

Undermining the Suburb?

Whether you are hankering after additional subterranean space yourself or consider basements to be part of the axis of evil, there is no doubt that this is an issue that isn't simply going to go away. Suburb News explores if we are any nearer finding clarity amid the murky waters....

When it comes to the contentious issue of basements on the Suburb, residents' views are often dramatically polarised: there are those who are champing at the bit to acquire more square footage and increase the value of their property without the hoo-ha of having to move house, while at the other end of the spectrum are many residents who regard basements as highly detrimental to the character of the Suburb, and as a selfish and anti-social enterprise guaranteed to sour neighbourly relations.

There have been numerous rumours about the Trust's policy on basement developments, most inaccurate and unhelpful, some mischievously so. One of the key issues concerns the extent of the Trust's powers under the Scheme of Management. In the past, the legal advice given to the Trust was that the sentence explaining that the Scheme "...is made for the purpose of ensuring

the maintenance and preservation of the character and amenities of the Hampstead Garden Suburb..." meant, as clarified by the Scheme Schedule, only that the Trust could control the visual appearance of houses and gardens – ie amenity in this instance refers to the visual amenity and not the broader, modern sense of the word.

SO WHAT IS THE TRUST'S POLICY ON BASEMENTS?
The Trust's basement policy is largely set out in its Design Guidance of 2010, produced in conjunction with Barnet Council. It comments that: "The Suburb was specifically designed without basements and they are not part of the established character of the area. That character is not confined to external appearance but also to the scale of the accommodation created and its balance with neighbouring properties. Basements can change the character of houses and gardens, extending the accommodation in a way that was not anticipated and is potentially damaging to trees and hedges. Skylights, lightwells and other visible manifestations of basements can harm the setting of a house and its relationship with its garden. Each case will be considered on its individual merits."

HAS THE POSITION CHANGED?

Many readers may be aware of the recent high-profile court case where a resident leaseholder applied for an injunction against the Trust to prevent Trust Council from granting consent for an application for a neighbour's proposed basement development. Although the Court struck out the claim and found in favour of the Trust and awarded it its costs, the claimant has been granted leave to appeal.

Mr Justice Henderson said in his judgement that the Trust could, when the Trust's consent was required: "...consider the application in the light of the wider purposes stated in clause 1 of the Scheme (of Management), and not to confine its attention to issues which relate solely to the use, appearance and maintenance of the relevant enfranchised property. This wider focus does in my view enable the Trust, in an appropriate case, to consider the effect of the proposed works on the character and amenities of other parts of the Suburb, including neighbouring properties whose character and amenities might be adversely affected." The case is going to the Appeal Court in February 2014.

YES, YES, BUT WHAT DOES IT ACTUALLY MEAN IN PRACTICE?

The judgement means that the Trust can consider concerns about any potentially adverse effects of a basement development. For example, it could be argued that allowing a basement beneath a modest cottage might make a significant impact on the character of the immediate area. The Suburb was conceived as an area made up of mixed housing – modest dwellings as well as middling-sized homes and very grand houses, too. Within a road or close, house sizes are usually very similar, contributing to the social cohesion of that locale.

The present policy, as set out in the Trust's Design Guidance for the Suburb, is supported by the High Court judgement. We expect the Trust will continue to obtain technical reports where it considers that to be appropriate and to discuss and determine each case on the specific facts and circumstances relating to the individual property and its environs.

Read the Henderson judgement in full at www.bailii.org/ew/cases/EWHC/Ch/2013/948.html

The Scheme of Management and Design Guidance are at www.hgstrust.org.

Gallery Gift Time

The Garden Suburb Gallery starts the Autumn season with a return to the works of a popular Suburb watercolourist the late Harland Hinchliffe. Haunting paintings from some of England's most beautiful views will be on display, and for sale, from November 4.

From the end of the month until December 15 Gift Time at the Gallery features Kochi Okada's sumptuous jewellery. Her creativity focused in past years on cast little animals in precious metals and pearls which has gone from strength to strength. This year she would like to introduce her new collection inspired by richness of horticultural pursuits within the suburb community. Kochi says "I am delighted to be bringing my collection to Garden Suburb Gallery for the third time in December."

Kay Graham has been busy again during the year producing more of her fused glassware to sell for the benefit of the Hospice. Come early as these pieces sell very quickly. Hospice Christmas cards will be on sale too as will more new classical CDs.

