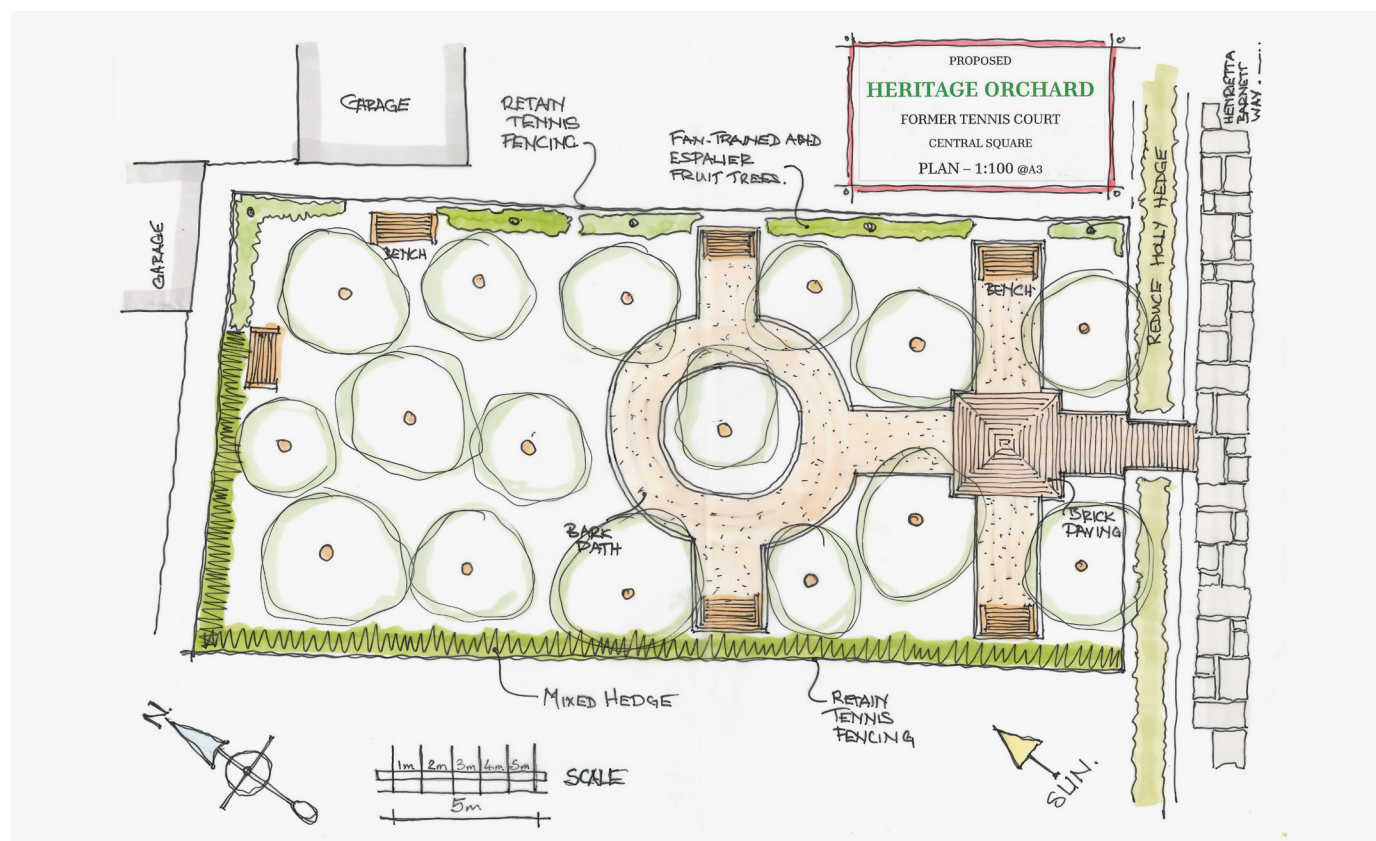


Heritage Orchard



In July, the Trust applied to Barnet Council for permission to create a new Heritage Orchard on land between Central Square and Willifield Way.

We have developed the Heritage Orchard based on feedback from over 200 residents as part of the Trust's 2025 consultation regarding the future of this site.

We have proposed the Heritage Orchard on the Trust's northern disused tennis court next to the footpath between Central Square and Willifield Way. It was clear that residents wished to see enhanced nature and ecology in this area, preferring this over more active uses such as sports provision or a café.

The Heritage Orchard concept is based on two interpretations of heritage. Firstly, the orchard responds to early masterplans for this part of the Suburb by Raymond Unwin and Edwin Lutyens, and seeks to restore some of its intended original character. Secondly, it has been designed with a planting plan representing an element of English horticulture during the early days of the Suburb.

