

Objection to Planning Application Ref: HGY/2026/1355

Polly Beverley - resident & owner

4 Woodside Cottages, Fortis Green, N2 9HE (locally listed)

As an immediate neighbour to the development site, I object to these plans in their current form.

There are material and relevant planning considerations that have not been fully assessed and this development, as it stands, would pose risk to, and have a direct and permanent harmful impact on my home of 20 years, 4 Woodside Cottages, a locally listed building within this Conservation Area.

The scheme attempts to optimise the site, yet I urge you to recognise that the sheer scale of these plans would create an oversized building with a mass not suited to this location. As such, the plans pose credible risk to a number of properties immediately surrounding this site, and crucially also to the residents, their visitors and all other people accessing these homes.

1. Harm caused by the proposed basement during any excavations and build.

- Risk to 6 Denmark Terrace
- ROAD SAFETY: Risk to public right of way which is sole emergency & residents access to 1,2,3 & 4 Woodside Cottages
- Risk to critical utility services supplying 1,2,3 & 4 Woodside Cottages

The structural risk to the home at 6 Denmark Terrace is well documented in the objections submitted by the residents of that address. I fully endorse all the concerns stated within their submission.

On a personal level, I have grave concerns that the plans have not given due care and attention to the risks and impact of the planned basement on my own home, and those of my immediate neighbours.

The pedestrian alleyway (a public right of way) which runs adjacent to the existing boundary wall of the Joinery and will run adjacent to the development's proposed new basement and boundary wall, is the ONLY way to enter and leave the locally listed homes at 1, 2, 3 & 4 Woodside Cottages.

All residents, visitors and deliveries use this pedestrian alleyway day and night. It is the only access for emergency services to all four properties. The waste & surface water drains, water pipes and (assumed) gas pipes & electricity services for all four cottages are all housed underneath this narrow alleyway.

These locally listed historical cottages are thought to have been built mid-late 1800s.

The Basement Impact Assessment does not consider the alleyway as being a point of access to the four residential Woodside Cottages, let alone the ONLY access, or to it housing our critical services.

- Point 3.1, incorrectly identifies the alleyway as 'the small access road of Denmark Terrace.'
- Figure 2.1 uses an incorrect OS Map image which depicts a non-existent building blocking the access to 2, 3 & 4 Woodside Cottages. If it existed it would block access to the cottages and therefore implies this route is not critical access to our homes.
- A 'wooden fence' has been labeled in the existing site plan, this is in fact a gate through which the right of way continues, giving the ongoing access to Woodside Cottages.

This is entirely unacceptable. The BIA must be considered invalid, or at least incomplete.

Credible risks to the structural integrity of our access and essential services are unmitigated due to the failure of the architect and planning consultant to have fully addressed the unique access arrangements of our homes and the critical infrastructure located beneath the alleyway in ANY of their documents submitted.

A full site based assessment of the integrity of the alleyway including accurate mapping of our critical services is an unavoidable requirement to be addressed.

Furthermore, the Construction Management Plan 5.13 refers to access for emergency services along Fortis Green (the A504) yet there is failure to state any such access arrangements to 1,2,3 & 4 Woodside Cottages and consider safety for this public right of way. The emergency exit for the Indian Rasoi restaurant (7 Denmark Terrace) also uses this alleyway.

Plans must ensure our narrow access is never at risk of collapse or closure, that our critical services are never interrupted through any sort of damage, and crucially, that all emergency services will have permanent access during any development of the site.

Whilst our locally listed homes are referenced in some of the submitted documents, the alleyway continues to be misrepresented across the various documents through inconsistent descriptions and inaccurate labelling. I am concerned that this fact in itself could misdirect planning officers' attention from the significance of this space;

In the Planning Design & Access Statement

- 2.0 fig 3 labels the alleyway as 'Denmark Terrace'. This is incorrect. Incorrect labeling is repeated throughout this document eg figs 30, 31, 32, 33.
- 2.2 describes the alleyway as a 'lane' leading to our locally listed cottages. But it does not name 1,2,3 & 4 Woodside Cottages. Neither does it give clarity that this is the only access point to our cottages nor that it is a public right of way.
- Fig 7 shows a 'wooden fence' - this is in fact a gate through which the right of way continues giving the ongoing access to Woodside Cottages.
- Fig 15 does provide you with an accurate photo of the alleyway and gate (previously labelled 'lane' and 'fence').

- 2.7 refers to the alleyway as 'a narrow lane which provides access to Woodside Cottages'. But it must be made clear that this is the only access.

In the Heritage Statement

- Fig 4 also mislabels the alleyway as 'Denmark Terrace'.
- Fig 14 repeats a depiction of a non-existent building blocking the access to 2, 3 & 4 Woodside Cottages on the incorrect OS Map. If it existed it would block access to the cottages and therefore implies this route is not critical access to our homes.
- Fig 15 refers to 8 Denmark Terrace - there is no such property.
- Figs 26 & 27 are not to scale and I feel give a misleading suggested width to the alleyway.
- Fig 28 finally refers to the alleyway accurately being labelled with 'Woodside Cottages'.

Note that the incorrect OS Map continues to be used throughout other documents within the plans.

Such inconsistency and inaccuracy in describing the immediate surrounding site is of significant consequence to planners decisions.

