

22 Braemar ave. N22 7BY

Objections to Braemar Avenue Development

Principle/Strategic Issues

The main thrust of the development is centred around community need. There would however appear to have been little or no communication with the immediate community such as myself living opposite the Church, or with TARA, the residents Association representing 70+ local households in the immediate vicinity.

The congregation appears to come from outside the area and travel by car to attend church causing existing parking problems to residents of Braemar Avenue such as myself. This existing disturbance currently evident is likely to be exacerbated in future should the development proceed as per current plans.

If community need is indeed central to the plans as submitted why doesn't this church backed development take the opportunity to address those more obviously in need via an affordable housing element or for example sheltered housing?

Overlooking

I live opposite the Church in Braemar Avenue, and I object to the balconies overlooking Braemar Avenue over three floors and particularly the roof terrace on the 4th floor which will severely compromise the privacy of our household which I can only see being preserved by having curtains drawn or blinds fitted to the windows on the front elevation of my house.

Overshadowing

I strongly object to the height of the development and the consequent overshadowing to my property. I would not expect to be placed at a disadvantage when compared to all the other terraced properties on my side of Braemar Avenue that have two story properties with sloping roofs at the front whereas my property will face a 4 storey building which will severely inhibit receiving sunlight from the west in the early part of the day.

The building is both too high and too close to no 1 Braemar Avenue, and adjacent properties on the west side of the Avenue and will cause detriment to their quality of life due to the imposing and overshadowing scale of the design.

Disturbance

Problems regarding excess noise from the church have been reported to the Council environmental services in recent years. The congregation that currently utilise the church arrive from outside the immediate neighbourhood mainly and by car causing existing parking congestion and inconvenience to residents of Braemar Avenue. The disturbance of people coming and going often late in the evening and the associated noise will only increase if the main entrance to the church is moved to Braemar Avenue. There will also be additional disturbance from the arrivals and departures of residents of what I consider to be the excessive number of 15 flats squeezed into the development.

Overbearing/Scale

My biggest concern is the sheer scale of the development, the width and depth but particularly the height which is quite out of keeping in comparison to the quiet Edwardian terraced avenue in which it will be located, and it will detract severely from the wonderful architecture of the church itself. The development is box like and angular in style and will be totally overbearing compared to other properties in the immediate vicinity – it will draw the eye away from, and detract from, the attractive architecture that currently exists in the avenue. This is particularly concerning given that the development is in a conservation area.

(It is interesting to note that in the plans the 4th floor appears to be less distinct in the drawings as though the developers wish to minimise the effect of the height of the building.)

The scale of the basement hall is excessive. I cannot perceive of the need or rationale for such a large space and particularly underground/basement? (The only rationale would appear that it allows the developers to maximise the number of flats above?)

Out of Character

The scale of the development comprising 15 flats and basement hall with balconies and roof terrace is totally out of character in the setting of a quiet Edwardian terraced avenue, and especially so as it is in a conservation area. The development should be a lot more sympathetic to existing architecture, in proportion, style and materials used.

Road Safety

I acknowledge that residents of the flats will not be allocated Haringey resident parking permits. Church visitors and visitors to the flats are however likely to utilise their cars as the main form of transport and congestion in the area will increase and the avenue will be much busier. I have concerns as there is sheltered housing for the elderly at the end of Braemar Avenue and the road is regularly used by the fire brigade and ambulances attending the sheltered housing in respect of emergencies and false alarms. The avenue is also a thoroughfare for students attending ~~Highlands~~ school.

Other comments

Heartlands

The notification of the development sent to me by the council was dated 24th January, but I only received it on 9th February which has severely limited the time I have had to consider the planning application and the (intimidating) number (80 +) of documents.

LG Marsh