

Southgate District Civic Voice

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SOUTHGATE OFFICE VILLAGE APPEAL



The Planning Inquiry, which took place online, to consider the appeal from Viewpoint Estates into the refusal of planning permission in 2019 has now concluded, after more than two weeks of evidence and arguments.

Unfortunately, we will have to wait until the end of November for a decision, but our Chairman, Graham Davis, has written a report of the inquiry, which can be found on **page 2**.

AUTUMN OPEN MEETING

Please note - unfortunately, this meeting has been postponed. See **page 5** for details.

SEE ALSO INSIDE:	Civic Voice Update	(page 3)
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Contributions to the January newsletter should be sent by Friday 10th December 2021
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Note:- Copies will be emailed, hand delivered or posted during week commencing **10th January 2022**

Southgate District Civic Voice ~ 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**).

SOUTHGATE OFFICE VILLAGE APPEAL

Southgate District Civic Voice (SDCV) participated actively in the virtual planning inquiry to consider the proposed development at Southgate Office Village, 286 Chase Road, N14. The inquiry was held between 21 September and 11 October 2021. The Inspector was considering an appeal from Viewpoint Estates into the refusal of planning permission for a proposed residential and office development including three towers, the highest of which would be 17 storeys high.

SDCV has campaigned for over two years against the excessive height of the towers. We have argued that the developer failed to consult the local community in a meaningful way, that the towers would adversely affect the living conditions of nearby residents and would be detrimental to the setting of the listed Southgate underground station and Southgate Circus conservation area.

At the inquiry we told the Inspector about the public survey and workshop we held in June 2019 with the assistance of Civic Voice, the national organisation of which SDCV is a member. Our witness at the inquiry was Ian Harvey, Executive Director of Civic Voice.



View of development from Mayfair Terrace, if built

In August 2021 we consulted local people again about the proposed development. This consultation resulted importantly in three people speaking at the inquiry to put their concerns to the Inspector. The consultation also helped in the identification of houses which would be adversely affected and a couple of which the Inspector visited.

Enfield Council argued against the development. They were represented by a barrister and planning and other experts. Opposing Enfield and us were Viewpoint Estates who were represented by a Queen's Counsel barrister and a team of planners and architects.

In our closing statement we said that we were not opposed to redevelopment of the site. We noted that local people had said during our consultation in 2019 that a development of 6 to 8 storeys high might be appropriate. We asked the Inspector to dismiss the Appeal. After we had delivered our closing statement the Inspector congratulated us on the way in which we had conducted our case.

The Inspector will now consider all the evidence before he makes his decision. We hope that the Inspector will dismiss the appeal. He hopes to issue his decision by the end of November.

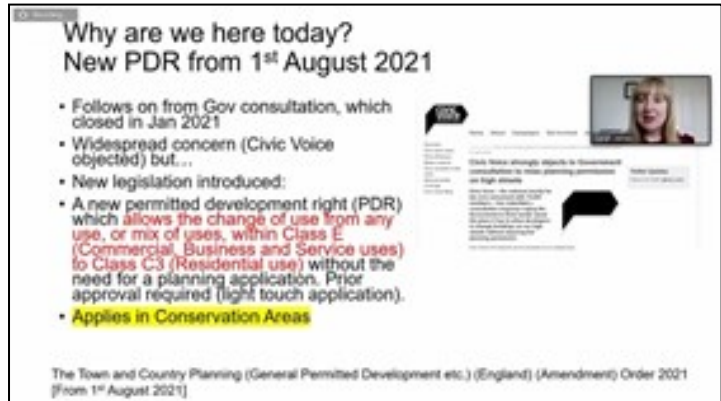
Whether or not we are successful we can be proud of our participation in the inquiry.

I wish to thank the SDCV team that put so much effort into organising our case. The team members were Chris Binns, Michael Clary, Denise Gandhi, Preenal Gondhea, Jane Maggs, Elaine Tyler, John West and myself.

