



## **SOUTHGATE GREEN WARD FORUM**

Tuesday 27<sup>th</sup> February 2018  
7pm (for 7.15pm start)  
Bowes Primary School  
Bowes Road  
London N11 2HL

### **Councillors in attendance:**

Southgate Green – Daniel Anderson (Labour), Alessandro Georgiou (Conservative),  
Claire Stewart (Labour) and Dinah Barry (Labour)

### **AGENDA**

- 1. WELCOME AND INTRODUCTIONS**
- 2. APOLOGIES FOR ABSENCE**
- 3. MINUTES OF THE LAST MEETING** (Pages 1 - 4)
- 4. MATTERS ARISING**
- 5. POLICE UPDATE**

Sgt Hassan Shah, PC James Curnick and PCSO Anjan Deb to present update

- 6. RITZ PARADE REGENERATION PROPOSALS (MAIN ITEM)** (Pages 5 - 14)

- Danielle Lennon, Planning Manager, Notting Hill Housing
- Jonathan Waugh, RPS Planning
- Deborah Wartenberg, Stockwool Architects
- Martin Hughes, Polity
- Neeru Kareer, Consultant Planner, Regeneration & Environment LBE
- Jan Rowley, Head of Neighbourhood

- 7. COUNCILLOR UPDATES**
- 8. ANY OTHER BUSINESS**
- 9. DATE OF NEXT MEETING**



## **SOUTHGATE GREEN WARD FORUM MINUTES**

**TUESDAY 21<sup>ST</sup> NOVEMBER 2017**

### **GARFIELD PRIMARY SCHOOL**

**Attendees:** Councillor Claire Stewart (Southgate Green, Minutes) Councillor Daniel Anderson (Southgate Green, Chair) Councillor Alessandro Georgiou (Southgate Green) Councillor Dinah Barry (Associate Cabinet Member for Enfield West)

#### **Local Police:**

PC Jason Kaye (Southgate Green Safer Neighbourhood Team)

PCSO Anjan Deb (Southgate Green Safer Neighbourhood Team)

#### **1. Welcome and introductions**

Cllr Anderson chaired the meeting, welcomed everyone and introduced the councillors.

Cllr Anderson announced the sad passing of Jane Schneidelhotz who was a local resident and trustee of the Millennium Green. The meeting held a minute silence for Jane.

**2. Apologies for Absence:** Raman Tailor, Alok Agrawal, Andrew Irvine, Felicity Brown, Paul Mandel, Gonul Daniels, Shantilal Shah, Jigna Depala, Litsa Worrall

#### **3. Minutes of the last meeting**

Minutes of the last meeting were agreed.

#### **4. Matters arising**

Ritz Parade Update – Consultation is ongoing and wider development plans won't come forward for some time.

Medical Centre – Cllr Anderson had visited the Medical Centre last week and had written a letter with Cllr Alev Cazimoglu (Cabinet Member for Health and Adult Social Care) supporting the centre to be extended. NHS England has expressed their support and they were now waiting for the CCG to respond.

Drug dealing and drinking in stairwells on Palmers Road blocks – Cllr Anderson reported that this was being dealt with and additional powers for Public Space Protection Orders would soon be coming forward.

#### **Police Update (Police update was taken before other business so that the Police could then leave)**

The Police had completed leaflet drops and patrolled on late shifts and have experienced a mixed reaction. They will increase their presence to try and build up a bigger picture of the issues on the Palmers Road blocks.

Burglaries – 39 in the last three months (15 in the last month)

Robberies – 4 in the last three months (1 in the last month)

Criminal Damage – 17 in the last three months (7 in the last month)

Theft from Person – 5 in the last three months (1 in the last month)

Vehicle Crime – 27 in the last three months (11 in the last month)

Predictive mapping is being used to determine where each crime might take place and then patrols are carried out in those areas.

Winter time results in increased crime figures. Police advised to leave lights or a radio on and noted that Smartwater is being offered in Southgate Green now. The offer is based on demographics so not every resident will receive an offer of Smartwater. The Police advised that all the crime figures are online on the Met Police website.

A drug dealer had been arrested on Seafield Road and Police in the Arnos Grove area frequently.

There is one beggar outside Sainsbury's in Arnos Grove who can become aggressive.

Harry from the Millennium Green reported that there had been criminal damage at the Millennium Green where a young gang had broken trees, sprayed black paint on trees and stuffed number plates under the bushes.

Ernie Chinnock reported that a woman was attacked in Arnos Park in October while she was walking along with her dog. Police have patrolled and followed up with the woman and CCTV has been checked.

Mohammad highlighted that Thames Water land had bin bags, food waste and rats all over it. Although the situation was getting better it still had not been completely resolved.

## **5. Notes from CCG Consultation Meeting**

Derek Honnor had provided these notes and reported that it had been a positive meeting and that the Over 50s Forum had been very critical of the CCG's plans.

