

# SUBURB NEWS



THE HAMPSTEAD GARDEN SUBURB RESIDENTS ASSOCIATION NEWSPAPER ■ AUTUMN 05 - ISSUE 89

## Trust chairman issues warning to Suburb

In his opening address at his first AGM as chairman Mervyn Mandell warned that adverse pressure on the powers of the Trust had steadily increased in the last year and he expected it to become more severe. Very high property values and low densities were seen by developers as an opportunity to capitalise by, for example putting two houses in place of one, and demolishing well mannered Suburb houses to build the worst kind of Bishops Avenue status symbol. He continued, "Proposals of this kind have become increasingly frequent. At the same time new residents wishing to buy into the special qualities of

the Suburb sometimes purchase small houses and then apply to make inappropriately large extensions. They may also apply to remove hedges and pave gardens to park cars. This has a profound effect on the street scene, diluting the green landscape which is fundamental to this area as a Garden Suburb.

We know that thousands of residents are passionate in their desire to see the character of the Suburb preserved and would like to see the Trust defend it with increased vigour.

The Trust Council is determined to do that and greatly values the support offered to

them by the Residents Association in their task. However, I believe that we are entering a period where the dangers which we face have so increased as perhaps to indicate a profound change in our job as defenders of the Suburb's architectural and environmental heritage.

First, we are faced by developers with potential profits at stake which are often several times the Trust's annual income. We are being confronted by owners with deeper pockets than our own who are constantly probing for some legal weakness in our defences or seeking to create a precedent which could

unleash a tide of unsuitable development. We must radically increase the resources available to the Trust to counter this threat.

Second, we need to improve our efficiency as a regulator and the enforcer of the planning decisions that we make. Those who seek to undermine us are well equipped. Many of our

procedures are still not up to date and our computerised systems and databases require development. Getting ourselves into the twenty first century will entail greater expenditure than has been typical of our activities in the past. But we will have to do this if we are to carry out our duties effectively.

Third, I am very concerned about the need for public understanding and support of our aims and activities. At the same time I am keenly aware that the Trust is a statutory body and not a democratic body. The Trust's powers stem from legislation and challenges to its decisions are to  
*(continued p.2)*

## RA opposes CPZ plans

The proposed Temple Fortune CPZ scheme remains a shadow over the area threatening the viability of local shops and by extension, the desirability of Temple Fortune and the Suburb.

The RA is standing firm in its opposition to the scheme and whilst we continue to hope that Barnet Council will recognise the majority who rejected the CPZ at

consultation, as things stand it seems likely that independent candidates standing on an anti-CPZ ticket will challenge sitting councillors at the local elections next May.

During the summer, the RA's Roads & Traffic Committee obtained a breakdown of the voting figures arising out of Barnet's consultation. These

showed a large number of anomalies giving substance to claims by some residents that the Council's questionnaire had been confusing. The results showed that in a number of cases residents opposed to the scheme had mistakenly answered questions that were relevant only to supporters of the CPZ.  
*(continued p.2)*



Trust chairman Mervyn Mandell welcomed Jane Blackburn as Trust Manager and said she had demonstrated an ability for "synchronised swimming" in her first months. He also thanked Mervyn Unger whose "professional skills and personal qualities" had been invaluable. He was pleased that Mervyn had volunteered to continue to help. He made a presentation of an Annie Walker watercolour from the Garden Suburb Gallery.



Temple Fortune Lane residents staged a protest for the local press.

## Passionate Suburbites

We at Glentree live and work in the Suburb and regard it as our home and it is this passion for the Suburb that inspires us with our work.

Moving home, be this selling or renting, needs very careful handling and, after almost 30 years, we are proud of our service which is professional, understanding and sensitive to fellow Suburb residents.

Even though we are locally based, we attract prospective residents not only locally, but through an international network, which in concert enables us to obtain fulsome prices which we hope justifies the full value to you of your home.

If you are thinking of renting or selling and would like to be appraised of the latest market news or just a simple chat, we would welcome your call.



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## A year to celebrate!

Contrary to popular belief, the Suburb hasn't been here for ever. In May 2007, it will be exactly 100 years since the first brick was laid. To celebrate this, there will be special centenary events running through 2007.

A Centenary Committee has been looking into projects with long lead times. This group, set up jointly by the Trust and Residents Association (with representatives from Barnet Council) is currently working on:

- 1) Re-landscaping and improving amenities around Central Square. This area, a focal point of the Suburb's layout, has become run down over the years; its reinstatement will be a lasting benefit of the centenary events. At this stage possible options, costs and funding opportunities are being investigated.

- 2) An architectural conference. On 11th and 12th July 2007, the Town & Country Planning Association will host a gathering of international planners to look both inwards and out from the Suburb. The first day of the conference, based in the West End, will mainly cover academic issues whilst the second day will be based within the Suburb and will include many sessions designed to be of interest to residents.

- 3) Publications. As well as a souvenir booklet for all residents, we look forward to the first biography of Henrietta Barnett (the Suburb's founder) and an update of Miller & Gray's study of the area.

Meanwhile, the Residents Association has formed a

'Celebrations Committee' to co-ordinate activities by all the Suburb's societies, schools and religious bodies. We expect that each will contribute something special to the Centenary year.

The anniversary celebrations running throughout 2007, will include both regular Suburb activities (with a Centenary emphasis) and many one-off special events.

Between now and January, the committees want to set 2007 diary dates (to avoid clashes), hear about any ideas residents or Suburb groups have and so plan in more detail as the date draws closer.

In January, the Celebrations Committee will be holding a meeting for representatives of all local groups to discuss planning



in more detail. To make sure your group is represented (or if you want to be involved as an individual) please contact one of the chairs – addresses below.

The more individuals and groups are involved, the better we'll all enjoy the Centenary year!

Please contact: Eddie Caplin, Chair, Centenary Committee at 22 Litchfield Way, NW11 6NJ, [eddie@caplin.demon.co.uk](mailto:eddie@caplin.demon.co.uk); or David Littaur, Chair, Celebrations Committee, 84 Wildwood Road, NW11 6UJ, [dvdlttr@aol.com](mailto:dvdlttr@aol.com).

### CENTENARY CELEBRATIONS PUBLIC MEETING 8PM TUESDAY 24 JANUARY

Come along to the Free Church Hall, top of Northway, and hear about the Suburb's exciting plans for the Hampstead Garden Suburb Centenary in 2007. You are welcome to contribute your suggestions. Refreshments. Info 8731 6755.

## Join in the firework fun

The Residents Association is hoping you will come and help us celebrate New Year's Eve with fireworks and wine. All residents are invited to a 10.45pm reception in St Jude's (thanks to the vicar) followed by a spectacular firework display on Central Square.

