Southgate District Newsletter **Civic Trust**

No. 232 **April 2015**



www.southgatedistrictcivictrust.org.uk

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COMING EVENTS

ANNUAL GENERAL MEETING Saturday 9th May 2015 at 2.30 pm

Walker Lower Hall, **Christ Church Parish Centre.** 7 The Green, Southgate, N14

Please come to the AGM, and tell us what you think about the Trust, and its work. More details are on page 2.



NEW SUBSCRIPTION RATE

The Executive Committee have made the difficult decision to substantially increase our subscription rates. Our Chairman and Treasurer give a detailed explanation of the reasons on page 3.

From 1st April 2015 subscriptions will be £15 per household. We hope you understand why we have to do this, and will continue to support our work.

HISTORY GROUP MEETING

Tuesday 12th May 2015 at 8.00pm Friends Meeting House, Church Hill, N21

"A Look at John Betjeman"

by Terence Atkins

This combines the story of the life of this much loved poet, his local connection to Cockfosters and recordings played of his work, read by the man himself.

ALL WELCOME

Dates for your diary:

Tues. 14th July

Wed. 15th July

Mon. 4th May Christ Church May Fair on Southgate Green Sat. 16th May Spring Tour of the Beale Arboretum

History Group Meeting, Friends Meeting House Tour of City Hall with Joanne McCartney

(see page 2 for details) (see page 2 for details)

Bugging the Nazis at Trent Park

(see page 4 for details)

Contributions to the July newsletter should be sent by Friday 5th June 2015

to the Editor: 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 6th July 2015. Emailed copies should be available for members w/c 29th June.

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).

SOUTHGATE DISTRICT CIVIC TRUST ANNUAL GENERAL MEETING

Saturday 9th May 2015 at 2.30 pm Walker Lower Hall, Christ Church Parish Centre

7 The Green, Southgate, N14

The AGM is essential to the successful functioning of the Trust. It gives members an opportunity to question the outgoing committee and to express their views. It is the time when you elect the officers and committee for the coming year.

It is also an opportunity to help your new Executive Committee plan the coming year and decide on the Trust's future strategy and campaigns.

ELECTIONS TO THE EXECUTIVE COMMITTEE 2015/2016

The following positions require election:

President

Vice-President

Chair

Secretary

Treasurer

Social Secretary

Newsletter Editor

Publicity Officer

Committee Members (6 in total)

In order that the Southgate District Civic Trust can continue to be involved in local projects, proposals, or issues that are of interest or concern, we need members to join the Executive Committee. Can <u>you</u> spare a few hours to help with the running of the Trust?

Over the years, as the Trust has become more involved with local and national activities, the work of the Secretary has had to increase. In order to help with the smooth running of the Trust, we would appreciate a volunteer to join the committee as Minutes Secretary. This would only involve a few hours work for each of the six-committee meetings spread through the year.

For more information, on any of the positions please contact one of the Committee or Jane Maggs on <u>jane.maggs@btinternet.com</u>. To stand for the committee, please complete the nomination form in the Newsletter.

AFTER THE AGM

This year the formal business of the AGM will be followed by a talk: 'Oak Leaves and Connections, The Minchenden Oak Garden' given by Chris Horner. Chris is not only one of our members, but is actively involved with the revival of this important local haven.

CHRIST CHURCH MAY FAIR Waterfall Road, 4th May 2015

The Trust has booked a stall at the Fair again, and we are taking all opportunities to publicise the Trust, its projects and publications. We will need help from members to put up and man the gazebo throughout the event. If you can help, even for an hour, please contact Richard Purver (8882 0123).

SPRING TOUR OF THE BEALE ARBORETUM

Following the successful tour of the Arboretum last November, we were invited to return in the Spring. Janet Lane has arranged another guided tour for **Saturday 16th May**, starting at **2.30pm**. The tour charge is £3.50, plus £12 if you want to have a Cream Tea in the House, following the tour. Contact Janet to book a place.

