

THE TRUST

GAZETTE

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Finance to safeguard the Suburb's future

The Hampstead Garden Suburb Trust is a registered charity and its Trustees are regulated by the Charity Commission. The Trust is not a business and it has no owners.

Accordingly all the Trust's funds must be applied to the charitable purposes defined in its Memorandum of Association. This states that the Trust must 'do all things possible in order to maintain... the Hampstead Garden Suburb'. Although the Trust receives Ground Rents from the remaining leaseholders on the Suburb these are declining both in numbers and in money terms while the Trust does not and indeed, is not permitted, to derive any surplus from the Scheme of Management.

In the past there has regularly been a deficit on the Trust's annual balance of income and expenditure; however as a result of careful housekeeping this

deficit is expected to be eliminated soon. At the same time, the income from the Trust's reserves is growing in real terms.

The Trust's financial position is not, therefore, weak. Nonetheless, for an organisation of its importance and age, the Trust's reserves – at less than £900,000 – are relatively small. It follows that, in order to develop the strength that is required to maintain the character of the Suburb and to make real progress into the backlog of work that is needed to restore the Suburb to the state which its founders meant for it, we need to work hard to increase the Trust's endowment and the long-term income from it.

The future of the Trust lies ultimately in the hands of its residents and indeed, was it not for the work of volunteers the Trust could not survive. All its Trustees are, of course, unpaid. Many residents have

contributed and continue to contribute to the work of the Trust by supporting its administration or by helping in the planning and execution of projects. ►►

The Hampstead Garden Suburb Trust Annual General Meeting

8pm Wednesday 16 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.

ALL WELCOME. REFRESHMENTS



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The 2008 AGM in progress

Finance (continued)

There is a great deal still to be done to secure the existence of the Suburb permanently against the threats from developers and others. Alongside this maintaining and improving the Trust's estate and the revival of Central Square are likely to take up a great deal of the Trust's time and resources within the next few years.

The Trust already benefits from the donations that many leaseholders make each year so as to augment their Ground Rents to the level of the Management Charge. The Trust has itself recently established an

Endowment Fund of £250,000 from which it will draw no more than half the real increase in income and capital each year and it expects, with the passage of time, to be able to increase the size of this fund from its own resources.

The Trust invites donations to its Endowment Fund, however small, whether by immediate giving or through legacies. These will be gifts in perpetuity from which the Suburb can be expected to benefit as long as it exists. They will be recorded permanently and the Trust is

considering ways of publicly commemorating larger contributions. The Trust Council hopes that this helps to meet the suggestion by residents that there should be some way for them to record their gratitude for Dame Henrietta's inspiration in founding the Suburb.

By making such donations you will help the Trust to continue to protect the unique character of the Suburb through conservation, improvement and education and to ensure the future of this unique area is safeguarded.

Raymond Unwin designed the Suburb to be
*'a place which is not only to be lived in
but to be loved'*



You can help the Trust to carry on this tradition with a donation or bequest to the Trust's new Endowment Fund.

The Fund has been established to give the Trust a stronger financial footing and the ability to preserve the amenities and character of the Suburb for the future.

The Trust will not spend in any year more than half the fund's real growth in capital and income, ensuring the indefinite life of the fund and its growing income.

A gift would help secure the long-term future of the Suburb.

If you would like to know more or make a donation please ring Jane Blackburn, Trust Manager, on 8455 1066 or email janeblackburn@hgstrust.org

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Keeping the Suburb special

It is official; the Suburb is ‘one of the most well known – and well maintained – conservation areas in the country’ (English Heritage press release June 2009).

English Heritage also considers that the Trust ‘has played a crucial role in safeguarding the character and appearance of the...area’ (English Heritage letter 8 July 2009).

Most of the Trust’s success in maintaining the unique character of the Suburb is based on collaboration with property owners. Advice on maintenance of buildings and landscape and initial guidance on the design of possible alterations is provided by Trust staff free of any charge other than the Management Charge or Ground Rent. The expertise available is demonstrated by the articles on pointing and front doors elsewhere in this copy of the Gazette. Appointments for advice can be made by contacting the Trust office.

Owners wishing to change the external appearance of freehold property (gardens and buildings) are required to obtain the prior consent of the Trust under the Scheme of Management. Leaseholders must obtain consents under the terms of their leases which differ between houses. Within the application period owners will receive further advice and guidance. If initial, ‘provisional’, consent is granted for works the construction will be monitored. On completion a final inspection is made for compliance with the terms of the provisional consent. After a satisfactory final inspection a Final Consent document with stamped drawings will be issued. These documents are essential to any owner when subsequently selling the property.

The great majority of work on the Suburb is undertaken and approved on that basis.

Occasionally however owners fail to complete the work in line with the Provisional Consent. Sometimes minor work is started without consent. The Trust has a range of sanctions available to rectify matters.

If work is not in accordance with the Scheme of Management or the terms of the lease the Trust may apply to the Courts for an injunction requiring the work to be rectified to the Trust’s satisfaction. This process has recently been successful in getting owners’ agreement to remove unauthorised dormers and re-instate a chimney stack. A similar legal process is in hand to reinstate a front garden and remove an illegal hard standing. Three similar cases are with the Trust’s solicitors for referral to the Court.

Where the degree of non-compliance with the provisional consent or the lack of consent is less serious the Trust will issue a notice of infringement under the Scheme of Management or the terms of the lease. This situation



Rebuilt chimneys

constitutes a dispute which must be disclosed to any potential purchaser. Over the past year the Trust has had considerable success in getting these infringements rectified when owners were contemplating putting the property on the market. Buyers are increasingly concerned that property is fully compliant with the Scheme of Management and with other covenants. Infringements recently corrected include the removal of an unauthorised dormer, reinstatement of an illegally widened hard standing and reinstatement of three chimney stacks.

The Trust will take whatever steps are necessary to protect the Suburb and maintain its character, whether through the courts or otherwise.

A message from the Safer Neighbourhoods Team...

The Trust has been asked by the Metropolitan Police Safer Neighbourhoods Team to clarify the position on parking commercial vehicles on the public highway on the Suburb.

The Suburb is subject to a prohibition of overnight parking of commercial vehicles exceeding 5 tonnes gross weight. The Traffic Management Order (TMO 1988 No 2) is operated by the London Borough of Barnet’s Director of Environment and Transport.

Other commercial vehicles, provided they are correctly parked, are permitted to park on the public highway on the Suburb at any time.

Character appraisal update

In Autumn 2009, if all goes to plan, Barnet will consult Suburb residents on the Draft Hampstead Garden Suburb Conservation Area Character Appraisal. This document, which has been largely written by Suburb residents under the direction of the Trust, will guide the future protection of the character of the conservation area.

The document will be made up of various parts:

- An explanation of what the Character Appraisal is and what it hopes to achieve.
- An introductory section which sets out the background to the Suburb, its history, topography, development and planning.
- Descriptions of the 22 Character Areas that the conservation area was divided into in order to break down the task. The text describes the essential characteristics that make each part of the Suburb so distinctive and which should be protected in future planning policies.
- A short section which identifies important management issues, such as traffic management and areas where enhancement would be desirable.

- Management Proposals, which explain how Barnet (and in some cases, the Trust) will develop policies to protect the character of the area.
- A list of buildings of particular architectural distinction which Barnet proposes to add to its Schedule of Buildings of Local Architectural or Historic Interest (the Local List).
- Suggestions for updating the Article 4 Direction to bring it in line with the latest General Permitted Development Order (published in October 2008). This legislation enables Barnet to better control the sort of potentially damaging alterations to Suburb properties that would otherwise not require Planning Permission.
- Maps of the 22 Character Areas illustrating which buildings are listed, locally listed or contribute positively to the character of the area. Important views are also identified.

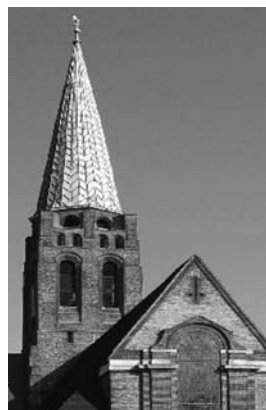
Normally, conservation area character appraisals are produced by heritage consultants employed by the local authority. For the Suburb appraisal, the text and photographs were produced largely by residents on a voluntary basis. This is an unusual way of producing an appraisal document but it helps to involve residents in understanding the special nature of the townscape better.



It also has the backing of English Heritage, which recently referred to Hampstead Garden Suburb in a press release as a 'textbook example of community engagement and a benchmark for other conservation areas'.

As part of the improved management proposals, the Design Guidance for the Suburb has also been revised. This was first published in 1994 and the updated version will bring it up to date to include new areas of development such as basements. This revised guidance will be included in the consultation with residents so everyone will be able to contribute to the process.

Copies of the Character Appraisal, Management Proposals and revised Design Guidance will be available from Barnet, the Trust Office or on Barnet's website.



Sunshine Corner – improvements underway

Sunshine Corner is a public open space at the end of Heathgate and connects the Suburb to the Heath Extension. It is part of the original planning layout of the Garden Suburb. As part of the Great Wall it was designed by Charles Wade who worked in Parker and Unwin's office. The retaining walls, steps and benches are listed Grade II.

