

Timothy Earle
Flat 2, 357 Alexandra Park Road
London
N22 7BP

29/07/2024

31 JUL 2024

Reference Planning Application.

HGY/2023/2584

13 Bedford Road, Wood Green, London, N22 7AU

To whom it may concern, I am owner and resident of Flat 2, 357 Alexandra Park Road N22 7BP, the building next to the proposed development. 357 Alexandra Park Road comprises of 4 flats who's east elevation will face the proposed development. Our building is home to 4 families comprising of 8 Adults and 6 children.

In this letter I will outline my objections to the application, some of which impact my building directly, others that impact the area generally.

In summary, based on the reports and drawings provided by the developer for the planning application, I am objecting on the grounds of impacts to:

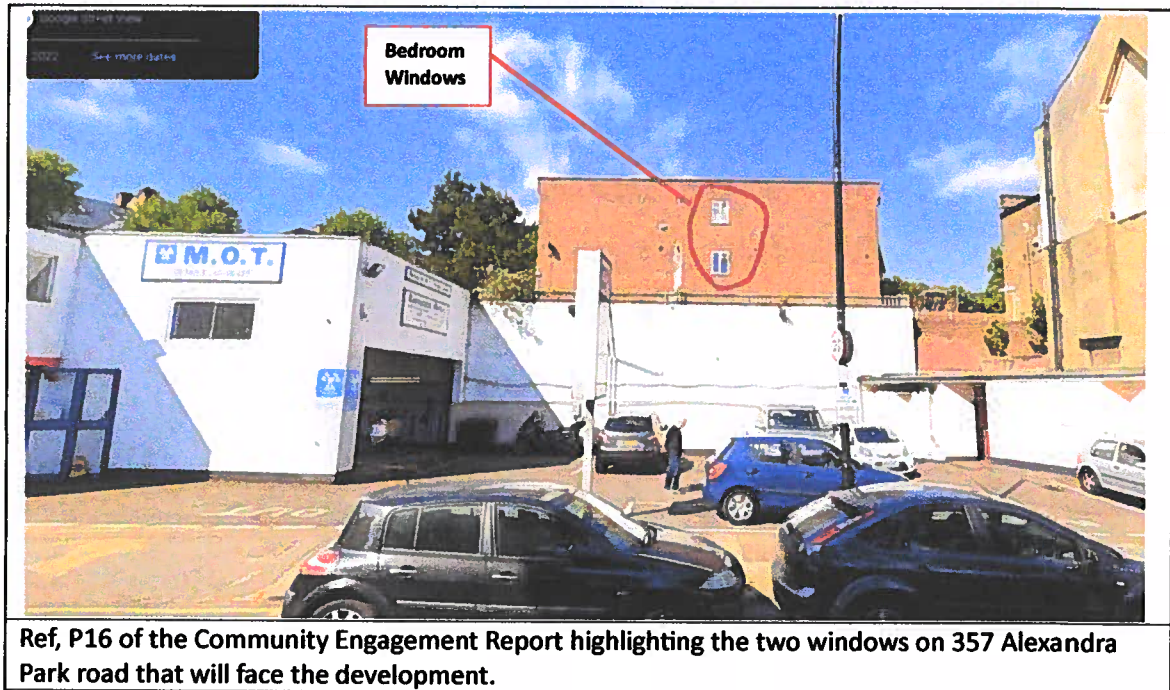
1. **Privacy of the occupants** in Flat 2 and 4 of 357 Alexandra Park Road as there is **significant overlooking** into two bedrooms on the east elevation.
2. **Loss of Daylight** to 357 Alexandra Park Road and 8-10 Bedford Road, as the development and its position will significantly block a large portion of the sky for both buildings limiting sunlight. It will also create additional **overshadowing**.
3. **Noise generated** by the building due to roof mounted plant enclosure
4. **Outlook**, the large building size will create an **overbearing** influence on the surrounding properties. In my opinion it will result in an unduly oppressive living environment for existing and future residents of the surrounding buildings.

In this document, I will provide a detailed reasoning for each aspect of my objection.

