WERA newsletter

Warner Estate Residents Association October 2021

WERA

Since 1996, **WERA** has represented the residents of nine roads at the bottom of Muswell Hill: Redston Road, Danvers Road, Warner Road, Park Avenue North, Priory Avenue, Linzee Road, Clovelly Road, Baden Road and Priory Road (north side).

WERA acts on behalf of residents and monitors local issues that affect the area, including those concerning Alexandra Palace and Park, road safety and planning development proposals.

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WERA website
www.wera-n8.co.uk

Priory Common Orchard development rejected

In May 2021 we were surprised to receive notification of a planning application for a three and a half storey building on Priory Common Orchard. This would have replaced the present one-storey building, which was originally public toilets but sold by the council to a private landlord and which became first, a solicitor's office, and then a nursery. The new plans were for nursery use to continue on the ground floor with three studio flats on the upper floors.

There was an enormous outburst of angry comments about these plans, many focusing on the developer's comment that Priory Common Orchard is 'low-value and unloved'. WERA submitted an objection arguing that the site was not suitable for residential development (as the council had already informed the applicant); that it would not make an 'important contribution' to housing targets; that it would damage Priory Common Orchard and that it would have an adverse impact on Priory Road 'sticking out like a sore thumb'.

Nearly 200 other objections were submitted, most from local residents (some of whom have expertise as architects or planners) but also from Catherine West MP, our councillors, Haringey Parks Department, the Haringey Nature Conservation Officer and the Haringey Design Officer. What was absolutely inspiring was to see how much and in what ways people value Priory Common Orchard. The development was swiftly rejected. There is still the possibility of an appeal.

The campaign against this development was the first occasion this year that our local area made the front page of the local press. The second time was the July floods (see page 2).


Knight Frank

4. Development Proposals

Introduction

4.1 The following section describes the key elements of the development proposals. This section should be read alongside the plans and Design and Access Statement prepared by Twenty20 Architecture.

4.2 The proposed description of development is as follows:

"Demolition of the existing building and erection of a 3.5-storey building comprising nursery use (Use Class E) at ground floor and residential use (Use Class C3) above, with associated works to provide cycle and refuse storage."

4.3 Specifically, the proposed development principally comprises the following:

- 44.1sq.m (GIA) at ground floor for the nursery;
- 44.8sq.m (GIA) at first and second floor respectively for the first and second floor studio dwellings; and
- 48.4sq.m (GIA), which incorporates the stair area, at third floor for the third floor studio dwelling;
- Respective ancillary areas for refuse and cycle storage.

4.4 A CGI of the proposed development is shown at **Figure 4.1** below:

Figure 4.1 | CGI of the Proposed Development

Building Layout

4.5 The proposal is to erect a 3.5-storey building, incorporating a pitched roof design.

4.6 At ground floor level is the replacement nursery. The nursery would have similar-sized facilities to the existing nursery, with an open play area; a disabled WC; a kitchen area; and a small covered and secured outdoor amenity area to the rear. The nursery benefits from dual aspect, and therefore a significant amount of natural daylight.

Planning Statement | 110a Priory Road, London, N8 7NP | Prepared on behalf of Michael Frangeskou
Ref: 11058372 | 20 April 2021 | Public

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Local news and activities 2020/21



Local shops and businesses

Because of Covid lockdown measures, the past two years have been a very difficult time for many of our local shops and businesses, but nobody expected the serious flooding that occurred this July. Coral Pharmacy, Audio Gold, Nisa Local and other shops, as well as some homes, were hit. Lots of people offered to help. Audio Gold subsequently had a giveaway of damaged vinyls (in return for donations to charity).

In the spring, Kiss the Koala café, which only opened in 2020, approached Priory Common Orchard about the possibility of putting some of their tables on the Common (this was when cafés weren't allowed to have customers indoors). We said that this would be fine, but in the end they found the much better alternative of having tables on the pavement in front of Priory News. This looks good and has worked well.

Work has continued throughout the year on a new Co-op supermarket (where the former betting shop and small bakery had been). It is not known when this is due to open nor what impact it might have on our present local shops.

WERA and the pandemic

When we produced our last newsletter in summer 2020 with the headline 'WERA under lockdown' we had no idea that the lockdown would continue for most of this year, with uncertainty remaining even now. Throughout the lockdowns, local street WhatsApp Covid groups have offered support to residents, and many people have been involved in community projects such as the Hornsey Food Bank. More recently, residents have been donating clothes for Afghan refugees.

When lockdown was reimposed in December, the volunteers working on Priory Common Orchard decided to cheer people up by adding some decorative bottles to the Christmas decorations on the apple tree.