Graham Davis

Study on impact of permitted development right to change to residential on our high streets

Working with the All Party Parliamentary Group (APPG) for Civic Societies, Civic Voice continues to focus on the impact of the new permitted development right, which allows the change of use of properties from 'high street' (Class E) to residential (Class C3). The new right applies in most locations, including Conservation Areas, (with some minor exceptions e.g. listed buildings), and became effective on 1st August 2021.



You can watch a recent event explaining the policy <https://vimeo.com/583098150>. The session explains the background to the policy and how civic societies can get involved in monitoring the prior approval applications coming forward.

This study, using civic volunteers to capture data and evidence, will enable Civic Voice to see if our fears have been borne out or, conversely, if the PDR has had a neutral or positive impact on the high street.

The study will be formally launched at an event with the APPG for Civic Societies and inform the Civic Voice response to the HCLG Select Committee which recently called on the Government to pause the introduction of the new right.

New research reveals the current level of civic society participation in the development of Local Plans

This research is very timely, as Southgate District Civic Voice recently responded to the draft Enfield Local Plan.

Civic Voice always knew that civic societies engage in a broad range of issues, and now they have the data to back this up. Their new research shows that civic societies champion policies to create better places from housing and heritage to climate change and community engagement.

This research has been undertaken to inform a broader conversation about civic society participation in planning, with a specific focus on understanding the current level of civic society participation in the development of Local Plans.

A desktop review of all Local Plans submitted to the Planning Inspectorate between 1st March 2019 and 1st September 2021 was undertaken, with the following key findings:

- 31 of the 45 Local Plans had at least one civic society within their area.
- 22 Local Plans received a consultation response from at least one civic society. This equates to 71% of Local Plans, where civic societies exist.
- In total, 35 civic societies provided consultation responses on Local Plans within the study. The most common issues/topics covered within civic society responses were 'Heritage' matters and 'Site Allocations', both referred to in 52% of responses.

(Continued over)

The research is helping Civic Voice at a national level understand how and when civic societies engage in local plans.

You can read the background paper here:

<http://www.civicvoice.org.uk/uploads/files/Background Paper CS and local plans.pdf>

Civic Voice Convention

Finally: Civic Voice's Convention has had to be postponed until April 2022 and will take place in Coventry, UK City of Culture. Planning is in progress and more news will be available in due course.

With the recent cabinet reshuffle and yet another housing minister, this is a time of flux for the civic movement with so many changes happening, planned or proposed. Perhaps, this is a good time to join the SDCV *Environment & Planning Group* to add your voice to that of other societies through our national body, Civic Voice.

Jane Maggs

DRAFT ENFIELD LOCAL PLAN 2019-2039 CONSULTATION

Recently Enfield Council consulted on their draft Enfield Local Plan. Our Council needs to prepare a new Local Plan to sustainably address housing, employment, infrastructure and other land use needs. The draft also showed how Enfield intended to create high quality places that tackle climate change, the nature emergency, inequalities, and promote health and well being.

The Enfield Local Plan 2019-2039 is intended to provide a single planning policy document for the borough and a new vision for how Enfield will spatially develop to 2039 and beyond.

The draft plan has been extremely controversial and created a lot of debate locally. Southgate District Civic Voice's *Environment & Planning Group* discussed these proposals and worked with *The Enfield Society* on aspects of its response.

You can see our response to the consultation on the draft Enfield Local Plan via the website at: <https://www.southgatedistrictcivicvoice.org/Environment-Planning/>

SOUTHGATE DISTRICT CIVIC VOICE AUTUMN OPEN MEETING

Saturday 30th October 2021

POSTPONED

We had planned to have a talk by the Trent Park Museum Trust, about the *history of Trent Park and setting up the Trent Park Museum*.

Unfortunately, due to circumstances beyond our control we have had to postpone this meeting. We hope to run it in January and will include details in the next newsletter.

