

DETAILS :

Mr Brian King
6 Hatherley Gardens, Crouch End, N8 9JH

COMMENTS :

The proposed design for the Hornsey Town Hall gardens provides with significant concern for the me (and the other residents on Hatherley Gardens). These are namely :

- **Overlooking - The proposal would lead to previously private areas being overlooked.**

The previous trees have been removed and now there is open area – soon to be public directly behind the Hatherley Garden properties. The key point here is that the Hatherley Garden properties are now completely exposed to the public space of the Townhall garden. From the raised flower bed to top of the wall is only 130cm behind my property – further along I estimate this as 75cm behind 10 Hatherley Gardens (also contributing to this is that the TownHall Garden level has been significantly raised since 2019 – I would estimate this to circa 1 m). Not only will this mean there are direct views into residents' back gardens and properties, but the security aspect is key. I have already had a break in at my property, which was the burglars accessed from the Townhall garden (Police reference 2815027/23 dated 9th June 2023). This is directly due to FEC/Ardmore development and will only get worse when the Town Hall garden opens (in the scenario without a proper boundary).

I met with Haringey Council Planning Department (Mr Dean Hermitage) and FEC Project Director (Mr Nick Poon) in January 2020. They agreed that there would be appropriate boundary between the planned Town Hall gardens and the Hatherley Garden properties to ensure that there is no overlooking and overshadowing issues. This would be in the form of a border of "betula pendula fastigiata" with an accompanying trellis. This would be above the current height of the boundary wall. Unfortunately Ardmore/FEC have ignored this agreement and now the only option I have is to formally object to the current plans.

§ Overshadowing - The height or closeness of the development would be such that unreasonable overshadowing would occur.

As above for the overlooking comments.

§ Disturbance - There would be unacceptable intrusion in the form of noise nuisance, general disturbance, odour, etc.

I have no information of the opening hours of the Hornsey Town Hall gardens. Considering the proximity to Hatherley Gardens properties' the noise nuisance and general disturbance needs to be taken

into consideration for the opening hours. What are these ? I do hope that the Town Hall gardens are not open in the evening to lead to anti-social behaviour in the middle of a residential area.

GENERAL COMMENTS :

The development is now reaching its 5th year of construction (July 2019). The impact to the general area and residents has been huge and FEC/Ardmore have been less than helpful throughout (exception being the agreement in January 2020). FEC/Ardmore need to address the real, and substantive issues that they are proposing to impose on the residents of Hatherley Gardens in terms of security issues, direct overlooking, overshadowing and general disturbance. I do expect that Haringey Council to protect the local residents' rights here and ensure that FEC/Ardmore adhere to the appropriate planning regulations and guidelines.

Regards

Brian King

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