

Subject: HGY/2010/0500

As a near neighbour I have been asked to comment on the proposed development of the Hornsey Town Hall and adjoining site.

I have a number of points and questions.

- It is not actually possible for me to access the plans in the application to see them in order to make comments. According to the note I have received the plans are available at the council offices only during working hours – when I have to be at work. They are meant to be available on the web site but when I try to view any of the documents they come up blank. I have tried on two separate computers. Also, there are in excess of 100 documents listed. Even if there was access it would take a very long time to view them all.
- We have been notified of the Development Management Forum to be held on 25th March in a letter dated 17th March. Since the letter only arrived on or after 18th that means we have less than a full week's notice of the meeting. Even if the plans were available – see first point – this is hardly time to get across the application in any meaningful way.
- I am not clear from the web site or the letter if there is one application or several separate ones. I am not clear how the building of flats and houses relates to the change of use of the Town Hall for cafe, leisure, theatre etc. (Community usage).
- The total dwellings are put at 123 units. Does this include the use of the existing parts of the Town Hall or only the new build?
- I understand from earlier meetings that the plans include the demolition of the old clinic building. I object to this – if it is the case. For me the clinic is a valued building and integral part of the architectural and historical heritage of Crouch End.
- The number of dwellings is too many for this area which is meant to be a conservation area. A development of this size and scope will have a major impact on this small enclave of central Crouch End around the library area.
- I cannot comment on the appearance of the proposed new buildings because it is not possible to access the plans (see first two points) but the nature of the architecture in the immediate area is predominantly late Victorian / Edwardian houses. Any development would need to be in sympathy with that look and style to maintain the general character and appearance of the area. From memory at previous presentations this would not be the case for the proposed development which I believe is a series of four storey blocks.
- I am concerned that the additional parking requirement generated by the new residencies will not be sufficient and additional pressure will be put on parking in local streets like ours which is close by.
- I also believe that Crouch End is in need of additional parking for people coming to the shops and – if ever completed – people coming to events at the refurbished Town Hall. Crouch End is at an unfair disadvantage in this regard compared to its close neighbour in Muswell Hill where there are two large car parks. For this reason I believe that some of the land proposed for housing should be used for a general pay and display car park to serve the local area.
- I am not clear how the funding for the community facilities in the Town Hall building is linked to the housing proposals. My understanding is that the housing provision will not generate enough funds to pay for the refurbishment as proposed. Is this the case and is there in fact a funding gap for the community usage part of the scheme? If so, how big is the gap and how will it be met? More importantly, what will happen if it is not met? In other words, what is the likelihood that the new dwellings are built but little or none of the community usage plan is delivered?

Regards
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