

From the Trust Manager

I am sometimes asked what benefit the Trust provides that the local authority could not supply alone; indeed before I started to work for the Trust it was a question I had asked myself. Over the past two years that I have been Trust Manager I have become convinced that it is the Trust, and particularly the Scheme of Management operated by the Trust, that keeps the Suburb the very special place that it is.

Background

Hampstead Garden Suburb, as most residents know, was founded in 1907 as a social and architectural experiment, with the intention of creating a leafy and spacious environment with an attractive variety of dwellings. The best architects and planners of their time designed this unique area. Today the Suburb is internationally recognised as worthy of very special care and preservation, both as an exemplar for modern town planners and for the continued enjoyment of all. Maintaining the Suburb as it was intended, and preventing modern development from detrimentally altering its character, is the sole purpose of the Hampstead Garden Suburb Trust.

There can be a tendency for some long term residents to take the Suburb's

Staff at work in the Trust office



TRUST COUNCIL

4 members appointed by:
Royal Institute of British Architects;
Royal Town Planning Institute;
Victorian Society; Law Society

INDEPENDENCY/OBJECTIVITY

4 members elected by
residents who are members
of the Trust

LOCAL KNOWLEDGE

environment for granted and to see only the discordant elements which undoubtedly mar its preservation. Conversely, residents who attended the recent Town and Country Planning Association conference on garden city settlements, held in the Suburb as part of the centenary celebrations, will have heard how very impressed delegates from English Heritage and from other areas are by the condition of the Suburb. While we must never be complacent, we should also celebrate what has been achieved here.

The nature of the Suburb today and the role of the Trust

The success of the design of the Suburb has made it a very desirable place to live, and property prices reflect this and create pressures in favour of over-development. The whole of the Suburb,

some 5,000 dwellings, lies within a Conservation Area, which gives the local planning authority, the London Borough of Barnet, additional powers. Critically important special controls, however, are exercised by the Hampstead Garden Suburb Trust both as the freeholder of some 600 houses and 1000 flats let on long leases, and also as the operator of the Scheme of Management, approved by an order of the High Court, which applies to virtually all the rest of the property on the Suburb.

The Trust is also responsible for the maintenance of communal and semi-private areas such as shared gardens, allotments, tennis courts, greens, and unadopted roads (there is more about this on pages 6 & 7). Barnet is responsible for the public streets and pavements and for the larger open spaces including Central Square, Big Wood and Little Wood.

Oliver Bradbury, Assistant Architectural Advisor in Hurst Close