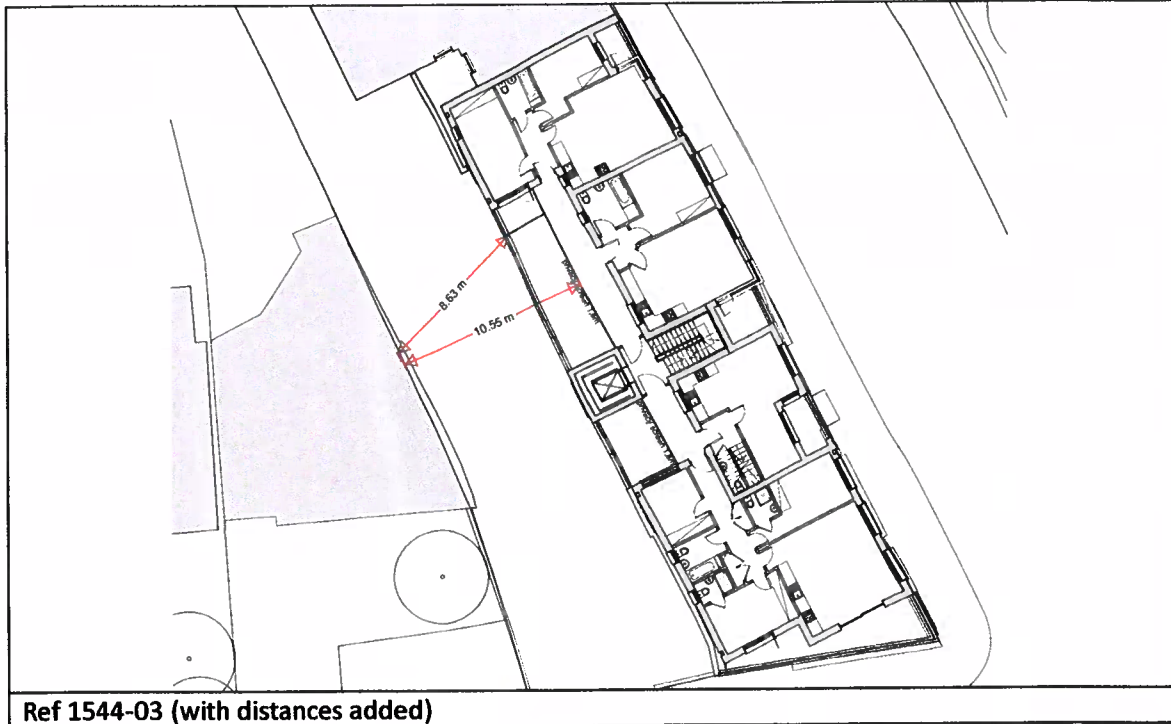
Timothy Earle BEng(Hons) MSC

1. Privacy.

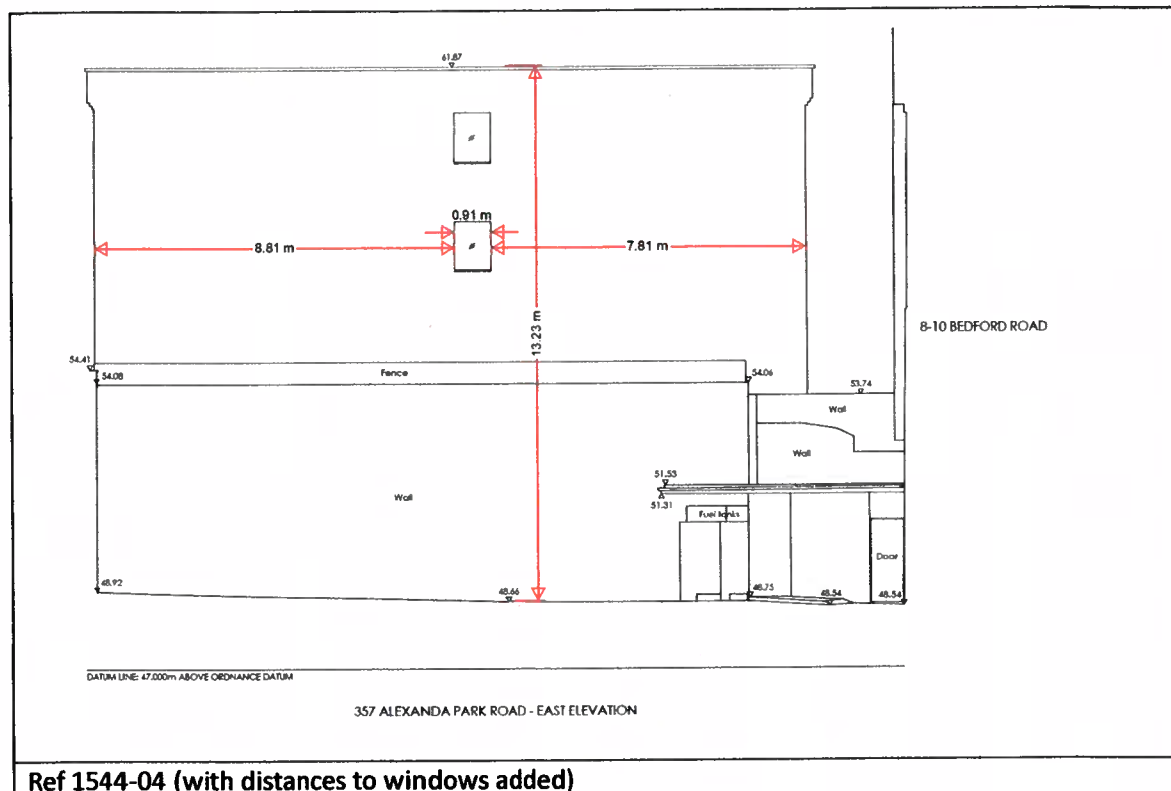
- Following the community consultation, I emailed the developers raising concerns about privacy and light as our flat and flat 4 directly above, have bedrooms that directly face the proposed development. (*Note, the developers believed these rooms to be non-habitable when questioned at the consultation*)



