

Lynton Grange SCI

Statement of Community Involvement

New family homes

Excellent design

New landscaping

Modern mews housing

On behalf of Fortis Green Mews Ltd
December 2022



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1. Introduction and Policy Framework

This Statement of Community Involvement has been compiled by specialist community consultation group Your Shout, part of Thorncliffe, on behalf of the applicant, Fortis Green Mews Ltd. This report supports a planning application to use the garages and associated land at the rear of Lynton Grange to build five new two- and three-bedroom homes.

This report details the public consultation we have carried out to inform the evolution of the proposals, in accordance with national and regional policies, and the London Borough of Haringey's Statement of Community Involvement (SCI), adopted 2017.

LB Haringey states that it is the responsibility of applicants of major schemes to undertake early community engagement before applying for planning permission. It recommends the use of community involvement methods set out below:

- Notification letters to directly affected parties (i.e. owners and occupiers of buildings and land within the vicinity of the proposed development site)
- Leaflet drops and posters
- Public meetings, including Exhibitions, Displays, Workshops & Focus Groups in a suitable location and at suitable times of day

The council also urges applicants to provide a statement of any pre-application consultation undertaken and how they have taken account of the comments made by the community, and how the comments have helped shape the application.

We adhere to the Consultation Principles set out by successive governments through the Cabinet Office. Some of these principles are:

- Using plain English and avoiding jargon. Making the whole process clear and concise.

- Using the right tools, whether digital, collaborative, informative or ongoing. Only asking questions where we do not have a final view.
- Ensuring the affected people, groups and businesses are aware, targeted, and allowed proper time to respond. Making sure each group can access and respond to the consultation, however and using whatever means they engage with us.
- Early pre-application engagement and front-loading, where early engagement has significant potential to improve the efficiency and effectiveness of the process for all parties. We recognise that the more issues can be resolved at pre-application stage, the greater the benefits.
- Analysing and responding objectively and properly to consultations, published in writing and online through this document, and by direct contact if possible. Responses will be published where possible, with due regard to GDPR regulations.

This SCI deals with the public consultation, the consultation with neighbouring residents and community groups. Details of engagement with statutory and non-statutory consultees, whose engagement are being led by the team's planning consultant, are contained in other reports submitted as part of this planning application.

This consultation also has regard to the London Plan, adopted March 2021. Planning decisions should be taken as close as possible to the communities and interests they affect, and in as inclusive way as appropriate. Community and voluntary groups, local business organisations and other interest groups have valid contributions to make to planning, and we support their involvement.

2. The Proposals



Image of proposed new homes (above)

This SCI supports an application for five new mews-style homes on the site of the under-used garages at the rear of Lynton Grange, Fortis Green.

The new homes have been carefully designed to make better use of the site, with a sensitive response to the local context and the constraints of the site. The homes will face into a shared courtyard space and the area around the new homes will feature new planting and other improvements.

We have worked hard to make sure that the impact on neighbouring buildings in terms of outlook, daylight and privacy will not be significant.

All new homes will comply with the minimum floor standards and be dual aspect to provide appropriate levels of daylight and outlook.

