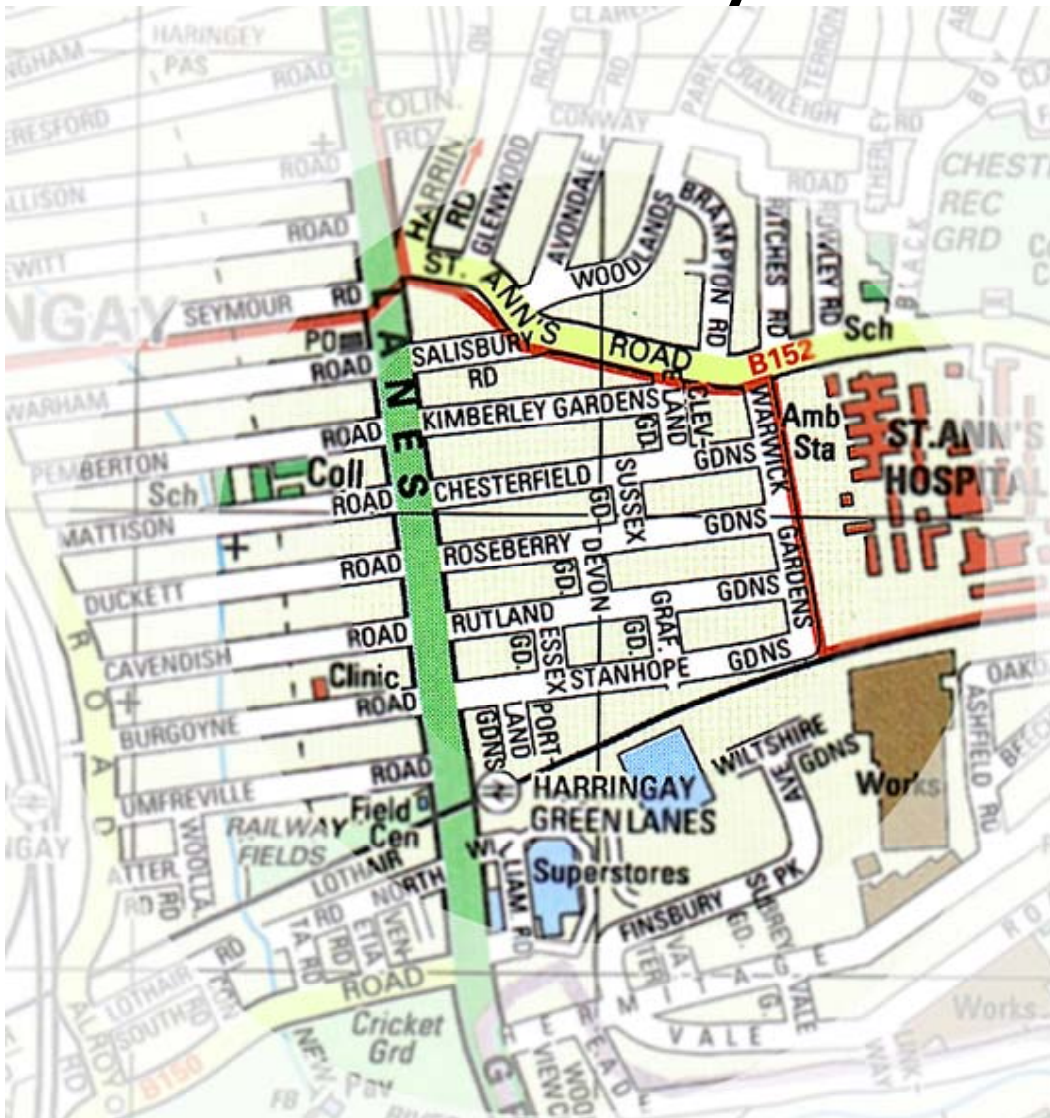


# The Gardens Residents Association (GRA) Public Consultation Report

Held on 15<sup>th</sup> January 2000



Date: 13/3/2000  
By the Gardens Residents Assoc



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**The Gardens Residents Association Report.**  
**Introduction.**

**March 2000**

The area known as “The Gardens” comprises of nine residential streets that run between Green Lanes N4, Stanhope Gardens, Warwick Gardens and St Ann’s Road. (see plan on front cover).

