

Argles James

From: Planning Support
Subject: FW: OBJECTION TO Application Reference No. : HGY/2020/0795

Please find below my objection and comments for Application Reference No. : HGY/2020/0795, Site Address: Former Petrol Filling Station 76 Mayes Road London N22

Comments by: Samuel Deane
From: 86C Mayes Road, Wood Green London N22 6SY

Submission:
Objection

Comments:

I strongly oppose the development due to following reasons:

1. The massing of the proposal would overlook my home, 86 Mayes Road which is a Victorian 3 storey building on junction of Caxton Road and Mayes Road, just metres away from the proposal. It would also block out light to the windows which directly faces this building. This loss of light is highlighted in the Daylight Sunlight report.

The proposal would also overlook and remove all privacy to the rear and side windows due to balconies directly overlooking and their very close proximity with only a side road distance width apart.

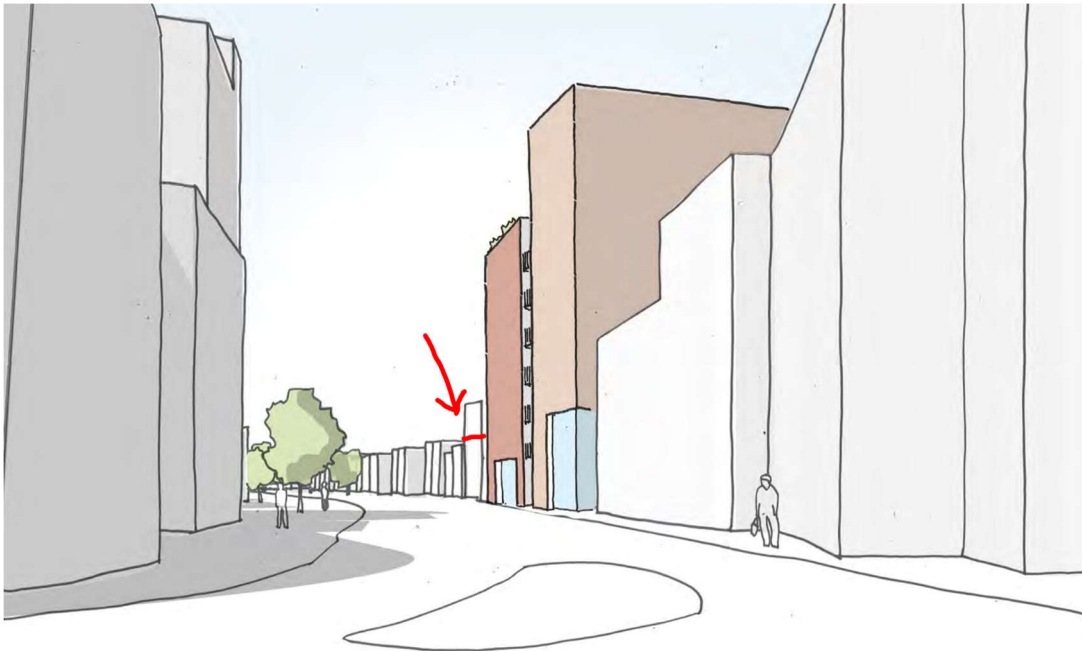
Policy 7.7 of the current London plan states:

"Tall and large buildings should relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;... legibility of an area, emphasising a point of civic or visual significance..."

The proposal does not relate well to the form, proportion, composition, scale and character of the terrace of houses along Caxton and Mayes Road. It does not increase the legibility of the area or emphasise a point of civic or visual significance.

Regarding the massing, I would like to raise my concern for incorrect visuals and information within the design and access statement. 2.2.4 of the design and access statement shows my home and the rest of the terrace being 4 stories when it is only 3 stories.

This incorrect massing can be seen in the below proposed sketch taken directly from the Design and access statement. I have marked on a red line where the actual roof line runs. This further demonstrates how the massing of the proposed building is completely incongruous alongside the existing Victorian terraced housing:



Below is the street view taken from the same angle showing no step up with the rooflines being roughly the same line as the rest of the street:



Another photo showing the line of terraces (closer view) with no step up:



For the above reasons the proposal's height should be reduced along Caxton Road, especially where Caxton Road meets Mayes Road.

2. The proposal would increase the traffic to the area road which is already overloaded with traffic jams and high levels of pollution.
3. There is no parking included in the proposal which will reduce the already lack of permit parking for existing residents.
4. There is a lack of green/ public space for the general public in this development. For something of this scale you would expect more than the two small trees being planted along Caxton Road.
5. I strongly object to the tenure segregation within this proposal, with housing in separate blocks, separate deck access, and separate roof amenity and child play provision. Residents and their children will see one another across the deck and across the roofs, but with physical barriers in place to keep the tenures apart. This is divisive, unacceptable, and contrary to the policies of Haringey Council, the GLA and the National Planning Policy Framework, all of which prioritise inclusive design. It appears that the applicant intends to use to exclude lower income households from social rented housing on affordability grounds. We believe that in line with agreed planning policy, social and affordable rental housing must be accessible to waiting list applicants including those with lower incomes or in receipt of state benefit. The role of Haringey Council's planning team in bringing such an unacceptable proposal forward should be investigated. Instead of supporting such a problematic application, our planners should insist that new housing developments are socially inclusive, according to the agreed planning policies.