

The Bounds Green & District Residents' Association Objection to proposal HGY/2023/3192 Demolition of existing Church Hall and redevelopment to provide a 4 storey building of residential units, a new church hall and facilities.

PRINCIPLE

This is a change of use from Church Hall to private housing.

No social housing, affordable housing, flats for independent elderly or accessible or sheltered accommodation is being offered. The community room for rental is of no benefit to the local community since St. Michael's Church Hall is available to rent.

There will be no benefit to people who presently live in the local streets.

OVERLOOKING

Windows and balconies of the proposed development will overlook windows and gardens in Braemar Avenue and Cornwall Avenue leading to loss of privacy.

OVERSHADOWING

The development will be too high and too close to number 1 Braemar Avenue. It will overshadow the patio and cause loss of light to the rooms at the rear. It will restrict light to other gardens in Braemar and Cornwall Avenues.

DISTURBANCE

There are serious concerns about noise from the church. Complaints have been put into Haringey Environmental Services and noise abatement notices were served. The proposed Community Hall could cause more problems with people coming and going late into the night.

OVERBEARING

The proposed development is too high and too large and would dominate the church and houses in the surrounding streets.

OUT OF CHARACTER

The development takes no regard of the pattern, rhythm and details of the street scene. It uses different materials to those of the existing terraced housing and does not reflect on their design.

Mick Gerrie

Chair BG&DRA