

Argles James

From: Planning Support
Subject: FW: Comment Received from Public Access

Application Reference No. : HGY/2021/3522
Site Address: Ramsey Court Park Road London N8 8JU
Comments by: Helen and Jonathan Gilroy-Powell
From:

21 Ramsey Court
Park Road
Muswell Hill Ward
Haringey
Greater London
N8 8JU

Submission: Objection

Comments: We strongly object to this planning application. The addition of two developments would be a detriment to the already small amount of green space surrounding Ramsey Court, and would further crowd the area with the introduction of new families living on site. The proposed buildings would negatively affect the character of the site and would be an irreversible detriment to our enjoyment of our property and quality of life. We bought the leasehold to our flat in Ramsey Court in 2021, specifically due to the pleasant surroundings and access to a modest amount of green space which is rare to find in London. These proposed developments would be destructive to the character of the area and enjoyment of our property.

Haringey's housing strategy 2017 ' 2022 states 'We will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would deliver a better mix of unit sizes which include larger and family sized units' (page 24). The proposal consists of nine new units in total, only three of which are three-bedroom properties, and the rest are one- and two-bedroom units. As Ramsey Court consists of twenty-four two-bedroom properties, these three 3-bed properties do nothing to compensate for the overconcentration of 1 or 2 bed units on this site and therefore this application goes against the aims of Haringey council's own housing strategy and should be rejected.

Further objections are as follows:

Site A

This site proposes to remove a large section of green space, and mature trees from the front of Ramsey Court. This would negatively affect our enjoyment of the area. Even worse, the ground floor for Site A shows fencing around the building, providing dedicated private gardens to the ground floor flats, and irreversibly removing green space which we as Ramsey Court residents currently enjoy access to. There is no benefit to Ramsey Court residents, and it will negatively affect our quality of life by building up the area and removing greenery.

The proposal for Bike sheds to be provided outside the front of Ramsey Court are poorly placed as they entail the destruction of rose bushes, impinge on the green space, destroy the symmetry of the beautiful rose-lined pathways and will encroach on the façade of Ramsey Court, negatively affecting our enjoyment of the space. Further there is insufficient details about these bike storage units in the proposed plans and

there are no guarantees that they will meet the London Cycling Design Standards as detailed in 'The London Plan, The Spatial Development Strategy for Greater London, March 2021', which is highlighted in the comment from Transport for London.

The proposed elevations of the building in front of Ramsey Court are not in keeping with the style of the area, and in particular the façade facing Ramsey court would be an eyesore ' a large, imposing, beige brick wall where we currently enjoy grassland and mature trees. This would negatively affect our enjoyment of our surroundings, and negatively impact our mental wellbeing.

Site B

The proposed plans restrict our access to Barrington Road between the current bin store and the substation. These plans will cut off our route to Priory Park, Alexandra Palace and supermarkets, access we enjoy and use daily. Removing this access and forcing us to walk around the new houses will negatively impact our quality of life.

The plans entail further loss of mature trees which are currently home to a large family of goldfinches and other garden birds. We very much enjoy hearing and seeing the birds from our balcony, and the loss of trees and building works will drive them away from the area, negatively impacting our quality of life. The proposed new saplings will do nothing to replace the loss of these trees and habitat for wildlife, nor will it come close to replacing the current amount of carbon dioxide absorbed by the current mature trees, which is sorely needed in London and should not be removed.

In sum, these proposals would be damaging to our quality of life through loss of green space, negatively affect our quiet enjoyment of our property by crowding the site with more one- and two-bedroom units, and there is no additional benefit to the current Ramsey Court residents. Therefore the proposals should be rejected.