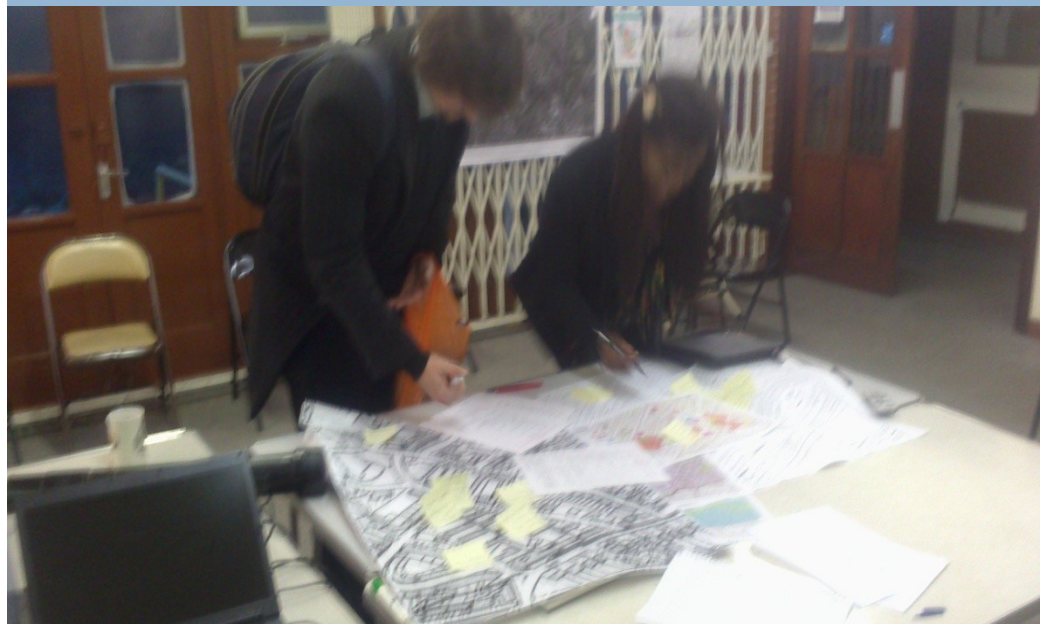# CROUCH HILL & HORNSEY RISE

20/03/2014 and 01/04/2014

many voices one neighbourhood

This work records public plan making consultation workshops and focus meetings held with local councillors; community interests and residents. The work was based on outline area appraisal, covering a range of topics, with the aim of identifying local issues and concerns. It presents a basis for follow on work on neighbourhood plan-making.

Issue date: 1 April 2014 amended edition 29/4/2014 version 4

crouch hill & hornsey rise

MANY VOICES ONE NEIGHBOURHOOD

20 March 2014 event attended by:

- 21 attendees

1 April 2014 event attended by:

- Eight attendees

'*Other areas have local forums. We need a neighbourhood forum for this area*', Local resident

1. INTRODUCTION

The themes used for the 20/3/2014 event focus on the use of local peoples' concerns and issues derived from earlier themes received at the facilitated visioning event held with on 3/3/2012 and sponsored by Locality/Building Community Consortium. These key themes identified in the above sponsored event were:

Boundaries and Coordination; Economic opportunities and Lifelong living

Clarification of the basis for the *Localism Act 2011* in relation to the local planning system have since been provided, following the above visioning event, in the publication of *National Planning Policy Framework 2012 (NPPF)*. The *NPPF* sets a standard for neighbourhood planning in relation to the London Borough of Islington Local Plan. *NPPF* Section 84 indicates in broad summary that neighbourhood plan policies, should be line with the principles of sustainable development, set out in the borough's local plan. This requires that planning addresses environmental, social and economic issues. The main policy areas London Borough of Islington's Core Strategy 2011, are specified under each of the following headings:

E.G. *Environment; Design; Community; Economy; Sustainable Development, Heritage and Transport.* A presentation was made in draft at the 20 March 2014 event, of an outline area appraisal. Event themes were discussed with Neighbourhood Forum representatives in relation to the spread of concerns, raised by stakeholders at the 2012 envisioning event mentioned above. The discussion on 20 March 2014 focused around:

Access and transport, heritage and urban design; Sustainability; open space, sport and recreation; Housing, health and lifelong wellbeing and Employment, retail and services

This provided a set of themes upon which the event was tasked. The aim of this exercise was to consider aims and role of plan for integration, as part of a Neighbourhood plan as a vision, with the potential for projects and policies, to be further deduced from this work.