THE NEW SUBSCRIPTION RATE -

AN IMPORTANT ANNOUNCEMENT FOR ALL MEMBERS

The Southgate District Civic Trust is facing an existential crisis. Unless it can increase its income by raising the subscription rate and maintaining and, preferably increasing, membership numbers it will run out of funds, which will cripple its ability to function as an effective local organisation. This is the stark reality that underlies the announcement that membership for the coming year will cost more. Our Treasurer, Alastair Palmar will analyse and explain the calculations in his report to the AGM. As the new rate will be effected prior to the AGM it is only fair to give you information about this now.

We can be proud of our record of campaigning and working to protect the historical and architectural heritage of the Southgate district since 1962 when the Trust was involved in the campaign to save the Georgian cottages at Southgate Green. And the dangers to our environment are no less great today. The destruction of an important heritage area at the former Middlesex University Cat Hill Campus is a woeful example of something which should never have happened. But it has happened despite the efforts of a vigorous local campaign with the assistance of our Trust to save it from a wholly unsuitable and disproportionate housing development which is ruining ancient woodland containing a medieval pond and the wildlife within it.

If any more evidence were needed, this demonstrates the need for organisations like ours to be strong and effectively working with others to secure our objectives. The Trust needs a solid core of activists who are prepared to put in the time and effort to make an impact on the community and a large enough body of supporters who are able to help meet the costs of organisation in return for receiving relevant information through the Newsletter, meetings with speakers on interesting topics and other social events to inform and bring members together.

All of the above costs money that has to be raised from subscriptions and the sale of merchandise at local fairs where we have paid for a stall. Despite our efforts it has not been possible to diminish the loss of funds from our account and so we are obliged to appeal to our members for help to sustain the Trust. I hope you will understand that after 11 years, during which subscriptions have not increased (an unprecedented achievement, I would suggest) the increase has become inevitable.

Graham Beech Chairman

A MESSAGE FROM OUR TREASURER

Since 2003, subscriptions have remained constant at a low level. As a result, there have been substantial annual deficits and the bank balance has fallen dangerously low. It is therefore with reluctance that the Committee has agreed that a flat £15 subscription rate is necessary in order to cover expenditure in the future. We hope that members will understand the need to preserve the Civic Trust's existence.

The new rate is indicated on the membership renewal form on page 11.

Will standing-order payers please contact their bank to make the necessary amendment.

Alastair Palmar

OPEN MEETING - Saturday 7th March 2015

'The Work of the Greater London Assembly' by Joanne McCartney Assembly Member for Enfield and Haringey



Joanne McCartney has been our London Assembly constituency member since June 2004 and has actively helped SDCT during that time.

This Open Meeting focused on the work of the London Assembly, the body we elect every few years. Although it has a huge impact on our lives in London, many people have little real idea of the work done.

Assembly members hold the Mayor to account and investigate issues that matter to Londoners. Over the years, more powers have been devolved to the Mayor, including most recently housing in London. As a result this Mayor has the largest personal mandate of any UK politician, which emphasises the importance of the Assembly.

There are 25 elected Assembly Members in total, of which 14 AMs (including Joanne) are elected by the constituencies, while 11 represent the capital as a whole.

Joanne explained the make up of the Assembly, how it worked, as well as its role as the top-tier of local government. The funding of the Assembly was outlined, including the impact on TfL, the Police and other strategic bodies.



The work of the various committees was explained, as well as Joanne's role as Chair of the Police and Crime Committee. This committee has investigated a number of topics including youth reoffending, mental health and policing and terrorism.

The talk gave us an insight into the work and generated a lot of questions on local issues, leading to an informed debate. From the questions on transport, particularly about buses since the closure of Chase Farm A&E, we learnt that Joanne has successfully campaigned to extend bus routes to the hospitals ensuring TfL review the bus routes. Other topics raised included planning, advisers and consultations.

This was an interesting and informative talk on a key London institution. We came away with a much better insight into how City Hall is organised and how London is run.