- P18 of the Engagement Report states that steps have been taken to address these concerns with obscured windows and privacy screens. **Unfortunately, there are still a number of locations where overlooking still exists.**
- With reference to Drawings Floor Plans as proposed 1544-05A and 1544-06A, windows on flats 1, 4, 5, 7, 8, 10, and 12 and balconies of flats 1, 5, and 8 perpendicular to the west site boundary **are not obscured** leaving views towards bedrooms of 357 Alexandra Park Road. *Please see Appendix.*
- Additionally, Distances between the buildings are very low as highlighted in the annotated diagrams below this makes privacy a greater concern for our bedrooms. The shortest distance from the balcony to the window being **8.63m**

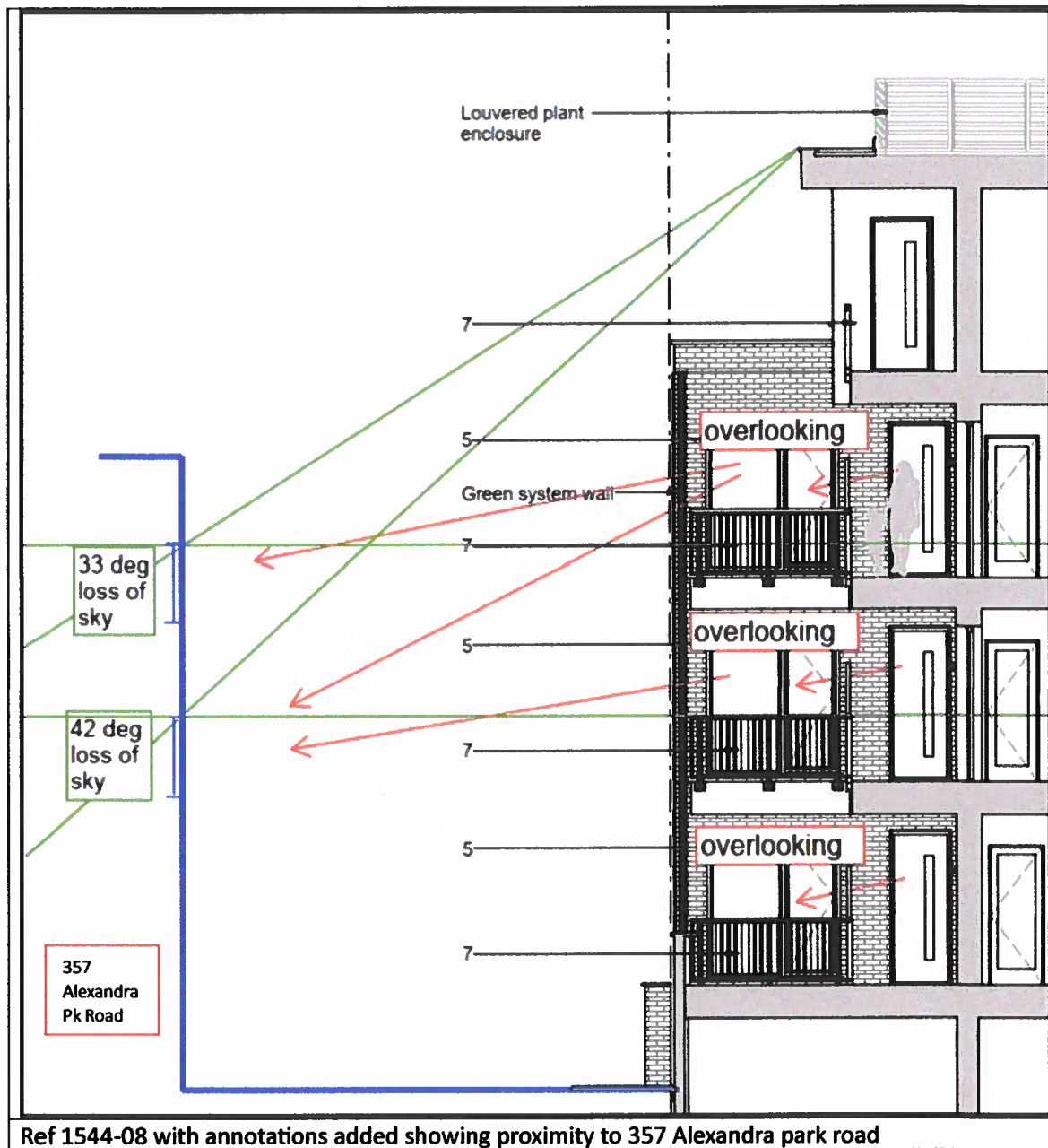


Ref 1544-03 (with distances added)



Ref 1544-04 (with distances to windows added)

- Due to the height of the proposal and number of storeys and proximity of the building, there would be a number of angles that it would be possible to view directly into bedrooms of flats 2 and 4.



2. Loss of Light 357 Alexandra Park Road

