

# Trust Times

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YOUR HAMPSTEAD GARDEN SUBURB TRUST NEWSLETTER

## Trust Winter Lecture: George Cadbury and Bournville Village Trust by Duncan Cadbury

**Monday 13 December, 2021,  
at Henrietta Barnett School**

**T**he HGS Trust Members' Winter Lecture has, for many years now, been a celebration of subjects and people connected in one way or another with our own Garden Suburb. The disruption of the Covid pandemic meant we couldn't put one on in 2020, so we were even more thrilled to be able to host an event late last year. And what better subject and speaker than Duncan Cadbury of Bournville Village Trust (BVT) telling us all about his family's work – the foundation of the model village of Bournville, constructed to house the employees of the Cadbury's factory, and how Bournville continues to adapt and provide a beautiful and forward-thinking place to live in the 21st century.

### From the height of the British Empire to Henrietta Barnett and the Cadburys

Duncan was joined by Honorary Alderman, and scholar on the Garden

City Movement, Peter Douglas Osborn. He opened with a fascinating whistlestop tour all the way from the height of the British Empire to the close friendship between Henrietta Barnett and the Cadburys at Bournville, touching on Raymond Unwin and others along the way. He provided a helpful and amusing introduction which showed how our two developments were even more closely linked than many of us might have previously realised.

### Comparing Bournville with the Suburb

Following Peter's enthusiastic introduction, it was Duncan Cadbury's turn to speak. Our audience were treated to another warm and natural public speaker. Duncan spoke with ease on the fascinating history of his family, with many slides which added to his words, providing illustrations to his points, and giving a flavour of the people and places of which he spoke.

Hampstead and Bournville's origins as a way to improve the lives of its

inhabitants were plain to see, and Duncan listed a number of statistics relating to the improved health of the children of Bournville which will sound familiar to those who have studied the history of Hampstead Garden Suburb.

We saw St George's Court, with its enclosed courtyard, which brought to mind our own Waterlow Court. Duncan also mentioned the incorporation of balconies on Woodlands Hospital to provide areas to convalesce in fresh air – and a stroll down Hampstead Way will reveal a number of those homes which overlook the Heath Extension being built with open-air balconies for a similar purpose.

Attendees were of course interested to hear that Bournville operates its own Scheme of Management – a tool it uses to ensure that its special places do not suffer at the hands of thoughtless developers.

As is often the case, it was as much the similarities as it was the differences which were the cause of so much fascination. It is fun to imagine what Dame Henrietta would have made of the tuneful bells of Bournville's Carillon, after she expressly forbade St Jude's from disturbing her peace by ringing its own church bells.

### A mutual admiration

The links between Henrietta and the Cadburys were close. A number of letters between the two sides show Henrietta's clear admiration for what the Cadburys had achieved at Bournville. This admiration and respect was the same in both directions; records show that upon Henrietta's death, both Bournville Village Trust and the Cadbury family were the two single largest donors to Henrietta's Lutyens-designed memorial which now stands on Central Square.

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L-R: Peter Douglas Osborn, David Davidson, BVT Chief Executive Pete Richmond, Duncan Cadbury, Simon Henderson

# Trust Winter Lecture Continued

## Looking to the future

Bournville Village Trust is not only tasked with preserving an historic settlement, but adapting to new trends in living and ensuring its growth and development. Duncan showed us slides of significant new building works including Bournville Gardens and Bourne View care home which both provide great examples of what can be achieved in the 21st century when the values of those ambitious early founders are carried forwards and fleshed

out to ensure they serve the needs a community the likes of which George Cadbury could barely have envisaged.

Duncan's illuminating talk also led to some interesting questions from an audience who had clearly been paying close attention and were keen to draw connections between Bournville and their own Hampstead Garden Suburb. One attendee asked whether Bournville had its own 'Raymond Unwin' in terms of a single architect at the heart of the

initial plans. The nearest parallel would be William Harvey, a follower of the Arts and Crafts Movement, who was appointed by George Cadbury when he was just 20 years old to design houses for the new development.

