

Southgate District Civic Trust

Newsletter
No. 221
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www.southgatedistrictcivictrust.co.uk

Chairman: Graham Beech
83 Seafield Road,
New Southgate, N11 1AR
Tel: 020 8245 6998

Secretary: Jane Maggs
108 Chelmsford Road,
Southgate, N14 4JL
Tel: 020 8882 4253

Treasurer: Alastair Palmar
5 Tintern Gardens,
Southgate, N14 6AS
Tel: 020 8882 9387

Social Sec: Janet Lane
12 Norman Way,
Southgate N14 6NA
Tel: 020 8886 3303

COMING EVENTS

HISTORY GROUP MEETING

Wednesday 12th Sept. 2012
at 7.30pm Friends Meeting House,
Church Hill, N21

“The North London Hospice”
by Anita Brien

ALL WELCOME

OPEN MEETING

Saturday 13th Oct. 2012
at 2.30pm Walker Lower Hall,
Christchurch Parish Centre,
7 The Green, Southgate, N14

Subject and Speaker to be arranged

(Details to be announced via email and in the
October Newsletter)

ALL WELCOME

Other Dates for your Diary:

Wed. 7th November	History Group Meeting	Sitting in the House of Lords by Rev. Baroness Kathleen Richardson OBE
Wed. 14th November	Annual Luncheon	Southgate College (more details in October)

Additional articles to be found on our website:

A Teenager in the Southgate Civic Trust by Stephen Potter
The North Circular Road Action Plan by Graham Beech
The Visit to the EcoPark in Edmonton by Jane Maggs

NOTE: If you have not yet paid your Trust subscription for this year,
(which began on April 1st), there will be a RED SPOT in this box:



Please fill in the form enclosed with this newsletter, or the one at the back of the April edition, or on our website, and send it with your remittance to the Treasurer.

Contributions to the October newsletter should be sent by Friday 7th September 2012

to the Editors: Mary and Colin Barratt, 13 Beardow Grove, Avenue Road, Southgate, N14 4DG
Tel: 020 8882 2246 e-mail: colin_barratt@yahoo.co.uk

Notice to Newsletter Distributors:- We hope to deliver the next newsletter to distributors during week commencing **1st October 2012**. Emailed copies should be available for members w/c **24th September**.

Southgate District Civic Trust ~ Established to conserve and enhance the environment in Southgate, New Southgate, Cockfosters, Palmers Green, Winchmore Hill and Hadley Wood.
(Registered as an amenity society with **Civic Voice**).

50th ANNIVERSARY OF THE TRUST

2012 marks 50 years since the Trust was formed, initially as Southgate Civic Society, and our survival is worth celebrating. The Executive Committee decided that we should do this after the AGM. We enjoyed a buffet, and a display of photos of past and present campaigns and activities. We also showed cuttings of articles from old newsletters, which let members know the range of activities which the Trust took part in over many years, and there were our publications for sale. We were particularly pleased to see our former Chairman Alison Cathcart, and probably our oldest member Peter Brown. Cllr Bambos Charalambous also joined us at the event.



Our present Chairman, Graham Beech, gave an address, which is printed below. We previously invited members to let us have their memories of the early years of the Trust, and Vice President Chris Howell read two of these from founder members Janet Margrie and Tony Noakes, which are reproduced on page 3. Former member Stephen Potter sent his detailed reminiscences of being a teenage member in the early 1970s. He has recently rejoined and was at the event. His memories can be read on our website.

A photographer from the Enfield Independent was on hand to snap the Executive Committee, and this was published, together with a report, in the next edition – some welcome publicity!

It was a good event, well attended and enjoyed, we hope, by all. We look forward to the next 50 years!

Address by Chairman Graham Beech

I would like to say a few words which I hope will be appropriate to the occasion.

The Trust, the Southgate Civic Society as it then was, came into existence in April 1962 as a result of the threat to our urban environment from unsympathetic development and in particular, the proposal to demolish the Georgian cottages on Southgate Green. Our efforts to protect them were successful. Southgate Borough Council seemed unable to resist the developers. Pressure by other groups as well as ourselves helped to change public opinion and led eventually to the creation of Conservation Areas which the Trust now has the never ending task of policing. The problems of over development and bad design foisted on us by greedy developers have not gone away. The increasing population of London and the South East is a powerful factor we are facing. We can't say no to any new building proposal, but we can insist that they are good and don't lead to a deterioration in the quality of the environment. The new government guidelines on planning which make 'sustainable' development the default option are not re-assuring. For the developers, like Humpty Dumpty, the word 'sustainable' means whatever they want it to mean.

