# De Beaver

# Draft plan says keep some houses, redevelop rest

Hackney Council is holding a mass meeting at 7.30pm on Wednesday, January 19 — that's THIS Wednesday -- in the crypt of St Peters Church, Northchurch Rd, to discuss with you a draft report for the future of the "southern area" of De Beauvoir Town. The report can be seen locally at the De Beauvoir Association Advice Centre in the crypt on Saturdays from 10am to 12 noon and a copy will be at the Council's exhibition of its "central area" GIA plan in the crypt from Saturday till next Wednesday, January 26 (or you can buy a copy for 50p from the Planning Department, 239 Old Street, EC1).

The draft report, by outside planning consultants, recommends that Hackney Council should redevelop parts of the "southern area" and keep the houses in other parts to be improved to modern standards (with damp courses, inside wcs, bathrooms, etc). This policy is what local people want, according to a survey carried out by the Southern Area Action Group's planning team. But is the mixture of redevelopment and improved housing the right mixture ? Does the mixture, in other words, suit a majority of residents ? At an emergency meeting on Sunday, the Southern Area Action Group decided to carry out a quick survey of local people to make sure that the right houses are coming down, and the right houses are being kept, so far as we are all concerned.

The "southern area" comprises of houses at 52-90 Southgate Rd; Southgate Grove; 1-39 and 2a-46 Ufton Rd; 40-106 Downham Rd; 37-75 and 44-80 Culford Rd; 45-73 and 48-84a De Beauvoir Rd; 47-83 and 44-80 Mortimer Rd; and 61-95a Hertford Rd. The draft report proposes four differing mixtures of redevelopment and improved housing. Houses which are in the area of the extended Edith Cavell school site -- that is, 44-80 Mortimer Rd, 61a-95 Hertford Rd, and 40-52 Downham Rd, plus Walton Villas -- are retained in all four proposals; the report says owners should be encouraged to improve these houses which may or may not be needed for the extended school. Nos 4-38 Downham Rd and 36-40 Hertford Rd are not dealt with in the report.

The four proposals are as follows. The report recommends proposal 4 to the Council.

**1** Houses which would be demolished are 2-28 & 37-39 Ufton Rd, plus prefabs; 44-60 Culford Rd; 47-61a and 70-84a De Beauvoir Rd; 67-83 Mortimer Rd; and 64-76 Downham Rd, plus prefabs. The remaining houses in the southern area (as listed above) would be kept to be improved.

**2** Total redevelopment of the _whole area_ (but keeping to the existing street pattern) except for 52-90 Southgate Rd, the Gatehouse flats in Ufton Rd, and those properties listed above in the Edith Cavell school site.

**3** Houses which would be demolished are 2-36 and 39 Ufton Rd, plus prefabs; 44-68 and 67-75 Culford Rd; 47-61a and 62-84a De Beauvoir Rd; 67-83 Mortimer Rd; and 64-76 Downham Rd, plus prefabs. Remaining houses would be retained to be improved.

**4** Houses to be demolished as in proposal 3, except that 62-68 De Beauvoir Road are kept with the other remaining properties for improvement.

These proposals are _not_ final. The Council is consulting you before it makes up its mind. And there are other proposals in the draft report which affect us all. The report suggests shifting local industry into 2 areas - along Southgate Rd and around the bakery at the bottom of De Beauvoir Rd. Proposal 4 sites a one-acre public open space between De Beauvoir and Mortimer roads up by St Peters Church. All proposals include garaging and play areas along the backs of gardens. SAAG is worried that the report says little about how existing houses should be improved. The Council must take responsibility for making sure they are improved for existing occupants; many tenants would like the Council to take over their houses and improve them. Also important, is the report's recommendation (as in the SAAG report) that the Council should redevelop houses in stages so occupants from demolished houses can be rehoused in the area. So there's a lot to comment on. Come along.

## This is YOUR chance -- TAKE IT!