It is through events such as this Members' winter lecture that we can all appreciate even further the unique character of the Suburb, and we were so pleased to welcome so many of you to this fascinating talk.

## Steel Windows and the Suburb

**S**teel windows characterise many of the houses in Hampstead Garden Suburb. Though they trace their roots to the mid-nineteenth century, they are generally representative of interwar architectural culture, and are closely tied up with the history of the Crittall company that pioneered them. The company has fostered their style so much that indeed the name is a generic trademark. People often phone the Trust office for advice in 'replacing their Crittalls'.

### Crittall's role during both world wars

Crittall was founded as an ironmongers in Braintree, Essex, in 1849, pivoting to metal window production in 1884. By 1889 it had dramatically expanded its workforce and set up factories across the British Empire, as well as in Germany, the US and China. During both the world wars, Crittall was effectively transformed into an arm of the British state – its steel expertise utilised in munitions production. The company returned to windows after the First World War and played a significant role in the coalition government's housing programme known as 'Homes Fit for Heroes'.

### Crittall and the modernist movement

Today, Crittall is synonymous with the modernist movement. Crittall's development of the 'Fenestra' joint (in which two glazing bars intersect) in the early 1900s revolutionised steel production by strengthening the steel and enabling slimmer glazing bars. This paved the way for the development of their iconic horizontal units in the 1920s, which

drew heavily on an industrial aesthetic and chimed with the avant-garde pioneers – such as Walter Gropius – who promoted a new 'Machine Age'. Crittall units were used at the Hoover Building in Ealing (1933) and the first purpose-built Bauhaus school at Dessau, Germany (1926).

Crittall's rapid expansion in the mid-1920s pushed its then director Francis Crittall to establish a new town, 'Silver End', south-east of Braintree. Begun in 1926, Silver End was an Art Deco settlement that housed the full range of Crittall employees. Francis Crittall, known to his workmen as 'The Guv'nor', lived at the largest house in the village. Designed by architects such as Thomas Tait and C. H. B. Quennell, it is perhaps the only modernist model village in British history. Its defining feature was, of course, its proud and expressive steel windows.



Example of steel windows in Hutchings Walk

### Crittall windows in Suburb houses

While radically different to Silver End, Hampstead Garden Suburb showcases many styles of steel window, particularly to the north of Falloden Way and the A1. Traditional steel casements exist on streets such as Widecombe Way and Blandford Close. Excellent examples of the classic modernist horizontal units can be found in Ossulton Way and Denison Close. Crittall windows that are 'curved on plan' characterise many of the houses of Howard Walk, Hutchings Walk and Ludlow Way.

Despite being things of beauty, steel windows are an endangered species. If they are outside conservation areas, they are often replaced with aluminium or uPVC units, which rarely replicate their classic slim and streamlined aesthetic. Original interwar steel windows tended to deteriorate quite quickly, but advances in the technology in the 1950s mean that modern steel units are extremely durable and well worth the investment. Long live Crittall!



A 1930s Crittall advert

# What's happening?



## Calling all beekeepers!

We are considering the opportunities for providing suitable sites for beehives on Trust land, as part of our overall approach to environmental sustainability. If you are a local beekeeper and would like to explore this possibility further, please do get in touch: [mail@hgstrust.org](mailto:mail@hgstrust.org)

## Tree appointments

Tree work on the Suburb requires written consent from the Trust under the Scheme of Management (for freehold properties) or the terms of leases. For this, you will need a visit from the Trust's tree consultant. Appointments can be made via the Trust office, and are normally on Thursdays. These visits are free of charge, as the cost is covered by your management charge or ground rent.

Tree and hedge work should generally be carried out outside of bird nesting season, and the Royal Horticultural Society recommends that deciduous trees are usually pruned in autumn and winter.

Don't wait until spring when your trees are blossoming back into life to be reminded that some pruning may be necessary – make your appointment with the Trust's tree consultant today by calling 0208 455 1066. Please note that Trust consent can only be given to the owner of the tree(s) in question. Concerns over your neighbour's trees should first be raised with them.