Julia Mountain highlighted that the CCG will be going ahead with most of the proposals and it is happening across 5 boroughs. The Joint Overview and Scrutiny across the five boroughs were not in favour of the CCG's plans. The five Council Leaders had written to NHS England about the proposals.

## **6. Public Space Protection Orders**

A 12-week consultation had taken place and it has now been agreed to bring in these orders that enable the Council's Environmental Protection Officers to deal with some of the following problems with a Fixed Penalty Notice: against drinking on the street, vehicle cruising, revving engines, holding fireworks, controls on dogs, loitering, aggressive begging, the use of psychoactive drugs, smoking in playgrounds and flying drones to spy. From late Winter/early Spring signs will be put in place however Cllr Anderson reassured residents that a balanced approach will be taken.

Denise Ghandi reported that there were a lot of revving engines along Waterfall Road and wanted to know how the culprits could be caught. Cllr Anderson responded that if this is happening every night then the Council Officers can observe the area. It was also stated that there are three or four boy racers speeding along Morton Way.

The FPN is maximum £100 under the law.

Terry Peacock highlighted that the High Road Open Space, which recently had a lot of money spent on it to regenerate it, is constantly vandalised and very recently a bin caught fire.

Terry wanted to make sure that our community resources weren't being written off and that we encourage them to be used so that they are not vandalised.

The High Road Open Space also becomes a 'swamp' at the main entrance near Garfield School when it rains.

### **7. Montmorency Park (Written Update)**

A hard copy of the update was circulated. Phase 1 is now up, open and occupied by some residents. Some phases have been put on hold as various delays have been caused.

### **8. Air Quality (Written Update)**

Cllr Anderson reported that the plans for the Ultra Low Emission Zone does not benefit people in Southgate Green as it will only extend to the NCR. This will push traffic into our area. Residents were asked to take part in the consultation so that SG is considered properly. Poor air quality blights the area and we have two schools very close to the NCR.

Julia Mountain spoke about car clubs and suggested that this could be considered and promoted. Julia suggested that Planning Officers could ask developers to give cheap membership for car clubs.

### **9. Broomfield House Update (Written Update)**

A complete condition survey of the house is taking place and soft market testing will take place. Colin Younger wanted there to be a more positive view of what could be done with the house and wanted everyone to know about the huge community potential and that it doesn't have to be inevitable that it will be demolished.

Cllr Georgiou noted that it needed to be a private sector solution as the money cannot be found in the Council's budget.

### **10. Garfield School update**

There are plans for an autistic unit in the Key Stage 2 building and a planning application would have to come forward prior to this.

Terry Peacock stated that local residents felt left out of the loop on decisions like this and asked that residents are kept aware of what is happening.

### **11. Councillor Updates**

**Cllr Georgiou** reported that he had been dealing with a lot of planning casework and reminded residents that they should contact the planning department about any issues. Cllr Georgiou also highlighted that a lot of planning issues are over boundary disputes and this can lead to neighbour disputes which are tricky for Cllrs to get involved with.

**Cllr Stewart** reported that she had been dealing with casework around suspected illegal HMOs on Fox Lane, anti-social behaviour and neighbour disputes in Brookdale and housing cases on Palmers Road. Far-right hate mail had been delivered to the High Road blocks and a resident had passed this on to Cllr Stewart who then alerted the Police. While out speaking to residents in Southgate Green, Cllr Stewart had found a school bag in the High Road Open Space belonging to a pupil at Garfield School – the bag belonged to a four-year-old had a photo of him inside the bag, his name and his class name. Cllr Stewart returned the bag to the school and highlighted that this could have been a safeguarding issue if the bag had gotten into the wrong hands.

Cllr Stewart also reported that since the last ward forum she had attended Full Council and spoken on a motion on Universal Credit, which is due to come to Palmers Green Jobcentre next year and will potentially cause huge problems for some residents in Southgate Green. As

the Majority Group Chief Whip, she chairs the Councillor Conduct Committee and this had met in October to consider complaints against Councillors and to suggest training for Councillors. She had also met with the Joint Consultative Group for Teachers and Staff Forum which is a forum for Councillors, officers and trade union reps from Enfield Schools to meet and discuss various issues in our schools, and she had met with the Broomfield House Partnership Board.

Cllr Stewart has visited local residents who had concerns about the consultation the Council was holding over proposed changes to Adult Social Care charges. Cllr Stewart had argued against the charges and reported that the consultation resulted in the administration not going ahead with any increases.

**Cllr Anderson** reported that he had gone on a walkabout with the street cleansing team to make sure they were as effective as possible and reported that he had been dealing with a lot of ASB cases in the Palmers Road blocks.

Cllr Anderson had attended the Green with Southgate Green Association and the Minchenden Estate Residents Meeting. He had also been dealing with cases with the Police and about overflowing bins and fly-tipping.