Throughout its history the Trust has been involved in campaigns to protect notable buildings, not always successfully but, on planning issues, we spend most of our time scrutinizing Planning Applications, some big some small, with the object of preserving the character and appearance of our streets and squares. Then there are the small things which altogether make such a big difference; the trees in our streets, parks and open spaces, the design of shop fronts, advertisements, signs, street furniture, flower beds and so on... It's not just that we want our neighbourhoods to look pretty. It also touches upon the way we *feel* about our surroundings and consequently the way we feel about ourselves as citizens. We would like to live in a place we feel good about and one that is well regarded by others.

Apart from concern with buildings the Trust has also set itself the important task of preserving the history of the former Borough, reminding us that we are a community that has evolved from a collection of villages, hamlets and large estates to the suburb of London it is today, not just any old suburb, a distinctive one with its origins still visible.

A perennial problem for a small voluntary organisation like ours is finding volunteers who are prepared to give the time and make the effort to 'keep the show on the road', to do all the jobs like organising meetings, writing and publishing the Newsletter, books and magazines and giving our work and objectives a distinctive public profile. This is something your Committee is now giving considerable thought to. As we all get older the Trust needs new members with new ideas to promote and, of course the money which is the oxygen our life blood needs for us to stay alive.

In thinking about our future work, we should remember that the history of our district is not only to be found in buildings from the 18th and 19th Centuries. There is our more recent history and heritage which is just as worthy of preservation. I am referring to the 1930's, the inter-war period when most of what we now see around us was built. Now after nearly half a century of planning blight, the land alongside the North Circular Road is to be redeveloped and most of the existing houses renovated and the area improved. Or, that is what we thought was going to happen. Instead, we find that the new owners, the Notting Hill Housing Trust, aided and abetted by Central Government, is intent on greatly expanding the population of this Southern border area of Enfield. There is a danger that many structurally sound properties will be demolished to make way for disproportionately larger housing developments. Now I don't think we should object in principle to the expansion of the population as long as it does not put undue strain on services. However, it is wrong to destroy in the process buildings that are both essential and of historical and architectural interest. The Ritz Parade is just such a building. It belongs to our heritage of the 1930s along with Arnos Grove Station, Arnos Swimming Pool and Library Complex and Broomfield, formerly Arnos School. I won't rehearse all the arguments in favour of this Building which will be made, but I think that a campaign to save it is something the Trust should consider undertaking. It would raise our profile and demonstrate to the people of Southgate that we have an important function to perform.

Reminiscence of the early heritage concerns leading to the foundation of the Southgate Civic Trust now the Southgate District Civic Trust

From Founder member Tony Noakes, Perth, Australia

I first heard of the threat to the Cherry Tree Cottages from my mother, who heard it from Midge Hatley, an old friend who lived in Chandos Court, the 3-storey brown brick flats on the corner of High Street and The Green. My mother had a great love of old buildings - she had spent the first half of her life in a Queen Anne house in Great Ormond Street, over the family building firm. She and I were already agitated about the proposals to demolish the old cottages on Southgate Green when we saw Audrey's letter in the Palmers Green & Southgate Gazette. Early rumours at the time were that the cottages might be replaced by a petrol station or a supermarket, and various development proposals proved to be the case. There was considerable local concern, and the campaign to save them led to the listing and refurbishment of the cottages.

My parents and I were among those who attended the protest meeting in 1961 at Winchmore Hill Friends Meeting House, which led to the steering group: Audrey Lennox, Janet Margrie, Bill Miller, John Watson, Chris Howell and me. John was the first chairman. My father only succeeded him in 1965 when, as a result of the Borough mergers, John had to stand down as he became the Assistant Town Clerk in the enlarged Metropolitan Borough of Enfield. Previously, his role as Deputy Town Clerk of the old Enfield Borough did not conflict with matters relating to those in the adjoining Southgate Borough Council's area.