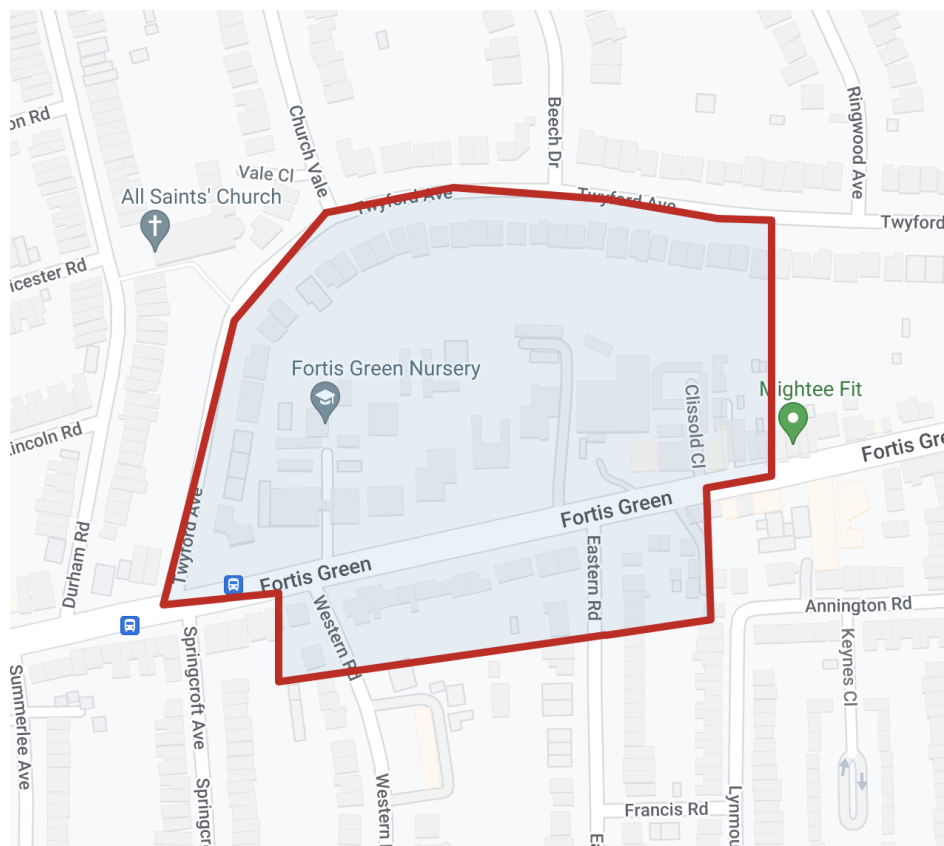
One car parking space for the three bedroom house will be provided, and a Construction Logistics Plan will be derived and agreed with Haringey Council to ensure that any disruption to neighbours is minimised during the construction process.

3. Our Consultation Process

PUBLIC CONSULTATION

Invitation letter

We publicised the consultation to the households and businesses surrounding the site, using GPS-tracked and hand delivery to distribute the information letter to 217 properties, as shown in the map below. The letter was posted on 9 November 2022.



The objective of the letter was to publicise the project website and consultation events, to communicate information about the scheme, and to encourage local residents to share their views about the proposal. The letter included a freephone number and freepost address, to increase accessibility in the consultation. A copy of this letter is available in the appendix.

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Invitation letters were also sent to all the elected representatives and groups.

The communityUK platform for this project has a unique URL – lyntongrange.site. This went online on 9 November and will be maintained throughout the planning application process.

Below are screenshots of some of the website pages.



Sections on the website include:

1. Home page
2. Explore
3. FAQs
4. The Team
5. Share Views

Response mechanisms

We have maintained, and continue to maintain, several response mechanisms for the local community and stakeholders to share their views about the scheme, including:

- A survey on the CommunityUK portal
- A freephone number, staffed during office hours: 0800 955 1042
- A bespoke email address: lyntonGrange@yourshout.org
- A freepost address: FREEPOST RTXU-JGSR-KHLE, Your Shout, 28 China Works, London, SE1 7SJ

All survey information was held in a GDPR-compliant format, with the following privacy notice published on the invitation letter and online portal:

Data will be held by Your Shout and the project team. By volunteering this information you are giving your consent for us to process your data regarding the Lynton Grange project. Your comments will be given to the council as part of the planning application process. You are also confirming you are aged 16 or over. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

4. Consultation Responses

Nine residents emailed our dedicated email address: these emails are included in the appendix.

We have had 19 responses to the feedback form (as of 25 November). A full set of results can be found online here

<https://lyntongrange.communityuk.site/dashboard>. Here is the summary:

Respondents were asked to mark on a map the approximate place where they live in relation to the site.



Respondents were asked whether they were local residents. 15 people identified themselves as such, additionally within the 15 local residents, one respondent has identified themselves as a representative of the local community, and four people did not answer the question.

Respondents were asked how they felt about the emerging proposals. 17 answered negatively, one neutrally, and one person didn't participate in the question.

They were also asked for their aspirations about the site and could choose from four aspirations: new family homes, excellent design, new landscaping, and modern mews housing. 15 people didn't respond to the question and four did:

- Three people chose new family homes
- The same person chose modern mews housing; and
- Another person chose excellent design.

