

Argles James

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

Application Reference No. : HGY/2020/1826
Site Address: Land rear of 29 Haringey Park London N8 9JD
Comments by: Karen Morrison
From:
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Abbots Terrace
Crouch End
London

n8 9DN

Submission: Objection

Comments: It should be noted that the Transport Officer's statement is a late submission, the contents of which are misleading. There are several material inaccuracies. The report contains misrepresentations that may have legal consequences. I urge Haringey Council to give due weight to all factors which according to the Planning Portal are considered to be material considerations in a conservation area.

Every appeal submitted by the applicants with access via Abbots Terrace has been dismissed by the Planning Inspectorate due to the lack of safe pedestrian access to this property. The applicants have still not addressed this issue, in fact their plans appear to have given priority to vehicles and could exacerbate the danger to pedestrians. There is no pavement along the entire length of Abbots Terrace and the back lane which runs from Crouch Hill to the applicants' site. The road width from wall to garden gates by the cottages in the section close to Crouch Hill, ranges from 2.8m - 2.9m and not 4m as stated by The Transport Officer. There will be no room for pedestrians to stand while the applicants 2.5 m construction vehicles pass. Local residents will be unable to have safe access to and egress from their own homes. The width of the 180m section of lane from the cottages on Abbots Terrace to the end of the garden at 6 Ivy Gardens flanking the lane ranges from 2.9m to 3.3 metres wall to wall. Vehicles drive in the centre of the road due to long established green verges full of trees and mature shrubs bordering the lane. These verges act as makeshift pavements. If you have spent any length of time in this area you will at one time have been forced to jump into the verges to avoid a vehicle racing down the lane - usually a visitor or someone who has taken a wrong turn. While local residents may drive considerately, delivery drivers who are pressed for time will be racing down this newly resurfaced lane. The verges are essential for pedestrian safety. If we lose these verges then this will force drivers dangerously close to the walls of No. 6 and 7 Ivy Gardens and the garden fences that flank this lane. If there is no safe refuge for pedestrians then they could easily be crushed against a wall or a fence. Night-time will be particularly dangerous for pedestrians. Residents with garden gates leading directly out into the lane will also be in danger of being run over.