Rachel Dein makes works of art in plaster that are both visual and tactile. Rachel, who has a Middlesex University degree in Fine Art, says, "I enjoy the magic of plaster casting to create fossils from everyday life. Every single plaster cast is unique – the clay can be used only for a limited time and with each cast there is a subtle change in colour and impression."

Alongside the exhibitions the Gallery always has work from a number of Suburb artists, books, cards and ceramics.



A Salvationist in the Suburb: Adelaide Cox

Adelaide Cox, a pioneer of social work among destitute women and children, devoted her life to the rescue and rehabilitation of alcoholics, prostitutes and victims of sex trafficking. Adelaide Cottage in Homesfield was named in her honour and yet she is hardly mentioned by Suburb historians.

Adelaide Cottage belongs to a group of buildings which has been described as one of the most beautiful that Raymond Unwin designed. Henrietta Barnett had the houses built between 1911 and 1914 as cottage homes for the care and rehabilitation of destitutes from the East End. She invited the Salvation Army to run three of them. Appealing for funds at an Army meeting in Westminster in November 1911,

she said that the first home to be built would provide care for old women. (No doubt she considered that these women would be easier to integrate into the Suburb community than the abused children and street girls who would have to be introduced later on.) It would be named Adelaide Cottage after Commissioner Adelaide Cox, the leader of the women's social work department of the Army. There were no words to express the care and thought Commissioner Cox had put into the arrangements, Henrietta said.

Born in Child's Hill, Hendon, in 1860, Adelaide Cox was the daughter of an estate agent, Alfred Treslove Cox. The family lived in the Hermitage, a small early

19th-century villa in Hermitage Lane. Within twelve months, her mother and her eight-year-old brother died. Her father remarried and by 1878 he had found a new vocation as an Anglican minister and mission worker in Hackney.

Hackney was the home of General Booth, whose newly formed Salvation Army was about to begin its social work in the slums. Adelaide was an early recruit. She joined in 1881 and in March that year she was swept off to France with an evangelising group led by the general's daughter Catherine. The women were mocked in Paris but they stuck it out in France for seven years. Adelaide proved such an asset that on her return she was appointed chief assistant to the general's daughter-in-law, Florence Soper Booth, who ran the women's social work department. When Florence retired in 1912 Adelaide succeeded her. In November that year Adelaide Cottage received its first intake of old women from the slums.

The official opening of the three Army homes took place on a sunny day in May 1914, when the guests were welcomed at the Institute by the vicar of St Jude's. In Homesfield, tables were set up for a sale of embroidery work. Afternoon tea was served on the flower-bordered front lawn of Adelaide Cottage and the guests were invited to meet the occupants and explore the building. They admired the well-equipped kitchen with its iron range and big stone sink, the larder, washhouse and cloakroom and the bright day room. "Extra easy" stairs led them up to the

attic storey, where they found two dormitories, each with space for seven beds; a bathroom and lavatory, and a large linen room.

The guests loved the house, the plumbing and electric light came in for special praise, but not what they thought of the occupants. Photographs taken on the day show the frail, grey-haired old women sitting outside, hunched up in long black dresses and shawls, with a nurse standing behind them. One woman was introduced as a particularly deserving case. Eighty-five years old, she had been found destitute and nearly blind.

Adelaide Cottage was only one link in the nationwide chain of homes developed by Adelaide Cox during her term of office. By the end of 1923, she and her 673 officers were running 26 industrial homes in Great Britain and Ireland, 17 mother and infant homes, two maternity hospitals, three children's homes, 10 hostels for women, six old-age homes, a home for drug addicts and alcoholics and 59 slum centres. Widely respected as an expert on the causes of prostitution and alcoholism, she was awarded the CBE in 1925. She retired to her home in Rotherwick Road and died on March 19, 1945

In 1924 the Salvation Army gave up two of the homes, which later became Abbeyfield House. Adelaide Cottage was closed in 1932 and the building was sold to the Trust and converted into flats. Restored in the 1980s with the aid of English Heritage, it was listed Grade II in 1990.

DOT RAVENSWOOD



BARNET
LONDON BOROUGH

TOGETHER
ANYTHING'S
POSSIBLE IN
BARNET

FOSTERING
WILL TURN YOUR LIFE UPSIDE DOWN
AND THEIRS
AROUND

FOR MORE INFORMATION:
CALL 020 8359 6274 OR VISIT
WWW.BARNET.GOV.UK/FOSTERING

Signs indicate you can now get the right price for your Suburb property

SOLD

www.g-h.co.uk
GOLDSCHMIDT
Established 1888 HOWLAND

020 8209 9300

For a confidential valuation, please call the telephone number above.