

# PLANNING & ENVIRONMENTAL CONTROL SERVICE DEVELOPMENT CONTROL DIVISION

## MINUTES

Meeting : **DEVELOPMENT CONTROL FORUM**  
**381 - 481 Seven Sisters Road, N15 (Pulford Road N15)**

Date : 5<sup>th</sup> October 2005

Place : Stamford Hill Primary School

Present : Paul Smith (Chair), Tay Makoon, Cllr Basu, Hare, Bevan, Local Residents(approx. 20), Applicants Agent

Minutes by : Tay Makoon

Distribution :

Item		Action
1	<p>Paul Smith open the meeting by welcoming everyone and explaining the purpose of the meeting not being a decision-making meeting, to listen to concerns raised and hopefully address them. PS talked through the agenda and the need for everyone to abide by the housekeeping rules. PS introduced officers, applicants agent and asked members to identify themselves and reminded PASC members that they could ask questions but could not express a view as this would compromise their position as member of the Planning application Sub-Committee.</p>	
2	<p>Presentation by Karakusevic Carson Architects</p> <ul style="list-style-type: none"> <li>• The architects presented an 3D presentation of the scheme</li> </ul> <p>The Proposal: Demolition of existing garages and erection of four x part 3/part 4 storey blocks comprising 22 x 1 bed, 36 x 2 bed and 10 x 3 bed residential units with associated landscaping.</p> <p>The presentation covered the site as strategic location, site history - 1800-1900-2000, townscape character, site constraints, site opportunities, design objectives, height and massing, amenity open space and landscaping, architecture, façade treatment, secure by design, consultation, events/meetings, sustainability and environment, planning process and summary with drawings.</p>	
3	<p><b>Question from the floor</b>  <b>Concerns from residents</b></p> <ul style="list-style-type: none"> <li>• Lack of Sunlight</li> <li>• Overlooking</li> </ul>	

Item		Action
	<ul style="list-style-type: none"> <li>• Design</li> <li>• Parking</li> <li>• Density</li> <li>• Subsidence</li> <li>• Overcrowding, anti-social behaviour</li> <li>• Lack of facilities such as schools and doctors</li> <li>• Play area</li> <li>• Waste Management</li> <li>• Maintenance</li> </ul> <ul style="list-style-type: none"> <li>• Question: Pulford Road Resident Issue is sunlight: This 4 storey building - are the people going to be happy to have no sunlight as this building will be one and half storey higher than the houses backing onto it? Answer: No The building has been redesigned to be lower and is stepped back and it won't block the sunlight.</li> <li>• Question: What relationship do the new buildings have with the Pulford Road houses? Answer: This building is set back and, from the top floor it will look like a roof, from behind it will look like a front elevation. It will look lower than you think and it is in keeping with the two storey houses, the roof slope away, it has less impact, natural slope, the garden to Pulford houses are long, the angle is gentle, large arch for sunlight making overshadowing minimal.</li> <li>• Question: If this was proposed in Kensington and Chelsea they wouldn't want this kind of building? Answer: This building reflects modern architecture, modern and forward looking and of high quality.</li> <li>• Question: How are you going to maintain the gully by the NDC office on Seven Sisters Road? Are there going to be any changes to the road? Answer: No the road are under the ownership of Transport for London and this is under their control and the building is set back and doesn't affect the road.</li> <li>• Question: David Benny works for NDC, supports the scheme, views the site as a gapped tooth, but feels it should be an active building with shops at the bottom Answer: The building has a passage between 2 sets of garden, frosted glass to combat overlooking and privacy (condition to ensure it remains glazed in case it changes ownership), car free development</li> <li>• Question: This is an ugly building surrounded by Victorian houses, the design is awful? Recycling scheme what are you doing about that? Have concerns about the passageway, this will encourage anti-social behaviour, have you consulted the crime officer? Answer: The recycling will need to be relocated and we need to look at that in detail or enhance the recycling centre, with regards to consultation with crime officer, yes, we are having ongoing consultation with crime officer about the merit of having the passage way.</li> <li>• Question: Cllr Basu, I am a resident and I also represent the feeling of the community, the building is too high and parking is an ongoing issue, there is a problem for everyone living in this area and having too many cars and not enough parking spaces. With 68 more units generating 50-60 cars, what provision are you making to solve the problem? Answer: The proposal is for a car free development, the Council could consider</li> </ul>	

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	<p>putting a CPZ to resolve the problem.</p> <ul style="list-style-type: none"> <li>• Question: Tiverton Estate Resident This is overdevelopment and will bring social problem, you need to solve the existing problem before putting in more people in this area, why Tiverton Estate? Not happy about locating sheltered houses here and they will be match boxes - is that sufficient space for people to live in? Answer: The Council approached us to bid for a proposal to build residential about 2 years ago. The sheltered houses will have 12 units for Hornsey Housing Trust. There is a housing need to provide larger housing units 1,2,3 and with no outright sale only shared ownership, this would help manage how the building is maintained.</li> <li>• Question: Who will be moving into these properties? Need to make sure some sort of local priority letting from Tiverton Estate. Answer: There will be a local letting scheme for local people on Tiverton Estate.</li> <li>• Question: What kind of research have you done on the land? Tiverton has been flooded in the past, suffers from vibration, damp, the site was deemed not safe to build on. Answer: Qualified engineers have carried out study to make sure the site is safe specially as the tube and railway line runs underneath it.</li> <li>• Question: Cllr Hare - if PASC members are not happy about the design of the scheme they could reject it on design.</li> <li>• Question: How does copper age? Answer: The Copper ages naturally by turning a rusty red colour.</li> <li>• Question: Design is horrible, have researched nice designs in the borough and found a few we like, can we have a similar building like to one in Newington Green? Answer: This design will improve this part of Seven Sisters and give it the credibility it deserves. It will be a landmark building and the design is what we feel is suitable for this location.</li> </ul> <p>PS brought the meeting to a close by thanking everyone for attending and contributing to the meeting. He explained if not done so objections should be sent to the planning department and further representation could be made at PASC.</p> <p>End of meeting</p>	

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