

Argles James

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: Patricia Pearl
From:
47
Cranley Gardens

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Submission: Objection

Comments: I object to the current plan to build 41 residential units on this site.

The high buildings will block the view of the woods from North looking down and will blight the view of the entrance to the Muswell Hill Village Conservation area coming from the South. The proposed development will overlook adjacent buildings including homes and a school.

The building design is bulky and not attractive ; I do not accept that the artists drawings and computer generated photos properly reflect the true scale of the development.

I am worried that the works will involve the felling of maturing oaks on the site

I do not believe the conclusion of the transport assessment. The parking survey was conducted during lockdown. The assessment includes the assumption that potentially 5 private cars will be owned by the new residents. No account is taken of vehicles used by the residents for work ; for example by health professionals and residents with their own essential work vehicles . The scheme will force the loss of several existing spaces which are not accurately counted in the assessment.

The emphasis in the transport assessment on cycle use is unrealistic for this particular development. The site is very close to the high point of Muswell Hill. A cycle commute will inevitably include at least one significant uphill stretch and could only be undertaken by fit individuals.

Public Health; The current pandemic is not over, and this may not be the only public health emergency in the life of this building. The scheme emphasises community space and narrow gallery access to flats; plus open plan layout of flats and maisonettes. Residential developments should heed lessons learned in the pandemic taking into account the need for personal space, self - isolation and working from home

Fire Safety ; The plan is for a six storey building with narrow outside gallery access to flats ; it is inevitable that buggies and children's bikes will block these routes.

The archaeological report advises against the scheme