With Reference to the Daylight and Sunlight Assessment,

- There was no pre-development analysis of the two-bedroom windows (window 04 and 09 in the document) of the side elevation of 357 Alexandra Park Road which face the development.
- The Post development VSC values for those windows fall well below the target 27% as highlighted in red below:

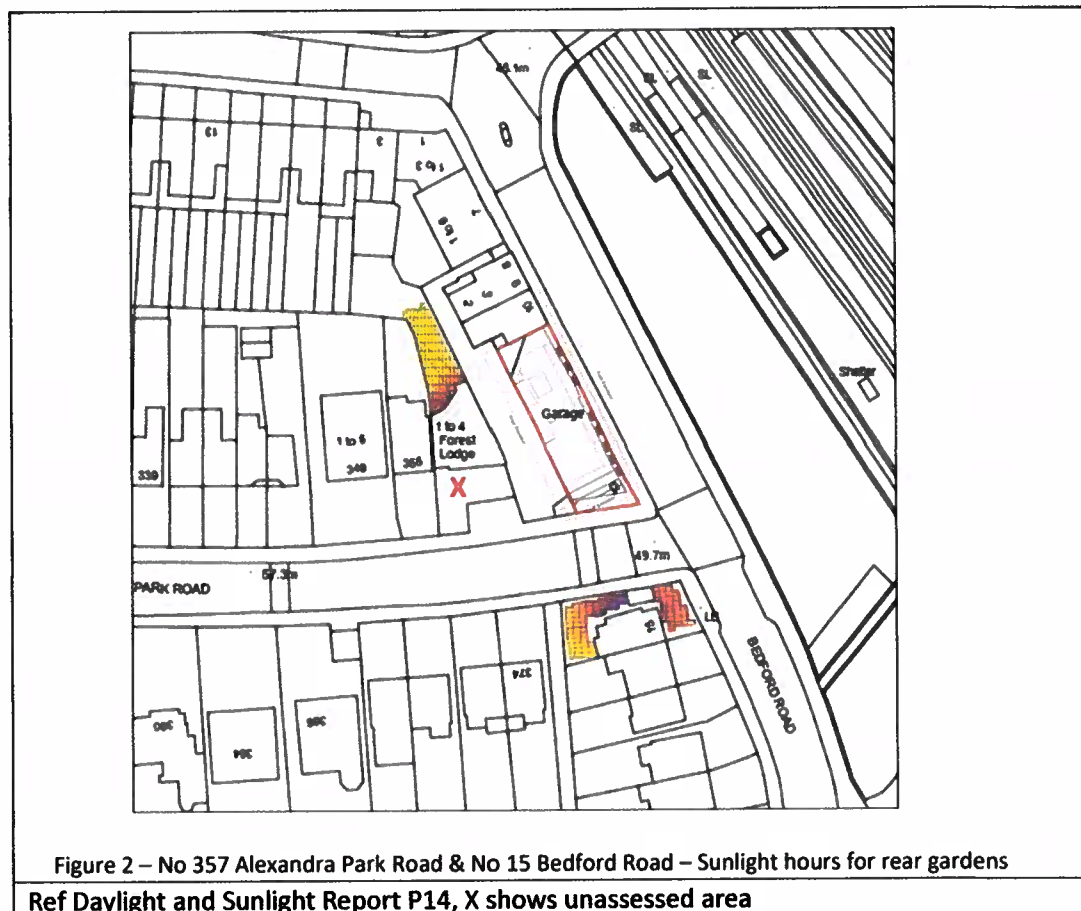
Table 2 – Vertical Sky Component for neighbouring properties, Pre & Post Development						
Vertical Sky Component		Pre development	Post development	VSC after Proposal	Difference	Comments
Assessed neighbouring property:	Window no.	BRE VSC %	BRE VSC %	>27		
No 357 Alexandra Park Road	Ground Floor					Negligible Impact
	Win01(front elevation)	28.2%	28.1%	Yes	0.1	
	Win02(front elevation)	28.2%	28.0%	Yes	0.2	
	Win03(front elevation)	28.2%	27.9%	Yes	0.3	
	Win04(side elevation)		11.7%	No		
	Win05(rear elevation)	28.5%	28.2%	Yes	0.3	
	1 st Floor					
	Win06(front elevation)	29.0%	29.0%	Yes	0	
	Win07(front elevation)	28.6%	28.7%	Yes	0.1	
	Win08(front elevation)	28.5%	28.7%	Yes	0.2	
	Win09(side elevation)		19.2%	No		
	Win10(rear elevation)	29.1%	28.9%	Yes	0.2	

