



Neighbourhood Area Boundary Study

Introduction

Purpose of this study

This study has been prepared to support an application to the London Boroughs of Hackney, Haringey and Islington to create a Neighbourhood Area for Finsbury Park and Stroud Green under Schedule 9 of the Localism Act 2011.

Principles followed

We have ensured that the boundary:

- Follows the guidance provided by Paragraph 33 of DCLG's Neighbourhood Planning Practice Guidance;
- Makes it easier for the three local councils to work together, rather than making it more difficult;
- Reflects the sense of belonging of people who live and work either side of it;
- Allows areas with strong identities to bring forward their own Neighbourhood Plans;

- Avoids splitting areas that function as one, such as high streets, open spaces, and catchment areas for walking to local services;
- Avoids splitting up existing designated planning policy areas, such as conservation areas and Town Centres, and;
- Takes into account existing infrastructure such as railways lines and roads where they form natural boundaries.

We have taken care to not pre-judge the boundary, but to collect and interpret evidence to determine it. This includes the collection of responses to a Boundary Survey from around 1,100 residents and workers, gathered by volunteers by hosting themed events, attending community events, publicising online, running street stalls, and door knocking over the period 26 November 2016 to 28 August 2017.

Existing administrative boundaries

The background features a series of overlapping, semi-transparent green triangles and polygons of various shades, ranging from light lime green to dark forest green. These shapes are primarily located on the right side of the slide, creating a modern, abstract design.

Local authorities, and the Finsbury Park Accord

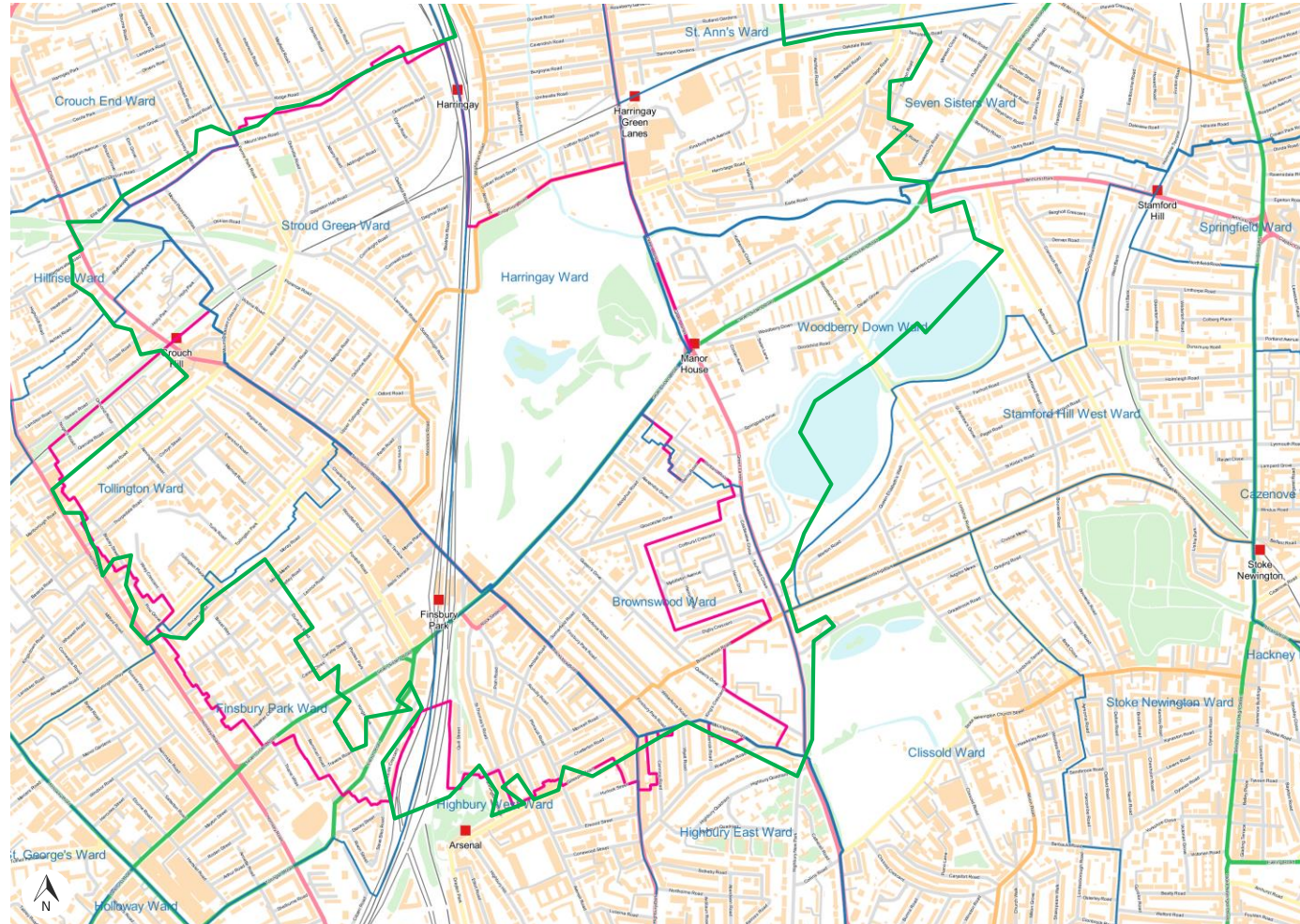
Local authorities

- The Neighbourhood Area spans three local authority areas:
 - London Borough of Hackney
 - London Borough of Haringey
 - London Borough of Islington
- The local authority boundaries broadly follow strategic roads, and converge close to Finsbury Park Underground and Railway Station:
 - Stroud Green Road (Islington / Haringey boundary);
 - Seven Sisters Road (Haringey / Hackney boundary), and;
 - Blackstock Road (Islington / Hackney boundary)

Finsbury Park Accord

- The Finsbury Park Accord was signed by the three local councils in June 2012, to facilitate collaborative working between them.
- The Finsbury Park Accord Area Map indicates a boundary generally encompassing non-residential areas along strategic roads, plus the Andover Estate Regeneration, Six Acres Estate Regeneration, and Alexandra National House Renewal projects.
- Both the Neighbourhood Area and Accord boundaries largely exclude the Woodberry Down Estate Regeneration project; Manor House Area Action Plan. They both entirely exclude the Kings Crescent Estate Renewal project.

Electoral wards, and N4 postcode district



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- Local Authority boundary
- Electoral ward
- N4 postcode district
- Proposed Finsbury Park and Stroud Green Neighbourhood Area

Electoral wards, and N4 postcode district

Electoral wards

- The Neighbourhood Area spans eight electoral wards - four in Islington, two in Hackney, and two in Haringey.
- There are several parts of the Neighbourhood Area boundary that closely follow electoral ward boundaries.
- However, none of these electoral wards are entirely within the Neighbourhood Area. Indeed, less than 1.0% of the Haringay, Highbury East, and Woodberry Down wards are within the Neighbourhood Area.

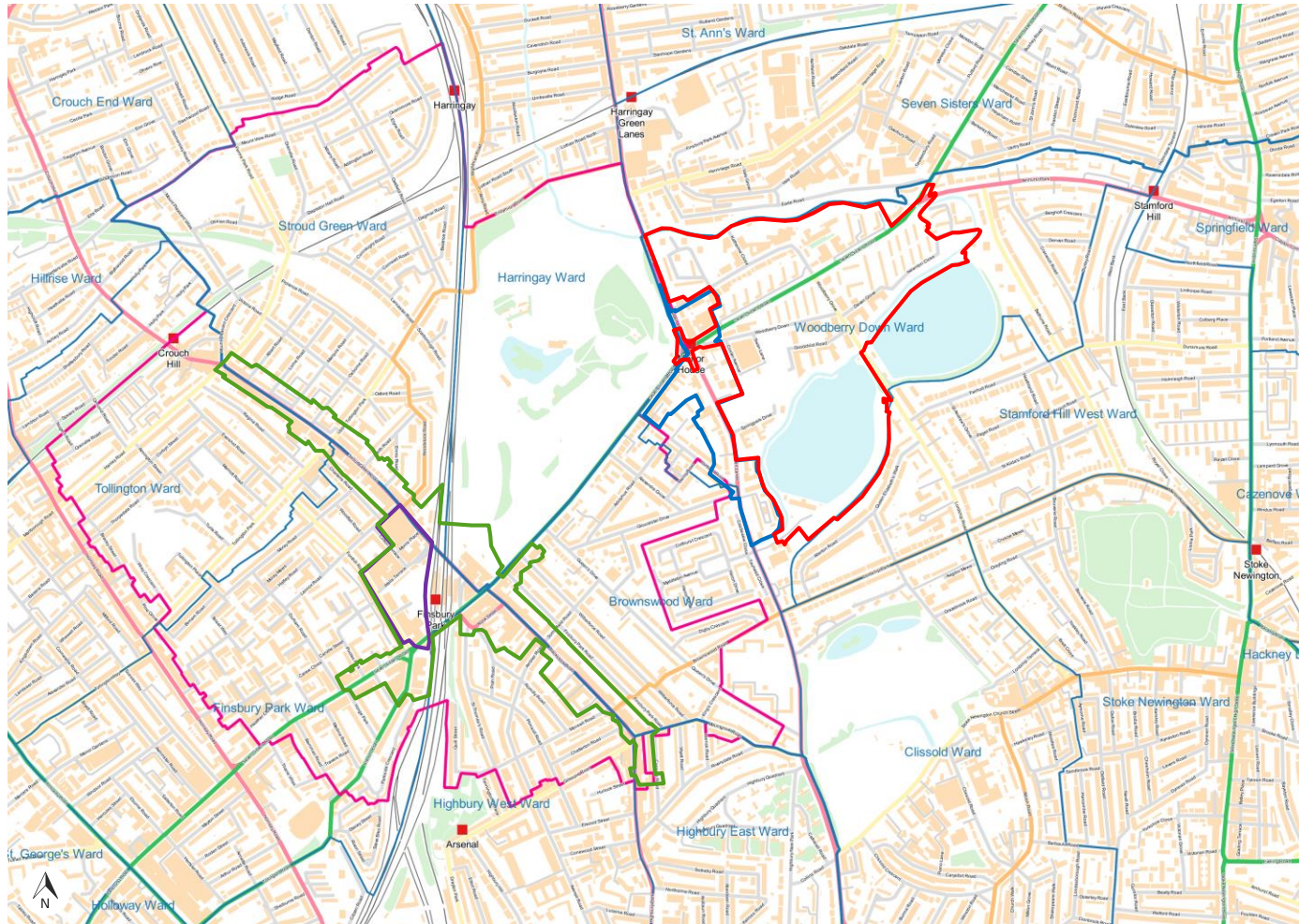
N4 postcode district

- The N4 postcode district is larger than the Neighbourhood Area, extending further eastwards to include Manor House and Woodberry Down, and further northwards to include Haringay ladder and part of Hillrise Ward.
- The Andover Estate is largely within the N7 postcode district, but is included within the Neighbourhood Area.

Borough	Ward (2011)	Area (ha)	Area within FPSG (ha)	Area within FPSG (%)
Hackney	Brownswood	48.248	34.484	71.5%
Islington	Finsbury Park	91.626	47.380	51.7%
Haringey	Haringay*	156.609	0.712	0.5%
Islington	Highbury East	100.809	0.884	0.9%
Islington	Highbury West	108.254	19.290	17.8%
Haringey	Stroud Green	109.374	76.356	69.8%
Islington	Tollington	84.866	38.416	45.3%
Hackney	Woodberry Down	88.080	0.734	0.8%
TOTALS		787.866	218.256	27.7%

* Excluding Finsbury Park open space

Planning framework - Planning policy documents / consents



NB - All boundaries approximate. Contains OS data © Crown copyright and database right 2017

- Islington Council (2015) Finsbury Park Development Framework SPD
- Haringey Council (2014) Finsbury Park Town Centre SPD
- Hackney Council (2013) Manor House Area Action Plan
- Woodberry Down hybrid planning application (2013/3223)
- Proposed Finsbury Park and Stroud Green Neighbourhood Area

Planning framework

Key planning policy documents

- The Finsbury Park Town Centre Supplementary Planning Document (SPD) was adopted by Islington on 16 July 2014, Haringey on 25 June 2014 and Hackney on 21 July 2014. It includes non-residential uses along:
 - Stroud Green Road as far north as the junction with Hanley Road / Stapleton Road;
 - Blackstock Road as far south as Hurlock Street, and;
 - Seven Sisters Road between Yonge Park to the west, and between Wilberforce Road and Queen's Drive to the east.
- Islington Council's 2015 Finsbury Park Development Framework SPD covers a smaller area, entirely within the Borough, and focused immediately around Finsbury Park Underground and Railway Station.
- Hackney Council's 2013 Manor House Area Action Plan (AAP) provides a comprehensive masterplan for developed land around Manor House Underground station, along Seven Sisters Road and Green Lanes. The Neighbourhood Area excludes the Manor House AAP area.

Key planning policies and designations

- **Service centres:** The London Plan (GLA, 2016) designates Finsbury Park as a District Centre. The Finsbury Park and Stroud Green Neighbourhood Area extends beyond the Town Centre defined in the Finsbury Park Town Centre SPD, to include its residential hinterland and Finsbury Park itself. There are also several primary and secondary retail frontages and local shopping areas within the Neighbourhood Area.
- **Growth areas:** There are several Employment Growth Area designations within the Neighbourhood Area (LB Islington). The area around Finsbury Park Underground Railway Station is designated as an Area of Change, and Finsbury Park is designated as a Neighbourhood Borough Growth Area (LB Haringey). The Thameslink 2000 Railway Safeguarding Area, situated around Finsbury Park Underground / Railway Station, is within the Neighbourhood Area (LB Islington).
- **Housing:** LB Hackney's Alexandra House Estate Renewal designation, and part of the Kings Crescent Estate Renewal designation lie within the Neighbourhood Area. Much of the Neighbourhood Area is covered by a Family Housing Protection Zone (LB Haringey).

Planning framework

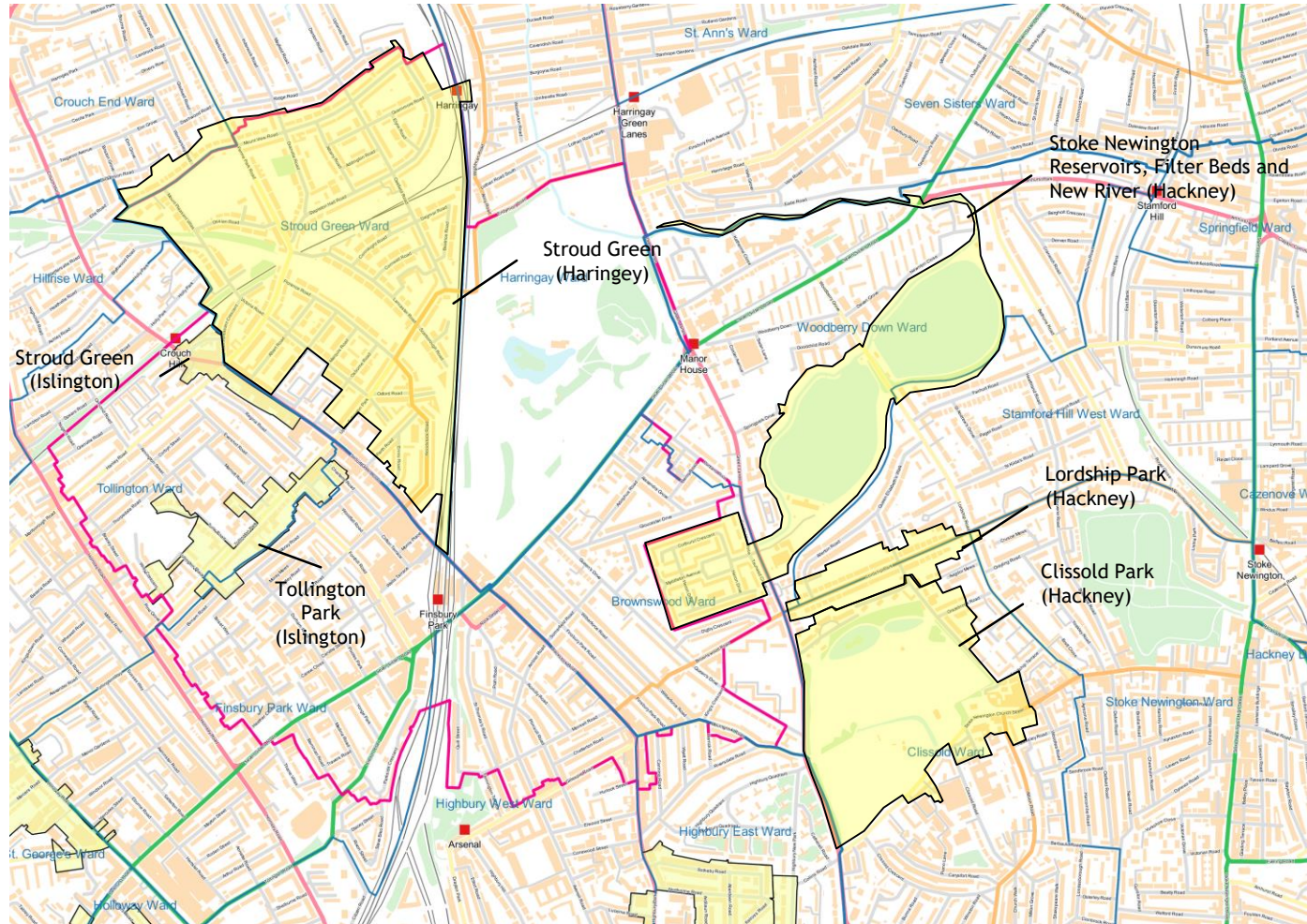
- **Site allocations:** The Neighbourhood Area includes several allocated sites.
 - LB Haringey SA36 - Finsbury Park Bowling Alley - Mixed use (leisure, town centre, residential)
 - LB Haringey SA37 - 18-20 Stroud Green Road - Mixed use (town centre, residential)
 - Part of LB Haringey SA29 - Arena Retail Park - Mixed use (commercial, residential)
 - LB Islington FP1 - Finsbury Park Core Site - Mixed use (residential, office, commercial, leisure, light industrial)
 - LB Islington FP2 - 121-131 & 133 Fonthill Road and 13 Goodwin Street - Mixed use
 - LB Islington FP3 - 185-187 Isledon Road - Hotel or employment-generating uses
 - LB Islington FP4 - 97-103 Goodwin Street - Mixed use
 - LB Islington FP6 - CYMA Service Station, 201A Seven Sisters Road - Mixed use
 - LB Islington FP7 - 107-129 Seven Sisters Road - Mixed use including electricity infrastructure
- **Urban design and view management:** 'South of Finsbury Park' is an area adjacent to the park designated as a potential location for tall buildings (LB Haringey). The Alexandra Palace Viewing Terrace to St Paul's Cathedral viewing corridor runs north-south through the Neighbourhood area (GLA).
- **Open and green spaces:** Finsbury Park and Parkland Walk are both designated as Metropolitan Open Land (GLA). There are several open space designations within the Neighbourhood Area. Parts of Stroud Green ward are designated as having an open space deficiency (LB Haringey).
- **Environment:** Isledon Road, Gillespie Park and Sidings, and Upper Holloway Railway Cutting are all Sites of Importance for Nature Conservation (LB Islington), and Parkland Walk is a Local Nature Reserve (LB Haringey). There is a Green Link along Queen's Drive (LB Hackney), and Green Chains along the Parkland Walk. There is a Blue Ribbon Network designation through Finsbury Park open space.
- **Heritage:** Stroud Green Hamlet, Tollington Settlement and Stapleton Hall are Archaeological Priority Areas (LB Islington). Finsbury Park is listed on the National Register of Historic Parks and Gardens (and Grade II Listed).

Planning framework



Key planning consents

- Hackney Council has permitted a hybrid planning application at Woodberry Down (Ref. 2013/3223). The development scheme is comprehensive, with early phases already delivered. The Finsbury Park and Stroud Green Neighbourhood Area excludes the red line boundary of this application.

Planning framework - Relevant Conservation Areas



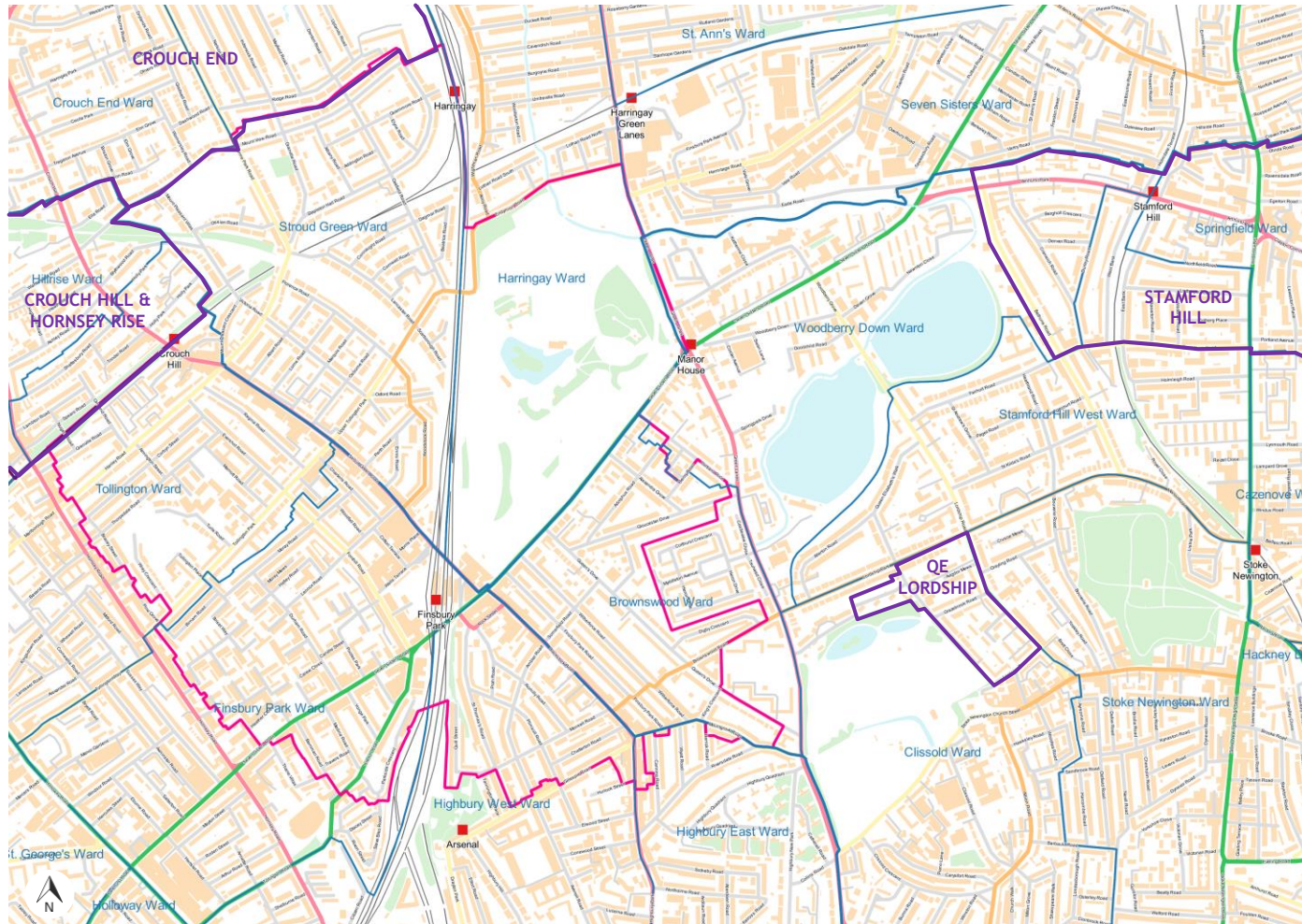
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-  Conservation area
-  Proposed Finsbury Park and Stroud Green Neighbourhood Area



Planning framework - Relevant Conservation Areas

- The Neighbourhood Area entirely encompasses two Conservation Areas:
 - Tollington Park (Islington)
 - Stroud Green (Islington)
- It also includes almost all of the Stroud Green Conservation Area (Haringey), except for the small area that is already within the Crouch End neighbourhood Area.
- However, it entirely excludes the nearby Conservation Areas of:
 - Stoke Newington Reservoirs, Filter Beds and New River (Hackney)
 - Lordship Park (Hackney)
 - Clissold Park (Hackney)

Planning framework - Designated Neighbourhood Areas



NB - All boundaries approximate. Contains OS data © Crown copyright and database right 2017

-  Proposed Finsbury Park and Stroud Green Neighbourhood Area
-  Designated Neighbourhood Area boundary

Planning framework - Designated Neighbourhood Areas

- The northern boundary of the Neighbourhood Area follows that of two designated Neighbourhood areas:
 - Crouch End, to the north east
 - Crouch Hill and Hornsey Rise, to the north
- The designated Neighbourhood Areas of Queen Elizabeth Lordship and Stamford Hill are further eastwards.

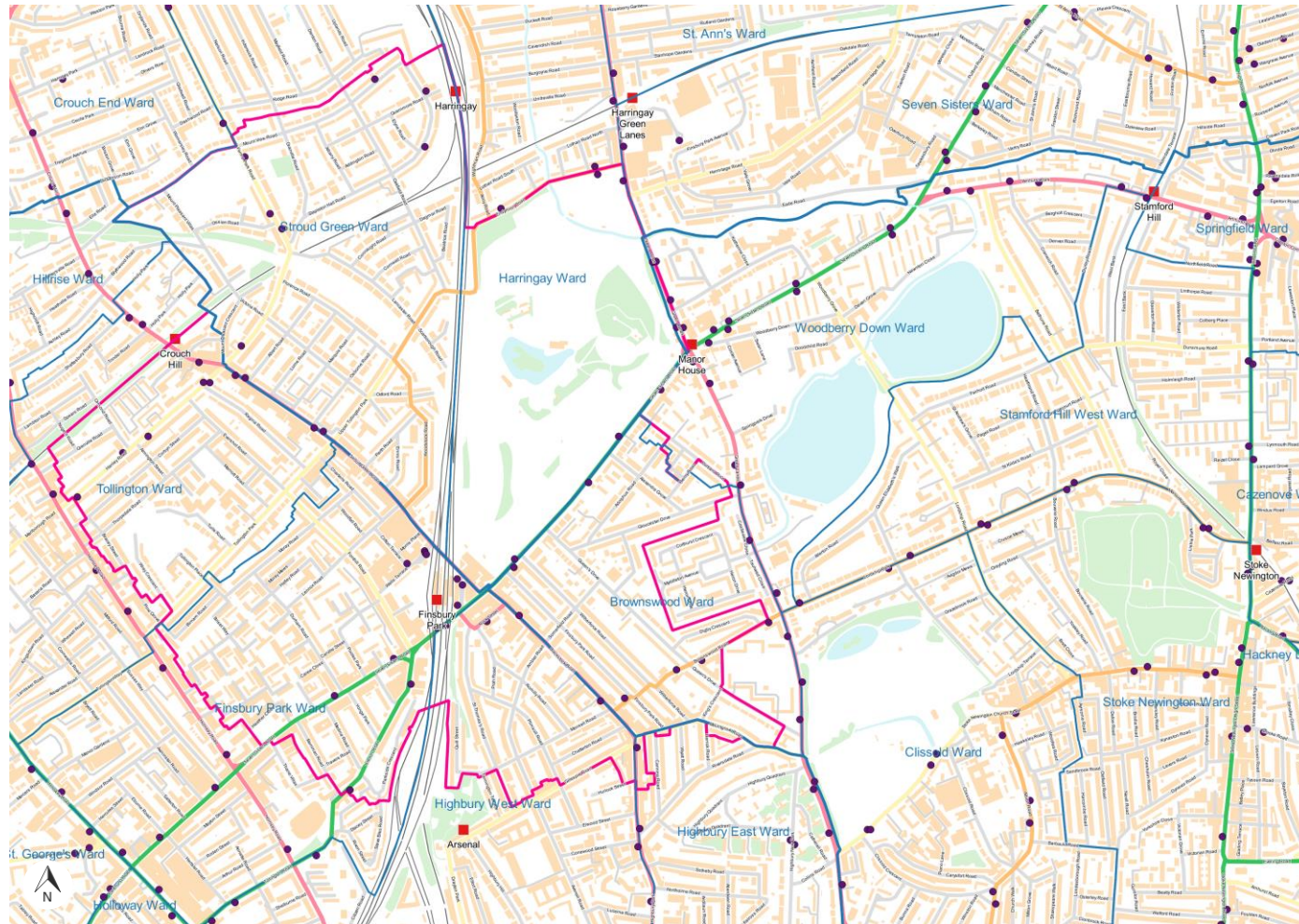
Spatial factors

The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the right side of the slide, creating a modern, layered effect. The rest of the slide is a plain white background.

Key physical features

- The Neighbourhood Area is **severed north-south** by the raised East Coast Mainline (ECML), and southwest-northeast by Seven Sisters Road / Isledon Road.
- The Parkland Walk, Stroud Green Road and Blackstock Road also **cross the Neighbourhood Area northwest - southeast**, but a variety of access points and lighter traffic reduce severance.
- Much of the **northern boundary** of the Neighbourhood Area follows the Gospel Oak - Barking Overground line (GOBLIN), and much of the eastern boundary follows Green Lanes.
- The **southern and western boundaries** are less defined by physical features, blending into other neighbourhoods such as Hornsey Road, Holloway, Highbury and Arsenal (see later).
- Most of the Neighbourhood Area exhibits a **fine urban grain**, with regular street patterns. This is in contrast to the excluded area east of Finsbury Park - including the Woodbery Down reservoirs, Arena Retail Park, and several housing estates. Similarly, former Arsenal stadium and Sobell Leisure Centre lie just outside the Neighbourhood Area.
- The largest **housing estates** within the Neighbourhood Area lie along Hanley Road, Stroud Green Road, Seven Sisters Road and Hornsey Road.
- The largest **green spaces** are located towards the outer extents of the Neighbourhood Area - Finsbury Park itself to the north-east, Wray Crescent to the west, Isledon Gardens to the south-west, and the covered reservoir to the north-west. Gillespie Park and Clissold Park are excluded from the Neighbourhood Area.

Public transport interchanges



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- Underground / railway station
- Bus stop
- Proposed Finsbury Park and Stroud Green Neighbourhood Area

Public transport interchanges

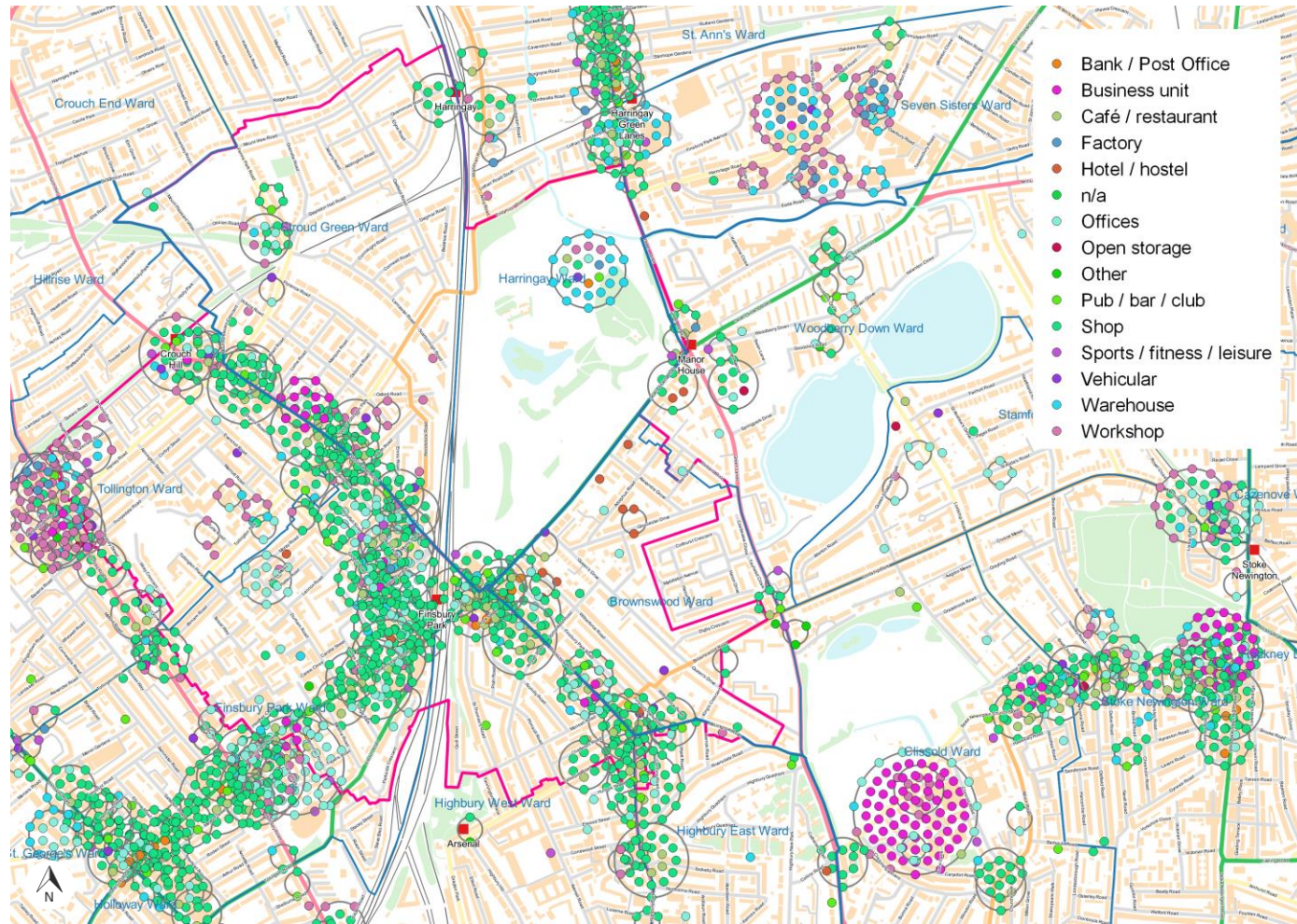
Underground and railway stations

- Finsbury Park Underground and Railway Station, with the Piccadilly and Victoria lines and National Rail services, is firmly within the Neighbourhood Area. There is a secure cycle parking facility adjacent to the station.
- Three train stations straddle the boundary - Crouch Hill Overground, Haringay Railway Station, and Manor House Underground.
- Arsenal Underground and Haringay Green Lanes Overground stations are just outside the boundary.

Bus routes

- There are three main north-south bus routes through the Neighbourhood Area - Stroud Green Road, Ferme Park Road, and Blackstock Road.
- There are three main east-west bus routes through the Neighbourhood Area - Seven Sisters Road, Brownswood Road, and Hanley Road.
- The north-south bus routes along Hornsey Road and Green Lanes straddle the boundary.
- Two bus standing areas - at Wells Terrace and Station Place - dominate the public realm around Finsbury Park Underground and Railway Station.

Clustering of businesses



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Clustering of businesses

Retail and leisure

- The Neighbourhood Area aligns with town centre planning policy designations: Finsbury Park Town Centre is all included, and Nag's Head Town Centre is all excluded.
- The local services on Mountgrove Road, between Herrick and Riversdale Roads are included within the Neighbourhood Area.
- Due to severance by the railway, there are two clusters around Harringay Railway Station, with only the western cluster - and its likely residential catchment area - included within the Neighbourhood Area.
- The Neighbourhood Area includes a cluster of hotels / hostels along Seven Sisters Road, and a small cluster of business units on Oxford Road.
- However, there are other clusters of businesses that straddle the Neighbourhood Area boundary, such as along Seven Sisters Road and Blackstock Road due to other factors (see Conclusions).

