

Johnson, Ben

From: [REDACTED]
Sent: 05 September 2019 16:09
To: planningpolicy; emilythornberrymp@parliament.uk
Subject: Objection + Representations on Local Plan Proposed Submission (Regulation 19) consultation

Follow Up Flag: Follow up
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Categories: REG 19 RESPONSE, Ben

Dear Sir or Madam

My family and I [REDACTED] and we are writing to object to Islington Council's proposed allocation and development of "[HC3: Highbury and Islington Station, Holloway Road](#)" - referred to as 'HC3' hereafter.

Orlestone Mews backs onto the proposed site, we endured endless months of heavy works all though the night to extend the Overground line at this site, our bedroom window was within metres of the works access point to the line and it was pure hell.

We've just had major upheaval for many months redeveloping Highbury Corner and just as these are drawing to a close, these proposals threaten us again.

My family and I have lived in Islington within a stone's throw of Highbury & Islington station for nearly forty years and this run of works in recent years and the terror of more, is the worst it has ever been to live in Islington.

Building over the railway tracks west of the station, between Highbury Station Road and Court Gardens up to Liverpool Road, as per HC3, offers no wider public benefit beyond the existing retail, leisure and residential development the station area has so recently undergone.

As such, it would be damaging to the character and scale of this area of Islington to follow the proposals in HC3.

There has been successful building over rail tracks in London, for example Arundel Square on the other side of Liverpool Road from us, but these have been done where the railway is in a deep cutting.

The site in HC3 is a much more open and visible situation, on the southern boundary of a Conservation area. The railway area between Court Gardens, Highbury Station Road and Liverpool Road is not in a deep cutting, and Court Gardens and Orlestone Mews are lower, quite close to the rail level - hence our houses nearly being shaken to rubble when they extended the Overground line.

Any decking over of the railway at this point would therefore result in a high wall at ground level before any new development above. Islington Council's consultation mentions that any development of HC3 would have to be accompanied by "a significant element of open space", and this would clearly not be possible in this situation.

Rather the opposite would be the result, as the light that hits the properties on Orlestone Mews would be eliminated and those properties would also be overlooked, where currently the trade-off with the rail noise is the open space above the rail line which HC3 proposes to destroy. We're talking gardens currently bathed in

sunlight being plunged into shadow and open glass backs of the houses being overlooked, where currently it is private and tranquil.

Please take this as the strongest possible objection to HC3 within the Local Plan Proposed Submission (Regulation 19) Site Allocations; decking over the railway and building above it would be destructive of this settled residential neighbourhood.

Please take our objection into account in your consultation,

Sincerely and in deep distress,

[Redacted signature]