

REF: HGY/2017/2220

To Haringey committee and Planning dept.

I am writing in connection with the above development plans. My objections are as follows:

Firstly I grew up in this neighbourhood and still have more growing up to do in this neighbourhood. Hornsey has been a creative hub for many artists myself included. My band The Kinks even had our very first performance at HTH when I was a young musician and it paved the way to our success today. It would be encouraging to know that Haringey planning department and policy strengthen their ability to refuse inappropriate development and reject the development of a hotel especially for the neighbourhood forum as we would like to see Haringey's Validation process checking that planning applications provide all the information needed to assess resources and not let vigilance slip. Schools and Universities could utilise the HTH as a creative arts/music centre given the many budget cuts to music classical/popular/jazz and the arts for our next generation of youth. I see the HTH as a cultural Conservation Heritage building for the community.

**1) GENTRIFICATION-** This investment and renovation within the Hornsey/Haringey neighbourhood will effect the social change and social character of the neighbourhood affecting shops, restaurants and public spaces. By implication, in these neighbourhoods the pre-existing working – class is displaced by the middle class.

**2) Super –GENTRIFICATION –** Super Wealthy elites displacing “pre-existing elites” causing social pressures felt by neighbourhood and residents which effects the local overall community.

**3) Too high and too big and would dwarf most of the prominent areas.** The huge development will dominate our much loved heritage buildings, the Town Hall and Public Library. A certain amount of affordable housing element can be achieved with a carefully designed low-rise development. 7 storeys are out of keeping with our Conservation area where most of the properties are only 2-3 storeys high.

**4) Huge pressure on transport and parking**

**Impact of parking –** There has been no liaison how to stabilise parking. W7 queues at rush hour already reach the Clock Tower. I don't believe there is enough capacity on the buses for all the new residents that will live and work in the proposed development. There are proposed to be only 40 new parking

spaces for 146 new flats, hotel rooms and evening events. Already residents are finding it hard to park in the surrounding streets especially in the evenings.

**5) Lack of social housing**

The proposal has zero affordable housing even though the borough requests 40% of affordable housing in any new development. The developer says it is not viable to include these – we contest their Viability Report and demand open and transparent scrutiny of it. We remain concerned that, if local groups object to a development, which the panel decides is acceptable on design grounds, their views could be undermined and even disregarded.

**6) Insufficient schools and doctors**

Haringey has no plans to increase the numbers of school places and doctors in the area that serves the development. Schools and doctors surgeries are already oversubscribed and this situation will surely get worse.

**7) Loss of local independent businesses**

Currently 130 local people run thriving businesses from the Town Hall, which feed the local economy. Where will they go when replaced by a hotel and a few hot desks?

**8) No plan for community use**

What funding and management plans have been set up to maintain a thriving Arts Centre in the development? What assurances are in place to prevent the designated community use spaces ending up as rooms for private hire with no guarantee of community use?

**9) No detailed restoration plans**

The developer has failed to set out a detailed programme for the restoration work, which is the primary reason for the development. Are they the right custodians? What about the damaging to the integrity of the Conservation area as the demolitions and rebuilds extensions to listed and unlisted buildings the outcomes of which can damage not only the property itself but the character of the wider Conservation area. Trees are also under threat by developers and we would hope permission is needed for any work to a tree or shrub in a conservation area. Haringey must demand full assurances.

Yours faithfully,

Sir Ray Davies

Singer/Songwriter/KONK studios Hornsey