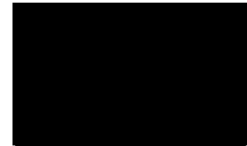


Planning Policy  
Haringey Council  
Level 6  
River Park House  
225 High Road  
Wood Green  
N22 8HQ

rec'd by post  
18/02/14 @ 3.30pm.  
by C. HART  
DEMOCRATIC SERVICES  
MANAGER.  
LOMS.



14 February 2014

Dear Sirs,

**1) Consultation of the Site Allocations DPD: Petition Regarding Rowans:**

I am today submitting the following petition that has been signed by 4,269 people.

*WE PETITION Haringey Council to say 'No!' to the plans to tear down Rowans bowling alley.*

*WE URGE the Council to change the final versions of both the Finsbury Park Strategic Policy Document and the Sites Allocation Development Plan Document to immediately remove the redevelopment of Rowans from these proposals.*

*PLEASE LISTEN and stop the Council from making a grave error.*

I would like this petition considered as part of the DPD consultation for site S5.

**2) Further comments regarding the Draft DPD**

In addition to the petition, as the petition organiser I make the following comments as part of the DPD consultation for site S5.

**"What is the site and surrounding area like?"**

- No mention is made of the huge popularity of Rowans itself. Given the thousands of people that have signed the petition, it is clear that the council needs to reflect not just the amenity in the DPD, but of the character of Rowans and the fact it is not just a bland chain.
  - I refer you to the appendix of this petition which contains the comments put forward by the petition signers. Note just how many of these comments are about the character of Rowans, not just about the bowling. Rowans means much more to the community than just the amenity itself. It is a venue that brings people from all different walks of life together.
  - To help you understand why Rowans is so loved, and so different to other indenikit bowling venues in London please see the six points attached to this letter.

- No mention is made of the range of size of facilities inside Rowans. It is also the size of the facility (24 lanes) and also the other facilities: the air hockey, the pool tables, the dance floor etc. These all add to the attraction. And the size of the venue means the prices tend to be affordable.

Further comments on the sentence: *“The block also contains a recent terrace of three unoccupied shop units with 3 storeys of residential above facing Stroud Green Road, and a public house on the corner; it is not known if these sites could also be available.”*

- The recent terrace of three unoccupied shops is a disaster and an eyesore that adds nothing to the area. I would suggest that redeveloping this site should be a priority in the DPD.
- The public house on the corner, The Twelve Pins, is a popular pub in a classic Victorian building. This is the type of building that should be preserved to maintain the historic fabric of the area. This building together with those at the top of Blackstock road frames the junction very elegantly. I would suggest you remove references to re-developing this pub from the DPD as this is an unnecessary invitation to developers.

### **“Implementation considerations”**

Plans to re-provision a bowling alley as part of the redevelopment are highly likely to mean smaller facilities and certain to lose the character and mix of Rowans that we all love. It is this character of Rowans that has caused so many people to sign the petition, as evidence by the comments provided in the appendix to the petition.

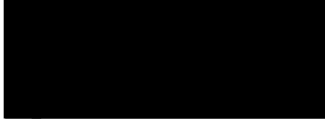
For this reason myself and the 4,269 people who signed the petition do not want Rowans to be destroyed. Therefore no implementation is our preferred option.

In the event that the council feels no choice but to go ahead with the redevelopment of Rowans the implementation considerations need to be far more specific as to the protections of the amenity

- Firstly it should be clear that the “reprovisioning of amenities” needs to be at the same site, not elsewhere
- Secondly the DPD needs to be clear that the amenities should be reprovisioned on a like for like basis, particularly with regard to floorspace. (Rowans is a 2 storey building)
  - Parkstock the owners of Rowans state a gross internal area (GIA) of 4,866sqm in their “call for sites” submission. Haringey should therefore list maintaining the existing GIA as an specific implication consideration
  - Failure to do this will mean that rather than the existing 24 lane bowling alley, pool tables, and arcade games that are currently provided, the amenity is likely to be reduced by the developers to something a fraction of the size in order to save cost.
  - A smaller venue not only means less facilities for the community, but typically higher prices, making it unaffordable for many. The appeal of Rowans is in the way it brings people from all walks of life together – which a smaller space and higher prices would prevent.

As I make clear, the 4,269 people who have signed the petition do NOT want Rowans destroyed. Hence the above comments about implementation are only meant if the Council feels no choice but to go ahead with redevelopment. Please see over the page to understand more about why so many people feel Rowans is so important to Finsbury Park.

Yours faithfully,



Christopher Mahon.

## **Six Reasons Why Rowans Is So Important To Finsbury Park**

### **1. Rowans is quite simply one of the best things about the area.**

Rowans offers a fun, diverse activity that brings the community together, massively enhancing the vibrancy and vitality of the area. **It isn't a bland chain, it isn't an identikit.** Rowans is far more than that. It is an independent and full of character.

### **2. Rowans attracts an extremely wide range of people from all social & ethnic backgrounds.**

It is rare to find somewhere where there is a genuine "mixing" of people from all walks of life. This will never be replaced. This can't be emphasised enough. The intersection of so many people from so many backgrounds is something very unique. Don't destroy it.

### **3. Rowans provides one of the few evening activities that do not require drinking.**

Evening activities that do not involve alcohol is something that is extremely useful, and again something that is all too rare.

### **4. Bowling is a genuinely mixed sex activity.**

This is in contrast to say, the skate boarding facilities, or the pubs in the area which tends to attract a predominately male user base. Activities that appeal to both sexes (even in winter) are few and far between.

### **5. Families and children have been going bowling there for years**

Countless birthday parties and family celebrations take place there. This type of amenity is what makes the area attractive and fun.

### **6. Youth groups, community groups and disability groups all use Rowans**

All types of groups use Rowans where those people given a great sense of belonging to community and take part in a great sport. Crucial to this is the fact that Rowans is affordable, unlike many bowling alleys in central London. Where will these people go if Rowans is pulled down?

Plans to re-provision a bowling alley as part of the redevelopment are highly likely to mean smaller facilities and certain to lose the character and mix of Rowans that we all love. (You can see the character of Rowans referred to repeatedly in the comments provided in the appendix to the petition itself).

Rowans is an institution that brings the whole community together. Don't destroy it.