Local streetscape

We are fortunate to live in a very attractive area with green spaces like Priory Common, Alexandra Park and Priory Park so close. In spite of financial constraints, Haringey Council has over recent years repaved many of our 'footways' (pavements). Early this year, the pavement on the odd side of Redston Road was very nicely renewed. This provided an opportunity for residents to plant around some tree pits. The Priory Road service road in front of the Hornsey Moravian Church has also been resurfaced.

The Warner Estate, designed by John Farrer, falls on both the south and north side of Priory Road. It has many Edwardian buildings with attractive architectural features. Although not a conservation area, residents have generally tried to preserve these features.

Our street trees, in addition to the wider environmental benefits they confer, enhance the area enormously. The council is now offering to plant new or replacement trees if local residents are prepared to contribute to the cost. Details of the scheme can be seen on the council's website, https://sponsor.treesforstreets.org/provider/haringey-council Anyone wishing to see a new street tree planted outside their property should apply via the scheme or contact Richard Green, WERA tree officer (see page 4).



OUR MP AND LOCAL COUNCILLORS

Catherine West MP
catherine.west.mp@parliament.uk

Hornsey ward councillors
Dana Carlin, Adam Jogee and Elin Weston

Muswell Hill ward councillors
Pippa Connor, Scott Emery and Julia Ogiehor

Write to councillors at:
River Park House, 225 High Road, N22 8HQ or email using firstname.lastname@haringey.gov.uk

Haringey Council
www.haringey.gov.uk 020 8489 0000

To report problems, such as dumped rubbish and graffiti, go to https://www.haringey.gov.uk/contact/my-account/sign-or-log-my-account

Metropolitan Police
If a crime is currently taking place and you are in immediate danger, dial 999. If you wish to contact the Metropolitan Police Service and it is not an emergency, call the non-emergency number, 101.

Our local Safer Neighbourhood Teams
Muswellhill.snt@met.police.uk
Hornsey.snt@met.police.uk
www.met.police.uk has lots of information about crime trends.



Local hero!

In August last year, a Veolia truck was manoeuvring in the service road in front of nos.72-96 Priory Road when it badly damaged the handsome Priory Common wall. Local resident Martin Reed offered to repair the damage and started work. WERA informed Veolia and Haringey Parks Department and, after some discussion, Veolia agreed to pay Martin's expenses for the materials and to remove the rubble. Martin continued to do some rebuilding and repointing work on the wall, sometimes with help from other residents.

Local news and activities 2020/21

Alexandra Palace

WERA has two representatives on the Alexandra Palace and Park Statutory Advisory and Consultative Committees. After a very difficult period for Ally Pally, it was good to see that it was able to go ahead with the Kaleidoscope Festival in July when even the weather was good.

Property left vacant for over 20 years

WERA has been aware that 110 Priory Road has been empty for over 20 years. Some years ago, we asked Haringey Council if it could do anything about this but were told it would involve too much of a financial risk to the council. As there is now more funding for dealing with empty properties, the council is looking into the matter again.

WERA leaving Muswell Hill and joining Hornsey!

The Local Government Boundary Commission carries out reviews of ward boundaries to ensure each councillor represents approximately the same number of voters and so that ward boundaries reflect the interests and identities of local communities. So, in the May 2022 local council elections we will be in Hornsey ward.

CPZ consultation

In February this year, Haringey Council launched a 'Public Consultation on Parking Controls' in the Hornsey North Area. All roads from Cross Lane on the east to Redston Road on the west, were included (except Rectory Gardens, which is already in a CPZ). As with an earlier CPZ consultation, this generated an enormous amount of argument and controversy within WERA.

Alexandra Palace now has approval to implement parking charges, which is likely to have an impact on parking in our area. It was clear from the CPZ responses that current parking pressures are greatest in the east of the WERA patch. Some residents made the interesting suggestion that we should ask for a Parking Permit Area (PPA) for the WERA area which restricts parking to permit holders during operational hours without the need for marked parking bays.

1000 people responded to the consultation with 382 saying parking controls were needed, as opposed to 536 against. It is not yet known what measures the council will implement, but obviously these will be based on a street-by-street breakdown.



Freshly laid pavement

WERA as a community

WERA activities help to bring local residents closer together. So too does the WERA io.email group (wera@groups.io), which has about 300 members and is a lively forum for exchanging information about recommended tradespeople, unwanted goods and local events and concerns. To join, email Dick Hudson at r.hudson@ucl.ac.uk.The archive of past messages can be accessed on http://tinyurl.com/q4badyd. Our thanks to Dick for all the work he does in managing the WERA email group and our website.

Newsletter

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