Cllr Anderson had attended Cabinet meetings, the Thames Regional Flood and Coastal Committee, of which he is a representative for the London Lee region. He had also attended London Councils Transport & Environment Committee meetings and the North London Waste Authority meetings, both of which he is a representative for the Council.

Cllr Anderson had also worked on re-dedicating a War Memorial in Broomfield Park which was supported by local schools and will be working with Harry to install a memorial to Jane on the Green.

### **13. Any Other Business**

Residents raised issues about the Fox Lane Quieter Neighbourhoods programme. Liz was concerned that both the Mall and Selborne Road were not included in the plans and they were the only two roads that lead on to Canon Hill and had no traffic calming measures proposed.

Andy raised issues about Amberley Road and the need for traffic calming measures there. Lorries use the road the private school bus uses both Amberley Road and The Mall.

Cllr Anderson reassured residents that any concerns would be picked up in the consultation and that there will be contingency funds if any measures need to be changed further down the line. Cllr Anderson affirmed that the plans needed to work for all residents that the consultation is there for the Council to listen to and that we need to have residents on board with the plans.

Cllr Georgiou was concerned that changes to Green Lanes may distort the consultation.

### **14. Date of next meeting**

A meeting will be held in February/March 2018.

# Where next for the **RITZ PARADE?**

## Southgate Green **WARD FORUM**

**Tuesday 27th February**  
**7pm (7.15pm start)**

**Bowes Primary School**  
**Bowes Road, N11 2HL**



Join your **Southgate Green** councillors for a ward forum special on Notting Hill regeneration proposals for the Ritz Parade.

Cllr Daniel Anderson (**Labour**)  
Cllr Alessandro Georgiou (**Conservative**)  
Cllr Claire Stewart (**Labour**)

Cllr Dinah Barry (**Labour**) Assd Mayor  
Member for Enfield West

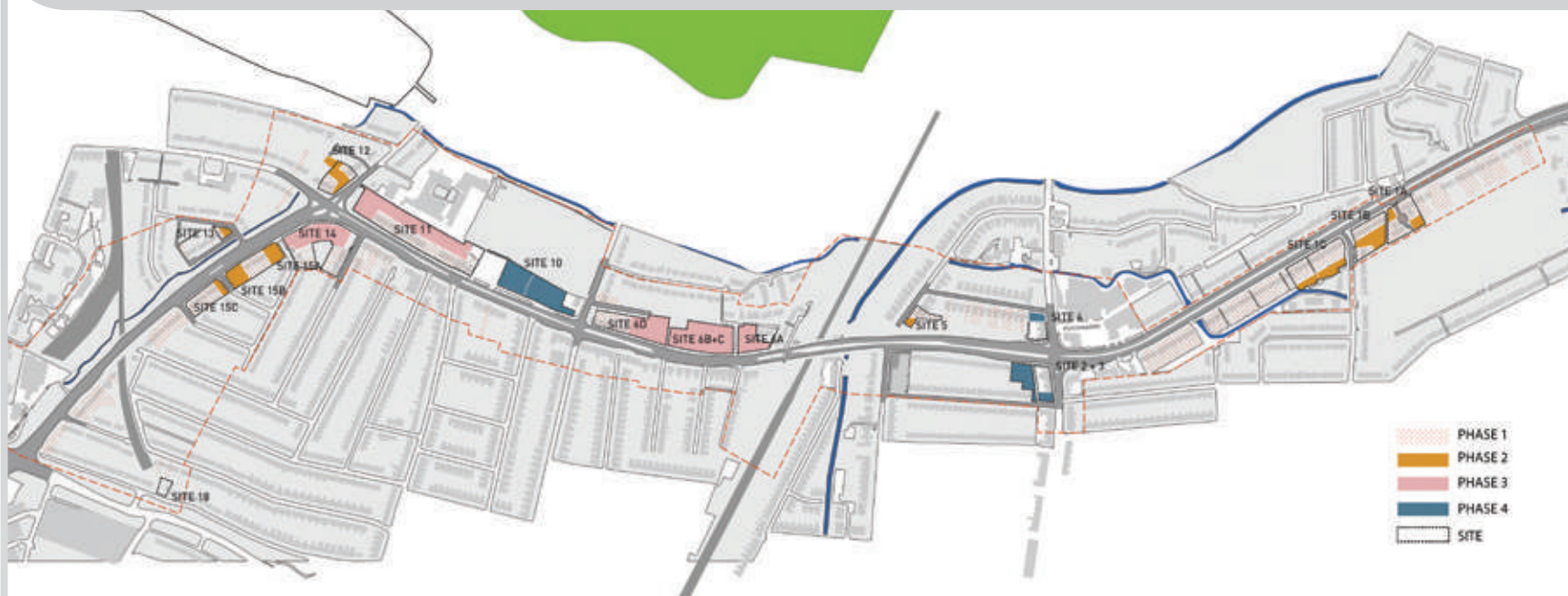
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## NORTH CIRCULAR ROAD – REGENERATION IN ACTION

Notting Hill Housing is a housing association which has been at the forefront of urban regeneration since 1963. Notting Hill has over 25,000 homes across London and the South East and employs 800 staff. Affordable homes for rent or part-ownership as well as homes for sale are provided.