Ref Daylight and Sunlight assessment P9.

- Windows 07 and 08 on the front elevation gain in VSC post development which doesn't make sense considering the VSC does not include reflected light (Page4) and considering the size and location of the proposal a reduction would be expected. This suggests an error in the analysis or the model supplied for analysis.
- From March and through the summer months, we have an unobstructed view to the horizon of the sunrise through bedroom windows 04 and 09 side elevation, along with windows 1-4 and 6-8 on the front elevation. *(this is evident when looking at current google map street views from Alexandra Park Road or Bedford Road)*
- The unobstructed morning sun will be significantly impacted as windows 04 and 09 will be entirely blocked by the development and with a significant loss in sky viewing angle for both windows as shown earlier.
- It is therefore difficult to accept that we will receive 371.5h sunlight hours (ref. P12 in the report) per year based on our current unobstructed views.
- Considering the errors highlighted in the data, and the poor VSC score for windows 04 and 09, I would consider the analysis to be incorrect with respect to impact.

Overshadowing

- The Overshadowing analysis didn't make any assessment of the front Garden of 357 Alexandra Park Road which is also amenity space (marked **X** on the pic below)



- Although the report states that the BRE targets are met, there is no before and after assessment of the overshadowing to help determine the impact of the proposal.
- The area showing overshadowing in the garden of 347 Alexandra Park Road is on our patio and decking area, a key amenity area as used routinely by all 4 flats.

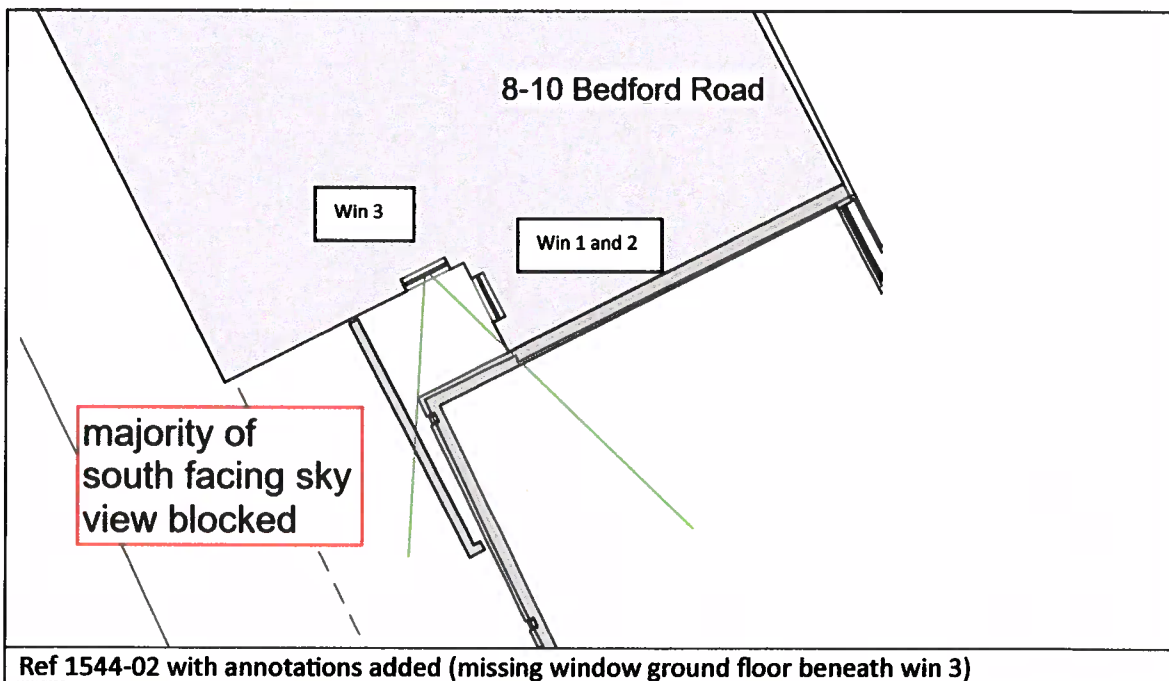
Loss of Light 10 Bedford Road

With reference to the Daylight and Sunlight assessment:

- The assessors have not included all the windows that will be affected and missed a ground floor side elevation window on 10 Bedford Road (this window sits directly beneath Window 3)
- VSC Figures for windows 1 and 2 show an improvement in VSC post development which as before suggests an error in the analysis or the model supplied for analysis!
- The windows 2-4 and the missing window in the analysis, post development are largely blocked as shown in the annotated diagram below. It is difficult to see how they will receive any light post development???

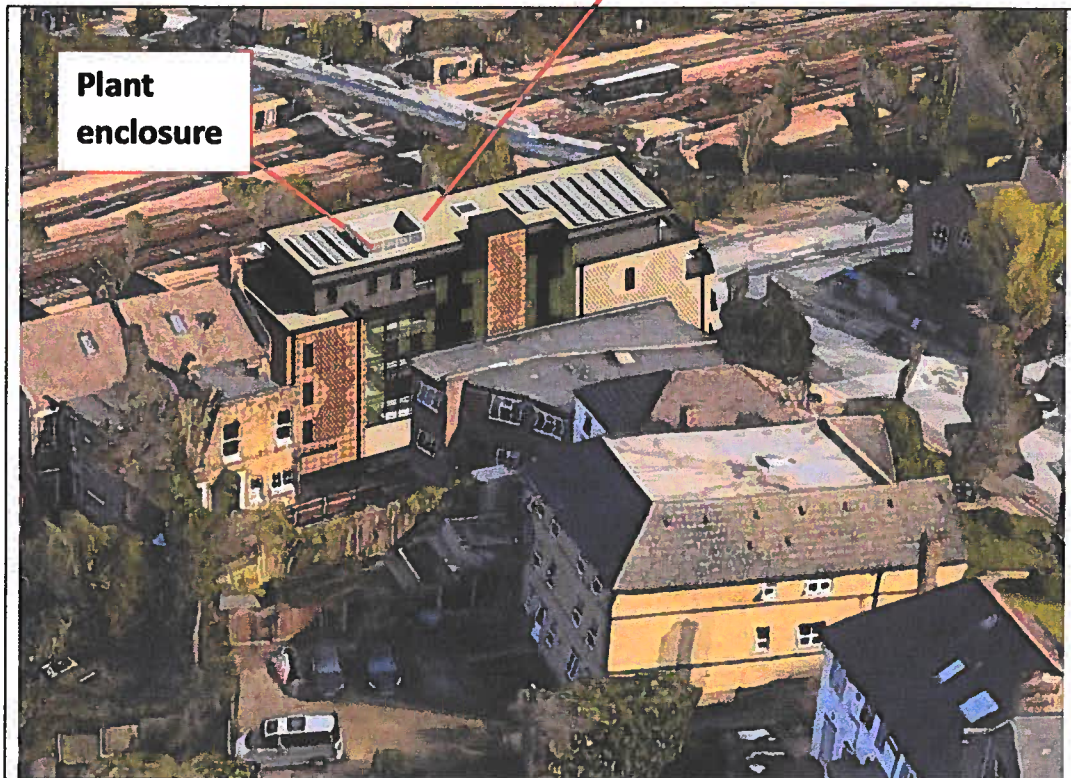
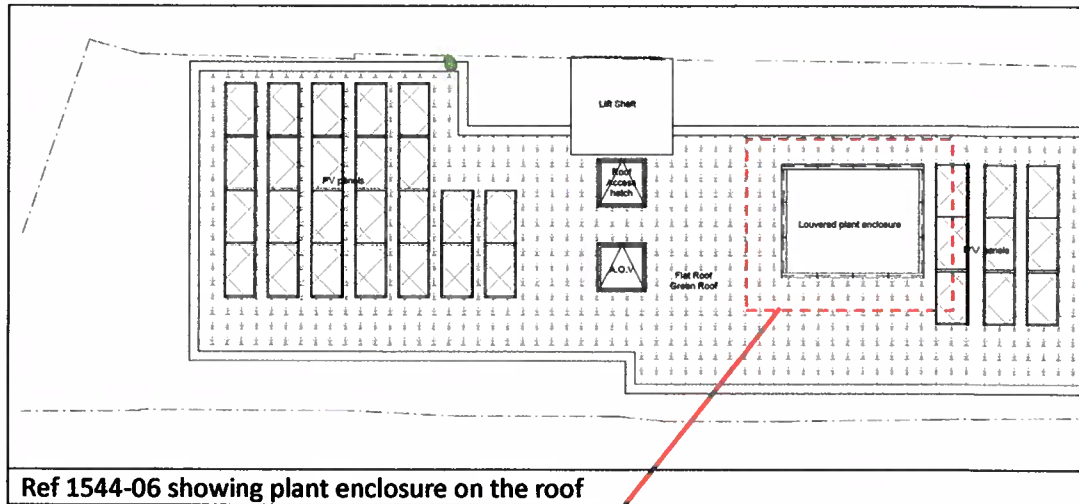
Table 1 – Vertical Sky Component for neighbouring properties, Pre & Post Development						
Vertical Sky Component		Pre development	Post development	VSC after Proposal	Difference	Comments
Assessed neighbouring property:	Window no.	BRE VSC %	BRE VSC %	>27		
No 10 Bedford Road	Ground Floor					Noticeable impact for 2 windows
	Win01(rear elevation)	13.3%	13.6%	No	0.3	
	1 st Floor					
	Win02(rear elevation)	19.4%	19.7%	No	0.3	
	Win03(side elevation)	27.8%	18.9%	No	1.1	
	Win04(side elevation)	27.1%	16.9%	No	10.9	

