

Trust President Welcomes Royal Visitor

On 12th July Dr Mervyn Miller, the Trust's Life President, welcomed HRH the Duke of Gloucester to the Suburb, with a large gathering of residents, Henrietta Barnett schoolgirls and invited guests in Central Square looking on. The Duke had been invited by the joint Trust and Residents Association Centenary Committee to take part in a Town & Country Planning Association (TCPA) conference and to unveil a plaque marking the Suburb's centenary. The plaque will be mounted on the wall of the Henrietta Barnett School alongside plaques unveiled by the Duke of Gloucester's grandmother Queen Mary in 1918 and his aunt Princess Margaret in 1957.



HRH the Duke of Gloucester and Mervyn Miller at the unveiling of the centenary plaque

The Trust contributed to the TCPA conference which was an important element in the centenary celebrations organised by the Centenary Committee. An International Garden Cities Symposium, it took place over two days, on 11th July in central London and the following day in the Henrietta Barnett School hall. Dr Miller had addressed the conference on the first day and the Trust Manager Jane Blackburn and Trust Architectural Adviser David Davidson were among a panel of speakers to talk to a distinguished audience, which included the Duke of Gloucester who is himself an architect, on day two. After the unveiling ceremony, which also included an address of welcome from Eddie Caplin, past Trust Chairman and Chairman of the Celebrations Committee, current Trust Chairman Mervyn Mandell was among local dignitaries to be presented to his

Royal Highness. Refreshments were served and the Royal visitor made an unscheduled tour of the Lutyens churches on the Square.

The TCPA conference was part of the centenary celebrations that are continuing. The centenary Proms at St Jude's was an unprecedented success, with nearly £70,000 raised for Toynbee Hall and the North London Hospice, and the Trust was pleased to be able to sponsor one of the concerts. The Pageant in Little Wood played to capacity audiences and attendance at all the events has shown that community spirit is alive and well on the Suburb.

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The Hampstead Garden Suburb Trust

Annual General Meeting

8pm Wednesday 19 September
Free Church Hall, Northway

The meeting is open to all residents, but to be eligible to vote you must be a member of the Trust. If you are unsure if you are already a member of the Trust please check with the Trust office. Contact details and information on how to join the Trust are on the back page of this Gazette.

Members and other residents are warmly invited to join the Trust Council members and staff for refreshments and conversation following the AGM.

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





HRH the Duke of Gloucester with delegates Tracey Harvey, Jane Blackburn and Jon Finney at the TCPA conference

How the Trust works to conserve the character and amenities of the Suburb

1. The Trust is a small, locally based, locally funded, organisation focused on a single purpose, the preservation of the Suburb

The Trust as freeholder can control changes to its leasehold properties through the restrictive clauses in the leases.

The Scheme of Management allows the Trust to be ‘treated as the Landlord for the time being’ and to control what freeholders may do to their property. The idea is not adversely to limit resident’s freedom on their own land, but to preserve the unique environment as it was intended and in a way that all future residents will value and enjoy. The Trust is also empowered by the Scheme of Management to levy a charge to meet reasonable expenses in ‘operating the Scheme in an economical, efficient and consistent manner’. The annual cost to each freeholder is of the order of £100. There has been much recent

debate about this, but outsiders – and most residents - consider it a modest investment in the future of the Suburb.

The Trust has the merit of being relatively small, local and based within the Suburb; it focuses on the character and amenity of the Suburb and nothing else – in contrast to Barnet Council which has to balance many competing demands, including transport, employment and housing shortage, across the whole Borough.

2. The Trust staff have specialised knowledge

The Trust staff are very knowledgeable about the architecture, planning and landscape of the Suburb. Their expertise is tailored exactly to the needs of the area and they are (for example) able to advise on the sort of detail, such as the pointing of brickwork and the design of dormer windows, required to ensure consistency in the architecture of the Suburb. The green environment is a vital element of the Suburb, so the Trust employs an arboricultural expert who is able to provide free advice to residents on how to care for trees and hedges.

