

Argles James

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

Application Reference No. : HGY/2020/0795
Site Address: Former Petrol Filling Station 76 Mayes Road London N22
Comments by: Beatrice Murray
From:
15
Miles Rd
Hornsey
London

N8 7SJ

Submission: Objection

Comments: I am writing to object to the proposed development on two counts: the low affordable housing offer and tenure segregation.

Two-thirds of the proposed 75 units are for private residential, ten of the remaining 25 are shared ownership, and only 15 are for London 'affordable rent'. Even 'affordable rent' is out of reach of most of those who live and have roots in this community. The design should include a large proportion of units to be let at the same rates as current council rent, the level most needed in the area.

Further I strongly object to the way in which the tenants will be segregated according to tenure type, with housing in separate blocks, separate deck access, and separate roof amenity and child play provision. And not only will play areas be separated, residents and their children will see each other across the deck and across the roofs. The provision is also discriminatory with more area per child for the wealthier residents. This approach is not only divisive, it seems close to barbaric in the present times where there has been considerable public outrage about housing developments with play areas segregated by housing 'class'. In such a compact development, the play areas should be a continuous space open to all.

This segregatory approach is contrary to the policies of Haringey Council, the GLA and the National Planning Policy Framework, all of which prioritise inclusive design. In the long-term it contributes to disaffection and anti social behaviour in the community, which could even have a negative impact on the development itself in later years.