

Rorie Ash
Flat 3
Baldewyne Court
Lansdowne Road
London, N17 9XH

Thursday 20th June 2024
By email to planningsupport@haringey.gov.uk
& Kwaku.Bossman-Gyamera@haringey.gov.uk

cc. Judith Comrie, Engagement Officer (via email)
cc. Cllr Sarah Williams, Member for Housing and Planning (via email)

Kwaku Bossman-Gyamera
Planning Service
6th Floor, River Park House
225 High Road, Wood Green
London, N22 8HQ.

Dear Kwaku,

Letter of Objection to Planning Application Ref. HGY/2024/1450 – Redevelopment of Arundel Court and Baldewyne Court

I am writing to you as the Planning Case Officer to lodge a number of objections to the above planning application. I have ordered the objections in order of what I consider to be most important first.

I moved into my flat in July 2022. The original consultation for this application took place in 2021 before I had even purchased my flat — I was therefore unable to play any part in the original consultation process.

More recent consultation sessions took place on 6th June 2024, 12pm–2pm and 13th June 2024, 4.30pm–6.30pm. As someone that works full time with regular office hours, I was unable to attend these sessions.

1. Loss of Outlook

The plans submitted do not show the internal layouts or window positions of the existing buildings which are close to the proposed new buildings. As a result, it is not clear from the submitted information that the new buildings will severely reduce the outlook from some existing habitable room windows.

LB Haringey is both the applicant for this application and the Freeholder of the existing buildings on the estate. As such, there is no excuse for not accurately showing the internal layouts of the existing flats on the drawings when new buildings are being proposed as close as 2.1m away.

My Kitchen has a single existing window that benefits from very good levels of outlook right across to Arundel Court on the other side of Lansdowne Road and beyond. This is an outlook distance of circa 40m. Proposed Block D will reduce the outlook, with a solid brick wall, to only 2.1m. This significant negative impact has not even been acknowledged in the submitted information from the design team.

This proposed loss of outlook is illustrated on the annotated plan and window images included below.

