

Southgate District Civic Voice

Newsletter No. 270
January 2025

We cover Southgate, Winchmore Hill,
Palmers Green, New Southgate, Cockfosters
and Hadley Wood
(Registered as an amenity society with Civic Voice).



SPRING OPEN MEETING

Saturday 8th March 2025 at 2.30pm
at Walker Lower Hall, Christ Church Parish Centre,
7 The Green, Southgate, N14 7EG

MERIDIAN WATER RE-GENERATION SCHEME

By Penny Halliday, Director of Meridian Water for Enfield Council

Meridian Water is a £6bn, 25-year major London regeneration programme, covering an 82-hectare site in Edmonton which will create 10,000 mixed-tenure homes and 6,000 high quality new jobs along with the provision of new community facilities (transport links, parks, schools, community health and leisure) commercial uses and meanwhile uses all under the umbrella of long term sustainability and social value principles.

(See **page 5** for more details)

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Contributions to the April newsletter should be sent by Friday 21st March 2025
to the Editor: Colin Barratt, 48 Maplin Close, Winchmore Hill, London, N21 1NB
Tel: 0208 360 3979. e-mail: newsletter@southgatedistrictcivicvoice.org

Note:- Copies will be emailed, hand delivered or posted during week commencing **14th April 2025**

www.southgatedistrictcivicvoice.org
Facebook: www.facebook.com/southgatevoice
Contact us: info@southgatedistrictcivicvoice.org

AUTUMN OPEN MEETING 2024

DAN MAIER – A DESIGNER’S JOURNEY

At our open meeting on 26 October 2024 Dan Maier, designer, artist and SDCV member, gave a fascinating presentation about her career so far.

We are familiar with Dan’s local work: the striking illumination of Southgate station, the window artwork at Southgate library and the multi-coloured pedestrian crossing on Chase Side (by WH Smiths). However, Dan’s work extends far beyond our neighbourhood.



Dan took us on her extraordinary journey after graduating from Central St Martins School of Art. She didn’t feel brave enough to do a sculpture degree, not believing at the age of 19, that she was a fine artist, so opted to study Textiles. However, it became clear that her internal desire to create three dimensional forms was irrepressible and a Christmas window commission for Wallis in 1993 led Dan to develop these textile sculptures as light-shades and so her Knitted Chandeliers were born - inadvertently launching a career in lighting design.

Some of her first clients included Harvey Nichols and Liberty with John Lewis and Heals following, along with numerous stores around the world. Over time, Dan was commissioned to design exclusive ranges for department stores and several of her designs were best-sellers for John Lewis, selling over 50,000 lampshades.



To achieve this output Dan employed 20 homeworkers and 2 full time staff, working from her studio in Southgate; but after 11 years, when it became increasingly challenging to compete with cheap imports, she decided to move onto bespoke commissions where creative potential wasn’t thwarted by the pressure to meet retailers’ price points.

Recognising the depth of her hard-won experience, she also began mentoring other designer-makers, sharing her knowledge both in the UK and internationally, in Cambodia and Saudi Arabia.

Her bespoke creative work took her into the realms of theatre, creating puppets for the Royal Shakespeare Company and giant fabric props for The Old Vic and National Theatre, as well as artworks for Cruise Liners.

In 2020, during the Covid lockdown, Dan was commissioned by Enfield Council to design the art crossing in Southgate. She was given the size, a limited colour palette and told that the design was needed by the end of the week! She had creative freedom but there was no fee.

More recently Dan has been commissioned to produce several artworks for London Underground. Dan draws on historical research for inspiration in these projects. For Southgate station, built in 1933, Dan took Art Deco as the theme, abstracting the railway track, and bringing colour to warm up the journey experience.

For Hounslow West station, a heptagonal building, Dan was inspired by ideas of transition - from a rural to an urban landscape and from steam to modern trains. Her design for this station was shortlisted for the National Railway Heritage Awards in 2020.

For Hatton Cross station, a brutalist building dating from 1976, Dan designed a vinyl installation taking the iconic British Airways Speedbird logo which is immortalised in mosaic on the station platforms.



