

Southgate District Civic Voice

Newsletter No. 253
July 2020



www.southgatedistrictcivicvoice.org

Twitter: @southgatetrust

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COMING EVENTS

Our planned meetings this year had to be cancelled. However, we have put together a programme of online meetings, via Zoom. See below:

ANNUAL GENERAL MEETING

Sat. 12th Sept. 2.30pm

(See details on Page 2)

AUTUMN OPEN MEETING

Tues. 20th Oct. 7.30pm

**“Enfield Chase Restoration Project
- Woodland Creation In Enfield”**

Presented by Ian Russell

(Principal Engineer, Structures and
Watercourses at Enfield Council)

(See details on Page 5)

WINTER OPEN MEETING

Sat. 14th Nov. 2.30pm

**“An Underground Guide to Historical
London: a virtual tour of London by
tube, stopping off to look at places of
historical interest”**

Presented by Nick Dobson

(See details on Page 5)

NEXT YEAR: 2021 SPRING OPEN MEETING

Celebrating 150 years of the Great Northern Railway from
Wood Green to Enfield.

A Talk by Dave Cockle (Date and venue to be confirmed)

(See Page 5)

Contributions to the October newsletter should be sent by Friday 18th Sept.
to the Editor: Colin Barratt, 48 Maplin Close, Winchmore Hill, London, N21 1NB
Tel: 0208 360 3979. e-mail: newsletter@southgatedistrictcivicvoice.org

Note:- Copies of the October edition will be emailed or posted during week commencing **5th October 2020**.

Southgate District Civic Trust ~ Established to conserve and enhance the environment in Southgate,
New Southgate, Cockfosters, Palmers Green, Winchmore Hill and Hadley Wood.
(Registered as an amenity society with **Civic Voice**).

WELCOME

It has been a long time since some of us have met, but I hope that we will meet again soon by one means or another. It may be that we will be able to hold physical meetings once again in the not too distant future. In the meantime we are hoping to organise meetings via Zoom. Many of you will now be familiar with Zoom. If you are not, it is really easy to use. Just download the App and click on the meeting link. Sometimes you also have to enter the password for the particular meeting. We are planning to hold our delayed AGM on 12 September, followed by a talk by Joe Studman on “Some lost buildings of Southgate”. **There will also be** meetings with guest speakers in October and November.

As you will know from Jane Maggs' email news Southgate District Civic Voice (SDCV) has had a stunning success with the refusal by Enfield Council of planning permission for the intrusive Southgate Office Village tower block scheme. We led a lengthy campaign against the scheme which involved a public consultation exercise, commissioning a report from a planning consultant, financial appraisal of an alternative scheme and engagement with local councillors and the planning committee. I wish to thank all of you who made representations to Enfield Council as well as my fellow members on our planning group: Preenal Gondhea, Chris Horner, Jane Maggs, Elaine Tyler and John West. Our campaign has demonstrated the power of local community involvement. SDCV has never been more relevant to the life and future of our Southgate area community.

I hope that you will enjoy the summer, particularly as lock-down restrictions are eased. I look forward to seeing you again soon.

Graham Davis
Chair

SOUTHGATE DISTRICT CIVIC VOICE ANNUAL GENERAL MEETING

Saturday 12th September at 2.30pm

*The Annual General Meeting (AGM) originally to be held in May, has now been rearranged for [Saturday 12th September](#). However, the arrangements this year will be a bit different; in order to keep members safe the meeting will be held via **Zoom**.*

The AGM is essential to the successful functioning of the Southgate District Civic Voice (SDCV). As well as electing the officers and committee for the coming year, it is also an opportunity to talk about our eventful year, time to help plan the coming year and SDCV's future strategy and campaigns. Please 'come' and have your say.

As the meeting will be via Zoom, all attendees will need to book in advance via Eventbrite (see link below). All details and joining instructions will be sent by e-mail a few days before the meeting.

