



PARKSIDE MALVERN RESIDENTS ASSOCIATION

**Alexandra Road, Hornsey Park Road, Malvern Road, Park Ridings, Ravenstone Road
and The Avenue, N8 - www.PMRA.co.uk**

(Reply by email to parksidemalvernra@googlemail.com or by post c/o 137 Hornsey Park Road, N8)

Head of Development Management, Planning, Regeneration and Economy
Haringey Council
River Park House
225 High Road
Wood Green
London, N22 8HQ

Attn. of Valerie Okeiyi

Our reference: consultation letter 1

12th October 2020

Dear Sir/Madam,

Re: HGY/2020/1851 – Statutory Consultation (General): Buildings E1, E2, E3, Haringey Heartlands

I write on behalf of Parkside Malvern Residents Association (PMRA), the registered residents association covering Hornsey Park Road, Park Ridings, Malvern Road, Ravenstone Road and The Avenue, N8 in response to the Council's consultation letter. The views expressed in this letter are those of the Committee and the membership.

We would like to register our objection to the proposed development as detailed below. The wider membership will also have individual concerns which have not been covered by this letter which will have been communicated separately over recent weeks.

1. The application must start with an assessment of 1) what has already been permitted against the parameters consented to in HGY/2017/3117, 2) what level of development remains to be delivered and 3) what part of that development the application seeks to deliver. The application is incomplete because responders to the consultation have no idea of where the proposals are in relation to what was consented to in HGY/2017/3117 and what justification there is to build to the maxima.
2. The applicant has provided no evidence justifying the proposed density and height maxima permitted in the outline consent nor has there been any dialogue with our community on how and when to deliver the infrastructure needed to support such density and height. The application represents an unacceptable, unsustainable salami slice approach where one reserved matters application after another is sought for height and density maxima without any reference to the overall consented development or explanation of the metric applied in seeking the maximum permitted density and height permitted by HGY/2017/3117 for an individual zone.
3. Our community is concerned at the density and resulting lack of open space and supporting local infrastructure. High density, and therefore the maxima under the outline consent was predicated on delivery of a wider amenity and access to open space: the letter of support from Alexandra Park and Palace Charitable Trust makes it clear that the Trust expects the application site to provide for its own needs in terms of open space and associated amenity

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demanding by its residents. The application fails to provide sufficient open space, with the proposed public square being kettled by tall buildings and 50% of its area denied sunlight for even two hours each day around the spring equinox. The internal podium level courtyard garden appears to be in permanent shade.

4. High density was also predicated on Crossrail 2 and improved transport infrastructure: the application to develop to the maxima permitted by the outline consent is made with neither having been delivered or even realistically planned. The proposed density resulting from developing to the maximum height in the outline permission is therefore inappropriate.
5. The application fails to provide the level of amenity required when designing to the permitted maxima. It is now clear that the pocket park is a very small space, more a byway for pedestrians and cyclists than a place to linger, rest and enjoy. The density surrounding it is also now apparent as is the level of encroachment by buildings opening onto it. It is therefore essential that each development area, including the application site, has genuine recreational, open space to compensate for the failures in delivering the main pocket park.
6. The application fails to demonstrate that it is appropriate and sustainable in the post Covid 19 epidemic economy where the new choice (if not obligation) is to be able to work from home. The impact of density at the proposed permitted maxima must be considered in relation to mental health and community cohesion: the application is therefore incomplete and deficient.
7. We are dissatisfied with the consultation process: some residents believe the consultation held earlier to have been misleading with regard to building heights and the failure to explain the case for the proposed density, instead presenting proposals for developing to the maxima permitted as a fait accompli.
8. Haringey and the applicant have failed to support genuinely the restoration of the Moselle Brook or opening up the railway embankment as stipulated by the S.106 agreement with Network Rail (Coronation Sidings), both measures that would have created space for nature as well as the openness essential for community cohesion and mental wellbeing. We believe the application should be refused and brought forward in conjunction with genuine proposals to daylight the Moselle Brook within 12 months.

We ask that the proposals be refused and the applicant asked to develop revised proposals that respond to the foregoing concerns.

Yours faithfully

Polly de Boer

Polly de Boer – Association Secretary,

For and on behalf of Parkside Malvern Residents Association

Cc Ryan Burton King and Marcus Ballard - Co Chairs, PMRA

+ Emma Williamson, Assistant Director of Planning

+ Cllrs Ahmet, Emine and Moyeed