### ● NOTTING HILL HOUSING – PHASING OF REGENERATION OF NORTH CIRCULAR ROAD

In 2010, Notting Hill took on the renovation and regeneration of a number of sites along the North Circular Road and is meeting the aspirations of Enfield Council's North Circular Area Action Plan (adopted 2014), which has set a target of 1,400 new homes within the Plan area.

Much has been achieved by Notting Hill in regenerating an area that has suffered decades of neglect, including:

- The delivery of 297 new build homes at various sites;
- £16 million spent to refurbish 257 homes;
- The eviction of a large number of squatters with the local police reporting a 50% drop in crime locally as a result; and
- The major clean-up of derelict properties & rear gardens including hazardous waste & asbestos – costing over £450,000.



### ● DELIVERY OF LARGER SITES

At the outset, Notting Hill set out a comprehensive vision for the North Circular Road:



- The refurbishment programme, has improved existing residents' homes and also brought vacant and derelict houses back into use. This has transformed the feel of the North Circular Road.
- The regeneration of smaller sites and these have now been developed with new housing;
- The delivery of larger sites and these are close to completion or under construction;
- Bowes Road/Ritz Parade represents one of the final stages of redevelopment. Today's exhibition shows emerging plans for two of these sites adjacent to the Ritz Parade.



### ● BEFORE REFURBISHMENT

### ● AFTER REFURBISHMENT



NottinghillHousing



# RITZ PARADE – OPPORTUNITY FOR FURTHER REGENERATION

In November 2015, Enfield Council published The Draft Ritz Parade Opportunity Site Development Brief – a consultation document which provides concepts for the redevelopment of sites along the Bowes Road.

The Brief covers an area which includes both of the sites featured at this exhibition today as well as the whole of Ritz Parade itself including the Assembly Hall (Jehovah’s Witness building), the car park area and the narrow site at the junction with Powys Lane.

The Brief presents options and describes the key design and development principles which will be taken into account when considering new proposals for sites in this area. These principles include:

- A mixed-use community hub – the aspiration is for a local district centre providing a broad range of uses and amenities, particularly community uses and retail uses;
- High-quality design – a strong frontage along the North Circular with appropriately scaled buildings incorporating quality materials, detailing and landscaping;
- Improved routes and connections – securing the east/ west route which runs parallel with the North Circular road, providing a safer route between the district centre and Wilmer Way; and
- A flexible development framework – acknowledgement that there are complex land ownership and access arrangements across the sites.

Comprehensive development of the sites identified within the Ritz Parade Brief would provide wide-ranging benefits to the local community and deliver much needed new housing and new facilities for the local community.



