



No. 98 Priory Road – One of the largest houses built on the estate, the new Priory was a private house until the Second World War; it was then purchased by Hornsey Council to be a 'social centre'. Since the 1980s it has been part of a sheltered housing complex.

#### WERA website

Our website goes from strength to strength. WERA minutes and press releases are now on the website. Alongside our history section, we have included some local 'remembrances' sent to us by a former resident of Linzee Road. We invite other residents with memories of the estate in past decades to contribute their stories and photos. Chris Matthews, our website designer, has recently left London for the Kent coast. Fortunately he is continuing to maintain the website and Dick Hudson is dealing with day-to-day website matters.

#### NEIGHBOURHOOD WATCH

Sergeant Paul Saunders of Muswell Hill Safer Neighbourhood Team (SNT) presented WERA with some Neighbourhood Watch signs to be erected on lamp posts. Residents have welcomed these and more will be erected. WERA now gets the regular Safer Neighbourhood Newsletter with information about local crimes and advice on keeping the area and homes safer. We also attend the SNT ward panel meetings.

#### TREES

WERA liaises on tree matters with Alex Fraser and Clare Carter, the Council's helpful arboriculturists. Following discussions about the most appropriate species to complement the existing plane trees, two new trees were planted in Warner Road. We hope these young trees will survive recent dry months.

#### FIREWORKS NIGHT

Each November WERA road representatives distribute fireworks-night road entry permits to all local houses. These are sometimes called 'parking permits' but of course they merely enable local residents to pass the police barriers at the ends of the roads.

#### RECYCLING NEWS

Zoe Robertson, Haringey's Recycling Officer gave a lively presentation at last year's WERA AGM. Zoe congratulated us on our high rate of recycling. Linzee Road came top with 94% of households using their green boxes, followed by Park Avenue North (97%) and Redston Road (86%). She carefully explained what can and can't be put out for recycling, which many of us continue to find rather confusing. One of the questions asked was about biodegradable liners for the food compost bins. Households in our area have just received these liners together with further clarification on what can be recycled. As a result of a WERA enquiry the Wokerton flats in Warner Road are now included in the recycling scheme.

#### LOCAL SHOPS

We are lucky that we have an attractive parade of local shops in Park Road and Priory Road offering a range of services. WERA and Council Neighbourhood Officers have met with local shopkeepers to discuss what improvements are needed. In recent years planters and hanging baskets have brightened up the area. The redundant telephone box has just been removed. Work is needed on the pavements in front of some of the shops.

#### HORNSEY HIGH STREET DEVELOPMENTS

Big changes are due in Hornsey High Street when the former Hornsey Depot site (jointly owned by the Council and Sainsbury's) is sold for development. WERA has a representative on the Hornsey High Street Regeneration Steering Group so we and other local groups will be closely monitoring what happens.

### WERA COMMITTEE MEMBERS AND REPRESENTATIVES

**Chair**  
David Liebeck  
19 Duners Road  
020 8348 0457

**Secretary**  
Joyce Posser  
46 Redston Road  
020 8347 7684

**Alexandra Palace and Park Statutory Advisory Committee**  
David Liebeck and Harry Aspdin

**Alexandra Palace and Park Consultative Committee**  
Dick Hudson

#### ROAD REPRESENTATIVES

**Clovelly Road and Baden Road**  
Jim and Ros Jenks  
2 Clovelly Road  
020 8340 3130

**Duners Road**  
Jeff Probst  
Upper Flat  
2 Duners Road  
020 8341 9517

**Linzee Road**  
Jason Beazley  
8 Linzee Road  
07957 143252

**Park Avenue North**  
Jack Nutch  
54 Park Avenue North  
020 8340 8377

**Priory Avenue**  
Colin Brewster  
24 Priory Avenue  
020 8348 4195

**Priory Road (north)**  
David Shelburn  
56 Priory Road  
020 8348 2523

**Redston Road**  
Ursula Mastranzani  
88 Redston Road  
020 8340 2668

**Warner Road**  
Robyn and Adrian Thomas  
30 Warner Road  
020 8348 4897

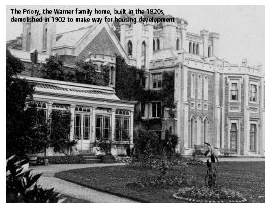
# WERA newsletter

Warner Estate Residents Association June 2007

## Warner Estate celebrates its centenary and the backsite campaign success

In March more than 80 people attended the Warner Estate's centenary meeting.