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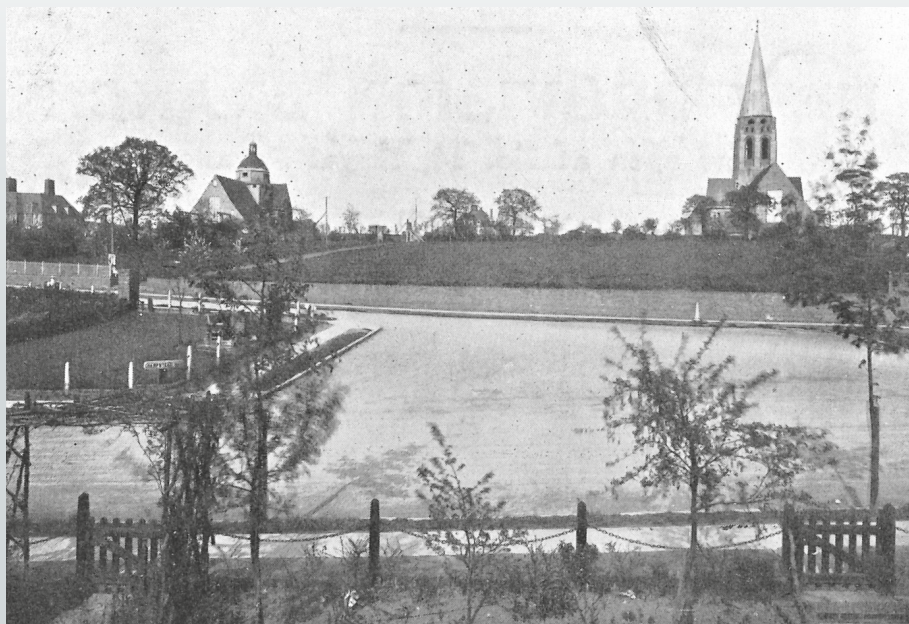
We'd love to see you at our AGM on 30 September – see back page for information.

Heritage Orchard continued

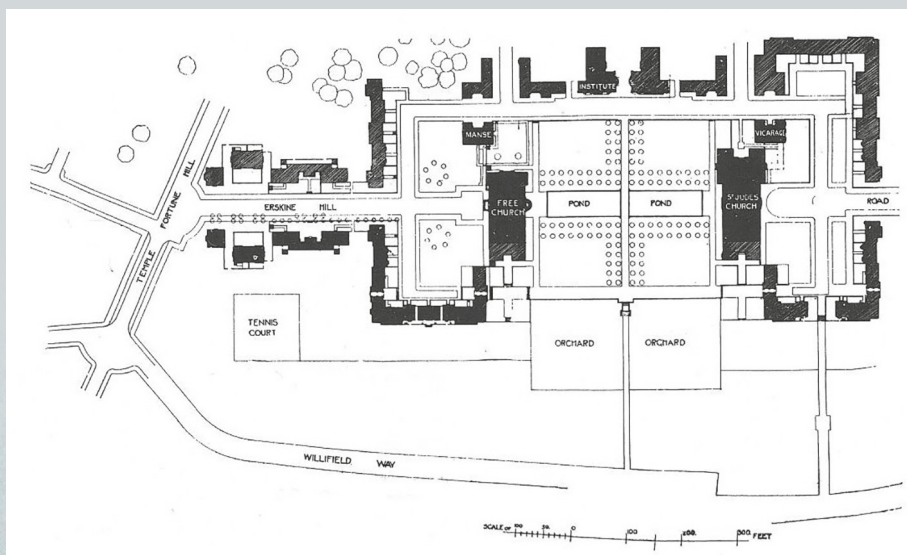
Throughout the planning of the Suburb, several designs for Central Square and its surrounding land were proposed. Central Square was intended as a polite, formal arrangement of gardens among the two churches and the Institute, in contrast to the western area that leads to Willifield Way, which would contain a more naturalistic landscape.

Unwin's 1908 Estate Plan shows an orchard covering the middle section of the western area. Lutyens' 1913 plan shows an orchard here as well as on the land where the two upper tennis courts now sit. Even Henrietta Barnett provided a sketch for discussion with Unwin, Lutyens and the Trust's steering committee in 1908, noting a 'view' at the top of the footpath with 'apple trees' below. Our proposed Heritage Orchard restores part of this vision, which was integral to these three key figures in the Suburb's development.

The other heritage element of the Trust's new orchard refers to its proposed planting plan. The Suburb's archives show that fruit trees have always been important to the area's character.



View of 'Crossway Gardens' looking over Willifield Way up to Central Square. c.1913/1914



Excerpt of the 1913 Lutyens masterplan for Central Square, showing unrealised features; Below: Central Square: prospective view of St Jude's-on-the-Hill Church, the Institute, and houses." – illustration taken from 'Co-partnership in Housing' book, published 1910. Illustration circa 1906



A Suburb newsletter from 1920 refers to 'the almonds of Asmunds Hill, the crab apples of Willifield Way, the peaches of Hogarth Hill, and the cherries of Temple Fortune Hill' – street trees chosen by Unwin. Meanwhile, a pre-war edition of the Suburb Town Crier details the notes of 'Mr Weather's lecture on Fruit Growing'. 'On the whole, although he gave instruction for various sprays, he told his audience to rely mainly on frequent hoeing and leaving the birds and ladybirds alike alone.'