● BOWES ROAD AERIAL VIEW



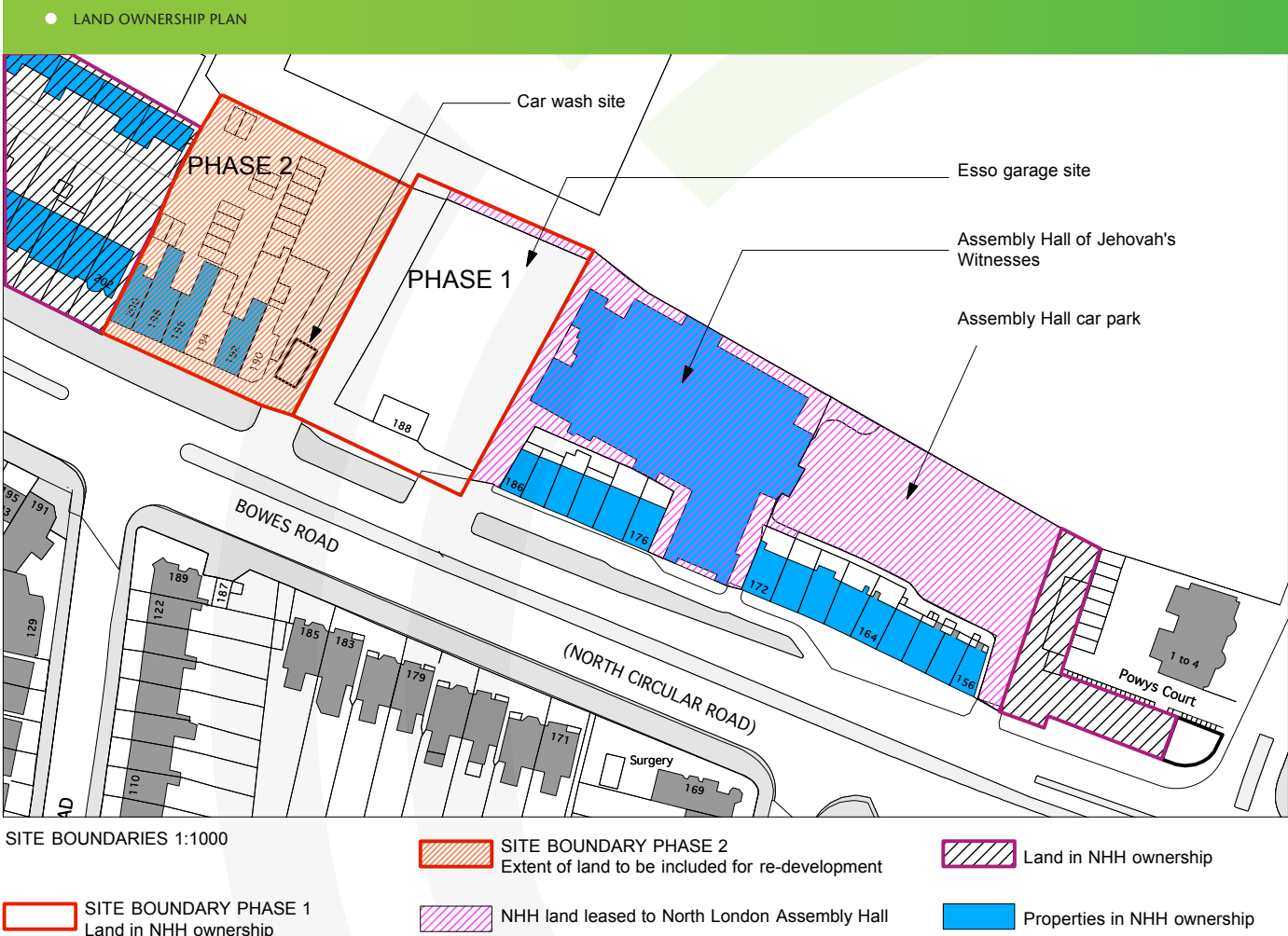
● RITZ PARADE – OPPORTUNITY SITE DEVELOPMENT BRIEF – OPTION A



● RITZ PARADE – OPPORTUNITY SITE DEVELOPMENT BRIEF – OPTION B

Land ownership issues mean that the potential level of change set out in the Brief will take time to achieve, in particular the Assembly Hall lease prevents the comprehensive regeneration of the area.

Given the constraints faced and the resulting need for a phased approach to the regeneration of the area Notting Hill Housing is focusing initially on sites where they have full ownership or significant landholdings.





## A TWO-PHASED APPROACH

Notting Hill have focused upon the two sites that could come forward in the next three to four years – 188 and 190-200 Bowes Road. This redevelopment would provide early delivery of some of the Council's key objectives for the Bowes Road district centre.



● COMPUTER GENERATED IMAGE OF BOWES ROAD REDEVELOPMENT

**188 Bowes Road** is the former Esso garage site and was acquired by Notting Hill in March 2016.

**190 – 200 Bowes Road** includes terraced houses and land to the rear which contains some parcels of land which are outside of Notting Hill's ownership.

Whilst proposals for the two sites must be planned as a whole, the proposals also need to be considered as two phases, with 188 Bowes Road being the first to come forward as it is completely in the ownership of Notting Hill.

Notting Hill intend to submit a hybrid planning application as follows:

### Phase 1 – 188 Bowes Road (detailed proposal)

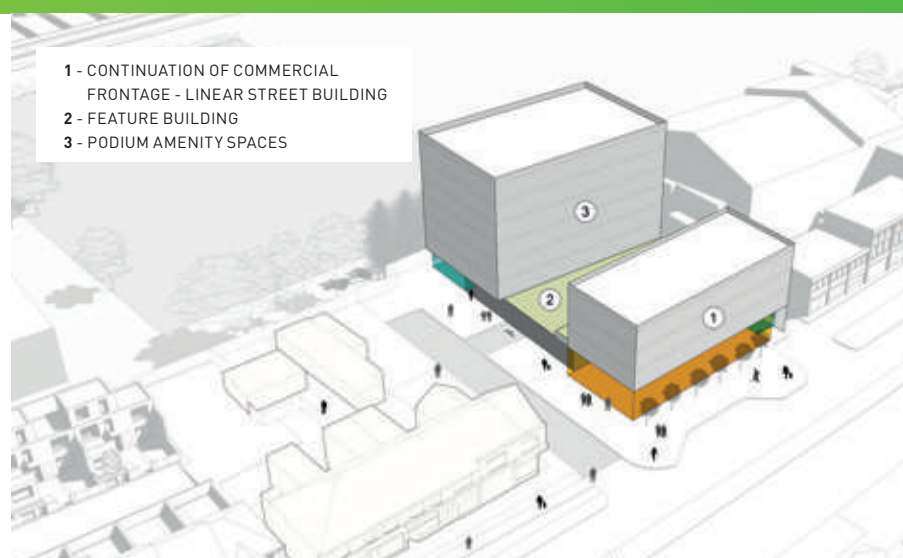
- 4-storey frontage building with ground floor commercial space
- 7-storey rear building
- 47 new homes of varying sizes
- Raised podium garden between rear and frontage buildings
- 20 car parking spaces

