

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: John Murray
From:
37
Landrock Road

London

N8 9HR

Submission: Objection

Comments: This is an objection to the above application at Mayes Road / Caxton Road on three main grounds:

1. I am writing to object to the low affordable housing offer in this proposed new development. 50 out of the proposed 75 units are for private residential, and of the remaining 25 (33.3%), 10 are shared ownership and 15 for London affordable rent rather than the social rent which our community desperately needs.

I support the view that there should be a minimum of 50% affordable units on all new developments of 10 units or more. At 33.3% this application falls far short of that goal. Affordable homes for rent should be let at current council rent.

2. 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.

3. It would also appear that because of these divisive design decisions, the design does not comply with the Architects Code of Conduct. The architects responsible should be referred to the Architects Registration Board (ARB).

Before retirement I was Haringey Borough Architect. We developed a responsive, quality service accountable to local communities with multi-disciplinary, area-based design teams responsible to area committees. All of our work was accountable to local people and we were fully supported by Committee Chairs such as the late Bernie Grant.

Although there are no longer Council Architects, councils such as Southwark ensure that the private architectural they select are committed to implementing user-friendly designs which treat all tenants equally.

That is clearly not the case here.

Yours sincerely,

John Murray (Former Haringey Borough Architect)