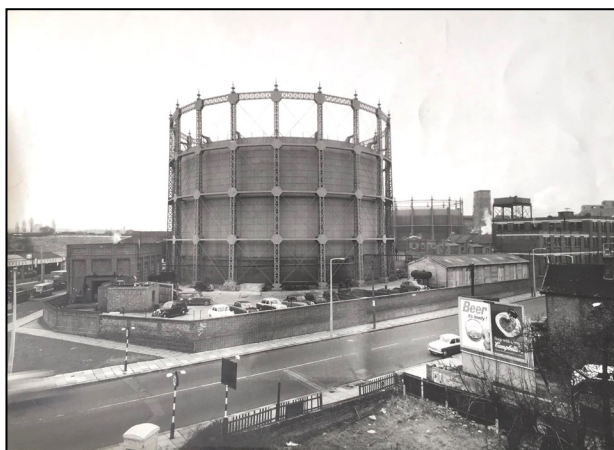


This is very disappointing, as it would have been wonderful to meet up with members and friends again. Not only that, the talk would have been really interesting!

Jane Maggs

LOCAL HISTORY MEETING 14th SEPT. 2021

“Making Gas for New Southgate and Creating a Memorial”



This was the first Local History Meeting we have held for two years and, as numbers attending and the restrictions in the building were unknown, an outside speaker wasn't booked. We normally use the small meeting room, but the Friends Meeting House had restricted numbers so much that it wasn't practical to use it. However, they allowed us to use the large meeting room at no extra charge, which had a reduced capacity of just 15. To gauge whether this was going to be a problem I asked those intending to come to let me know. We had eleven attendees, so that worked out well.

I gave a presentation on the history of gas production in our area of London and specifically the gas works in New Southgate, which started in 1859. The last remaining gas holder on the former gas works site was built in 1912 and I showed how it was dismantled in 2020. I explained how I came to arrange for two decorative finials from the top of the gas holder to be salvaged, restored and installed on the nearby New Southgate Millennium Green and the process of designing and creating interpretation boards as memorials to it. I then showed artists' impressions of the proposed housing development for the gas holder site and the plan to re-locate the memorials there. This talk followed articles about the project in our newsletters.

I invited anyone who lived nearby to visit the memorials on the Millennium Green in Inverforth Road. (Update - the planning application for the development should be going before Enfield's Planning Committee in late October or early November).

Hopefully, restrictions will be lifted further before our next meeting, which will be in May 2022.

Colin Barratt

THE MASKENS FAMILY IN THE SECOND WORLD WAR



Gillian Maskens has shared her extensive and detailed study of the wartime correspondence of her father Vincent and his family in digital format with Southgate District Civic Voice and Enfield Local Studies and Archive, as well as providing Local Studies with a bound volume for reference. Information about Vincent and his brother John was also included in the Enfield at War 1939-45 exhibition at the Dugdale Centre in 2019-20 and Gillian has donated items of family memorabilia to the Museum of Enfield. In this article Gillian concentrates especially on events on the home front in Southgate and Palmers Green. The dates given relate to the letters rather than necessarily the incidents described.

In 1939 the Maskens family lived at 22 Ulleswater Road in Southgate. Their father, Alf, travelled to Islington where he and his brother Will had a small business making leather bellows for cameras.

Mother, Connie, was at home with a helper, Minnie, as she was disabled with thrombosis and needed to be pushed in a bath chair when she was out. They had four children, Vincent, who was away working in Australia and then served with the Royal Australian Navy (from which he was seconded to the Royal Navy), Joan (Girlie) who worked in a bank, Amy (Tiny) who worked at the War Office in London and John who was seventeen at the start of the war and joined the London Rifle Brigade.

My father, Vincent, kept all the letters he received during the war on which this article is based.



Life in the Blackout

When war was declared there were sandbags everywhere and the men were in uniform. John joined his unit and found himself sleeping in tents and taking baths in private houses. There are blackouts and people are indistinguishable in the dark. Tiny gets home after dark and has no torch. As always during the war, she has too much work and too little time off. Wardens are very strict about lights showing and they are knocked up continually for a trivial streak showing through the curtains. Tiny worked all Sunday but had Saturday off so they tried to shop before the blackout. Consequently there was a terrible crush in the street and in Evans and Davies at the Triangle in Palmers Green. All shops are black but have signs in illuminated letters saying 'open'. Doors become obscured and they walk around what seems a black box. Purchases can't be wrapped because of a shortage of paper and they have to take their own bags with them. At Dad's business people are calm and carrying on. They still saw films, for instance 'Goodbye Mr Chips' but no one is allowed in cinemas or dance halls without a gas mask.

