

Controlling Utopia NW11

Mervyn Miller's article in the RTPI journal was as clear an explanation of the work of the Trust as we have seen.....

Hampstead Garden Suburb has over the years represented different things to different generations.

To its creator, the redoubtable Dame Henrietta Barnett (1851-1936), it was the opportunity to implement a grand social experiment, providing housing for "all kinds and conditions" of society in close but defined proximity. To the architectural historian Sir Nikolaus Pevsner, writing in The Times in 1957 on the occasion of the Suburb's Golden Jubilee, it was quite simply "the most nearly perfect example of that English invention and speciality... the garden Suburb".

On 2 May 1997, the Suburb celebrated its 90th birthday. Long famed as a paradigm of community design and a seminal influence on the evolution of British town planning, the Suburb still presents visual delight drawn from the diverse work of Parker and Unwin, Lutyens, Baillie Scott and a host of top-notch architects including Courtney Crickmer. Its creators were determined to prove that the same standards of design were applicable to the full range of housing types.

It is generally agreed that the most inventive work was completed by 1914 in the 243-acre "Old Suburb". In 1912, Unwin unveiled a new plan for the 412 acres added on the east which was developed more slowly, interrupted by the First World War.

Over the years, the workings of the property market have ironed out the social spectrum at which Dame Henrietta had aimed. Even the smallest artisan cottages change hands at telephone number prices.

Pressure to modernise
Pressure to modernise and then extend properties began in the 1950s and has continued unceasing. The control of development has assumed increasing importance to prevent the erosion of the visual qualities of the Suburb's built environment for which it has become world renowned.

The example of Hampstead Garden Suburb was soon taken up by the legislators: indeed it benefited from its own private Act of Parliament in order to circumvent the restrictive urban bye-laws then operational in north London. However, the control of development was exercised by the landowner, the Hampstead Garden Suburb Trust, with restrictive covenants imposed on the 999-year leases of the development plots.

It was not until 1947 that universal statutory development control began. By the late 1950s, there was growing awareness of the need to preserve historic areas, while listing of buildings had begun in 1947. However, the Suburb was considered too new to benefit from the listing process, while Conservation Areas had to await the 1967 Civic Amenities Act.

Once that milestone was passed, however, London Borough of Barnet designated the Suburb as a Conservation Area in December 1968. Under an amending Act of 1972, the 'old' Suburb was assessed by the Secretary of State as being of 'outstanding' quality. In 1974, statutory control over demolition of buildings in Conservation Areas was introduced.

Tree Preservation Orders were extensively used to protect the Suburb's setting. Already, in the late 1960s, permitted development was beginning to cause problems and Barnet applied to the Secretary of State for an Article 4 Direction.

This Direction was confirmed in March 1971. Local authorities were encouraged to organise Conservation Area Advisory Committees, and the Suburb has had an active CAAC for many years. There is also a Residents' Association Conservation and Amenities Committee.

Question of Listing
The question of listing was addressed by a new list for Barnet as a whole in 1983, but this gave an incomplete coverage of Suburb buildings. The New Hampstead Garden Suburb Trust assisted a re-survey in the early 1990s and English Heritage conducted a detailed field appraisal, which resulted in the issue of a substantial new list in November 1996.

With all the use of statutory powers, outlined above, it might be thought that the landlord role in development control would become redundant. This is certainly not the case. The Trust was the subject of a takeover battle in the 1960s. However, it was successfully reconstituted as the 'New' Trust, and has continued to exercise powers.

The Leasehold Reform Act of 1967 enabled residents to purchase their freeholds. Great concern was expressed that this would circumvent the original covenants. However, Section 19 provided that the whole of a 'well-managed' estate might be brought under a scheme of management, which would, in effect, continue to operate the covenants for the benefit of the overall character and amenity of the area. The Hampstead Garden Suburb Scheme of Management was approved in 1974.

The reconstitution of the Trust as the New Hampstead Garden Suburb Trust brought a significant change in its Board of Management. Of the eight Directors, one of whom is



High powered early morning site meeting to look at what Barnet have perpetrated in Rowan Walk where ugly bitumen has spread all over the corners. Anne Lippitt Barnett's Director of Environmental Services and a colleague; Cllr John Marshall; Trust Manager Chris Kellerman and the Chairman of the Residents Association - behind the camera.

Chairman, four are elected by the Suburb residents, who are members of the Trust Property Company. The remaining four are appointed.

Appointing Organisations
The appointing organisations are now the Law Society, the

(continued page 6)

Archive grants

The Hampstead Garden Suburb Archive Trust is thrilled with its Christmas present from Barnet. Two grants, of £1000 each, are to come from the Council's Small Grants Fund and from the Millie Apthorp Fund, to get the Trust started on a full scale professional catalogue of all its material. The Archive is a mass of information to be mined, some of it of international importance, but all of it of interest to anyone with Suburb connections. There are photos, plans and projects, details of Suburb houses and streets, information on the

architects themselves, fascinating insights into the strong-minded Dame Henrietta Barnett and how she kept the Suburb in order, documents on her life, her family and her travels, on what Suburb life was like in the early days, and on what happened afterwards.

It is only due to the far-sighted efforts of Brigid Grafton Green, in 1973, that the greater part of the Archive didn't go out with the rubbish, and the catalogue, when it finally appears in print, will be dedicated to her memory.