Joanne offered to take a group around so we can see the Assembly at work. Janet Lane has now organised with Joanne a tour on **Wednesday 15th July**, starting at **10.00am**. If you are interested in booking a place, contact Janet on 8886 3303.



Jane Maggs

Photos courtesy of Joanne McCartney and the London Assembly.

CYCLE ENFIELD – THE DEBATE

Graham Beech and I are representing Southgate District Civic Trust on the Cycle Enfield Board for the proposed cycle route along the A105. So far we have attended one meeting as well as the public exhibition in the Fox Pub.

The first meeting in January included various councillors and council officers, as well as representatives from residents' groups, business groups, cycle groups, living streets, plus the consultants engaged by the council.

We were given an overview of the project, some of the issues and the potential changes to the roads. After the formal presentation we looked in detail at the maps, asked questions, made suggestions and raised concerns. Our members include all kinds of road users i.e. pedestrians, cyclists and motorists and more frequently combinations of all three, so we tried to take into account all these view points.

Clearly, this project has raised a great deal of debate and there is not a simple solution that will please everyone. However, the discussions were generally informed and highlighted a range of concerns that the project team need to consider before drawing up any plans.

In February, there was an exhibition at The Fox pub in Palmers Green. Again there was a lot of debate about the various ideas. Cycle Enfield has created a page on their website with downloads of the map and cross-sections that were displayed, along with a list of all the comments received. All the feedback can be viewed at www.cycleenfield.co.uk/about-cycle-enfield/cycle-enfield-exhibitions

The team are now working on further modelling with the consultation phase due to continue until November 2015. Implementation is scheduled to start in March 2016.

The next board meeting will take place in May and further reports will be given to members.

Jane Maggs



THE CIVIC MANIFESTO AND THE GENERAL ELECTION

The 2015 General Election is the first time the civic movement has had such an opportunity to influence the future agenda impacting our towns, cities and villages. To achieve this, Civic Voice, with input from members like us, has developed strong policies that reinforce our values, appeal to our potential supporters and can be delivered by the next Government.

If you have not seen the Civic Manifesto – Localism for Real, which includes an introduction by Griff Rhys Jones, we will have copies on the stall at the May Fair. Or you can download a copy from the Civic Voice website.

Jane Maggs

PLANNING GROUP REPORT

Since the last newsletter the group has had eighteen planning applications to report on, apart from several other planning aspects that came along during those months.

Southgate Circus gave us two main developments that we objected to very strongly. Development proposal of <u>The Maze PH, N14</u> showed flats on the rear in Crown Lane and an extension on the frontage in Chase Side. This was considerably altered when the Crown Lane section, that was adjacent to the Grade 2 Listed station, was reduced in height and mass. However, the architects' amended drawings have not resolved our objection to the frontage, we have therefore sent a report on this to the planning officers and await further information from them.

Hobart House, The Bourne, N14 had an extra storey proposed with a mansard roof, to provide 5 additional flats. This borders the conservation area with Tudor Way and is visible from the station. The focal part that the station plays in this conservation area is paramount so there is objection to the additional height and bulk that it creates visually, apart from the nearby residents concerns. (Late news:- This application has been turned down).

<u>Curie Lodge N21</u> is in the Highlands conservation area and because of subsidence and the deterioration of the building it was classed as unsafe, so it has been proposed that it be totally demolished and a new build 'like for like' as the existing be built as a replacement. It is not really possible to replicate building materials unless bricks etc can be carefully saved, cleaned and re-used, this costs builders time and money. Those of us who spent much time and concern over the redevelopment of Highlands Hospital as a conservation area into a Village would consider a complete demolition quite a blow, but if there was no alternative from a safety point of view, we could not object. However, having sought second opinions from the structural engineers at Enfield and English Heritage the Council advises exploring invasive structural solutions, whereby a particular system by a specific Company which has been used in similar cases, might be the answer to the problem.