It is an area with many positives for local residents including good amenities for shopping and transport, and two parks. It is also an area beset with problems, for example rubbish dumping, car dumping, traffic speeding and rat running between Green Lanes and St Ann’s Road.

It was primarily the traffic issue that prompted a few local residents to call a meeting in the Pentecostal Church Hall on Stanhope Gardens in October 1999. Over seventy residents attended the meeting to register their concern about the problems regarding traffic in the Gardens area. It was agreed to form a committee, a residents association consisting of at least two residents from every street. Twenty people volunteered to be on the committee.

The committee has met on a regular basis, and a chair, secretary, and treasurer were elected, a constitution was devised and adopted following guidelines set out for residents associations by various voluntary organisations. The committee met to discuss the traffic problem and other issues such as the dumping of rubbish etc, and came up with various proposals. These included better traffic management using schemes such as rising bollards and Home Zones. The committee also met with the Councillor Neil Cleeveley and Councillor Brian Haley to discuss residents’ concerns. We agreed to send out newsletters informing residents of the progress of the committee.

It was decided to hold a Public Consultation. The purpose of this would be to gain the views of the residents about the neighbourhood and to encourage more local residents to become involved in the Residents Association. The committee members took to the streets to canvass the opinion of local residents and to invite people to come to the public consultation.

**PUBLIC CONSULTATION 15 January 2000**

The Public Consultation was held in the Pentecostal Church Hall on Stanhope Gardens. It was a very successful day, over four hundred residents participated in the consultation. There were various exhibitions on ‘Rising Bollards’, ‘Home Zones’, an ‘Interactive Large Scale Plan’ of the Gardens area where residents could make their concerns known and raise ideas about specific areas within the Gardens. There were questionnaires for residents to complete. A substantial number of people filled in the forms. There was also an exhibition



outlining plans for a Community Garden. The community police officer was talking with people about safety in the area. There was a 'Children's Activity Area' where local children entered a design a logo competition for the GRA and drew pictures about their ideas for the neighbourhood.

There were many common themes. The residents were concerned about traffic, rubbish, environmental health, and safety. There were many positive suggestions such as support for the Rising Bollards scheme and the principles of Home Zones, tree planting and support for the Community Garden idea, also ideas about starting a neighbourhood watch scheme and improving street lighting, to name but a few. (see detailed responses from residents attending the 'Public Consultation' on pages 12-13)

The committee analysed all the responses from the residents and have set them out under headings which are detailed in the body of this report.

## **1.WASTE MANAGEMENT**

95% of people were concerned about the waste management in the area. The concerns included

- Domestic Rubbish Collection
- Dumping / Fly Tipping
- Trade Waste
- Street Cleaning
- Dog Mess
- Shopping Trolleys

All of which contribute to pest infestations and general health and safety problems for local people.

**The Solutions** suggested by residents at the consultation were

- More regular collections of rubbish especially in the summer, wheely bins to be introduced asap.
- Introduction of Community Wardens (For more information see appendix 1) - Haringey Council Rubbish Dumping Patrols -CCTV to catch offenders.
- Introduction of more regular trade waste collections as happens around street market areas - Haringey Council Rubbish Dumping Patrols on traders.
- More regular Street Cleaning - More litter bins on Green Lanes & residential streets with regular collection eg daily.
- More regular cleaning of dog mess from the streets.



- Pressure on Sainsbury's & Iceland to control theft of trolleys.

## **2. PERSONAL SAFETY & CRIME**

30% of people were concerned about issues of safety & crime in the area. The concerns included

- Inadequate street lighting.
- Crime -Burglaries - Muggings - Local residents fear of going out after dark - Car Theft - Trespassing on railway line.
- Car Crashes - Pedestrian Road Safety -Speeding - Rat Running - Dangerous Parking
- Uneven Paving -

**The Solutions** suggested by residents at the consultation were

- Replacement of existing obsolete street lighting equipment - overhaul of existing street lighting - Annual replacement of bulbs - Community wardens to report failed lamps.
- Neighbourhood Watch Scheme - More Police presence - Promotion of Crime Prevention Officer - Securing high risk areas e.g. Alleyways to backs of shops with lockable high gates.
- Introduction of Home Zones (see appendix 2), Rising Bollards (see Appendix 3) Chicane parking - Double yellow lines on corners - CPZ - Pelican Crossing on St Ann's road - Speed tables (incorporating mini pedestrian crossings).
- Regular maintenance of paving areas - Overhaul of pavements.