Over a glass of wine they watched a photo presentation on the area's history going back to 1796 when Jacob Warner, a city merchant, acquired the 18-acre estate spreading across both sides of Priory Road (then known as Muswell Hill Road or Broad Lane). Initially he lived in a three-storey Georgian house but in the early 1820s he built a very grand 'Gothic mansion' called The Priory. The Warner family played an important role in local affairs until 1883 when they left the area. After that The Priory was occupied by Henry Reader Williams, whose contribution to preserving Highgate Wood, Park Avenue and Alexandra Park is commemorated by the Crouch End clock tower. Plans for the sale of the estate and the development of roads were drawn up by John Farey, the Warner family surveyor and an important local architect. The Priory was demolished in 1902 but by then houses had been built in Linzee Road and Priory Avenue. By 1909, 850 houses had been built, creating the Edwardian



The Priory, the Warner family home, built in the 1820s, demolished in 1902 to make way for housing development.

estate we know. The 1920s saw some further building and, as a result of Second World War bomb damage, a fire station replaced St George's Church, and two small blocks of flats replaced some houses in Warner Road and Priory Road. Matthew Walker talked about the campaign to resist a development on the backsite between Linzee Road, Clovelly Road, Priory Avenue and Priory Road. The title deeds to his house mentioned a covenant which restricted the number of houses that could be built and their location. After months searching through dusty archives the plan, which set out the building lines along which the original houses had to be built, was traced. After four years of planning battles,

fundraising and negotiation with the landowners, the residents succeeded in buying the site, which is in the process of becoming a communal garden. Matthew concluded his presentation by saying "The Warner Estate is protected by covenants and a case has been prepared in case anyone else ever needs it. It is marvellous that our ancestors had the foresight to draw up these documents which are still protecting our environment over a hundred years later". Unlike most of Muswell Hill and Crouch End, the Warner Estate is not in a conservation area. It was agreed to have another meeting in 2008 to discuss the implications of conservation area status.

### AN IMPORTANT DATE FOR YOUR DIARY

This year's WERA Annual General Meeting will be held at 8pm on Monday 2nd July at the Moravian Church Hall, Priory Road. There will be a panel consisting of a Muswell Hill Ward Councillor and Sergeant Paul Saunders from Muswell Hill Safer Neighbourhood Team to answer your questions about local matters. Please come along, meet your neighbours and ask your questions.

### WERA

Since 1996, WERA has represented the residents of nine roads at the bottom of Muswell Hill: Redston Road, Duners Road, Warner Road, Park Avenue North, Priory Avenue, Linzee Road, Clovelly Road, Baden Road and Priory Road (north side). WERA acts on behalf of residents and monitors local issues, including those concerning Alexandra Palace and Park, road safety and planning developments which affect the area and our properties. WERA membership 208 households. WERA contact Secretary Joyce Posser on 020 8347 7684 or jross@btinternet.com. WERA website www.wera-n8.co.uk. The WERA annual membership subscription is £2 per household. Please give your subscription to your road representative (see page 4).

4 For more information visit [www.wera-n8.co.uk](http://www.wera-n8.co.uk)

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## WERA activities 2006/07

### Paul Eddington memorial bench opening



Last year WERA launched a fund to purchase a 'Paul Eddington memorial bench' for Priory Common. This much loved TV and stage actor was a local resident who lived with his family in Park Avenue North for many years. Lynne Featherstone, our local MP, officially opened the bench at a ceremony in October. Mrs Patricia Eddington, Paul's widow, and two of their sons were present, as well as a large number of local residents. There were many spontaneous expressions of affection from people who knew Paul from his TV performances, but what was even more striking was the

warm regard that local people felt for both Paul and Patricia Eddington. Patricia was a volunteer at Campobee School, helping children who were slow readers and with school performances. Ex-pupils of the school said how much they owed to Patricia's guidance and how proud they were when Paul came to see school productions. Collecting for this bench is only one of the ways in which WERA has sought to improve Priory Common in recent years. For the second year running we organised a bulb planting morning in November when volunteers planted 1600 daffodils and

500 crocuses. These made a big impact in the spring. In March we organised a 'spring cleaning' session, picking up litter and pruning some of the shrubs. We were pleased to note that the common was much cleaner than in the previous year. Most people still don't know that the stretch of open land on the north side of Priory Road is called 'Priory Common' so WERA made a bid for 'Making the Difference' funding to get a notice board which will have the Priory Common name displayed. We will also be able to put up information about local events.

