

Planning Service

19 FEB 2024

6th Floor, River Park House 225 High Road

Wood Green

15th February 2024

London N22 8HQ

Case Ref: HGY/2023/3337

We strongly object to the proposed building extension of Spring Lane Care Home by Springdene, a further extension to a luxury accommodation which will impact adversely on the surrounding and neighbouring residents and care home residents.

The existing open space to the rear of Spring Lane care home is currently car park and gardens and allows for suppliers and deliveries, refuse and other waste collection, and for staff car parking. This is the only remaining space to Firemans Cottages residents from the overbearing and dominating structure of Spring Lane Care Home and Delphi Court.

This proposed development, given its height and the proximity to the Firemans Cottages and Spring Lodge result in particularly 4 and 5 Firemans Cottages and directly 8,9 and 10 being entirely overlooked. This is not only to gardens but rooms and bedrooms which are above the boundary wall height. This proposal will not only result in the properties being completely overshadowed but will result in a loss of privacy as well as being subject to increased light pollution from the extended building as well as noise nuisance, 24 hours a day, 7 days a week.

The outlook for the residents 8,9 and 10 Firemans Cottages would be severely impacted by the new development, with Delphi Court and the existing Care Home already overshadowing and enclosing the properties. Any further development of the size and design would result in even greater encroachment and greater loss of outlook, privacy and peace and quiet enjoyment of our homes. Previous planning permission for Jubilee Lodge, at the end of Spring Lane, to be built to three stories was rejected, due to unacceptable loss of sunlight to Firemans Cottages.

The proposed development on the existing open space currently housing the garden and car park area facilitates food, supplies, deliveries as well as laundry and waste collection and staff car parking. This is the only remaining space Firemans cottages have from being overlooked and overshadowed by the existing Care Home building and Delphi Court. By removing this space removes turning space for the deliveries and collections and will result in delivery/collection vehicles either reversing the entire length of Spring Lane from Fortis Green or vice versa. This would mean that all deliveries and collections would be reversing the length of Spring Lane, adjacent to Firemans Cottages.

In addition to the noise nuisance and the increase in delivery vehicles with the increase in the proposed Care Home capacity, will cause additional risk to the historically significant wall bordering Firemans Cottages and Spring Lane. Further more, Spring Lane is a narrow, single lane already overburdened by large delivery vehicles to the Care Home. This proposed extension and the Care Homes increased capacity will also increase private users visiting residents, endeavouring to park in Spring Lane, further adding to the noise and light nuisance to all Firemans Cottages and Spring Lane residents.

In addition the proposed move of the entrance from the front of the Care Home on Fortis Green, to the side on Spring Lane would create further noise and disturbance to residents by the increase in footfall activity from: visitors, staff as well as others (doctors or emergency services) accessing the building at all times.

The size and scale of the proposed development is out of keeping with the properties not on the main road, and is dominant and oppressive in its impact on the surrounding area. The height and size of the building towers over neighbouring cottages, which would not be resolved by the addition of further large buildings.

The character may largely be in keeping with a number of buildings on the main road, Fortis Green road front, which are all residential. The proposed new building however, completely dominates

and overwhelms the cottages both Tetherdown cottages and Firemans Cottages and Spring Lane. Furthermore the proposed new accommodation does not address the overall needs of the local community; is not as identified, for the "social good" as in reality, it will provide luxury accommodation to a very select few who would be able to afford such accommodation, already adequately accommodated by a large number of private care providers in a surrounding 3-5 mile radius.

The addition of cycle parking to mitigate for the loss of the car park is unlikely to feasibly meet staff needs; care staff are notoriously poorly paid and as such the majority are unlikely to live in the immediate local area. Given long shifts, staff working hours and the fact that Muswell Hill is by definition a hill, staff are unlikely, as now, to use cycles to get to and from work with or without additional parking. As now, staff can be seen parking their cars in Spring Lane and the car park, as local off street parking is not feasible due to the restrictions.

Points raised in the June 2021 Appeal Decision remain valid and as such rejection of this proposal and application. That is,

1. The character and appearance and the Muswell Hill Conservation Area (MHC)

The current outlook from 4,5, 8,9 and 10 Firemans Cottages and Spring Lodge is to largely open spaces eastwards, including the back on Tetherdown hall and its cottages. The WSP Heritage Impact Statement (on behalf of Springdene), Tetherdown Hall and its cottages are locally listed and we currently benefit from their appearance- a rare survival locally.

Spring Lane argues that the updated proposal will not be "overly dominant" and will not overly curtail public views from Spring Lane. We strongly disagree as the views that we now have from our homes would be blocked by the new building. Our properties and those of Spring Lane would be materially overshadowed and degrade the outlook from our windows and gardens facing east. WSP admits that the view will be obscured further down Spring Lane but in its view the "significance" of these changes is low. Maybe to WSP this is insignificant, but as residents, this Impact is major. This is also a gross understatement and ignores the reality and the significant impact of the views.

2. Harm vs benefits of the new proposal

We believe that the level of harm caused by the building will be high, not minimised by the overall design of the building and is not mitigated by the benefits that Springdene claim i.e:

Increased provision of new care accommodation to meet need

- the level of new accommodation to be provided is negligible and in all reality will provide luxury accommodation for a limited and select few.

The claims that there will be "improvement to care provision on site for new and existing residents"

- other than physiotherapy facilities, no other evidence has been provided that this will result from the new development. No additional staff resources and no other tangible benefits for care provision have been identified. The impact however, of at least a years' work on the buildings will be at the detriment of existing residents all round living through the works.

Job creation

- no evidence has been evidenced that the new accommodation will result in greater

employment in the care home or local area. Under the "Employment section of the Application for Planning Permission Form 13th December 2023 (PP-12417349) Springdene has stated that there will be no increase in the number of employees at the care home following the new build.

- As such, we believe that the negligible benefits on the development do not outweigh the harm to the local community and the loss of privacy and enjoyment of the surrounding neighbours.

Furthermore, a complete assessment of the impact is not provided which raises significant concerns regarding:-

- The External Daylight and Sunlight Study is not based on up to date analysis of the site. The report provided by Springdene is not fit for purpose as (page 6 of the report) states it was

based upon a site visit on 20th September 2019. The dates on analysis of annual probable sunlight hours and vertical sky component analysis are stated to be on 29th September 2023. - The height of the proposed new building in relation to surrounding cottages and how it would compare to the height of all the houses of Firemans cottages is not provided.

-There is no assessment of the impact the proposed construction, including the proposed basement, on neighbouring properties and the wall bordering Firemans Cottages and Spring Lane, which is of historic significance.

We may only be the little people in this process, whose voices more often ignored, but this is our home and we are still entitled to peace and quiet enjoyment of it without being overlooked, over shadowed and enclosed.

Signed

WF Jeeves MLM Jeeves

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Muswell Hill

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