3. Residents can easily communicate with the Trust

The staff and residents build up strong personal contacts. Residents are welcome to call into the office and Trust staff are recognised as they move around the Suburb, ensuring quick, discreet communication of residents’ concerns. Local volunteers are an invaluable source of help to the Trust (see p. 4-5 for information on the Suburb Character Appraisal), their understanding of the history of the Suburb and its architectural character is key to ensuring that as many residents as possible appreciate the full significance of the area they live in.

4. The Trust’s constitution provides for balance and independence

There are eight volunteer Trustees (directors) of the Trust, who constitute a variety of opinions and priorities. Four of the eight must live outside the Suburb, and are independent experts in architecture, law and planning who provide professional advice. The remaining four are elected. They are Suburb residents who are aware of local issues and may make a less technical but more personal input and provide a democratic element. This provides a balance between professional conservation opinions and the views of the inhabitants.

I have come to believe very strongly that the Trust performs a vital role in ensuring that the Suburb’s unique culture is maintained and that not only present but future residents will continue to enjoy the buildings, landscape and vistas as the founders intended.

Jane Blackburn

Suburb Character Appraisal



The Trust is currently undertaking a Character Appraisal of the Suburb, which is being carried out with the help of volunteer residents.

The aim of the Appraisal is to examine in detail the essential features – natural and man-made – that make up the character of different areas of the Suburb. Although it has been extensively studied, there is no readily accessible document which outlines exactly what is special about the place – what features need to be retained and protected, what could be changed without detriment and what needs to be changed to enhance the area.

For the Appraisal, the Suburb has been divided into 16 character zones, which can be differentiated by their varying styles of architecture, housing density, garden size, landscape features and planned layout. Working in collaboration with English Heritage

and Barnet Council, the Trust has begun to collect detailed information about the main characteristics of each of these areas, including maps and photographs.

The original architects and planners used various design devices to give each area a distinct appearance, such as different building materials, architectural style, open spaces and spaces between buildings, landscape features and grouping of houses. Identifying the primary characteristics of the 16 zones will help to ensure that future development is carefully controlled and the original features retained as fully as possible.

When completed, the Appraisal will be an invaluable resource for the Trust and Barnet, and will be used to help make planning and estate management decisions affecting the area, enabling speedy and consistent decisions on applications to alter or extend properties. Consulting the Character Appraisal will become the first step in the consideration of planning applications, and will provide valuable information for all those who are concerned to conserve and protect the unique historical and architectural environment of the Suburb.

The Character Appraisal will proceed in several stages:

1. Looking at historical and architectural information in published sources.
2. Gaining an overall impression of buildings, roads and spaces by carrying out street surveys.
3. Identifying those elements which build up the overall character and illustrating them with maps and photographs.

4. Pulling together the material produced by individual volunteers to identify key features and to suggest ideas for action to enhance the appearance of the area.

5. Editing the material collected into a succinct Appraisal document for the area that will include maps, notes and photographs.

A key element of the process is that it depends on the participation of residents, who walk around their areas, recording characteristics and special architectural features (such as window designs, housing layouts, species of tree and gate designs), take photographs and fill in questionnaires with the information they collect.

The involvement of enthusiastic residents ensures that the information collected reflects what is important about their environment to the people who know and value it the most. However, even residents who have lived here for many years have been surprised to discover building details or planning concepts they had not noticed before and which, should they be changed or lost, would spoil the special quality of their part of the Suburb.



Upon completion of the survey work for a particular area, exhibitions have been organised to share the information. Two exhibitions have been held so far, in December 2006 at Fellowship House, and on the day of the Big Birthday Party picnic in the Free Church. Both were well attended by residents and non-residents. The purpose of these is not only to encourage interest in the project but also to formally consult residents on the content of the study. The eventual Appraisal will be adopted by Barnet as supplementary planning guidance so a programme of consultation needs to be built into this process.