To celebrate Hammersmith Station's 150-year history, Dan created a railway-inspired series of artworks. She also highlighted the station's original Arts & Crafts lettering, giving a nod to the local printing heritage, including William Morris's Kelmscott Press. These artworks spanned nearly 100 meters across six locations within the station, involving individual vinyl application to over 1,300 glass bricks, requiring a three-night installation.

Her intention with every public art commission is to shine a light on the building or location, brighten the landscape, and lift people's spirits.

Graham Davis

MEMBERSHIP REMINDER

Your subscription for the year 2025/26 is due on
1st APRIL 2025
and remains unchanged at £15 for the year.

A renewal email will be sent to you at the beginning of March 2025.

THE OLD SOUTHGATE POLICE STATION

This is becoming an ongoing saga.

The planning application to convert the old Police Station into a hostel was refused by Enfield Council. This was a sensible and just decision considering the weight of evidence provided by SDCV and many other residents, showing that the plans were completely unsuitable and would create inappropriate living accommodation for vulnerable homeless people.

Bizarrely, the builders carried on with the conversion and started advertising for residents.

Many local people, including SDCV, raised concerns with the council officers. However, every time the council visited, there was no evidence of occupation. Although, someone working there told me people were living there when I asked at the front door!



The council then made an unannounced visit, at which point it became clear to them that some of the rooms in the building were occupied.

Council officers have now served a planning enforcement notice, giving the owners 3 months to cease use of the building as a hostel and remove all associated furniture and ancillary facilities. The 3 month compliance period will not start until 31st January, because they have the right of appeal up until this date. If they appeal, the Planning Inspectorate will decide whether they must comply with the notice.

Unfortunately, it could take 12-18 months for the Inspector to make a decision.

We will continue to watch the situation and the building.

Jane Maggs

Photo: Jane Maggs

MERIDIAN WATER RE-GENERATION SCHEMME

This is led by Enfield Council and supported by the Government, who have provided funding for the Strategic Infrastructure Works - as a result of the site's industrial heritage, there is a need for large scale remediation including flood alleviation works and the creation of new roads, bridges and access to utilities.



The site is next door to beautiful parklands and sports facilities of the Lee Valley Regional Park and Pymmes Brook passing through

benefits from the River Lea and the adjacent waterside living and working alongside a canal-side environment. The development has its own Meridian Water railway station with train connections to Stratford London, London Liverpool Street and London City Airport. Meridian Water also has superb road connections along the North Circular Road (A406), A10 and M11.



With excellent transport connections in a high-quality environment, Meridian Water will attract major employers in fast-growing sectors alongside growing start-ups that will higher skilled, higher paid employment opportunities for local people.



CIVIC VOICE UPDATE

On 7th December, Civic Voice (CV) held its Annual General Meeting at the Foundling Hospital in London. The meeting brought together representatives from across the civic movement to reflect on the year gone by and look ahead to 2025. The AGM was a timely reminder of the resilience of CV members, as some members travelled for several hours through Storm Darragh to be there. The meeting was attended by four members of SDCV.



The meeting also marked a moment of renewal, being the final event for Ian Harvey with Civic Voice, Martin Hamilton's final meeting as Chair of Civic Voice, and the first opportunity for Civic Voice members to meet the new Co-Chairs who will take Civic Voice forward.

Ian Harvey becomes Vice-President of Civic Voice

This AGM was the final event for Ian Harvey in his role as Executive Director, before moving to lead the Institute of Place Management at Manchester Metropolitan University in the New Year.

Tributes were paid to him by both the Chair, Martin Hamilton and the President Griff Rhys Jones at this momentous moment for both Ian and Civic Voice. He was presented with his own personalised blue plaque.



Ian Harvey presented with a blue plaque by Griff Rhys Jones

At the AGM Civic Voice also announced the appointment of Ian Harvey as Vice-President. Griff Rhys Jones said of Ian that he "has transformed the civic movement in ways that will leave a lasting legacy. His energy, creativity, and ability to inspire people have been the driving force behind Civic Voice's success. I know he will continue to make a difference as Vice President and beyond."

