WERA newsletter

Warner Estate Residents Association August 2023

WERA

Since 1996, **WERA** has represented the residents of nine roads: Redston Road, Danvers Road, Warner Road, Park Avenue North, Priory Avenue, Linzee Road, Clovelly Road, Baden Road and Priory Road (north side). Some former residents and people living in nearby roads are also involved.

WERA acts on behalf of residents. WERA monitors local issues that affect the area, including those concerning Alexandra Palace and Park, road safety and planning developments. There is an active WERA email list.

Muswell Hill Flood Management Proposals: SuDS

In October 2022 local residents were consulted about proposals for major road works seeking to address "the historic, recurring flooding" at the bottom of Muswell Hill. We could all remember the serious flooding of Park Road shops which occurred in July 2021. There were further flooding incidents in November 2022.

The main construction work, funded by Thames 21 and Haringey Council, started in April and continued until the end of June. Although we had received advance notice of the sequence of road closures, the major topic of local conversation (and confusion) during these weeks was about the changing routes of local buses. And, of course, the road closures and diversions caused serious traffic congestion and delays. In spite of this, the work, undertaken by Marlborough Highways, seemed to be carried out competently and to the timetable.

With the completion of the work, we now have three large "rain gardens" or "Sustainable Drainage Systems (SuDS)": one in front of some of the Park Road shops; one in front of 110-116 Priory Road; and the third in front of Buckingham Lodge on Alexandra Palace Way. In addition, the parking strip for vehicles unloading for Priory Road shops is now permeable.

Planting of the SuDS is due to be carried out in the autumn, and the Council intends to agree a three-year management and maintenance contract with Marlborough Highways. Local volunteers may also play a role in looking after the SuDS.



Park Road SuDS under construction



Priory Road SuDS awaiting planting


Liz and Evie, Steve and Liz's daughter, waiting to welcome visitors on Open Garden Day

Open Gardens

The 11th annual national Open Gardens Day at 11 Park Avenue North on the 4thJune attracted a record number of visitors (224 plus lots of children) to enjoy exotic plants, sunshine and delicious home-made cakes. As usual, many visitors were WERA neighbours who helped the event contribute £1,300 to the National Garden Scheme charities, which include Marie Curie, Parkinson's UK, Macmillan Cancer Support and the Carers Trust. Over the years, Steve Buckley and Liz Roberts' Park Avenue North garden has raised more than £11,000 for charity. Their award-winning garden features Mediterranean planting and stone terracing, with palms, agaves, aloes, bananas, yuccas, cacti and succulents, as well as lots of fruit and vegetables.

Our community orchard finally saved from development

Priory Common Orchard **https://sites.google.com/view/pcorchard/home** at the bottom of Redston Road has been tended for over ten years by a group of volunteers meeting weekly. In 2021, there was a planning application to build a 3.5-storey building on the site, which would have probably destroyed the community orchard. There were over 200 objections to the development. To our relief it was refused planning permission by Haringey Council. But the developer then appealed to the Government Planning Inspectorate against this refusal, and it wasn't until November 2022 that we heard that his appeal had been dismissed.

WERA website and email list

The email group is a great way to connect with other WERA members. It is generally used to ask for and share advice about the local area, restaurants and tradespeople. It is also a great place to find new homes for unused items. To join the group, please contact George Walker on **george@whoosh.co.uk** and he can send you an invite.

As the group has grown, we have tried to keep the number of messages to a minimum to avoid clogging up inboxes. If you simply reply to a message from the group, the response will be forwarded to everyone. One thing that can really help is to make use of the "reply to sender" functionality, using the link in the footer of the email when sending a message that isn't relevant to the whole group. (In some old email clients this isn't visible by default. If this is the case for you, please email George and he can help.)

There are also a few options for how messages are delivered. You can adjust your preferences by logging into the groups.io website where you can choose from a daily digest email or having all messages from the group delivered as emails. Another way to access the group is through the groups.io app. This is available if you search the app store on either android or iOS.

The WERA website has a list of recommended tradespeople. A big thank you to Richard Green, who set up the original list, and to Lindsay Fowler, who updated and restructured it. You can find a live version of the list as a Google sheet alongside information about how to search the message archive if you go to **https://wera-N8.co.uk/archive**

New benches on Priory Common

Haringey Parks Department has installed six new benches along Priory Common.


Two older benches (in good condition) have been retained, including the one with the Paul Eddington (a former local resident) plaque.


