

FAO John Kaimakamis

Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

8 February 2024

Dear Planning Committee Members,

Matters for consideration regarding HGY/2023/3250

The Gardens Residents Association (GRA) was established in 1999 to represent the views of residents in the “Gardens” estate, N4¹. As such, and given the impact on our members (especially residents on Warwick Gardens), we have significant and ongoing insight into how the plans have developed. I reattach, for reference, our response to HGY/2022/1833, which remains relevant to this application for reserved matters seeking approval of appearance, landscaping, layout and scale in respect of Phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HGY/2022/1833.

We would like to draw the Committee’s attention to a small number of overarching points, before raising specific questions and requests in relation to further planning conditions for the St Ann’s development.

Overarching points:

1. According to the list of consultees on the Haringey Council website, neither Chestnuts Primary School nor Warwick Gardens residents were notified of this consultation, despite roads and institutions further away (e.g. Cornwall Road, Penrith Road and other local primary schools) being notified. This is a significant oversight, especially given the considerable concerns these groups have previously raised with the proposals. **It would be helpful to understand what process has been undertaken to arrive at the list of non-statutory consultees and why these groups have been left off.** Related to this, the “extensive pre-application consultation” mentioned in the application regarding the site relates primarily to the hybrid masterplan stage, as acknowledged in this application. It should be noted that in total only eight consultation responses were received for the specific consultation on phases 1b and 2 of the development.
2. The Environmental Impact Assessment (EIA) referred to for phases 1b and 2 of the development does not mention any impact on school children, especially at Chestnuts Primary School, as distinct from other users. This is despite significant concerns being raised

¹ Warwick, Stanhope, Rutland, Roseberry, Chesterfield, Kimberley, Cleveland, Doncaster and Portland Gardens. We represent both tenants and owner-occupiers, and work closely with our local councillors, Haringey Council officers, Safer Neighbourhoods Team (police) and other local organisations and community groups. The GRA created the award-winning Community Garden in Doncaster Gardens, and holds a number of community events throughout the year to connect residents, as well as undertaking vital ongoing work with the council, police, developers and others to protect and maintain our streets.

at the hybrid application stage about the impact on this group, and on residents of Warwick Gardens. **We request that a new EIA is undertaken, including the impact of dust and sound on this group.** Alternatively, we would request that Peabody works with Chestnuts Primary School to understand what additional mitigation can be put in place, in the form of soundproofing or other works in the early years playground to mitigate the impact of the sound and dust from the development on this group (e.g. new tree planting or hoardings at the perimeter of the school).

3. The Daylight / Sunlight assessment notes that 5 proposed windows at 67-109 Warwick Gardens would experience a noticeable reduction in VSC levels, in breach of BRE guidelines. **We request that specific in-person consultation takes place with affected residents to ensure that they consent to the proposed development.**

The following points relate specifically to the matters under consideration of appearance, landscaping, layout and scale in respect of phases 1b and 2 of the site pursuant to Condition 61 of Planning Permission Reference HGY/2022/1833.

Specific issues:

High quality design and landscaping – Responding appropriately to landscape and heritage opportunities to deliver a high-quality scheme.

4. We note that the design of the new buildings does little to add visual interest or reflect the heritage of the area, especially above ground floor level.
5. Regarding public realm, there is little to add visual interest or reflect the vibrancy of the area and creative legacy of Seven Sisters/Hermitage and Gardens. For example, there are no examples of public art, interactive public realm, and most importantly wayfinding, both at the site and surrounding area, noting that there is a condition requiring full details of hard and soft landscaping including play equipment, boundary treatment, wayfinding signage etc. This is especially relevant to the new South-West entrance of the site, and the road along Stanhope Gardens to Green Lanes, which will be a key thoroughfare for residents of the new development.
6. **We request that a specific planning condition is introduced to require both the external entrance to the South-West link (as it is known) and the Community Garden at Doncaster Gardens to be relandscaped (in consultation with the community) so that these key sites tie into the visual identity of the new St Ann's development.**

The enhanced and enlarged SINC – Resulting in increased habitat creation in a protected space.

7. We have concerns about the potential for the proposed path through the SINC to become a hotspot for anti-social behaviour, drug taking and crime. **We request that a planning condition is put in place to require the St Ann's Development, and the SINC specifically², to achieve "Secure by design" Gold standard. We would request further consultation with the DOCO and local police regarding what more can be done to 'design out' crime at the South-West corner of the site.**

The provision of new publicly accessible open space – The creation of new public spaces throughout phases 1b and 2.