We have developed the planting plan to reflect heritage tree varieties, such as apples, pears, medlars and quinces. These species would have been planted in the Suburb alongside Unwin's trees mentioned in the newsletter. Trust staff have recently visited other orchards for research, including the Brogdale Collections in Kent, West Dean College in Sussex and Hinton Ampner in Hampshire. They have also looked at the Henrietta Community Orchard in Lyttelton Playing Fields, planted in 2021.

The new Heritage Orchard will be an evolving project as we prepare the ground and decide how best to grow the trees on the site. As learnt from our visits, orchards require careful planning and continual maintenance. The practical issues of rootstocks, irrigation, organic growing and planting on London clay are being addressed as we progress with the project.

Given our warming climate, we intend to blend the planting of the older species of traditional English fruit tree with modern cultivars that are more resistant to climate change. Working with residents, gardeners, local societies and schools, we will explore climate adaptative horticulture and the feasibility of planting traditional trees in the hotter conditions of the 21st century. The mixture of species will provide an experiment which could inform horticultural practice in the Suburb and London generally.

In any case, the Heritage Orchard will provide a biodiverse environment that adds to the green space of the Garden Suburb. When it has matured, it will bring seasonal colour to the site and provide a place for quiet relaxation. And it will be in the spirit of productive growing that was so important to the founding residents of the Suburb.

Preparation will begin in autumn with planting to follow in spring 2027. Residents will be able to view the ongoing work from the footpath. In the initial period of establishment, access will be controlled to protect the young trees. Open days will be arranged at certain times of the year to share the progress of the planting.

Further details of the Heritage Orchard can be found on the Trust website.

The Heritage Orchard thought process

Frank Hawkins, Green Estate Manager

The Heritage Orchard is designed to balance the Suburb's historic landscape character with biodiversity, community benefit and long-term climate resilience. The former tennis court will become a productive, biodiverse green space centred on a traditional mixed-fruit orchard, reflecting the Suburb's established relationship between gardens, trees and open space.

Tree selection prioritises traditional British fruit varieties and a diverse mix of apples, pears, plums, damsons, cherries and heritage fruits such as quince and medlar. This diversity spreads blossom and harvest periods, supports pollinators and wildlife, and reduces reliance on any single crop in increasingly variable weather. Trees will be sourced from reputable UK nurseries, with appropriate rootstocks and pollination compatibility confirmed.

The site's heavy clay and poor drainage will be addressed through improved planting pits, drainage aggregate, raised planting levels and summer irrigation during establishment. A rain garden will manage surface water while providing additional habitat.

Between the trees, a species-rich wildflower meadow will replace conventional grass, supporting pollinators and seasonal interest. Footpaths will minimise soil compaction and seating will encourage informal enjoyment of the orchard.

Around 70m of native hedgerow, alongside fruit bushes and rhubarb, will strengthen ecological connectivity and reinforce the traditional landscape character.

Together, the orchard, meadow and hedgerows create a productive and attractive landscape that connects the Suburb's heritage with a resilient ecological future.



A recent Trust visit to the Brogdale national fruit collection

A Tale of Two Trusts

Colin Gregory, Hampstead Garden Suburb Archives Trust

The Hampstead Garden Suburb Archives Trust is a separate charity that shares a common history with the Hampstead Garden Suburb Trust. Both arose out of what Mervyn Miller and Stuart Gray refer to as the “Thirty Years War” in their history of the Suburb published in 1992 – the period following the sale of part of the Suburb in 1960 when there was a high risk it would be taken over entirely by property developers unsympathetic to its character or aims.

Two formidable women residents were key players: Jean Henderson (1899-1997), a barrister and politician, who chaired the Hampstead Garden Suburb Protection Society that campaigned to secure the future of the Suburb and who served as one of the first directors of the New Hampstead Garden Suburb Trust (the current Trust); and Brigid Grafton Green (1916-1991), a journalist, archaeologist and historian, who joined the Suburb Trust Council in 1973 and later established the Archives Trust.

Another long-term resident active in the Protection Society, Stephen Coffin (1890-1984), had gathered together material of historic interest, including Raymond Unwin’s first plan for the Suburb and early papers relating to the Residents Association, which were kept at the Trust Offices, along with the Trust’s own historic records. Brigid referred to these when writing her academic thesis *Hampstead Garden Suburb – Vision and Reality* and after her appointment to the Trust Council in 1973 she was asked to sort out and classify their papers and consider herself Honorary Trust Archivist.

Following the approval in 1974 of the Scheme of Management, by which the Trust administers properties where the owners have bought their freeholds under the leasehold enfranchisement legislation, a large number of original house plans were also acquired. All this material was too much to store at the Trust office and space was found for it in what is now The Henrietta Barnett School. As Harry Cobb, a former Archivist of the Archives Trust, wrote in the handlist published in 2001: “The increased accommodation ... coupled with Mrs Grafton Green’s enthusiastic efforts, led to the addition of a number of other collections to the Archive, including a substantial number of photographs.”