The value of the Appraisal is that it will identify areas of particular sensitivity or where there is greatest pressure for development. It will flag up the positive elements of each part of the Suburb and ensure they are effectively protected. It will also identify the negative ones, for example where things have been altered wrongly or where an out-of-place addition has been made. As people become increasingly keen to maximise space and add value to their property, the importance of ensuring that any alterations that do take place are in sympathy with the style and historical development of the Suburb grows.



Knowledge of vulnerable areas and those which require special protection is an essential tool against the destruction of the integrity of the Suburb.

The Appraisal will also enable an understanding of the damage of incremental change, which is hard to spot whilst it is going on. These small changes individually appear modest and residents often misunderstand why they may not be approved by the Trust. But cumulatively each one eats away at the character of the place, slowly changing it and lessening its special interest. These changes can include the addition of dormer windows, hardstandings in gardens,

satellite dishes and house extensions but also replacement front doors and windows or eye-catching garden designs.

To date, surveys have been conducted of the Brim Hill area, Edmunds Walk and Deansway, Ingram Avenue, Oakwood Road and the Holms and Winnington Road. It is hoped that the project will be finished in 2008. This depends on the willingness of residents to volunteer and take part. We are keen to involve as many people as possible, and would be very happy to provide more information to anyone who wishes to help.

David Davidson



Ask the Trust

WE INTERVIEW

JOHN HAYWOOD, ESTATE MANAGER FOR THE TRUST

In November 2006, John Haywood took on the role of Estate Manager for the Trust, a newly created post. His work is crucial to the preservation of the Suburb, so we asked him to explain what his job involves.

Your job is new. What do you do, and how does it help the Trust?

The Estate Manager is responsible for all the Trust-owned open spaces, allotments and private roads, and is in charge of the numerous maintenance requirements these produce. I am starting a programme of regular preventative maintenance and restoration – many of the roads and walls are getting on for 100 years old and are in desperate need of major renovation to keep up with modern usage. I also act as office manager, running office systems, dealing with health and safety, and I am on hand to respond to queries from residents.

As the Suburb is so large, it is difficult to notice everything that needs checking or correcting, so I am grateful when residents notify me of any concerns. Proper maintenance of the estate is a full-time job and the Trust Manager alone was not able to devote to it the amount of time the Suburb and residents deserve.

Keeping the areas the Trust owns in good repair needs careful planning, and I keep costs down by co-ordinating everything as efficiently as possible, getting competitive quotations for the work, and ensuring it is completed properly. My role helps the Trust as it means there is someone who looks



Lucas Crescent, Willifield Way

after the fabric of the Trust-owned spaces and ensures that they contribute to the overall appearance of the Suburb.

What do you deal with on a daily basis?

At any one time there are several major ongoing projects: at present we are working on reconstructing the roadway at Linnell Drive and a service road at the rear of The Bishop's Avenue. I also liaise with residents, allotment committees and contractors, and advise on issues regarding boundaries, leases, and communal open spaces. There are regular site visits to check on and deal with reported problems, or carry out inspections, and these can be about almost anything – potholes, drains, boundaries, hedges in those twittens owned by the Trust which need pruning or a retaining wall that needs repair.

How many areas of land are controlled by the Trust? What are some examples?

Within the Suburb there are 27 unadopted roads, and 85 separate pieces of land of which the Trust is freeholder, including 11 allotment sites and 10 tennis courts.

Unadopted roads include Turner Close and Turner Drive, Farm Walk, and the Bigwood end of Temple Fortune Hill. Barnet Council is not in charge of these, and it's up to us to deal with the problems caused by heavy vehicles or tree roots. The Trust also controls greens, some semi-private gardens, trees, and the occasional plots of shrubbery which sit between groups of houses and the road outside, such as those in Lucas Square and Lucas Crescent. The maintenance costs in semi-private areas are not covered by the management charge paid by all

freeholders but are separately charged to those who have access to them. Semi-public open spaces include Sunshine Corner and the grassed areas in Asmunds Place, and I deal with similar maintenance problems there. It's also important that people look after their allotments, and keep hedges pruned, so these need checking from time to time.