After 100 years of minimal maintenance the area had fallen into disrepair and earlier this year a programme of repair and conservation work was initiated by the Trust. This included structural improvements such as new foundations and measures to properly consolidate brick walls and paving.

Specifications and a scope of work were drawn up and the whole scheme split into phases. These were prioritised according to the urgency of the works required:

- Phase 1 – The steps from Heathgate had been subject to a

great deal of movement and were considered dangerous.

- Phase 2 – The path from Heathgate had many trip hazards and needed to be re-laid on a firm base with particularly wide joints closed up. Both phases one and two are now complete.

- Phase 3a – The bench immediately to the east of the inner steps, including the boundary wall with No. 2 Heathgate, was rebuilt. Phase 3b will be the opposite bench and wall to the west. Phase 3a is currently in progress.

Further phases will include the covered benches to the east and west; the central path and lower steps; the low wall on the boundary with the Heath Extension; new planting and repairs to the boundary walls to either side of the path from Heathgate. Finally, new landscaping within the present grassed area.

A proper conservation approach has been adopted using building lime

rather than cement (which harms traditional brickwork – see the article on pointing) with the intervention of some modern materials such as stainless steel ties where necessary.

Each phase of work is put out to tender and it is hoped that as much as possible will be completed this year, including both covered benches, with the rest of the work following in 2010.

Work on the steps at Sunshine Corner



Central Square update

Progress on the restoration of the Central Squares (North, Central and South Squares) continues to make progress, albeit slowly. Following the successful Heritage Lottery Funded exhibition and preparation of landscaping and management reports by Land Use Consultants, the Trust has been considering the long term management of the Squares. A second application for funding to develop proposals and carry out the work will have to wait until the principles have been agreed.

The Trust is concerned that Barnet's maintenance budget for the Squares will continue to be squeezed as it is not a priority park for the local authority, having few facilities for visitors from the wider Borough.

Consideration is being given to terms on which the Trust might contemplate taking over the running of the

Squares. It is hoped that they could be handed over with a dowry for ongoing maintenance. The Trust could then put a further application to the Heritage Lottery Fund for drainage and landscaping works.

The Trust may need to contribute towards the funding of the redesign and the consequent capital and maintenance costs. All this, however, continues to be speculation until there are formal discussions with Barnet Council.

When we are closer to identifying practical proposals they will be included in the Trust's long-term estate management programme which is in preparation. Residents will then be informed and have the opportunity to consider the substance, timing and cost of what is proposed.

Brick pointing

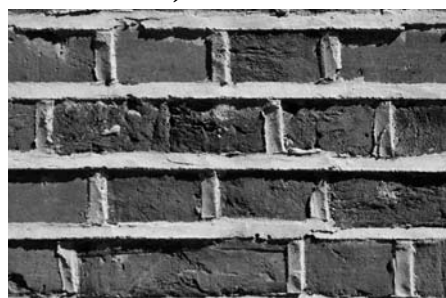
Every house on the Garden Suburb is built of brick. Even where the brick has been covered with pebbledash there will be elements such as plinths, arches, external chimney breasts and virtually every chimney stack, which are exposed brickwork. It is absolutely essential therefore, when carrying out repairs and maintenance which include brick repointing, that it is done properly.

If plastic windows or otherwise incorrect windows are inserted into a house, for example, the work can be fairly easily reversed by reinstating new work which matches the original. However, incorrect repointing, including the preparatory raking out, is often not reversible and can ruin the appearance of a house for the remainder of its life. There are some examples on the Suburb of wholesale inappropriate repointing where the only way of reversing it would be to entirely replace the external skin of brick at enormous cost.

Repointing brickwork with inappropriate materials, usually hard cement mortar, will in time, and sometimes quite rapidly, cause damage to the bricks. It is important to be aware of four very important basic requirements for any brick wall:

- Brickwork should be allowed to 'breathe', that is, it should be able to

Very poor pointing with a heavy weather struck joint



take up moisture in wet weather and then allow that moisture to evaporate readily out of both the brick and mortar. If moisture is trapped in brickwork because of impermeable hard cement mortar then there will inevitably be problems.

- In a brick wall the brick must always be considered permanent and the mortar sacrificial. There should therefore be cycles of repointing at about 50 year intervals where the brick remains the permanent feature and the mortar is the element that is replaced. Using inappropriate hard cement mortar will reverse this process.
- The brick in a wall should always be mechanically stronger and denser than the mortar which, should be slightly weaker.
- Visually the mortar should always be subservient to the brick, it should be to the eye a wall of bricks rather than a wall of mortar.