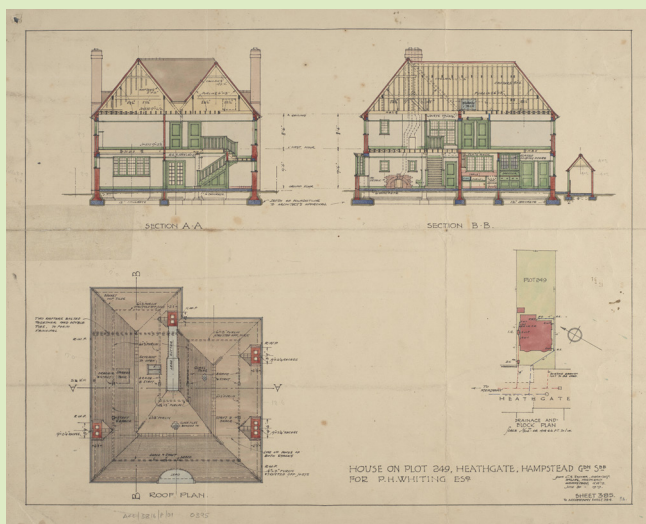


The Archives’ Colin Gregory shows Will some early Trust documents

In 1979 these collections were placed in the care of a newly created charitable trust, the Hampstead Garden Suburb Archives Trust. The house plans, and a substantial amount of other material, are now kept at The London Archives in Clerkenwell but a significant amount is now held at the Trust’s office. These include original papers relating to numerous Suburb organisations and individuals, material about the foundation of the Suburb and town planning, sound recordings, slides, photographs and film, press cuttings, books and even objects.

The Archives Trust are delighted that the relationship with the Suburb Trust has recently been strengthened by the appointment of Will Hawkins, the Trust Chief Executive, as a Trustee.

Accessing the Archives



One of the questions we’re frequently asked by Suburb homeowners is: “how can I get a copy of the original drawings of my house?”

Fortunately, the Archives Trust collection is rich and pretty complete – and easy to access. Although some objects are held at the Trust office, larger objects like original drawings are held at the London Archives. There, you can request to view any item in the collection, or you can order digital or print copies of items as well.

To get started, visit the London Archives online catalogue and search for your property address – but don’t despair if you can’t immediately find it, the naming is sometimes slightly obscured so 65 Hampstead Way might be under one record called ‘63 to 67 Hampstead Way odd’, for example. If you get stuck, just contact the London Archives, or the Archives Trust.

For more information:

www.thelondonarchives.org / 020 7332 3820

www.suburbarchives.org / suburbarchives@gmail.com

Protecting the Suburb: the work hiding in plain sight

Will Hawkins, Chief Executive,
Hampstead Garden Suburb Trust

Now in my second year at the Trust, I have got to know the Suburb much better, and much of that has come from walking through it.

On most days I walk between East Finchley station and the Trust's office on Finchley Road, from one edge of the Suburb to the other. I have several regular routes and am still discovering new ones. There are particular places and details I look out for. One of my hidden gems are the archways above the twittens between Hutchings Walk and Brookland Hill.

Walking the same streets regularly gives you a sense of the Suburb's changing life. You notice the seasons, but also busy school mornings and quieter holidays, the different festivals and celebrations through the year, scaffolding going up and coming down, and the continual work people undertake to repair and adapt their homes.

It also makes you more conscious of how the character of the Suburb is created. It does not depend only on its significant buildings or open spaces. It comes from the way houses and gardens, trees and hedges, materials, views and the spaces between buildings all work together.

That character is remarkably resilient, but it is not permanent. It can be diminished gradually through a succession of changes which may appear modest when considered individually. The work of protecting it also happens one property, one tree and one alteration at a time.

Much of that work is hiding in plain sight

Already in my time at the Trust, I have seen a number of cases where an alteration, the use of a building or space, or work carried out without consent has caused genuine concern. These matters are often resolved through discussion, revised proposals, professional advice and, sometimes, a great deal of patient persistence. The result may be a better design, the restoration of an original feature or a difficult problem being brought to an end.

Because these matters concern individual homes and residents, the Trust can rarely describe them publicly or present

them as examples of successful intervention. That discretion is important, but it also means that a significant part of our work remains unshared.

We can readily tell people about a new project, a grant or a public event. It is harder to point to a proposal that was improved through discussion, an original feature that was retained or a difficult problem that was quietly resolved. Often, the evidence of the Trust's work lies not in preventing change, but in the quality of the change that takes place.

The cumulative effect is perhaps easiest to appreciate when crossing the boundary of the Suburb on foot. There is no single feature that marks it, but the change in character is noticeable. Although less than five miles from Charing Cross and firmly within one of the world's great cities, the Suburb remains remarkably

green and forms part of London's wider urban forest. Nearby streets may share some of the same history and architecture, but small changes, repeated over many years, have substantially altered their character.

The Suburb should not be frozen in time. Its buildings must continue to serve the people who live in them, and change is both necessary and inevitable. But the significance of the Suburb lies as much in the cumulative whole as it does in any individual building or garden.

The Trust's responsibility is to keep that whole in view and to ensure that today's individual decisions do not gradually diminish the qualities that have made the Suburb significant for more than a century. Much of that work will remain unseen, but its effect is visible throughout the place.