Respondents could also provide written comments. These comments can be found in the online dashboard. The main issues were:

- Parking and traffic
- Affordability
- Architectural design
- Building heights
- Use of the existing garage
- Overlooking and loss of privacy
- Construction noise

5. Our response and continued consultation

Applicant's response table

Issue	Applicant's response
Impact on existing residents	The scheme has been designed to minimise impacts on neighbours with windows positioned to avoid overlooking. the submitted daylight and sunlight assessment confirms that impacts on neighbouring properties are within the levels stipulated by guidance.
Car parking on the site	A vehicle parking space is provided for the three bedroom home. This is compliant with planning policy. An on-street parking assessment was undertaken and the results show that there is residual on-street capacity to accommodate the parking demand derived from the proposed development
Access to the site	The access into the site will be upgraded through new resurfacing. A landscaping plan is submitted with the application that includes full details.
Ownership of the land	The applicant will retain the freehold ownership of the land once the development has been completed.

In response to feedback from local residents and stakeholders, LB Haringey's planning officers and LB Haringey's Design Review Panel, the applicant made a number of changes to the scheme:

1. Offset the terrace flank wall from the northern boundary to respect neighbours' garden wall.
2. Additional distance between the building line and the western elevation has been provided in order to respect the Albion cottage site.
3. Sculpted massing of the three bedroom unit to respect the existing tree.
4. Further brick detailing added to the southern flank wall adjacent to Lynton Grange.

5. Cycle and refuse storage consolidated within one area of the site and integrated into boundary treatment.
6. Accessible car park space relocated in order to free up central courtyard space for communal and private amenities
7. Eaves height of the northern terrace lowered to lessen visual impact on neighbouring gardens/dwellings along Twyford Avenue.

Feeding-back to participants and the wider community, and opportunities for continuing involvement

One of the main objectives of this Statement of Community Involvement is to help record individual and collective responses to the proposals and how these responses have affected our proposals.

This report also allows us to feed back this information, in a more readily digestible form to the local community, respondents, other stakeholders and councillors.

This Statement of Community Involvement will be made available, alongside other planning documents, as part of the planning submission to LB Haringey.

We remain committed to keeping in touch with local groups, individuals and all those that have participated throughout this consultation exercise. We will be available to meet consultees again as appropriate.

This Statement of Community Involvement fully demonstrates the applicant's commitment to thorough and meaningful public consultation and meets the requirements set out by LB Haringey. The submission of the planning application does not mark the end of this consultation and the team will continue to meet with local groups and individuals as appropriate throughout this process.

Your Shout

December 2022

Appendices

[Appendix 1: Public consultation – example invitation letter](#)

[Appendix 2: Project website – screenshots](#)

[Appendix 3: Comments submitted by email or Freepost](#)

Appendix 1: Public consultation – example invitation letter

Lynton Grange: public consultation on new homes



November 2022

Dear neighbour,

Your Shout are working with a joint venture partnership between Vfund and Capstone Group to consult local people on plans to build new homes on the site of the under-used garages at the rear of Lynton Grange, Fortis Hill.

The proposal is to transform the site into five new mews-style homes. The new homes have been carefully designed to make better use of the site, with a sensitive response to the local context and the constraints of the site. The homes will face into a shared courtyard space and the area around the new homes will feature new planting.



Artist's impressions of the proposal

A dedicated project website has been set up, which contains detailed information about the proposed scheme, as well as the opportunity for you to share your views.

To access the website, you can simply scan the QR code (on the right) or go to our website – [Lyntongrange.site](https://lyntongrange.site)

Alternatively, you can contact us by phone, email, or post. Please let us have your comments by Monday 5 pm, 21 November.

- Call us on **0800 955 1042**
- Email us at Lyntongrange@Yourshout.org
- Freepost RTXU-JGSR-KHLE (Lynton Grange), Your Shout, 28 China Works, SE1 7SJ



If you are unable to access the website, we can send you printed material - please contact us using the details above.

Your Shout
Lynton Grange Consultation Team

Sent by Your Shout, 28 China Works, SE1 7SJ. Data will be held by Your Shout and the project team. By volunteering this information, you are giving your consent for us to process your data regarding the Lynton Grange project. You are also confirming you are aged 16 or over. Your comments may be given to the London Borough of Haringey as part of the planning application. You can withdraw consent for us to use your data at any time by emailing us at privacy@yourshout.com. You have a right to complain to the Information Commissioner's Office at any time if you feel there is a problem with the way we are handling your data.