From Founder member Mrs. Janet Margrie, Bristol

50th Anniversary of the Southgate Civic Trust, how amazing. I thought it was a little older and started in 1959 or 60, but this was perhaps the early disquiet leading to the seeds of the Trust formation. Do you remember we always met in our cottage (21 High Street) because I had just had a baby and we could sit into the late hours without my having to go home. Joanna was born in October 1959. Victor and I left for Hertfordshire in June 1962.

My memories are slim but here goes. After the early rumours about the development proposals for the Cherry Tree cottages, Victor and I had been thinking that something must be done to preserve the character of Southgate Green. Audrey Lennox had put a notice in the local paper asking if anyone was interested. I telephoned her and we met, deciding to go to the Civic Trust in London to ask for some advice. Somehow we gathered a solicitor John Watson and a few others who felt strongly that the character of Southgate Green should be saved. John was meticulous in his detailed requirements for a legal, longstanding society, which has proved to be the case.

As we moved away I cannot remember any of the later achievements, only jolly fundraising cheese and wine parties to which a member donated very good home-made wine. On clearing out a cupboard I found one of my paintings of the view from our front window, with the little cottages that were there before the flats were built (now Shakespeare House).



News from Civic Voice

Our vision is of a country where every individual can say "I am proud of where I live"

www.civicvoice.org.uk | 0151 708 9920 | info@civicvoice.org.uk |

 [@civic_voice](https://twitter.com/civic_voice)

Communities say we are ready to save the High Street

Ahead of Twitter campaign *Retweet for Towns* (March 8), Civic Voice – published results of a poll at (<http://www.civicvoice.org.uk/resources/polls/>) showing that communities are prepared to do their bit to save the high street. The nationwide poll asked “*what do you think is the single most important priority in saving the High Street?*”. Nearly one third of respondents (32%) said that giving local communities a bigger say in the future of their area via Neighbourhood Planning was key to success. This was followed by 30% of people saying stronger curbs on out-of-town developments were required.

Ian Harvey, Civic Voice said “*communities recognise that everyone has got to give a little bit to save our high streets – the landlords, the councils, the retailers and the community. This poll shows that communities are prepared to do their bit. To make Neighbourhood Planning work we need to inspire communities to participate in the future of their local area ... (to) ensure that we have places where we can all say “I am proud of where I live”.*

Details of how other civic societies are responding to this challenge can be found on the Civic Voice website.

Local groups apply for neighbourhood plan powers

A handful of local groups that have taken their first formal steps towards creating statutory neighbourhood plans by using new neighbourhood planning regulations to register their intent with councils.

Under the Localism Act's neighbourhood planning regulations that came into force on 6th April, neighbourhood planning can be led by two types of body: town or parish councils, or "neighbourhood forums". Neighbourhood forums are groups that councils designate to handle neighbourhood planning in areas without town or parish councils.

Planning Magazine has identified three community groups - the Norland Conservation Society in west London, the King's Cross Neighbourhood Forum in north London and the Balsall Heath Forum in Birmingham – that have written to their local authorities since 6th April to apply for this status.

The SDCT's forthcoming open meeting with David Burrowes (30th June), will be an opportunity to find out how we can use this legislation to look after our neighbourhood.

Good Practice Guide to Local Heritage Listing

In recognition of the importance of local heritage lists, English Heritage has developed a good practice guide to support the preparations and management of local heritage lists.

You can access the guide at: <http://www.english-heritage.org.uk/publications/good-practice-local-heritage-listing/>

A Design Wayfinder

Design now has an even stronger role to play in the planning system, both in terms of plan making and decision taking. While the Government has announced a strategic review of guidance documents, there is a wealth of expertise still available on how best to achieve good quality design outcomes. Design Council Cabi has published a short "wayfinding" document to help anyone involved in making the case for good design.

Read the document at: <http://www.designcouncil.org.uk/Documents/Documents/OurWork/DC%20-%20Design%20Wayfinder.pdf>

This is just a small selection of the articles which seem most relevant to us. However, there is far more information on the Civic Voice website.

Jane Maggs

CHRISTCHURCH MAY FAIR and N21 FESTIVAL



May Fair

The Trust was well represented again at the Christ Church May Day Fair on Southgate Green, and we had a steady number of visitors and sales of books and DVDs.

