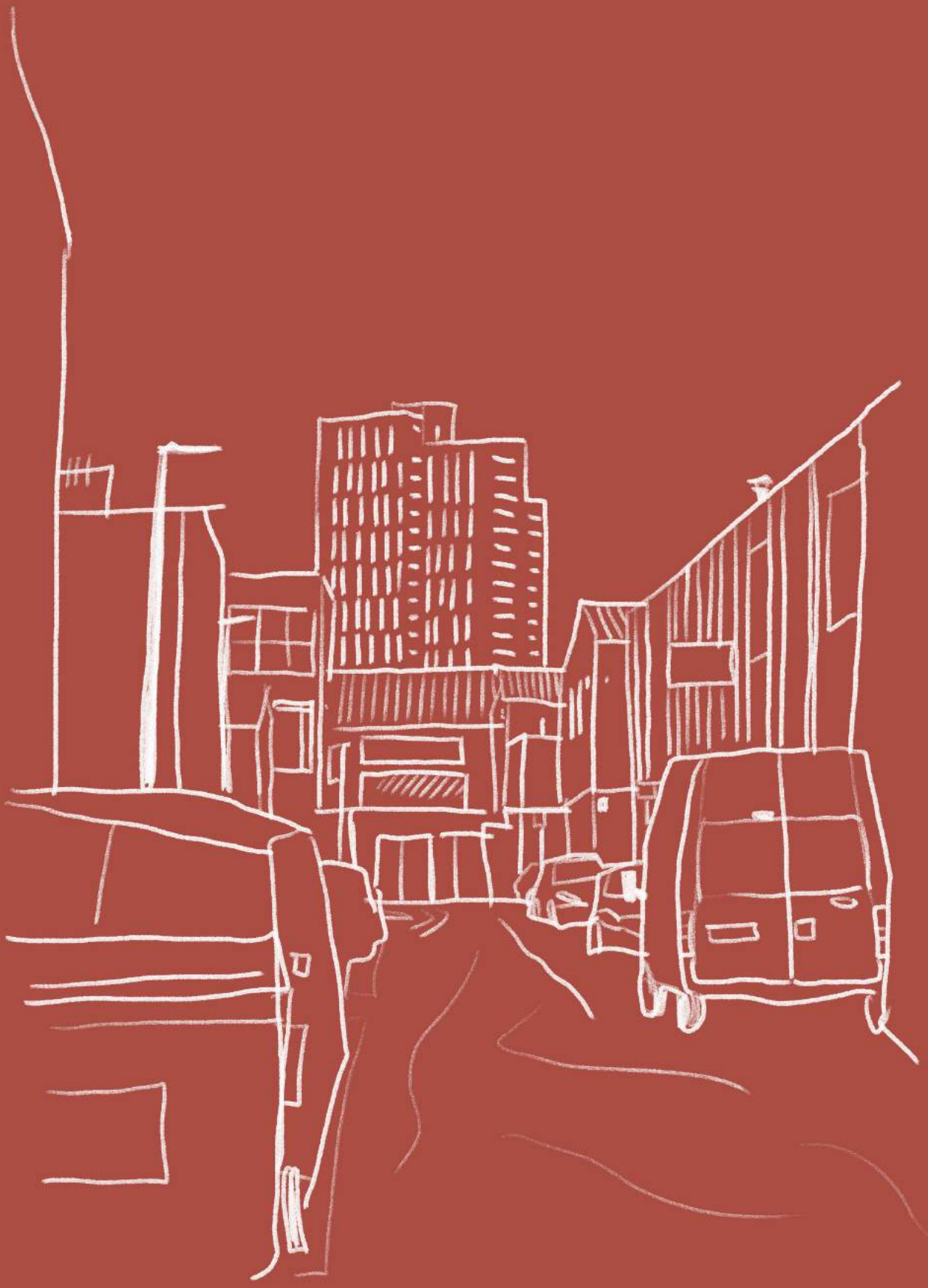


THE GOURLEY TRIANGLE



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KEY FINDINGS

Much of my work has been spent in proximity to the Gourley Triangle; interviewing a host of people around the area to get a gauge about the context.

This involved a lot of going around to people on the streets surrounding the area, but also to reach out to places with a more specific interest in the changes happening to the area, to find out how the project and development could learn from alternative models of living and sharing, rather than just simply catering to a standerdised style of housing/living.

From Boat livers, to Squatters, to community land trusters, this pamflet is intended to give an overlook of the variety of options of living within the area, and whether the development can learn from them.



CONTEXT

INTRODUCTION

The Seven Sisters Road traverses both the cultural and physical terrain of London, cutting an undeniable mark into the city. It paves the way for North London, a reckoning of a world transformed by its infrastructure, once a market lane, now a major artery.

It extends far, from the outer reaches of Wards Corner to the heart of Holloway. In that time, it passes through Empanadas, Kebabs, Jerk, Sushi and Injera, becoming a cultural heart stone for the communities it serves.

It also severs areas, creating an abrupt boundary between Londoners through the rivers of noise and pollutants. Buses, Vans, Lorries, Taxis, it is one of the few remaining paths straight to the city's core.

I knew this area only through driving, of taking trips to Manor House, passing Woodberry Down along the way. When the estate fell, the hoardings landed, targeting drivers on the Seven Sisters Road with their promise of green land amidst the ruins of the Welfare State. When I moved out of home, I set my sights on the area, borne out of a love of the in-between states the road had created.

To walk the Road is to be approached by the cacophony of senses, muscled out of focus by the buzz of the lorries which drive past. In the age of congestion, Seven Sisters Road presents the final frontier; a motorway through all the places people live.

To cycle through, as I do into town, is to glide past the traffic, normally screeched to a standstill by the 9am deadline. The air always feels claggy, but becomes a necessary response to the catering to the car by the city. To cycle is to also be gripped by an immediate sense of discomfort, once the road reaches a junction with another, rather than catering to a post-car economy, the Road becomes synonymous with crashes, accidents, of a world where someone else's cement can take priority over another's life.

The Gourley Triangle sits right within this area, at the root of Seven Sisters, a space where it is most confronting. It caters to an area in transition; a mix between manufacturers and creatives, a use of space between Warehousing and Warehouse Living. It has been marked as an area of opportunity; a space where the council can begin to meet its housing demands, though what will happen to the existing businesses?

In order to create environmental prosperity, perhaps the car industry should be relocated; a series of movements which dictate the future of Seven Sisters Road. What was once an industrial heartland has become a cornerstone of an area in transition.




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THE PAST

It is hard to know how one can aim for a more decent development unless society itself can become more decent

Communal housing can be run properly, but it needs thought and effort. People with children in communal housing need to develop a system when people can move on and have families.

we live in a society where most people seem to be concerned with defending their property

"London's been tamed"

People didn't have to work full time, because their, their costs were low. And they had time to develop their ideas or work out what they wants to do in life.

It should be an absolute requirement that properties built on new sites should be carbon neutral. It's beyond comprehension that they're not

Now, a student leaves University with a 30,40, 50,000 pound debt. Yeah, they have to get into work immediately. They have to conform

Interview with David Bennie

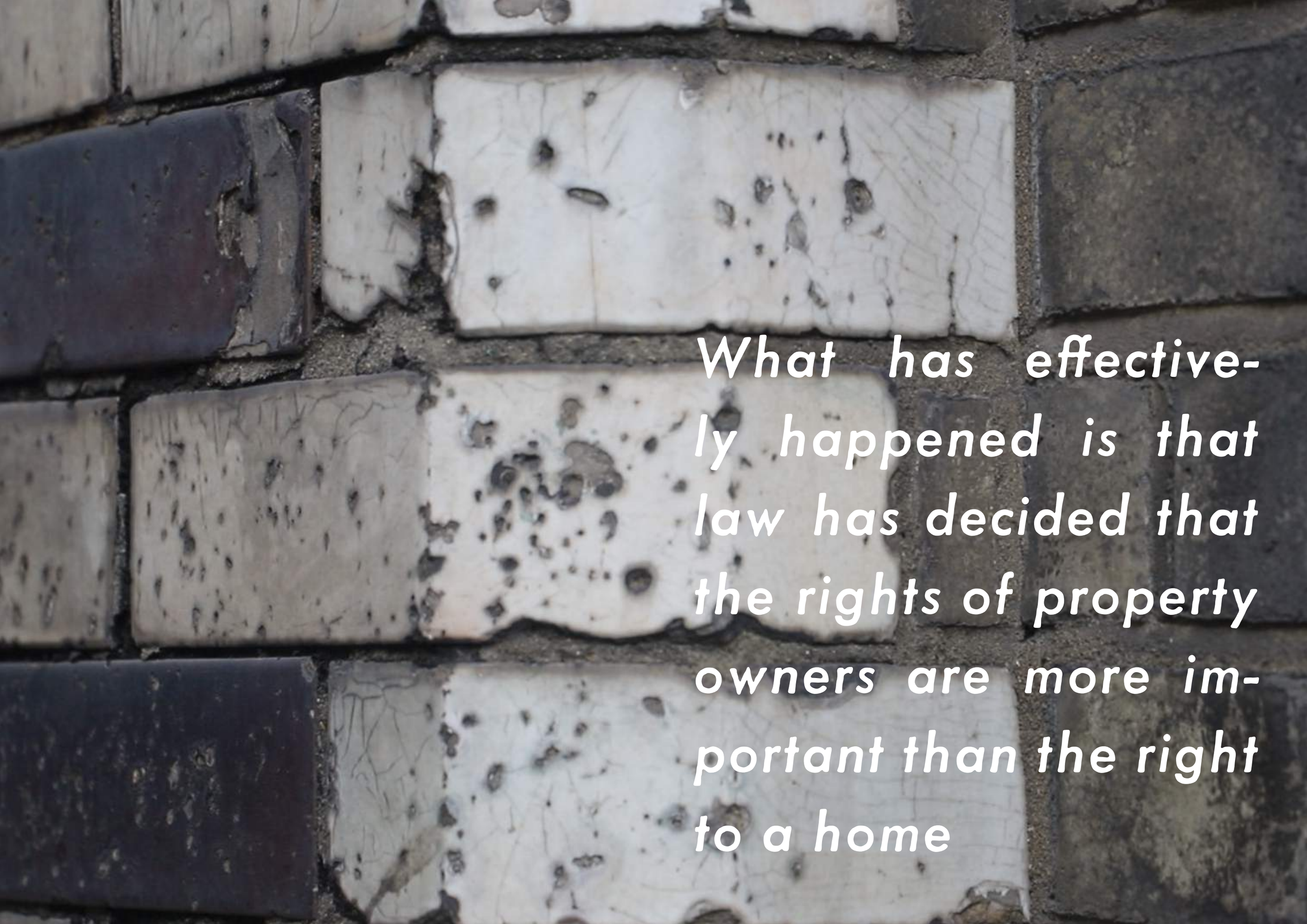
Residents Association Former Housing Officer

logically, car parks are never the best use of land in central London,

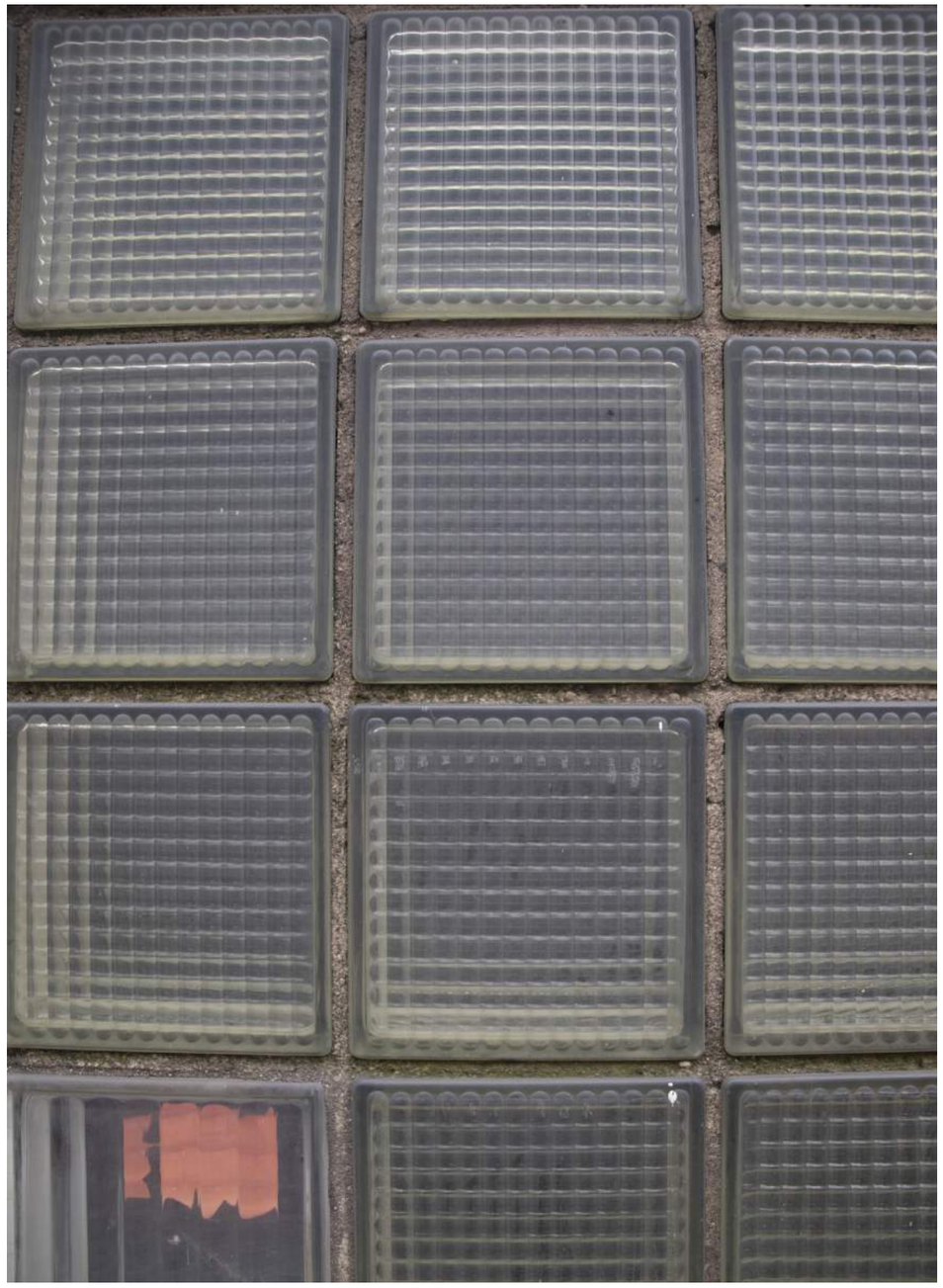
Some are now significant artists, members of the Royal Academy,who've got an international reputation. But they were living with us at the time. Because it was cheap housing.

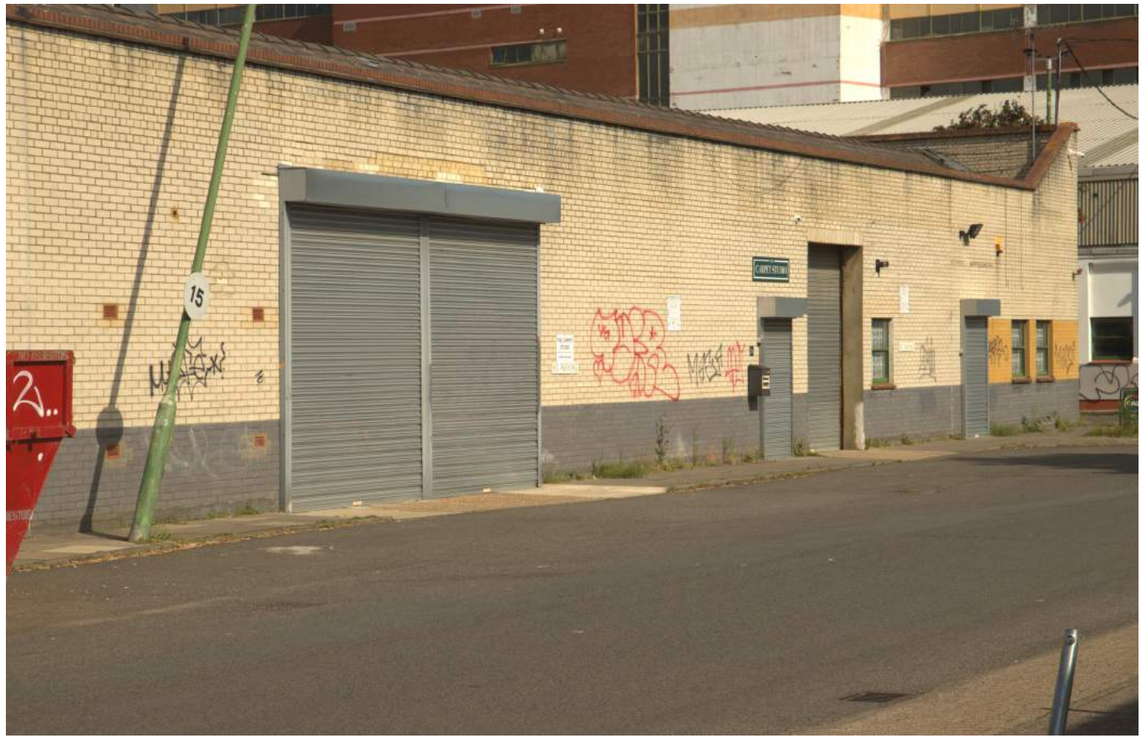
I would like to see a creative or artistic element. The trouble is, once again, if you create those sorts of spaces and the new development, the alternative to our price, the people who can afford to use them




What has effectively happened is that law has decided that the rights of property owners are more important than the right to a home

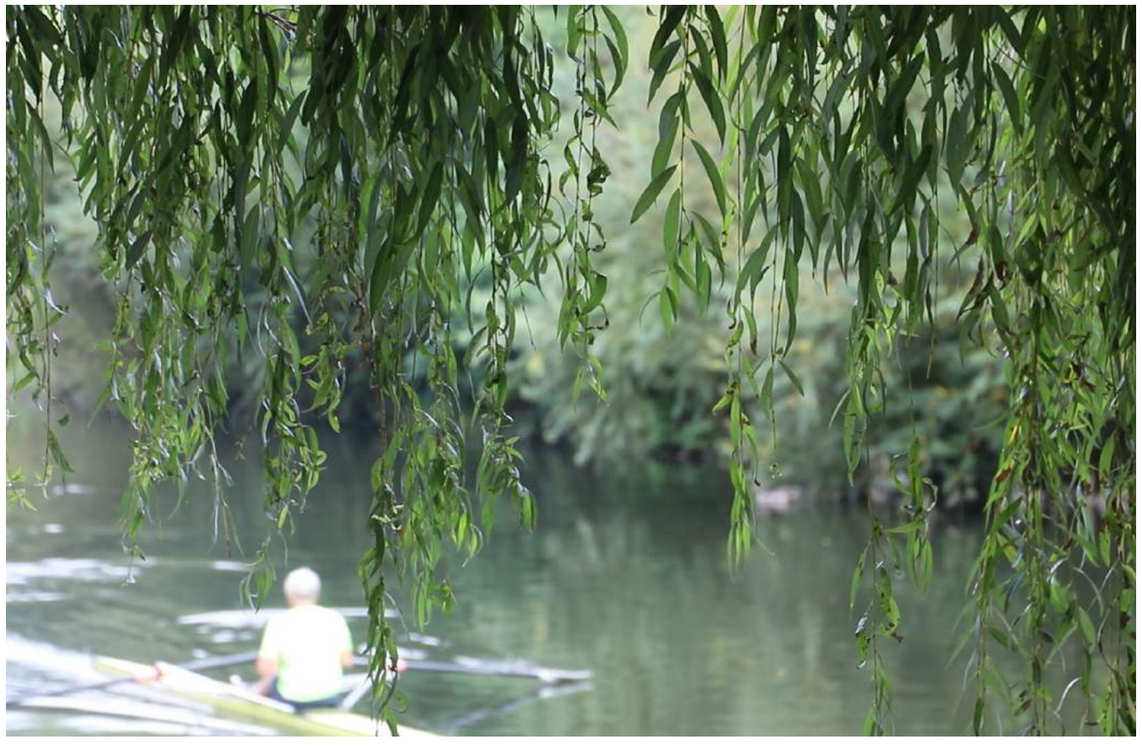





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"Living on a boat is so environmentally frinedly"

Interview with Alex Mellon

Art Director
Boat Liver

It's been interesting, I've met loads of people I haven't met before

There's a creative boat community, but you can get all sorts

it's made my consumption go right down

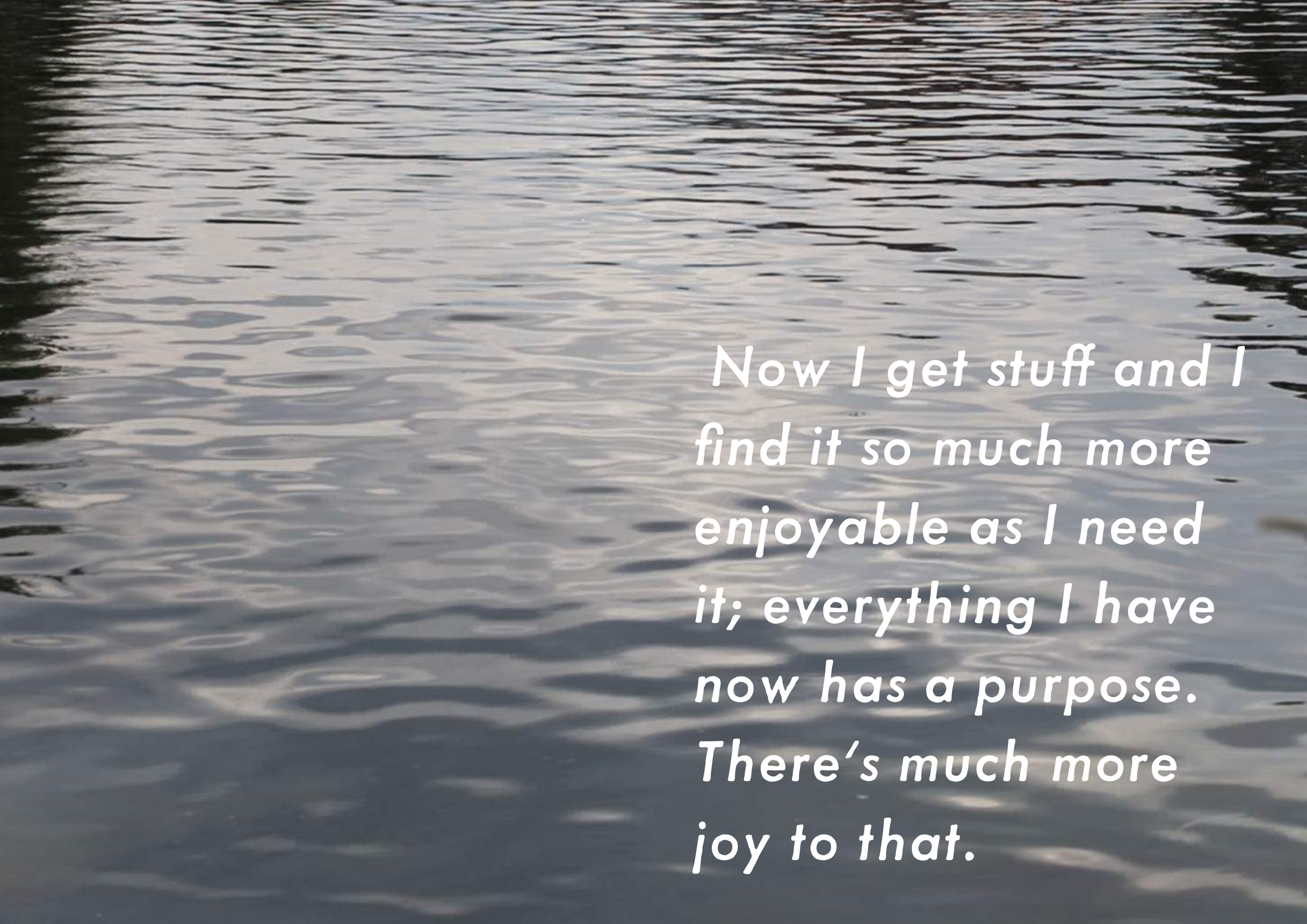
It's so environmentally friendly. I run everything off solar. My fridge doesn't work so I buy what I need and make use of it

You don't need to buy as much of the things they say you need.

It's a tighter space, but it's nicer, it's quieter, you

Now I get stuff and I find it so much more enjoyable as I need it; everything I have now has a purpose or a need. There's much more joy to that.





Now I get stuff and I find it so much more enjoyable as I need it; everything I have now has a purpose. There's much more joy to that.

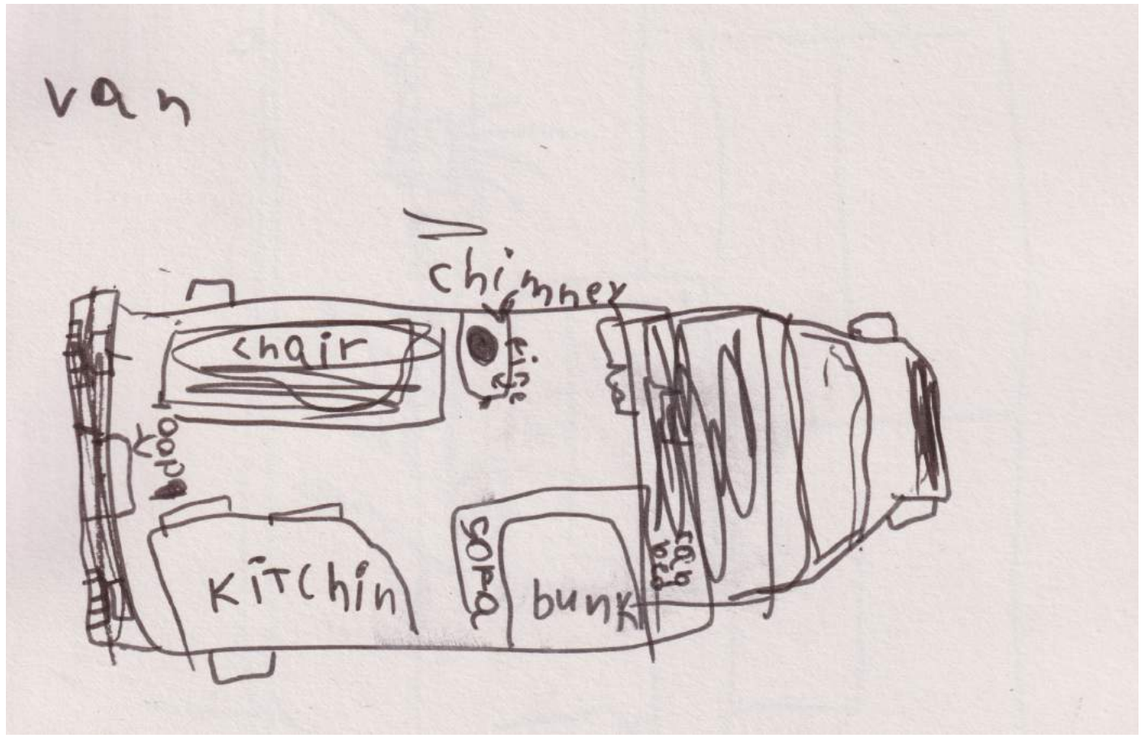




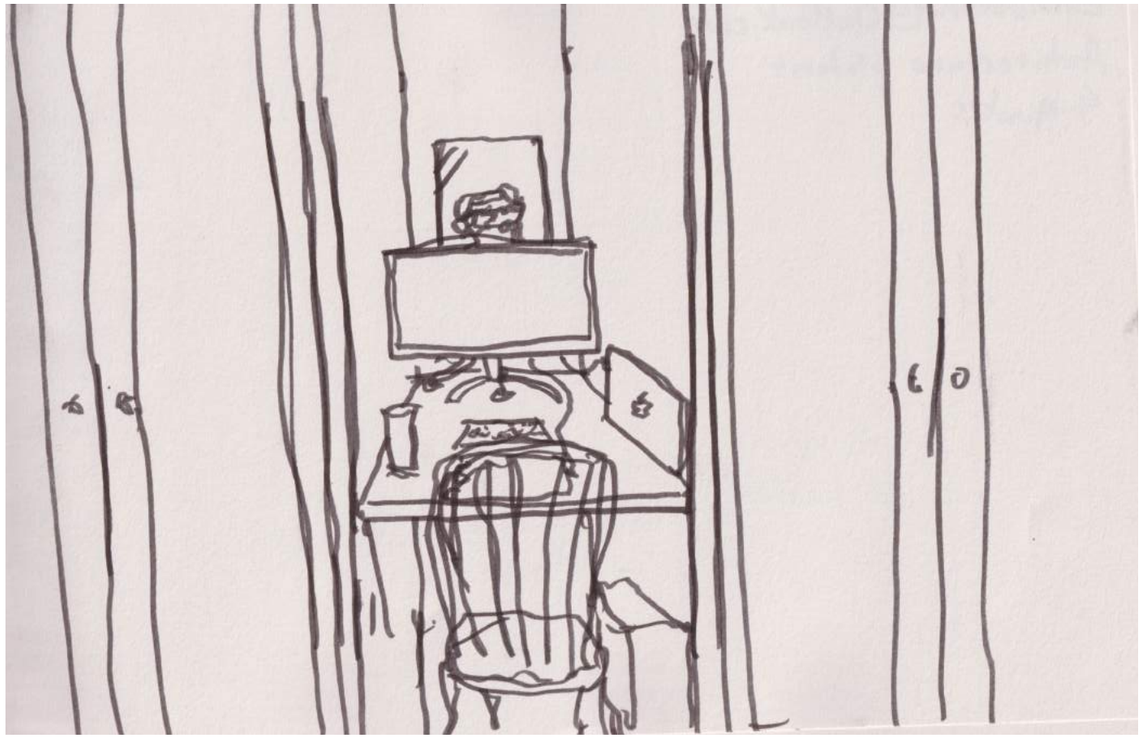
METHODS OF ENGAGEMENT

In order to understand how people living in Warehouses view their balance between live/work, I got some dwellers to draw out their working/living spaces. This helped me to visualise the types of proffessions carried out within the warehouse community, and to understand how they view and manage the spaces around them.

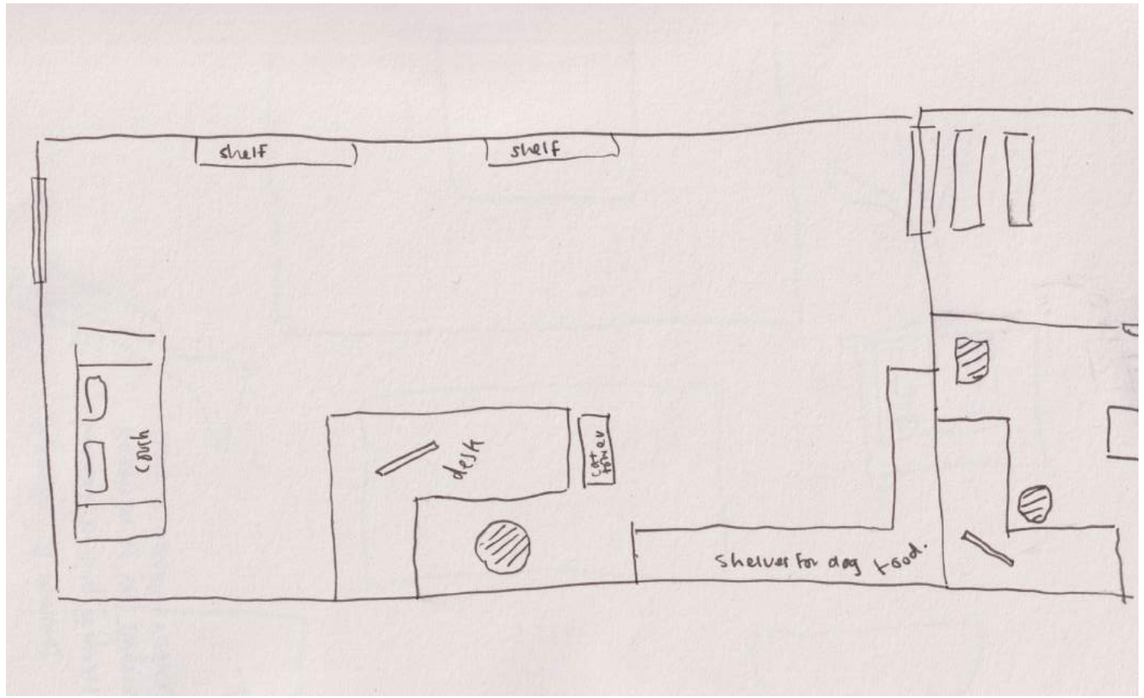
Drawing out workspaces

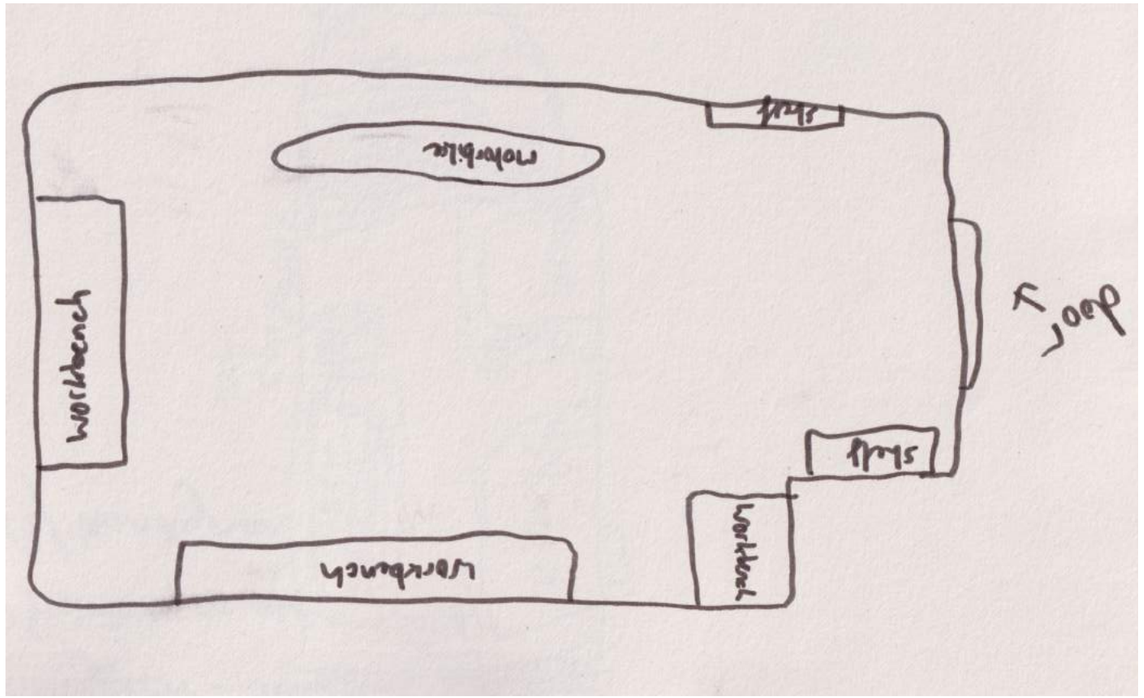


Leonardo
8 Year Old
Drawing of the van he lives in with his mum
5 Minutes



Elliot
Architecture Student
Work From Home
4 Minutes





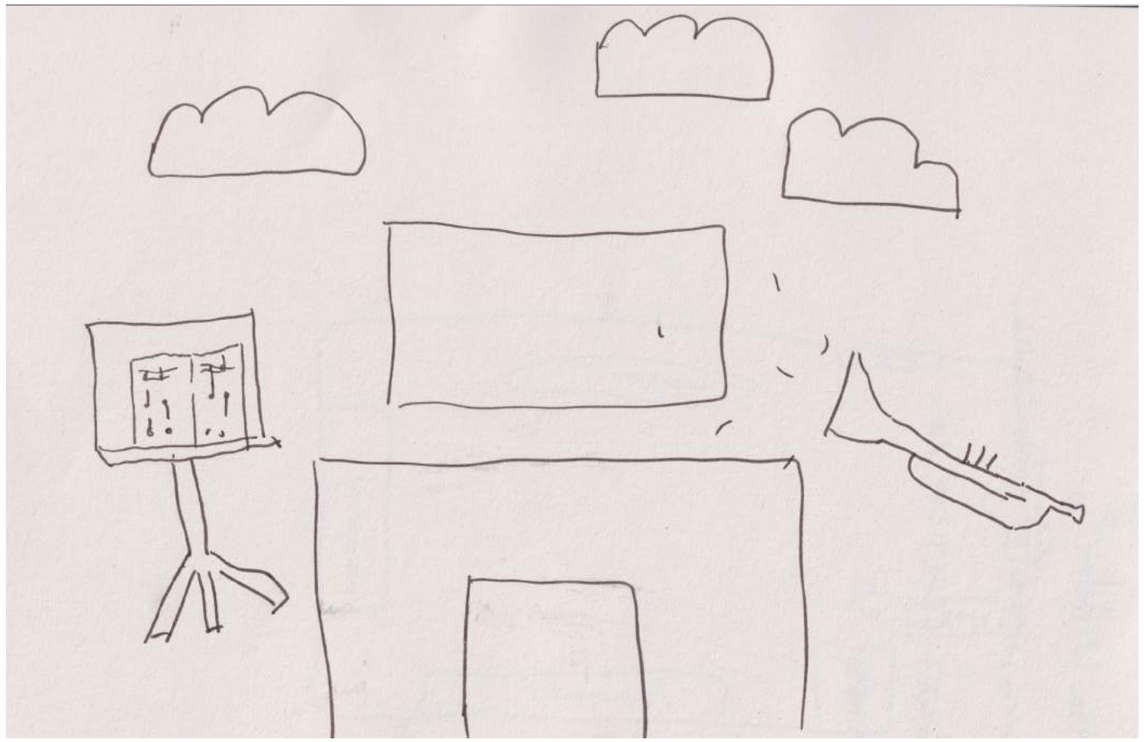
Hannah
Vet
Reception of Vet Surgery & Half a Consult Room
4 Minutes

Austen
Videographer/Handyman
Drawing of Carpentry Space
1 Minute 30

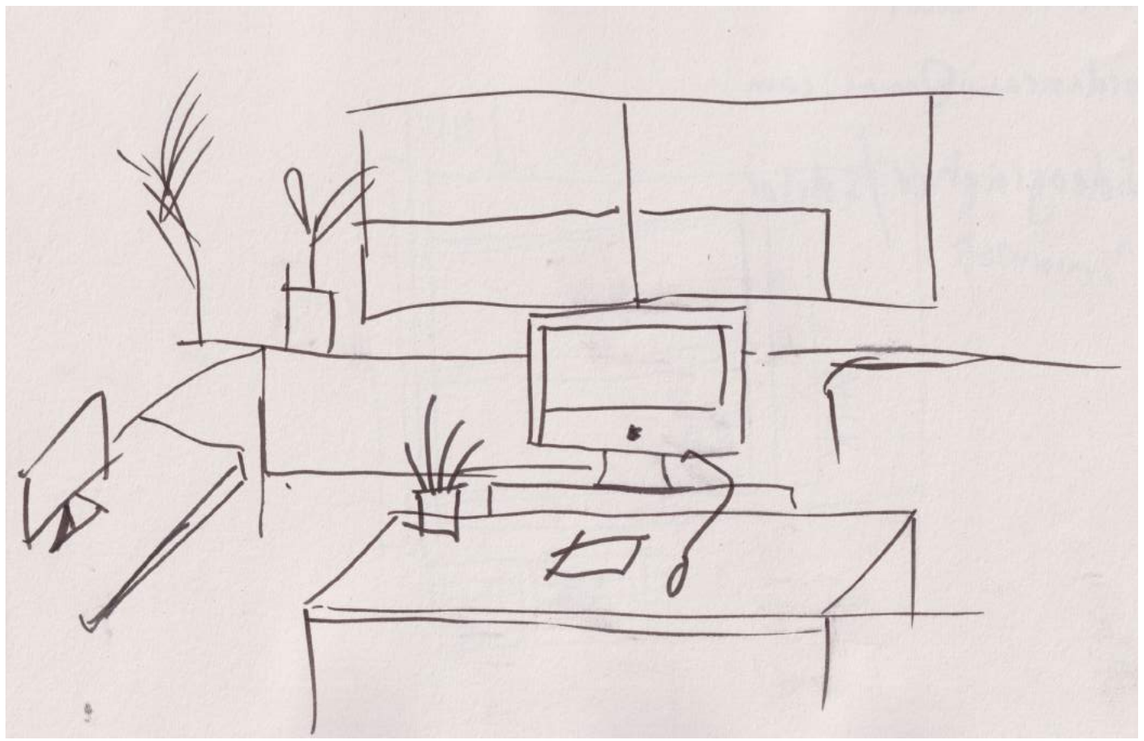
METHODS OF ENGAGEMENT

These selected drawings show the range in which people approach their everyday spaces, ranging from architectural to fantastical. It has also helped to understand the true range of lives led here, how young people value the warehouses for the informal social connections they offer.

Drawing out workspaces



Deama
Musician
Trumpet Practice Room
1 Minute 30



Jordan
Videographer/Editor
Workspace
3 Minutes





THE FUTURE

There's so much concrete going up. Especially in Tottenham Hale. Wheras here (in Start) it doesn't feel as if you're in the heart of tottenham

How do we make people come to realise that what they're designing isn't just a piece of land in Haringey? It's so much more

You become the landlord. But the landlord is the community.

Most people I know in Tottenham can't afford to buy houses here.

A community Land Trust basically is lots of local people get together and set up a company, and the houses are kept in perpetuity for the com-

A lot of architects just design housing estates without putting much thought into it. There needs to be a much bigger discussion.

Just getting local people to feel they have a say in the changes was really inspiring

"Housing shouldn't be a consumable item"

Housing shouldn't be a consumable item. It should be a right.

I'm quite passionate that we take Housing out of the capitalist market. I don't like the idea that a family can have a box, then sell the box for another box.

Interview with Tony Wood

Co-Operative Housing
St Anns Community Land Trust (StART)

When the local authority plan did their plans, it was 14% affordable, we've managed to bump that up to 60%

I've got a horrible feeling that it's going to be more gentrification. There's that whole domi no effect



How do we make peo-
ple come to realise that
what they're designing
isn't just a piece of land
in Haringey?
It's so much more





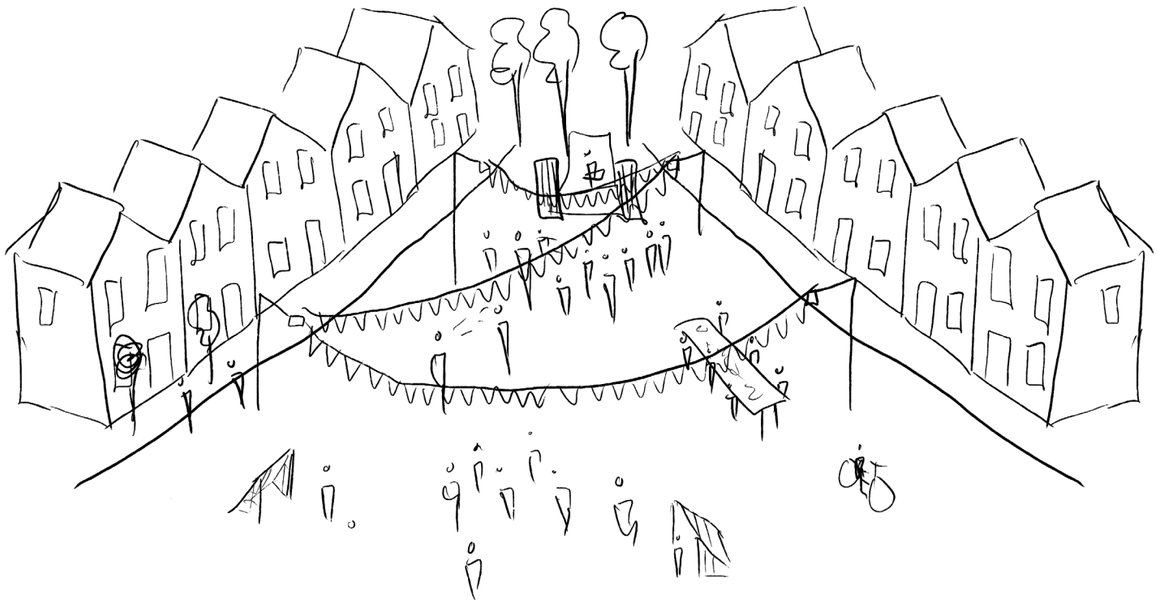




SPECULATIONS

Utilising the engagement tactic of placing power within the citizens hands to give an understanding of the different approaches that can be taken when it comes to designing the Gourley Triangle

If you had a crystal ball, how would you change the area?