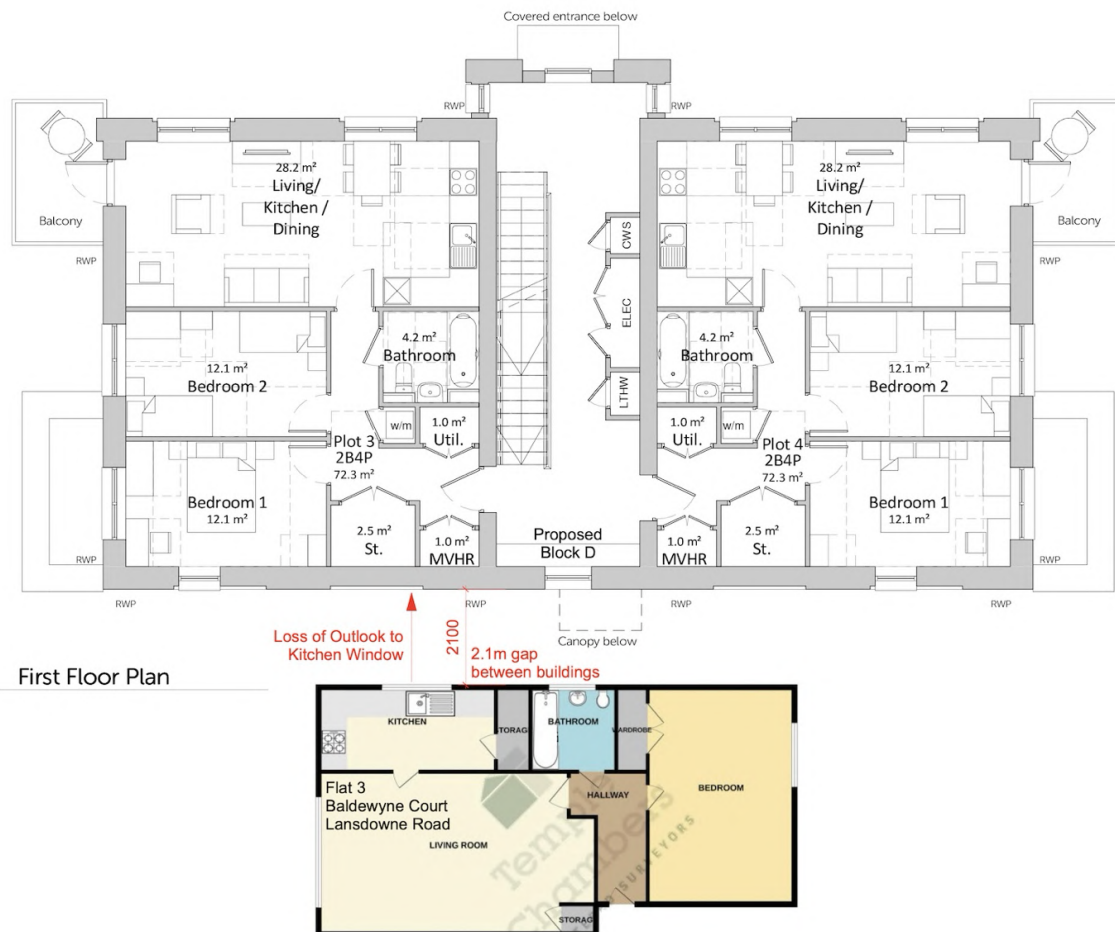


Figure 1 An annotated extract of the first floor plan illustrating the loss of outlook to existing kitchen window at Flat 3 Baldewyne Court where Block D is proposed to be built only 2.1m away.



Far Reaching Outlook from Flat 3 Kitchen Window – As Existing – Unedited Photograph.



Outlook from Flat 3 Kitchen Window – As Proposed – Outlook Limited to 2.1m by solid brick wall of Block D – Mocked Up Image.

Figure 2 Existing Photo and Mocked Up Photo showing the impact the Proposed Development of Block D would have on the outlook from an existing first floor Kitchen Window at Baldewyne Court. Severely reduced outlook.

2. Inaccurate Internal Layouts on Daylight/Sunlight Study and Loss of Daylight

My Kitchen, and other similar ones at the ends of existing buildings on Baldewyne Court, have single north facing windows. This internal layout is not shown on the submitted Daylight and Sunlight Study report. Instead, inaccurate 'assumed layouts' are shown.

As mentioned previously, LB Haringey is both the applicant for this application and the Freeholder of the existing buildings on the estate. As such, there is no excuse for not accurately showing the internal layouts of the existing buildings in the Daylight/Sunlight Study.

There will be a significant loss of daylight to my kitchen if a three storey building is built just 2.1m away from my window and this should be accurately tested in a new Daylight/Sunlight Assessment which includes accurate internal layouts of existing flats on the estate.

3. Insufficient Replacement Bicycle Storage

At present, I believe that all 57 flats on the Baldewyne Court Estate have access to a 'Pram Store'. Residents are at liberty to use the pram stores as they wish, however, each pram store has capacity to comfortably store two bicycles. This means a total existing cycle storage capacity of 114 bicycle spaces for existing residents of Baldewyne Court.

The Proposed Site Layout drawing shows this being replaced with 5no. Cyclehoop Bikehangars which can each store 6 bicycles. This is a proposed provision of just 30 bicycle spaces for the 57 existing flats — equating to only 0.53 bike spaces per flat. There is no explanation of how 30 bike spaces would be allocated between 57 flats.

Given the number of car parking spaces are being reduced and the council should be encouraging cycling for health and environmental reasons, this is not an acceptable number of bike spaces for existing residents.

4. Impractical Bin Store Proposals

The existing flats have external bin stores. This arrangement works fine at present and is proposed to continue in the submitted scheme. The new blocks have internal bin stores which typically appear to contain 2no. 1100L Eurobins each. These bin stores are accessed via the 'alleyways' formed between the new buildings and the existing buildings.

In the case of Block D which is proposed to be built just 2.1m from my flat, this leads to an unacceptable arrangement for a number of reasons:

- bins will have to be collected and returned via a convoluted route as shown with the pink line on Figure 3 below which is not a practical solution
- 1100L Eurobins will be dragged directly past existing bedroom windows, likely early in the morning, which will cause noise and disturbance to existing residents
- bins will clash with the existing entrance step as shown on Figure 3 below
- refuse collectors are under pressure in their work and inevitably have to be quick, this will likely result in accidental damage to brickwork when trying to manoeuvre large 1100L metal Eurobins in the narrow alleyways formed between the new and existing buildings.

Would it not be better for the new blocks to have external bin stores like the existing blocks? This would mean the bin stores could be located in more sensible positions and would therefore be more practical for the refuse collectors and cause less disturbance to existing residents. It would also reduce the long-term management and cleaning costs of maintaining an internal bin store. Furthermore, the internal bin store floor area could be given over to providing more generous new flats.