In 1940 there was a harsh winter and there was skating on Broomfield Park ponds. At a time of thick fog the curtains were drawn and the lights were on all day. Very few people had running water and there was a standpipe at the corner of Conway Road at which people had to queue for water once a day. A glass of water was solid in five minutes. They were afraid of the boiler bursting. There was a burst pipe and the bathroom flooded. At the end of January they were without water for three weeks and there was snow three to four feet deep. At the end of February the snow was so deep that carts couldn't get up the road and they had run out of coal. Vegetables were frozen in the ground and were thus very dear. 12th February Grovelands lake was frozen and no one had had a bath since Christmas. John had laryngitis but was not eligible for sick leave so had to do cook duties for others who were off sick.



Girlie got engaged to Cyril Dingle. He was quiet and calm and when he joined the army he was sent to a hospital ship where he assisted at operations. Girlie did three nights a week on ARP duty and refreshed her First Aid and gas courses. They went to see 'Autumn Crocus' at the Intimate Theatre in which John Clements took the lead. John had to leave the LRB and join an anti-aircraft unit in Nottingham as he was under eighteen years three months and was not old enough to be sent abroad. At home there were sandbags up to the top windows and ambulances had been waiting for casualties since September. They sent John cheese, biscuits, tobacco (a pipe being cheaper than cigarettes), sweets and books. Dad borrowed two books a week from Islington Library. Girlie joined Conway Tennis Club and the ARP ran plays at Church House in High Street Southgate [now the Masonic Centre]. The price of cotton dresses had gone up and Saunders in Palmers Green was running out of cotton and linen. Importantly, there was a cutting in the *Palmers Green Gazette* about the location of air raid shelters, the park itself being empty except for soldiers and military appliances.



Tiny works for Anthony Eden who she finds charming and considerate but she is often the last to leave at night. This becomes a problem. She was working till nine o'clock every night and only got every other Sunday off. She had nasty abscesses and became ill from overwork. She was told to take time off and she consequently went to stay with her aunt in Berkhamsted.

The Start of the Blitz

They were preparing for incendiary bombs; they had a pail and shovel and put precious photos and letters in a tin box. By September 12th bombs were booming all the time. Dad said he heard seven air raids starting at 8.20am while waiting for the bus. Then he gave up and went to the Broomfield Park shelter but the sirens kept going till 11.30 at night. They were now sleeping downstairs with their clothes on; the girls under the table with a mattress on the floor and he and mother in a camp bed with a mattress under the stairs. In London there are three or four raids a day and he never knows what he'll find when he gets there. When

the bombs are falling they go to the shelter then return to their benches when there's an all clear.

30th September, Girlie had gone to her First Aid post and the family had retired for the night when a policeman came to tell them they had to get out as there was an unexploded bomb in the next garden but one and as Mother wrote to Vincent, "We then, with quite half of Ulleswater Rd from both sides all made our way to the Broomfield Pk trenches, & I shall never forget the journey with Tiny & Daddy under the trees to the shelter with guns booming, bits flying & flashes of fire everywhere". There were twenty incendiary bombs in Broomfield Park alone "& it looked like pictures of the Prairie on fire" although fortunately they were easily put out. People couldn't find their clothes in the dark. One lady had her coat over her nightdress, her combinations and odd socks, while her husband was fully dressed for the office including kid gloves!



They had six weeks of incessant bombing day and night with forty or fifty nights of long all night raids in which they stayed at home. Dad has to do many detours to get home because of the closed stations. There was an inventory of people in the house and all the doors and windows unlocked so people could be reached. By 28th October 1940 there had been continuous bombing for fifty nights and they had been without water or gas for two weeks. Dad was a volunteer firewatcher at his business twice a week from ten pm until two am or twelve midnight to four am. Sadly he

was killed on the roof of his business doing fire duty on 8th March 1941. He was blown onto a neighbouring roof and died in hospital next day. His name, Alfred Maskens, is inscribed on the Civil Defence section of the War Memorial in the Garden of Remembrance in Broomfield Park.