Ref Daylight and Sunlight Report P9 showing an increase in VSC post development???????



3. Noise

- Referring to the conclusion of the Energy and Sustainability statement p26, the development proposes the use of Airsource heat pumps. The plant enclosure has been indicated on the plans for the roof:

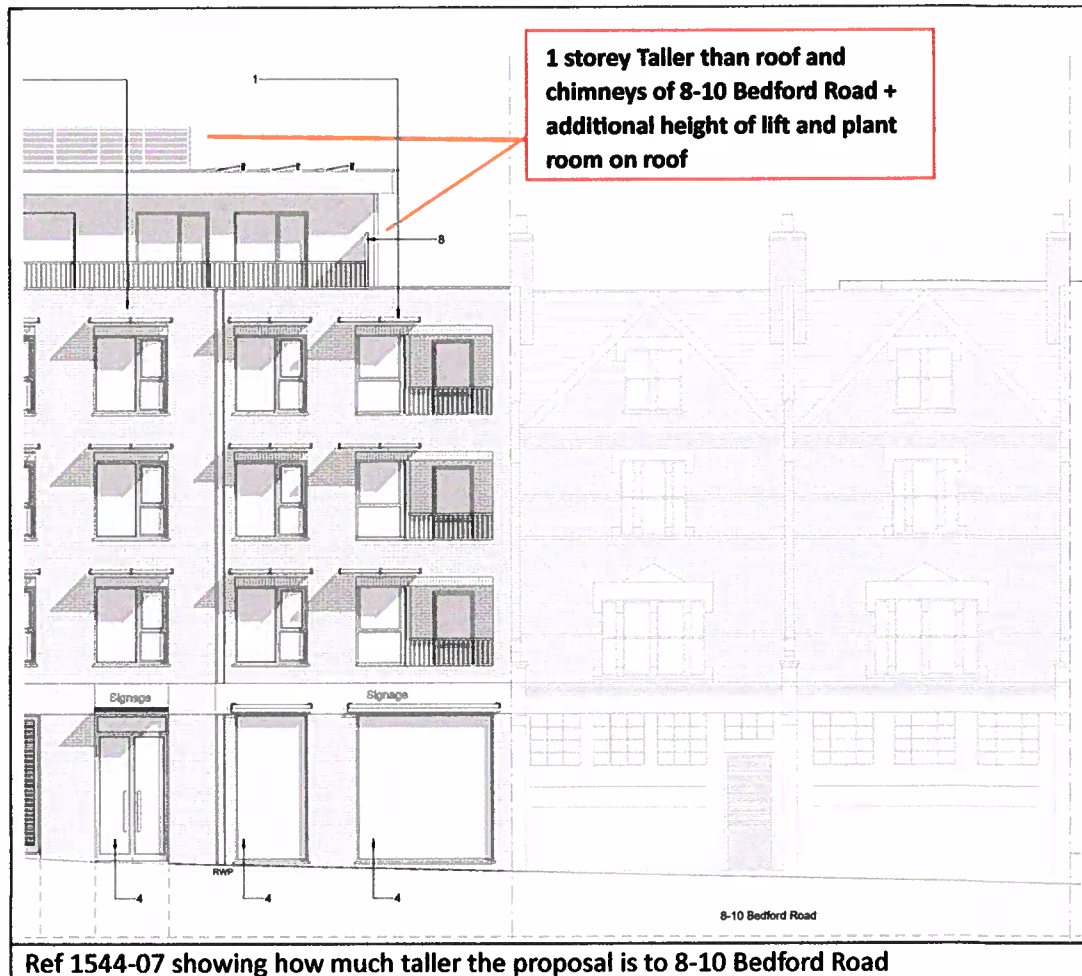


- No analysis has been undertaken of the radiated noise impacts of this plant on the neighbouring residents.
- This plant will have to support the energy and air conditioning requirements for the commercial and residential space so its noise impact could be significant!