<u>Truro House, N13</u> This very long awaited restoration, repair and development of the site will now begin. Truro House is for a single family, the conversion of the Coach House to a single family dwelling involves demolition of an existing workshop and external alterations. Within the grounds will be two buildings (one 2-storey, one part 3/4 storey), containing 25 residential units, with balconies and roof terraces. There will be a gated entrance from Oakthorpe Road.

All our conservation areas have given us extensions and change of use to discuss. Telecommunication applications that we get are always objected to. Remember that if a neighbour proposes an extension and you do not object to it then it will not need planning permission, but if you do then it has to go through the usual planning channels.

By the time you receive this newsletter other information will have been received. We meet monthly, so should you be interested in what we do then come to our meetings and you can keep up to date with any developments in any of our six conservation areas and sometimes outside them too. You can get the satisfaction of giving your opinion and having it incorporated in my reports to the planning officers, after our meetings. I can be contacted at 0208 363 3500.

Irene Stone, Group Chairman

PLANNING AND FACEBOOK

Now that Southgate District Civic Trust has a Facebook page, we have started to use it to show our activities. We are adding posts highlighting some of the important planning applications discussed by the Planning Group. Where possible we have added an artist impression or plans from the application to show what is planned.

So please keep looking at our Facebook page, like the posts, share them with your friends and let us have your comments.

We can be found at: www.facebook.com/southgatedistrictcivictrust and you don't need a Facebook account to view us!

HISTORY GROUP MEETING - 10th March 2015 "Singing for St Paul's" by Chris Royall

Chris is one of our members, and has lived in Winchmore Hill for 30 years. He is a professional singer, with a male alto voice. He joined the choir at St Paul's Cathedral in 1978. He spoke about his predecessors Alfred Deller (1947-mid 1960s) and his son Mark Deller (until 1978).

Chris joined his church choir aged seven, and went to Rochester School as a boy treble aged nine. When he was 12½ his voice started to break and at 16/17 he was a male alto. While he was there, Rochester School performed *Joseph and the Amazing Technicolor Dreamcoat*, in which Chris took part.

He applied to St Johns College Cambridge, and sang there for three years. He joined the choir at St Paul's in 1978. It's known as the Vicar's Choral and it takes part in seven statutory services a week, as well as many special services. Chris was a member of the choir for Prince Charles' and Princess Diana's wedding in 1981. After this publicity, the choir made recordings and had a tour of the USA. Then there were the birthday celebration services for the Queen Mother, (her 80th, 90th and 100th), the 50th Anniversary of VE Day in 1995 and the Queen's Golden Jubilee in 2002.

Two days after the 9/11 terrorist attacks in America in 2001 a service was held at St Pauls, and Chris was selected to sing a Purcell anthem as a solo. We were told about the difficult acoustics of St Paul's Cathedral, which limits the repertoire.

Choristers are allowed to be away for 40% of services, and in 1979 Chris became a founder member of the classical choir The Sixteen. He told us how he first met the choir's creator, Harry Christophers, when they were being driven in a three wheeler Reliant Robin, and shared the back seat! Chris has been performing with The Sixteen since their beginning, in between his duties with St Paul's Choir. The Sixteen spend considerable periods touring, and Chris has now decided that this is too much for his voice, so he has stepped down, but has offered to sing with them as a deputy, when required.

In 2012 the Queen's Diamond Jubilee service was Chris's final one as part of St Paul's Choir, although he was invited back for the funeral of Baroness Margaret Thatcher in 2013.

This was an interesting insight into the world of a classical singer and, as well as speaking about his career, Chris played excerpts of CDs recorded by St Paul's Choir.

Colin Barratt

CIVIC VOICE MEMBERSHIP

Southgate District Civic Trust (SDCT) will continue to be members of Civic Voice for the year 2015-2016. As a result we will again receive the various benefits of belonging to this national organisation.