How does your job make a difference to the residents?

Areas which have been neglected are now being improved, such as the service road between Gurney Drive and Cornwood Close. I make sure that communal or leisure areas are kept in good repair, and can deal with any problems when they arise, so that a good standard can be established. It means that there is someone in the office dedicated to the issues that residents may have, who can respond quickly and knowledgeably to them. I can find contractors to fix drains, and get gardeners to sort out the communal areas. My job means that these issues are able to be prioritised, so that



Asmunds Place allotments

problems can be dealt with swiftly. It all helps ensure that the Trust's open spaces are maintained effectively yet economically.

How do the areas you deal with fit in with the Suburb philosophy?

The open spaces form part of the original founding vision of a green landscape. It is important that green spaces, allotments and tennis courts are maintained to ensure that they don't fall into disuse and are available for residents to enjoy. The Suburb was deliberately planned around the countryside as it was at the time, and

the designers incorporated existing vistas and trees into what they built. Considering that areas around the Suburb have become increasingly built up and less rural, it is particularly important to ensure that the green spaces of the Suburb are cared for, so that the founding vision of the Suburb is kept alive.

People were meant to share these areas; the allotments, for example, encourage people to get to know each other. Access to tennis courts, or a wood or green, was intended to be shared, and my job ensures that this will continue.

*(Left) Estate Manager John Haywood consulting with John Cassells of Garden Management Ltd
(Right) Trust representatives meet with Linnell Drive residents*



INTERESTED IN THE WORK OF THE TRUST? KEEN TO BE INVOLVED AND INFORMED?

Become a member of the Suburb Trust

The Trust strives to conserve and maintain the unique architecture and planning of the Suburb which makes it an outstanding Conservation Area, and its members should include all of the residents who believe that this conservation is worthwhile.

Membership offers several benefits:

- Receipt of the Annual Report and Accounts of the Company;
- Voting rights in Trust Council elections;

- Participation in Suburb management through the Annual General Meeting.

The membership requirement is that you are an adult who has lived on the Suburb for more than 3 years. There are no restrictions regarding members per household.

The Trust differs from most companies in that while fulfilling its objective to conserve and maintain the character and amenities of the Suburb it produces no profits or dividends. The Trust

does not have shareholders but members; who have no financial commitment and a limited liquidation liability of £1.

The eight company directors (known as the Trust Council) are volunteers. Four of the directors are appointed by outside organisations (Law Society, Royal Institute of British Architects, Royal Town Planning Institute and Victorian Society), the other four are residents elected by Trust members.

APPLICATION FOR MEMBERSHIP

**Please send completed forms to: The Secretary, The Hampstead Garden Suburb Trust,
862 Finchley Road, London, NW11 6AB**

I (Mr/Mrs/Miss/Ms) _____
(FULL NAME IN BLOCK CAPITALS)

of _____
(FULL ADDRESS IN BLOCK CAPITALS)

hereby apply for membership of The Hampstead Garden Suburb Trust Limited subject to the provisions of the Memorandum of Articles of Association thereof. I declare that I am a resident* in the Hampstead Garden Suburb and that I have been continuously since _____ (at least 3 years before application)

Date _____ Signature _____

** 'resident' in the case of a corporation means entitled in the opinion of the Council of the Hampstead Garden Suburb Trust Limited to be treated as a resident of the Hampstead Garden Suburb.*

Contacting The Trust

The Trust's two full-time senior members of staff are:
Jane Blackburn BA(Arch), Dip Arch, RIBA Trust Manager
David Davidson BA(Arch), MA Arch Cons IHBC Architectural Adviser

The Trust can be contacted at:
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Company registration number: 928520 • Registered charity number: 1050098

HAMPSTEAD - GARDEN - SUBURB - TRUST