

# Broomfield

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**Do you live near Arnos Grove and New Southgate Stations?**

## Good News

### *Refused Planning for McDonald's Drive Through*

The second McDonald's drive-through planning application almost went through with no-one knowing. Normally planning applications are published every week, but this one wasn't. Our Local MP David Burrowes alerted BHORA of the planning application. Even after trawling through the council website, still nothing was found of this planning application. The usual default signs advising the public were not even on display at the site. The other thing which seemed devious, was that this was all going through during the school holidays which

**Reminder:** To continue to be vigilant with planning applications and hold the Council to task when they fail to provide proper notification.

meant parents and teachers at the two local schools Bowes and Broomfield were not aware this planning application was going through for a second time.

However, after residents were alerted, an objection letter was put on the BHORA website, and had a very good response with residents forwarding the objection letter to planning. Over 60 letters were sent to the council objecting to the drive-through. Refusal reasons are as follows:

Interesting to note that the main reason was that the application did not conform to the North Circular Area Action Plan(NCAAP). Rejection points are as follows:



Points 1 to 3 does not conform to the NCAAP.

Point 4 is the school proximity.

Point 5-6 are traffic concerns.

Point 7 is air quality concerns.

Point 8 is insufficient detail submitted to enable the Local Planning Authority to accurately assess the credentials of the scheme against the BREEAM New Construction with an objective to meet a minimum of a 'Very Good' rating.

Point 9 is flood risk...

## Car Parking At Arnos Grove and New Southgate Stations

The issue of car-parking is likely to become a problem because:

1. Enfield Council sees one of the car parks at **Arnos Grove station** as a "housing opportunity" which could involve the loss of over 300 car-parking places so that housing could be provided instead.
2. **New Southgate station** is set to become the terminus of one branch of the north-

south Cross Rail extension currently under discussion. Here, there is currently no provision for car-parking under plans approved for the New Southgate Master Plan and nothing is known how this would change when the station becomes the focal point for people using the new line.

Currently LBE does not appear to have a strategy for car-parking at stations and if housing is to replace 300 car-parking places at Arnos Grove there will be a tempta-



tion to designate car parks at Cockfosters and Oakwood as "opportunity sites" too – then what?

The issue at New Southgate is different because there is no car-parking at the station, but with the increased numbers wishing to access Cross Rail there either car-parking or public transport will need to be improved in the area.

# The Ritz Parade: An update

## BHORA visits Ritz Parade

Earlier this the year BHORA committee members were able to visit the site of the old Ritz Parade cinema. The cinema building is now leased to the Jehovah's Witnesses who use it as an Assembly Hall. Our visit took place on a Saturday morning just as members of the congregation were arriving for a service. We were shown around by Mr Michael Hudson who is the Manager. Although the Ritz Parade exterior is in need of

restoration, the interior of the cinema building is well maintained. Its main feature is a huge auditorium which clearly pre-dates the multiplexes, and still retains a number of art-deco features, although part of the old orchestra pit is now the baptismal font.

The Ritz Parade is owned by the Notting Hill Housing Trust which also owns several other sites along Tel-



ford Road and Bowes Road where controversial housing schemes that threaten to overwhelm our area are being developed. The art deco Ritz Parade is one of the few sites adjacent to the A406 of any architectural or historical interest. We need to be vigilant to ensure that this heritage site is preserved and developed for the benefit of the community rather than being levelled to make way for another bland apartment block.

# The Ritz Parade: Attempts to save it are falling on deaf ears

The Bowes Road Ritz which is flanked by the parade is a prominent feature of the North Circular Road. The building was designed by Major W.J. King (1878-1965), an architect who specialised in cinemas, and it would be no exaggeration to say that the North London Street scene would not be the same without this Art Deco building. However, the future of the Parade is not assured.

Its future is uncertain because the re-development of the site is undoubtedly something which the local authority has in contemplation. Councillor Alan Sitkin who represents Bowes Ward in the Labour interest told our architecture correspondent that the Ritz Parade is a site which the council has "on its radar". Although Councillor Sitkin failed to define this phrase it suggests that the site is considered ripe for re-development.