The cost of membership to Civic Voice has remained unchanged, but we still receive the useful benefits both as a society and individually. These include:

- National lobbying and campaigns on issues we cannot change locally
- Information bulletins and workshops
- Helpdesk and lively website
- Cost effective insurance cover this reduced rate saves SDCT money
- Free day pass to visit a National Trust property for all members of SDCT
- Free membership of NCVO (National Council for Voluntary Organisations) who provide us with free advice and support

As members of Civic Voice, we attend and vote at the AGM, as well as provide input to their campaigns. Civic Voice attends meetings with the All Party Parliamentary Group for Civic Societies and has regular meetings with Government ministers on matters impacting the civic movement. Through Civic Voice our local voice is heard.

Members have received training and guidance on matters such as the Localism Act, registering Assets of Community Value and updating the Local Heritage List. The latest training will be on preserving war memorials, working with the War Memorial Trust.

Throughout the year, we have highlighted the work of Civic Voice in the newsletters and by sending out SDCT e-news mails. This will continue as more campaigns are launched. If you wish to be involved in any of their activities, please get in touch.

I hope you agree our continued membership gives us information, support and guidance locally. As well as allowing us to provide input to the key issues impacting civic societies like ours.

Jane Maggs

INFORMAL SOCIAL MEETING – 24th February 2015

A cool evening in February saw a group of members meeting in The Cherry Tree to meet, get to know other members and discuss some of the issues impacting us locally.

At the formal meetings, it is not always easy to talk to people about issues, as there are so many other distractions. This was an opportunity to just chat, catch up, discuss what the Trust is doing, should be doing, as well as float various ideas.

A pleasant evening was had and we plan to organise similar events more regularly in the future.

Jane Maggs

OSIDGE – THE SIR THOMAS LIPTON MEMORIAL HOME What does the future hold?

As you will have seen from earlier newsletter articles, The Sir Thomas Lipton Memorial Home at Osidge was closed during the summer. Many members and local residents expressed their alarm and Southgate District Civic Trust (SDCT) has continued to actively monitor the situation.

Below is a brief account of the present position, with the action we are currently considering. However, in order to ensure the wishes of the local community are taken into account we need your help and input. **Are you willing to be involved?** If so, please contact us.



Sir Thomas Lipton setting off to the America's Cup (from SDCT Archive)

Lord Inverforth opened The Sir Thomas Lipton Memorial Home on 21st September 1935, dedicated to the memory of Sir Thomas' mother. The Home has followed Sir Thomas Lipton's wishes for almost 80 years.

In June 2014, the Charity Commission confirmed that Friends of the Elderly is the sole corporate trustee of the Sir Thomas Lipton Charity, but they are <u>not</u> permitted to sell the charity's property, which must be retained for the objects of the charity.

At the time of the closure, Friends of the Elderly said that they had not made any decisions on the future of

the house. SDCT recently contacted them, with a request to clarify their plans. On 14th March 2015, they stated to us, that 'the closure of the Sir Thomas Lipton home last year was undertaken only after very careful consideration by the trustees of Friends of the Elderly.' They went on to state that as sole trustee of the Sir Thomas Lipton charity they have 'to make best use of its assets towards achieving its charitable objects. We need to achieve this with premises which are inherently unsuitable for older people and which have significant constraints but at the same time considerable value in alternative use.'

In order to seek appropriate proposals Friends of the Elderly advertised in Estates Gazette (7th March 2015). Worryingly, the advert is headed '<u>Development Opportunity</u>' and the property is offered as '<u>Freehold with vacant possession</u>' - see the copy here.

Apparently, they will consider any proposals received along with other options, a process they expect to take ten to twelve weeks.

Friends of the Elderly have also said they would welcome suggestions from us on how best to preserve the legacy of Sir Thomas Lipton as well as the personal items that were in the house.

In their letter, Friends of the Elderly stated that they have already and will continue to consult The Charity Commission. However, this has been contradicted in a mail from The Charity Commission to SDCT on 26^{th} March 2015.

