

## TRUST PLAN TO REPLACE SUBURB DOORS



'Georgian' wrong.



Very wrong.

A door which is widely used in early Suburb houses has six rectangular panes of glass over a panel of tongued and grooved vertical boards or three tall panels side by side. The doors are not a standard size nowadays, being about 6'11" high by 2'11" wide and it is expensive to make up a single replica door. However costs would be reduced appreciably if ten or more doors were made up at one time.

The Trust is considering the co-ordination of a multiple order to a joinery firm. The cost can only be ascertained when the numbers are known, but must be lower than a single order.

If you have a front door of this type or wish to replace an unsuitable later addition — it is the one widely

used in Addison Way and Fallogen Way for example, and if you need to replace it, please write to the Trust giving your name and address and we shall try to organise the order. You are not committed to placing an order until we have obtained your agreement to the quoted cost.



They just look right.

## HARVEST HOME PARTY

Another enjoyable social event took place in Fellowship House on October 3rd. Sixty gardeners and guests met to prove that we still have a strong community spirit.

Eileen Whelan, Chairman of The Allotments Committee, announced that Mr K. King of Big Site was the winner of the new trophy for the best plot in memory of Phyllis Young.

If you want to enjoy fresh vegetables next year, now is the time to contact David Meyler (455 0691) who will try to find you a suitable plot. DR

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### WHY CONTROLS?

The natural landscaping of the Suburb, with its open spaces, hedges, trees and gardens make it a very desirable area in which to live.

As a consequence, the cost of houses in the Suburb has rocketed and many purchasers appear to be buying houses which are too small for their needs, but hope to be able to build extensions when they are in possession. In fact there has been an enormous increase in the number of proposals for alterations and extensions to houses in the Suburb. Most residents know that any such proposals have to be approved both by the London Borough of Barnet as the Planning Authority and by the New Hampstead Garden Suburb Trust as the Authority which administers the Scheme of Management for the Suburb. Applications must, of course, be made before any work is started on the site.

I would recommend that residents should arrange for an architect

to prepare the plans, since the alterations or extensions should be entirely sympathetic to the existing design, particularly in the case of a listed building. Full details should be submitted, including any internal alterations, since an outline proposal is not acceptable in a conservation area.

The Residents' Association is in fact represented on the two committees which advise the Barnet Planning Sub-Committee and the New Hampstead Garden Suburb Trust.

The buildings in the Suburb, whether houses, flats, shops or offices, are a microcosm of the 80 years since its inception. It would be a great pity to spoil the Suburb by unsuitable or excessively large additions or by removing hedges and trees, or by thoughtless alterations to windows, doors etc.

It is for these reasons that planning controls are necessary. DM

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# Chairman's Statement

Company members will first wish to know in broad terms about the Trust's financial position at the end of the year under review, since the purpose for which the Trust exists cannot be effectively fulfilled against a background of unsound finance. Members will recall that three years ago, at a time of great financial uncertainty, not to say danger, the Trust Council undertook to take all steps necessary to place its financial affairs on a more secure footing. It can be fairly stated that this has now been achieved and that the immediate causes for concern about the Trust's long term viability have been eliminated.

Careful housekeeping has obviously been central to our success, but we have been greatly helped by a number of developments. The first has been the agreement with Ashdale that the Trust should take over the collection of ground rents and rack rents. In my Chairman's statement last year I forecast that this would bring in a commission income from Ashdale of over £10,000 per annum. The figure for the year under review was £10,590.

A second factor has been the very substantial increase in the income from fees charged for processing planning applications. The Trust Council takes the view that, as is normal practice with commercial estates, the level of fees should reflect the actual cost to the Trust of the work involved. Income from this source has risen nearly fivefold over the past three years, partly because of the continuing increase in the number of applications for planning consent submitted to the Trust and partly because fees have gradually been raised to an economic level. Direct salary costs are now met entirely from this source, and there is a small contribution to the Trust's overheads.

Thanks to the improved financial position it has been possible to engage the services of an architectural assistant on a part-time, free-lance basis to take some of the pressure off Wilfred Court, the Trust Architect, who was becoming seriously overburdened.

Another satisfactory development has been the almost complete elimination of the leasehold deficit — for many years one of the most worrying aspects of the Trust's financial position. This is thanks in part to the excellent response we have had from leaseholders to a request for voluntary contributions.

The net result of the Trust's overall performance in the year under review is that expenditure attributed to the Scheme of Management fell within the estimated manage-

ment charge of £23, and therefore unlike previous years no additional charge is payable. The estimated charge for 1987 — 88 has been increased by £1 to £24 which is in line with the rate of inflation.

To turn now to the Trust's main *raison d'être*, the total number of applications for planning consent received last year was 352, as compared with 337 in the preceding year and 301 in the year before. This leaves out of account the many tentative plans which are put informally to the Trust Architect and which are withdrawn as unsuitable after preliminary discussions.

The continuing increase in the number of applications reflects the general affluence of the area, the more rapid turnover in house ownership, and the steep and continuing increase in local house prices. This in turn reflects the attraction of the Suburb to house buyers and the fact that they have the means to develop their property. But it also brings in its wake a whole string of problems. It is not just that young families are finding it increasingly difficult to afford Suburb prices. It is also that those already living in the area and needing more space cannot afford to move to larger Suburb houses. The result is many applications for loft conversions and extensions as an alternative to moving out of the Suburb to areas where prices are lower. The Trust has the often difficult task of attempting to reconcile what individual householders see as a legitimate need for more living space with its duty under its Articles of Association to preserve the architectural character of the Suburb. Residents need to remember that the very reason why the Suburb is such a desirable place to live is that the environment is so carefully preserved and development so rigorously controlled.

There are those, of course, who take the view that the Trust is too permissive. To judge from the daily experience of the Trust's officers, they are probably a minority. But they provide a useful reminder that in the never-ending



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and largely inevitable conflict between the convenience of individual householders and the demands of conservation, the Trust needs to place the general, long-term public interest uppermost wherever possible. However, critics need to bear in mind that the Trust is enjoined not to withhold consent 'unreasonably' and that the available evidence suggests that in fact the Trust is a good deal more rigorous than other comparable estates which operate a scheme of management.

In April the Trust Council bade farewell to its longest serving member, Ian Hodgson, FRIBA, FSIAD. Mr. Hodgson first joined the Trust Council as the RIBA's appointee in April 1972 and was chairman from 1981 to 1984. He can rightly claim to have been the major influence in the formulation of the Trust's architectural policies and in the setting up of its procedures, and company members will wish to join me and my colleagues on the Trust Council in paying tribute to 15 years of distinguished and devoted voluntary service to the Suburb. His successor, recently appointed by the President of the RIBA, is John Senter, BSc, Dip.AA, RIBA, who lives in Belsize Park and is in private practice in London and Birmingham. His firm has recently attracted two Civic Trust awards in Alcester.

Last year, as part of its endeavours to cut costs, the Trust Council decided to look into the possibility of changing its Auditors. Dearden Farrow, who have been the Trust's auditors since 1975, are a major City of London firm, and their fees inevitably reflect their very high standing among major city clients. The Trust therefore sought quotes from a number of other firms and eventually settled on Griffin Stone, Moscrop & Co, who are also the auditors for the Hampstead Garden Suburb Abbeyfield. They have audited the accounts included in this report. Geoffrey Parker, the Dearden Farrow partner who looked after the Trust's account, has kindly agreed to remain available to the Trust for the advice on major issues when necessary, and his long experience of the Trust's affairs will make his contribution invaluable. Company members will wish me to thank Dearden Farrow most warmly for their efficient services to the Trust over many years.

Gerard Mansell

Chairman  
28th July 1987