A further public meeting was held on 1 April 2014, at Cape Café, Cape Play and Youth,. The meeting was tasked with a review of the initial draft of this document; briefly revisiting planning for real type focal areas, studied on 20 March 2014. The work done at both events is recorded in *Appendix 2*. The meeting also considered the draft structure for a neighbourhood plan.

2 ISSUES AND AIMS

The table below records in summary some issues raised, together with higher level aims as potential options and themes, for an outline draft neighbourhood plan.

MAJOR THEMES	KEY ISSUES RAISED	NEIGHBOURHOOD PLANNING HIGHER LEVEL AIMS
Access and transport, heritage and urban design;	People cannot easily find local facilities and services	Signage and interpretation for area-plan/project potential
	Customers cannot park without getting a parking ticket, e.g. on Hornsey Road	Potential for shared discussion with LPA Spatial Planning and Transport function
	Customers cannot pay with cash, to park in the local shopping areas.	Potential for a traffic management and parking plan via study evidence/review, required to take further.
	Rat-runs are a problem, e.g. Ashley Road and Shaftesbury Road.

Concerns about community safety and congestion, at informal school drop off points, e.g. Hornsey Rise Gardens. | Potential to create traffic management plan/policy, to ease congestion and reduce car use

Review of CPZ; aim to enable flexible payment options for parking in local shopping/business area |
| | Historic period and other more recent buildings and associated open spaces are being converted/demolished with loss of local distinctiveness and or character in the area.

Wish to see a closer grained character study/appraisal for area

Community infrastructure, perceived to be insufficient to accommodate recent growth and development in the area.

Concern about potential over-development/tall building, without sufficient supporting community infrastructure | Potential shared discussion with LPA Design and Conservation function

Wish to maintain local distinctiveness and character of building and open spaces, in the area.

Potential to study local distinctiveness and urban and landscape character/appraisal at sub-local neighbourhood scale

Potential for plan to support improving local infrastructure

Plan aim to include tall-buildings guidance potential, e.g. 8 storeys, as preferred maximum. |

Access and transport, heritage and urban design (continued)	Concerns about security and public realm, e.g. wish for wider use of CCTV.	Consider crime prevention provision in plan, e.g. encourage use of 'Secured by Design'. Need for analysis of evidence/ study to take further. Plan aim to support extension and promotion of neighbourhood watch
	Pedestrian safety on Parkland Walk is perceived to be an issue. Cyclists may lack of awareness of other user on Parkland Walk	Potential to study mixed modal travel on Parkland Walk, with emphasis on improving community safety. Potential project to raise cyclists' awareness of pedestrians on Parkland Walk Scope for shared discussion with Friends of Parkland Walk and Islington Council Greenspace
	Concern about cyclists' safety in neighbourhood area, e.g. Hornsey Rise	Potential for shared discussion on traffic management plan/study evidence and review required to take further. Potential to create traffic management plan/policy to ease congestion, reduce car use in favour of preferred travel modes, walking and cycling.
	Landowners have barred informal access points, used by local residents. Increased access points to Parkland Walk wanted.	Potential for neighbourhood plan aims for Parkland Walk. Potential for neighbourhood plan/projects, for improved access and facilities for Parkland Walk