### Phase 2 – 190-200 Bowes Road (outline proposal)

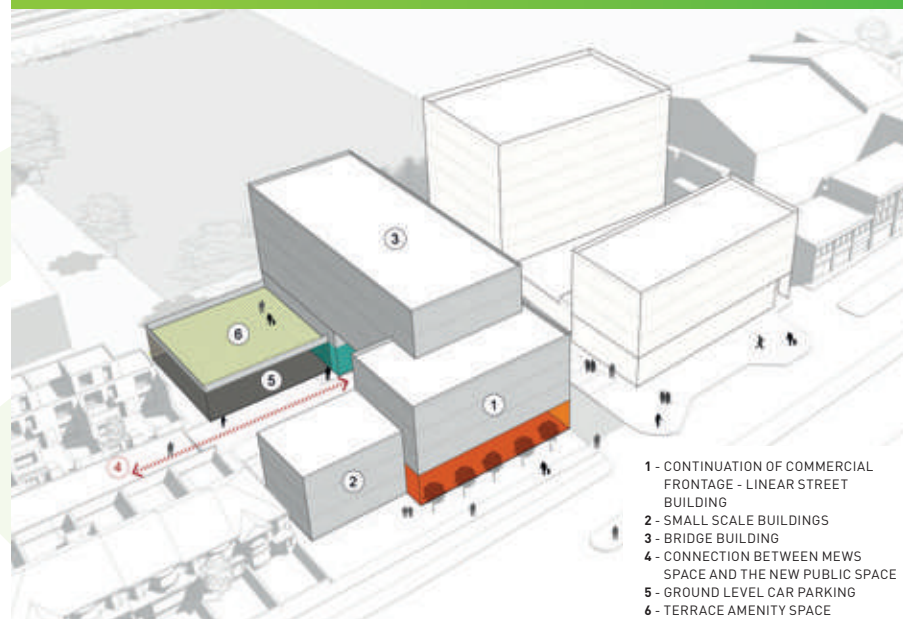
- 4-storey frontage building with ground floor multi-functional space
- 6-storey bridge building
- 39 new homes
- Raised deck/terraced garden adjacent to the bridge buildings
- 17 car parking spaces

The key components of the Bowes Road redevelopment are:

- Two complimentary sites providing parking and public/semi private amenity space whilst also being self-sufficient;
- A mixed-use development incorporating around 86 new homes and 300 sq. m of commercial space and 150 sq. m for other non-residential uses;
- A mix of tenures including market homes, affordable rent and shared ownership (40% affordable homes);
- High quality housing – 70% dual aspect;
- Provision of communal amenity space, playspace and landscaping features which is both high quality and exceeds minimum standards; and
- Around 45% car parking, including disabled spaces.



● PROPOSED REDEVELOPMENT FOR 188 BOWES ROAD (DETAILED)



● PROPOSED REDEVELOPMENT FOR 190-200 BOWES ROAD (OUTLINE)



## RELATIONSHIP TO NEIGHBOURING BUILDINGS AND APPEARANCE

The line of the proposed buildings at both sites is aligned with the frontage of the Ritz Parade and the proposed four-storey frontage buildings are similar to the height of the Ritz Parade.



