

## Argles James

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

Application Reference No. : HGY/2021/2727  
Site Address: Cranwood 100 Woodside Avenue London N10 3JA  
Comments by: Sue Czapska  
From:  
Flat 1, 168  
Muswell Hill Rd  
Muswell Hill  
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N103NG  
Submission: Objection  
Comments:

### A : P A R K I N G

The area is at breaking point already. You must provide adequate parking for the needs of all residents in whatever building is built.

1)

THE PARKING SURVEY DONE IS INVALID:-

AS DONE DURING HEIGHT OF COVID CRISIS WHEN THE DEMAND WAS ONLY ABOUT HALF OF NORMAL

This is an area where parking dropped by at least one third as the Friends Meeting House with its nursery and various meetings was shut, the Cinema at nearby Broadway was shut, many Restaurants, Pubs, Shops, the Church, and School were either closed or seeing few visitors and social visiting was at an unprecedented low. Demand has still not returned fully to the normal level.

I phoned the Planning Department months ago to point out that any Parking Surveys conducted before the Covid situation was fully resolved would be

I N V A L I D. But they simply said "It is booked so it will go ahead". I consider it criminal to proceed on data known to be hugely misleading.

2)

LOSS OF EXISTING PARKING, PLUS CREATION OF NEW DEMAND

The Parking in this second version is still only 4 disabled bays.

35 RESIDENCES WITHOUT ANY PARKING.

LOSS OF EXISTING PARKING FOR 14 -15 VEHICLES by building on the little road at the Woodside Ave side of existing site adjacent to the school.

3)

AREA AT BREAKING POINT WITH PARKING

I live opposite the proposed development on the corner of Muswell Hill Rd and Church Crescent. until the recent introduction of the residents zone for weekday mornings there were 8 years when it was common

for me to have to circle for 45 minutes before I found a place within 3 minutes walk. This was true even in the years when I had a Disabled Badge. I often had to give up trying to go home and go somewhere else for a couple of hours then try to get home again. The residents parking zone helps at some times of the week but at weekends, now that the Cinema and shops are beginning to have more visitors, recently I have again experienced 40 mins of circling, often in the company of several other drivers, seeking a place.

4)

#### DANGER TO HEALTH AND SOCIAL WELFARE

The parking crisis this scheme would generate would endanger health and welfare. It would affect access by doctors, nurses, carers, social workers. It would affect access by people coming into the area to the two nurseries and to the Childrens Assessment Centre all of which are situated within 50 yards of the proposed development, and access to the other community facilities at the Friends Meeting House. This is irresponsible.

#### B ROAD, PEDESTRIAN, AND RESIDENT HEALTH AND SAFETY

I have tried many times, unsuccessfully, to contact Laurence Akrell, Matthew Gunning or a colleague of theirs.

As far as I can establish the proposed building would still be built right up to the boundary of the site on the Muswell Hill Rd boundary.

1)

This would obstruct the view of pedestrians, cyclists and motorists of each other on the corner creating a safety hazard.

2)

Being so close to the pavement the plan of the building would afford convenient entrances for muggers, drug dealers etc. to lurk in or flee to and foster a crime spot. We used to have drug dealers in the front garden next door.

3)

Being so close to the road will damage the health of the residents as the volume of black dust that settles just off the road is amazing. The residents would need to always keep their windows shut or they would risk the health of their children and themselves.

The buildings need to be set back from the road.

#### C BUILDINGS ARE FAR TOO LARGE FOR THE SITE, COMPLETELY OUT OF KEEPING WITH AREA, AND ATROCIOUS

The problem seems to be that the architects have:-

tried to cram too many residences into the site

tried to create an idyllic courtyard for the residents of the proposed building

had no concern at all for its impact on the area

1)

## W I D T H   A N D   H E I G H T

The 6 storey building would be higher than its representation in drawings suggests. It would completely dwarf the terraced houses of the area. It would be totally out of keeping with the area.

The buildings are much too wide, creating an intrusive dark blot that looks like a prison.

And they would come far too close to Muswell Hill Rd. and need to be set back from the road.

I am puzzled that the newsletter the council sent claims the height has been reduced from 8 storeys !

The previous proposal was also for 6 storeys.

This height has to be greatly reduced to avoid being a monstrous disgraceful mistake which will spoil the character of the whole area for many decades to come and be a depressing place for the people living there.

2)

## O U T   O F   K E E P I N G

This style of building and size are both totally at odds with the surrounding area in all directions and a planning catastrophe if allowed.

3)

## A T R O C I O U S

Architect friends tell me style of building is out of date. Its red bricks, which neighbouring houses are increasingly painting over, are ugly and need to be changed to yellow or a lighter material. Its size and squareness are oppressive looking.

## D   P R I V A C Y   A N D   N O I S E

I bought my tiny flat in 1977. There is a bus stop outside my living room window. I have to endure increasing noise from people at the bus stop as well as traffic. And people waiting at the stop can see into my living room.

If approved, this proposal, with its refusal to provide any parking or replace the existing parking on the current site, would not only make parking horribly difficult for me but also increase the number of

strangers looking at me through my living room window. It would make my home of 44 years pretty unliveable in. I find it shocking that it seems to be considered alright for the Council to behave in this way, with no regard for the effect on people. I am resigning my membership of the Labour Party in disgust at this behaviour.

Finally I would like to add that my comments are almost identical to those I submitted when this plan was first proposed, as it seems the council has totally ignored the suggestions people took the trouble to make then.