Sustainability; open space, sport and recreation	Perceived lack of draught proofing, energy efficient heating in homes and other buildings in the area	Potential neighbourhood aim to study/ assess feasibility for a decentralised energy network: CHP/district heating project. Project to improve draught proofing and energy efficient heating
	Perceived loss off community facilities, e.g. in former community managed community centre, now redeveloped.	Plan aims to create community managed community centre
	Neighbourhood support for youth and adult cultural activities voiced, e.g. facilities for music making, learning and performing arts.	Plan aims to enable provision of adult cultural activities and use of facilities Potential neighbourhood project to support, e.g. A local creative and performing arts project.
	Wish to maintain facilities like Sunnyside Gardens and other open spaces perceived to be under threat from development, in the area.	Plan/projects aim to support maintenance and improvement of Sunnyside Gardens and other/disused sites Wish to identify and record locally valued open space with wish to include in plan.
	Concern about disused food growing/allotment/community garden site/s in the area. E.G. At 17-23 Beaumont Rise. Wish to see improved access to food growing sites in the area	Potential project to identify open space and other sites to be included in a neighbourhood plan. Plan aim to review open space provisions in area and improve open space Potential project to maintain/enable food growing/allotments/community gardening

Sustainability; open space, sport and recreation (continued)	Lack of seating on Islington's section of Parkland Walk, makes it uncomfortable and use detractor Poor condition of access to Parkland Walk, e.g. wider area around Crouch Hill Park, Vicarage Path/Haslemere Road and Crouch End Hill. Concern about landscape design for Parkland Walk, needs to be in keeping with nature conservation aims.	Potential for neighbourhood plan intentions for Parkland Walk Potential for neighbourhood plan/projects, for improved access and facilities, for Parkland Walk. Potential for shared discussion with Islington Greenspace Parkland Walk and study/review of *Parkland Walk Management Plan*
Housing, health and lifelong wellbeing	Wish to see comprehensive estate demolition and rebuilding, to produce a new layout, e.g. on 4-5 storey buildings, with family homes and private amenity open spaces.	Neighbourhood plan/project to support feasibility study to explore options, e.g. demolition/redevelopment and or comprehensive refurbishment, e.g. at Packington Estate, Islington. Potential plan aim to support community building development, e.g. Housing Cooperative
	Perceived shortage of nursery provision and places, in the area	Potential for plan policy support for improved nursery infrastructure provisions Further study/analysis with evidence of nursery needs to take further.
	Wish to see improved community infrastructure support, for the over 70's	Potential for plan policy support for improved care services and community infrastructure for over 70's, in the area. Further study/analysis with evidence of needs
	Question raised on what is sufficient	Potential for plan aim to support for

	community mental health provision and support facilities, for socially vulnerable people, in the area?	improved mental health care services and community infrastructure for socially vulnerable people, in the area. Further study/analysis with evidence of needs Potential for shared discussion with statutory sector providers/Health and Wellbeing Board
Housing, health and lifelong wellbeing (continued)	Wish to see improved networking in the neighbourhood to encourage 'neighbourliness'	Neighbourhood plan intention to promote increased free access to IT/Internet facilities and library provisions in area.
	Access to youth centre at Cape seen as underused. Wish to see Cape with better integrated use, by a broad cross section of young people, including housing estate residents	Plan intention to work for improved access community cohesiveness/working together. Support for maintaining and improving youth services infrastructure. Project to promote improved access and social cohesion/working together, in relation to play and youth facilities in neigbourhood.
	Concerns about poor condition of housing estates, perceived to have been missed by 'decent homes' improvements, e.g. poor windows, , access surfaces and security provisions. Lack of clarity on grounds for failure to refurbish housing blocks	Neighbourhood support for review of housing stock Plan aim to improving housing by refurbishment and or new building, with review of current programme for repairs and maintenance.

Employment, retail and services	Wish to see support for over 70's in area, facing economic hardship	Plan aims to improve community infrastructure support for over 70's facing economic hardship.
	Employment sites are being redeveloped as residential sites. Some replacement is provided. Development is perceived to create a net loss of employment sites in area.\n\nWish for real benefits in development, to be received in the neighbourhood area.	Policy to prevent loss of employment, at neighbourhood scale\n\nAim to ensure like for like replacement of jobs potentially lost in redevelopment
	About 20% vacant shops in local shopping area	Potential aims to encourage low cost flexible terms/meanwhile leases, on empty business and other premises\n\nAim to retain business/community\n\nuses for economically viable activities, including low value trading.\n\nProject to review retail provision, e.g. using Methodology/Portas review
	Wish to see employment uses retained in the area	Potential aim to require replacement in area of all jobs, displaced by development and support for local youth training and employment.

ISSUES AND AIMS- NEXT STEPS

- The meeting on 1 April 2014 led to a call for study of urban and landscape character and to consider local distinctiveness, at a local neighbourhood scale.

- Consensus was established for using a draft contents structure, for a neighbourhood plan and this is contained in *Appendix 3*.

- The workshop also led to consensus for running a summer event, ideally at Crouch Hill Park within the neighbourhood. It was proposed that the event may take form of a catered, music/cultural event, with activities for all ages. This is as backdrop for some type of interactive neighbourhood planning exhibition, with opportunities for all-age participants to attend and share views on a neighbourhood plan.

3. CONCLUSION AND PLAN MAKING

The workshops featured in this document gathered together a group of people, with a range of different perspectives. Those attending were able to share some of their thoughts and feelings on what they wanted to see improved, sometimes with ideas on what might be needed to support a neighbourhood plan for the area.

There was a perceived lack of a neighbourhood forum for the area. In short there was a consistent message that the area was in need of a neigbourhood planning forum. The role of the neighbourhood plan in influencing development management projects, is a real possibility as is a plan's role in managing implementation of projects identified in the plan.

It may be worth stating that concerns for local distinctiveness and character, calls for closer grained study of the neighbourhood. In relation to this a message coming across that is that while housing estate demolition at first glance, may be appealing, there are recent cases whereby comprehensive refurbishment, has been successfully undertaken, as an alternative to demolition and rebuilding. In neighbourhood planning terms, further evidence may be required to be obtained, to assess any proposition for such upheaval, to be integrated in to a draft neighbourhood plan.

The work at the end of the day was viewed by participants in making a step forward in raising the discussion and extending the scope of neighbourhood planning, with consensus for the work to be carried out. The option is now open to regroup the higher level aims received during the workshop, under the themes listed at section 1 above, as a potential follow on exercise. That is in consultation with forum residents and stakeholders, in the work of draft plan making for the neighbourhood.

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4. APPENDICES

Appendix 1 **NEIGHBOURHOOD COMMUNITY ASSETS**

Assets of community for discussion		
Number	Name of potential community asset	Address
1	Marie Lloyd Gardens Open Space/wildflower area	Land at Marie Lloyd Gardens, London N19
2	Open space in Highcroft Estate	Land off Jessie Blythe Lane, London N19 to be confirmed
3	Land at Hillrise Mansions	Land off Hillrise/Warltersville Road, London N19
4	Sunnyside Gardens	Hazellville Rd, London N19 3LX
5	Beamont Rise former Mental health clinic building/Neighbourhood office Includes land in site curtilage with allotment/community garden	17-23 Beaumont Rise, London N19 3AX
6	Former Beehive nursery at New Orleans Estate	Arkansas House, New Orleans Estate, London N19 3SZ
7	Islington Amateur Boxing Club and land in curtilage	20 Hazellville Rd, London N19 3LP
	Additional sites	
8	Open spaces in New Orleans Estate	Access off Hornsey Rise, London N19
8	Open spaces in Hornsey Rise Estate	Access off Sunnyside Road, London N19
10	Open spaces in Manchester Mansions Estate	Access off Hazellville Road, London N19
11	Hornsey Rise health centre	Hornsey Rise, London N19 3YU
12	Margaret McMillan Childrens' Centre	Hornsey Rise, London N19 3SF
13	Ashmount School and Bowlers Nursery	81 Crouch Hill, London N8 9EG
14	Cape Play and Youth buildings	83 Crouch Hill, London N8 9EG