New Leadership - Co-chairs to lead the organisation for 2025

As Trustees, we were pleased that the members ratified our recommendation to adopt a co-chair leadership model, with Robert Osborne and Andrew Jackson stepping into the roles.

Both Robert and Andrew bring a wealth of experience and a shared vision for empowering local communities to shape the places where they live, work, and enjoy.



Andrew Jackson, Robert Osborne & Martin Hamilton awaiting the start of the AGM

Robert, a long-standing member of the Civic Voice community, has been an advocate for protecting and enhancing our built environment, particularly through his work with the St Albans Civic Society. Andrew brings complementary expertise in planning and community engagement, ensuring we remain a strong voice for civic societies across the country.

This transition to a co-chair structure reflects Civic Voice's renewed focus on collaboration, resilience, and ensuring we remain a dynamic and responsive organisation.

This new structure aligns perfectly with the priorities identified at our recent AGM, where members reaffirmed the importance of initiatives such as the Regional Forum, the #InConversation Series, and Membership Monday. It also comes at a crucial moment, as we navigate the release of the government's long-awaited National Planning Policy Framework (NPPF) reforms.

New Trustee for Civic Voice

At the AGM, trustees Margaret Hollins and David Evans stepped down as they sadly came to the end of their term. However, we were able to appoint a new Trustee, Barry Goodchild, Professor (Emeritus) in Housing and Urban Planning, MRTPI. Barry will bring unparalleled expertise in planning and urban studies to our organisation.

The Future

The AGM also reaffirmed the importance of our Regional Forum (which I will now lead), direct engagement through Trustee visits, and continuing the initiatives such as the #InConversation Series and Membership Monday. The Expert Panel which has brought together a range of expertise will continue during 2025.

The next events for Civic Voice in 2025 will be an online webinar for those who could not attend the AGM featuring Andrew and Robert, so you can hear more about their plans. This takes place on Thursday 9th January, 1-2pm.

To register go to: <https://www.tickettailor.com/events/civicvoice/1488374>

This is followed by an update on the Blue Plaques project on Monday 20th January 11am-12pm, where Civic Voice will publish research from historic England and facilitate a discussion to ask, "What next for plaques?"

To register go to: <https://www.tickettailor.com/events/civicvoice/1488383>

We are also planning a National Conference in mid-2025—a chance for us to come together, celebrate our collective achievements, and address the key challenges we face.

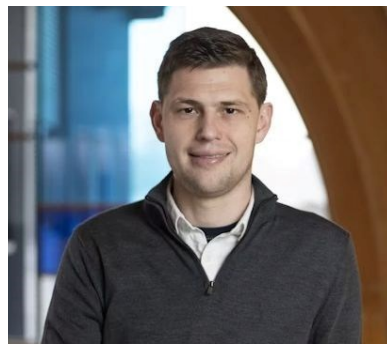
Fascinating Speakers After the AGM

The meeting was addressed by **Griff Rhys Jones**, the Civic Voice President, who gave an impassioned speech on planning, conservation and the latest plans for the Marks & Spencer building at Marble Arch. However, he also talked about dubious plans to ‘update’ buildings such as Liverpool Street Station.

As always Griff gave a fascinating and informed talk which highlighted several issues that are important to our members.



Griff was followed by **Professor Gavin Parker** and **Dr Mark Dobson** from the University of Reading.



(l-r) Professor Gavin Parker and Dr Mark Dobson

This talk, "Slow Planning? Timescapes, Power, and Democracy" comes at a critical time for civic societies and Civic Voice. With the Government's National Planning Policy Framework consultation nearing its conclusion, a new draft is anticipated shortly.

Alongside this, the Government has signalled its intent to tackle perceived "NIMBY" attitudes to accelerate development and address housing challenges. These shifts in policy and tone present both opportunities and challenges for civic societies striving to balance local engagement with the need for sustainable, equitable growth.