## **3.TRAFFIC MANAGEMENT**

75% of people were concerned about traffic management in the area. The concerns included

- speeding traffic.
- cars using The Gardens as a short cut between Green Lanes and St Ann's Road- "Rat running"
- noise from traffic
- pollution from traffic
- cars going over humps causing vibrations through houses.
- if a one-way system were to be introduced into the area that would encourage



more traffic to speed through the Gardens as they rat run between Green Lanes and St Ann's Road and one-way street system has numerous other disadvantages

1. creating a labyrinth for drivers,
  2. the fact that rat-running and speeding is not stopped means the area is not conducive to the Home Zone.
  3. it encourages more traffic into The Gardens area.
- proposed road closures on Hermitage Road causing more traffic in the Gardens area.

**The Solutions** suggested by residents at the consultation were

- Introduction of Rising Bollards.(see Appendix 3)
- Introduction of Home Zones (see appendix 2)
- speed tables with miniature zebra crossings on them.
- chicane parking
- bus lanes up Green Lanes
- Emergency Gate / Manually Operated Lockable Bollards closing off one of the roads leading to St Ann's Road; it was suggested that Warwick Gardens could be closed with Emergency Gate / Manually Operated Lockable Bollards and Card Operated Automatic Rising Bollards be introduced at Cleveland Gardens due to better vision for drivers exiting from Cleveland Gardens.
- Pelican Crossings to be situated on St Ann's Road one near Warwick Gardens for access to Woodlands Park Infant School & the second Pelican Crossing on St Ann's Road near the junction of Woodlands Park Road for access to Woodlands Park Nursery Centre.

#### **4.THE ENVIRONMENT**

40% of residents at the consultation were concerned about environmental issues in the area. The concerns included

- lack of immediate Green Space.
- lack of trees up and down the roads.
- lack of cycle routes.
- lack of street furniture eg planters, benches.

**The Solutions** suggested by residents at the consultation were

- Introduction of Home Zones (see appendix 2)



- Tree planting and shrubs
- Community Garden at end of Doncaster Gardens.(see appendix 4)
- Introduction of cycle routes.
- Introduction of street furniture.
- Planting of trees and shrubs along the railway bank.

## **5.COMMUNITY INVOLVEMENT/ BUILDING COMMUNITIES**

Residents at the consultation were very interested in the Gardens Residents Association and wanted more regular information and updates about the progress of the committee. More people wanted to be more directly involved with the committee and seven people added their names to the active members list.

Residents came up with lots of good **ideas** including **running children's activities** from the Pentecostal Church Hall, holding a **street party/ festival** in the summer. Also to have a **community notice board** and a **sign to the local library** directing residents from Green Lanes to the library situated on Hall Rd next to Harringay Railway Station above The Ladder . Also a **Letter Box** for The Gardens Residents Association (GRA) to communicate with the local residents as a free service.

## **6. ENVIRONMENTAL HEALTH ISSUES.**

95% of residents were concerned about environmental health issues in the area. The concerns included

- Pest control, infestations of rats, cockroaches.
- There were complaints made about the shop, situated along Green Lanes on the corner of Roseberry Gardens. The complaints focussed on the shop being a health hazard, reports of mice, rats and cockroaches as a result of the shop owners leaving rubbish including food in the area behind the shop. Residents informed the GRA that the shop had been closed down, but had reopened and the same problems were reoccurring.

- General rubbish / litter in the area.
- Rubbish and dumping around the area of the flats above shops.

**The Solutions** suggested by residents at the consultation were

- Environmental Health Department to pursue problem with shops.



- Introduction of Community Wardens (For more information see appendix 1)
- Introduction of more regular trade waste collections as happens around street market areas - Haringey Council Rubbish Dumping Patrols on traders.
- More regular Street Cleaning - More litter bins on Green Lanes & residential streets with regular collection e.g. daily.

## **FUNDING**

The solutions to the problems highlighted in this report need to be funded. There are various sources available;

- Haringey Council has standard services which we already pay for such as waste management etc that can be better employed in the area.
- The Gardens area has been designated as an Environmental Improvement Area.
- Some of the area within the Gardens is at present within the boundaries of the designated Single Regeneration Budget (SRB) for Finsbury Park N4. The roads included at present are Stanhope Gardens, Doncaster Gardens and Portland Gardens. We are negotiating with Haringey Council Regeneration to extend the borders to cover the whole of the N4 Gardens area covering all the roads within the GRA.
- The Controlled Parking Zone (CPZ) will generate revenue, and that money should be used for improvements and maintenance in the Gardens area in relation to traffic management.
- There are other grants that can be applied for, in relation to specific projects and the GRA are looking into these grants.