The minutes from 2019 and reports from officers will be distributed by e-mail *prior* to the AGM. The advantage of sending the reports in advance, does of course allow the meeting to focus on any questions and decisions. For those without e-mail, the reports will also be included in the next newsletter.

Normally at the AGM, the **Graham Beech Memorial Award** is presented. The committee have agreed that presenting the award at a virtual meeting is not in the spirit of the memorial, so have regrettably decided there will not be a presentation this year.

(continued over)

Following the formal business of the meeting, we are delighted that *Joe Studman* will give a talk entitled: "*Some lost buildings of Southgate*". Joe is an excellent speaker, whose talks are always interesting, informative and generally contain some obscure facts.

To attend the AGM and Joe's talk, use the link:

<https://www.eventbrite.com/e/southgate-district-civic-voice-annual-general-meeting-tickets-111145043818>.

Please note to take part in the AGM, you will need to have Zoom (www.zoom.us) installed on your device. This will mean opening an account with Zoom, which is free. You will need a camera and microphone either standalone or built into your device to participate.

ELECTIONS TO THE EXECUTIVE COMMITTEE 2020/2021

The following positions are elected at the AGM:

President

Vice-Presidents

Chair, Secretary, Treasurer, Membership Secretary, Newsletter Editor, Publicity Officer, Committee Members (6 in total)

The role of Vice Chair is elected by the committee, so is not included in AGM elections.

During 2019/2020 the posts of **Secretary** and **Publicity Officer** were both vacant. We would particularly like to invite nominations for both these positions.

It is very important that we recruit someone to the post of **Secretary** - perhaps **you** could volunteer! Although we have managed during this year, it is clear that our society does not run as smoothly without a secretary, and we really need someone to pick up the admin bits. The work does not need to take up lots of time. Please give it some thought!

The role of **Publicity Officer** has been unfilled for many years and only partially covered by other members of the committee. Now that SDCV is involved in so many more campaigns and projects, we need to broadcast to the world what we are doing.

If these roles are not for you, perhaps consider joining the committee. Meetings are held approx. every two months, with e-mail discussion amongst members in between. The only condition on joining the committee is that you must have an e-mail address.

If you would like more information or to discuss the roles with no obligation, please contact Jane Maggs or Graham Davis via info@SouthgateDistrictCivicVoice.org.

If you are interested in standing for the committee, please complete the nomination form on **page 11** of this newsletter.

As well as committee members we do need volunteers to help. You may not want to join the committee, but could you help with the Newsletter, Planning Group, marketing, website, organising talks or visits?

Jane Maggs



CIVIC VOICE UPDATE

Civic Voice response to Covid-19

Throughout lockdown and the Covid-19 crisis Civic Voice have been working hard, but with a different focus.

The team have been working to understand the effects of the crisis on civic societies. The civic sector is highly diverse, comprised of groups of vastly different sizes, operating under different models, with varying levels of activity, so the impact has varied. In order to understand the support groups like us need, they conducted a survey in April and May. The results of this make it clear that civic societies are in clear agreement as to which themes and issues they want the civic movement to be campaigning on after the crisis:



- Bringing new life to town and city centres
- Giving local communities more influence in planning and place making decisions
- Protecting and enhancing Conservation Areas.

Local consultation, engagement and participation have a vital role in creating high-quality developments, but this depends on councils having well-resourced planning and conservation departments. Societies worry that these areas will reduce in priority for councils because local councils are now going to experience severe economic times.

You can read the full survey details here: http://www.civicvoice.org.uk/uploads/files/Civic_Voice_Coronavirus_Impact_Survey.pdf

Of course, the differences of civic societies means that a one-size-fits-all approach to supporting the sector is unlikely to work, but as part of their response and support to their members Civic Voice organised a set of webinars including the 'In Conversation' series.

'In Conversation'

These are a series where Civic Voice has a conversation with someone of interest to the civic movement, because they have a background or interest in planning, design, architecture, heritage and so on. They have been conducted via Zoom video conferencing, lasting around 30 minutes or so.

I have watched quite a few and they have been fascinating. I have not always agreed with the speaker, but why should I? However, I always come away with something to think about. Or even sending off for a book in the case of Bob Colenutt where he discussed his new book, 'The Property Lobby'. It actually makes very topical reading, since as I write Robert Jenrick continues to hit the front pages.

If you have not watched them, you can book for the remainder of the series or watch the previous ones www.civicvoice.org.uk/get-involved/events.

I would suggest catching up with the conversation with Cllr Karen Rowland, the Heritage Champion on Reading Council. She is passionate about heritage and culture across her community. Sadly, we don't have a Heritage Champion in Enfield, but one day ...



Jane Maggs

Images: courtesy Civic Voice

SOUTHGATE DISTRICT CIVIC VOICE MEETINGS

Due to the coronavirus we had to cancel the Spring Open Meeting and although at the time of writing we still cannot meet in person, SDCV have started to put together a programme of events via Zoom.

So far we have arranged two open meetings for the remainder of this year and organisation of another one for 2021 is in progress.

As the 2020 meetings will be via Zoom, you will need to book via Eventbrite, see links below. Joining instructions will be sent out by e-mail before the meeting.

Autumn Open Meeting: Tuesday 20th October at 7.30pm

Ian Russell (Principal Engineer, Structures and Watercourses at Enfield Council)

Enfield Chase Restoration Project - Woodland Creation In Enfield



Ian will talk about an ambitious new project, with a vision to create a publicly accessible, sustainable woodland within the rural area of Enfield. This new woodland will benefit the local community as well as improve the environment of Enfield and will initially start in the Salmons Brook Valley.

The new woodland composed of mixed native species, will allow natural flood management, but will preserve the historic context of the area.

Join us to find out more about all the different aspects of this project.

To book go to: <https://www.eventbrite.co.uk/e/enfield-chase-restoration-project-woodland-creation-in-enfield-registration-111405952202>

Winter Open Meeting: Saturday 14th November 2.30pm

Nick Dobson - An Underground Guide to Historical London: a virtual tour of London by tube, stopping off to look at places of historical interest.

To book go to: <https://www.eventbrite.co.uk/e/an-underground-guide-to-historical-london-registration-111406872956>



Spring 2021 Open Meeting: date and venue to be confirmed



Dave Cockle will join us as we mark 150 years of the Great Northern Railway opening their Wood Green - Enfield branch through Palmers Green and Winchmore Hill on 1st April 2021.

SDCV are looking at a range of ways to commemorate this event and there will be more in future newsletters.

Sadly, we have not been able to rearrange the talk by Helen Fry as yet. This will be held once we are able to use a hall again.

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SDCV will continue to send E-news updates and post on Facebook and Twitter at intervals about talks and other topics of interest. If you do not receive E-news updates and would like to, please send your e-mail address to info@SouthgateDistrictCivicVoice.org and I will add you to the mailing list.

Jane Maggs

Picture credits: Mervyn Maggs; Nick Dobson; Govia-Thameslink-Railway

THE SOUTHGATE COAT OF ARMS IN OAKWOOD PARK

I have noticed another surviving example of the Borough of Southgate coat of arms to add to those in my survey in Newsletter 238 (October 2016) and the one at the Pound in Fox Lane in Newsletter 252 (April 2020), but this time with interesting differences.



The plaque affixed to the gable of the pavilion in Oakwood Park commemorates its opening in 1929 when the local authority was Southgate Urban District Council. Listed on the plaque accordingly are W H Pullinger, Chairman of the Council, John Joy, Chairman of the Parks Committee, A E Lauder, Clerk of the Council and Robert Phillips, Surveyor. However the plaque was actually put up by its successor body the Borough of Southgate which was formed in 1933 and it carries their coat of arms and not the emblem for Southgate UDC, which was the Minchenden Oak behind a low fence with a gate at its centre.

This is also the case with the two similarly-designed Borough of Southgate plaques at the Morton Crescent entrance to Arnos Park which post-date its opening by Southgate UDC in 1928. Of note as well is that while in both locations the Borough of Southgate coat of arms has the Minchenden Oak, helmet, gate and sun in place it is missing the usual supporting stags. They are present though on the two plaques at the entrance to the Minchenden Oak Garden in Southgate, one of which records the opening on 12 May 1934 by His Worship the Mayor Alderman J T Barber JP and the names of Alderman John Joy, Chairman, Parks Committee, A E Lauder, Town Clerk and R Phillips, Borough Surveyor.



Oakwood Park was visited by Prince George (after whom the Avenue running alongside the park is evidently named) as part of his tour when he came to inaugurate the Borough of Southgate on Charter Day, 30 September 1933, accompanied by the Charter Mayor, Councillor John Barber and the Charter Town Clerk, A E Lauder. A guard of honour was provided by local Boy Scouts and music by the Honourable Artillery Company; the Prince inspected the children's playground (which was equipped with swings, miniature roundabouts and see-saws) and he and the Charter Mayor both planted oak trees nearby, as featured in the *Palmers Green and Southgate Gazette* of 6 October 1933 and *Southgate Charter Film* on the London's Screen Archives website. Small plates were placed at the foot of the trees with the words "Prince George Oak. Planted by H.R.H. Prince George, Saturday, September 30th, 1933" and "Charter Oak. Planted by the Charter Mayor (Councillor J. Thos. Barber, J.P.), September 30th, 1933". I have not been able to establish whether these trees are still there among the oaks around the site today.



The playground and the refreshment chalet (as the pavilion is referred to) are also seen in Edgar Chard's 1950 film *Southgate – A Glimpse of the Past* (available as a Southgate District Civic Trust DVD), in which Robert Phillips is mentioned as the Urban District Council surveyor and engineer responsible for the old world-style bridges over the Pymmes Brook in Arnos Park.



Other specially planted trees in Oakwood Park include the poplar avenue to the north, for the coronation of George VI, and the scarlet oak avenue to the south. The plaques giving the names of successive mayors of Southgate and Enfield who planted the latter from 1945 to the 1980s have suffered over the years, with some missing and others disappearing gradually under the roots as the trees have grown. Still in situ is the one beneath the tall and spreading scarlet oak planted by Alderman Mrs Ruth Winston JP in her mayoral year, 1958-59. One of her actions as mayor was to initiate the day facility for older people in Palmers Green now known as the Ruth



Winston Centre, which was opened on 7 March 1961 by Prince George's daughter Princess Alexandra.

Images: plaque commemorating the opening of the park; plaque at Minchenden Oak Garden; refreshment chalet in Oakwood Park; scarlet oak planted by Ruth Winston as Mayor of Southgate 1958-59 and accompanying plaque.

Richard Purver

ARTICLE 4 DIRECTION FOR ENFIELD

As you may be aware, in recent years this Government has made a range of changes to planning legislation. This has included extending the range of permitted development rights (PDR), that allow development to be carried out without going through the normal planning system or paying any contribution to infrastructure improvements that are needed. SDCV has long advocated that these rights should be rolled back, and planning decisions returned to local authorities, allowing input and scrutiny by the local community.

One of the most controversial PDRs is the one that allows the change of use from office to residential. This has allowed much of the local office space to be removed with a consequential impact on the town centre economy. These new dwellings are not subject to the same standards as new build, so in many cases are rapidly becoming the slums of the future. Examples of conversion in Southgate include Southpoint House and Hobart House, as well as the offices above Chase Side shops.

Many councils have brought in measures to control PDR and bring greater oversight into the process. So, SDCV has been in touch with Enfield Council to determine what action they have or will take.

The leader of Enfield Council, Nesil Caliskan, has told us that 'officers are actively working on a new Article 4 Direction to bring under planning control the change of use from office to residential use in certain parts of the borough.'

A working group of councilors has been established to support and inform the preparation of the directive. Membership of this group includes lead officers and Cllr Aksanoglu, Cllr Bond, Cllr Gunawardena and Cllr Savva.

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In order for this directive to be applied, it needs to address a clearly identified need, with a strong justification. Without this the Secretary of State will intervene and remove the directive.

We welcome the work this task force is doing and look forward to hearing more news in the near future. In the meantime, officers will update the council's website as work progresses.

<https://new.enfield.gov.uk/services/planning/article-4-directions/>

We will provide any updates as they are received.

Jane Maggs

HIGH STREET REGENERATION: ENFIELD COUNCIL AND CIVIC VOICE

A successful, vibrant high street acts as the focus of, not only local commerce, but also of the local community. They are one of the few places where people from all backgrounds can meet and engage with each other. Yet, we know from both news reports, and the evidence of our own eyes, that high streets are currently facing many challenges.

Civic societies and community groups have been champions of our town centres and high streets for many years. In the past, it has been so easy for people to say, 'it is the responsibility of the council to take action'. That attitude is no longer acceptable. If we want to see our high streets and town centres succeed, we need to get involved. Councils have a key 'enabler/facilitator' role, but we can achieve so much more, as has been brilliantly demonstrated by the work of the **Palmers Green Action Team**.

So what about other town centres, like Southgate? We were pleased to watch the recent town centre business briefing on Southgate, where the Leader of Enfield Council and members of the regeneration team explained the work they are doing to help our local businesses reopen. We were extremely encouraged by the support being given across Enfield at such a pivotal time.

In response to our question on involving the community, Cllr Nesil Caliskan said that whilst the planned 'road show' had been postponed, they would be creating more 'engagement sessions'. She did not explain what this means, but we very much hope it will include something along the lines of our SOV Community Workshop.

In the meantime, SDCV is looking at new projects, ideas and discussion that members can take forward. More to follow, but if you want to get involved please get in touch.

As part of the High Street theme, Civic Voice has put together a series of webinars to help civic societies play a greater role in their community. The webinars will respond to the issues identified in the civic movement Coronavirus survey (see Civic Voice Update).

The webinars are open to civic societies, local councils and all organisations involved with high streets and include free access to online training programmes, webinars, data and intelligence on topics including recovery planning and coordination, public space and place marketing.

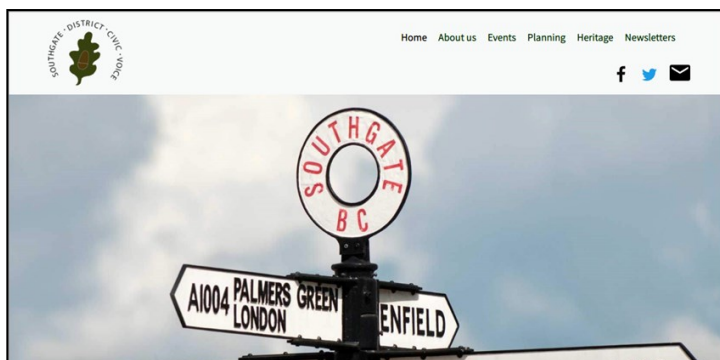
Visit the website via: www.civicvoice.org.uk/campaigns/save-our-high-streets.

**Our high streets need us
so if nothing else, try to use local businesses and shop local!**

SOUTHGATE DISTRICT CIVIC VOICE HAS A NEW WEBSITE

www.southgatedistrictcivicvoice.org

When Southgate District Civic Voice changed its name, we realised we have to reflect this change everywhere. However, that turned into a slightly more drawn out job than we expected!



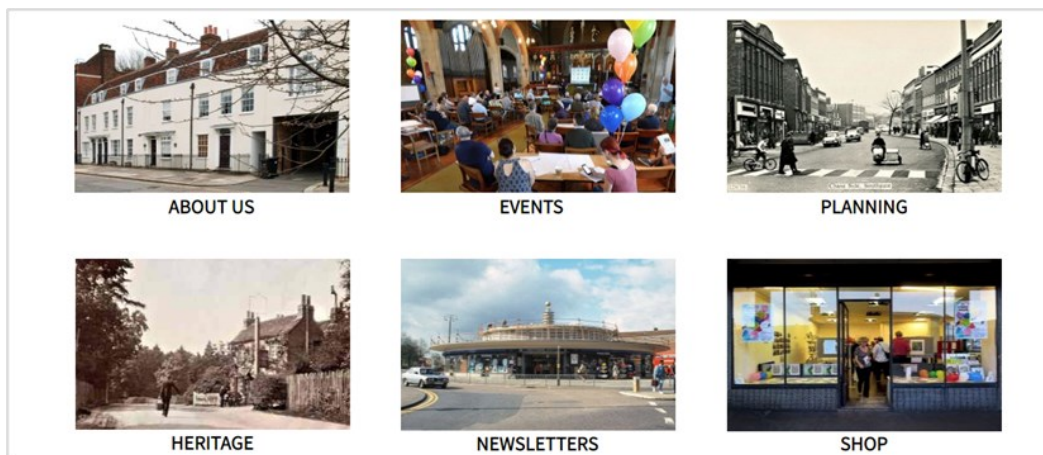
So, we are delighted to announce we have a new website.

We have taken the best of our old website, rewritten or updated content and added a whole load of new stuff.

Scroll down on the HOME page and you will find more information on SDCV and our vision, as well as links to the other pages.

At the bottom of the HOME page, you can see our latest Tweets – always worth a look!

The website is still a work in progress, so is being changed regularly as we add more and work out better ways to include new sections. If you have any ideas or think there is something missing – then please e-mail to info@SouthgateDistrictCivicVoice.org. This is your society, so please let us know what you would like to see.



The content from the old website will be going shortly, with just a link to the new one. This means, we can still be found.

As part of our redesign, we have created some new e-mail addresses. These are gradually being rolled out, but you will have noticed a few that we have started using.

Our new e-mail to contact SDCV is: info@SouthgateDistrictCivicVoice.org.

For those on the E-news mailing list, you will have seen the switch to E-news@SouthgateDistrictCivicVoice.org. To use the new E-news address, has meant setting up a different way of working in a new system, which generated a few glitches. So, please bear with me. If you have stopped receiving mails - apologies and please let me know.

If you receive a mail from any of our new e-mail addresses and are not sure it is genuine, then use the info@ email and I will check for you.

Finally, the new website has been a joint effort through the hard work, determination and team work from *Elaine Tyler, Alec Tyler, Jane Maggs, Mervyn Maggs and Nick Ioannou*.

Jane Maggs

SOUTHGATE OFFICE VILLAGE

SDCV had been campaigning on behalf of the Southgate community for over a year for a fair debate about the proposals to demolish the existing low rise offices on Chase Road and their replacement with a high rise residential development seventeen stories high.

This followed on from intensive design development discussions and a preplanning consultation between the site's owner and Enfield Council's Planning officers which resulted in a planning application being lodged in Spring 2019.

A limited public consultation had been arranged by the developer early in 2019 and SDCV were shocked at its ineffectiveness and were determined that the community of Southgate should be more widely consulted on the proposals which would have a significant effect on the streetscape.

In June 2019 with the help of Civic Voice, (a national charity acting for Civic Societies across England), SDCV arranged a public exhibition of the development proposals at St Andrews Church including an open forum to discuss the local communities views, concerns and wish list for the development.

The results of the consultation were analysed and reported back to attendees and the local planning department.

Over 1000 responses to the planning application were submitted to Enfield Planning Department pointing out the antisocial nature of the development proposals. In response to the overwhelming public response, Enfield Council arranged a Planning review and presentation to the public at Highlands School.

The developer refused to substantially reduce the height of their proposals in response to community requests and the planning department recommended the application for approval at their planning meeting held on 23rd June.

The planning committee members, comprising nine Councillors, saw reason and unanimously rejected the application, voting against their planning officers recommendations for approval.

