Argles James

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

Application Reference No. : HGY/2016/1742
Site Address: Alford House Stanhope Road London N6 5AL
Comments by: Sheena BROWN
From:
Hill Court
Stanhope Road
Highgate
London

N6 5AP
Phone:
Email:
Submission: Objection
Comments: Dear Sirs,

I am writing on behalf of Hill Court Residents' Association to object to this application on the following grounds.

1. Hill Court is the small block of 8 flats directly opposite Block 1/Alford House. We believe adding a further storey to the existing building fronting on to Stanhope Road will result in over-shadowing and loss of light to our block. Already the trees (multi-stem woodland trees) rise some 15 ft above the top floor of Alford House - not the modest trees depicted in the Existing East Elevation- and deprive our block of light as the sun moves round to the west.

2. The development will be detrimental of our privacy, looking directly into our living rooms.

3. The present facilities for rubbish/recycling are inadequate for current occupancy. Rubbish bins overflow, sometimes spilling on to the pavement. Adding penthouse flats can only exacerbate this problem.

4. Closing the second (uphill) access point to Stanhope Road to provide extra parking will be highly inconvenient for residents, delivery men and maintenance workers alike, and potentially dangerous. Alford House residents presently use Stanhope Road for over-flow parking. 4 extra spaces for 4 penthouse flats is unlikely to satisfy the needs of the new residents. Inevitably new residents will seek to park on Stanhope Road thus having a negative impact on traffic flow and safety on Stanhope Road, which also serves as a bus route for the W5.

5. As there is very limited turning space for Haringey refuse collection vehicles at Alford House, drivers often use the open driveway opposite at 23 Stanhope Road to turn. This driveway is immediately adjacent to the garage block and boundary wall of Hill Court. We fear increased use of this driveway by heavy vehicles for turning could cause structural damage to our wall. Structural repairs were necessary in 2014.

6. This development will further burden already stretched local infrastructure as regards school places, health facilities and transport.

Yours faithfully,
Sheena C Brown