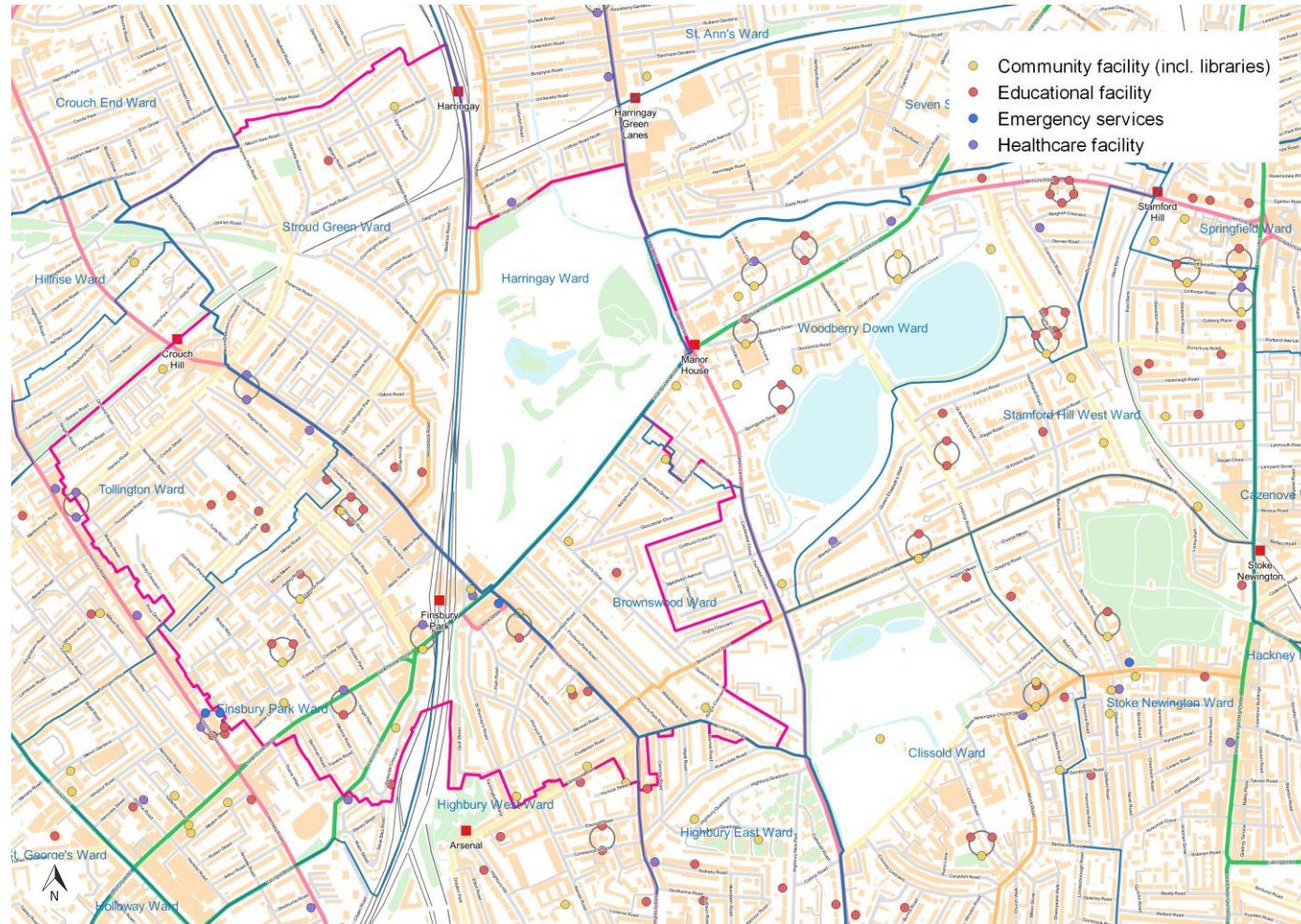
- Clusters around Manor House Underground station and along Green Lanes are excluded from the Neighbourhood Area.
- Clusters along Hornsey Road, and smaller parades of shops on Green Lanes, and Gillespie Road are excluded, although a large part of the residential areas that they are likely to serve fall within the Neighbourhood Area, due to other factors (see Conclusions).

Employment uses

- There are small clusters of offices along Seven Sisters Road and Stroud Green Road.
- The boundary excludes clusters of workshops / factories on Hermitage Road and towards the north of Hornsey Road, and a cluster of offices at Nag's Head.

NB - We have analysed National Non-Domestic Rates (business rates) data from the Valuation Office Agency to identify broad clusters of businesses; however, we acknowledge that this analysis is not 100% accurate or comprehensive (for example, a significant cluster is showing within Finsbury Park open space)

Clustering of social infrastructure



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Clustering of social infrastructure facilities

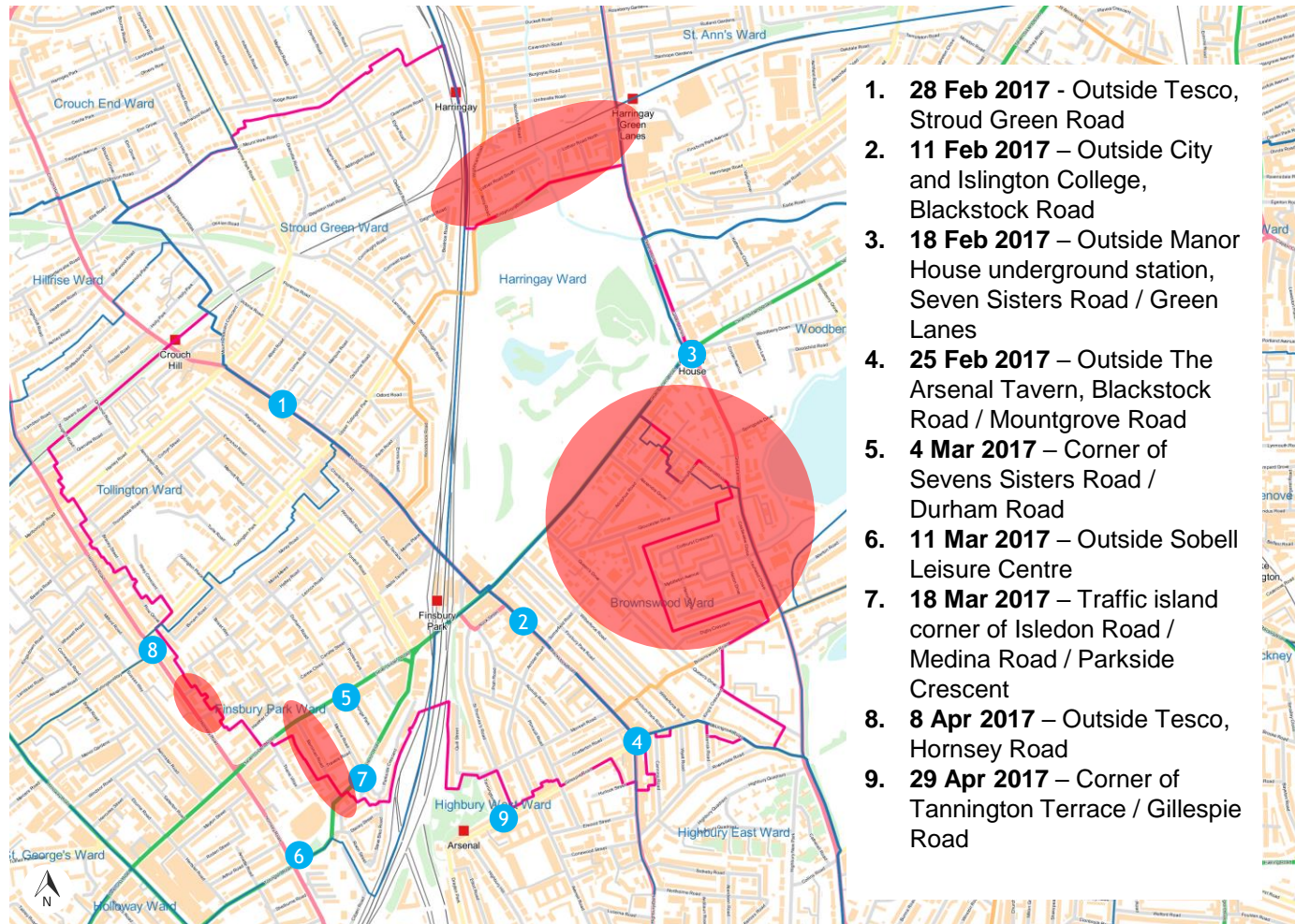
- Social infrastructure facilities are spread fairly evenly across the local area, although a large part of the residential areas likely to be served by facilities just outside of the western boundary are likely to fall within the Neighbourhood Area.

NB - We have analysed National Non-Domestic Rates (business rates) data from the Valuation Office Agency to identify broad clusters of social infrastructure facilities; however, we acknowledge that this analysis is not 100% accurate or comprehensive (for example, we are aware of healthcare facilities that are missing from the map, and religious facilities are entirely absent). Further evidence will be gathered on social infrastructure facilities during the preparation of the Neighbourhood Plan itself.

Boundary Survey

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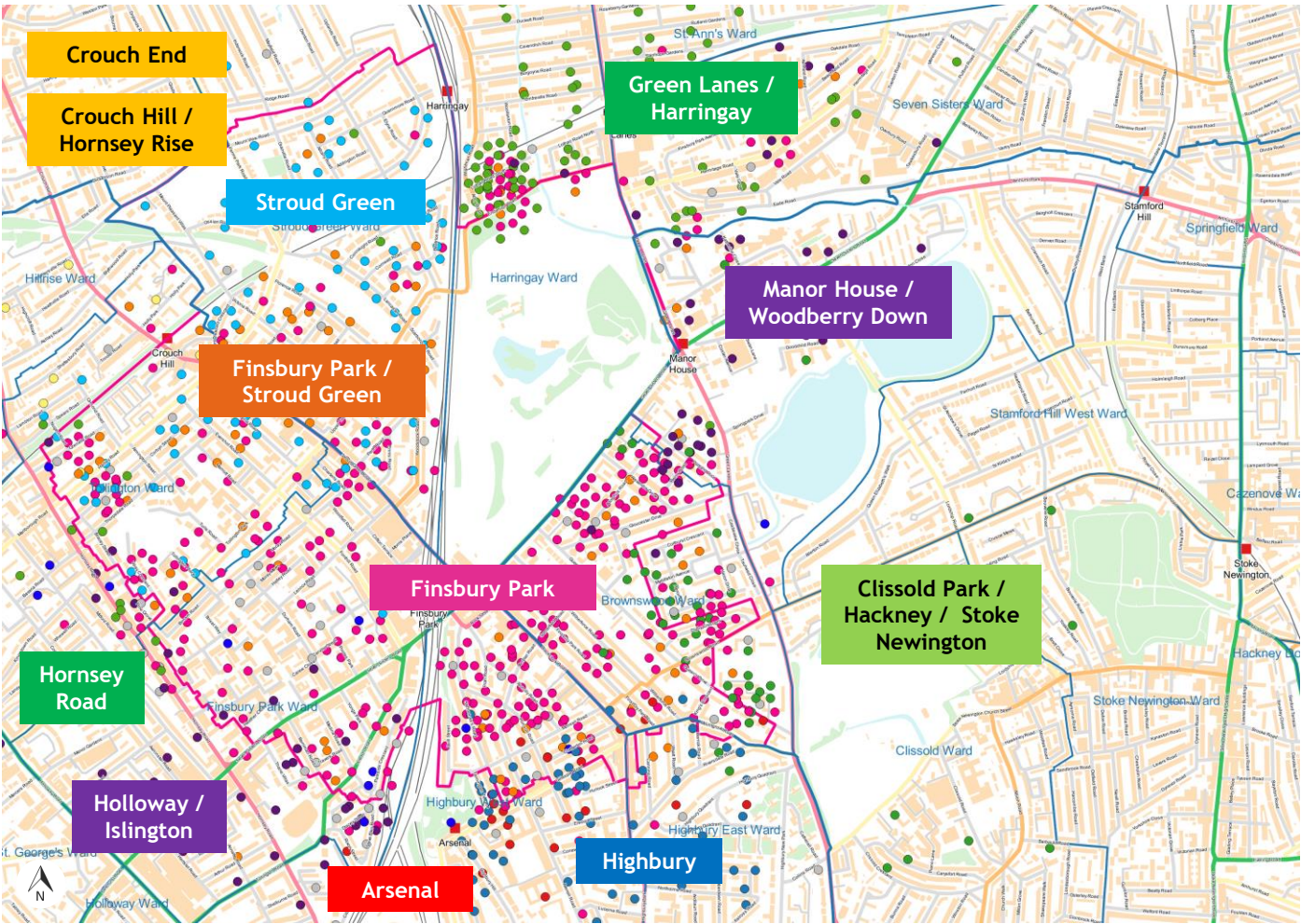
Location of street stalls and door knocking



NB - All boundaries approximate. Contains OS data © Crown copyright and database right 2017

- Street stall
- Door knocking

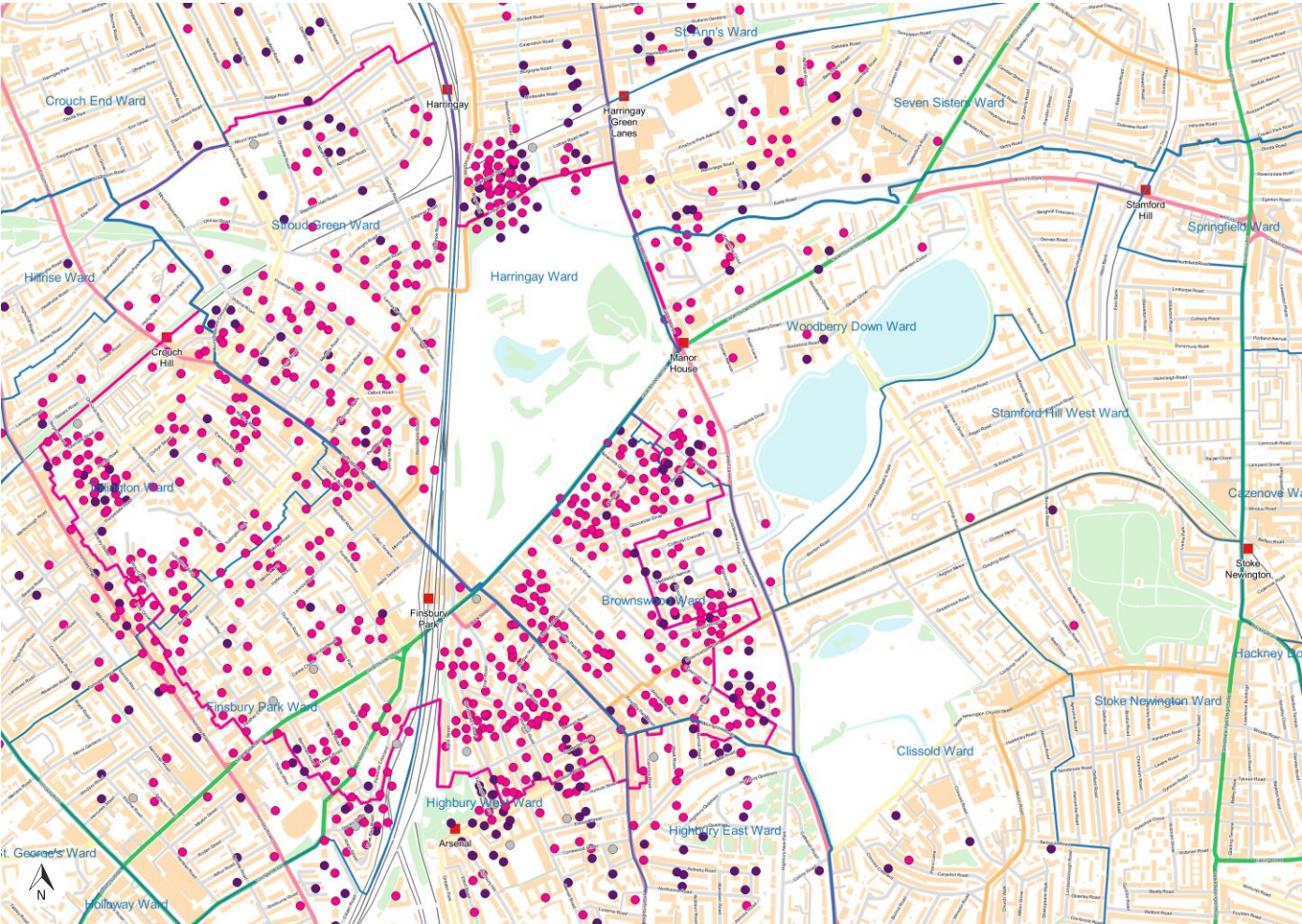
Boundary Survey results - Local areas (with grouped local area labels)



NB - Responses grouped; all boundaries approximate. © Crown Copyright and database right 2017.

— Finsbury Park and Stroud Green Neighbourhood Area boundary

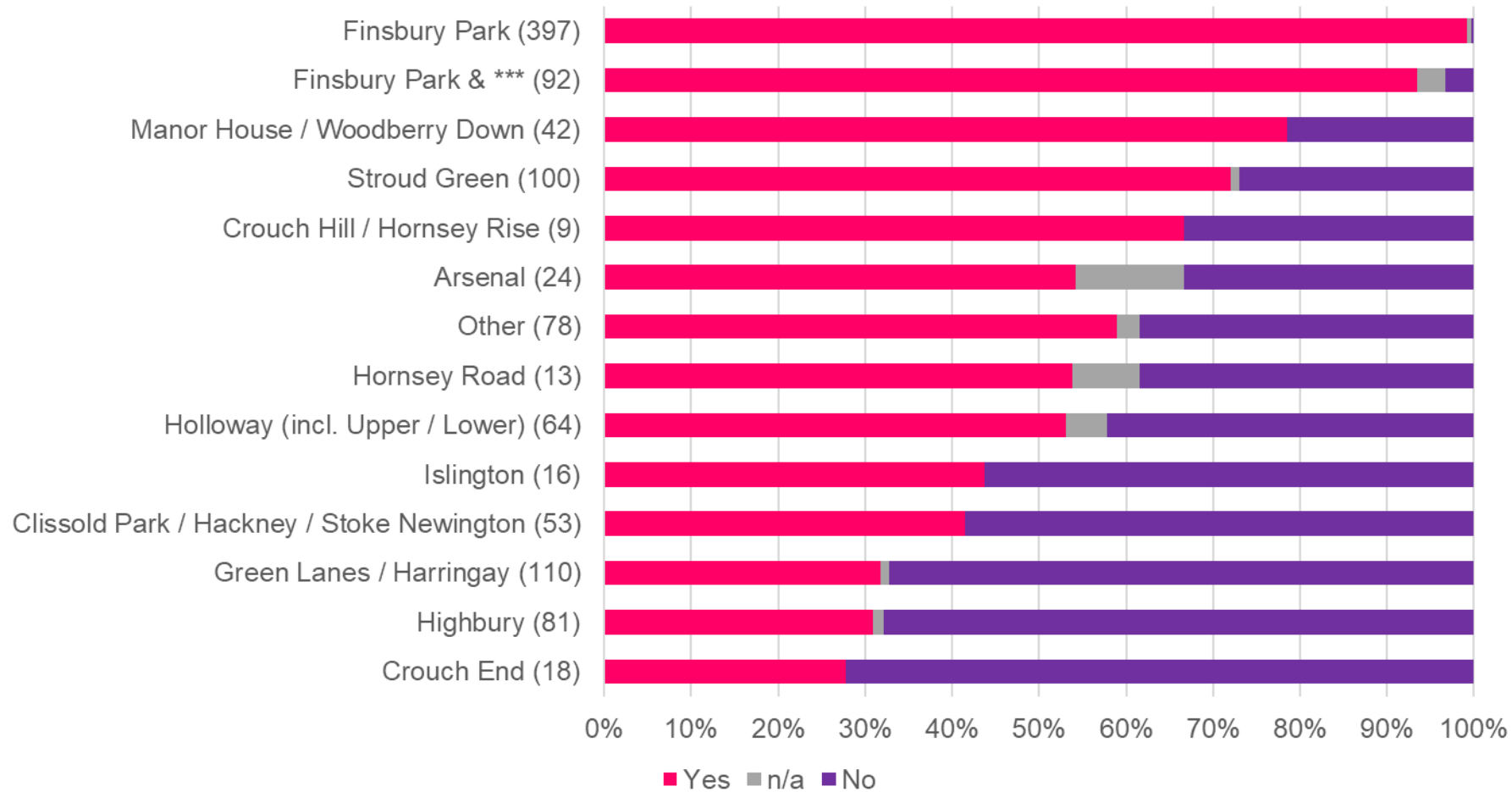
Boundary Survey results - 'Finsbury Park'



NB - All boundaries approximate. Contains OS data © Crown copyright and database right 2017. Sample: 1,097 responses

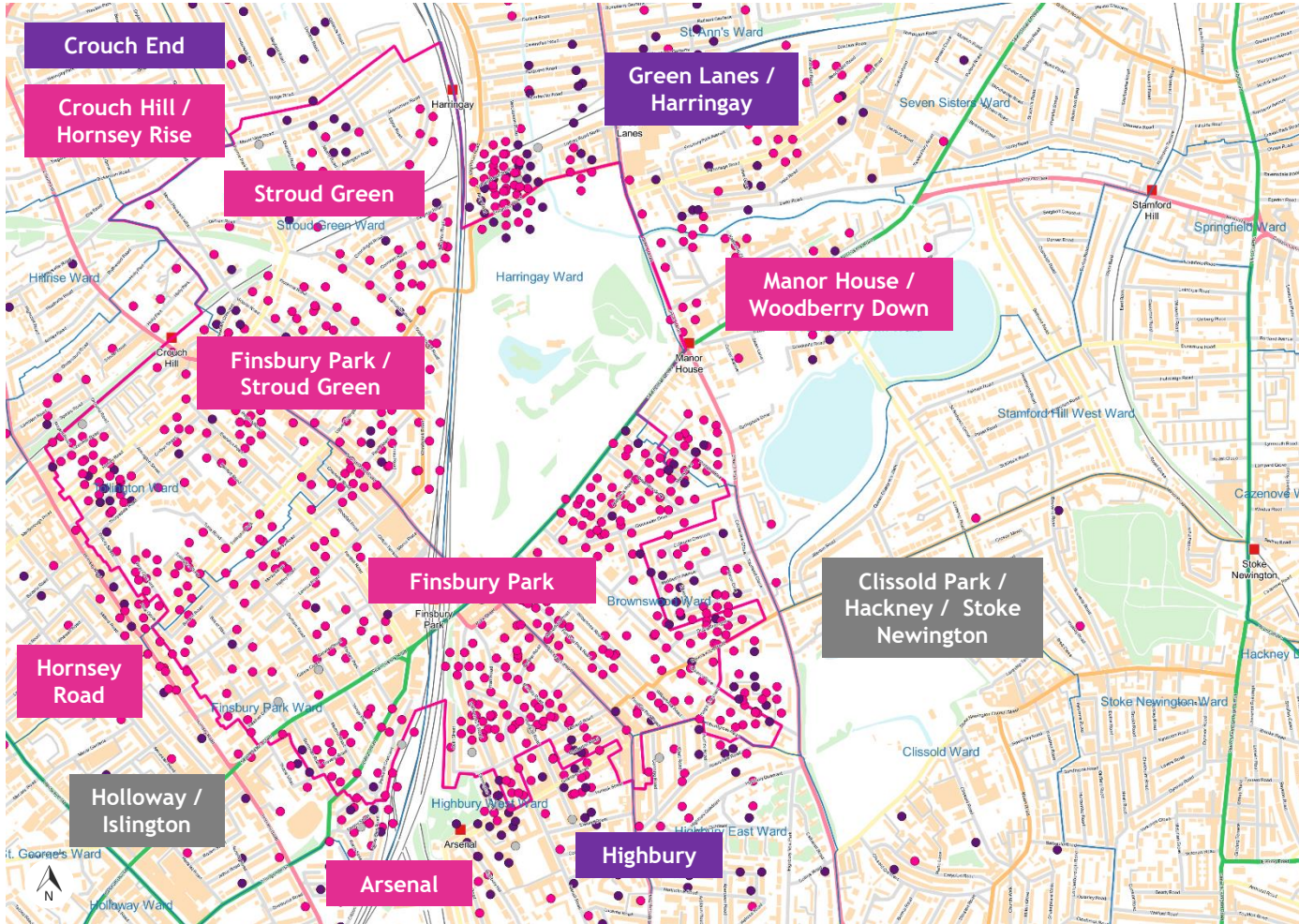
- Yes
- n/a
- No

Do you feel that your local area is part of “Finsbury Park”?



Sample: 1,097 responses

Boundary Survey results - 'Finsbury Park' (with grouped local area labels)



NB - Responses grouped; all boundaries approximate. Contains OS data © Crown copyright and database right 2017

- >40% 'Yes' responses
- Mixed responses
- >40% 'No' responses

Key findings - Resident Survey

Finsbury Park

- Residents who describe their local area as 'Finsbury Park' are most prevalent around Finsbury Park Underground and Railway Station, and south and west of the Park itself.

Stroud Green

- North-west of the park, the 'Finsbury Park' local area slowly merges into that of 'Stroud Green' (the historical name for the wider area before the railway arrived) - there is no clear line where Finsbury Park ends and Stroud Green begins.
- The majority of residents felt that their local area was part of Finsbury Park, although the proportion decreased northwards and westwards.

Other local areas

- **Harringay / Green Lanes local area** - Residents perceive Harringay / Green Lanes as distinct local areas, and the majority did not feel that these were part of Finsbury Park.
- **Hermitage Road and its environs** - Many residents in this area described their local area as Harringay / Green Lanes / Manor House, although we note that the majority felt that these were part of Finsbury Park.

- **Woodberry Down planning application, and Manor House Area Action Plan** - The majority of residents in these areas describe their local area as Manor House / Woodberry Down, although we note that the majority of residents felt that their local area was part of Finsbury Park.
- **Portland Rise estate, Myddleton Square, and Kings Crescent estate** - Many residents in these areas describe their local area as Manor House / Woodberry Down / Clissold Park / Hackney / Stoke Newington, although we note that many residents felt that their local area was part of Finsbury Park.
- **Mountgrove Road / Blackstock Road** - The majority of residents south of Mountgrove Road describe their local area as Highbury, with a minority feeling that their local area was part of Finsbury Park.
- **Arsenal / Highbury local areas** - In the area bounded by Monsell Road to the north and Gillespie Road to the south, there were particular terraces where the majority of residents describe their local area as Highbury, with less than half of respondents feeling that their local area was part of Finsbury Park.
- **Holloway / Nag's Head Town Centre** - West of Berriman Road and Parkside Crescent, residents described their local area as Holloway / Islington, with around half feeling that their local area was part of Finsbury Park, and around half feeling the opposite.

Other feedback received from the local community

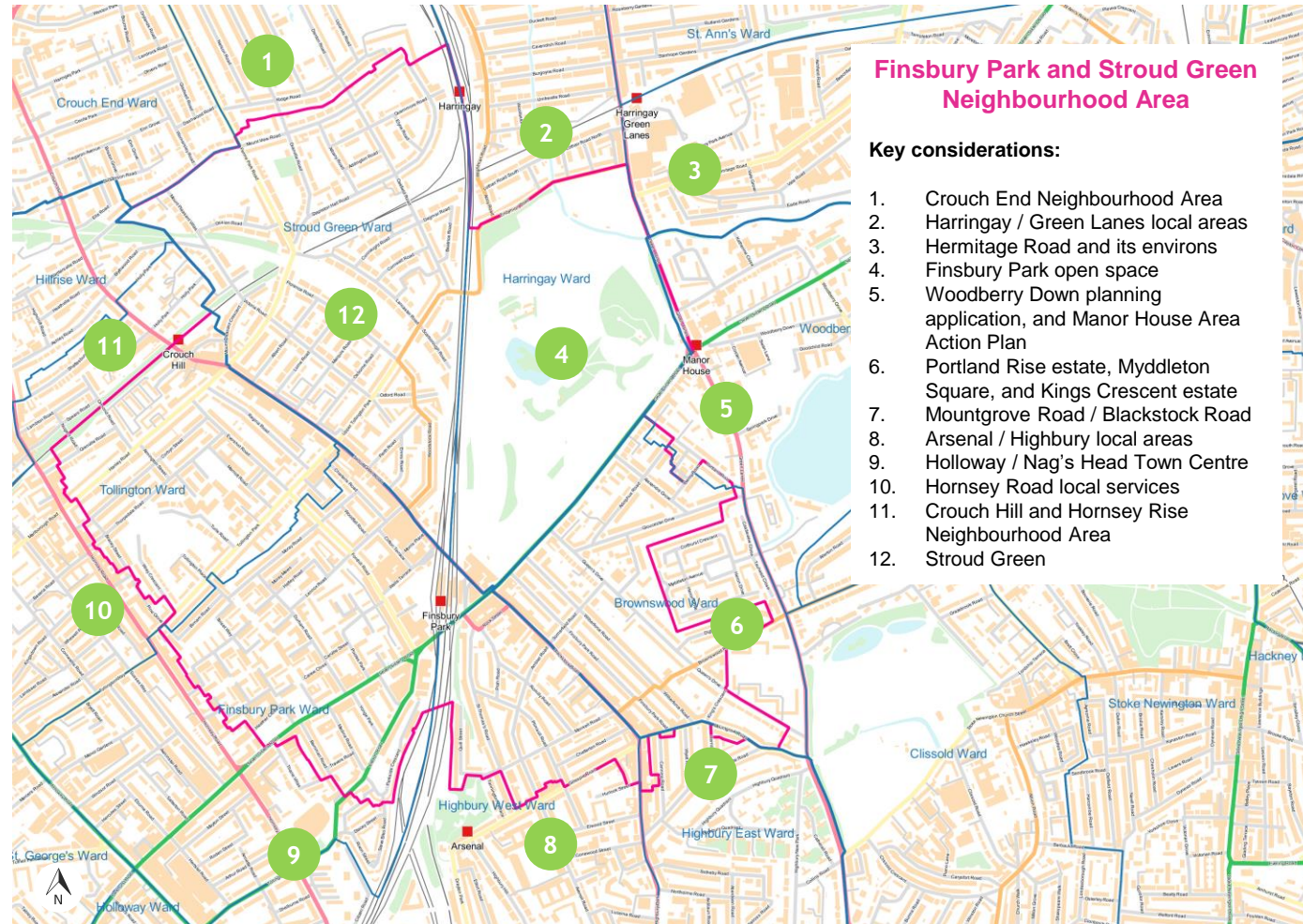
- **Friends of Finsbury Park Management Committee**, in a blog post dated 16 August 2017: *“The committee felt strongly that the whole of the Park should be included within the Neighbourhood Area. The Park is managed as a whole, and planning policies should be applied consistently across the entire area. Being designated in a Neighbourhood Plan could also offer an extra layer of protection to the Park - above and beyond the planning designation of Metropolitan Open Land that the Park benefits from. Two of our Management Committee members are actively involved in the preparation of the Plan.”*
- **Ladder Community Safety Partnership (LCSP)** initially raised concerns about including Finsbury Park open space and slivers of Harringay Ward in the Neighbourhood Area, in an email dated 24 May 2017. However, the final draft Neighbourhood Area study was discussed at an LCSP meeting on 14 September 2017, and the organisation decided not to take an official line on the issue.

Conclusions

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Summary of key considerations

Each of the considerations listed below is explored in more detail in the subsequent pages.



Conclusions

Key considerations

1. Crouch End Neighbourhood Area

Section 61G(7) of the Localism Act 2011 states: “The areas designated as neighbourhood areas must not overlap with each other.” The proposed Neighbourhood Area therefore abuts but does not overlap with the designated Crouch End Neighbourhood Area. We have been in touch with the Crouch End Neighbourhood Forum, to discuss proactive and positive engagement on cross-boundary issues. The Neighbourhood Area also follows the physical boundary of the north-south railway line here.

2. Harringay / Green Lanes local area

The results of the Boundary Survey indicated that residents perceive Harringay / Green Lanes as distinct local areas, and the majority did not feel that these were part of Finsbury Park. The proposed Neighbourhood Area therefore excludes all of the area known as the ‘Harringay Ladder’ and the cluster of local services along Green Lanes.

3. Hermitage Road and its environs

The results of the Boundary Survey indicated that many residents in this area described their local area as Harringay / Green Lanes / Manor House, although we note that the majority felt that these were part of Finsbury Park. This area is physically severed from the Harringay / Green Lanes local area and Finsbury Park open space by the A105 Green Lanes. On balance, the proposed Neighbourhood Area therefore excludes all of Hermitage Road and its environs (between the Gospel Oak - Barking railway line to the north, and the New River to the south).

4. Finsbury Park open space

The proposed Neighbourhood Area includes all of Finsbury Park - an area of open space, sports and leisure facilities. It is listed as a Grade II asset, and designated as Metropolitan Open Land. We recognise that the Park is of regional significance, as well as being of great importance to several local areas.

The inclusion of part or whole of the Park within the Neighbourhood Area was debated at several Open Meetings, and with the Friends of Finsbury Park Management Committee on 6 March 2017 (of which two of the Management Committee members have been part of an informal working group for the Neighbourhood Forum and Neighbourhood Area applications).

Overall, members of the community felt that:

- The Park is managed as a whole, and planning policies should be applied consistently across the entire area
- Being designated as a Local Green Space in a Neighbourhood Plan could also offer an additional means of protecting the Park - above and beyond the planning designation of Metropolitan Open Land that the Park benefits from
- In the absence of other Neighbourhood Forums surrounding the Park, the Finsbury Park and Stroud Green Neighbourhood Forum would be the only option for inclusion in a Neighbourhood Plan at this time. However, we would continue to proactively and positively engage with the community outside the Neighbourhood Area on cross-boundary issues - as well as any other Neighbourhood Forums surrounding the park as and when they come forward

Conclusions (continued)

- Given that the neighbourhood and open space are both called Finsbury Park, it would be incongruous for the Neighbourhood Area to include one but not the other

We note that Haringey Council would be able to reallocate part or all of Finsbury Park to another Neighbourhood Area and Forum as a result of a future application.

The proposed Neighbourhood Area therefore includes all of Finsbury Park.

5. Woodberry Down planning application, and Manor House Area Action Plan

Hackney Council has permitted a hybrid planning application at Woodberry Down (Ref. 2013/3223). The development scheme is comprehensive, with early phases already delivered. The proposed Neighbourhood Area therefore excludes the red line boundary of this application

Hackney Council's 2013 Manor House Area Action Plan (AAP) provides a comprehensive masterplan for developed land around Manor House Underground station, along Seven Sisters Road and Green Lanes. The proposed Neighbourhood Area therefore excludes the Manor House AAP area.

These proposals also reflect the results of the Boundary Survey, which indicated that the majority of residents in these areas describe their local area as Manor House / Woodberry Down, although we note that the majority of residents felt that their local area was part of Finsbury Park.

We have been in touch with the Manor House Development Trust, to discuss proactive and positive engagement on cross-boundary issues.

6. Portland Rise estate, Myddleton Square, and Kings Crescent estate

The results of the Boundary Survey indicated that many residents in these areas describe their local area as Manor House / Woodberry Down / Clissold Park / Hackney / Stoke Newington, although we note that many residents felt that their local area was part of Finsbury Park. On balance, the proposed Neighbourhood Area excludes the Portland Rise estate, Myddleton Square, and Kings Crescent estate.

7. Mountgrove Road / Blackstock Road

The results of the Boundary Survey indicated that the majority of residents south of Mountgrove Road describe their local area as Highbury, with a minority feeling that their local area was part of Finsbury Park.

However, there are local services along Mountgrove Road between Herrick and Riversdale Roads and along Blackstock Road that are likely to have catchment areas largely serving residential areas within the Neighbourhood Area.

The proposed Neighbourhood Area therefore includes the local services between Herrick and Riversdale Roads and properties fronting Blackstock Road as far as they are included within the Finsbury Park Town Centre SPD.

Conclusions (continued)

8. Arsenal / Highbury local areas

The results of the Boundary Survey indicated that in the area bounded by Monsell Road to the north and Gillespie Road to the south, there were particular terraces where the majority of residents describe their local area as Highbury, with less than half of respondents feeling that their local area was part of Finsbury Park. However, the proposed Neighbourhood Area boundary in this area includes all of the terraces north of Gillespie Road that were built around the same time (i.e. excluding Tannington Terrace and western side of St Thomas's Road).

The cluster of local services along Gillespie Road between Plimsoll and Avenell Roads is excluded, as these are likely to have a catchment area largely serving residential areas outside of the Neighbourhood Area.

We have been in touch with the Friends of Gillespie Park and the Highbury Community Association, to discuss proactive and positive engagement on cross-boundary issues.

9. Holloway / Nag's Head Town Centre

The results of the Boundary Survey indicated that west of Berriman Road and Parkside Crescent, residents described their local area as Holloway / Islington, with around half feeling that their local area was part of Finsbury Park, and around half feeling the opposite. The proposed Neighbourhood Area boundary in this area therefore follows a route based on the results of the Boundary Survey, with reference to changes in street pattern and character of the streetscape.

The cluster of local services around Nag's Head is designated in planning policy as a Town Centre. The proposed Neighbourhood Area therefore excludes this area.

10. Hornsey Road local services

The results of the Boundary Survey indicated that along and west of Hornsey Road, residents described their local area as Hornsey Road / Holloway, although the majority felt that their local area was part of Finsbury Park. A significant part of Hornsey Road itself has non-residential uses at ground floor level, although these frontages have been broken by changes of use to residential, and there is an inconsistent streetscape along the road.

The inclusion of part or all of Hornsey Road within the Neighbourhood Area was debated at several Open Meetings. Overall, it was felt that:

- Including all of Hornsey Road within the Neighbourhood Area was not supported by the results of the Boundary Survey. Due to bus routes, many of the local services along the road are likely to have catchment areas largely serving residential areas to the north and south of the Neighbourhood Area
- Splitting the properties on the western and eastern sides of the road would reduce the chances of a comprehensive and effective strategy for regeneration of the local area being formed and implemented
- Excluding all of Hornsey Road would allow for its potential inclusion in another Neighbourhood Area / Forum at in future - possibly linked to Holloway

The proposed Neighbourhood Area therefore excludes all properties fronting Hornsey Road. The boundary also follows a route further east in some places, based on the results of the Boundary Survey, with reference to changes in street pattern and streetscape.

Conclusions (continued)

We have been in discussion with the Hornsey Road Traders Association about proactive and positive engagement on cross-boundary issues.

11. Crouch Hill and Hornsey Rise Neighbourhood Area

Section 61G(7) of the Localism Act 2011 states: “The areas designated as neighbourhood areas must not overlap with each other.” The proposed Neighbourhood Area therefore abuts but does not overlap with the designated Crouch Hill and Hornsey Rise Neighbourhood Area.

There is currently no approved Neighbourhood Forum for this Neighbourhood Area; however, we would engage proactively and positively on cross-boundary issues with any Neighbourhood Forum that may form in future.

12. Stroud Green

North-west of the park, the ‘Finsbury Park’ local area slowly merges into that of ‘Stroud Green’ (the historical name for the wider area before the railway arrived) - there is no clear line where Finsbury Park ends and Stroud Green begins. The majority of residents felt that their local area was part of Finsbury Park, although the proportion decreased northwards and westwards.

These results are not surprising, as unlike other ‘sub-local areas’ within Finsbury Park (such as Brownswood), Stroud Green clearly has a strong local identity, with its own high street, school, library and flourishing online community all bearing the Stroud Green name.

Any imposed boundary between the two would not reflect the perceptions of residents, and would divide the Stroud Green Road and the Stroud Green Conservation Area in two, adding to the

fractured planning policy in the area rather than making it more comprehensive.

The proposed name for the Neighbourhood Area, the “Finsbury Park and Stroud Green Neighbourhood Area”, recognises the two distinct but inseparable neighbourhoods.

Size of the Neighbourhood Area

- With such excellent public transport links and local services, the Neighbourhood Area naturally has a large catchment area of people who associate with it. The Neighbourhood Area covers around 218 hectares (540 acres) excluding Finsbury Park open space, and 270 hectares including it (670 acres).
- The Neighbourhood Area has a household density of around 48 to 60 households per hectare (19 to 25 per acre). Using dwelling density as a rough proxy for household density, this is below the Outer London average of 66 dwellings per hectare¹; however, high enough that even a small geographic area will have a large population. We estimate the population of the Neighbourhood Area to be around 30,000 people, encompassing around 13,000 households.

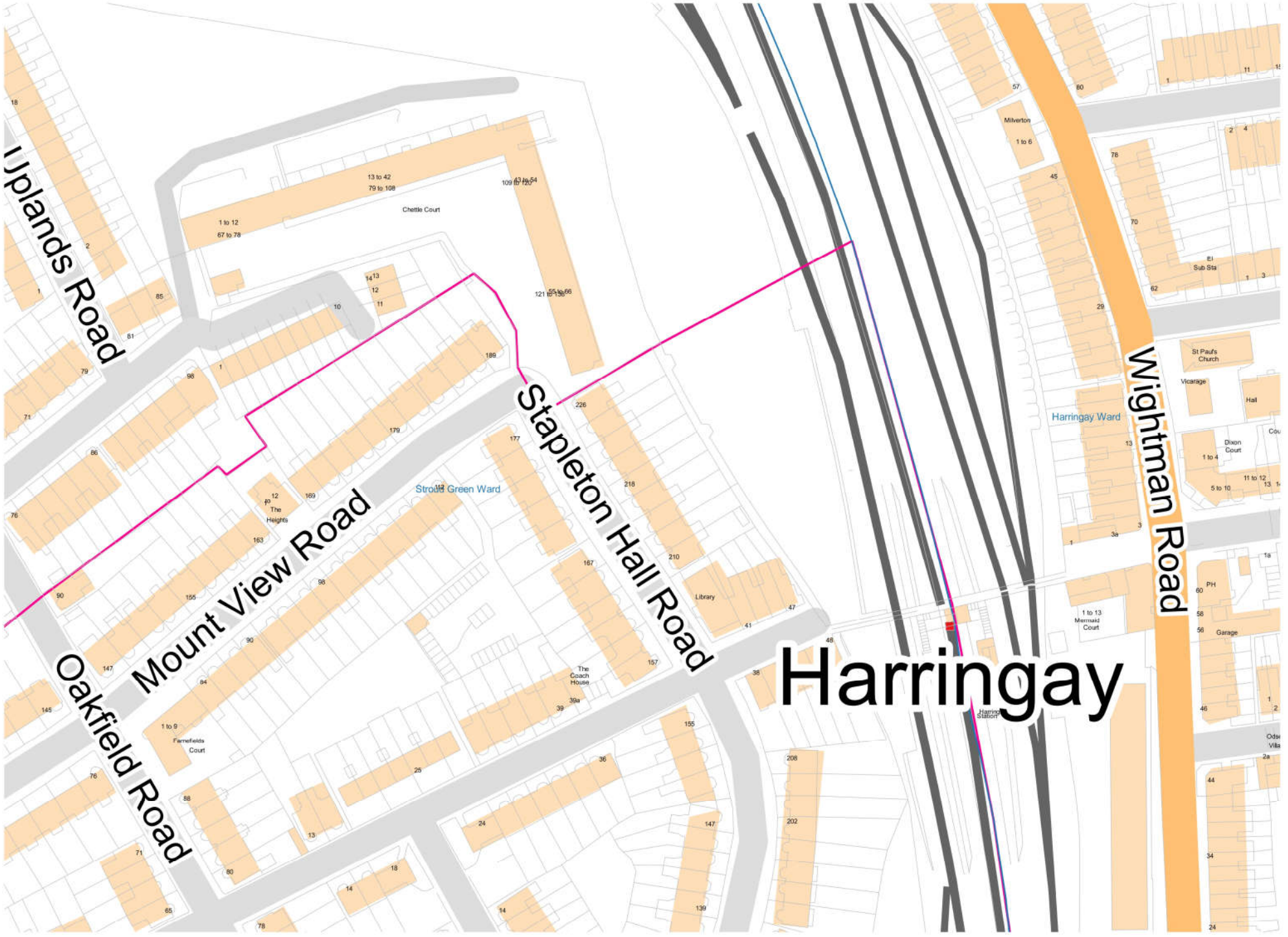
In closing...

Based upon the evidence presented in this study, we consider that the proposed boundary for the Finsbury Park and Stroud Green Neighbourhood Area complies with statutory requirements and Planning Practice Guidance.

¹ City of Westminster (2008) Controlling Housing Density Study

Annex A - Detailed Neighbourhood Area atlas





Harringay









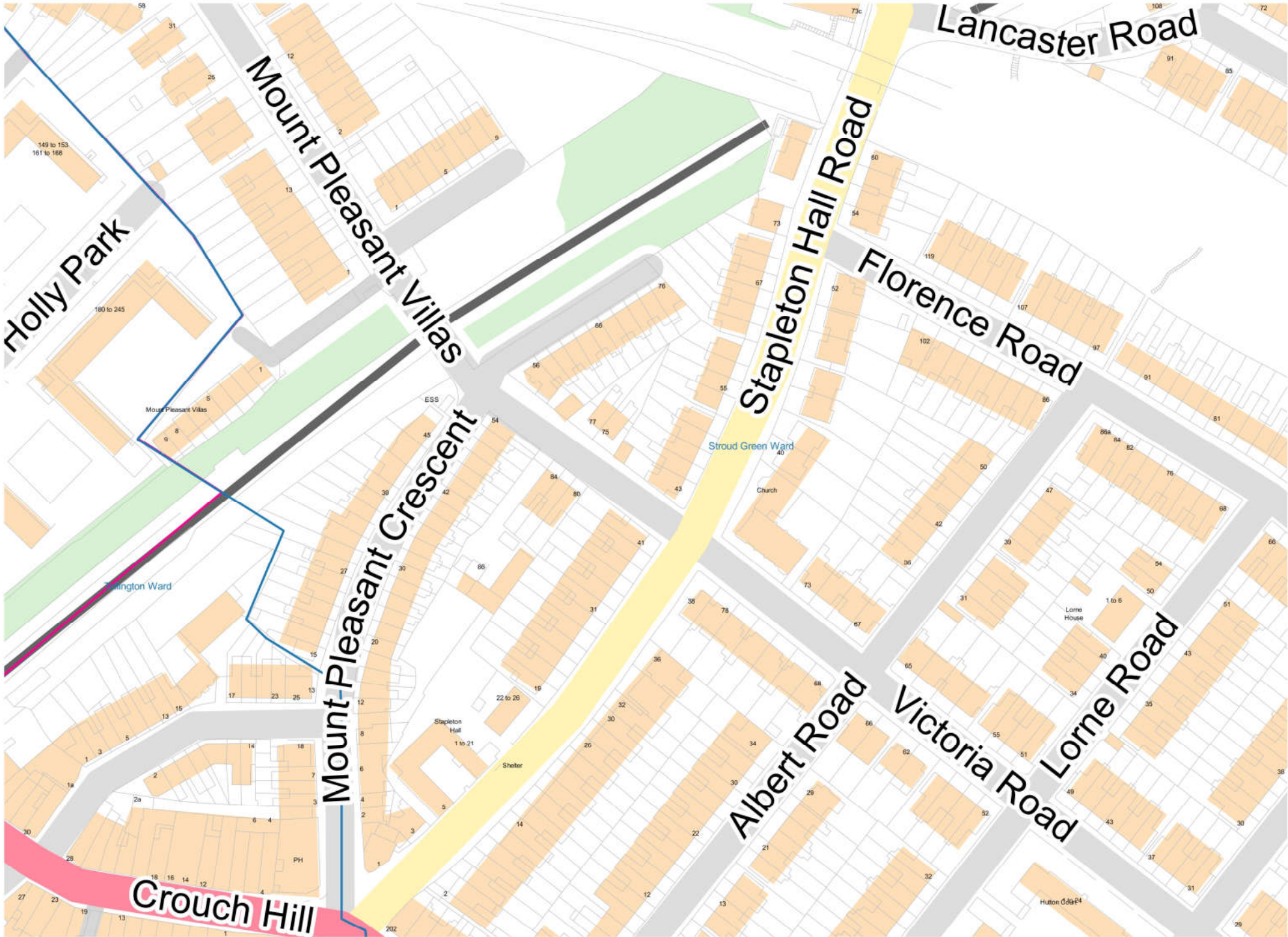


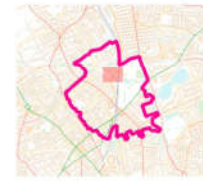


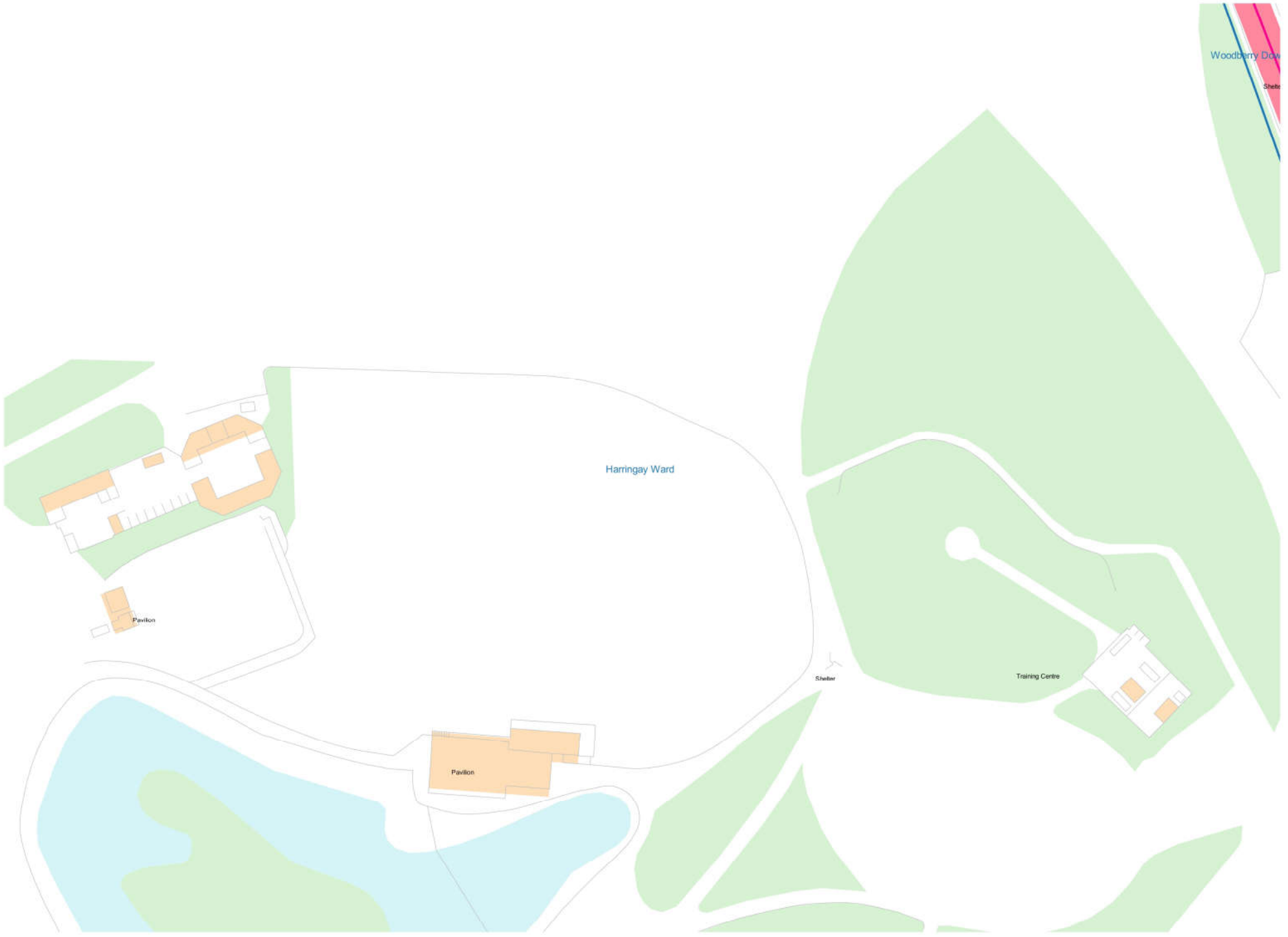
Stroud

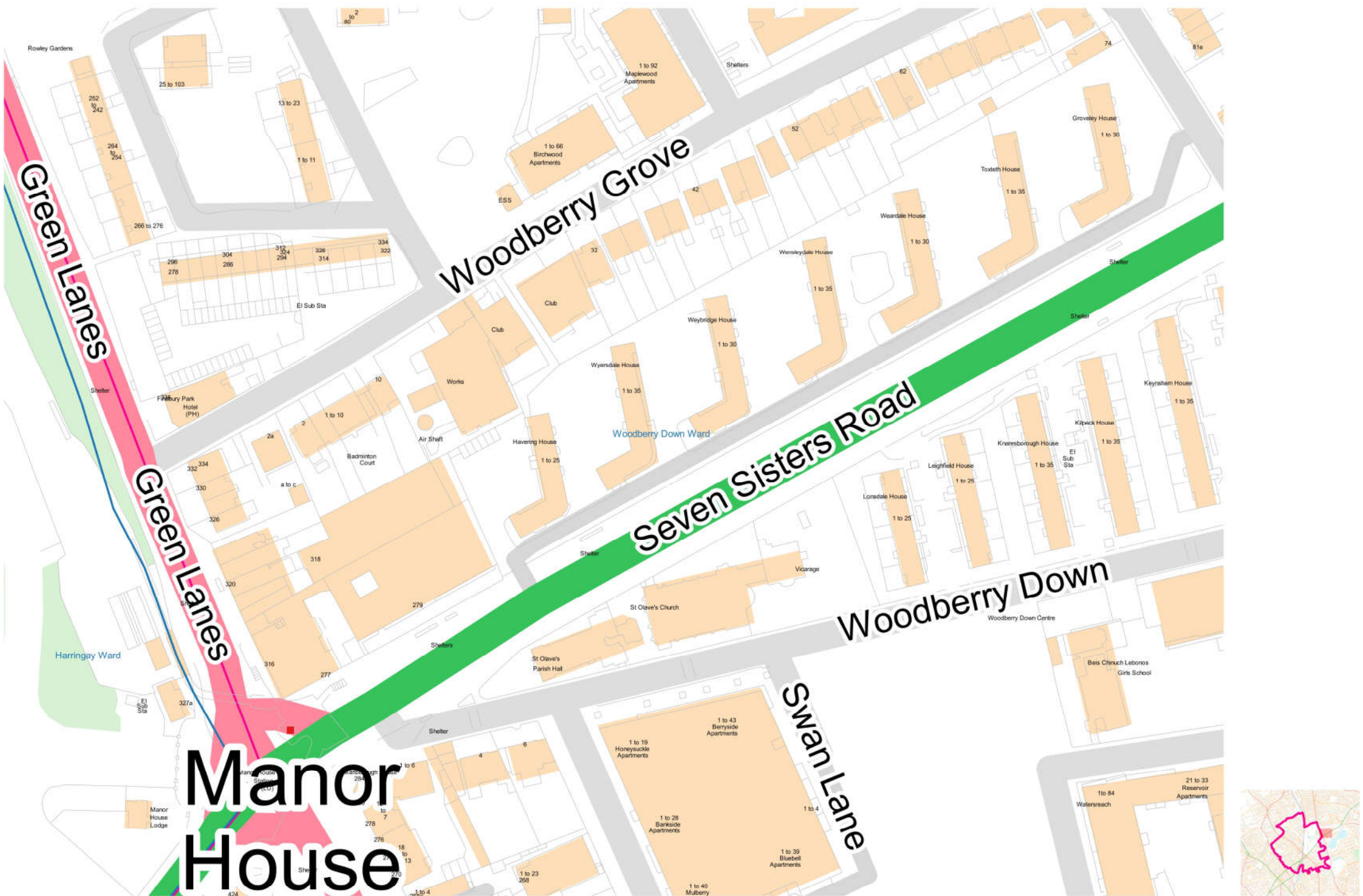
Crou Hill











Green Lanes

Woodberry Grove

Seven Sisters Road

Woodberry Down

Swan Lane

Manor House

Woodberry Down Ward

Rowley Gardens

Harringay Ward

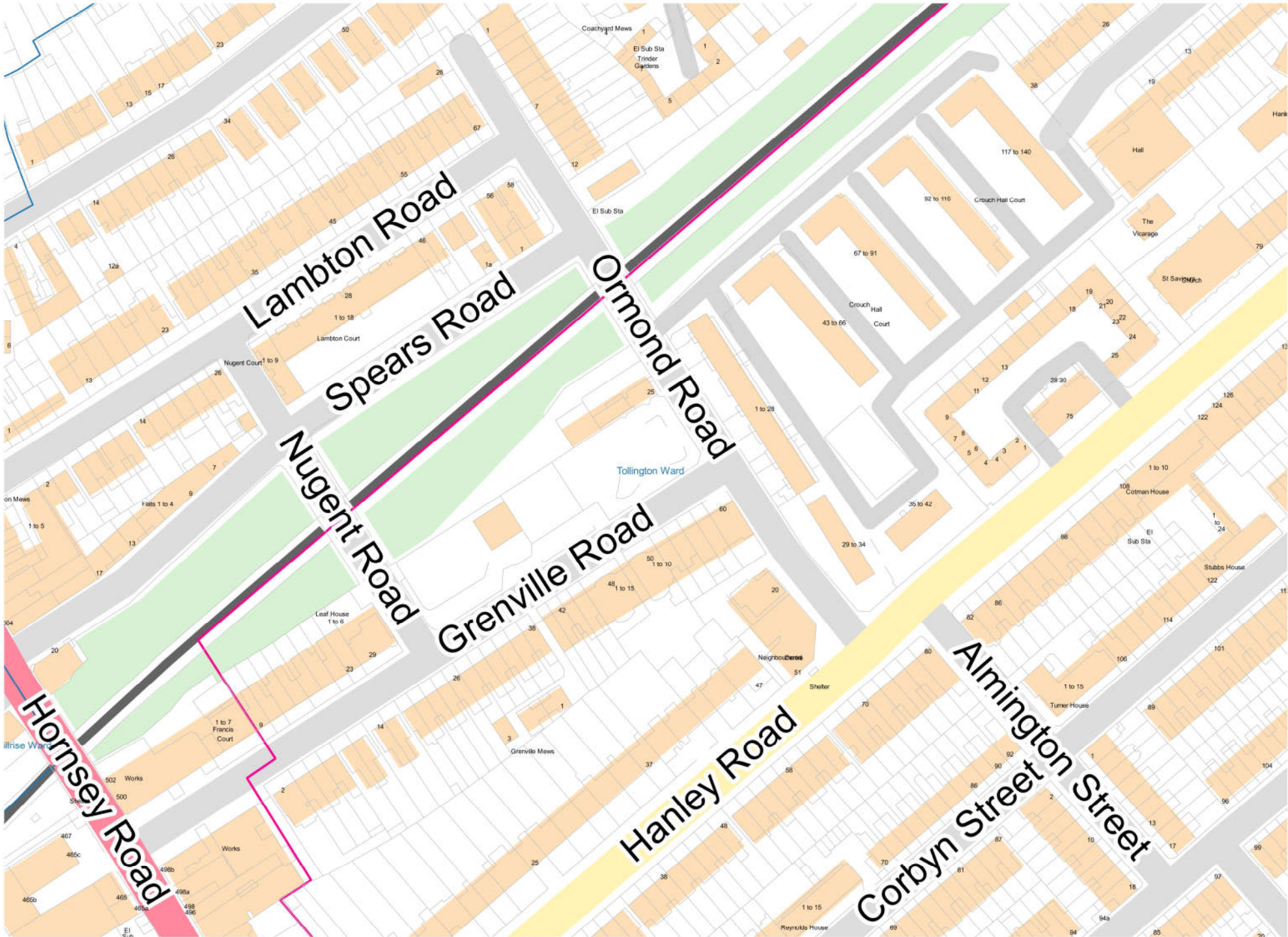
Fraser Park Hotel (PH)

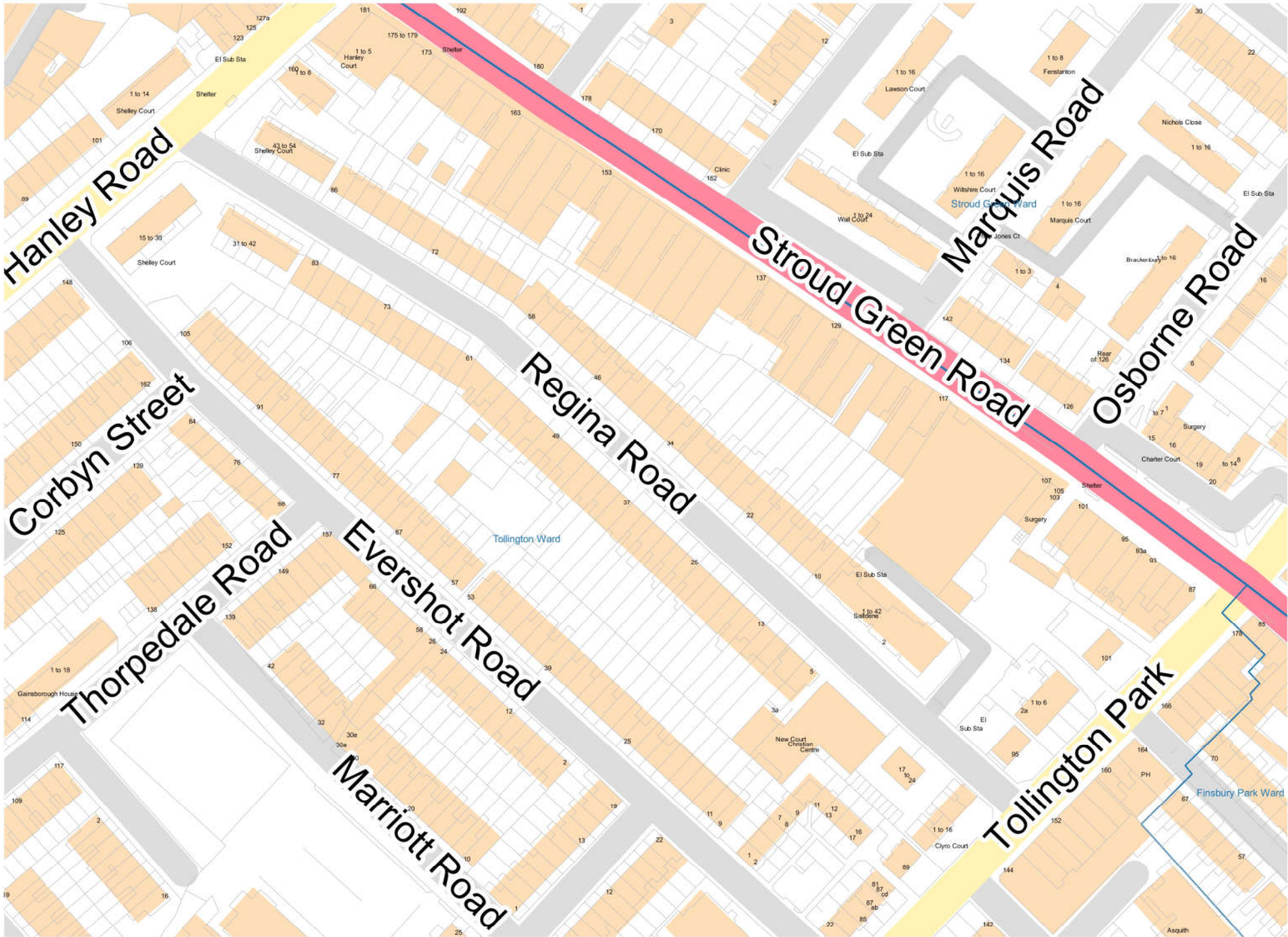
St Olave's Church

Woodberry Down Centre

Beis Chiruch Leboros Girls School









Victoria Road

Upper Tollington Park

Oxford Road

Perth Road

Ennis Road

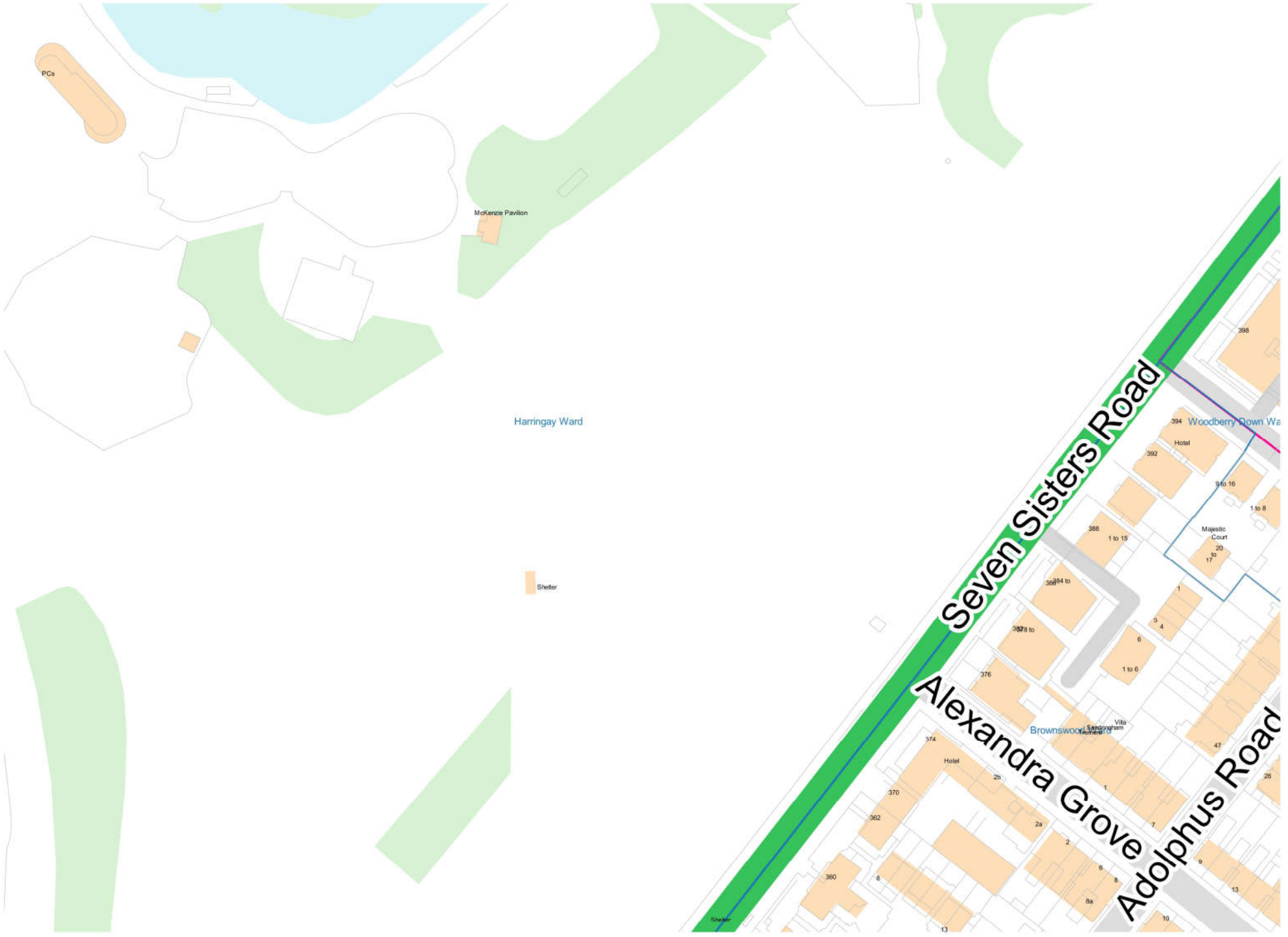
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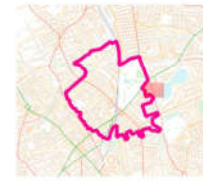
Harringay Ward

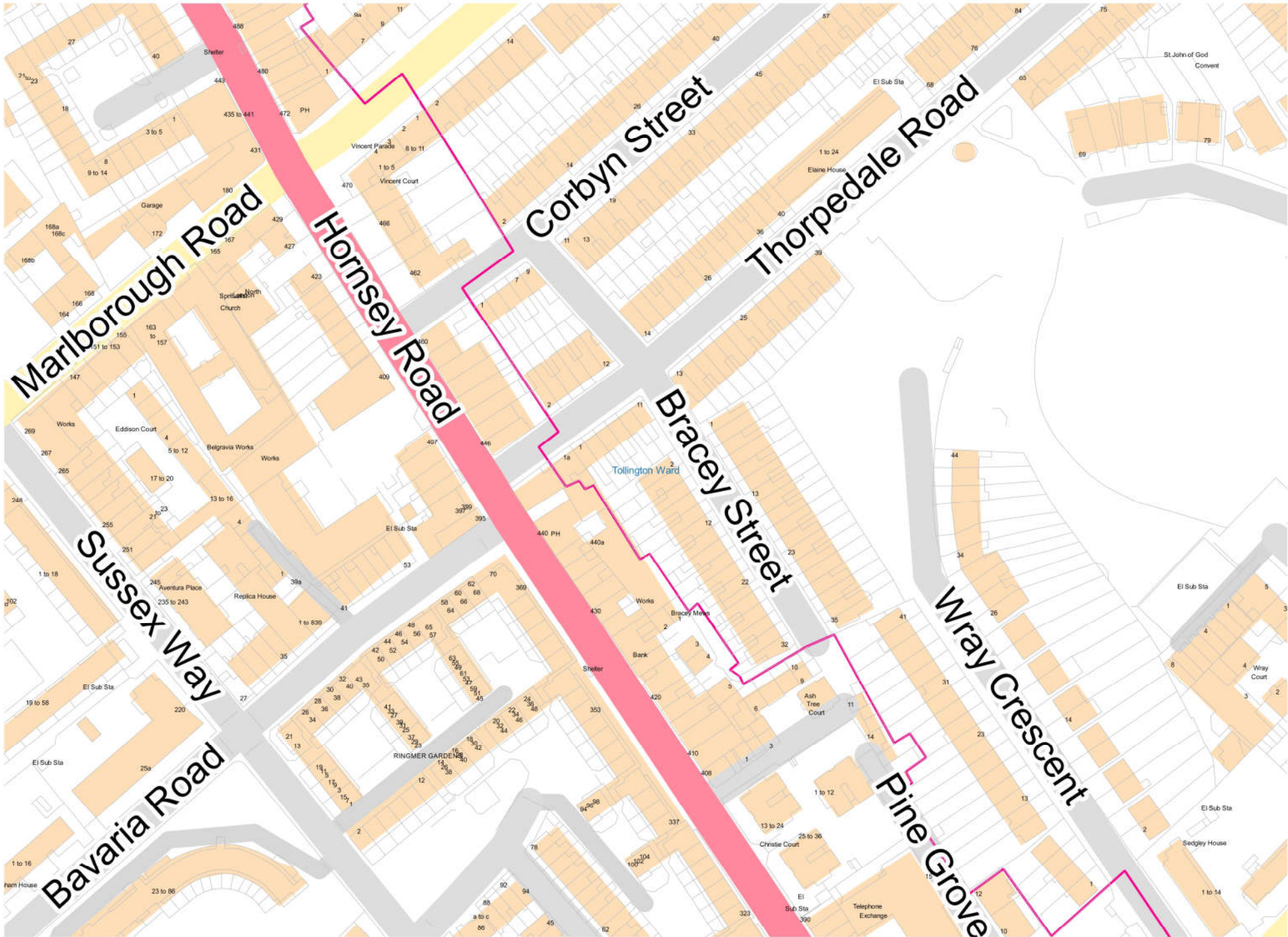
Air Shaft Shelter

Finsbury Park Ward

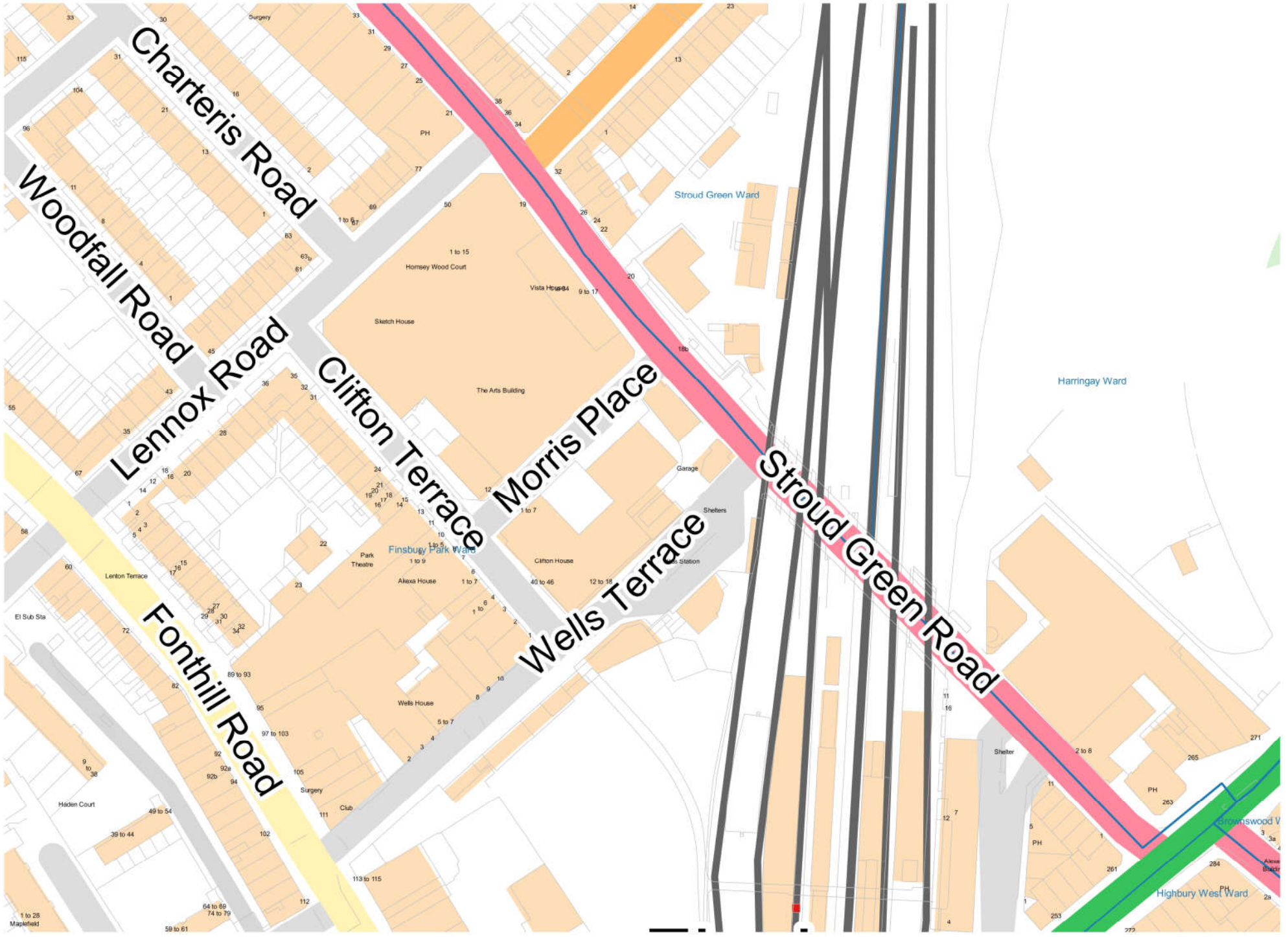














Harringay Ward

Seven Sisters Road

Adolphus Road

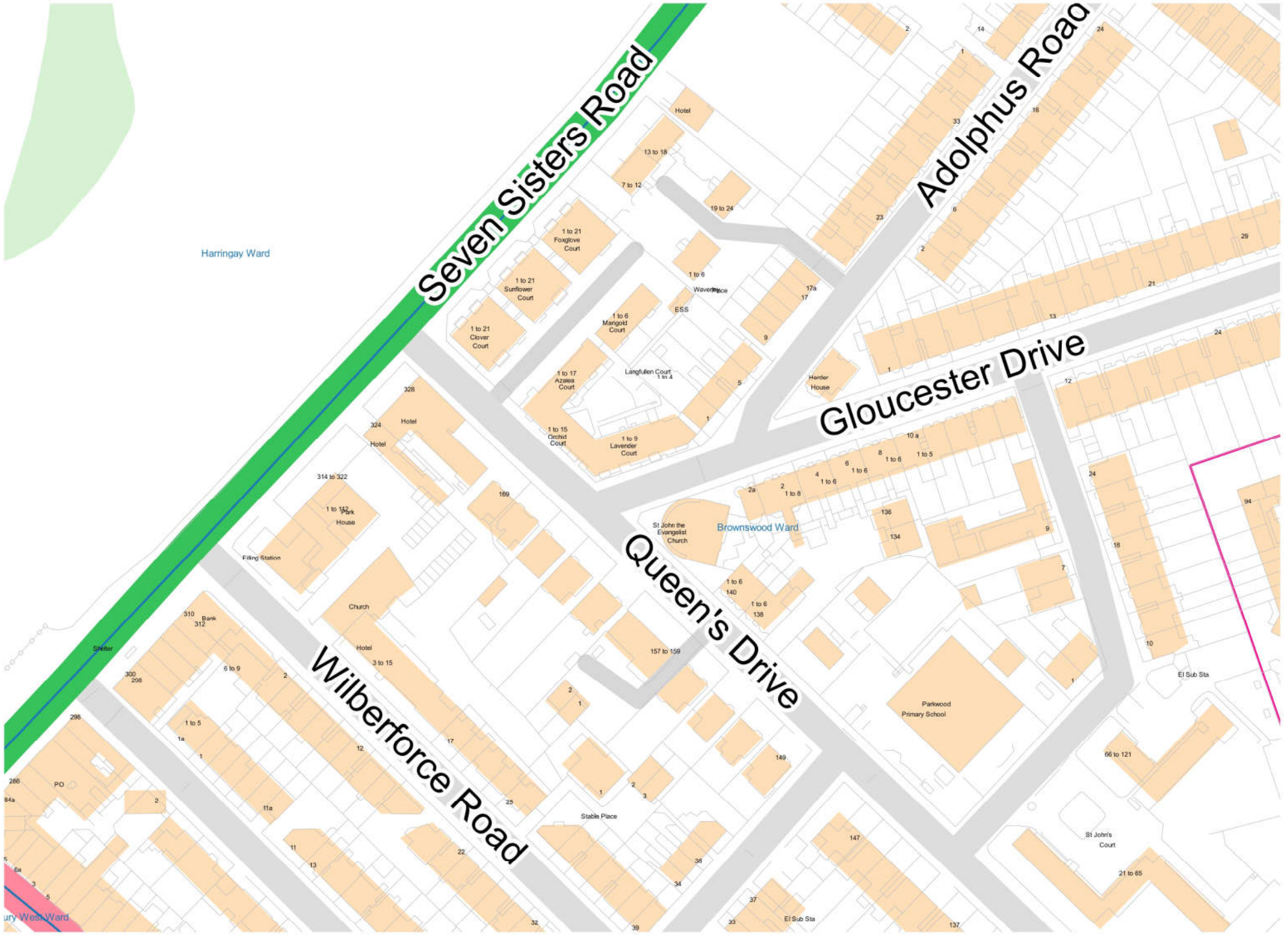
Gloucester Drive

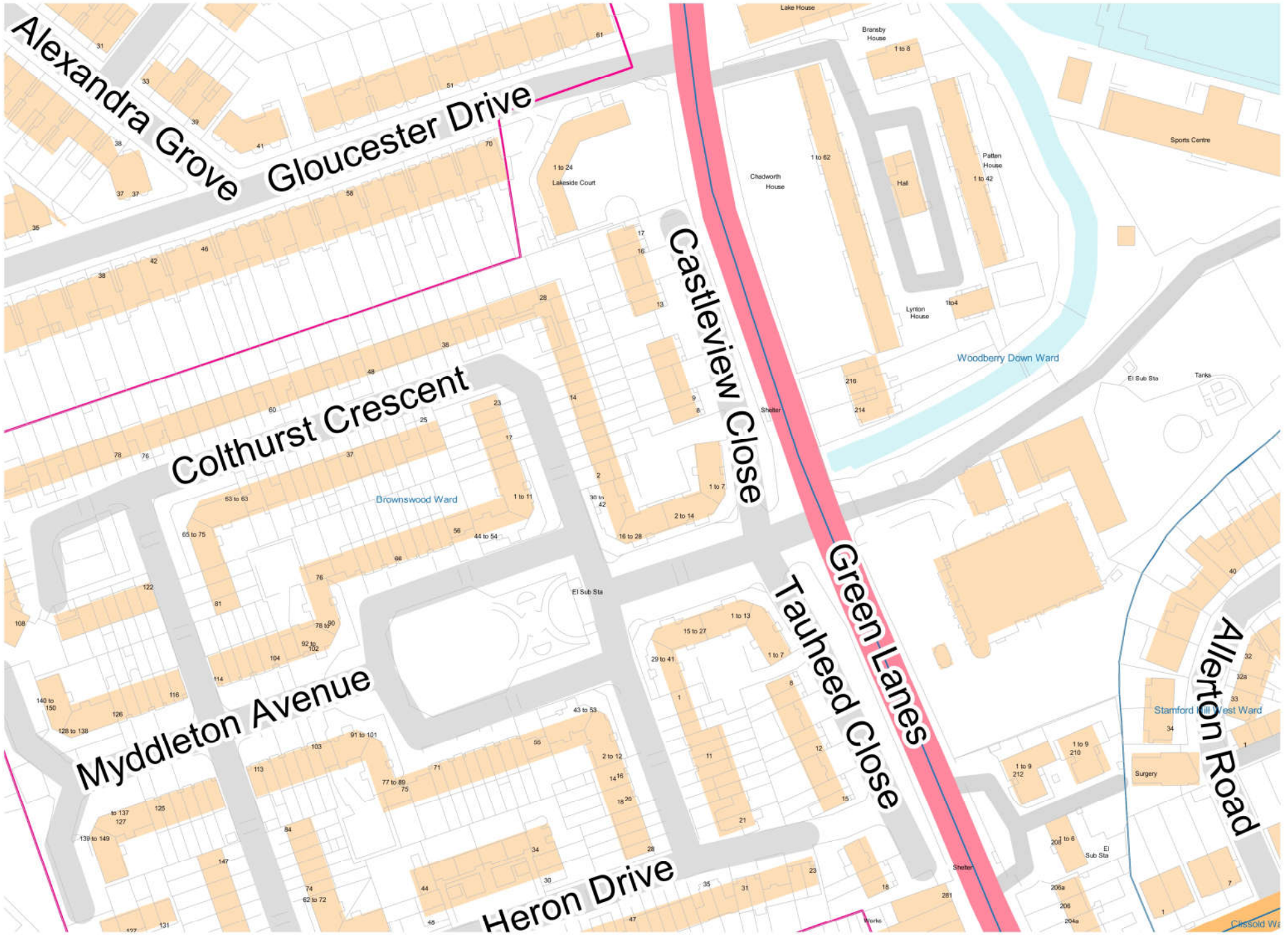
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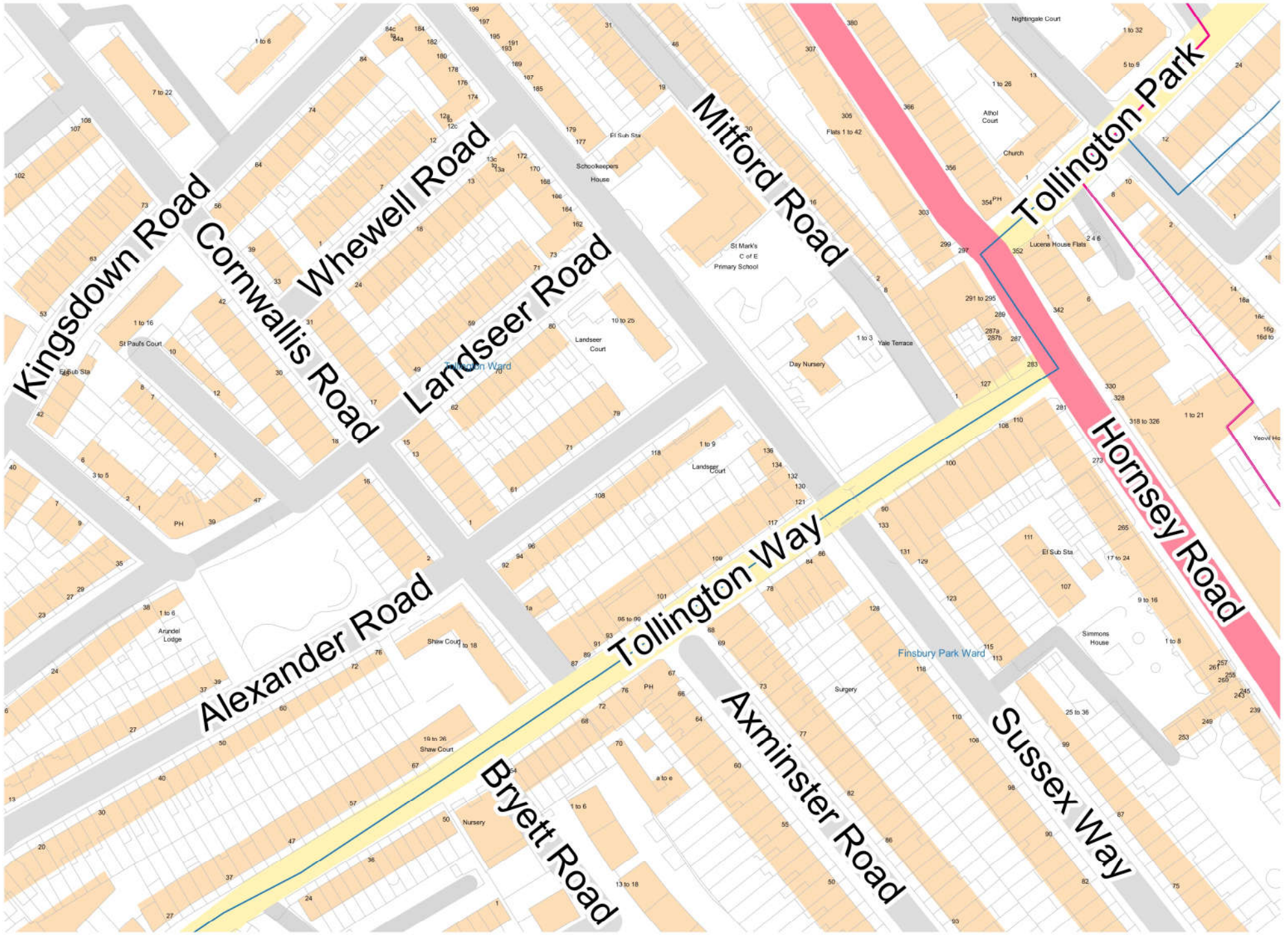
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Brownswood Ward