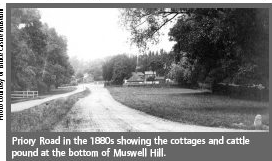
2 For more information visit [www.wera-n8.co.uk](http://www.wera-n8.co.uk)

**HFR** WERA belongs to the Haringey Federation of Residents Associations (HFRs) which links up and supports 150 local residents associations. Many of the concerns that are discussed at HFR meetings affect groups across the borough: safety, anti-social behaviour, traffic, litter, housing developments, recycling and local health services. HFR played a major role in the consultation over the Council's Unitary Development Plan, particularly raising concerns about housing densities and open-space deficiencies in the borough. A very successful 'Sustainable Haringey' conference was held in March with over 2 hundred people from 44 different local groups in attendance.

**BETTER HARINGEY** WERA has found that Haringey Council responds very quickly to reports about graffiti, dumped rubbish, abandoned cars and road repairs. We have reported graffiti on the frontages of local shops and on litter bins. We reported an abandoned car near the Stonecroft Children's Centre. We reported dumped rubbish on Priory Common. We asked for new anti dog-fouling notices to be put up in the alleyway between Park Avenue North and North View Road. All these things were dealt with within a very short time, usually within 24 hours. They all contribute to making the area a more pleasant place.

### Electricity substation planning applications

Last September some local residents received details of a planning application for the electricity substation site behind 110-116 Priory Road. Developers wanted to build a four-storey building with five flats on the site. Many residents in Priory Road, Redston Road and Buckingham Lodge objected to the proposal as did WERA. Our response said that "the proposed four-storey building is too high and too bulky". We raised concerns about parking pressures and lack of privacy due to overlooking. A second application in the new year proposed a three-storey building but still with five flats. We again objected on the grounds that this was too many flats. That application was also withdrawn. A third application reduced the number of flats to four. A decision on this is pending.



Priory Road in the 1880s showing the cottages and cattle pooned at the bottom of Muswell Hill.

### Local traffic

Massive traffic congestion resulted from the installation of a new traffic lights system at the bottom of Muswell Hill. The work was scheduled to last eight weeks. It is not clear why the work should take that long since for large periods of time nothing was happening. WERA is contacting Transport for London about this. WERA hoped that the new lights would address some areas of ambiguity, and therefore danger, for both traffic and pedestrians. In fact, the new system still has some glitches for traffic. But WERA's main concern is the change in the 'green man' signalling. Whereas before the green man appeared automatically, it is now necessary to press the button to get a green man, and then there is a delay. This makes the crossings more dangerous because it is unclear to pedestrians wishing to cross whether the red man aspect

### Firoka – a year on

The Charity Commissioners have just approved the Trustees' proposals and the Trustees (i.e. the Council) now have the green light to enter into the 125 year lease with the Firoka Group. There are a number of provisions, including requiring the Trustees to ensure that they properly monitor the works, consult with the Statutory Advisory Committee, and vary the current lease to CUFOS so that CUFOS has the right to renew its lease at the end of its term. The Trustees are now empowered to complete the legal side of things and must do so within the next six months. Over the past year your representatives on the Advisory and Consultative committees have been challenging those parts of the deal which will reduce their respective roles and the local community's

ability to affect the way in which the Palace is run. The Charity Commission have still to report back on over 350 separate representations that they received at the beginning of 2007 on a variety of issues – many voicing concerns about, if not opposition, to the scheme. Recently, however, Jacob O'Callaghan of the Hornsey Historical Society has warned that he will be seeking Legal Aid to mount a legal challenge as to the efficacy of the scheme in the Courts. In the meantime, Keith Holder has retired as general manager; his place being taken by his deputy, David Loudfoot, and a new park manager has also recently been appointed. Mr Holder will be retained to monitor the building works, once they have started.

indicates that the crossing is in an unsafe mode or whether it is because the button has not been pressed. If it is in fact safe to cross, pressing the button will not show the following cycle even if there is still adequate time to cross before the lights change. This is frustrating for pedestrians and encourages them to disregard the signal and take a chance, with obvious safety implications. WERA

is planning to meet with local traffic managers to discuss our concerns. Early in 2006, largely as a result of a WERA speed survey, four vehicle activated traffic signs (VATS) were erected in Priory Road. Although these cannot stop some drivers speeding, they have an impact on most people's driving. We hoped that the signs would also monitor and record speeds but unfortunately the Council cannot afford to install this extra part of the system.