Appendix 2: Project website – screenshots

The screenshot shows a website with a dark red header. The header contains the text 'Lynton Grange' on the left and a navigation menu on the right with links: 'Homepage', 'Explore' (which is underlined), 'FAQs', 'The Team', and 'Share Views'. Below the header is a large light grey section titled 'New homes' in bold. This section contains several paragraphs of text about a forthcoming planning application for five new mews-style homes. The text describes the design's sensitivity to the local context, the shared courtyard space, the impact on neighbouring buildings, compliance with standards, car parking provisions, energy efficiency, and contact information for existing garage users. It concludes by mentioning computer-generated images of the new homes and a ground and first floor plan.

Lynton Grange [Homepage](#) [Explore](#) [FAQs](#) [The Team](#) [Share Views](#)

New homes

We are pleased to present details of a forthcoming planning application for five new mews-style homes on the site of the under-used garages at the rear of Lynton Grange, Fortis Hill.

The new homes have been carefully designed to make better use of the site, with a sensitive response to the local context and the constraints of the site. The homes will face into a shared courtyard space and the area around the new homes will feature new planting and other improvements.

We have worked hard to make sure that the impact on neighbouring buildings in terms of outlook, daylight and privacy will not be significant.

All new homes will comply with the minimum floor standards and be dual aspect to provide appropriate levels of daylight and outlook. Each home will have its own garden. No trees will be removed and care will be taken to ensure no harm to existing trees.

No car parking will be provided, and a Construction Logistics Plan will be derived and agreed with Haringey Council to ensure that any disruption to neighbours is minimised during the construction process.

The development will be energy efficient and sustainability is incorporated into the design from the outset.

If you are using a garage at present you will be contacted at the appropriate time.

Below you can see some computer-generated images of how the new homes will appear and a plan of the ground and first floors.

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Below you can see some computer-generated images of how the new homes will appear and a plan of the ground and first floors.



Click below to enlarge the floor plans for the ground and first floors of the properties.



[Click here to see the floor plans](#)



[Back to home page](#)

[Share your views](#)



Frequently Asked Questions (FAQs)

Will there be affordable housing?

No, there is no requirement for affordable housing on this type of development.

Will there be parking for new residents?

Cycle parking will be provided. One space will be allocated to the three-bedroom house but no spaces for the four two-bedroom houses.

I have a garage, what should I do?

Please contact us and we will arrange to call you.
LyntonGrange@yourshout.org

When will the application be submitted?

The plan is to submit the application in late 2022.

The team

Architects: Downen Farmer Architects

Founded in 2017 by James Downen and Tom Farmer, we are a team of problem solvers stacked with commercial grit and creative edge – committed to a working process that means we always deliver more and you don't ever have to settle for anything less.

Planning consultants: MJP Planning

MJP Planning is boutique planning consultancy founded by Max Plotnek in 2022. The firm provides commercially minded planning advice across a broad spectrum of development sectors, with a specialism in design led urban intervention and regeneration schemes.

Heritage consultants: HCUK Group

HCUK Group is a dynamic, collective-thinking and responsive environmental consultancy specialising in the management of change within the historic environment. We pride ourselves in offering clients honest, informed and knowledgeable advice in the context of planning and development. We encourage excellence in design and have developed a can-do culture, finding imaginative solutions to complex situations.

Sustainability consultancy: The Property Energy & Sustainability Company Ltd

Our expertise spans SAP, SBEM and Level 5 EPC assessments for Building Regulations compliance to full building environmental assessments and IESVE based dynamic modelling to optimise thermal comfort & building performance, reduce operational emissions and limit the embodied carbon in new developments.

Tree consultancy: John Cromar's Arboricultural Company

John Cromar holds the Professional Diploma in Arboriculture, administered by the Royal Forestry Society, as well as practical tree care and pruning qualifications. He has for many years been a Fellow of the Arboricultural Association, the UK's premier professional tree care body. In the words of the Association, Fellows "represent the best of arboriculture", with fellowship, the highest membership grade available, recognising "knowledge, experience and dedication" and "contribution to the industry".