Appendix 2 SPECIFIC STUDY AREAS

Number	Workshop study area	Issues identified
1	Warltersville Road area	**Social and Environmental** Elderly senior citizens want social care Private leasehold vacated due to anti-social behaviour Crisis in mental health care in the community case, possibly due to persons' isolation Wish to see continuity of care in tenants' move to independent living into what is perceived to be, a family orientated community. Poor building condition at 35-55 Leyden Mansions; Failure to repair/refurbish perceived as due to heritage building constraints 24 hour sensor lighting wanted Model for cycle parking on estates, could be more widely used. Security of refuse issues
2	New Orleans Estate, and Cromatie Road	Would like to see whole of New Orleans estate knocked down and rebuilt and felt new urbanism local regeneration applicable. People living in what is perceived to be overcrowding, would like new homes Poor building and walkways in New Orleans Estate are noticed Mid 19 century terraced houses on Cromatie Road, viewed as locally distinctive historic buildings Late-19 century terraced crescent on Hornsey Rise Gardens, viewed as locally distinctive historic buildings
3	Hornsey Rise/Hornsey Rise Gardens	Mixed use building on Hornsey Rise perceived to be overcrowded Wish for cycle paths/lanes to improve cyclists safety
4	Manchester Mansions	Visibly poor building condition may want to be investigated Mansions viewed as Locally distinctive, early 20 century housing blocks Wish to improve open space and its use in area
5	Sunnyside Road	Concerns for welfare of residents, after leaving hostel and maintaining access to and continuity of care in the neighbourhood. Viewed as locally distinctive early 20 century housing blocks Wish to improve open space and its use in the area
6	Crouch Hill Park	Cape Play and Youth buildings perceived to be under threat,

		from imminent closure [by the Council]
		Would like social events, to run for the wider community, in association with building facilities.
		Wish for bee friendly plants
		Concern about Wooden Bridge adventure playground: Feel wildlife does not benefit LED lighting; Fencing off wildlife area has led to colonising and or invasive vegetation.
7	Hillrise mansions	Residents would like 24 hour free parking for themselves
		Concern about the elevated, multi-level and section with paths, leading to Crouch Hill Park. Wish for it to be re-designed, as gardens suitable for elderly users.
		Cycle racks- Question raised about, why are these racks were installed in the first place, when not in use.
		Wish to see herbicides and pesticide use minimised in estate grounds maintenance
		Viewed as distinctive early 20 century housing blocks
8	Hillrise Road	Concern about access and safety, e.g. in relation to special needs School Bus drop off
9	Leyden Mansions	Blue bright street/lighting for public areas is not liked. Wish for low intensity amber lighting
		Viewed as Locally protected early 20 century housing blocks. Event participant held view that buildings cannot be properly refurbished, due to constraints, imposed by heritage protection rules.
10	Hazellville Road/Hornsey Lane	Mid-late 19 century Victorian period semi-detached villas, are viewed as locally distinctive historic buildings
		Mid-late19 century Victorian period terraced villas with gardens, are viewed as locally distinctive historic buildings

Appendix 3 DRAFT NEIGHBOURHOOD PLAN STRUCTURE

The draft neighbourhood plan documentary structure was agreed to consist a series of draft plan contents headings, e.g:

1. *Why does Crouch Hill and Hornsey Rise Area need a neighbourhood plan?*

2. *How did we, the neighbourhood, create the plan?*

3. *Crouch Hill and Hornsey Rise as part of Hillrise Ward and Tollington Ward, London Borough of Islington*

4. *Aims of the neighbourhood plan*

5. *Crouch Hill and Hornsey Rise Plan*

5.1 Our vision

5.2 Our plan

6. Managing implementation of the Plan

6.1 Projects

6.2 Policies