

Enfield Green Party Response re Ritz Parade Consultation

Enfield Council has asked for comments on its consultation document re the Ritz Parade. Members of Enfield Green Party (EGP) have read the document and attended the consultation meeting. This is our response.

Notting Hill Housing Trust plans to build 1,400 homes along the North Circular Road. These will probably house about 3,500 people of which a significant proportion are bound to be children. The Council therefore needs to ensure that the Trust contributes properly to the provision of services to meet the medical, educational and social needs of these additional residents.

In this context we point out that the NHHT is a housing charity, not a commercial developer. Contributing to meeting these needs should be seen, by the Trust, the Council and the local community as one way in which it discharges its fundamental charitable purpose – not as a distraction from house-building.

A community hub

The required facilities need not all be provided in one place but we believe that community is important and that it's very desirable that there should be a community hub – one place where facilities are concentrated. And the Ritz Parade already provides one such place.

We therefore believe that the Ritz Parade should be used to provide a range of community facilities.

The key facilities should include:

- A range of shops sufficient to meet the daily and weekly shopping needs of local residents
- A medical centre serving as a base for community health professionals as well as a GP surgery. Nearby GP facilities are overloaded.
- A nursery – the Bowes school nursery is full
- Meeting rooms for community events – at least matching those available in the Kingdom Hall.

Since the North Circular blocks north-south movement in this area we believe that the Trust should fund a new road crossing.

Design principles

We support the design principles given in the draft Development Brief (p45) but we think they are incomplete. We would add:

1. There should be sufficient non-residential space to allow for expansion of the community facilities in the future. Facilities should be provided in ways that allow for changes in the use of space.
2. All development should be to the highest environmental standards. In particular, energy-efficiency should reach the passivhaus standard.

3. Given the serious damage done by air pollution (an estimated 9,000 deaths per year in London alone) and the proximity of the North Circular Road any development should ensure that air pollution within buildings is kept to safe levels.

For further information and clarification please contact David Flint,
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