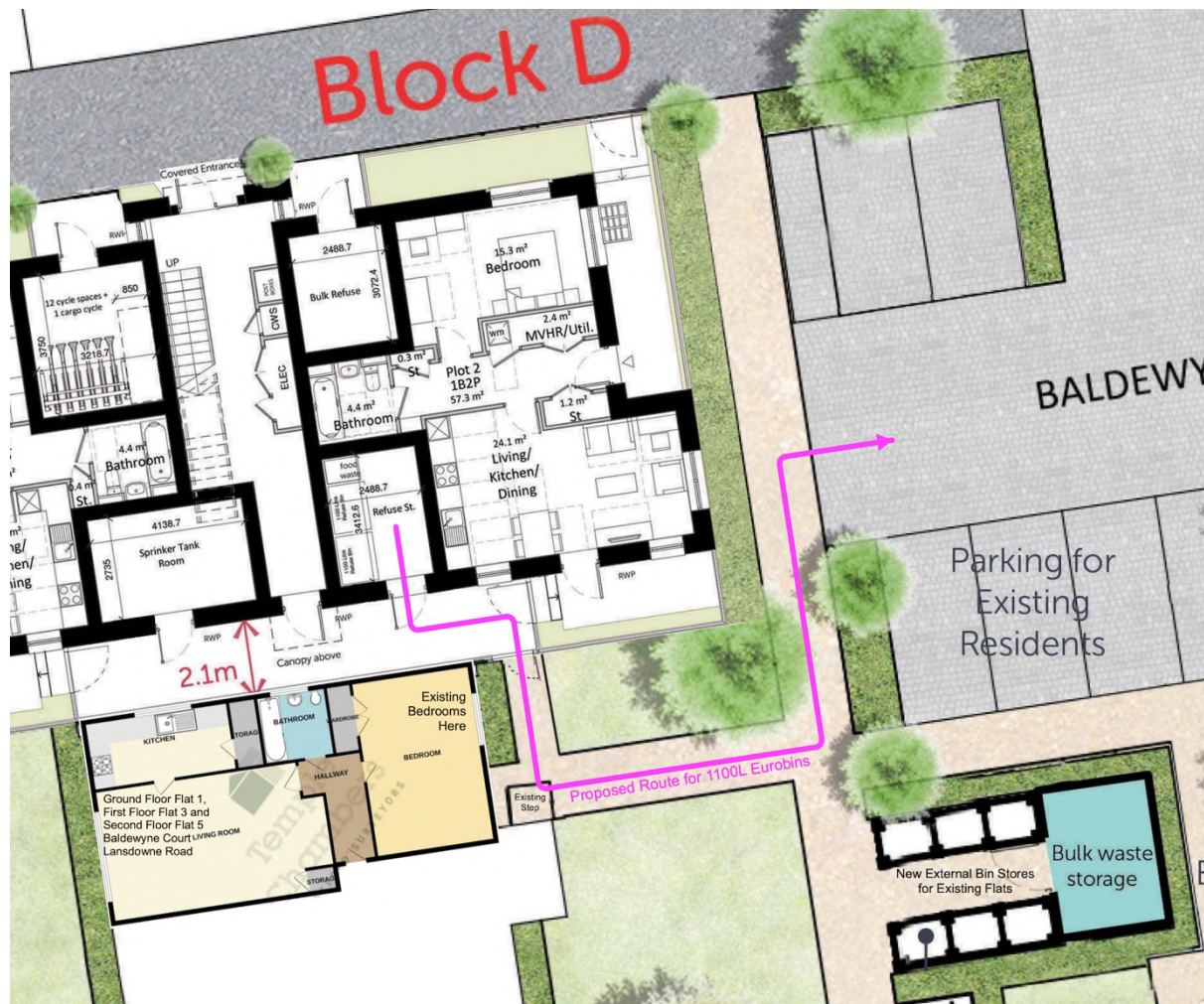


Figure 3 An annotated ground floor plan showing the convoluted route that 1100L Eurobins will have to be taken on (pink line) for collection and return. The bins will be dragged past existing residents' bedrooms causing noise and disturbance.

5. Alleyways Formed between Buildings

The proposed new blocks will form a series of narrow alleyways between the new buildings and the existing buildings. Further details should be submitted to outline how these spaces will be managed to prevent them being a potential location for antisocial behaviour.

If the alleyways are gated off with metal railings / gates then this would prevent access to those that might use these spaces for antisocial behaviour. However, if there are metal gates and residents have access, then the gate shown on the proposed site plan drawing is located very close to existing bedrooms. If the metal gate is being used at all hours and clanking shut it will cause noise disturbance to existing residents.

If the refuse stores were moved to be external, as suggested in the previous point, then there would be no need for residents to access these alleyways. The alleyways could then be gated off and only accessed for maintenance purposes. This would remove the risk of antisocial behaviour in these spaces or disturbance from a metal gate clanking shut on a regular basis close to existing bedrooms.

6. Out of Date Tree Report

The submitted Tree Survey information dates from March 2021 and is therefore well over three years old. The situation has changed in this time, particularly with some new street trees and some lost street trees. An up-to-date Tree Survey should be submitted.

The submitted tree survey also omits the large mature trees in the rear of the adjacent site at 43 Burlington Road. These trees are close to the north west corner of Baldewyne Court. One or more of these trees may have their root protection areas close to or under the proposed footprint of proposed Block D and this should be considered.

Thankyou for considering my objections to this planning application.

Yours sincerely,

Rorie Ash
Resident at Baldewyne Court