Ecology: Green Shoots Ecology

Green Shoots Ecology specialise in providing clear, practical advice and reliable services and provide ecological surveys, translocations of protected species, mitigation and habitat works to developers, architects, planners and councils.

Consultation: Your Shout

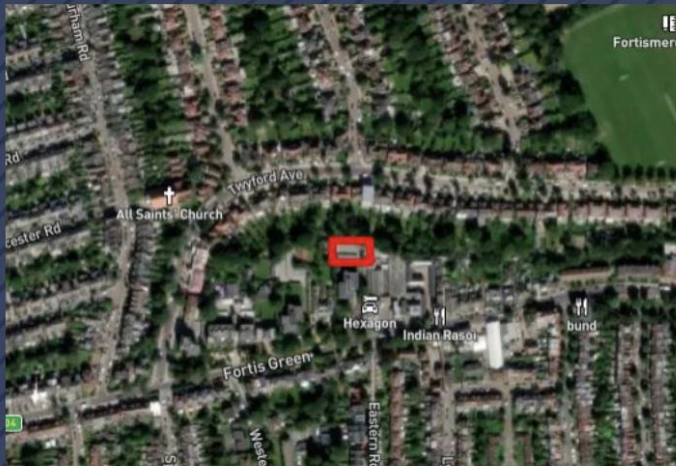
Your Shout undertakes professional community consultation for the built environment. They work for developers, local authorities and other clients who wish to contact, consult and listen to people in a specific community, neighbourhood or area. They are committed to strengthening relationships between landowners, communities and local councillors.

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Lynton Grange

First, please place a marker on the approximate place to where you live in relation to the site (privacy policy [here](#)). If you live elsewhere or you'd prefer not to put a mark, just scroll past this question.'



Are you (choose as many as is relevant):

- ☐ Local resident
- ☐ Local business owner
- ☐ Local councillor
- ☐ Representative of a local organisation (please tell us which one)

Tell us how you feel about our emerging proposals.

- ☐ Positive
- ☐ Neutral
- ☐ Negative

The vision for the site includes many aspirations. We're keen to hear from you which of these aspirations are most pertinent to you. Please tick as many as apply:

- ☐ New family homes
- ☐ Excellent design
- ☐ New landscaping
- ☐ Modern mews housing

Do you have any comments?

NEXT

Appendix 3: Comments submitted by email or Freepost

Comments submitted using the dedicated email address or Freepost address
We have just received your “public consultation” note. Our Twyford Avenue home backs on to the development site. The rear walls of some of the garages identified for demolition have formed the rear boundary of our garden for decades. So we are concerned about the impact of this proposed development, both the finished product and the construction process, and will be submitting our views shortly. To help us more readily assess the likely impact could you please e-mail to us an overall site plan so that the exact position and orientation of the proposed new houses is clear – the images currently on your website do not provide this information. [Email]
I will be communicating with the relevant authorities in connection with the proposal set out on the document marked November 2022. Firstly I refer to the statement "under used garages. ". My recent information indicates all garages are let at the rear of what you term not Fortis Green but "Fortis Hill". My communications are grounded in extensive and intensive advisory and enforcement experiences relative to the statutes, regulations and associated literature concerning fire and public safety, national building regulations, road traffic legislation and health and safety law to name some. [Email]
I am a resident of Lynton Grange. Thank you for the invitation to take part in the public consultation on new homes on the site of the current garages. Your letter says that the garages are "under-used". Given that there is currently a long waiting list for a garage in this block (well in excess of a year), this claim seems disingenuous at best. I suggest that you do not make this claim about what is clearly a well-used, much-needed community resource in future correspondence. Given the need for the garaging, along with the disruption that would be caused by the building process and the unsuitability of the site for development, I do not want the site to be used for housing. A major concern regarding the current proposal is the absence of parking provision for the four 2-bedroomed homes and the impact this would have on the residents of the Lynton Grange flats. Given that there is no parking provision for these four homes, the obvious place for residents to consider parking would be in the car park. Given that the stretch of Fortis Green on which the site sits is yellow-lined, there is no real alternative. The car park is full most nights already; there is therefore no room for extra cars. The potential for parking disputes between current and new residents as a direct result of this proposal is therefore a real concern. I do not want housing to be built on this site but, if it were to be, parking spaces for all the new properties need to be included.

