

APPENDIX 3: FEEDBACK FROM PRE-CHRISTMAS GATHERING, NOVEMBER 2013

Dartmouth Park 2020 Vision

Most important aspects of the vision- from most to least important (1st-6th).

We live, work and play in a neighbourhood that:

- 1st: Is well-connected both to neighbouring areas and to central London by excellent public transport, pedestrian and cycling network/routes (10 green dots).
- 2nd: is leafy with treasured green spaces in and around it including tree lined roads. An intrinsic part of its character are the views across the area of green spaces and trees in and around the area (9 green dots).
- 3rd: Community sports and arts activity on both the Heath and at a local community centre, support healthy and social indoor and outdoor activity that engender a strong sense of community (7 green dots).
- 4th: Has thriving local hubs and is served by a wide range of independent shops, restaurants, cafes and pubs, and supported by first class community services such as nurseries, schools and medical facilities (6 green dots). Additional comment attached to make this component of the vision right - Need more primary school provision in the area and longer hours for York Rise nursery. Independent shops and pubs in York Rise and Swains Lane great!
- 5th: Is predominantly residential, characterised by a rich variety of architectural styles and increasingly energy-efficient housing for people of all means (5 green dots). Additional comments attached to make this component of the vision right - Need to ensure good medical care, including a dentist and also more affordable childcare/could do with more support for increasing energy efficiency while maintaining period character of some older buildings.
- 6th: Has a strong community feel, encompassing a wide mix of social groups and ages (3 green dots). Additional comments attached to make this component of the vision right: Safer roads for children to walk to school/ Unpolluted Streets/ Local food shops threatened by Tesco and Sainsburys local and Ocado. How to get populace to support locals?

Mansfield Bowling Club Site

What Do We Wish To See Happen?

- Leisure facilities to local people at very affordable cost.
- Community ownership of the whole site for ever.
- Well thought out housing on club footprint.
- Could use site for new primary school (current lack in area) or nursery (if special issues for York Rise Nursery?)? Or outdoor gym?
- Nursery and schools.

- Housing OK if only in current building footprint and same look/materials as period buildings around and height at/below them.
- Sports only on building green area.
- Hobbies.
- If there has to be development in clubhouse then as few and luxurious houses as possible. Or houses for the elderly, but built to a very high spec.
- Support lotto housing scheme on footprint of existing building- rest of site tennis courts/allotments and green landscaping- all open to community.
- Senior housing, perhaps co-housing, Dartmouth Park is low on senior housing.
- What about a community worksite? (Disabled friendly).
- What about: bungalows, allotments and tennis courts- not multiuse, not floodlit.
- Should private open space be used for public activities? Who will control this? No children/youth clubs etc. Quiet activities.
- Any housing development, private or retirement homes, but must stay within the footprint of the club house.
- We support a small development of private houses and expansion of tennis courts.
- Retirement housing, to free up family housing for families.
- A small development of retirement homes to suit area.
- Ensure open spaces can be used by as many different groups and ages in a multipurpose way, not just Brookfield Primary.
- Think of those who back onto the site before coming up with ideas-no moving of activities from Bertram Street of schools locally.
- To have 2 entrances.
- Keep green open space but open up to general public in day time hours or use as school/public allotment/garden project.
- Accommodation for elderly within landscaped grounds and an allotment.
- Allotments, also community share and growing plots.
- No 3 storey buildings, suggest mixed low level buildings with well landscaped grounds, bearing the sensitivities of those who back onto site allotments.
- Building of houses (privately affordable) with due process but not long-term delay, so that does not end up derelict and risk to adjacent residents.
- Small park surrounded by allotments.
- No multi-use hard courts, allotments and tennis.
- Allotments. All weather play/sport.
- Housing on current club building footprint only. Tennis club with an extra court and clubhouse with electricity and works.
- Allotments on open space or reuse current footprint for community space available (for different purposes) during day and evenings.
- Allotments would be useful.
- Improved clubhouse and 3rd court for tennis club. A community sports or social facility or replace existing club house.
- Affordable housing combined with open green space.

- Allotments are a nice idea, but they do attract crime and mess. They would be acceptable only if proposed managed , no tools left on site etc.
- Housing preference (no luxury housing), on current footprint, not too high, quality finish.
- Should remain private area and tennis, without open public access- enclosed area- risk of intrusion at night.
- I favour building houses on the bowling club building profile of a terrace style like Regency Lawn, where I live, and possibly incorporating some sheltered housing. I think the tennis courts should remain with possibly one extra court and a small clubhouse. The old bowling green could become a garden for the homeowners, maintained by a gardener contract. This proposal gives the greatest security to all the surrounding home and would maintain the quiet surroundings we appreciate. I am definitely not in favour of general public access and school us, mainly because of noise problems and lack of supervision and overall responsibility.
- If second entrance, make available for residents only.
- Ideally demolish clubhouse and add to open space. Tennis, croquet etc. Yes no noisy games played as noisy games played on the multi coloured asphalt under flood light.
- No noisy activities on the open space! Space and thought for the neighbours. No schools!
- Housing development (private) on current club site (building) with surrounding private gardens and tennis club and trees planted.
- Don't mind housing if in proportion and combined with some communal green space- especially would like some allotments.
- Absolutely no school usage of site- activities that enable our continued quiet engagement backing onto site.
- Third court for tennis club and house for tennis. Bowling clubhouse replacement by a community facility.
- The built footprint not to exceed the current buildings. Height and bulk and must fit and must fit the space. Tennis must survived as must the opportunities for orchard and growing food.
- Non-profit housing with affordable.
- Materials- brick as per Dartmouth Park are not red brick like Croftdown Road.
- Two entrances good idea.
- Community to buy the site- don't trust the club.

Main themes: Majority of comments suggest that there is a preference for green/leisure uses, allotments and/or housing (within the existing footprint).

ASF Garage Site

- Return to open green space.
- Agreed preferred option. Otherwise public use, e.g. nursery/dentist?
- I don't think that anything should be built here. Return it to green space to limit the development to the existing rear garage enclosure envelope only, but new homes are needed, put them on the garage site by the railway.

- Housing- disabled access, low level. Dentist, pop up shop/display with mixed age housing behind.
- Garden/grass area on road- link to green areas across Chetwynd Road.
- 1 to 0 storeys- need green space- not over-development.
- Low level, two storeys maximum, preferably only one. Consider upper level set-back.
- Make sure access behind is opened up, not closed off.
- Small development, within the footprint of the garage- no change to the status quo.
- Return to green space.
- Need to keep open space, plus view of church/block of flats behind- max two storeys high. Keep gardens as much as possible.
- Brick of colour in keeping with surrounding buildings, materials to reference church grass spaces as well as brick.
- Swap west part of the site with the east part of the garden to the south then the site is longer and thinner, running north-south. That way the green swathe from Grove Terrace can carry on all the way down to the railway.
- Not appropriate at the southern entrance of our conservation area. The Grove Terrace/Grove End Squares must be protected as open space.
- There should be nothing higher than the existing development. The openness is very important!! Also the design is ugly.
- I presume Code Level 4 is code for Sustainable Homes? How about Carbon Neutral?
- Not convinced the gardens to flats proposed are useable/ not convinced about relationships to shops across the road/ better to have allotments and lower density.
- Keep building to single storey, it should be open space, just trees.
- What about parking and moving in- it can't be done- no access.
- Existing land should remain. Any buildings should be carbon neutral. No extra parking space.
- Current proposal not proceeding!
- Low buildings- with trees and well landscaped- no car parking, as bus stop nearby.
- Respect historic common/ better connection to adjacent green spaces/ building typology not related to local precedence. Does not seem relevant to the place/site.
- Disabled access? Who upkeeps the planting at the front? Nasty undercroft to parking. No real connection to green space either side.
- Current plan to square squashed and dark and not in keeping with period buildings- give softer roof line.
- Low height housing for retirement homes or leave as greenfield.
- This development will block the light for up to ten flats including disabled council tenants.
- Why not develop the space at the bottom- council owned and related by DarCars.
- Garage should be a green space.
- More trees, flowers, bushes, playground, candyworld and café.
- This development will overlook bedrooms in Denyer House and no development please!
- These designs are too high and look out of place and are rather bad suburban house types.
- Perhaps low, easy access housing would be preferable, but, of course, it wouldn't generate a lot of money for the developer. All buildings should be highly energy efficient.

- Proposed design doesn't blend in well with the surroundings- would obscure view of church behind.
- ASF proposal is awful- too crowded (8 houses)/ too close to Highgate Road/ Roofline should be level and façade consistent to match terraces around.
- Maximum two storeys, well set back on Highgate Road with green space at the front.
- Any building needs to be in character with surrounding buildings and higher the garage and retain daylight to Danyer House.
- I think some low two to three story (max) housing is necessary, set-back from road. No shops, no parking.

Main themes: preference for maintaining open green space and if to be developed, the development should be of a low height.

What people attending the consultation would like to see in the area

- More seating and access to integrate with visits to the heath.
- Swap Tesco for independent supermarkets. Need local deli, wine/bar shop- Swains Lane.
- Need a supermarket better than Tesco's- Waitrose?
- York Rise shops and pubs are all great- keep open!
- Where space allows put benches and planters to green and soften all hubs. Also well designed boards for local events info.
- Not another supermarket.
- Need a cash point. Remove telephone box or make it work.
- No chain stores apart from small late opening mini supermarket.
- Put a toilet beside the bus stop. Lots of people pee outside.
- Would like local, independent shops, but we all need to support them.
- More cash points, at present there are none. One in York Rise is a must!
- Laundrette.
- Move the farmers market to Swains Lane on Saturdays and close the road Saturday AM.
- Flexibility of uses if shops are not viable.
- Local café is a great idea, but coffee needs to improve- should be fair trade!
- Support local independent shops and local enterprise (e.g. fitness centre)
- Cash facility needed.

Main themes: the most commonly occurring comments relate services e.g. more independent shops and retailers.

Murphy's and Gospel Oak Station Area

What Change do We Wish to See Happen?

- Low level development with open green spaces.

- More homes, some employment space and education better east to west connections.
- Murphys should be just housing, enough employment and close to heath.
- Check for soil contamination on Murphys site.
- More schools and more playgrounds.
- As much open space as possible. Maybe some allotments. Any building should be done with good quality materials.
- Small studios/workshops for learning, art, wood crafts and carpenting, garden centre.
- Better access for walkers and cyclists between Gospel Oak & Kentish Town.
- Council run gym and health centre. Low-cost eco housing. Rental Cooperative.
- Leisure centre e.g. swimming pool.
- Mixed use work, live play pedestrian/bike access from vehicles from south and east.
- Residential and office like Kings cross.
- A Kings Cross style housing development with art galleries, cafes and a theatre. Beautiful flats.
- Murphy's Yard would be ideal for small workshops and could support local training and apprenticeships. There would be no disturbance to surrounding living areas.
- Affordable housing not high rise (tower).
- Be careful about increasing traffic along Gordon House/Mansfield Road - it is already too congested.
- Support idea of independent shops. Affordable Housing is also vital to maintain valuable community.
- New developments could open up access to avoid main roads.
- Look at change of use, low level/affordable, in keeping with area e.g. Oak Village terrace houses.
- An independent one-screen cinema.
- Include cafes and independent shops in any development.
- More street lighting drove stations along Gordon House Road to Highgate Road.

Main themes for Murphy's/Gospel Oak station area: Low rise housing, improvements to local services including cafes, cinemas, gym, theatre, art galleries etc., Improvements to road access infrastructure for pedestrians and cyclists.

Local Hubs: Swains Lane, Highgate Shops, York Rise, Chester Balmore

What Change Do We Wish to See Happen?

- Toilets by bus stop opposite end of Swains Lane.
- Better supermarkets M&S or Waitrose.
- Cashpoint Swains Lane.
- We need a hardware store again! Also possible toilet.
- Agree on cashpoints (free) in Swains Lane. Keep as many independent shops as possible- demand (high-end) will if landscaping improved-prime site.
- Private and affordable shops.

- Need for cash point and increase footfall in Swains Lane.
- Need small supermarket to compete with Tesco.
- Need to replace Tesco for Waitrose. Low level shops. New deli. Wine shop.
- Need a chip shop, lacking in shop parade and normal food shops and newsagents.
- Need good architect and listen to community.
- No building higher than at present - let the trees grow taller. Also consider ideas for public toilet near bus stop used to be one. Also need a cash point.
- Need a good supermarket better than Tesco.

Main themes for Local hubs include: Improvements in services such as supermarkets, public toilets and free cash point access.

What Can We Learn From The Swains Lane Processes and Proposals?

- That a good architect is essential - they need one here.
- How much people value mix local independent shops a user friendly hub.
- Third (top) floor should be sloping road with gabled windows (like building to east).
- Pressure from the community can change a development plan and be more involved.
- Brick would be better - not white render.
- Greenery and roof garden at front a good improvement (and rounded age).
- Combine with Laundrette, possibly more machines and consider service washes.
- More height on the corner maybe four-story, use brick and not stone.
- Contemporary decor not art deco.
- We can learn not to trust developers - even ones wanting to negotiate. Bricks.
- Two stories max. Use brick not render.
- Graduated height scheme and look should be like the rest of side to mock tudor.
- Good development. Need a bank.
- Strong public voice seeking a low scale development which fits the heath and the area.
- Space in front of cafes etc (like Cafe Mozart) would be good. Build no higher than current building.
- Height is probably ok. Design is very poor. Continuity of provision of shops is important for the community.

Main themes: height and design.

Highgate Newtown Community Centre

What Change Do We Wish to See Happen?

- Ensure all age groups can use facilities. Keep some space open. Ensure multi-use hall is the same size.
- Keep as much of it open with as many community services as possible.

- Community Centre must stay. The circus classes are great and needs to survive.
- Affordable housing for more people.
- Needs more up to date facilities. Scope for housing on inter-affordable.
- It is a really good size of space for classes and workshops.
- Good for young families and baby activities.
- Really important for local children and families. Must ensure it survives.
- HNCC must survive. A much used and loved facility. Any building must be suitable for our conservation area.
- Vital we have a community centre offering a diverse range of services.
- Definitely GP surgery, no cafes etc as this attracts drug dealing

Summary: The services and facilities which the community centre has to offer are extremely important to the community.

Getting around: walking, cycling, roads

What Change Do We Wish To See Happen?

- Take away traffic lights - make a mini roundabout - would reduce speeding on Chetwynd Road.
- 20mph limit - and enforce it.
- CCTV cameras to catch motorists who misbehave and cause damage to parked cars.
- Highgate Road is wide enough for a dedicated cycle track on route to Kentish Town.
- More bike stands please!
- Dedicated cycle-track - St Albans Road to Highgate Road. Cycle Racks.
- More Zebra crossings.
- Make Croftdown Road one-way? It is too narrow to have two-way access and parking on both sides.
- Fill in the holes in the road and remove speed bumps. Any speed bumps should have gaps for cyclists.
- Enforce speed limits and remove bumps.
- Reduce through traffic on Chetwynd Road. It is a local road and not suitable for vast number of cars, lorries and vans.
- Needs to be done - a nightmare for motorists turning left from Gordon House Road into Highgate Road.
- Remember the shops need passing trade!
- Pedestrian crossing from Haddo House - Costcutters does not give enough time for young children to cross.
- Corner Woodsome Road and York Rise is too narrow for big vans and lorries to turn. Limit access.
- Stop east-west through traffic in Dartmouth Park. Use Fortess and Highgate Road instead!
- Remove speed bumps - useless! They only damage cars. Open Dartmouth Park Road to Highgate Road to ease traffic from other narrow roads!!

- Stop through traffic in York Rise - It is a narrow residential road. Limit access - no big vans and lorries, especially down Woodsome Road on the corner of York Rise.
- This end of Chetwynd Road (adjacent to Spencer Rise Road) is too narrow for large vehicles - should be signs to advise 6'6" max width.
- Walking would be much more relaxing if less dog poo. Can we get this enforced? Also make more earth areas around trees.
- When replacing pavement use yorkstone (as in the city of London) where it is not already used. I cannot believe the cost is so huge.
- Croftdown Road is too narrow for passing cars - so too much aggressive driving. Consider one-way.
- Would be good to reduce traffic flow through the area. Also make streets one-way and add cycle paths (segregated)
- Get all school children to behave at bus stops and on the bus (re Glenhurst Avenue and Dartmouth Road).
- I'm very against one way street systems - they divide neighbourhoods and tend to speed up traffic, which is not beneficial.
- Croftdown Road - do not make one way as will become a 'rat-run'. 20mph limit, yes!
- Remove all speed bumps! They do not slow down the traffic- they just cause noise and shake the houses foundations (re Brecknock Road).
- Get rid of speed bumps. Speed signage on road surface only (re Brecknock Road).
- Make this ultra-calmed to help pedestrians and cyclists include new station access from heath. (re Fortress Road)
- Separate facility for cyclists to enter Dartmouth Park Road: change signal timing.
- Very dangerous to turn right on a bike leasing north up Highgate Road after Gordon House Road junction. Traffic goes very fast through and after lights.
- Agree with previous comment, also very difficult to turn safely at the traffic lights on a bike - squashed in traffic.

Main themes for getting around include issue with speed bumps, speed limits and general traffic flow in the area. Concerns with cyclists and access.