This session delved into how time arrangements and constraints within the planning process can affect the quality of outcomes and democratic accountability. The thought-provoking presentation shed light on the importance of reflecting more thoroughly on the concept of time in planning. The discussion explored the balance between expedited processes and the need for thoughtful, inclusive planning that upholds community values and achieves higher-quality outcomes.

It was a thought-provoking talk as we consider how the planning system could or should evolve.

*Jane Maggs
Civic Voice Trustee*

Photos: Jane Maggs, Civic Voice

SDCV ON SOCIAL MEDIA - CHANGES!

SDCV have for several years held social media accounts on both *Facebook* and *X* (previously *Twitter*). We have used these accounts to pass on information about what we are doing as well as forthcoming events. We also try to forward on messages from other users or groups that we think will be of interest to our members and followers.

In recent months there has been considerable comment on the way *X* is being run, particularly the way it is now moderated. This has allowed disturbing content to be promoted and posts to include more conspiracy theories and racism.

We have been considering our position for a while but have decided that the negatives now outweigh the positives. So, like many others we are moving away from *X* and onto Bluesky.

Our user name on *Bluesky* is [@SouthgateVoice](#).



For the time being we will continue to maintain our *X* account but will not routinely post there.

Please follow us on Facebook and Bluesky and do let us know what you think of our move.

Jane Maggs

SDCV ARCHIVES IN STORAGE

In November 2018 much of our archive material was taken to the Dugdale Centre to be stored at the Enfield Local Studies and Archive, under a loan agreement. It was previously looked after by Peter Hodge and Stan Rondeau in their own homes.

After Local Studies was closed at Dugdale, all the archive material was transferred to Ridge Avenue Library in Bush Hill Park. Last October Richard Purver, Graham Davis and myself were privileged to be given a guided tour of the archives by John Clark. These are now held in the basement of the library. We were shown some of the ancient documents and other interesting items and also saw how our material was being stored.

Peter had compiled a detailed catalogue of the contents of our archive, which is updated when new items are added.





Our archive contains publications and documents related to the local history of the area and records of the society's activities. If members of SDCV would like to access the catalogue, Contact us on info@southgatedistrictcivicvoice.org.

Colin Barratt

SOUTHGATE - THE LATEST CHANGES

Southgate Pocket Park has finally been created on the patch of green at the end of Station Parade. Members will remember that SDCV has been campaigning for improvements to this area for years. So finally, we have a park!



The felled oak trees from Epping Forest have been carved into seating units with text and icons that celebrate the significance of Enfield Chase (the royal hunting ground) in the history of Southgate Town Centre.

Recently 250 new plants were added by members of Friends of Enfield Chase and students from Palmers Green High School (organised by our member Ralph Kley), Enfield Council's Journeys and Places team, who were joined by *Cabinet Member for Climate Action and Placemaking Cllr Sabri Ozaydin*.

Thank you to everyone who got involved and helped deliver this revitalised green space!

The Rain Gardens in Chase Side have now been planted and are already redirecting some of the street water from going straight into the water courses, so that the pollutants are removed. This project not only has environmental benefits, but makes Southgate look greener.

Jane Maggs

Photos: Enfield Council, Dan Maier



CAROLS ON THE GREEN

This December there were **Carols on the Green** at both Southgate Green and Winchmore Hill Green.



Southgate Green Association organised the singing on Southgate Green, where local residents of all ages were accompanied by the Choir from Christ Church Southgate. The carols at Winchmore Hill were led by St Paul's Winchmore Hill. This was a fantastic way to start Christmas, for residents of all faiths and none.

Photos: Mervyn Maggs

ENFIELD IN BLOOM GOLD AWARD

Last October the Chicken Shed Theatre in Southgate hosted the annual Enfield in Bloom Awards. These celebrate and award the best achievements by organisations and individuals in 14 different horticultural categories and, much like the Chelsea Flower Show, awards are Gold, Silver and Bronze. These include public displays, as well as various types of gardens and there were over 100 winners. The event was sponsored by Tottenham Hotspur FC.