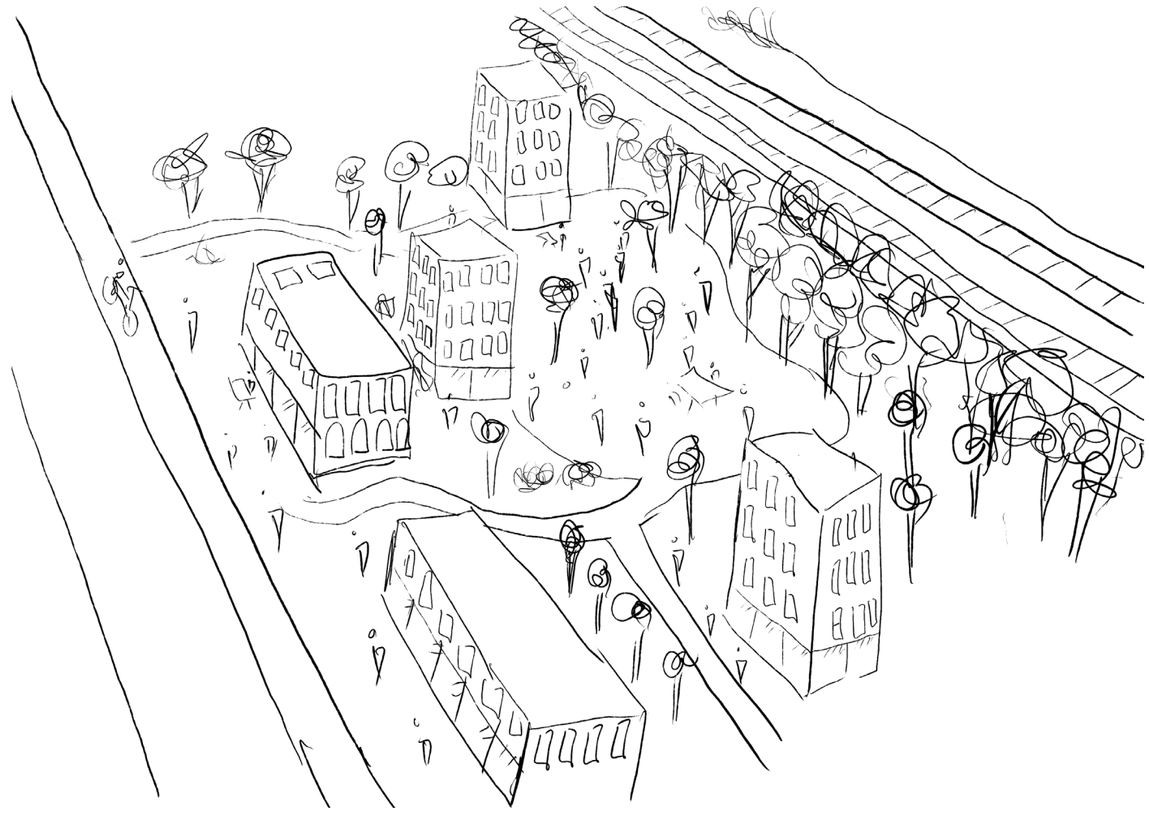
Tony Wood

How to stop the gentrification and how to get people into collectively owned housing

I'd turn every road in Haringey into a CLT and the CLT owns the street. So the community owned the housing and it wasn't based on prices.

Closing off every street, making the roads into collective gardens and bringing neighbours together.

Street Parties are beginning to work well. People stay in their homes and keep themselves to themselves, so bringing people together is something people they really like.



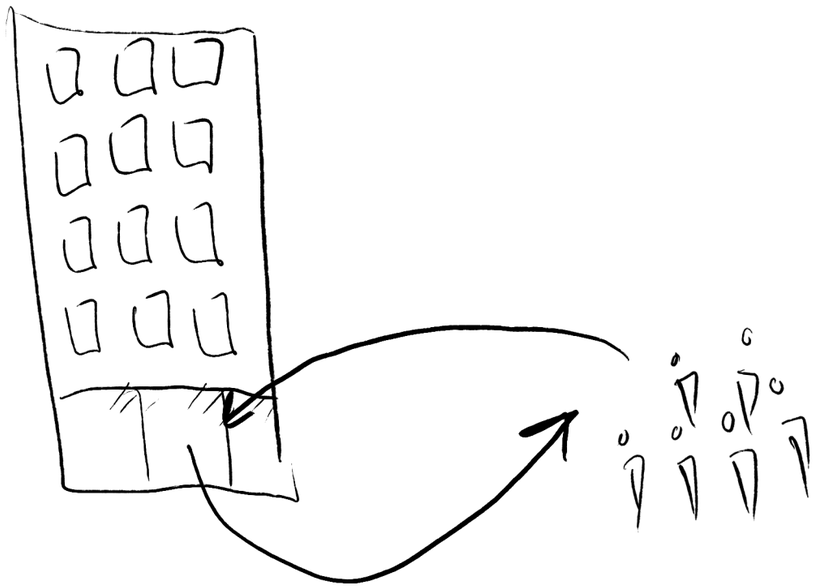
David Bennie

"you would create a utopian square. You would make use of the railway line trees, to create a greening. On the main road there will be lively activity. Shops cafes galleries and so on, so that people don't feel isolated, they will feel connected to what's going on. Ideally night and day. Behind them will be housing and work spaces, and behind that a greening. "

It will not be structured to current market imperatives.

Ideally people could be given a 5–10-year opportunity to live there, to create a constantly evolving site.

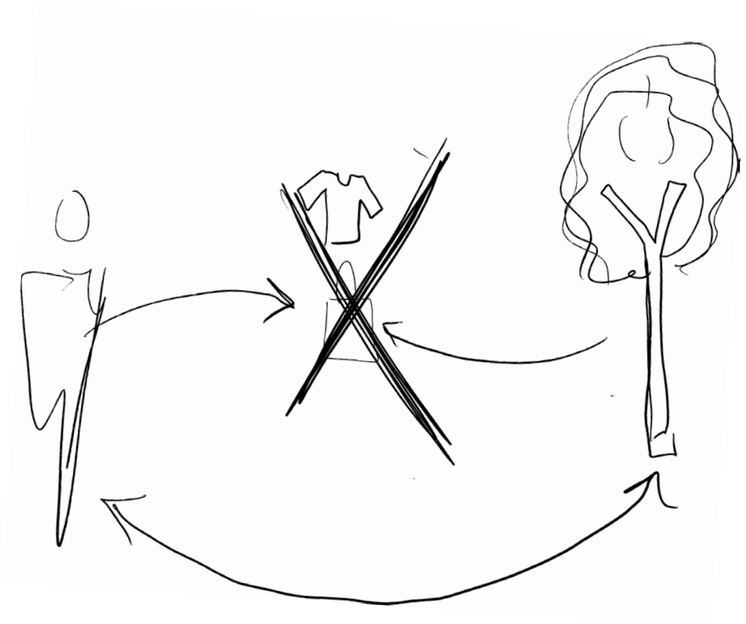
It should not be something fixed in stone, something which instead can be kept fresh.



Nick Hewlett

crystal ball to create more interaction between the development and the existing community

If you had a crystal ball, how would you change the area?



Alex Mellon

I'd make people realise that don't need as much space as they think; I have a third of the space I did when I was renting and it's fine, I just cut down on all the things you don't need.

And you don't need to buy as much of the things they say you need.


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LOVE
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KEY FINDINGS

1.) Communal Space is valued by all

2.) Housing is a fundamental right, rents should be controlled

3.) Community Land Trusts can help deliver affordable workspaces and housing for the community

4.) Connections need to be made between the project and existing social infra-structure.

5.) All homes should be carbon neutral at a minimum!