

From: development.control@haringey.gov.uk  
Sent: 06 April 2010 23:15  
To: Development Control  
Subject: Comment Received from Public Access

Application Reference No. : HGY/2010/0500  
Site Address: Hornsey Town Hall, The Broadway London N8 9JJ  
Comments by: Mike Hales

From:  
16  
Carysfort Road  
Crouch End

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Phone:  
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Submission: Neither

Comments: I do not consider that the planning application in its current form should be given permission. I have a large number of concerns:

What reassurance is there that once the 'facilitating' housing is built , the Town Hall will still be left derelict as has happened with other similar projects? Haringey must fund the refurbishment of the Town Hall in advance of the residential development. This will also allow a more detailed consideration of alternative funding sources & the transport facilities that will be required, before the opportunity to allow greater parking facilities has been lost. A multistorey car park would ordinarily be required by a developer to support the level of accommodation & facilities that are currently being proposed for this site - within the maximum permitted under your UDP.

The proposals should be driven by what is appropriate on the site, not the requirement for capital receipts to fund a refurbishment. It should not result in an overdevelopment that cannot be supported by the local infrastructure. There is already insufficient parking. Schools & doctors surgeries are oversubscribed & what public transport facilities there are struggle to cope at peak times & in the experience of the local community are poor to moderate. Indeed Haringey's own UDP reflects this! It seems quite a leap to assess the facilities as 'good' in Capita Symonds Draft Travel Plan documents. This was an opportunity for Haringey's transport consultants to come up with sensible proposals with some creative ideas as how to encourage the footfall that these facilities will undoubtedly need to ensure their commercial survival. How might coaches be dealt with? What parking facilities might travelling performers need? Adequate parking provision needs to be established at the outset to ensure Hornsey Town Hall as a destination & then, if appropriate, the provision might be scaled back.

The 2004 Development brief envisaged 3-4 storey housing on the rear of the site. How is it that 6 stories

are now seen to be appropriate?

Haringey are in effect granting themselves Planning Permission for this scheme. Will there be an independent assessment of its merits?

To my mind it seems that the Council are pressing ahead with their own agenda - maximising the housing provision & minimising the use of the private car. Such an approach is likely to detrimental to the local community.

As the Local Authority you are responsible to the local community for how you spend the communal budget. You need to acknowledge your past responsibility for the lack of historic funding which has resulted in water getting into the fabric of the building & causing so much damage & acknowledge that the community would like to see money being spent in the sensitive renaissance of the heart of the community.

I am concerned that you will in effect be granting yourself planning permission. I am also concerned by your track history with Alexandra Palace & that the full opportunity of what is currently available will not be realised.