

WDCO's written submission to Pre-Application Planning Sub Committee

WDCO Board has not had sufficient time or information to endorse or oppose what is being proposed in Phase 4, although we recognise that the Design Committee have commented at length on the proposals.

There are aspects of the design that the Board welcomes, the percentage of dual aspect homes, the positioning of the social rented blocks at the southerly side of the phase, the efforts made to ensure that service charge will be affordable for all tenures on what is a difficult site due to lack of opportunity to service the blocks from Seven Sisters Road and the work carried out to improve the microclimate of the town square with particular regard to wind, which is currently a severe problem.

However, the Board have areas of concern and would like further information and consideration on some other aspects of the design and proposals.

These include

1. the long monolithic blocks to be created facing Seven Sisters Road which on their view reduces permeability in comparison with the original blocks and could create a "Canyon" out of Seven Sisters Road if phase 6 replicates a similar density, mass and height
2. Wants an assessment of pollution for the properties facing north towards Seven Sisters Road as they note the building line is closer to SSR than previously.
3. Noting the size of the podium garden communal space for the residents, they have had no evidence of the usage of such gardens on Woodberry Down in existing phases via Post Occupancy Surveys to justify such a large private space.
4. Note that the "affordable" shared ownership properties are only 1- and 2-bedroom flats as family accommodation, 3 bedrooms and upwards, isn't considered affordable or able to be sold. Hence, they query if this can be considered an affordable tenure, hence they want a higher percentage of truly affordable properties as required by the 2021 London Plan, 50% to both be considered for this phase and certainly the masterplan going forward
5. Querying if the design of the market properties are fit for purpose considering a very high proportion are bought to let and hence end up being private rented accommodation, They feel that a post occupancy survey of existing residents in market properties on the estate would be useful to improve the design of the market properties in phase 4.
6. Suggest that a planning condition to be considered that ensures that some of the commercial / community space that wraps around the central square provides for a library or municipal building with controlled public access to elements of the podium garden. Currently this is subject to a feasibility study being carried out by the Council with no obligation to provide. They recognise that this would require some redesign to allow easy access to the main podium garden to all tenures in phase 4, as there

was concern that the market properties to the east of the phase would have views directly on to the public section of the garden.

7. Questioning the continuing commitment by LBH to provide car parking for existing residents, Hackney tenants and resident leaseholders, moving to new homes, which is used to justify the podium design, reduces the number of ground floor properties and potentially reduces the number of trees to be retained