

PLANNING POLICY CONSULTATION RESPONSE**2 Area spatial strategies.****SP6 Finsbury Park**

I welcome paragraph 2.77. The current pedestrian route from the bus stops at the back of the station to the main railway/tube station and other bus stops is not pleasant and can feel threatening.

Policy SP7 Archway

I note that some tall buildings are proposed near the tube station despite the conclusion in the appendix to the tall buildings report of 2018 which stated:

“7. Conclusion

The phase one and two of the analysis for possible locations for tall buildings in Islington has established that there are no locations where new tall buildings should be supported, other than possibly in the south of the borough.”

My belief is that this is not an area for tall buildings.

Additionally, most people living here will want to commute into central London on the tube but I doubt the Northern Line has the capacity to cope, especially given the developments on TfL land further north.

Policy H4 Housing: H and I

I welcome the requirement that flats should, if possible, be dual aspect. Most, including mine, are not.

I question the requirements for generous areas of glazing and direct sunlight and the requirement to ensure that flats should not be predominantly north facing. Temperatures in London are already often unbearable in the summer and will only get worse. I have recently moved to Islington and have chosen a NNW facing flat on the ground floor to keep it as cool as possible.

Policy S1 Sustainable design

B The target of being zero carbon by 2050 for all existing buildings is ambitious especially if you want to achieve it through energy reduction, rather than decarbonisation of the energy supply. My flat is all electric: I do not want to have air conditioning but high temperatures might force me into it.

Policy 7 Public Realm and Transport

Policy T4E public realm and paragraph 7.38. I support the increased provision of public toilets. As an elderly person, my mobility is constrained by the availability of toilets. Maps should be readily available showing the location of toilets – if possible on a London wide basis.

General. Pedestrian areas need to be kept clear of obstacles such as dockless bikes. Bus stands need to be positioned so as not to obstruct the pavement.