One of the categories was the Best Environmental/Wildlife/Meadow and eight sites won a gold award here, including New Southgate Millennium Green, which had been entered for the first time. As a Trustee of this Green I was invited to attend the ceremony, together with the other Trustee and the Warden, who was one of the founders of the Green 25 years ago. Tottenham Hotspur also sponsored this category and the certificate and garden token were presented by former Spurs player, the legendary Ossie Ardilas. This made it an even more special occasion.



It was good that the hard work on the Green over the past 25 years by many people has been recognized.

Colin Barratt

THE LOCAL HERITAGE LIST

In December 2024 the Council published the new Local Heritage List. This list identifies buildings, structures and landscapes of heritage significance. While inclusion in the list does not give the same protection as the Historic England Statutory List (Grade I and Grade II) it does ensure that their importance is considered in planning decisions. It ensures that buildings, landmarks etc. are recognised and preserved.

Enfield's list dated from 2018 and needed updating. Working with the Council, over 40 volunteers, organized by the Enfield Society, including from SDCV, have visited every site, checked the entries, updated and extended them where necessary and taken photographs. In addition, they suggested additional entries. As a result, over 50 new candidates have been added to the list, bringing the total number of sites to over 310 properties. The list can be found on the Council's website under Planning and Building / Heritage. For anyone with an interest in Enfield's history and heritage it is worth reading.

ENFIELD'S BUILDINGS AT RISK

The Council has also published an update to the Buildings at Risk list. Each year, in consultation with Historic England, the Council reviews its statutory buildings at risk. While progress is being made in relation to some of the sites - Broomfield House, Lavender Hill Chapel and the Charity School Edmonton, two new sites have been added to the list. These are Enfield Town Conservation Area and Trent Park Conservation Area. In both cases it is considered that the situation is deteriorating. In the case of Enfield Town this relates largely to unsatisfactory shop frontages. At Trent Park, although the House and the landscaped areas managed by Berkley Homes are being improved, other areas of the park require investment. Again, the full list with links to the Historic England website can be found on the Council's website under Planning and Building / Heritage.

John West

BARBARA WALSH

It was with great sadness that we learned of the recent death of Barbara Walsh at the age of 90. She had been a member of the Executive Committee for many years, working with Irene Stone on Planning, and kept an eye on the development of the Highlands Hospital site. She was our Tree Officer and her views were greatly respected, as she was trained as a garden designer at Capel Manor College under David Stevens.

There will be a more detailed obituary in our next edition.

ENFIELD'S LOCAL PLAN

The next stage of Enfield's draft Local Plan starts on Tuesday 28th January with Stage 1 of the Public Examination of the Plan at the Civic Centre. The Plan is acknowledged as being controversial with the loss of significant Green Belt land. As a result there were over 7,000 submissions to the Regulation 19 consultation objecting to the plan. In view of the local concerns, the Planning Inspector, Steven Lee BA (Hons) MA MRTPI has decided to split the Inquiry into two stages. Stage 1 will consider the principles: the consultation process; whether exceptional circumstances have been met in terms of the need for Green Belt development and the assessment of the amount of housing and industrial land required. If the Inspector is satisfied with answers to the various questions that he has asked the Council, then the Examination will proceed to Stage 2. This will involve a detailed analysis of the proposed sites and developments and other policy matters such as the tall buildings policy.

There are serious concerns about the consultation process, both in terms of the way in which the Council failed to publicise the significant impact of the loss of Green Belt and the fact that over 2,500 submissions at Regulation 19 stage were not initially published or made available to the Inspector as required as part of the consultation process. This was identified by a number of groups and individuals who realised that their submissions had been left out of the documentation. This has now been corrected albeit extremely late in the process.

SDCV has remained in contact with other groups, residents' associations etc and decided that we will focus on the Stage 2 matters, with particular reference to the tall buildings policy in relation to Southgate, Palmers Green and other sites.