N21 Festival

The Trust's involvement at the N21 Festival, and sponsorship, allowed us to raise our profile, particularly at the Film Festival and talks at the Friends Meeting House. We were able to briefly explain the aims and activities of the Trust to the capacity audiences before the talks, and many of the updated membership forms were taken. Whether this will translate into new members remains to be seen.

The Fancy Fair on Winchmore Hill Green and nearby roads on 23rd June was a fitting end to the Festival, and Hugh Humphrey should be congratulated for organising this massive week of events. The Fair was so successful it was suggested that it should now be an annual event! – any volunteers?



We were also offered a stall at the Fair, which we accepted. On the day, we discovered that the stall allocated to us was in Station Road, opposite the station, some way from the action on Winchmore Hill Green. It was near the end of a line of stalls, and we thought that we would have few visitors, but actually there was a constant stream of people along the road, which had been closed off to traffic, and we were busy all day. We had many enquiries, and in fact sold over £350 of publications!

LOCAL HISTORY GROUP MEETING – 2nd May 2012

“Miss Cresswell’s Winchmore Hill” by Stuart Delvin

Stuart has published a number of books on local history, and this subject acted as a taster for the N21 Festival, in June, which has been inspired by Henrietta Cresswell's book, “Memories of a Lost Village”. Stuart gave a detailed background of Henrietta's family. She was born in Winchmore Hill. Her father died in 1892, and when the area started to be developed, she moved to Dumfries, then to the Lake District, where she died in 1931.

She published her book in 1912, and she considered that Winchmore Hill village died in 1871, with the coming of the railway. In the 1860s the area was very rural, as Stuart showed with an 1865 map, and photos of Winchmore Hill Green, plus drawings by Henrietta's father, Dr. Cresswell. We were also shown old views of Winchmore Hill Woods and Broad Walk, Grovelands House, Bourne Hill (then known as Dog & Duck Lane), the Woodman and Hoppers Road.

This talk gave us a glimpse of the Winchmore Hill that Henrietta knew, much of which is now long gone, but some parts still remain.

Colin Barratt

THE FUTURE OF BROOMFIELD HOUSE

The Council has decided to prepare a bid to the Heritage Lottery Fund (HLF) for a grant to support the restoration of Broomfield House.

On 8th May 2012 interested parties were invited to a workshop, 7.00-9.00pm, at the Civic Centre to suggest ideas following which the council will then prepare an 'Activity Plan' in order to develop a 'Business Plan' to demonstrate it. These are key parts of the bid. A private consultant was introduced as the experienced person who will prepare this for presentation to the HLF.

About 25 people attended (mainly residents) together with Cllrs. Goddard and Doug Taylor, Mike Brown and Sujata Majumdar (LBE Council Officers) and Jo Wright (the Consultant).

The workshop did not happen. Cllr. Goddard said that Mike Brown would present the LBE bid for flats which would leave the ground floor available for the community to use, we would then write down our ideas, have a discussion and end at 9.00pm. He was asked by a resident if they could also present their alternative scheme. Del Goddard said if there was any alternative it should be laid out, fully costed and presented to the council, who would consider it. This should be done by August when they intended to go to the HLF.

Following a verbal barrage from the residents, which sounded in fact quite logical and fair, Cllr. Goddard backed down. So they both gave their presentations. The alternative scheme does not have any residential accommodation, which has never been agreed to by the residents, and they want to proceed gradually restoring the house, first making it water tight, etc. but using an art generated stable yard and garages starting soon. They already have interested people and as they went through each aspect of the scheme several different residents gave impressive explanations of the work and research that has been done. This is an 'Activity Plan' that the Council requires.

They begged the Council to go with them to HLF with the scheme because, as the owners, only LBE can make the bid. Although it was obvious that everyone was impressed it was the Consultant who was left to make it clear that Enfield were her clients, but if they were prepared to let her become involved, and pay for any necessary work such as helping to properly cost the alternative scheme, the idea had merit. The date of August came up again and if this was adhered to there would be no chance of the residents being able to do anything. The residents know that they need a partnership with LBE, as only they can provide them with information and help.

