale Village
Tottenham Hale
London
N17 9FF

Submission: Objection
Comments: REF: HGY/2015/0795

Adam Flynn, I hope that you consider the following paragraphs to validate the numerous reasons why the planning application as above should be rejected in its current form.

In principal I know that the area will be built on and that it cannot remain empty. My primary concern is that the scale of the proposed building is not in keeping with the area and is planned with disregard to the wellbeing, daylight and sunlight of existing dwellings thus becoming uneccessarily overbearing.

The proposed plan does not give enough consideration to overshadowing and overlooking whereby previously private areas would become overlooked. It is likely that we would be overlooked by a great deal of floors and balconies within close proximity. The overshadowing caused by proximity and height of the proposed building would enclose our dwelling and cause us to lose considerable sunlight for a huge proportion of the day.

A much more suitable option with a limit on height based on all of the existing blocks that occupy Hale Village should be imposed. A tower of this size will block out all of the light and views to almost residents with internal communal garden aspect property. It would be feasible to include a building which is taller but this would have to be away from Ferry Lane at the back of the existing development. The larger nature of a tower in this location would not have as much of an detrimental impact on residents and is not at all suitable in this location.

The Hale Village masterplan is based on Hammarby Sjöstad in Stockholm, Sweden but this development does not contain any towers. The planned scale of the building is out of character with it's surroundings. The positioning of the proposed tower in a 'gateway location' does not suit the existing layout of Hale Village and rather than being a 'gateway' would be an overbearing tower block that creates a gate and foreboding secluded unsafe pathways where now we have bright and open walkways. We have already seen incidents of thefts by passing mopeds on the walkway during the day where they can be seen from the road. In my opinion the level of safety would be further diminished by such an imposing tower.

I am strongly opposed to the following and think that it requires re-evaluation given the proposed size of the tower: Daylight and Sunlight 7.17 As outlined in Section 6, daylight and sunlight considerations have not been reassessed as the proposed development falls within the building mass envelope for Plot SW as established by the outline planning permission.7.18.

The size of the tower as it faces onto Ferry Lane was previously going to reduce and stagger as it reached Coppermill Heights to allow for sunlight to continue to reach the Coppermill Heights communal garden and resident's balconies. This no longer appears to be the case so a reassessment is crucial in determining the revised effect this will have.

I think that the increase in the amount of apartments being proposed will have a negative impact on an already fraught situation in terms of doctors and schools. Regardless of what the proposals are to include a doctors surgery, plans and what actually occurs are historically at odds with each other in Hale Village. The developer will promise anything they can to maximise profits and build as tall as they can get away with with complete disregard for the development as a whole or any of the residents.

Lastly I think that the development of such a tall building within a busy main road, a pedestrian walkway and an existing densely populated residential building, will have a hugely negative impact and cause unnecessary disturbance. The building of such a high proportion will require a great deal of infrastructure to construct via a residents' access route for parking. The added noise/light pollution and general pollution would have an adverse effect on our health and wellbeing due to the fact that all of our front windows and our bedroom would be a matter of feet from the construction site. The construction of a smaller building would obviously take less time to construct and should be considered.

The entrance to the carpark below Coppermill Heights is via Jarrow Road. I ride an old Vespa and have to ride across onto the wrong side of the road to either leave or enter the site. If the entrance point is to be used even in initial stages to transport plant or equipment to the site, road safety is a huge concern. I cannot imagine that any other access to the site can be utilised.

I hope that you are able to conclude that permission cannot be granted for the plans in their current form and that you can also conclude that a 19-storey building in this location is not at all suitable,

Kind regards,

Jamie Smith