

Dear Ms. Peck,

I am writing to express my strong feelings about the proposed redevelopment of the parade of shops on Swains Lane, N6.

Having been a resident of the nearby Holly Lodge Estate for the past 20 years this locality is very important to me and as such I have grave misgivings about Lord Listowel's plans to demolish the existing buildings at the far end of the Lane and to erect an imposing three storey structure in its place.

Not only does the design not 'fit' with the overall aesthetics of surrounding period architecture, being rather crude and cheap-looking compared to adjacent buildings, the increased height will most certainly have a negative impact upon the beautiful, unhindered views we currently enjoy as well as blocking light from existing properties along the Lane at different times of day.

I very much support the assertion that if - as I have heard - the parade as it stands is not suitable for renovation, then the replacement should not be any taller than what is there at present.

I forcefully object to the residential aspect of the plans since it will undoubtedly result in increased traffic and demand for already limited parking spaces and detract from the primary function of the parade as prime retail space.

In addition, I have concerns about the type of businesses that will be allowed to open up in the new retail units. It is essential to survey local people to find out what they would prefer and to prioritise the needs of the community. There should be clear rules prohibiting, for example, the establishment of more estate agents in these premises as this will stifle the potential for variety and offer nothing which is not already available.

I would also hope that the existing longstanding traders (particularly Corks/Forks, Covington's florist & Mickey the greengrocer's) will be offered first refusal on the new units with comparable rents to what they are currently paying and secure conditions of tenure.

It must be noted that the mock-ups of the corner section of the proposed new building are completely out of proportion and misrepresentative, potentially misleading those viewing them with regards to the actual large scale of the redevelopment and underplaying the significant change to the current aspect which will occur should the plans gain approval.

What I would really like to see is a single-storey series of small, independently owned and run shops without any added residential properties. The three tiered construction is visually and psychologically oppressive even with the uppermost level set back from the street.

I really like the idea of reclaiming period bricks to build the new development and would also recommend incorporating inspiration from the surroundings, including seeking out other quality fixtures and fittings in keeping with the area rather than making everything all modern & bland as it appears the current plans will do.

I must stress that the 'villagey', characterful, relaxed feel of the place is what makes it so special and reiterate that I in no way believe that the revised plans show any respect for the heritage and ambiance of the Lane, nor the wishes of many of the area's inhabitants.

Please kindly add my comments to the body of responses to this planning application. I trust that the opinions expressed in this letter will be given due consideration as you gather together the information necessary for you to come to a decision on the matter.

Yours faithfully,
Tamatha Weisser
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Sent from my iPhone