In July/August 1943, despite returning from a holiday with Mother on a farm near Haslemere, Girlie who was pregnant with Cyril away became very depressed and Tiny was in tears every evening because of unfair pressure in her job. Vincent rang her office and said she must leave at six. This worked at first but then her old routine resumed and she was ordered to have ten days leave. Vincent returned to the Navy, travelling to Canada through the worst part of the Battle of the Atlantic, and thence on many travels via Bermuda and the Suez Canal to Mandapam in India.

On 6th October 1943 Girlie gave birth to her first daughter, Janet, but unfortunately Cyril was in Sicily. There was a bad fog and Tiny took two and a half hours to get home on the bus. John sent a Christmas cable saying 'Greetings from the Eighth Army' with words from General Montgomery. Tiny made all her presents as nothing in the shops was affordable. Uncle Phil's wife had died so he and his younger son, Geoffrey came for Christmas. Their visits were welcome as they brought a chicken and eggs from a farm. John is thrilled to be in an advancing army with a terrific record albeit he'd had a few hectic moments sleeping in slit trenches.

In 1944 Vincent is in India and John is on the front line in Italy as a wireless operator. At home they now have a Morrison shelter where they sleep, the sound of guns making Janet lively rather than frightened. They still go for tea to 'Sally's' on Southgate Green. Dutch people, presumably refugees, had moved in next door. Mother had had Vincent's radio overhauled at Ashwell's. Girlie struggled round Grovelands with both the pram and her mother's wheelchair.

John was never out of range of enemy shell fire in six months. Cyril was back from Algiers bringing lemons, bananas and perfume. At home, Mr North's Post Office was hit in Aldermans Hill. 17th May John was having a 'busy and hectic' time in the fourth battle for Monte Cassino. Tiny has time for doing only one thing in the evenings; write a letter, take mother out, cut the grass or do some mending. She gets home once a fortnight on a Saturday afternoon but only after three. They are then free to go Grovelands and listen to the orchestra on the teahouse lawns.

D-Day and the End of the War

The D-Day landings caused travel problems. Fleets of aircraft were seen coming over the city on their way to France. Tiny said that after years of being unable to move in the West End for thousands of American and Allied soldiers, now there were none. One evening she weeded until eleven o'clock at night. She also did firewatching till 2.30am. There was, however, a gramophone concert in Broomfield Park. Sadly, the VI doodle bugs sent them back to sleeping under the stairs. There were no rooms or flats vacant for young people.

Girlie and Janet went to stay with relatives in Worcester as the baby had to spend all day and all night in the Morrison shelter which was considered unhealthy for her. Tiny and Mother are safe but very bored. Because of the buzz bombs they can only go round the park between the alerts. They both sleep like tops and hardly ever hear the warnings in the night. They are short of rations if Uncle Phil and Geoffrey come round as they don't have enough food to entertain them all day. Lady visitors bring sugar, butter or marg or some cake but unfortunately the men don't.

On 4th August Mother has seriously bad news. Jack, Uncle Phil's boy, a corporal in the Rifle Brigade, had been killed in Normandy. He had only recently been sent abroad. He was actually the only one of the younger members of the family to die in the war. Like his uncle Alfred, Jack is commemorated on the War Memorial at the Broomfield Park Garden of Remembrance.

August Bank Holiday they spent in the park with a thermos. Henry Page Croft, Tiny's new boss, was kind and considerate. They could hear flying bombs pass over during August but Tiny said that doodle bugs did not frighten her as much as the Blitz.

In 1945 John was on top of a mountain in Italy in deep snow. At home, they hadn't been to the pictures for a whole year and the bathroom ceiling was dripping in the thaw. Mother informed Vincent that Minnie's house in Hardwicke Road had been "badly bombed" at the time of the Brownlow Road disaster of December 1944 when twelve people were killed and fifteen hundred buildings in the vicinity damaged by a V2 rocket. A family friend, Roy Baynes and his wife were killed by a V2.