Anyone might have thought that the Enfield Society would be at the forefront of any campaign to save the Ritz Parade. However, we are disappoint-

ed to tell readers of our Newsletter that far from leading a preservation campaign, it appears to have little interest in this Art Deco treasure. We say this because emails sent to officials of the Society whose briefs are to conserve historic buildings, have been ignored. And not only were initial emails eliciting the Society's help disregarded; our reminders met with a similar lack of response.

This means that the future of such buildings cannot be secured by amenity societies alone but that we need the voices of the readers of our Newsletter to speak up for the Ritz Parade. Please have your say by writing to the planning authorities at

*Email:*  
development.control@enfield.gov.uk

and try, if you are a member of the Enfield Society, to galvanise it into action.



# Lanes behind houses unknowingly SOLD!

It recently became apparent that the lanes/alleyways behind the houses in Pevensey and Bexhill roads were being sold off. Luckily Bexhill Residents found out and were forced to buy the land, but for those in Pevensey, they were not so lucky. Unbe-

known to anyone, the land was sold. Obviously residents are very concerned that flats will be built virtually in their back gardens. Again this was done in a stealthy manner and residents were not told.



## Your trees

It seems that our street trees are being cut down, as they are diseased, have fallen or falling down, and they are not being replaced, and if they are being replaced, they are not being replaced with the same species, due to the cost.



Along the A406—Telford Road there are many oak trees. They are all being cut down over a 10 year period due to them being diseased. However, we are not being told what species are their replacement. The first tree was cut down in the Spring and signs of only some replacements in Wilmer Way and Ashridge.

## Flood Risk in BHORA & Environs

Representatives of Pinkham Way Alliance (PWA) reported to us that the Pinkham Way nature conservation site, opposite Friern Barnet Retail Park, sits at the foot of a valley which rises south all the way to Alexandra Palace, and north into Friern Barnet. At present, surplus water from the southern slope is absorbed by the conservation site, which is very porous, and has 1,500 trees that can transpire the water. If the site were developed as a waste plant, the flood risk from it would increase. Alternatively, left as a nature conservation site, its contribution to alleviating flood risk could potentially be increased, if suitable water management work were undertaken.

Chris drew to our attention Enfield Council's Surface Water Management Plan, which shows that a significant number of premises adjacent to the North Circular Road in Bounds Green and Bowes Park are forecast to be affected by serious flooding once in one hundred years. At first view, that risk appears slight; however, this statistical measure of risk cannot tell you whether the flood will be in the first year or



hundredth! The Meteorological has since forecast a marked increase in flash flooding.

The relevant waterway system, including Bounds Green Brook and Pymms Brook, is within the three boroughs that meet in this locality, Haringey, Enfield and Barnet. Obviously, this risk cannot be managed unless the three Councils perform their duty to co-operate on this strategic flood risk issue. There is no evidence that such co-operation is happening at present.

We resolved to draw this problem to residents and businesses in our catchment area, and to work with Pinkham Way Alliance to promote the necessary co-operation and action by the local authorities.

## BHORA belongs to you! Membership

Your association continues to make its voice heard, but its impact is related to the number we represent. At the end of the last financial year we had just 70 households in membership, which is tiny when you realise that there are around 12,000 households in the area we cover.

**Clearly we need more members so that we can have a greater impact.**

Your committee thinks it gives you good value for money and they put in many hours of work for the community.

However, **you may think differently**. This is why we include a questionnaire with this newsletter so we can see what you think.

still not a member?  
**JOIN NOW!**

## If you wish to join us or renew your Membership .....

If you would like to become a member and help us have more voices to stand up to the bullies who control our area, please cut out, complete and send this form to us as soon as possible.

**We are getting stronger and stronger as a team and have already won many fights with the council. We look forward to meeting you .**

### Please help us fight to preserve our area

[www.bhora.org](http://www.bhora.org)

Like us on [facebook.com](https://www.facebook.com/bhora)

Please support your association and become a member.

£4 household membership

Please make cheques payable to 'Broomfield Home-Owners and Residents Association'. Post to: BHORA, c/o Mr D. Honnor, 1 Elmwood Ave, London N13 4HG or **pay online** at [www.bhora.org](http://www.bhora.org) go to 'About Us' and click on 'Membership'

Name: \_\_\_\_\_

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