(continued over)



From Estates Gazette March 2015

They told us that 'The Charity Commission has not been made aware of this situation by the charity and no sale of the charity's land would be able to take place without our authorisation.' They have confirmed that 'any proposal to sell the land can only happen with the Commission's consent and this would only be granted if we were satisfied that the sale is in the best interests of the charity and would also usually involve a public consultation process.'

SDCT remains extremely concerned about the outlook for this historic site in the heart of Southgate and the actions of the Trustees. We will continue to consult with The Charity Commission and other civic societies in the neighbouring area, as well as local politicians in both Southgate and Barnet.

We need your suggestions and input to this campaign – will you help? If so, please contact SDCT at info@southgatedistrictcivictrust.org.uk as soon as possible.

Jane Maggs

SAVE TRENT PARK!

Notes from a Public Meeting held at Christ Church, Cockfosters on March 10th 2015

The Friends of Trent Country Park have submitted an Asset of Community Value (ACV) application

to Enfield Council (LBE) for the heritage assets within what was the Middlesex University Campus in Trent Park.

It is unclear who the current owners are and the whole campus site has suffered neglect since Middlesex University sold it in 2013.

The ACV application has been with LBE for a week now which leaves another 7 weeks for a decision to be made. If LBE accepts the application the site cannot be disposed of for 6 months otherwise it can.

The site contains Grade II listed statues and buildings part of which (the terrace) is in imminent danger of collapse which in turn will take the rear wall of the house with it. English Heritage have placed it on their highest at risk register and plan a visit at the end of March to re-evaluate the whole site.

The 400+ members of the public who attended the meeting were encouraged to sign the "SaveTrentPark" petition to support the ACV application

http://www.friendsoftrentcountrypark.org.uk http://savetrentpark.org.uk The historic mansion & heritage assets at the heart of Trent Country Park are at risk - the current owners are in liquidation & the future of the beautiful house & grounds is uncertain

#SaveTrentPark

the Campaign to enhance our local Park & protect our Nation's heritage

You are warmly invited to attend a public meeting and discussion chaired by local MP David Burrowes to be updated on the current situation, hear from Enfield Council about steps they can take to assist the campaign & share your views about the future of the beautiful listed mansion and grounds that played a very significant role in WWI

Tuesday 10 March - 8pm Start

© Christ Church Cockfosters

Main Church, Chalk Lane (off Cockfosters Road) EN4 9/Q

Read David Burrowes

Main Church, Chalk Lane (off Cockfosters Road) EN4 9/Q

Christ Church

Cockfosters

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For more details of the campaign and the meeting held on 10th March go to http://www.friendsoftrentcountrypark.org.uk/save-trent-park.html

The following documents from Enfield Council are also important and worth checking.... http://www.enfield.gov.uk/download/downloads/id/11208/trent_country_park_management_plan http://www.enfield.gov.uk/downloads/id/7124/trent_park_planning_statement

Elaine Tyler

NOMINATION FORM - ANNUAL GENERAL MEETING - 9th May 2015 To: The Secretary, From: Southgate District Civic Trust, 108 Chelmsford Road, Southgate, N14 4JL I wish to nominate ______ for election as: An officer of the Trust, in the post of A. B. A Member of the Executive Committee (Delete as appropriate) Signed: Date: _____ I agree to be nominated for the above position. Signed: Address: -------SOUTHGATE DISTRICT CIVIC TRUST – MEMBERSHIP RENEWAL (NOTE NEW SUBSCRIPTION RATE - see page 3) Your subscription for the year 2015-2016 is now due, and it will help if you can please use this form, and send it with your payment to the Treasurer as soon as possible. At the same time we will be pleased to receive any additional donation to the Trust that you may like to give. Many thanks for your ongoing support. THE NEW AMOUNT FOR MEMBERSHIP IS:- Household £15 Note:- if you currently pay by standing order, please amend it. Alastair Palmar I enclose my 2015/16 Subscription £ 15.00 Treasurer I also enclose a donation of: Southgate District Civic Trust 5 Tintern Gardens Southgate **Total:** £ London, N14 6AS Name____ Date: Tel. No:_____

To:

Email address: