

MUSWELL HILL & FORTIS GREEN ASSOCIATION



MAY 2012

Dustbin discrimination

Veolia's recycling system leaves some members without bins

OUR ASSOCIATION sprang into action upon hearing that some of its Vallance Road members had been left without any recycling bins whatsoever following Veolia's shake-up of its recycling collections. While most residents on this road have been given large green lidded recycling bins, six adjacent addresses 'approved for sacks collection' have been denied the same facility due to Veolia's perception of lack of space for their storage. The six addresses have the same or larger front gardens and side passages as their green binned neighbours.

Chairman, John Hajdu, said, 'This does not make any sense. Veolia should have consulted its customers before taking this step. Singling out neighbours in this way has clearly caused problems.' He has been in touch with Veolia on behalf of the four members affected and arrangements are being made for a site visit to determine that there really is enough room at the addresses to store the bins.

Veolia has a 14 year contract with Haringey Council to provide recycling and refuse collection as well as other services.



A road divided: Veolia considers the property above to have room for recycling bin storage while the one below, a few doors further, does not.



Continued on page 4.

👉 Meetings to come 👈

Wednesday 16 May, 8pm, Garden Room, North Bank

Association social with buffet

The social will follow our Annual General Meeting. Come and spend a cheerful evening with old and new friends. We will talk about our future at the AGM, vote in Committee members and then party while sharing some tasty food prepared the French way.

North Bank, 28 Pages Lane, is almost opposite Pages Hill. The 234 bus passes the door and buses 134, 43, 102 and 299 stop nearby.

Saturday 16 June, 11am, meet at the Clissold Arms

Fortis Green walk (with free Clissold tea/coffee at the start)

Retired architect, Bill Tyler, will lead the walk taking in the small enclave between Muswell Hill and East Finchley. He will discuss its transition from hamlet to residential locality and will look at the wide range of buildings that are a microcosm of trends and styles from the early 19th to late 20th centuries.

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Saima's Membership Column

Dear Member,

Spring has officially started, and despite some cooler spells we've been out there sorting our gardens and maybe planting bulbs – some of our members have even had barbecues! And with the official start of the Diamond Jubilee, some of us have decided to go further and planned street parties. Have you made any exciting plans for spring that you would like to share and perhaps give ideas to others?

New members

New members this issue: **Andrew & Penny Elder** of Muswell Road, **Lucy Houlton** of Dukes Avenue, **Marie McLaren** of Wilton Court, **Jonathan & Jill Yglesias** of Muswell Road, **Michael and Betsy Zander** of Woodside Avenue, **Vincent & Susanne O'Kelly** of Creighton Avenue, **Miriam Clark & Peter Batchelor** of Colney Hatch Lane, **Celia Webster** of Woodside Avenue, **Lucy Shrimpton** of Kings Avenue, **Ben & Susan Timmis** of Ringwood Avenue, **Caron Westbrook** of Creighton Avenue, **Neville & Deborah Young** of Muswell Avenue and finally **Jana Manuelpillai** of The Noble Sage.

Our very warmest welcome to all of you, and I also want to thank you so very much for your donations; this is our only means of income so even the smallest amounts make a very big difference – your generosity is greatly appreciated.

Member of the month

Our esteemed member of the month is **Liz Luxmore** with whom I'm sure many of you will be familiar.

A local librarian, Liz was the driving force behind the very first Muswell Hill Festival back in 1976. She ran it for several years and in the process enlisted the help of many a neighbour to make it the success it is today. She also initiated the Tetherdown Craft Fair, which still runs every November.

Of course, many of us will also know Liz from the Muswell Hill Toy Library, which just celebrated its 25th anniversary. Liz founded this incredible institution which has benefitted thousands of local children over the years. Liz, you are an inspiration to our community – thank you for your continued dedication and hard work!

Your subs are now due!

May I also take this opportunity to remind members generally (those who pay by cash or cheque) to send in your renewal subscriptions as soon as possible. Please do get in touch if you would like me to send you a standing order form or feel free to print one from the website at:

<http://www.muswellhillandfortisgreenassociation.co.uk/>

My details

Please keep your comments and feedback coming in. My contact details are:

MHFGA, PO Box 56960, London, N10 9BA

or email: saimawilliams@live.co.uk

And also please do post in our Facebook group at:

<http://www.facebook.com/?ref=home#!/group.php?gid+56250985945>

Bulletin board

 **OUR ASSOCIATION** limited edition local history book proved so popular with members and non-members alike that it was quickly sold out. Two new copies, however, have come to light and are for sale at £6. If you are interested in purchasing one or both, contact John Hajdu. His details are on the back page.

 **OUR FRONT PAGE** carries our first special offer voucher: it is from the Clissold Arms offering breakfast for two for the price of one. This is a new scheme launched to bring our corporate members to the forefront of members' attention.

In each issue of the Newsletter, members will find a voucher from one of our corporate members inviting them to take up a special deal or money off offer. This is yet another of the benefits of MHFGA membership and one which, it is hoped, will benefit both ordinary and corporate members.

Share your views about the scheme with other members – they can be posted, emailed or phoned directly through to the Newsletter office. Short comments are as welcome as longer ones. Contact details are on the back page.

 **THE MUSWELL HILL TRADERS' GROUP (MHTG)** works closely with our Association and is offering members the opportunity of joining its bag-for-life loyalty scheme for just £1 rather than the usual £2. For this, you can get a 'Shop Till You Drop In Muswell Hill' bag. The proceeds will go towards funding the next 'Eat Drink and be Merry in Muswell Hill' event. You will find the voucher on page 5. It can be exchanged at Frocks Away, Bayla or Cosi.

 **DO YOU HAVE** any ideas regarding subjects or speakers for future Association meetings? Please step forward and let us know if you do as your Committee is keen to offer members all sorts of thrilling, informative and locally relevant events.

If you have more than one meeting idea, you may be interested in working with our Chairman, John Hajdu, as events organiser. This role need not be onerous – you can agree how much you undertake to fit in with your own schedule. Contact John to discuss this. His details are on the back page.

Members' Topic

I am very excited to tell you, Saima says, about our new promotional offer. For the period beginning 1 May to 30 October this year, we are running a special promotion and competition:

Recruit 3 or more new members and you get a £10 book token

Recruit 5 or more and you get a £15 book token

Additionally, all those recruiting a new member will be entered into a draw for a £25 book token.

Winners will be announced in the November Newsletter. Make sure your recommendations mention your name on the membership form so you are in the running!



Alexandra Palace

news and views from Denis Heathcote

Regeneration

Events are moving rapidly towards a major public consultation regarding the regeneration plan for Alexandra Palace. This will take place from 18 May until the end of June. It will go beyond a public exhibition and seek to secure considered responses from interested bodies, including residents' associations.

The consultation will take account of the recently produced draft Conservation Management Plan by Donald Insall and Associates and a Strategic Spatial Master Plan (SSMP) by Terry Farrell and Partners. The SSMP will turn existing information and work already carried out into notional design concepts for future use of the Palace.

Live events

Market research has confirmed the concept of live events as the core of the future of the Palace and that a strong interest exists in managing such events, centred on the West Hall, Great Hall and adjoining service areas. This is likely to take the form of a management agreement with any potential events management operator rather than a lease and it would cover a period of 20 to 30 years.

Borrowing

A 10 year operational model and framework for future APP business based on live entertainment has been developed by Colliers for the Palace management. It suggests that AP could

'eventually and over time' eliminate the deficit funding on the Palace and generate enough income to yield a significant borrowing capacity for investment in the building. Funding options seems likely to come down to prudential borrowing via Haringey, subject to approval. The Trust would remain as landlord, responsible for the building and for delivery of the Trust's charitable objects.

Firoka aftermath

The Chief Executive has said that new legal advisers to the Trust should be in place by May. Questions about the actions of the former legal adviser in respect of the Firoka lease and the likely scale of costs of further investigation and/or action will be referred to the new legal advisers and then reported to the Trust Board.

Cricket grounds

Proposals for the installation of mains water irrigation, including an above ground storage tank and pump house, and for connection of foul water drainage from the clubhouse to the mains sewer in Newlands Road, were brought back to the joint meeting of the two committees in February, 12 months after the original presentation of proposals for improved drainage of the pitches. It was claimed that the need for irrigation had only become apparent in that time.

'An awful mess'

The committees received evidence of the extent to which ecological concerns would be taken into account when carrying out the works. However, members were seriously concerned about the proposed siting of the water storage tank and pump house near the Clubhouse.

The proposals for irrigation and foul water drainage were approved in themselves but the project manager has been asked to consider an underground storage tank and/or a new proposal that includes the tidying of the whole area around the clubhouse, characterised by the Chief Executive as 'an awful mess'.

Forthcoming events

Holland Heineken House is a major Olympic event intended for Netherlands citizens who hold Olympic tickets, competitors and officials. It will also be open to others at an entry price of 10 Euros. The whole of the Palace (for security reasons this

includes spaces that will not be used) has been booked for 19 days during the Olympics and up to 6000 people a day are expected. The fee has not been announced but it is possible to infer that it is very large and will contribute significantly to the cost of the repair works being planned.

Fenced off

Red Bull will be organising a BMX dirt bike event on 19 and 20 May, during daylight hours. Very serious concerns were raised by Committee members about the ecological impact of the construction of an extensive dirt bike track with raised jumps on the south slope of the Park below and up to the terrace. They have, reportedly, been taken into consideration by the Trust in concluding this agreement with Red Bull. The company does have a good track record in restitution of premises and areas used for their events.

Modest income

However, some people have concerns over the principle of fencing off a sizeable area of the Park, much used by local people, for a period of several weeks before and after the event however extensive the measures to minimise disruption during construction and restitution. There will be some disruption during the two day event itself, mostly caused by the closure of Palace Way. The income to the Trust for this event, although kept confidential, appears modest.

Fabric repairs

The Trust has been awarded £252k by English Heritage towards an estimated cost of £472k, the balance to be funded by APPCT in 2012/13 for structural repairs of the south west terrace colonnade, theatre roof repairs and replacement roofs for the areas to north and south of the ice rink foyer.

Since this was planned, work carried out for the Conservation Management Plan has shown that the condition of the south west terrace colonnade roof is more serious than anticipated and that as a result it may be necessary to prioritise some parts of the work, planned to take place later this year.

Listed Building consent has been sought for removal of a raised bed and bollards outside the Bar and Kitchen, placed there in the 1980s. Approval for an improved design of this area will be sought later.



Alex points to the hazardous steps

Alex wins his shortcut

OUR SEPTEMBER Newsletter last year reported on members Alex and Thelma Mitchell's six month struggle to get Haringey to carry out repairs to the steep, crumbling steps opposite their Springfield Avenue home. The steps, which lead down to Grosvenor Gardens, are used daily by Alex and Thelma, along with many others, as a short cut to Muswell Hill. It was getting too dangerous to use them and Alex says, 'It's a surprise nobody has got injured falling down. On top of that, not being able to use them is a very big inconvenience.' Alex is in his 90s.

John Hajdu, our Chairman, has been trying to get some answers from the Council for several months without any luck. 'After that, I approached the Highways department of the Council again asking for help,' he says, 'but was told that there was no money

at that time to fix the stairs. Then, in July, the head of the department agreed at last to get their contractor to assess the damage to the stairs and the supporting walls. In August the stairs were cordoned off and from that time nobody was able to use them and people had to take a long detour. In September a further inspection took place and it was at last agreed that action must be taken and the job went out to tender.

'I was in touch with the department head every month. At last, in October, I was told that the job was scheduled to start in January this year. I have lost count of the number of calls I made but it was worth it! I am delighted to say that my efforts were at last rewarded and the work was carried out and finally finished last week.' After their 14 month wait, we wish Alex and Thelma many happy years of using their much needed shortcut.

Our meeting draws warm praise

ANYONE THINKING of Tottenham as our area's architecturally less well-bestowed relative, could not have heard Joyce Rosser, our March speaker, pointing out its glories, past and present. We were treated to a slideshow as Joyce talked most engagingly about the area's history and its regeneration today. Her audience was large and enthusiastic and asked many questions after her talk.



Joyce Rosser in action at our meeting

Will the Localism Act save us from developers?

Our Conservation Officer, John Crompton, offers some insights on the forthcoming Localism Act and its implications for our area.

Members may have read about the register of community assets which local authorities can now maintain. The thinking behind this register has been a bit of a mystery to many of us, but the 'plain English' version of the Localism Act provides the following useful context and explanation:

'Every town, village or neighbourhood is home to buildings or amenities that play a vital role in local life. Local life would not be the same without them, and if they are closed or sold into private use, it can be a real loss to the community.'

More time needed

'In many places across the country, when local amenities have been threatened with sale or closure, community groups have taken them over. In some cases, however, community groups who have attempted to take assets over have faced significant challenges. They often need more time to organise a bid and raise money than the private enterprises bidding against them.'

'The Localism Act requires local authorities to maintain a list of assets of community value which have been nominated by the local community. When listed assets come up for sale or change of ownership, the Act then gives community groups the time to develop a bid and raise the money to bid to buy the asset when it comes on the open market. This will help local communities keep much-loved sites in public use and part of local life.'

It should be noted that the Act does not give community groups any preference in the bidding process and the landowners will still have the freedom to obtain what they see as the best deal. In other words, it provides a window of

opportunity for a bid to be prepared. If one is not forthcoming then the disposal would continue as usual.

The Borough Council will shortly be receiving nominations for items to be included in the Haringey register. Our Lib Dem Councillors have drawn up suggestions for the Muswell Hill and Fortis Green wards in consultation with residents and are due to produce one for the Alexandra Ward.

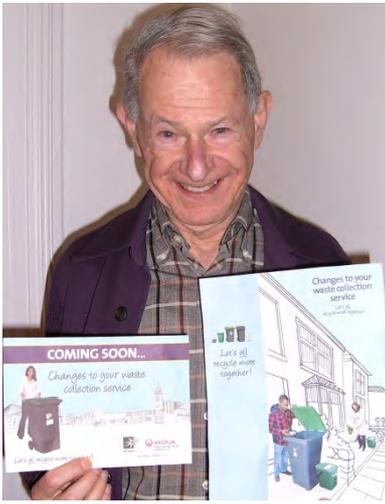
Deep pockets

I can see the merit in nominating items, but in areas of high demand for land it remains to be seen how often a community group would be in a position to make a successful bid. Unlike the scenario of, say, a small village shop, where there might not be much interest from anyone other than the local residents in running it as a business, I feel that in areas like our part of London there will nearly always be commercial developers with deep pockets keen to purchase assets of almost any description for their re-sale or redevelopment potential.

The Committee will be looking at the lists produced by the local councillors and will make further nominations. As a large and long established local group, any nominations we put forward will hopefully be taken seriously. Whilst some will be obvious, such as Parkland Walk and the pocket park in Fortis Green Road, others will be smaller in scale and perhaps not so generally well known. Details will appear in a future edition of the Newsletter.

Obligated to sell

It is important to bear in mind that the inclusion of an item on register list does not signify that it is under any particular current threat. But we have to be alert to the fact that the Council and other public bodies are required to make considerable savings over the next few years and may be obliged to sell assets just to help balance the books. This new process could be helpful for the community to ensure the retention of valued local assets.



continued from front page

The Vallance Road bin debacle started at the beginning of March. Concerned member Vic Erskine noted that most of his neighbours had received recycling bins while his household had not. ‘Our first attempts to contact Veolia were not successful,’ he says. ‘We were just going round in circles dealing with different members of staff. We were given

a job reference number as our recycling in the new green sacks wasn’t being collected at all, but then nothing happened. I saw some neighbours in the same situation just giving up and putting their recycling in the refuse bins.’

After our Association stepped into the fray, there was an immediate improvement. Chairman, John Hajdu, (pictured) reports that he has been approached by a number of members having problems with Voelia bins and sacks. Veolia, he says, was both prompt and helpful in sorting them out. ‘However,’ he adds, ‘the Vallance Road issue has been dragging on for some time now. I will be monitoring the situation to ensure that those who request recycling bins as Vic has done do get them soon.’

VOUCHER

As a special offer for MHFGA members the Muswell Hill Traders Group is offering the ‘In Muswell Hill’ bag for life for £1 instead of £2!



All donations go towards the festive lights and Muswell Hill festive funday 2012.

In a bid to be greener and see fewer plastic bags in Muswell Hill, the MHTG has produced this fab ‘In Muswell Hill’ bag for life. We are also using the bags to raise money for the next festive season ‘In Muswell Hill’. This is a not for profit exercise and ALL donations go to

the lights and festive fund day ‘In Muswell Hill’. Please present this voucher at Frocks Away, Bayla or Cosi on Fortis Green Road.



Pinkham Way industrial plant battle rages on

THE PINKHAM WAY ALLIANCE has been extremely busy recently in continuing to fight against plans for a giant industrial plant in Pinkham Way. Susie Holden of the Alliance has written in to update us on its activities.

This first half of 2012 is a crucial time for our campaign to stop a huge, unnecessary and inappropriately located waste plant from destroying an ecologically valuable woodland south of Pinkham Way, next to the A406.

Deeply flawed plans

At the end of February we contested Haringey’s attempt to change the planning designation of the land to ‘industrial’ and diminish its high conservation status. The inspector’s report is due in the summer and his findings will be extremely important.

In June, a different inspector will examine the North London Waste Plan (NLWP). The Pinkham Way Alliance has been invited to speak at every session of this public hearing. Selection criteria for including the Pinkham Way site in the plan are deeply flawed, and the waste projection figures that justify a need for it at all are out of date.

Fundraising

We are retaining Paul Singleton of Turley Associates, the planning consultant who did such an excellent job for us at the February hearing in Haringey. Our legal advisors at 4-5 Gray’s Inn Square, where we had such outstanding work done last year, are giving further support, and the waste expert at an environmental consultancy is preparing some material for us.

The constant around these milestones for the campaign is a need for money to pay experts to represent us. Fundraising is ongoing and we need all the help we can get. To find out what you can do to help, go to www.PinkhamWayAlliance.org



Bidesh Sarkar and member Jane Thompson swap views at our meeting

A spirited note rounds off our March meeting

WE WERE FORTUNATE to have some guests from the Pinkham Way Alliance to speak to us for the last part of our meeting in March about their ongoing struggle against the North London Waste Authority’s plan to build a large industrial plant in a built-up residential area.

Bidish Sarkar, the chair, and his colleague Susie Holden described the rationale behind the campaign, how it was being conducted as well as their plans for its future. Handouts were passed around showing us photos and maps of the area to be built on.

They then made themselves available to answer questions and take comments on the campaign. This proved valuable as there were two members of their audience who were enthusiastically in favour of the building of the plant. Their views were heard and discussed in a democratic way.

MEMBERS' LETTERS



Kind hearts and community projects

I have recently joined MHFGA and wanted to inform readers of several projects in our community. I have lived in Muswell Hill with my family for 15 years, and feel that what makes this area so special is its sense of community. I have started a number of projects that I hope nurture this feeling of community and wanted to inform readers of projects that will enhance this further. We have started these projects in response to the devastating withdrawal of local government funding for services that provide for our local community.

Relationships

For three years I have been going with a friend and a group of young children to visit the elderly residents of Cranwood Residential home. The residents have become like family to us and it has been wonderful to see the children grow and learn through their relationships with the elderly people there. We hope to convey a sense of how valuable each person there is. Sadly we were unsuccessful in our campaign to keep the home open and it will close by April 2013.

No charge

We have started a weekly lunch club from our home in Woodside Avenue, in response to the closure of Jackson's Lane lunch club, so that the elderly would still have a place to go.

We provide bread and soup, cake and friendship. It has become a high point of the week and we have got to know each other well. We are very open to more people joining us and there is no charge!

Isolation

For over two years, I have been running The Challenge Group on Fridays at St James' church for families with a baby or child with any additional needs. We provide mums and carers with a massage, tea, coffee and homemade cakes. A local florist donates a beautiful bouquet of flowers each week, which a different mum can take home. We do fundraising so this is also all free of charge. We are a Christian group who welcome those of all faiths and none. Firm friendships are formed and many tell us of the isolation they

felt before joining the group.

Through having my own child with learning disabilities, and knowing how vulnerable and marginalised adults with disabilities can be, I feel we need to find quality homes in a safe and supportive community - and where better than Muswell Hill! We would like to fundraise and find a small home for about four adults and possibly some flats for adults with learning disabilities.

Visits

If you are interested in any of these projects please email me on cebwebster@googlemail.com

We would be delighted to give you more information and would be very happy if you would like to visit any of these projects! We will keep you posted with any fundraising events.

Celia Webster

Woodside Avenue

(Editor's note: Celia accompanied her membership fee with a generous donation. Many thanks Celia. We hope you will find your time as part of the Association community rewarding.)

More shop variety is needed here

After a chat with some local friends, we thought that the problem with Muswell Hill shops, that is, too many of one kind and not enough variety, lies with the renting policy of the freeholders, Collins Estates. Could we get one of their staff to explain what their policy is and try to get them to be more socially aware when letting shops or is it just that I am fed up having to go IN MY CAR every time to get a light bulb.

There is much more variety in Crouch End, for example, and more locally owned shops. Oh for a decent Organic greengrocers...and I don't mean Planet Organic!

Charles Fraser

Collingwood Avenue

Reservoir error

In the last Newsletter a letter was published calling for Thames Water to reopen the Fortis Green Reservoir, in order to help mitigate the increasingly frequent water shortages.

Believing the reservoir still to be in use, I sought clarification from Thames

Water. They have responded to me today in the following terms: 'Having read your email regarding the rumours surrounding Fortis Green reservoir and pumping station, I can certainly confirm that the Fortis Green booster pumping station and the reservoir are both in full service, and have been for a number of years and Thames Water has no plans now or in the future to remove either asset from service.'

Gyles Cooper

Woodside Avenue

Hateful humps

Recently my car developed a 'new' sound - a sort of grating reverberation as it decelerated. It is not a new model, but it has NOT even done 50,000 miles. Once it got going the sound seemed to go away, but I decided I had better ask my wonderful mechanic who knows my car intimately to look at it.

When he opened the bonnet, he found a vital part holding the engine in place was fractured. The engine could have literally fallen out at any moment. I asked him what might have caused it and he replied that road humps, pot holes, vibration were probably to blame, and that Barnet, where he lives, had REMOVED its humps! I live and drive mainly in Haringey!

A friend who is an expert on emissions tells me that road humps increase emissions due to the way they make us drive. I doubt they do much good at all. I notice drivers trying to skirt raised 'pads' many of which are accompanied by potholes due to wear and tear.

I have not received the repair bill yet, but when it comes, it will give me the 'hump' whatever it is. I feel that those responsible for road humps should shoulder the cost to motorists who suffer damage to their vehicles.

Had my engine fallen out on the North Circular, or on a motorway, I dread to imagine the consequences. I am grateful to be in a fit state to write this letter, pay the bill and live to drive over life's bumpy road yet again.

Susan Bennett

St Regis Close

WANTED!

Your Editor wants your letters for this page. Long or short letters are equally welcome. Post, email or phone them through and make your voice heard! Newsletter office contact details are on the back page.

PLANNING MATTERS – a round-up from Pat Bloomfield

This round-up from Pat is her last as she is retiring after many years of excellent Association service. She deserves our very warmest thanks for her effort and dedication. Our Association's planning work is hugely important to the area in which we live and work since our voice holds some sway with the planning authority. We urgently need a volunteer to come forward to take Pat's place and continue this useful work. Could it be you or someone you know? Please contact Pat if you can help. Her details are on page 8. If we do not find a replacement for Pat, this page will be blank in the next Newsletter!

Applications update

179 Creighton Avenue

As a result of objections to the original plans for a new six-bedroom house with extensive buildings in the rear garden, revised drawings were submitted. This scheme is an improvement, and includes a reduction in the height of the swimming pool building and omission of the other garden buildings. The previous house on the site was demolished a few weeks ago as this does not require permission outside a conservation area. The planning application for the new development was approved on 16 April.

Application Ref: HGY/2012/2294

New Applications

10 Woodside Avenue and 5 Elgin Road

These two applications seem to indicate a new and unfortunate approach to loft conversions which involve alterations to the roof profile to form a side gable-end replacing a hipped roof and thus affecting the appearance of the house from the street, and in both these cases unbalancing a matching pair of houses.

I made representations to the Council about this aspect of the applications but 10 Woodside Avenue has been decided as not requiring permission and 5 Elgin Road, which is in a Conservation Area, is pending.

Application Refs: HGY/2012/0329 and HGY/2012/0445

Crossovers and Front Garden

Parking

19 Dukes Avenue

The crossover and large double off-street parking area has been referred to the Enforcement Officer as not being in accordance with the approved drawings. It is very damaging in terms of the street scene and the Conservation Area.

84-86 Dukes Avenue

A recent application for converting two properties to one six-bed house includes the formation of a 4.8 metre wide crossover and two parking spaces in the front garden. It involves the loss of the front garden walls and is not in line with the Council's

guidelines in terms of planting. This is another case of damage to the Conservation Area.

Application Ref: HGY/2012/0662

Works on Site

The construction of Eden Primary School started last autumn and progress has been good throughout the winter. The aim is to have the building ready for occupation for the start of the next school year.

At 150 Fortis Green construction of the block of nine flats has been under way for some time. To date much of the work has been below ground in excavation and formation of the basement but now the central core can be seen and part of the steel structure of the building is in place. No decision has yet been reached on the appeal for an additional part floor.

Press Release

St Luke's Hospital, Woodside Avenue

On 20 March a press release was issued relating to the sale of the site to Hanover Housing Trust which has prepared an outline scheme for up to 200 houses and flats including 30 co-housing units and conversion of the listed buildings on the frontage to Woodside Avenue.

The layout of the formal gardens is to be respected and as many of the mature trees as possible will be retained. We understand that a planning application will be made later this year, preceded by a public consultation.

19 Lansdowne Road

A very recent application for Conservation Area consent for demolition in the Vallance Road CA and construction of a new larger house. The existing house is fairly typical of some of the early 20th century houses nearby but with a later two-storey side extension. It is brick built, rendered and painted white.

Demolition of houses in conservation areas is not generally permitted and to allow this development could well set a precedent. The proposed house does not respect the fall of the land or the overall height of the adjacent properties and the design is not of such a quality as to make a case for the new building. *Application Ref: HGY/2012/0750*

Shopfront woes strike again

OUR CONSERVATION OFFICER, John Crompton writes, 'I wish to thank alert member Zoe Norfolk for notifying me of an unauthorised change to a shopfront which had occurred whilst I was away for Easter. The Pamphylia restaurant at 362 Muswell Hill Broadway has altered its shopfront. The particular point at issue is that the brickwork over the arch has been covered over with a man-made material. These arches, and the original material, are important original features of the shopfronts which we wish to see preserved as they make a big contribution to the appearance of the conservation area.'

A complaint has been made to the Planning Enforcement team at the Council.

Bowling club faces closure

THE DIRECTORS of Muswell Hill Bowling Club in King's Avenue have sent a circular to immediate neighbours warning them of the Club's uncertain future due to falling membership. A decision will be made this season, which started on 20 April, as to whether the Club must be closed.

The land on which the club is sited has been described as a valuable community asset. Yet there is no doubt that developers would pay a premium for a site such as this.

The Club's directors, in the meantime, ask for our support to avoid closure. New playing members are welcome as are social members. To find out more contact Paul Chapman on 020 8442 1875.

MUSWELL HILL & FORTIS GREEN ASSOCIATION

(affiliated to the Haringey Federation of Residents' Associations)

OTHER PEOPLE'S EVENTS

ALEXANDRA PALACE ORGAN APPEAL: a concert will be held on WEDNESDAY 16 MAY at 7.30pm in the Great Hall. Stephen Disley, organist of Southwark Cathedral, will perform. Phone 01727 861555 to confirm arrangements or visit www.allypallyorgan.org.uk

FARMERS' MARKET: the Alexandra Park farmers' market takes place EVERY SUNDAY at the Hornsey Gate entrance, from 10am to 3pm. Ring 8302 9010 for more information or see www.weareccfm.com

GUILDHALL SCHOOL OF MUSIC AND DRAMA: the next recital will be held on SATURDAY 12 MAY at 7.30pm at St Andrew's Church, Alexandra Park Road. Admission is free. Contact office@alexandrapark.org or phone 8444 6898 for more information.

HIGHGATE CHORAL SOCIETY: the Queen's Diamond Jubilee Concert is on SATURDAY 9 JUNE at 7.30pm in the Barbican Centre. Walton, Elgar, Parry and Handel will be performed. Get your tickets from Barbican or www.hcschoir.com

MUSWELL HILL FRIENDS OF THE EARTH: the group meets at 7.30pm on the second Tuesday of every month at the Friends Meeting House, Church Crescent, N10 3NE. For more details contact Tim Root on tim@timroot.net or call him on 8340 7764 or 07726 793265.

MUSWELL & HIGHGATE PENSIONERS' ACTION GROUP: Members of the group meet regularly at Hilldene Court, 11 Alexandra Park Road, in the lounge on the first floor. A lift is available. Phone Janet Shapiro on 8883 9571 or email her at janet.rmshapiro@btopenworld.com for more details.

MUSWELL HILL TOY LIBRARY: upstairs in the Library, it is open on MONDAYS 2-3.30pm and THURSDAYS and FRIDAYS 9.30-12 noon.

NSG OPEN GARDENS: local gardens are open on the following SUNDAYS:-

13 MAY: 15 & 28 Princes Avenue Gardens, 2-6pm; 5 St Regis Close, 2-6pm; 66 Abbots Gardens, 2-5.30pm.

20 MAY: 46 & 48 Dukes Avenue, 2-5.30pm.

10 JUNE: East Finchley Cottage Gardens, 20 & 22 Trinity Rd, 2-5pm; Southwood Lodge, 33 Kingsley Place, N6, 2-5.30pm.

17 JUNE: 60 Church Crescent, 2-6pm.

24 JUNE: 5 St Regis Close, 2-7pm.

NORTH BANK: weekly exercise classes for the over 60s take place in the Garden Room on FRIDAYS. The Fitness Plus class is from 10.30-11.15am and the General Fitness class is at 11.45-12.30pm. Sessions are £2. For more information phone David Restarick on 8365 2466 or email community@mhmc.org.uk

MET POLICE DROP-IN SURGERIES: the Muswell Hill Safer Neighbourhood Team's next surgery takes place on SATURDAY 12 MAY, 8-8.30pm at Planet Organic and their street briefing is on WEDNESDAY 16 MAY in Springfield Avenue opposite Lawrence Court. The team can be emailed at: muswellhill.snt@met.police.uk Alternatively, call 8721 2765.