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Your letter refers to the garages at the rear of Lynton Grange, Fortis Hill. This is incorrect as the road is called Fortis Green. For the avoidance of confusion, may I ask that future correspondence contains the correct address? [Email]

Thank you for providing the additional details requested in my e-mail.

We note that no firm planning application has yet been submitted to Haringey Planning Department. If and when this happens we will no doubt be invited to submit our detailed reactions to whatever the final proposed version of this project turns out to be.

Meantime, we are writing to give you and the developers our general reactions to the proposal in its initial form.

You are no doubt aware that almost exactly 10 years ago (July 2012) a planning application was submitted for a building project at the rear of Lynton Grange, on the site of the garages. There were wide-ranging and vociferous objections registered and the application was either rejected or withdrawn.

Many of the objections registered then remain valid today. In fact, the issues relating to traffic density, parking shortages, etc. are even more relevant now, with the spread of Controlled Parking Zones around the streets on either side of Fortis Green. The fact that this latest proposed project makes virtually no provision for car parking exacerbates this area of concern.

No doubt the current residents of Lynton Grange will be expressing strong views about the idea of squeezing this proposed housing development into such a tight space behind their apartment block, with obvious problems of access and parking for the new residents and their visitors – not to mention delivery vehicles of one sort or another. And this means extra traffic into, out of and along Fortis Green, already something of a nightmare.

Play is made of the fact that the garages are “under-used”. There is a strong suspicion that the company which owns them has, over recent years, deliberately neglected their upkeep and maintenance, and even discouraged their use, in order to pave the way for their potential development for housing. The garages are also said to be poorly constructed but this is clearly not the case – the original brickwork was of a good standard and remains robust to this day.

Although it is said to be the case that a development of this size and nature does not carry a planning requirement to include an element of affordable housing that does not preclude such provision if the developers were to take a more socially responsible approach.

Turning to our specific perspective it seems that we are, at No.32 Twyford Avenue, directly behind the end wall of the group of four houses. This wall, judging by the plans you sent us, seems to be less than 1 metre from our rear garden boundary. At present, the rear wall of the garages forms this boundary and, at roughly 8 feet in height, serves to shield our view of the lower floor of Lynton Grange. It also helps to muffle the constant sound of traffic along Fortis Green, and makes it more difficult for

intruders to access our garden. We have enjoyed this element of privacy and protection throughout the forty years since we moved to this house. We do not view the prospect of losing this amenity with any enthusiasm, to put it mildly.

We hope these initial reactions are considered constructive and helpful. Should this proposal proceed to the submission of a formal planning application then we will write with more specific and detailed reactions, concentrating on the implications from our own particular perspective. [Email]

This is unusual having to respond to a private consultation rather than this being a public consultation managed by the council.

Please find our initial high-level comments, we are looking forward to be able to submit our comments during the official planning consultation.

Scale and density:

The proposed development is not taking into consideration the Conservation area requirements, the nature of the site and its surroundings.

The development is not feasible for a site that was originally planned for ancillary buildings to the Lynton Grange apartment block.

Particularly its scale, its size and its density will erode the character of the conservation area.

The proposed height has a major impact on daylight to the ground floor and lv 1 at Lynton Grange, already facing North and therefore being deprived to current access to natural light.

Access and parking:

Access to the site is through a narrow road, currently cars and vans can reverse in the space in-between the garages buildings.

The proposed development can offer just one car parking.

Not allowing for adequate parking, assume that the development is causing a major impact to Lynton Grange block residents having to arrange for private parking badge handing and policing of the area to avoid non residents parking.

In the proposed development there is no plan for ambulance, fire fighters, refuse collection, delivery vans and private parking to access, park and reverse within the development site.

Reverse drive on the narrow road as the only mean of entering\exiting the development shall not be permitted as will damage the private garden fence (that will be put in place at Lynton Grange), and will be a constant danger for the pedestrian access to the Lynton Grange block and its back garden.

The proposed development does not have any plan for addressing its own parking and delivery, emergency access and logistic other than causing a major impact on the day-

to-day life to Lynton Grange residents having to deal with the total lack of plan in the new development provisions.

