

Wood Green consultation response

28/04/17

### **General**

Overall agree with proposals, there are many inadequate buildings in various states of disrepair, it's difficult to move around the town centre apart from up and down the high road, pedestrian and cycling access needs to be improved and traffic reduced. Shopping City/Sky City definitely needs to go, it's oppressive and old fashioned. But please be careful with the height of buildings, the mall is a hulking presence over lower level residential currently and this is not a model to replicate. I know a greater density of housing is required but there must be ways of achieving this.

Phasing needs to take account of shopping needs in the town centre. Wood Green has few quality retailers left, and losing more for a long period would be damaging

But don't destroy character in the pursuit of the new e.g. Caxton Road and Mayes Road Victorian houses, Chocolate factory. I'm sure there is a way to create a new towns square and still keep the attractive Victorian houses. There's little enough character in Wood Green and some striking examples of modern gone wrong that can be demolished without much complaint.

Any chance of a swimming pool? E.g. a lido like the one at London Fields on Lordship Rec!

Health capacity, current surgeries already struggling, need to ensure that current need is being fulfilled and then add on the future need

Replacement library is absolutely key, current one is extremely well used, and recent reduction in space to add in customer services area was not a positive move. So few books, and now limited space for people to study – looks like an airport lounge most of the time now with people and bags all over the place. Needs to be accessible.

Consideration should be given to housing older people in or near the town centre, enables easy accessibility to amenities and alleviates isolation (see some of the conclusions in the HAPPI report 2009), help with the densification issues as potentially need less space than families if what is provided is high quality. Growing demographic.

It does sound like quite a lot of additional retail, a lot of online shopping these days. Some of the AAP areas currently include lots of small local businesses. What provision is made for them? AAP talks about attracting national retailers but we shouldn't lose useful local businesses who employ many people by driving them out with increased rates and rent e.g. Big Green Bookshop Omnidia Dance Studio, Cloth shop (and many other stalls in the indoor market), Karamel, Colombian bakery at Turnpike lane, independent pharmacies and local cafes. What efforts are being made to engage with them, ensure their future in Wood Green, and retain diversity of culture and opportunity. I don't want to live on an identikit retail park, or somewhere like the outlet centre at Wembley.

Has any consideration been given to a new use for the huge BT building opposite the Crown Court on Lordship Lane? Slightly outside the existing AAP but this would seem an ideal site for new housing. I don't imagine BT's needs take up the entire building anymore?

Equally what happens to all the light industrial employment in the Heartlands area? Wood Green can't only be about shops and cafes.

Sort out awkward road layout Western Road, Clarendon Road, Mary Neuner Road.

Ensure waste and recycling centre re-provided locally. Work with Veolia to provide an innovative local solution to waste and recycling. Current situation is not working - no waste bins in many locations, high fly tipping, no apparent strategy in place and removing the recycling centre would make this much worse

No proposal to bring Decorium Swimming pool back into use?

Future consultation documents need to be written more inclusively, lots of planning jargon and hard to interpret what's going to happen.

### **Traffic**

Wood Green suffers from very heavy traffic and I am concerned about the air quality because of this. Some solution to the constant through traffic, particularly HGVs. Should aim to reduce car use, by providing realistic alternatives for people and not over provide car parking. One of my favourite days ever was the day the high road was closed and there were events. The lack of noise was amazing! Closing the road regularly for pedestrian and cyclists to use freely e.g. [ciclovia](#) in Colombia would be amazing (I've experienced the ones in Bogota and Medellin)

Also concerned about impact of traffic during all this regen work, we live in Wood Green, on the way to Tottenham. When there is construction happening in both Wood Green and Tottenham how will the impact of construction traffic be managed, and general traffic managed if there are road closures. And again impact on air quality is an issue during construction.

### **Retail**

The retail offer needs to be inclusive for people who currently live here, not just those you hope to attract. Can't put in too many retailers that are too expensive for current residents in the area. People are used to going elsewhere for higher end shops (it's not that far to Oxford Circus from Wood Green).

Equally, employers need to be appropriate for the area, not everyone can do highly skilled jobs, and there is quite a lot of independent light industrial that it is not clear will be still be able to exist.

### **High rise**

Any densification of housing (meaning towers) needs to consider views across the area, to and from Alexandra Palace, and into central London. Any towers need to be high quality, and secure for residents, but also sit well in the area, so are part of and enhance the area and community, not separate from it.

### **Crossrail 2**

Is WG really the most appropriate location? Turnpike Lane with a connection Alexandra Palace, still allows excellent connections on the high road and would help improve the Turnpike Lane area. This also means crossrail would link directly to the mainline trains coming from the north at Alexandra Palace so seems much more sensible.

Site specific comments:

### **Morrison's**

Current pedestrian access around and through here is terrible with an excess of the back alleys and uninviting corners. Do need decent sized affordable supermarket with sufficient parking (like the Sainsbury's in Northumberland Park - although we have enough Sainsbury's locally!) otherwise there will be no decent sized supermarket within walking distance of many homes. (the larger Sainsbury's further down the high road is not much good)

### **The Civic Centre**

Key site in a more open area of the high road which deserves to retain its special character in the otherwise crowded streetscape of the main part of Wood Green. I would be keen for as much of the Civic Centre building to stay as possible, it is attractive and unusual, but I can see that it needs improvement. The front part of the building could be preserved for community use, if a complementary housing development could be put in behind it.

### **Green Ridings House**

This would be a good location for residential. Not suitable for high rise, (or not much taller than existing) mainly because of location close to the church, but also doctor's surgery and other old single storey houses further up the road. Also, not sure any more shops are really required here, especially not a supermarket. Maybe a café and office space. There is a small parade of shops at the junction with Canning Crescent that would benefit from Regen input, and those on Commerce Road, if shops are required.

### **Vue Cinema**

Whole complex is awful and needs replacing, the escalator tower is ugly and unnecessary. Something impressive, including housing, could be put here.

### **Town Centre West**

Would be disappointing to demolish the housing on Caxton Road and Mayes Road, the existing layout could still be retained and still enable a new town square. It's could even be provided to improve the properties to make them a feature.

Don't lose both cinemas!