Chief Executive Will Hawkins on one of his regular walks in across the Suburb

Modernising our systems

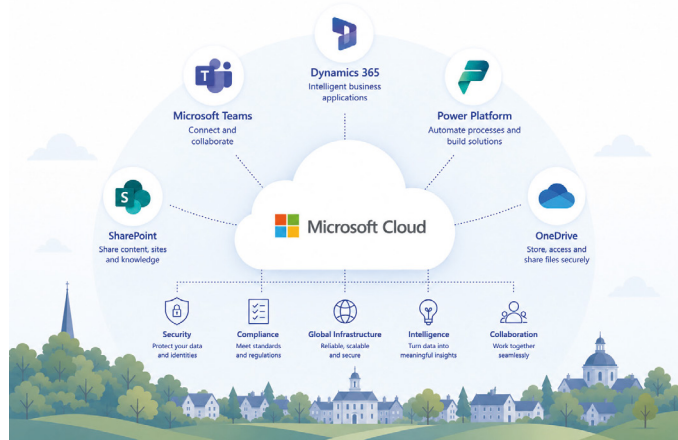
One of the biggest behind-the-scenes tasks we've been working on over the past year has been a massive overhaul of our IT and phone systems. Many of these changes should not have had any impact on you – yet – but they are unlocking potential improvements we hope to offer in the next twelve months or so.

Our processes rely upon the consistent storage and retrieval of records going back many decades, as well as ensuring the most up to date information is correct and available to all our staff.

A number of huge improvements have taken place to the way we store your personal information (ensuring that this is done securely and in line with modern data privacy practices), as well as the tools we use to share files, collaborate and process applications.

With the modernisation of various of these platforms, new opportunities arise and one of our medium-term aims is to offer Suburb homeowners a way to manage their account online, much like everyone expects to with utility bills and council tax. This is something we've been asked about for years, but it isn't one simple task to enable such a feature, and a vast amount of work has been done behind the scenes to get us to the point we're at today.

Other improvements are simpler, and are already now available to you: tree and hedge appointments with our arboriculturist can now be made via an online booking form. A simple change but one which gives you more freedom and flexibility, and gives us a more efficient way of working.



January 2026: Fibre comes to 862 Finchley Road

Fibre? What fibre?

A scenario that we've seen played out across the Suburb affected us in the same way as it has many of you. When we saw that fibre internet – bringing with it improvements to bandwidth, speed and resilience – was available to the Trust office on Finchley Road, we went for it. The sudden availability came at a perfect time to dovetail with our wider plans to move data to secure offsite storage (aka 'the cloud'), as well as moving our ageing phone system to a new platform which will enable us to do so much more with it.

We had no idea that the process would take us almost a year from the connections being announced as available to finally having a working fibre connection to the office! In fact, the new infrastructure was live under the Finchley Road pavement from March 2025 – but, as is so often the case, it was the final three metres or so that took nearly a year to fix!

At the same time as our own application stalled for a hundred different reasons, we as landowners saw the same issues and delays where applications were being made to us to lay new conduits or install new ducts across Trust-owned land, usually on some of the private roads we maintain. This insight into the process as both customer and landowner showed us a number of issues which time and again led to huge delays in installations.

This is one of those situations where the cry is sometimes "surely the Trust has more of an influence" but we can assure you that this is not always the case! We had to chase and complain to the provider just as many of you will have had to do to get your connection finalised and upgraded. It's been a long process but we learnt a lot, and we have been reaping the benefits of the new connection since day one.

One of our medium-term aims is to systematically digitise the records we hold for every Suburb property, including correspondence and planning applications. In many cases, these records go back decades and mostly exist only in hard copy.



Tree appointment bookings

Just one example of how our new systems enable us to work more efficiently and provide a better service to residents is our new tree appointment booking system.

You can now make a tree or hedge appointment via our online booking system, which lets you check the available slots and pick the one most convenient to you. You'll get an email confirmation and a reminder, and we'll be sent all the details you provide.

Don't worry though – if you need to talk it through with us first, just give us a ring as usual on **020 8455 1066**.



Instagram update

Over the last six months, the Trust has been working on refreshing its social media strategy. With Instagram being our most popular platform, improvements have so far been focussed here – where we go by 'hampstead_garden_suburb_trust'. The aim of this piece of work has been to strengthen engagement with our existing networks and maintain a positive and approachable presence online.

The changes we've made so far include posting more regularly, generating more educational content about the history and architecture of the Suburb, and updating the look and feel of our page so we are more recognisable and better aligned with other British organisations with similar aims.

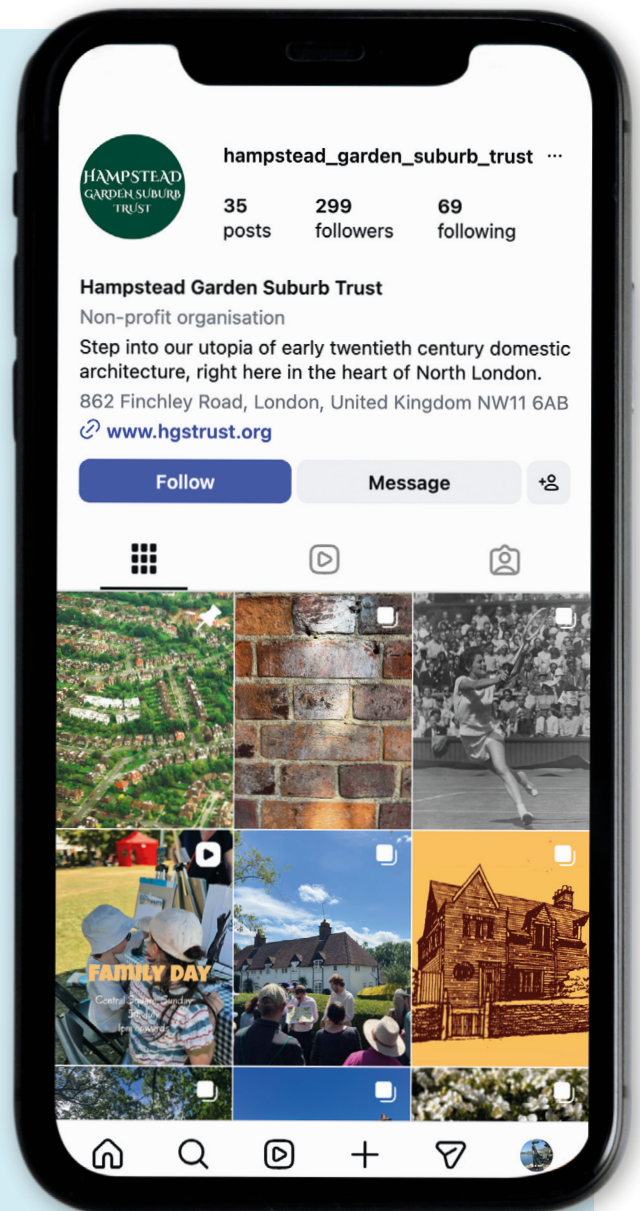
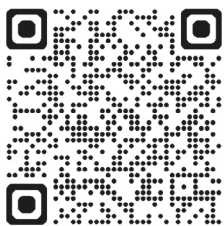
Some of our more popular posts so far include a feature on Suburb founder Henrietta Barnett, an explanation of the origins of the Suburb and what makes it so special, and a series of 'before and after' photos of various locations around the Suburb from the early twentieth century to now.

These improvements are already showing encouraging results. Since May 2026, our Instagram following has grown steadily by 10%, and our content has generated almost 200 interactions. We have also received positive feedback in the form of likes, messages and comments.

Going forward, we want to continue developing our Instagram presence by regularly sharing positive and educational content about Hampstead Garden Suburb. If you have feedback on our Instagram page, or a story or event you think would be worth sharing, we'd love to hear from you.

We're particularly keen to know if you've enjoyed us sharing other adjacent organisations' stories and posts, or whether you feel our content should be limited to the Suburb itself? Please email us at mail@hgstrust.org.

Scan the QR code to follow us on Instagram today



Architects exhibition at Fellowship House this month

There's another opportunity to see our exhibition of Suburb architects this month, following its first appearance in 2021. If you're visiting Fellowship House in September and the room is open, do pop into the Eileen Whelan room to take a look.

Thanks to the HGS Virtual Museum, this exhibition is also available online. Scan the QR code to see it there.





From North End to Central Square

In June, Architectural Adviser Calum Orr led two guided walks from North End to the Suburb through the Heath Extension, exploring the surroundings of the Suburb on its inception and their influence on its design.

Beginning north of Hampstead, the route passes through Wildwood and the hamlet of North End, across the Heath Extension with its breathtaking views of the Suburb, and finishes in Central Square.

Whitestone Pond, just beyond Hampstead, is the highest point in London, and in 1900, marked the edge of the capital's expansion. As the walk begins northward, we venture into the wilderness of Middlesex.

We soon come across Heath House, a Georgian pile which has sadly been hidden under scaffolding for over a decade. This was the home of Samuel Hoare (1751-1825), a Quaker banker and founding member of the Society for the Abolition of the Slave Trade. A little further on is the imposing Inverforth House, built in 1905 and split into flats in the 1990s. The plethora of extensions has turned it into a rambling complex where the original building is hard to make out. It was the home of Lord Leverhulme (1841-1925) who developed Port Sunlight in Merseyside for the workers in his soap factory – this paternalistic utopia was an important antecedent of the Garden City movement. It is no coincidence these two men, who were born and died exactly a century apart, lived so nearby, as they were part of the same progressive climate that precipitated the Suburb.

Two well-known pubs are also encountered on this route. The first, Jack Straws Castle, opposite Heath House, is an architectural oddity – it is timber-clad Georgian Gothick, but the tiled roof visible over the crenellations indicates a much older core. It is in fact considerably younger: it was completely rebuilt in the 1960s by the neo-Classicist Raymond Erith after the original building was damaged in the Blitz. It closed in 2002.

The second is the Bull and Bush, which itself was reconstructed in the 1920s, retaining the central section of its Georgian façade. It remains open. The pub was immortalised in an Edwardian music hall song:

*Talk about the shade of the sheltering palm
Praise the bamboo tree with its wide-spreading charm
There's a little nook down near old Hampstead town
You know the place, it has won great renown
Often with my sweetheart on a bright summer's day
To the little pub there my footsteps will stray
If she hesitates when she looks at the sign
Promptly I whisper "Now do not decline!"*

*But come, come, come and make eyes at me
Down at The Old Bull and Bush*

These two pubs were places where Londoners might end up after a warm summer perambulation across the Heath, to cool off with a gin and tonic or a light shandy.

