

# LADDER COMMUNITY SAFETY PARTNERSHIP

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Planning, Regeneration and Economy  
Haringey Council  
River Park House  
225 High Road  
Wood Green  
London N22 8HQ

9 July 2023

## **HGY/2023/1554 - 636a Green Lanes, N8 0SD Demolition of existing building and provision of a part single, part two storey house**

I am writing to you on behalf of local residents in my capacity as elected Chair of the Ladder Community Safety Partnership (LCSP). The LCSP is an umbrella organisation containing hundreds of individual members, but also representatives of Neighbourhood Watches and Residents' Associations throughout Haringay Ward, including Green Lanes and Haringay Gardens. We are an independent group, although as our name implies, we work in partnership with many other key stakeholders to improve the quality of life for local people.

- (1) It is important to note that despite the address provided in the application, the property is entirely located in Haringay Gardens. As a result, consultation with residents in this small road has been poor to non-existent. This is highly regrettable and it is only by pure chance that they have become aware of this proposal.
- (2) Residents do not believe that the design positively responds to the character of the neighbourhood (Policy 2.1 Design and Character). In the proposed visualisation, Victorian terraces will be adjacent to what appears to be a rather brutalist first floor cube on a ground floor rectangle, which does not "relate positively to neighbouring structures ... to create a harmonious whole" (DM1Aa) or to "the locality" (DM1B). In short, it is not a visually appealing development which complements, and fits in with, its location.
- (3) I am informed by residents that the current owners were denied a change of use to residential for the current structure following a visit by LFB who pointed out that there are no escape routes via the rear, hence if a fire should break out at the front, residents could be trapped. From what I can see, there is still no exit via the rear, so please can you confirm that this has been taken into account?
- (4) Haringay Gardens residents are extremely concerned regarding parking and vehicle movement in the street during the build. Haringay Gardens is a small cul-de-sac consisting of only 17 houses. It is always busy with cars, and parking for residents and their visitors is at a premium, the problem added to by patrons of the cafes opposite; additionally, a new Asda will be opening in the vicinity during the build possibly adding more parking issues. It is extremely difficult at most times for a car to turn around in the street, let alone a lorry or large commercial vehicle. Concerns are that the road could be blocked for periods of time as a result of deliveries and building works.

- (5) If the council is minded to grant permission in any form, residents would request that a car free condition should be attached in line with the Council's Walking and Cycling Policy.

Thank you for your consideration of these comments.

Yours sincerely

Ian Sygrave  
Chair, LCSP