John West

TALK FOLLOWING THE AGM ON 10th MAY

“THE PALMERS GREEN HERITAGE WALK”

With the arrival of the Great Northern Railway, Palmers Green grew from a small village around the Fox Public House into the suburb that we know today. With the development of high-quality housing, a Conservation Area, a Grade II Listed Park, the New River and many buildings included on the Enfield Local Heritage List, Adrian Day's talk will take you on an illustrated virtual tour of the area. This is a “textbook” example of an Edwardian suburb, with a focus on the perhaps surprising number of listed and local-listed buildings that characterise N13. Hear about the wartime Decontamination Shelter, the house where The Lord Mayor of London hosted the Prince Regent together with royalty from Russia, France and Prussia and the church designed by Sir George Gilbert Scott's son. And, of course, the famous triple-decker Knight Bus from Harry Potter.

SOUTHGATE DISTRICT CIVIC VOICE ANNUAL GENERAL MEETING

Saturday 10th May 2025 at 2.30 pm

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

This year's Annual General Meeting (AGM) will be held at the Walker Hall on Saturday 10th May. The AGM is essential to the successful functioning of Southgate District Civic Voice (SDCV). It is when our members elect the officers and committee for the coming year. It is also an opportunity to talk about our recent and future projects, help plan the coming year and discuss SDCV's future strategy and campaigns.

Do come to support your Executive Committee, working on your behalf.

Reports from members of the Executive Committee will be distributed by e-mail *prior* to the AGM rather than being read out in full at the meeting. For members without e-mail, printed copies will be available at the meeting. The aim is to give members an opportunity to read the reports in advance, so that the meeting can focus on questions or important decisions. It also means the AGM is more interesting and quicker, without losing oversight by members.

As mentioned a few times in the last year or so, we do not currently have a **Secretary**, which is making the life of our committee much harder than it should be! The whole committee are volunteers, so any help is always appreciated. There are a few roles that are vitally important to the efficient running of SDCV and the **Secretary** is definitely one of them! The role need not be arduous. It is mainly about keeping track of our work and ensuring everyone on the Committee is kept informed.

Please consider standing! If you would like to discuss how you could help SDCV please contact either Graham Davis, Chair, or Jane Maggs, Vice Chair, info@SouthgateDistrictCivicVoice.org.

After the formal business of the AGM, there will be a presentation of the **Graham Beech Memorial Award** for outstanding service to SDCV and the local community.

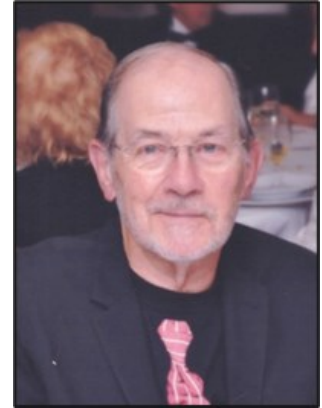
Following a short break, **Adrian Day**, will talk about 'The Palmers Green heritage walk', (see page 12).

Jane Maggs (on behalf of the Executive Committee)

Graham Beech Memorial Award

A number of years ago an annual award was created in Graham Beech's name, as a way to remember him and his commitment to *Southgate District Civic Trust*, as we were then known.

As in previous years, SDCV intend to present this award to a member who has made an outstanding contribution to this society or to the wider community. Over the years the award has been presented to really committed and deserving recipients and remains a fitting legacy to Graham.



Any member of SDCV can make a nomination for the award, however, please note, nominees *cannot* be members of the Executive Committee.

Nominations should be sent to me by 31st March, either by post: Jane Maggs, 108 Chelmsford Road, Southgate, London N14 4JL or by e-mail: info@southgatedistrictcivicvoice.org.

The current Chair and members of the Committee will judge the nominations and the award will be presented at the 2024 SDCV AGM.

If you have any questions about this please contact a member of the Executive Committee.

Nomination Form Graham Beech Award

Your name:	
Contact details: (E-mail or tel number)	
Date:	
Name of nominee:	
Reason for nomination: (Use extra pages if needed)	