There has long been this association of the Heath with wilderness and leisure in the London consciousness, and after almost fifty years of campaigning, it was saved from development and bought for the people of London in 1870. This set an expectation for the retention of public or wild land around the city, including that which would soon become the Suburb.



The Suburb seen from the Heath Extension

North End, the hamlet centred around the Bull and Bush, would be the first settlement encountered when travelling north into Middlesex in 1900. It retains the feeling of a rural idyll: the mix of vernacular, Georgian and Victorian houses flaunts its age, and its two intersecting streets melt away into woodland tracks. Pitt the Elder (Prime Minister 1766-68) was the earliest notable name to escape to North End, coming during his premiership for his health, and the benefits of fresh air and greenery were well known to Henrietta Barnett through her time in the squalor of the East End.

Pitt's move was aided by the newly-dug North End Road, which cuts through Wildwood from Inverforth House to the Bull and Bush. The dramatic gorge is best viewed from the path above the road. Wildwood was originally part of a larger woodland containing Kenwood and Bishops Wood, and which has lent its name to a confusing number of nearby houses and streets.

The wildness and the pastoral charm of the area around North End was not only well-known and well-loved, but also well-painted, attracting artists such as Linnell, Millais, and Constable. The popularity of its views made the preservation of the surrounding landscape central to the Suburb – the buildings were made to fit into the existing topography, retaining field boundary oaks and hedgerows as well as pockets of woodland to uphold the natural feeling of the Heath.



Calum leading his walk earlier this summer

Henrietta Barnett was well-placed to both appreciate and preserve this part of London as, when not in Whitechapel, she lived in Heath End House beside the Spaniards Inn. The planned sale of the land to the north prompted her to lead the preservation of the woods and fields around her house, forming the Hampstead Heath Extension Council, which with help from the LCC, purchased the land from the Eton College trustees.

Nestled just beyond North End on the edge of Wildwood is Wylde's, a 17th-century farmhouse, which had been lived in by Blake, Dickens, and Linnell before becoming the home of the first Trust Architect, Raymond Unwin, in 1906. He stayed there until his death in 1940 and rebuilt the adjoining barn as the Trust's drawing office. J. C. S. Soutar, his successor, kept the drawing office at Wylde's under the watchful eye of Unwin next door. Many of the architects or clients of the practice would have followed this same route out of Hampstead and through North End and Wildwood, and it is easy to imagine this had an influence on what they designed or commissioned.

Continuing onto the Extension, the debt of the Suburb to its surroundings becomes clear – as Hampstead, North End and Highgate form the northern boundaries of the Heath proper, so the Suburb embraces the Extension. These settlements have grown naturally over time, using mainly brick and tiles of local clays, and the Suburb, while meticulously planned, achieves a comparable effect of artless informality and permanence, giving the impression it has always belonged there.

The walk's climax is the view of the Suburb from the Extension. Turning left off the main path at the top of the field after the playground, the spire and dome of Central Square and houses around the Extension appear over the treeline in a glorious panorama. You have ascended from the grime of Victorian London, crossed the fields and woods of the Heath, and come upon this inspiring vista of the Hampstead Garden Suburb. This is the intended effect of this view, where the radical development looks so natural in the landscape, and points forward to a better way of building places for people to live, and a better way of living itself.

Finishing up in the Suburb itself gives the opportunity to view its architecture and landscape in the context of the wider surroundings of the Heath, North End and Hampstead, and evaluate how much influence it has taken and how successful it has been in preserving the rural character of the area as it existed in 1907.



Heath End House, Henrietta Barnett's family home away from Whitechapel

Michael Tutton remembered



Builder, Martin Goodchild and Michael Tutton enjoying the refurbished bench in The Great Wall

We are saddened to report the death of Michael Tutton, who worked for the Trust for 15 years, joining in 2008 and retiring in 2023. Michael came to the Trust with extensive experience of building conservation practice, having worked for the specialist building company St Blaise and for the Cliveden Conservation Workshop.

Michael enjoyed a varied and interesting career. In 1980 he completed a Diploma in the Conservation of Wood and Stone, which led to a job with a high-end art picture framer, carving, gilding and restoring frames.

He later ran his own building company, specialising in the repair of old buildings. After a Post Graduate Diploma in Industrial Archaeology and another in Building Conservation, he worked with a number of construction practices on the repair and restoration of buildings like Ightham Mote (English Heritage), The Vyne (National Trust), Rochester Castle and Brighton Pavilion.

While at the Trust, Michael undertook many site visits to help source the right building materials and ensure the appearance of the work was satisfactory. He liked to see traditional building details carried out skilfully. After a lifetime on building sites where specialist conservation work was completed to the highest quality, he took a tough view of shoddy practices. He had no patience with poor workmanship and was particularly irritated by badly managed and dangerous building sites. But he was keen to encourage builders to achieve the best they could and ensure the client got the result they deserved.