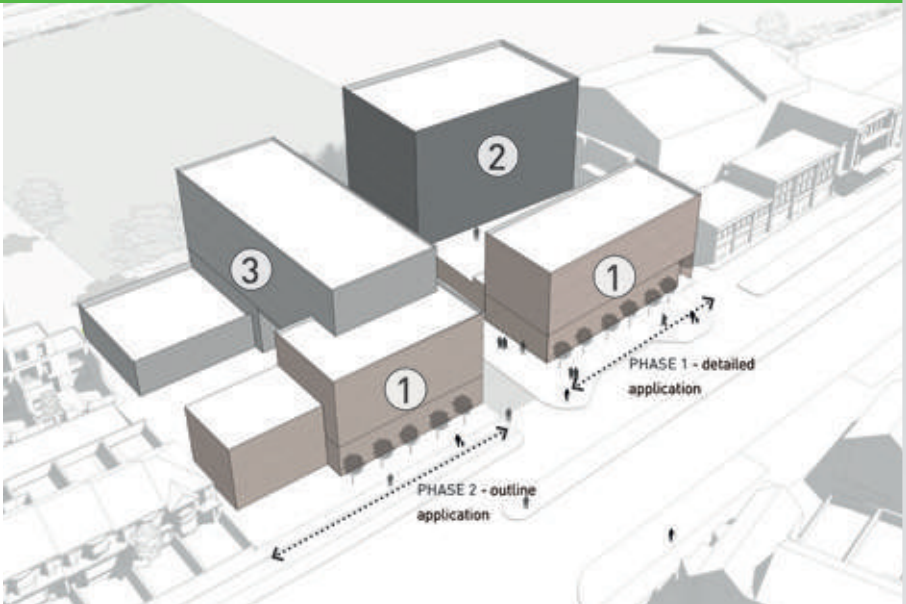
VIEW FROM NORTH CIRCULAR ROAD LOOKING EAST

The rear blocks are visible from the street to varying degrees and the taller buildings provide some variation and punctuation along the North Circular Road, marking the regeneration of this part of Enfield and signalling the new district centre.

The indicative materials for the new buildings are shown opposite and below.



AERIAL OVERVIEW SHOWING MATERIALS FOR PHASE 1



1



STREET FRONTAGE – PHASE 1 AND 2

- Vertical emphasis
- Rhythm of grid
- Layers of protection from road
- Juliette balconies
- Open at ground floor level

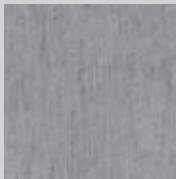
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FEATURE BUILDING – PHASE 1

- Larger footprint relating to assembly hall and historic building pattern
- Strong, robust and simple façades
- More uniform treatment (less verticality)
- Bold design appropriate for heralding the regeneration of the District Centre.

3



BRIDGE BUILDING – PHASE 2 OUTLINE APPLICATION DESIGN CODE

- Larger footprint relating to assembly hall and historic building pattern.
- Counterpoint to site 11 and gateway to District Centre.
- Strong, robust and simple façades
- Horizontal emphasis in contrast to street blocks.

AERIAL OVERVIEW SHOWING MATERIALS FOR BOTH PHASES



FRONTAGE BUILDING – BLOCK 1 DETAIL



FEATURE REAR BUILDING – BLOCK 2 DETAIL





## GROUND FLOOR USES

Notting Hill Housing has identified the Ritz Parade Opportunity Site area as the ideal location to deliver new spaces for retail and a mixture of other uses.



● VIEW OF GROUND FLOOR USES

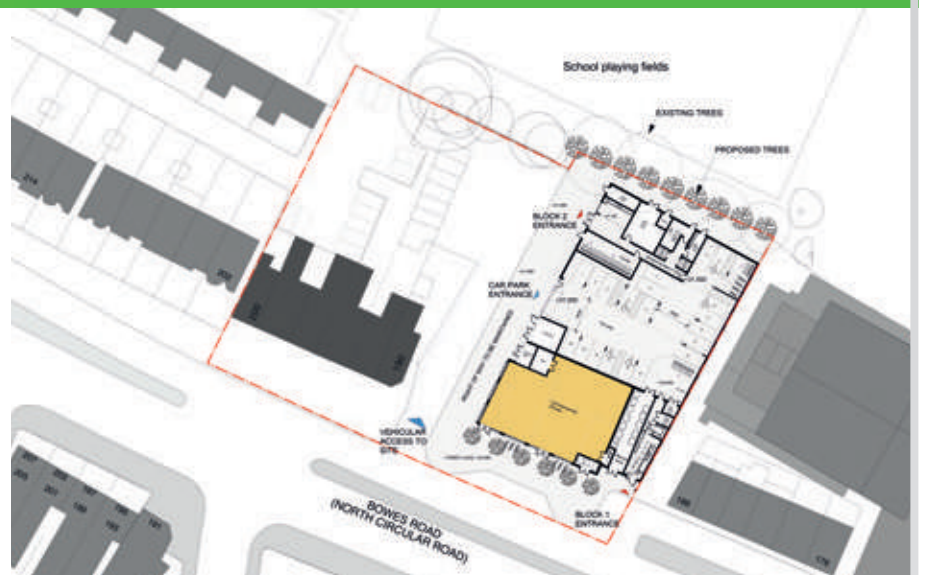
### Ground floor uses

At **Phase 1**, around 300 sq. m is provided within the frontage building and the current thinking is that this would accommodate a foodstore. There would be no parking provided for this as its primary purpose is to serve pedestrians. There would be a dedicated service bay provided at the front of the store to allow deliveries.

At **Phase 2**, at ground floor level a multi-functional space, approximately 150 sq m in size, will be provided and we intend to apply for a mix of uses that would allow the space to be occupied as a community facility, office, shop and restaurant.

