



## MENDELS SITE PLAN

Residents of Corringway were amongst the audience in the Community Room on March 27 for a polished presentation of plans for the development of the Mendels Garage site. Maxwell Hutchinson, planning consultant, introduced Keith Meehan of Berkley House Developments and Fabian Boutall and Stephen Kapos of Hexon, the architects.

Slides were shown of the surrounding buildings and the meeting

was told how the new buildings had been carefully designed to fit in with Suburb architecture and utilise existing features.

The plans call for a group of small houses round an elongated courtyard, itself a false ground level, below which is space for cars.

The petrol pumps and canopy would go and be replaced by a small landscaped garden.

Each house, three slightly different types are envisaged, would have

two bedrooms, a living room, and most, two terraces. Mr Meehan, for the developers, Berkley House who were responsible for the conversion into flats of the churches on Highgate Hill and in Muswell Hill, said that he expected the houses to sell for about £125,000 and said that he thought building time would be about nine months.

A number of residents were worried about increased traffic and it was pointed out that the proposed density was far higher than was likely to be allowed in the Suburb. One car space per house and the provision of

only one visitor car space between 12 units was inadequate.

Elisabeth Layton commented that it was a "very ingenious plan" but "people are lazy and won't use their garages, the design discourages use", she said.

James Webster, Corringway, thought it a very attractive proposal. "When are you going to start?" he asked. Wilfred Court, Trust architect, declined to comment as the meeting had been called, at the instigation of the Trust, to obtain the views of residents before the plans were considered by the Trust. RJW

## NEIGHBOURHOOD

About 50 residents from Norrice Lea and Church Mount braved one of the coldest and iciest evenings of the year when they attended a meeting addressed by Chief Superintendent Wass, the Head of Golders Green Police Division, at Norrice Lea Synagogue Hall in February.

The meeting had been called in an effort to set up a Neighbourhood Watch in the area of the two roads and Chief Superintendent Wass, accompanied by the local Home Beat Officers and a Crime Prevention Officer, addressed the meeting. He began by giving the general background to crime in the area with some interesting statistics, pointing out that Barnet is one of the top areas for crime, although Hampstead Garden Suburb is not very high up in this list. He predicted that 1 in 28 of houses in this area will be burgled in the coming year. During last year, there were over 3,000 burglaries on his "beat" but although often highlighted in the Press, muggings were not a major problem, there being only 28 last year and he, therefore, felt "it was safe to walk the streets of Golders Green at night". In the same year there had been 187 direct arrests for burglary.

He then moved on to discuss how members of the public could help themselves to reduce the possibilities of burglary, and felt that this could be achieved by being aware of the problems and taking basic precautions with their houses and property.

The Neighbourhood Watch Scheme had been created after examining various similar projects abroad, particularly in America, and it had been shown that residents getting together in this way could reduce the chance

of burglary. In fact, a Neighbourhood Watch Scheme in North Finchley had reduced burglaries in that area by 60% in one year.

Part of the Scheme involves the marking of all valuable property with a resident's post code, and video films were shown illustrating how this can be achieved and arranged through the local Crime Prevention Officer. It was hoped that a local newsletter could be distributed giving details of local police information, including some of the ploys currently being used. For example, there is a band of young children operating in the area, where one child knocks at the door and explains that his pet had disappeared into your garden; whilst you help search for it, his friends enter the house and steal your valuables. It was also suggested that descriptions of suspected burglars could be given.

The local Crime Prevention Officer then discussed general problems in the area, including burglar alarms, and invited residents to contact him at Golders Green Police Station for a free survey and marking of their property. After a lively question time, residents in the area were very enthusiastic to set up a Neighbourhood Watch and Moses Gerbi, a Norrice Lea resident for some eight years, agreed to act as local co-ordinator.

## WARDENS PARTY

Alan Lawson, Chairman of the Wardens and Membership Committee, called it one of the most successful annual Wardens Parties when 75 wardens, with their spouses and Council members making a total of 130, got together in Fellowship House in February. Organised by the Social Committee, the party presented an opportunity for a number of new wardens to get to know one another. No stranger to such occasions, however, was ex Council Member, Elisabeth Watkins whom Tony Mandelson welcomed as the new Chief Warden for Wildwood Ward at the same time as he thanked Mrs Meikle for her many years as a Chief Warden.

RJW



Elisabeth Watkins.



Douglas Bauston, fiancée Maxine Coen, Cyril Blausten.



Chris Kellerman and Pia Duran.

## The Trust and infringements

In this article we should like to look at the question of infringements and see whether the Trust and Barnet, in co-operation with local residents, could take more effective action to control this problem. On the Suburb there are tight controls exercised by both the Trust and Barnet and the approval of both authorities is required for even minor alterations. The Trust's authority is derived from the Scheme of Management in the case of freehold properties, while under an agreement with Ashdale the Trust exercises landlord control over the leasehold properties.