Consulting the Archive will be a lot easier once the catalogue is ready. But in the meantime if anyone with an urge to satisfy their curiosity can go to the London Metropolitan Archives any weekday (9.30am - 4.45pm, with late opening until 7.30pm on Tuesday and Thursday). The LMA is at 40 Northampton Rd., Clerkenwell (0171-332 3820).

For more information or advice, phone the Archive Trust archivist, Mr Harry Cobb, on 0181-458 3688.

Arts & Crafts lecture

This chair is an exact replica of one of three chairs designed by Edwin Lutyens for a house in Pall Mall in 1930. The existence of the original is unknown. It belongs to John Beer, a collector and consultant specialising in The Arts and Crafts Movement 1890 - 1930. He will be giving a talk on furniture of this period in aid of The North London Hospice on Tuesday 23rd February at Fellowship house at 7.30pm.

For information ring 455 8687 or 458 3663.

SALLY LEWIS



The Suburb is unique - let's keep it that way

With a few exceptions, all our houses, flats and public buildings were architect designed to a plan and an ideal of garden suburb living envisaged by the creators of our Suburb.

Whether you live in the old Suburb, or in one of the later roads, your house is probably a fine example of its period.

Each road, crossroad, open space and view was carefully designed to look just right. But it needs careful conservation.

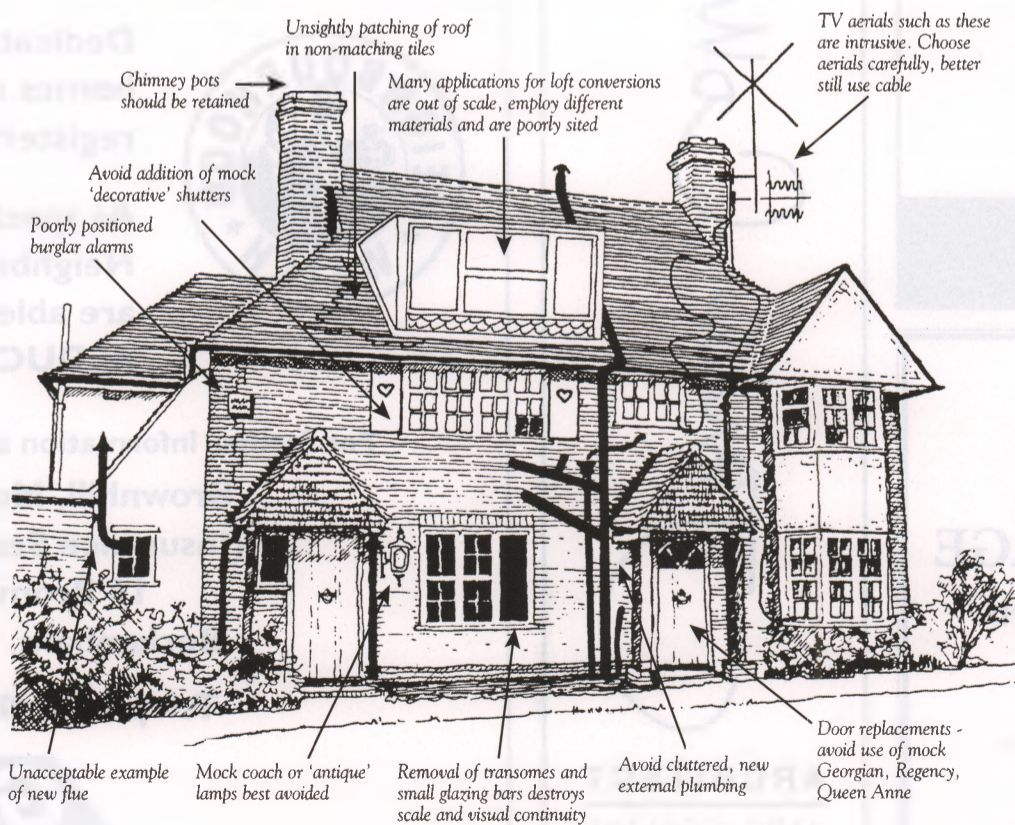
The suburb is, of course, a conservation area and as such is subject to planning controls. What makes our Suburb different is that it is subject to what is known as a Scheme of Management granted by the High Court and administered by the Trust.

This means that any alteration to freehold buildings must be approved by the Trust as well as by Barnet. The same restrictions apply under a Management Agreement to leaseholds still owned by the Trust.

What is so special?

Even apparently quite small changes to the outside of your house can spoil the effect so carefully designed in the original plan for a street or group of houses.

Examples of unnecessary alterations



The Trust keeps a list of trades people to recommend to residents. Please tell us about anyone who has done good work for you recently.

Trust consent is needed for:

- building an extension
- changing windows, doors or gates
- installing new windows with or without double glazing
- repointing brickwork
- erecting a garden shed or greenhouse
- putting up a fence or wall
- building a garage or lean-to
- taking down a chimney
- repairing or renewing the roof tiles
- cutting down or lopping a tree
- removing or renewing a hedge
- paving the garden making a hard standing
- changing the garage into a room
- installing an external gas meter
- installing or altering external pipes
- putting a room in the attic with dormer windows or roof lights

Here to help

The Trust manager, Chris Kellerman and architect David Pickles are here to help you.

Get in touch before making any plans for alterations and they can save you time and trouble and help us all to keep the Suburb a very special place to live.

HAMPSTEAD - GARDEN - SUBURB - TRUST

The New Hampstead Garden Trust Ltd. 862 Finchley Road, Hampstead Garden Suburb, London NW11 6AB. Telephone: 0181 455 1066 & 458 8085