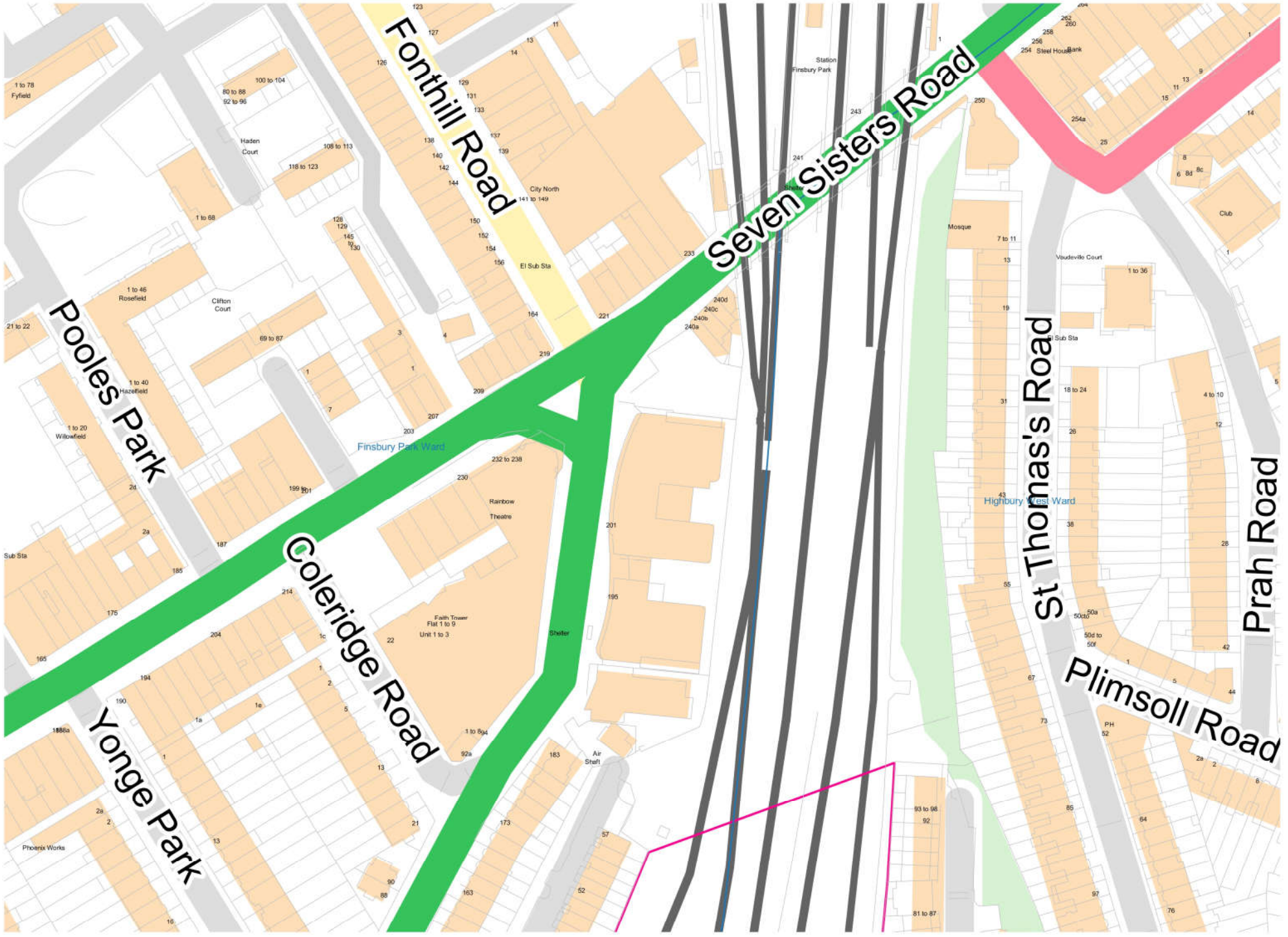
Ward







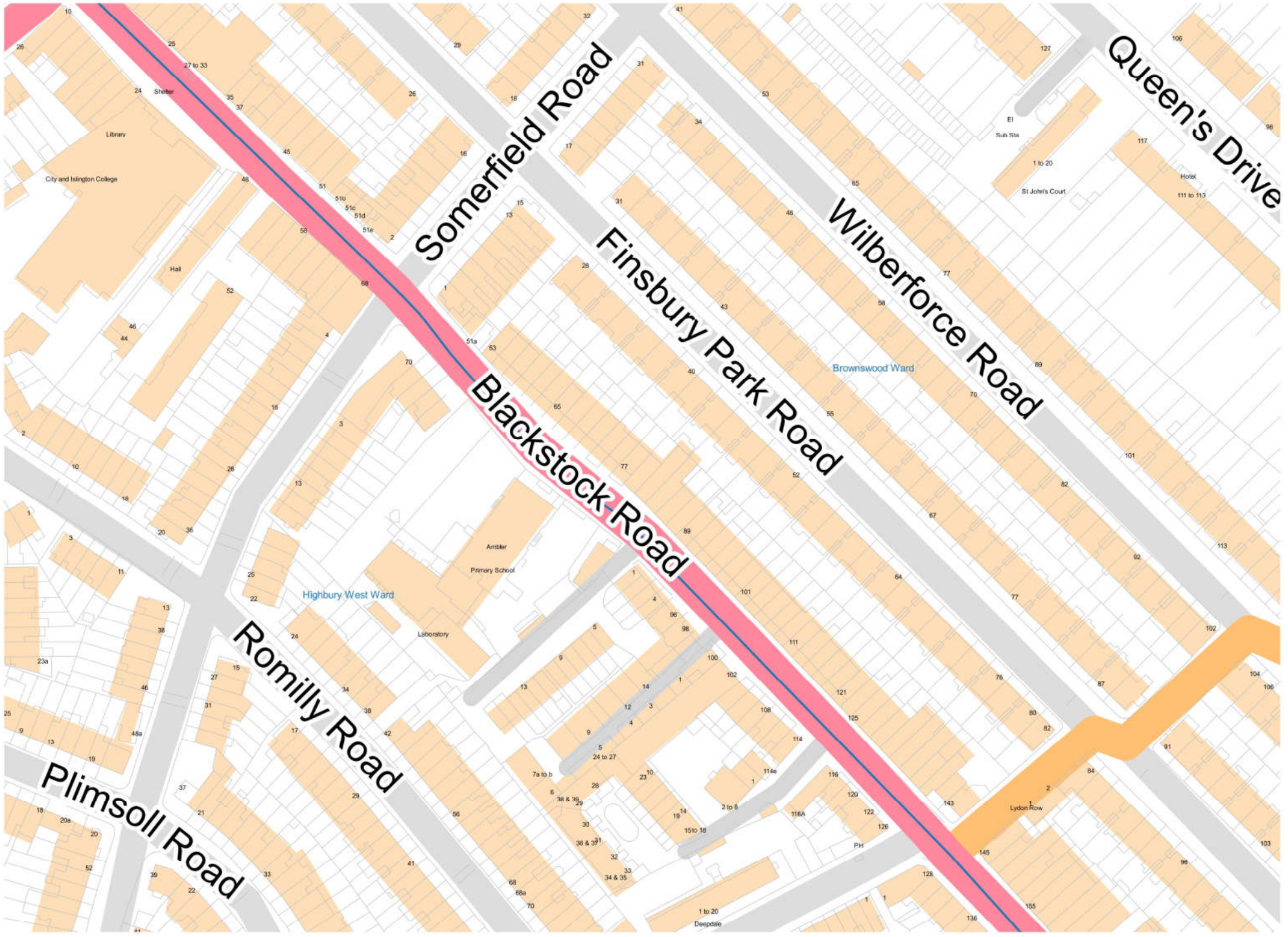


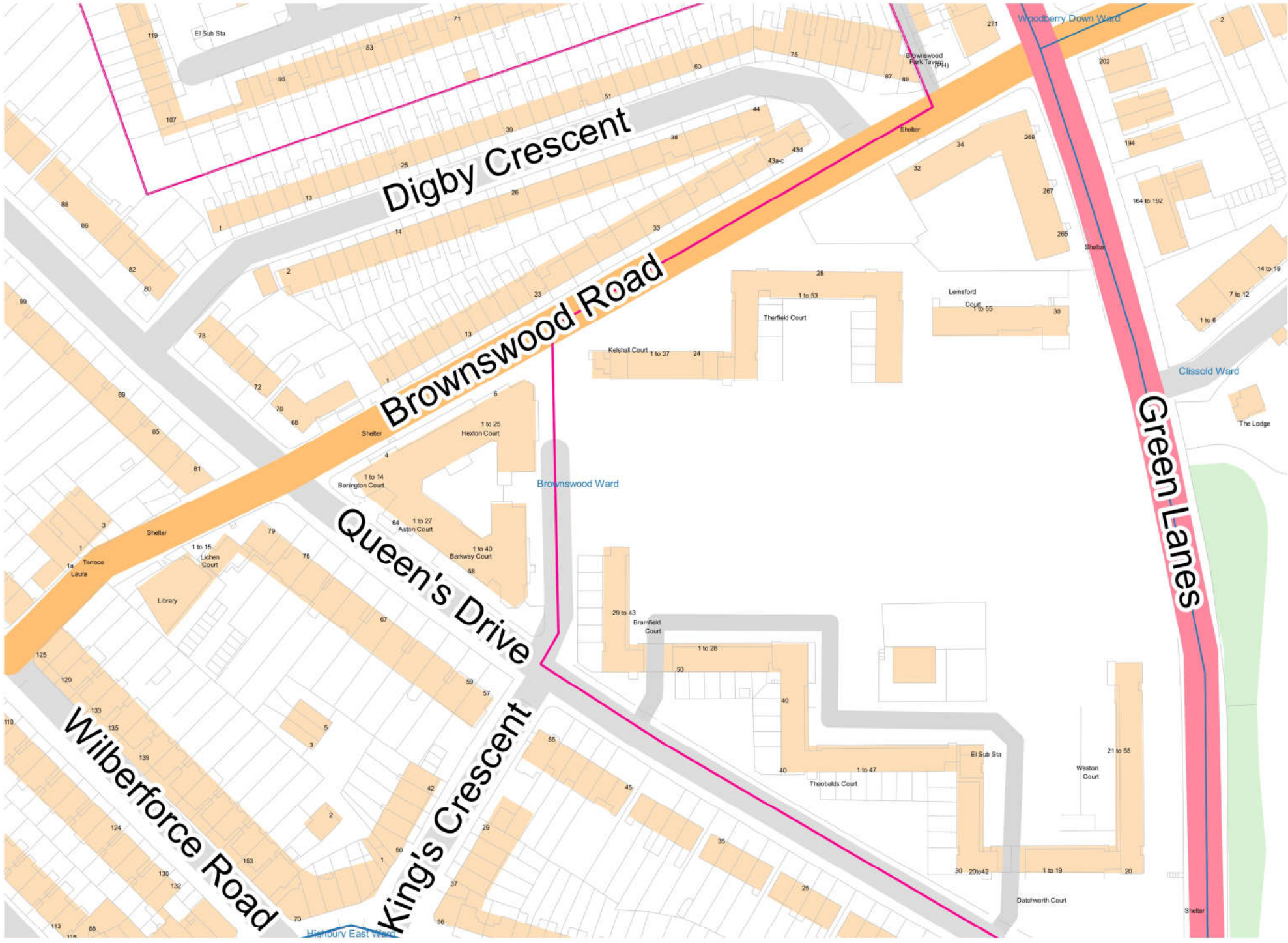


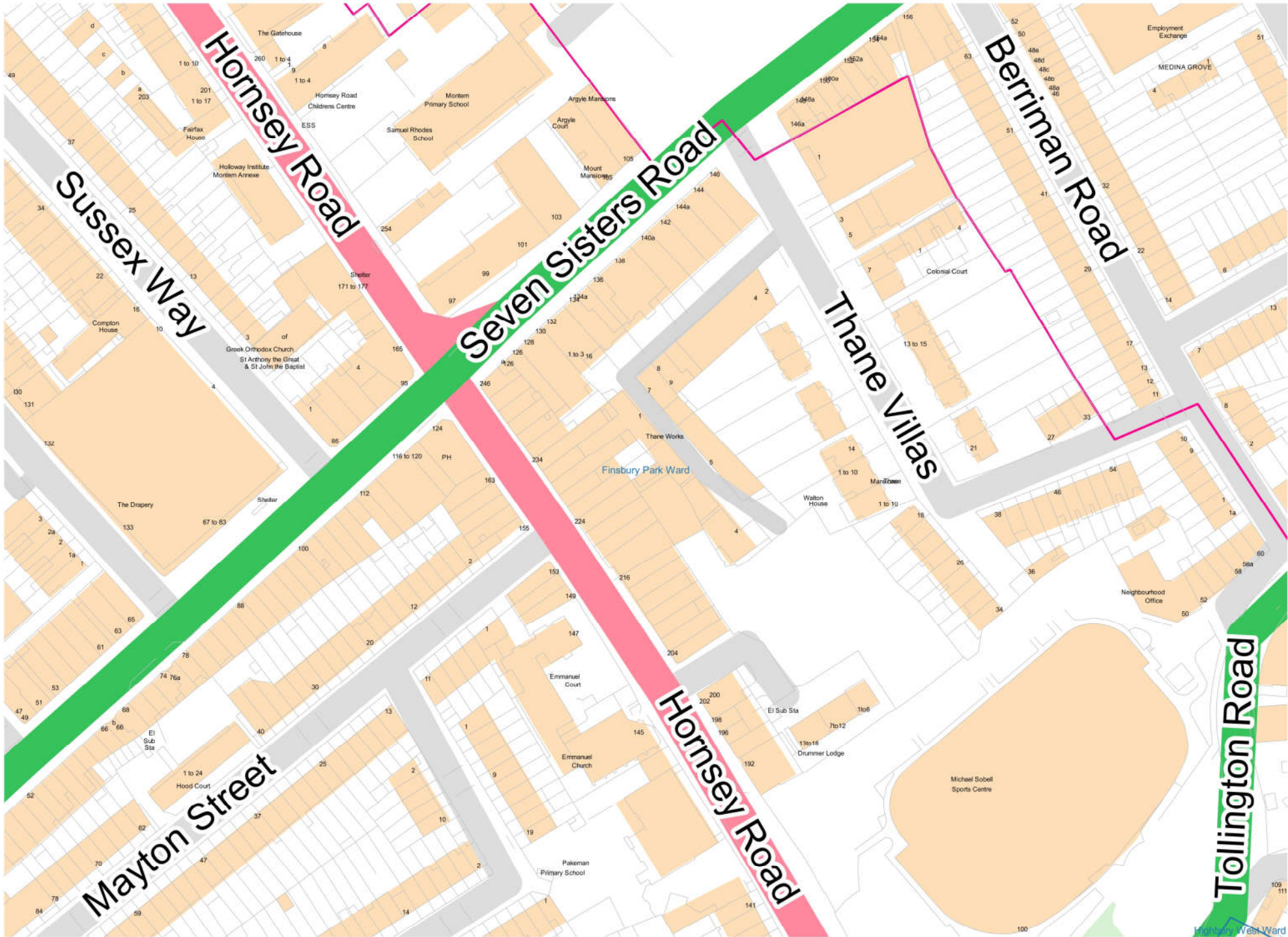
Finsbury Park Ward

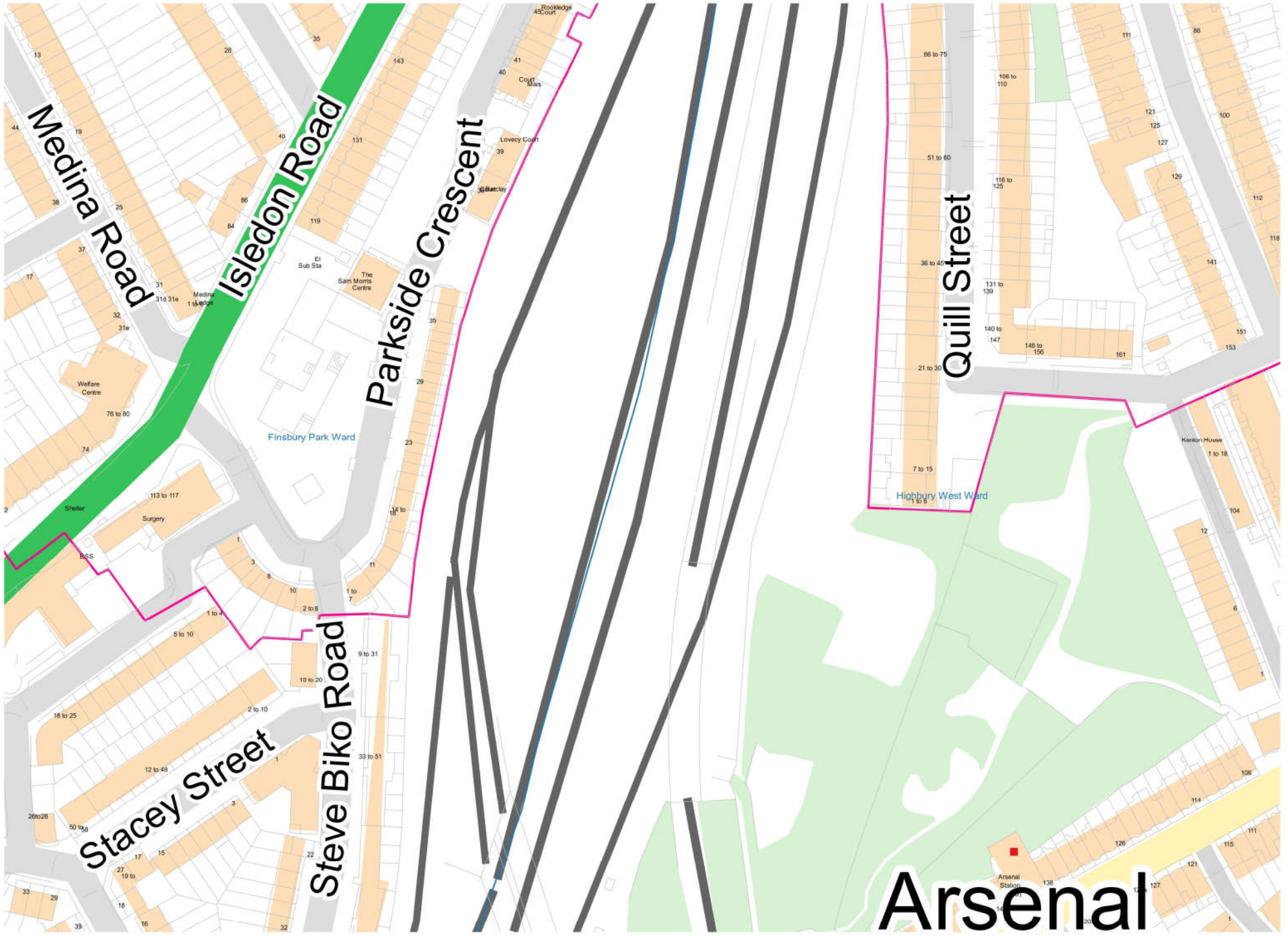
Highbury West Ward











Arsenal