² given there is no passive surveillance and proposed low levels of lighting to protect ecology

8. We note that there is extremely limited provision for play space for over-12s as part of the new development. In fact, it is not clear that there is any provision for over-12s as part of the development at all. We note that the applicant has stated that Chestnuts Park is nearby, however, Chestnuts Park also has no specific play spaces for over-12s, and in any case is not appropriate without new investment. We note that the masterplan for Chestnuts Park has been delayed, which may have included some appropriate sports facilities (although this in and of itself is **not** a substitute for dedicated play spaces). **We request a new planning condition requiring the provision of specific play equipment for over-12s through redesignation and redesign of some of the existing public realm in the St Ann's site, as well as specific new investment in Chestnuts Park (working with the Friends of Chestnuts Park) to create a new play space for older children and fully renovate the existing play area.**
9. **We request that a planning condition is put in place to require the St Ann's Development, and the 'Town Square' at the South-West corner of the site specifically, to achieve "Secure by design" Gold standard. We would request further consultation with local police and the GRA regarding what more can be done to 'design out' crime. As a minimum this should be well lit and carefully planted to avoid shadowy corners, with clear lines of sight and CCTV provision (CCTV was required by the design team's earlier discussions with the designing out crime officer).**
10. We would note that despite only recently starting on site, there has been an uptick in crime directly related to the development, with theft of items from the site via access from gardens on Warwick Gardens. Seven Sisters (adjoining ward) is a 'High Harm' area. **Proposals for the reserved matters should be reviewed and revised to address multiple design features that are likely to become new 'hotspots' for crime.**

New routes and enhanced permeability – High-quality connections and entrances into the scheme.

11. The design of the current entrance to the Peace Garden feature of the St Ann's site is extremely narrow, and smaller than the "auxiliary" entrance opposite Chestnuts School. It's not clear that this meets the aspirations of the original design. **We request a new planning condition requiring the widening of the proposed access between the Peace Garden and Chestnuts Park.**
12. The new entrance at the South-West corner of the St Ann's site has the potential to be a significant thoroughfare for pedestrians, cyclists, and also mopeds seeking to access the St Ann's site. It is important that the design and lighting of the "corridor" is appropriate, and we would also note that the external entrance (for which no clear designs have been provided) is extremely important for the delivery of a safe, well-lit, and crime-free site entrance. This is especially important as this is the key link to Green Lanes from the site. The corridor should have ANPR CCTV to avoid misuse. **We request that a planning condition is put in place to require the St Ann's Development, and the "South-West corridor" of the site specifically, to achieve "Secure by design" Gold standard, and ANPR CCTV is installed on that corner / corridor.** The design of the corridor should be reviewed following discussion with the police to achieve Gold standard.
13. As noted above, the design of the outer perimeter of the Warwick Gardens link is important, not just for landscaping and tying it into area, but also making it safe for residents and encouraging use. **We request that a specific planning condition is introduced to require both the external entrance to the South-West link and the Community Garden at Doncaster Gardens to be relandscaped (in consultation with the community) so that these key sites tie into the visual identity of the new St Ann's development.** In addition, we would welcome Peabody's support regarding a network of wayfinding "tree trails" leading from the

St Ann's site, in line with StAGS vision, and following the design of the "Urban Arboretum" on Sussex Gardens.

14. Similarly, the design of the outer perimeter at the new entrance opposite Chestnuts Primary School and road-scaping is also very important. We request that the council commit to redesigning the area around Chestnuts Primary School, including moving bus stops and improving road safety as part of any new civil works (e.g. introduction of cycle lanes) on St Ann's Road in line with Haringey's Streetspace Plan. The pavement on St Ann's Road should be widened with the new cycleway implemented, as shown on the visualisations in this application. The St Ann's streetscape design should be developed as a co-design project with local residents and key stakeholders, including the Friends of Chestnuts Park and Chestnuts Primary School as a minimum.

The GRA strongly supports the development and welcomes Haringey Council's commitment to prioritising affordable housing in Haringey. As a local residents' association whose members will be significantly impacted by the development, we have always sought to engage positively with developers and support the development of the St Ann's site. Thank you for your consideration of the above points.

Yours Sincerely,

Amit Kamal

Chair, Garden Residents Association.

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