The family were very pleased when the war was over. Tiny ran upstairs excitedly to tell her mother that John wouldn't have to fight any more. Local celebrations included a Victory tea for the children in Ulleswater Road and a bonfire and a piano being played in Derwent Road. They didn't have to put their valuables in the shelter any more. They went to see 'The Barretts of Wimpole Street' and 'Hobson's Choice' at the Intimate. Mother now feels that she can reveal events that happened in 1944 e.g. when her friend Miss Atkin had "about a yard of railway line" arrive on her stairs in Old Park Road when a V2 exploded at Palmers Green Station!



John and Vincent described the different celebrations they saw in Rome and Colombo. Poor Cyril was stuck in great heat in the middle of India, where he became very ill with a high temperature, but he eventually recovered. Vincent returned when they were on holiday at an hotel in Eastbourne and Tiny recalls the joy of seeing his cap coming past the window. John did not return until 1946 after being sent to guard prisoners in Germany which he hated. Eventually they were all reunited in Ulleswater Road.

Images (provided by Gillian Maskens): 22 Ulleswater Road in 1939; view of Ulleswater Road from Connie Maskens's bedroom balcony; Lieutenant Vincent Maskens; Alfred, Connie, Girlie and John in Grovelands Park; Tiny and Girlie in their siren suits and carrying gas mask holders; Connie, Tiny and Girlie in the drawing room; the Maskens family at 22 Ulleswater Road, Christmas 1957 (taken by John): back row, Vincent and his wife Muriel, Thelma (John's wife), Cyril (Girlie's husband); second row, Girlie and her daughters Linda and Janet (standing) and Mother (Connie); bottom row, Tiny, Anthony (John and Thelma's son), Gillian.

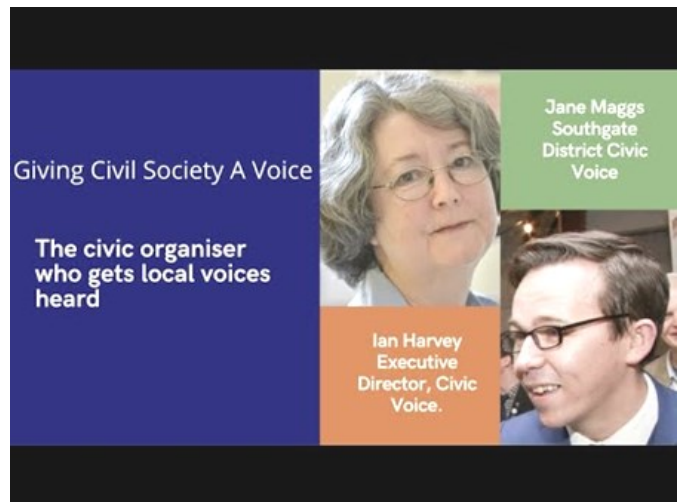
Gillian Maskens

SDCV FEATURES IN Global Net21 WEBINAR

‘How local voices can be heard and how communities can be engaged’

Back in the summer, on July 27th, Francis Sealey from Global Net21 interviewed SDCV’s Vice Chair Jane Maggs and Ian Harvey, Executive Director at Civic Voice. They talked about how local voices can be heard and how communities can be engaged.

Francis discussed with Jane and Ian the SDCV initiative to set up the community workshop to discuss the Southgate Office Village development. They also explored how this type of workshop could be replicated in other places and how it is an important tool for wider engagement.



If you were not able to watch the webinar at the time, it is still possible to view it on YouTube at: <https://www.youtube.com/watch?v=MOu4kaHNLqw&t=23s>

We are delighted that this important initiative to engage the local community on such a controversial development has reached a wider audience.

WINCHMORE HILL STATION PLAQUE



As reported in Newsletter 257, the Southgate District Civic Voice/ Great Northern plaque commemorating the 150th anniversary of the opening of the Wood Green to Enfield branch line was unveiled on 10 July on an easel next to Winchmore Hill Station. It has now been installed to the right of the station entrance above the letter box.

The Winchmore Hill passimeter (ticket kiosk) at the National Railway Museum in York, shown in Joe Studman’s photograph, stood in the entrance lobby for many years.