View of The Priory from some years ago


Overgrown frontage in 2022



The Priory

After initial work to open up the frontage

No. 98 Priory Road (situated between Danvers Road and Warner Road) was originally an Edwardian private house called "The Priory" (not to be confused with a much larger house of the same name that was on the site in the 19th century). It was designed by the architect John Farrer, who built over 1,800 homes and other buildings including many in our patch (see John Farrer: *The Man Who Changed Hornsey*, the wonderful book by Janet Owen, a WERA resident).

After the Second World War, the house was purchased by Hornsey Council and became a council social centre. Then in the 1980s a housing development of about 50 flats was built around it and The Priory building became the centre of a retirement housing complex, recently run by Homes for Haringey and now once again by Haringey Council. Initially there was a live-in caretaker on the site and, subsequently, staff were based there every day. Now there are no regular staff based on the premises, and residents get support from staff based elsewhere in the borough. In recent years the criteria for admission to the complex have changed, which has caused some problems. WERA committee members are in contact with Priory residents about these issues.

There has also been concern about the front appearance of The Priory where overgrown vegetation blocked the view of the handsome frontage of the main building, so earlier this year some work sessions were held to cut back this vegetation. This also provided an opportunity to make more links with Priory residents (who are, of course, WERA members). More work on the front planters and the pathways along Priory Common is needed.

The heroes on WERA's streets

Trees are the unsung heroes of city landscapes. Trees capture pollutants and reduce soil erosion, flooding and noise pollution. They lower temperatures through shading and help mitigate climate change by capturing and storing carbon. Our street trees also provide food and habitat for wildlife and look wonderful.

Sadly, we continue to lose mature street trees, principally through disease and building subsidence claims. Fortunately, Haringey's partnership in the "Trees for Streets" scheme **https://sponsor.treesforstreets.org/provider/haringey-council** continues, allowing residents to sponsor new or replacement trees to be planted outside their house or in their neighbourhood. For a one-off sponsorship payment of £250 the scheme will provide a five-to-seven-year-old "instant impact" tree, three to four metres high, complete with tree stakes, a wire mesh tree guard, an irrigation tube and often a watering bag. Thereafter the Council will undertake to water the tree and to maintain it as it matures (though it obviously helps if residents water very young trees, especially in dry spells).

Our avenues of magnificent London plane trees are imposing and add enormously to our area's amenity value, but such trees become too large for the majority of sites on WERA's streets. To avoid future problems, Haringey's Tree Officers draw from a list of suitable street trees, including many medium-size and large trees (smaller ornamental trees are not an obvious choice as replacement street trees as, due to their lower spreading habit, they are vulnerable to impact damage from vehicles and also look out of place in our historic avenues). If you would like to see a new or replacement street tree outside your house or near you and are prepared to sponsor one, please use the link provided above.

OUR MP AND LOCAL COUNCILLORS

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

Hornsey ward councillors
Dana Carlin, Adam Jogee and Elin Weston. Write to councillors at River Park House, 225 High Road, N22 8HQ or email using firstname.lastname@haringey.gov.uk

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

Metropolitan Police If a crime is currently taking place and you are in immediate danger, dial 999. Non-emergency number is 101.

Neighbourhood Watch and Online Watch www.owl.co.uk/met

WERA Annual General Meeting

The AGM will be at 7.30pm on Thursday 14th September in the Hornsey Moravian Church

After the AGM business and discussion of local issues, there will be a social providing an opportunity for people to meet other residents over a glass of wine.

Joyce Rosser is stepping down as WERA Secretary/Treasurer and there is already a vacancy for WERA Chair. Some of the current committee members may take on these roles. We hope new people may wish to join the committee. This will be discussed at the AGM.

See insert with this newsletter.

WERA COMMITTEE MEMBERS

Chair
Vacancy

Secretary
Joyce Rosser
46 Redston Road
joyce.rosser13@gmail.com

Alexandra Palace and Park Statutory Advisory Committee representative
Joyce Rosser

Website and io.group manager
George Walker
george@whoosh.co.uk

ROAD AND COMMUNITY REPRESENTATIVES

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Fiona Gaughan
8 Wolverton,
Warner Road

Richard Green
24 Park Avenue North

Mary Harris
80 Redston Road

Ursula Maestranzi
88 Redston Road

Rev Michael Newman
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Sally and George Walker
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