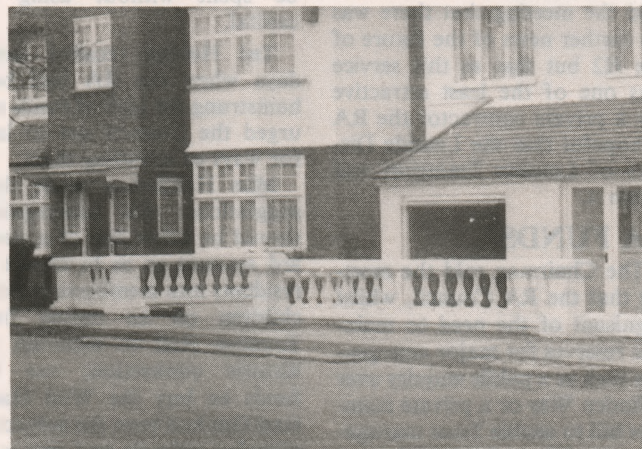
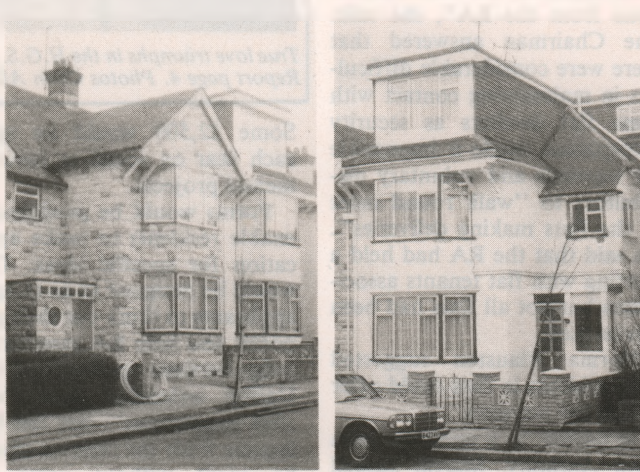
It is often forgotten that the New Trust was set up on the initiative of local residents who felt that a separate authority was required to maintain the character of the Suburb and safeguard its heritage.

Prior to 1974 landlord control was initially exercised by the Old Trust and Suburb Leaseholds and subsequently by the property companies which acquired the Suburb. Unfortunately the standards for alterations in those days were not so stringent and many changes were allowed to take place which would not receive approval today. Moreover in the early years of its existence the new Trust had to establish its own guidelines and was perhaps too lenient in what it would allow.

Fortunately most Suburb residents apply to both the Trust and Barnet before undertaking work requiring approval. However, in a few cases residents carry out alterations without reference to either authority. This usually happens when houses change hands, since some new residents are unaware of the special restrictions operating on the Suburb, which cover things like hedges, front doors and the colour of brick work. Once they are told, most new residents are anxious to make amends by reinstating whatever they have altered or by applying for retrospective approval. Infringements caused by ignorance are usually quite simple to rectify.

More serious problems are caused by a small number of residents who have no interest in conserving or preserving the Suburb and believe that they should have absolute freedom to do what they please with their houses and gardens. They see Barnet and the Trust as interfering busy-bodies who try to curtail their legitimate rights.

For the Trust it is much easier to take action while an infringement is actually taking place, so please let us know when you suspect that illegal work is taking place. If you phone the Trust, we can immediately check whether the work has been approved or not. Although both the Trust Architect and Manager travel round the Suburb almost daily, it is impossible for 2 people effectively to police over 3,500 houses.



Examples of houses very near the Suburb not subject to controls!



The New Hampstead Garden Suburb Trust Limited  
862 Finchley Road, Hampstead Garden Suburb, London NW11 6AB  
Telephone: 01-455 1066 & 458 8085

Once an infringement has taken place the Trust will not hesitate to invoke the full sanction of the law. For example, a few years ago the new owner of 17 Norrice Lea was required by the Courts to remove dormer windows which had been installed without Trust approval.

One of the principal reasons why the Suburb is such a remarkable place is because of the attention paid to details by the original Suburb architects. Front doors, gates, hedges, pointing, chimneys, glazing bars, hand-made roof tiles, and paint-work colour are all part of the overall fabric and once they have been spoiled the Suburb as a whole is poorer. Most people live on the Suburb because in terms of its architecture and town planning it is unique and, despite a number of infringements in the past, it remains relatively unscathed. If residents would like the Trust to maintain a hard line against even minor infringements, we require your assistance. Residents should help create a climate of opinion favourable to conservation so that would-be infringers are made to feel that it is anti-social to rip out their front doors and hedges and paint their drain-pipes purple.

Please help us to mount an effective anti-infringement campaign by undertaking the following:—

- When houses change hands, please go and talk to your new neighbours and tell them about the planning procedure operating on the Suburb. For its part, the Trust writes to all new residents about the role of the Trust and Barnet.
- Once we receive a planning application, we always notify the immediate neighbours, so if you see work starting which you don't know about, please ring the Trust immediately. Also contact Graham Fisher on (349 9121) who is the Planning Officer at Barnet.
- If you feel that Barnet are not taking a tough enough line on infringements, please write to the Suburb Councillors Messrs. Halfon, Max and Shutz.
- If your neighbours are deliberately flouting the policies of both Barnet and the Trust, please go and talk to them. Pressure from residents can help in getting infringers to mend their ways. Uglification of one Suburb house can spoil a row of terraced houses, both sides of a semi or even a whole street.

We are confident that if residents actively cooperate with Barnet and the Trust we can together solve the problem of infringements. Without your assistance the job is much harder to accomplish.