Previous plans for this unit included a GP surgery; however, following consultation with the NHS and local healthcare providers over the past year it is clear that this site does not meet the location requirements for such a facility. Notting Hill Housing are continuing discussions with the NHS to establish if there is another opportunity to provide such a facility along the North Circular Road.

Notting Hill is keen to hear from local people what community facilities they think are required and all ideas will be considered. If you have a view on a particular need locally, please indicate this in the feedback form available today.



● PHASE 1



● PHASE 2



## PUBLIC REALM & ACCESS

Creating attractive and useable private and public amenity spaces has been an important factor in the development of the new space. The emerging proposals seek to provide distinct and complementary character areas.

The concept diagram shows:

- 1 **CENTRAL LINK** – a meeting space between the two sites where existing and new residents can access communal facilities;
- 2 **PHASE 1 PODIUM GARDEN** – raised communal garden above the car park which is protected from the harsh environment of the North Circular Road;
- 3 **PHASE 2 TERRACE GARDEN** – a raised garden above parking and providing further protected amenity;
- 4 **GREEN FILTER** – a natural layer of protection and a ‘filter’ between the road and the residential accommodation;
- 5 **TREE PLANTING** – to rear boundary with Broomfield School.

High quality amenity space and playspace has been planned to exceed policy requirements.

Landscaping and the introduction of a new ‘green feel’ to the frontage of the site.

### Phase 1

- 20 residential car parking spaces will be located at ground floor level beneath the podium garden;
- A dedicated services bay will be located at the front of the commercial space.

### Phase 2

- 17 residential car parking spaces will be located at ground floor level, with some below the raised terrace garden.

### Cycle parking

- Generous cycle parking provision for 142 bikes will be provided.



## SUMMARY AND WHAT HAPPENS NEXT

Thank you very much for attending this exhibition of the emerging plans for 188 Bowes Road (Phase 1 – detailed) and 190-200 Bowes Road (Phase 2 – outline).



● VIEW FROM WELLS MEWS LOOKING EAST TOWARDS SITE

If you have any questions, representatives of the Notting Hill Housing project team would be pleased to answer them. We would also be very grateful if you would leave any comments you may have about the draft plans on one of our consultation forms – all feedback received will be reviewed as further revisions are made.

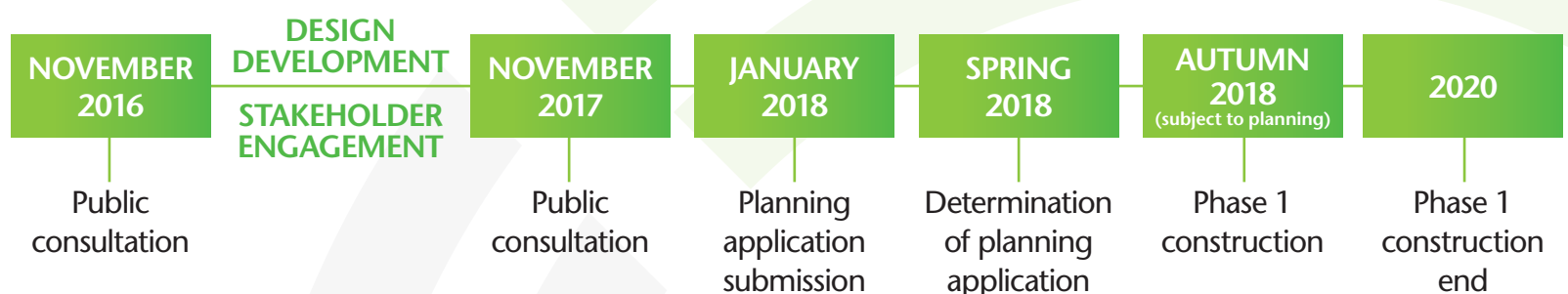
The current intention is to submit a planning application in December 2017, and this will consist of a detailed proposal for 188 Bowes Road and an outline proposal for 190-200 Bowes Road.

The proposals shown at this exhibition aim to:

- Start the regeneration of the area around the Ritz Parade with the ultimate ambition of creating a new district centre serving the local community;
- Deliver new high quality homes with a significant number of affordable and family-sized units to meet local needs;
- Bring forward exemplary design and use quality materials to create an attractive new place to live;
- Incorporate public realm, playspace and landscaping to provide very good amenity space and a green feel;
- Introduce new commercial uses that will better meet the day to day needs of local residents; and
- Create a new multi-functional space that will provide the opportunity for community uses.

### Timescales for commencement

#### ● Phase 1 – 188 Bowes Road (detailed)



#### ● Phase 2 – 190-200 Bowes Road (outline)

Dependent on ongoing land acquisition negotiations. Once resolved, a Reserved Matters application will need to be submitted and approved by Enfield Council.

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