The major works of repair and stabilisation to The Great Wall were supervised by Michael in 2014, which involved extensive repointing and some clever engineering interventions to stop



Michael Tutton inspecting the repointing of The Great Wall in 2014

the wall being pushed over by the weight of the gardens behind. This all required considerable coordination with homeowners and the Heath Extension authorities.

Michael contributed to a number of books for Donhead Publishing on Staircases; History, Repair and Conservation (2014), Windows; History, Repair and Conservation (2007) and Doors ; History, Repair and Conservation (2020). His final book was Construction as Depicted in Western Art (2021), an examination of the building arts in the history of painting.

A keen painter in oils, he took this up with renewed enthusiasm after retirement. In 2025 he had an exhibition of work at the Original Gallery in Crouch End.

Michael was a Fellow of the Royal Society of Antiquaries, Trustee of the Construction History Society and past chairman of the Society for the Protection of Ancient Buildings.

The people behind the Trust

A wide group of people contribute to the running of the Trust, bringing together local knowledge, professional expertise and the time and commitment of volunteers.

Trust Council, chaired by Richard Townley, has overall responsibility for the governance and direction of the Trust. It is made up of eight trustees: four residents elected by members of the Trust, and four appointed by the Law Society, the Royal Institute of British Architects, the Royal Town Planning Institute and the Victorian Society. This structure has been part of the Trust's constitution since the 1960s and is intended to combine local knowledge with relevant professional experience.

Trust Council is supported by four advisory committees covering Plans, Estate, Finance and Grants. Their members include trustees and other resident volunteers who bring a wide range of experience and expertise to the Trust's work. The committees consider issues in detail and provide advice to Trust Council, while staff are responsible for the day-to-day work of the organisation.

There have been some changes to the Council over the past year. We thank Dr Tye Blackshaw for her contribution to the Trust, including her work as Chair of the Grants Committee, and warmly welcome conservation architect Olga Vladić-Weal, who has succeeded her as the Victorian Society's appointed trustee. We are also pleased that Jonathan Ross has been reappointed by the Law Society for a further term as a trustee.

There will also be an opportunity for a new resident-elected trustee this year, as Sarah Stafford steps down at the end of her term. Trust members elect the resident trustees, giving members a direct role in the governance of the organisation. See the back page for details of how to become a member.

The Trust is enormously grateful to everyone who contributes their time and expertise as trustees, committee members, professional advisers and staff. Together, they help ensure that the Trust is well governed and able to fulfil its responsibilities to the Suburb.



Clockwise from top left: Richard Townley, chair; Dr Tye Blackshaw, outgoing Victorian Society trustee; Jonathan Ross, reappointed Law Society trustee; Olga Vladić-Weal, Victorian Society trustee

Did you know?

We offer Trust guidance on a variety of topics

In addition to our main Design Guidance document, the Trust has also published guidance on a variety of other areas of residential maintenance, repair and upgrades including EV charging and air conditioning. These guides include home security advice produced in collaboration with the Metropolitan Police, and measures that can be taken to retrofit your house with energy conservation and generation in mind.

All our guides can be found on our website under [Your Property > Design Guidance](#).



Trust Membership

You've received this *Trust Times* as we're sending you a statement relating to your property. But it's not a sign of Membership of the Trust. That is a separate process, and is open to any adult resident of the Suburb (and we realise you may not be, despite owning a Suburb property and being sent this).

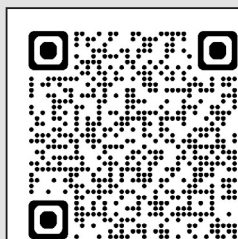
If you've received this and you do not live on the Suburb, we'd be grateful if you could pass on a copy to those who do live in your Suburb home – they are more than welcome to become Trust Members, and to learn more about our work.

If you are already a Member of the Trust, you have our thanks for your support and deeper interest in the work we do in protection of Hampstead Garden Suburb. You'll find details of the AGM below, and all Members will have been sent full details by post and/or email, along with a copy of the Annual Report & Accounts for the year ending 31 March 2026.

If you're not already a Member – or you're not sure whether you are – please just send an email to paul@hgstrust.org, or visit www.hgstrust.org/membership or scan the QR code below and fill in the form. If you're not already a Member you'll receive an email confirming you now are – and if you already were, we will reply to confirm either way.

Trust Membership is free. It is completely separate to payment of management charge or ground rent, and is not the same as membership of the HGS Residents' Association.

If there is an election for a new Trust Council Member, residents have until Friday 25 September at 5pm to become a Member and receive ballot papers for voting.



AGM – Wednesday 30 September

Our AGM this year is on the evening of Wednesday 30 September. We hope as many Members as possible can join us at the **Henrietta Barnett School** main hall.

There will be an opportunity to speak to Trust staff, and to raise questions related to the Annual Report and our work over the last year.

Trust Members will have recently received a full agenda for the AGM by post or email, along with details of the Annual Report & Accounts for 2025-2026.

If you have not received an AGM notice and believe you are a Trust Member, please contact us.



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The 2025 HGS Trust AGM at the Free Church Hall

HAMPSTEAD - GARDEN - SUBURB - TRUST

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