The very narrow driveway to the development will be shared by pedestrians, bicycles, cars, vans and trucks. We do question the feasibility for this and how it can safeguard and provide security to pedestrian, including children living at Lynton Grange.

Demolition and Site works:

We are not in agreement of accepting several years of demolition and construction works, there is no plan for having the construction trucks to be able to manoeuvre on the proposed site, for the materials to be stored during construction and equally for the removal of the demolished materials without a major impact to the Lynton Grange residents.

The location of the proposed site is not suited for the scale of demolition and construction works proposed.

Gardens, nature and trees:

The garage at the moment abuts against the gardens of a number of properties including Lynton Grange apartment block back garden, we have a number of very healthy trees and a lively wildlife that includes:

Jades, woodpeckers, owl, squirrels, blue tits and other larger colonies of other birds, wood pigeons, fox and squirrels.

The proposed development will be too close to existing trees and inevitably damage these that house this wildlife as well as being protected trees.

The garages at the moment being at such low density and partially sheltered by nature allow for nature and wildlife to prosper being in a quiet, segregated location and buffered\surrounded by private gardens.

Artistic impression and renders provided:

The renders submitted in the private pre-consultation are highly misleading and do not reflect the actual context.

Lynton Grange private garden is shown as an amenity to the new scheme, as opposed it will be fully fenced and not visible or accessible to the development residents.

Equally on the East site at the boundary with Hexagon, it will stay as a tall metal fence rather than a low wooden fence\see through.

The Lynton Grange back garden is private and will be fully fenced up to the edge of the road that is the boundary line, the line of kerb on the East side of the road with a tall tree is also private and belongs to Lynton Grange and can not be touched, the tree must be preserved.

Use of garages:

The garages, that have a long waiting list, and fully occupied, are a resource for the community, local business utilise them and others are used as storage or garage for vehicles and motorbike.

What is the plan to relocate these facilities and to provide alternatives for the business that are currently occupying the spaces? [Email]

I am a resident in the existing Lynton Grange residential block of flats and I want to formally raise objections to the proposed development of new build houses at the garages at the back of Lynton Grange, Fortis Green, London on the following 7 grounds:

1. Proximity to the existing Lynton Grange residential block and narrow access pathways are completely unsuitable and dangerous to be used as site access for large heavy building site vehicles. The narrow access path is very close to the side of the existing Lynton Grange residential block. It is unsuitable and dangerous to turn this narrow access path into a building site access route for large heavy vehicles. The entrance to the existing block of flats is far too close to the narrow path and it would be extremely dangerous for residents with large heavy vehicles driving that close to the entrance to the existing block of flats. I am a disabled resident and there are families with young children living in the existing Lynton Grange residential flats.
 2. Noise, dust, pollution, large heavy traffic and disruption caused by building works to the residents in the existing Lynton Grange residential flats.
 3. The claim the existing garages are underused is false. The existing garages are used by many vehicle owners.
 4. No affordable housing in the proposed new development. This is an absolute disgrace during the cost of living and housing crisis in the UK. You blood sucking greedy profiteering developers sell unaffordable expensive properties to overseas investors while the working people in the UK suffer and struggle to secure a home to live in. Unaffordable new build luxury property developments are making the housing crisis worse.
 5. The proposed new houses would be overlooking and looking directly into the existing residential flats.
 6. The proposed new homes would cause an increase in large delivery vans using the narrow path at the side of the existing block of flats to make deliveries to the new houses. The narrow path is too close to the entrance of the existing block of flats and this is dangerous, for the same reasons as stated in objection number 1 above.
 7. Lack of parking spaces in the proposed new development. There are not enough parking spaces at the front of the existing residential block for the number of flats.
- [Email]

Thank you for sending through the flier regarding the proposed new development of Lynton Grange Garages. Please note my comments below as follows:

1. The proposal put forward is clearly a scoping exercise, with little time given to respond.

2. It was delivered by hand, so half the owners in the block (12 landlords) didn't receive the information
3. The address is Fortis Green NOT Fortis Hill stated on the website and fliers. Very sloppy and unprofessional.
4. They state that the garages are under used? This is far from the truth. There is currently a 2 year waiting list for a garage. They currently support local businesses such as landscape gardeners, tree surgeons, a film company, a catering company and various private uses.
5. There is currently a covenant on the land, for the land to be garages only. I expect this could easily be overturned.
6. This is a Conservation area, this surely has some impact in terms of density of development, birds, foxes etc. We currently have Woodpeckers, Bullfinches, Sand Hatches, Bluetits, Green Finches along with the usual Robins that visit our gardens. We also have a resident hedgehog!
7. It is unfeasible, there is only one parking space and if that is occupied there is no room for delivery vehicles, removal vans to turn around.
8. It is unfeasible for emergency services, such as fire engines, ambulances and bin collection again as there is limited space in the car park.
9. Due to 'artistic licence' of the computer visuals, you have included our land at the rear of the property which residents would have access to. This is our private land and clear boundaries would need to be accommodated, with no access from the development to our gardens. You have also included the fence and narrow bed housing trees to the right of the driveway, which is not your land.
10. There is no provision for building materials, are you planning to use our lawns front and back?
11. It would be at least a 2 year build, digging up the existing concrete, removal of asbestos in the garages etc. with pile drivers creating foundations, It is not acceptable for Lynton Grange residents, some at the rear being only 10m away from the proposal to accommodate this 6 days a week for several years in particular the noise, dust and work men ie. **no privacy**.
12. It is not acceptable for Lynton Grange Residents lives to be seriously disrupted by lorries, diggers etc. traversing through the driveway. There are constant daily deliveries to the residents who live here. Although the thoroughfare/driveway is owned by the garages, Lynton Grange is allowed access over the land to the parking spaces and the block.

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Many people here work from home. Summer months would be unbearable with residents unable to comfortably open their windows without serious noise pollution and dust.

13. Lynton Grange would have to police the parking spaces at the front of our block which we own, at our cost to stop the development and its visitors using our parking spaces.

14. The thoroughfare/driveway would need to be dug up from the main road all the way to the development to lay services such as new sewers, water, gas, electric, and broadband etc. This would seriously disrupt the daily use of the residents carpark which is in constant use throughout the day.

NB. Lynton Grange paid 75% of the cost of the driveway when it wasn't even our land, (only the parking spaces are) as it was in such disrepair by the existing garage landowners. It was repaired largely at our cost as we had health and safety concerns, for or residents/visitors/services travelling on foot to our property. This does not sit well given it will have to be dug up.

15. The properties at the rear of Lynton Grange in particular the ground floor flats would suffer **serious reduction in light** as the flats face north, the proposal shows a two storey property primarily a brick wall with a bathroom window in it running over half the width of Lynton Grange. I personally live on the ground floor at the rear, in a studio flat which projects out from the building the most. I will be seriously affected by light reduction. In my view the end property is too close to our plot.

16. Although the proposal looks very pleasing on the eye, I feel that there are **far too many properties on the plot** clearly designed to the minimum sq footages allowed by law, but to maximise revenue.

To summarise, I feel that this is far too small a plot of land to take this maximum amount of new properties proposed, which are incredibly small, to justify this amount of disruption to Lynton Grange residents and the surrounding area, plus ongoing access issues after completion, emergency vehicles and refuse collection/deliveries, in my view just doesn't work. [Email]

I wish to register my opposition to the proposal to build homes on the site of the garages at Lynton Grange N2. I am currently a resident of Lynton Grange.

The proposal suggests that the garages are underused, which is incorrect, as they are being used.

Additional housing on the site will have a very negative effect on the residents of the flats already here. There are currently not enough parking spaces for the present tenants, so any new residents would be in competition with us for the parking on our property. Especially as the parking that the proposal describes would not be enough for the new buildings.

Lynton Grange

Statement of Community Involvement - SCI

We also have a lot of wildlife, including endangered species which have been sighted nesting around the garages, such as hedgehogs, nuthatches, owl and woodpeckers. These would all be driven out by the proposed development.

Additionally, the building work itself will be a danger to residents as there is insufficient space for large vehicles to enter the site, and they will be travelling right past the front entrance along a very narrow path. They will also be going right outside the windows of some residents. [Email]

Squeezing this development into such a small space will inevitably have considerable repercussions for the existing residents of Lynton Grange and the properties in Twyford Avenue backing onto the site. These properties are likely to be affected by loss of light and privacy and increased noise. It will also exacerbate existing difficulties relating to traffic density and shortage of parking in the area. [Email]

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