The vote clearly unnerved the planning officers, who resisted questioning when repeatedly asked how the design had been altered to take account of comments raised by the local Southgate community, because no answer was given.

The reasons stated for refusal were:

Bulk, Massing and Height.

Damage to the setting of the listed station

Negative impact on streetscape

Visual Intrusion

Failure to minimum target of 40% affordable dwellings

Detrimental impact on neighbouring properties

Stage Two of the planning process will be referral of the application to the Mayor of London Sadiq Khan who may be inclined to overrule the planning committee's refusal. Be in no doubt that the applicant will be submitting a planning appeal to the Planning Inspectorate as they will be determined to recoup their costs, overturn the planning decision and bank their development profit.

This result clearly demonstrates that in this instance the views of the local community could be heard and that local councillors will vote with the people if common sense prevails. For the time being we should all be happy with the result, celebrate our achievement and then get ready for the next stage.

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Many thanks are due to those who made submissions to Enfield Council to **Ward Councillors** and to **Civic Voice**, who assisted with the presentation of the Community Voice to Enfield Planning Department. It just shows that if the developers had listened to what we said at our Community Workshop last June, they might have created a better design that we could all have supported.

We also especially thank Civic Voice, who facilitated the Community Workshop that kick-started the campaign and who throughout have provided unbiased advice and support. Not to forget all the other civic societies across the country who listened and encouraged us. It just shows what we, as a community can achieve.

Ian Harvey; Civic Voice Executive Director said: "I tuned into the Planning Committee meeting, and the one defining moment for the meeting for me, was not the vote itself, but it was when Cllr Leaver repeatedly asked whether any changes had been made to the development as a result of community feedback. None of the responses were, in his opinion, satisfactory and he concluded that the developer had not responded to the community voice."

Chris Horner

PETER OWEN

We regret to inform you that one of our long standing members, Peter Owen, died recently. He was a former Treasurer and then Auditor until 2002 for what was then the Southgate Civic Trust and served more recently as a valued member of the Publications Sub Committee.

NOMINATION FORM ANNUAL GENERAL MEETING – 12th September 2020



To: Southgate District Civic Voice 108 Chelmsford Road, Southgate N14 4JL	From: (Your name & address)
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Or via info@SouthgateDistrictCivicVoice.org

I wish to nominate _____ for election as:

- An officer of Southgate District Civic Voice, in the post of

- A Member of the Executive Committee

(Delete as appropriate)

Signed: _____ Date: _____

I agree to be nominated for the above position.

Signed: _____

Address: _____

OAKLEAVES REPRINTS



Many of you will have bought copies of our occasional publication “Oakleaves” in recent years. Five editions have been published to date, nos.3, 4 and 5 having a high quality digitally printed finish, with glossy covers. The articles contained are also high quality, as proved when Oakleaves 5 won the best local history publication award at the LAMAS Local History Conference in 2014. Copies of these three editions are still available to purchase. (Email us on info@southgatedistrictcivicvoice.org if you would like to order one).

The first two editions, printed in 1987 and 1995, with 20 and 24 pages respectively, have been out of print and unavailable for many years, but a number of people have asked whether they could be reprinted. We decided to get some facsimilies printed so that these editions could be enjoyed by our members, many of whom wouldn’t have seen them before. We ordered a limited run of **50 copies** of each publication. They have just been delivered and the quality is very good. We are offering them to members at the price of £4.50. So if you would like one, email us or ring me on 0208 360 3979.

Colin Barratt

STOP PRESS: COUNCIL CHANGES

At the Annual Meeting of Enfield Council on 1st July, changes to the Committee Structure of Enfield Council were proposed and this included the creation of an Environment Forum. This new forum combines the functions of what were previously the Green Belt Forum, Conservation Advisory Group (CAG), and Public Transport Consultative Group.

We are dismayed by this change, as it will reduce the in depth discussions held by each of these groups. It is not clear how the new Environmental Forum will work, as it has been set up without consulting the many volunteers who have worked for years to improve Enfield for all its communities.