When embarking on a programme of repointing, however small, always seek professional advice. The Trust architectural advisers are always willing to give free advice on these

Damage caused by inappropriate hard cement pointing

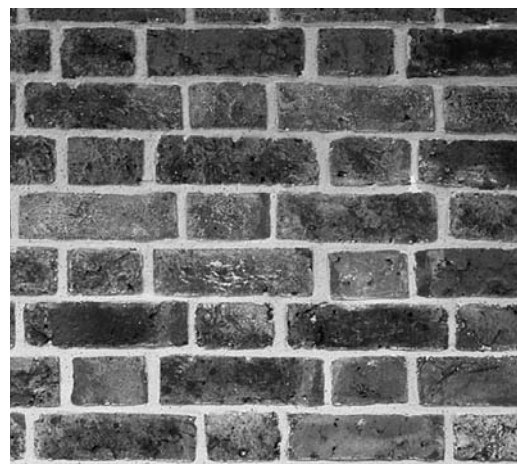


matters. Avoid taking advice from builders unless you trust them implicitly through long experience. Bricklayers are not necessarily the best people to advise, or indeed carry out the work. You will require a specialist. Good repointing is necessarily expensive. Do not go for cheap options; they may ruin your house and devalue it. If cost is a factor it is best to leave the pointing for another year or two until you have sufficient funds. Repointing is very often undertaken unnecessarily anyway – if in doubt leave it alone. What looks like weak mortar will often have several years life left.

Some years ago it became fashionable amongst bricklayers and builders to build and repoint brickwork using a heavy weather struck joint. This type of joint has no historical precedent and should not be used on Suburb houses. However, if you have recent poor pointing, it may be better to leave it because removing it may cause further damage to the bricks.

Finally, never never let anyone rake out old mortar using an angle grinder. In the wrong hands they cause irreparable and extensive damage.

An example of good pointing carried out with care and skill



Suburb character – front doors

The Trust often receives calls from residents asking if they can change the colour of their front door. Other residents, however, feel it is acceptable to change the door itself without any reference to the Trust.

All changes to the exterior of a property require the consent of the Trust and making a change to the design of the front door is just as important as building an extension or adding rooflights or dormers for a loft conversion. This is particularly true if your house is one of a group where the front doors are a consistent part of the design.

Of course changing the design may often be a side effect of the need to find a replacement: after 100 years or so of use a front door can become battered and draughty and not very secure. But the original style may not be available to buy from a DIY superstore or online supplier. A good carpenter can make a copy of the original door and this will undoubtedly be more expensive than running out to the local DIY shop where front doors can cost as little as £40 or less. However a cheap front door will not increase security or enhance the value of your property. A carpenter might be able to repair and upgrade the original door.

Many roads still have a recognisable original style (or styles) of front door. Some stretches of road have extremely distinctive doors with interesting glass panels or even stained glass. Replacing such a door with an inappropriate design may seem to be a cheap option but it should be considered that this will not only alter the look of your own property but it will also have an impact on the neighbouring

properties, especially in a semi-detached house or a terrace.

Changing the door also requires planning permission from the Planning Department at Barnet. If the building is Listed, the correct choice of door is all the more important.

Having said that the design of the door is the important issue, in some roads colour and finish may also be important. If there is a generally consistent palette of colours in your street it is best to stick to this. Cottage doors were generally made of softwood and painted. For middle class housing, hardwood doors were affordable, polished and stained. A stained hardwood door in a cottage almost always looks wrong.

It is a good idea to check the doors in your road before making any changes. If the correct design for your property is not immediately obvious, the Trust's Architectural staff are happy to make suggestions. Residents who

Original door in Hill Top



Original door and letterbox in Oakwood Road

inherit mass-produced 1970s and 80s doors can replace these with a copy of the original style, which vastly improves both the look of the house and the whole road.

Original door at Ossulton Way flats



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

Become a member of the Suburb Trust

Membership of the Trust is not automatic and is entirely voluntary (unlike the obligation to pay the Management Charge or Ground Rent). By choosing to become members residents have the opportunity to keep up to date with Trust news, receive the annual report and accounts and to participate in the Annual General Meeting. Members receive invitations to occasional lectures and other Trust events.

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 residents elected by Trust members and four are appointed by outside organisations: the Law Society, Royal Institute of British Architects, Royal Town Planning Institute and the Victorian Society.

The Trust hopes that Suburb residents who believe that conservation of this unique area is important will consider becoming members. Residents may become members, free of charge, if they are over 18 and have lived on the Suburb for more than 3 years.

To become a member of the Trust please complete the form below and return it to the Trust office. We will write to you once your application has been received.

If you have any questions about membership please do not hesitate to contact the Trust office.

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) and am over 18 years of age.

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

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