Point 3.15 of the Planning Design & Access statement states that during a pre-application advice meeting, 'officers confirmed that *'a new dwelling form with a basement level can be....supported'*'. However, until officers have been presented with accurate planning documents which include full details of this specific and unique narrow alleyway, with assessments to identify and mitigate for all credible risks of material harm to the infrastructure of the critical utility services and the essential access requirements for 1,2,3 & 4 Woodside Cottages, officers cannot make a fully informed and safe decision to grant permission for any form of planned basement.

Removal of the plan for a basement would immediately remove risks to our utility services. We would nevertheless need our emergency and daily access requirements to be acknowledged and stated clearly within a future Construction Management Plan and all other relevant documents.

I also have concerns that the Construction Management Plan and Construction Logistics Plan mark a delivery area for very large vehicles that would have a significant and disruptive impact on the flow of traffic on the A504 (Fortis Green), a busy bus route, on the exact site of a chicane where large vehicles already struggle to pass each other. This location also has high pedestrian use during site working hours (including school children and residents of Haringey's Clissold Close) whose safety needs must be prioritised and planned for carefully.

The plan for the basement could also have a significant impact on local groundwater conditions and the aquifers, which could have a damaging effect as far away as Coldfall Woods as well as the neighbouring properties of Twyford Avenue.

2. Harm caused by the current design of the rear elevation.

- OVERLOOKING: loss of privacy for neighbours in previously private areas.
- DISTURBANCE: noise intrusion resulting from new use of proposed terraces.
- OVERBEARING: scale will have an oppressive impact on surrounding houses & amenities.
- OUT OF CHARACTER: effect on the character and appearance of the area due to design & scale.

Whilst I am appreciative & pleased that the front elevation of the development has been designed to compliment the prevailing character of the Conservation Area as a response to the pre-application advice given, I feel strongly that the same cannot be said for the design of the rear elevation. It would therefore cause harm to my family at our home, and our current immediate neighbours.

The private gardens of locally listed 2, 3 & 4 Woodside Cottages are unusually all in front of the cottages, and therefore in direct northern alignment with the rear of the development site. They would be significantly overlooked. I invite officers to look at the layout of our special private gardens relating to the development site on Google maps for a quick, and very clear, accurate visual.

1, 2, 3 & 4 Woodside Cottages look at the rear of the site, as do the neighbouring gardens of Denmark Terrace. In addition some properties on Twyford Avenue will be affected, although I accept these are from a further distance.

The overbearing proposed scale, massing and design of the rear does not respect the scale and form of immediate adjacent properties and the wider Conservation Area. In its current form the design is out of character. It is neither sympathetic to the local character and history of the surrounding built environment, nor is it visually attractive. The new rear elevation needs to harmoniously blend with adjoining context, reflecting existing window patterns, and take account of locally listed buildings. Locally listed 1,2,3 & 4 Woodside Cottages all have their windows and garden amenities looking directly at the rear of the development and should have their historic distinctiveness and setting protected. The proposed rear elevation is not in keeping with local design and not a respectful, sensitive redevelopment. Additionally, basements are not a feature of existing houses on Denmark Terrace.

4 Woodside Cottages is the only home that has room windows and a front door oriented due south which are directly site facing (two downstairs and one upstairs). The sheer scale of the proposed rear windows and the proposed rear terraces, will directly and permanently cause a loss of privacy from overlooking, not only to our secluded & precious garden amenity, but also to our private rooms with the site facing windows. Please note our home was omitted from the Daylight and Sunlight report whereas 1,2 & 3 Woodside Cottages were all assessed yet we are the only property with site facing windows due south.

Issues of noise and disturbance arising from new use of the proposed large terraces and oversized windows, which would directly overlook our garden, must be addressed. Contrary to the current joinery noise from the site (which only occurs during working hours at ground level in a soundproofed appropriate building, without windows or doors opening to emit

sound in our direction), the scale of the elevated terraces will encourage outdoor use, at new times - evenings and weekends, so noise intrusion emitted from new residents in these new multiple dwellings would in fact increase from that with the current use, adding to the harm and detrimental loss of privacy especially when we are using our gardens. There is no precedent for elevated terraces on the rear of Denmark Terrace.

I would expect to see a redesign of the rear elevation that provides privacy and noise protections to the amenity of all existing neighbouring residents, reflects existing window patterns, contributes to the distinctive character of the Conservation Area while complementing the special characteristics of the locally listed buildings, and respects the established relationship between buildings and their visual hierarchy as stated in the pre-application advice meeting and referred to in 3.10 of the Design and Heritage section within the Planning Design and Access Statement.

In the same document, section 5.9 states that 'All of the proposed units will exceed minimum space standards', which confirms that the design can be scaled down. Any new design plans must relate positively to the form and scale, and massing of the prevailing site, not causing the harm described above.

The current phone lines for 1,2,3 & 4 Woodside Cottages are located on the current building on the development site. These need to be addressed and accommodated in future development plans.

I note that the location of the proposed office door would add pressure to the already high use of the alleyway.

In summary, I am very supportive of a residential development at 6A Denmark Terrace by the owners, especially as it will provide necessary housing, however I cannot support the design plans in their current form for the reasons described above.

Please also note that 1 Woodside Cottages is a rental property and currently vacant - absence of comment from this address must not assume no negative impact on any future residents living there.