At 9.00pm they were still going over the same ground so I left and have no idea how long it went on for. I do know that the residents are now in communication with Jo Wright and will be making available their proposals to her. At this meeting neither I nor Ann Bishop-Leggatt (Federation of Enfield Residents' and Allied Associations) said anything. We appeared to be the only representatives unconnected with either scheme. Regarding the alternative scheme, it will keep the house for the community there is no doubt but it all comes down to raising the money. It comes within the guide lines of HLF (although a staged rebuild may not) and does not involve the Covenants. An LBE flats scheme is updated at £9million if it starts building in 2014. The Council may prefer to have a scheme that they can use to sell off and they have spent a great deal of time and money on private consultants developing the proposal with which they would like to continue.

The HLF is the main financial hope of both these schemes, and it depends on them when eventually presented with whatever it is hoped will restore Broomfield House, and the Stable Yard.

Irene Stone

UPDATE ON SOUTHGATE CIRCUS

The saga of Southgate Circus has been continuing as Irene Stone and I have battled to obtain information from the various council departments.

As you are aware the shrubs were dug up and the area started to resemble a building site. After the furore in the local paper, we tried to obtain some clarity on the actual plan, since it was not what anyone had expected. Finally, between us we have managed to obtain some statements from the different departments involved.

The following information on the overall concept was provided by Mike Brown:

The decluttering and improvements project for Southgate Circus demonstrates the Council's commitment to 'preserve and enhance' its conservation areas. The Circus is an important part of Charles Holden's designs for the tube station complex (a Grade II listed building) and follows on from the recent refurbishment of this important Piccadilly line station. Unfortunately, the stylish high quality design of the area has been eroded over the years by a number of ill-conceived additions, bushes and street clutter. Many of these issues were raised in the Conservation Area Character Appraisal and Management Proposals, which were both extensively consulted on. The proposals have been approved by CAG and the two heritage study groups within Southgate.*

We are not attempting to restore the past as some have erroneously claimed, but have instead proposed a modern interpretation of Holden's original based on his design principles. We think the public will be thrilled by the modern simplicity and cleanness of the end result. The Council believes that our heritage can play a vital part in the regeneration of Enfield leading to a more attractive and prosperous future. This improvement project is an important step in breathing new life into Southgate and supporting those wider regeneration aims.

Highways Services, who are delivering the project, conducted a consultation exercise last year in response to comments received. This showed substantial public support for the proposals. The results were:-

	For	Against
Repave the central part of the island replacing the existing block paving	78%	22%
Install two new masts head lighting columns, replacing many lamp columns	88%	12%
Reinstate area with Grass / Shrubs	64%	36%

This seemed clear, but after the initial flurry of work, it all seems to have come to a grinding halt and the ugly building site remains. We then started to wonder if the site would be clear by the time the Olympic Torch comes to Southgate in July.

After various e-mails requesting assurances on completion and timelines, Trevor King from Highways provided the following information and timings:

The new lighting is now installed on the island and lit. We now have dedicated contractor teams working on the circus to ensure that the substantive highway works are completed by 25th July. We will also be making arrangements for the safe and convenient accommodation of spectators, who will inevitably wish to stand on the former flower beds to view the torch procession.

Activity	w/b 11th June	w/b 18th June	w/b 25th June	w/b 2nd July Sensitive Route Embargo Starts	w/b 9th July	w/b 16th July	w/b 23rd July	Torch Relay 25th July	w/b 30th July	w/b 6th August
Street Lighting										
Island North Side										
Surfacing to existing crossing point										
Island South Side										
Demobilise and temp surfacing										
Grading and turfing of beds										

So, we should see some activity shortly, although the final completion will not be until August. When we hope we will start seeing the improvements to the area.

Jane Maggs

DVDs for Sale

As announced in the last Newsletter, we have now produced new copies, as DVDs, of the two Edgar Chard films, “Southgate – A Glimpse of the Past”, made in 1950, and “Southgate Celebrates the Coronation of Queen Elizabeth II”, made in 1953. We also have a new DVD “The Recorder 1907-1916”, which is a data disk, containing all the copies of this short lived local newspaper, in a fully searchable format.

These DVDs have been attractively packaged, and would make great presents for anyone interested in our local history. They can be obtained for £12, plus £1.50 p&p, from Colin Barratt.