## Energy Efficiency Guidance now available

We have just published our latest supplementary guidance for residents on Energy Efficiency and Energy Generation measures suitable for Suburb homes. The document is available **via our website** along with other guidance on home improvements, including the process for adding electric vehicle charging points.

## Trust Grants available

The Trust has a modest budget for annual grants to charitable organisations that benefit Suburb residents. Applications must reach us by 18 February for the March meeting. See Trust website for details.



## Domestic Architecture exhibition now online

If you missed out on visiting the joint Suburb Archives and HGS Trust exhibition on Suburb architects at Fellowship House last August, fear not: the exhibition is now available online in its entirety.

We are pleased to have the support of the HGS Heritage Virtual Museum who have kindly provided an online home for this exhibition so that it can live on, and be accessible from anywhere. Visitors can learn all about the lives and works of some of the Suburb's most significant architects, as well as some of the lesser-known figures responsible for making the Suburb look how it does. Visit [hgsheritage.org.uk](http://hgsheritage.org.uk) and click 'What's New'.

## Stop Press! Central Square update

We are very excited to announce that in the past few weeks we have taken over a long lease on Central Square from the London Borough of Barnet. We will have news of what this means for the space and our plans for a handover event in the coming weeks.

# Need to Know

## Proportion of Management Charges paid and Outstanding as at February 2022



The annual Management Charge payable on all enfranchised freehold properties runs from April to April. However, Statements of Account can only be sent out in September, after the previous year's rebate has been confirmed in the Trust's audited annual accounts. As the Trust must bear the costs of operating the Scheme of Management in the intervening months, it is all the more important that charge payers settle their accounts promptly.

This chart shows how much of the present year's charge has been paid to date, and how much remains outstanding. Please do help us manage the Suburb effectively and avoid the additional costs of late recovery by paying your charge when you receive it.

## FAQs

### What Are the Rules About Hedges?

Boundary hedges are one of the most distinctive features of the Suburb. They contribute significantly to the green environment of back gardens, and they define most of its roads and closes. Species vary across the Suburb but are usually consistent within roads, giving each its own character. They also provide a valuable haven for wildlife and contribute to carbon reduction.

Contrary to popular opinion, there are no set rules about hedge heights. The original leases sometimes specified a maximum of 3ft 6in (107cm) for front gardens and 6ft (180cm) for back gardens. These are still good guidelines, but they cannot now be enforced. Instead, the Trust requires hedges to be properly maintained – that is, trimmed at the side and top irrespective of height.

Many of the Suburb's hedges are now over 100 years old and much larger than originally intended. Over-tall hedges

can be unstable and lose growth at lower levels. They also shade gardens and are increasingly expensive to maintain. Pests such as box caterpillar have made significant inroads, and the removal of hedges to gain additional parking space in former years has broken the continuity of some street frontage hedge lines.

The Trust therefore urges owners to look after the health of their hedges by maintaining them at the recommended heights, reinforcing or replacing missing or damaged sections, and keeping them clear of public pavements and paths.

**And please remember – hedges on the Suburb cannot be removed or replaced without the written consent of the Trust. Please see our website for full details, and do call us for free expert advice**

### Trust Membership

Membership of the Trust is an optional additional benefit of being a resident of Hampstead Garden Suburb.

It is entirely voluntary, unlike the necessity to pay the management charge or ground rent on your Suburb property, and indeed is open to all those resident on the Suburb, whether they own their property or not. Membership is free and allows Members to be kept more up to date with

the Trust's activities, receive the Trust Times three times a year, and to receive invitations to events such as our popular Winter Lecture. Full Members also vote in any election for the four resident trustees.

We hope that Suburb residents who believe that conservation of this unique area is important will consider becoming Members. Residents may become Members, if they are over 18 and have lived on the Suburb for more than 3 years.

Residents who have lived on the Suburb for less than 3 years can become Associate Members. Forms are available from the Trust website.

## HAMPSTEAD - GARDEN - SUBURB - TRUST

Residents are welcome to contact the Chief Executive, Simon Henderson, on any aspect of the Trust's work.

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