## **PROGRESS SINCE THE PUBLIC CONSULTATION AND CONCLUSIONS**

The Gardens Residents Association has made some progress towards the aim of making the Gardens a nicer place to live.

Four representatives from the GRA held a meeting with the Team Leader of Traffic Management, Haringey Council, in February 2000, where we discussed proposals for Home Zones, the Rising Bollard scheme and the progress of the CPZ. We are keen to continue meeting with Mr A. Costantinides - Team Leader of Traffic Management to ensure the residents ideas are fulfilled.

We are building relationships with the local Councillors and are seeking to make them aware of the residents views.



We have established six Community Wardens & Vice Wardens with responsibility for supporting residents in reporting rubbish and dumping left in the area.

We are establishing a Neighbourhood Watch Scheme to help combat the crime in the area and to keep up the pressure towards making the Gardens a safer place to live.

We have launched the Community Garden idea which was welcomed by the residents. We are pursuing funding and negotiating with Railtrack and Regeneration at Haringey Council.

The GRA is committed to a vision of The Gardens as a Home Zone with all its benefits of reduced speed limits, safer streets, greening the streets, and community involvement.

The Gardens could be a pioneering example of community living in an urban environment which could be a shining example for Haringey Council and other communities and councils.

The residents of The Gardens have formed a committed, active and thriving residents association whose ultimate vision is to ensure that The Gardens become a cleaner, safer, healthier environment.

### **Appendix 1 - Community Wardens**

This is a scheme set up by the Council. Community Wardens are designated local residents who have the responsibility of notifying the Council of street cleanliness, dumping, refuse collection and litter problems in their areas which require attention. The Community Wardens have a special 'check book' of forms on which to note concerns, which they post to the Council, and a dedicated telephone line to report urgent issues. This sort of initiative has already proved a success in other boroughs. There are now six Community Wardens operating in The Gardens area who are also members of the GRA committee.

### **Appendix 2 - Home Zones**

A Home Zone is a street or group of streets where pedestrians and cyclists have priority, and cars travel at little more than walking pace. They are common in the Netherlands (where there are over 6500), Germany, Austria and Denmark where they have been established for 25 years.

A campaign was started to bring Home Zones to this country in 1996 by Transport 2000 and The Children's Play Council. In November 1999 nine pilot schemes were announced by the Government in England and Wales, two of which are in London.

A video about Home Zones produced by Transport 2000 and The Children's Play Council is available from the GRA

Home Zones were highlighted in a recent BBC Panorama programme(14th Feb 2000) as one of the best ways to reduce speed limits.



The basic ingredients of a Home Zone is community consultation and participation/ planning for real, traffic calming e.g. humps or speed tables, minimum legal speed limit, CPZ, necking's, better street lighting, street furniture, visual warnings to drivers that children play in the street e.g. small play equipment and repeated road signs, tree-planting and planter beds. (For more detailed information see leaflet enclosed)

### **Appendix 3 - Rising Bollards (Automatic Card - Operated)**

Automatic Card - Operated Rising Bollards are a well-established automated traffic management system. They are being used more and more for traffic management in the UK. They appear to be stationary bollards, blocking the road, but when activated by a sensor card they drop vertically into the road allowing authorised vehicles with activator cards to gain entry.

The GRA has proposed installation of one Rising Bollard at the junction of either Warwick Gardens or Cleveland Gardens in conjunction with an Emergency Gate / Manually Operated Lockable Bollards.

The proposal includes that all residents registered with the CPZ have activator cards. This would prevent rat-running by non-residents as they would not have activator cards and therefore would be required to use the main roads.

Visitors to residents would still have five access roads in to the Gardens from Green Lanes. Emergency Services will also have their own proximity cards to activate the bollards plus an on-board override keys for both the Automatic Bollards and to operate the fixed bollards. This is a system being used by Emergency Services across the U.K. (For more detailed information see leaflet enclosed)

### **Appendix 4 - Community Garden**

Our proposal is to transform the void space at the end of Doncaster Gardens into a "Community Garden". We envisage that it would be a centre point for the Gardens Residents Association GRA and all adjoining roads in addition to a pleasant environmental space.