4. Loss of Outlook and overbearing.

Building size:

- Building is significantly taller than number 10-13 Bedford Road so doesn't follow the existing building roof line of Bedford Road. The Lift and Plant enclosure on the proposal further add to the building height.



- As the building extends to the corner of Bedford Road and Alexandra park Road, it doesn't follow the existing line formed by the frontages on Alexandra park road.
- This **immense size** when compared to the surrounding buildings would result in an **unduly oppressive living environment** for existing and future residents of the immediately local buildings.
- No CGI renderings have been provided showing alternative views from Alexandra Park road and the impact the proposal has on the outlook for the entire street from different vantage

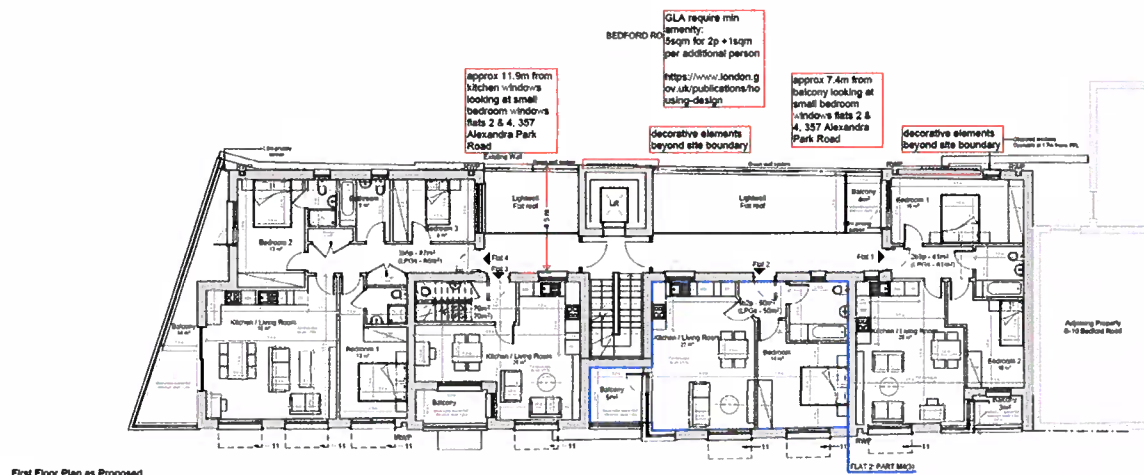
points. For example, CGI's in these views below would clearly demonstrate the significant change in outlook:



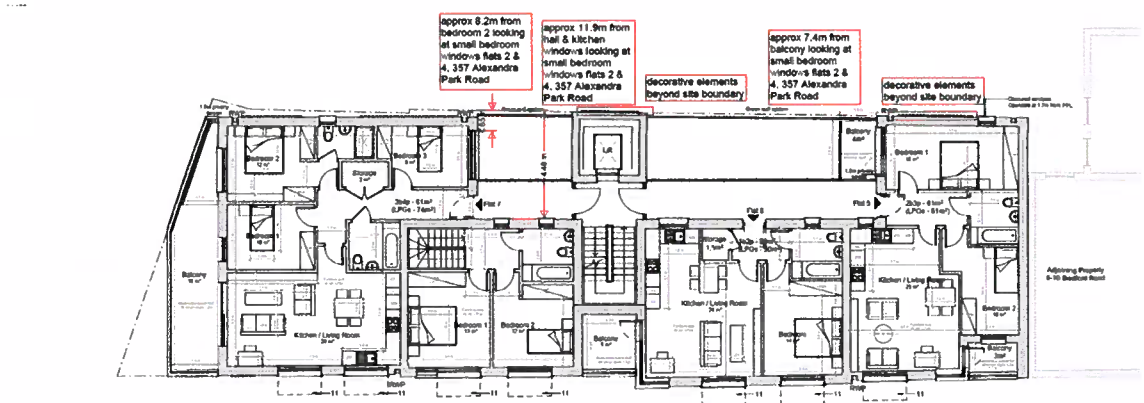
Appendix

Ref 1544-05A and 1544-06A

With Annotations highlighting windows and Balcony's with view's into bedroom windows of Flat 2 and Flat 4 357 Alexandra Park Road.



First Floor Plan as Proposed



Second Floor Plan as Proposed

