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# A RIVAL PLAN FOR TOLMERS SQUARE

A NEW PLAN for the development of the controversial Tolmers Square area of Euston has been put forward just weeks before Camden Council unveils its own, long-awaited strategy for the area.

But the plan drawn up by the Tolmers Village Action Group rejects the "profits for the people" philosophy which Camden has claimed as the solution for the area's problems.

"The council's insistence on proceeding with a speculative development dominated by offices has necessitated the production of an alternative proposal," says the group, which claims the support of Labour branches, trade unionists and local tenants' associations.

In place of Camden's proposal for 55,000 square feet of housing and 300,000 square feet of offices, TVAG proposes 75,000 square feet of housing, 147,000 square feet of offices, plus 35,000 square feet of "social facilities" — including a replacement for the demolished Tolmers cinema — 50,000 square feet of industrial space and 10,000 square feet of shops.

By rehabilitating many existing buildings, including the square itself and building offices above new workshops, the scheme could be financially viable while providing employment and social benefit for residents, rather than commuters, says the group.

Camden's estimate of 300,000 square feet of offices needed to make the scheme pay was based on rentals during the property slump, but the market is

becoming buoyant again, TVAG goes in.

The council "should consider what is worth retaining on the existing site and then see what can be added, rather than designing an office block and then seeing what else will fit on the site".

The group's report concludes: "We do not regard our proposals as the only possible solution. They do, however, demonstrate that it is possible for Camden to build a development which is socially and environmentally useful."

Camden's own plans are likely to be revealed to the council's ruling Labour group soon, and a controversial feature of this plan is likely to be the proposed partnership with a private financier / developer who would do the actual work on council land and share the profits.

Three companies have been negotiating with the council, but TVAG says a more modest scheme could be done without any commercial involvement and still not cost the council anything.

The group claims its solution could heal the split it claims exists in the Labour group over the present strategy for the area.

# Cutler raises Ally Pally hopes



● At the meeting with Mr Cutler, Hannington, Christine Jackson, Do

CONSERVATIVE Haringey councillors are optimistic, after a meeting last week with Mr Horace Cutler, leader of the GLC, that plans for a soccer super-stadium at Alexandra Palace will be scrapped.

Councillor Chris Hannington, leader of Haringey's Tory opposition group, and four other members spent nearly an hour with Mr. Cutler, impressing on him the strength of feeling against the proposal.

"We explained that the impact of traffic on the en-

vironment, the fear of soccer hooliganism and concern that any development so large would entail loss of large parts of the Alexandra Park grounds were the primary factors worrying local residents," said Mr. Hannington.

"Mr. Cutler promised to rethink the whole position regarding Alexandra Palace, having particular regard to the positive proposals coming forward from local people and thought that the Haringey Conservative Group Working Party on the palace would be a useful clearing house for such ideas.

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# Dole figures sh heartening tre

THE NUMBER of unemployed in Camden fell again last month — at a time when the figure was expected to rise.

Figures at the Camden Town Employment Office, which covers the bulk of the borough, show that there were 3,769 unemployed on January 12, compared with 3,560 a month before.

But since this includes 317 students, entitled to claim benefits during vacations, the statistics in fact show a small fall in the number of unemployed.

This was particularly heartening because, traditionally, there was a fall in the number of jobs available after the Christmas boom, said Mr Geoffrey Hemmings, manager of the employment

office.

Another good sign, he added, was that the number of registered job vacancies was up. The figure stood at 707 this month, compared with 568 in early December.

The number of unemployed in Camden has fallen steadily since August, when the office had 4,077 people on its books.

Mr Hemmings said that it was hard to define unemployment trends in Camden as there was a highly mobile population in the borough. Between December 8 last year and January 12, 1,425 people had signed on at Camden Town and 1,216 had found jobs.

● Unemployment in the area covered by the newly opened Golders Green Job-centre is 300 up on last

month, a thirds o represent vacation.

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