We intend to create "The Gardens Community Garden", which would be managed by the local residents and the G.R.A. Local residents would manage the site and have keys to the gates which would be opened in the morning and closed at dusk. Thus preventing any problems in the evening.

"The Gardens Community Garden" is a realistic solution to the longstanding problems of this particular site. Currently, clearing the site is costing railtrack and Haringey Council money and it could cost children on the railway line their lives.

We believe that a "Community Garden" securely fenced on all boundaries, using high metal fencing, would alleviate the risk of fire, nuisance, trespassing, vandalism and dumping presently encountered on the site thus transforming the local area.



### **Further Detailed Responses from Residents Attending the Public Consultation.**

At the consultation there were unprompted questionnaires for residents to complete. The point of this was to get residents to think about the problems that already exist and to let them express themselves, but also to encourage them to solve the problems and think of ways to improve the Gardens area.

These are a representative sample of the comments and good ideas from the local residents who attended the consultation that **not included in this report** .

### **Community**

“Activity days should be organised for children / youth ”.

“Community Notice Boards - minimum of two boards and GRA Letter Box”.

“GRA should promote car sharing within the local residents”.

“Summer street party closing off one road for all day festival.”

“Start a local historical club about the Gardens and Finsbury Park encourage residents to participate in the newsletter by submitting their own stories.”

“ There should be a one stop shop along Green Lanes.”

“Build a rapport with the street cleaners. They must be demoralised with the Gardens area.

### **Rubbish and Environmental Health.**

“Specific flats were outlined to have very little or no designated area for domestic refuse”.

“Noise levels from the Kurdish centre is far too loud”.

“Traders on Green Lanes should have restricted use of pedestrian pavement area”.

“Enforcement notices for overgrown front gardens to be cut back”.

“The Council should not give planning permission to conversions into flats unless they provide good rubbish collection facilities”.



“Company sponsorship of Litter Bins along Green Lanes e.g. McDonalds, Paul Simon, J.Sainsburys.

**Traffic Management ideas.**

“Make Essex Gds, Grafton Gds, Devon Grds & Sussex Grds, pedestrian only areas, these are all non-residential streets”.

“A pedestrian bridge to Sainsbury’s over the railway line”.

“Bus lanes should be installed on Green Lanes with specific time restrictions for no parking in the mornings southbound & no parking in the evenings Northbound”.

“Traffic lights at Warwick Gardens rather than Rising Bollard with neckings with trees and shrubs”.

“Speeding and noisy pizza delivery mopeds should be stopped ”.

“Free Residents Parking”

“Organised cars for sale on St Ann's Road should be stopped as it is dangerous to pull out of Warwick Gardens also it is illegal”.

“Double yellow lines on all street corners due to cars parked on corners and kerbs extremely dangerous for people with push chairs, wheelchairs and general public having to walk into the road”.

“ More cycle-friendly routes”.

“Weight Limit Signs should be re-established on entrances to the Gardens”

**Copies of this report have been sent to;**

MP Bernie Grant,  
Cllr Maureen Dewar-Mayor of Haringey,  
Cllr B. Haley-  
Cllr N. Cleeveley-  
Simon Walsh - Head of Waste Management.  
Gary Cooke - Waste Management Officer.(Covers the Gardens Area)  
Peter Norton - Head of Environmental Health  
Lorraine-Millar Patel - Senior Environmental Health.(Covers the Gardens Area)  
Alex Costantinides - Theme Group Leader -Traffic Management.



Inga Emrit-	Highway Design -	(Covers the Gardens Area)
Liz Leverton -	Parks Development Officer	
David Bevan -	Conservation Officer.	
Will Dorman -	Environmental Theme Group Leader - Islington (SRB)	
Bob Colnut -	Head of Regeneration - Haringey (SRB)	
Derek Laviniere -	Regeneration Officer (SRB) (Covers the Gardens Area)	
Polly Lawman -	Tenants Involvement Manager (Residents Participation Team)	
WPC Jill More -	Community Police. (Covers the Gardens Area)	
Linda Beard-	Transport 2000.	

Please Note:

This report will be available to all residents of the Gardens area and advertised so in our next newsletter in April or May 2000.

Completed Consultation Forms are available for examination from  
Andy Newman & Karen Clark GRA Committee Members on 020 8374 4832