

The weathervane – a unique opportunity

Back in November 2015, the weathervane that sat at the top of the spire of St Jude's blew out during Storm Barney. It came apart as it fell and fortunately, nobody was underneath the shaft when it hit the ground and dented the carpark. The shaft was made of 1½ inch mild steel and was very heavy though not as heavy as the finial ball on which it sat, that had to be lowered from the top of the spire some 2 years later. You may recall the photos that were taken at the time and you may have watched the action.

St Jude's is a Grade 1 listed building and, as such, has had no option but to reinstate the weathervane. Historic England have driven the process and there have been extensive negotiations with them over what should go back up. Initially, they wanted the original finial ball reinstated but, on the recommendation of the architects advising St Jude's, they accepted that this was not a practical solution. It weighed 53kg. Fortunately, the insurers have accepted that they are liable for the reinstatement of the weathervane and the whole cost bar the excess is being borne by them.

There have also been extensive negotiations with the insurers about access to the top of the spire to install the new weathervane and repair the damaged lead flashing. Initially the insurers wanted a cherry picker to be used but with a required reach of at least 60 metres, that makes for a huge cherry picker and the structural engineers advising St Jude's doubted the car park surface could take the load. In addition, such machines can only be operated in light winds and at 178 feet off the ground, you cannot take any risks. St Jude's also doubted whether the relevant vehicle could access Central Square safely without closing multiple Suburb roads



PHOTOS: DAVID WHITE



and asking residents to move their cars.

The insurers have now agreed to erecting a scaffold from the carpark to the very top of the spire. St Jude's expects the work will start in early March and last three months. This access does give St Jude's a unique and a once in a lifetime opportunity to address the repointing needed on the tower below the spire. Some work was done at a cost of £27,000 three years ago but much more work is needed as these recent photos show.

St Jude's has applied for a grant of £46,665 from Historic England towards the cost of the works and this sum was agreed in pre-application negotiations. St Jude's is putting in £11,666 from the restoration reserves as

part of those same negotiations. The works are expected to cost around £86,400 leaving a funding requirement of £41,000. That sum assumes that St Jude's will not

be able to recover the VAT under the listed places of worship scheme. That scheme is due to end in March and there is no guarantee it will be extended. The works also include repairing some stress cracks inside the bell tower and fitting high level eye bolts for future maintenance access.

Why, you may ask, is St Jude's not putting in more money? Once the repointing work is completed, St Jude's restoration reserves will fall to £24,000. That's because there is still a huge restoration bill to be met. Our overall budget is £2.75m and the next project involves lifting and relaying the whole floor, replacing the central heating pipes – St Jude's has just spent £9,400 repairing one small section – and reordering the services under the floor. That will cost in the region of £502,000. St Jude's is over 100 years old and in need of constant maintenance and there have been some large bills in recent years including a new boiler at £50,000.

St Jude's needs your help to fund this work which, if completed, will stabilise the tower for the benefit of the Suburb and its future generations. Here is a link to St Jude's campaign page if you would like to help St Jude's: <https://tinyurl.com/nfhuz72v>

DAVID WHITE

Bowling Club new season start

Bishopswood Bowling Club, one of the oldest established lawn bowling clubs in Northwest London is opening its doors again on Sunday 18th April at 10am. The president Michael Spiro is looking to recruit new members, men and women, girls and boys of all ages. No one is too young or too old. Coaching is free and all that you need is a

pair of flat soled shoes/trainers – the rest is provided on site.

You will find us within the Lyttelton Playing Fields nearest Norrice Lea adjacent to the tennis courts. Bowling takes place every day – in the mornings, afternoons and evenings as well.

Please call us on 8058 2212 or you can visit our website at www.bishopswoodbc.co.uk.

Garden Suburb Theatre as active as ever!

They may not yet be back on a real stage right now, but members of the Garden Suburb Theatre group are busy as ever with online twice-weekly shows. They are looking forward to planning post-lockdown shows live on stage again too.

Hopes are high that two summer shows at the Suburb's own Little Wood open-air stage will soon prove possible. The Wood (as fans of GST know it) has the advantage of being able to offer social distancing, if still called for, in the summer.

Meanwhile, GST is producing online members' events each Wednesday and Sunday evening, using Zoom. Wednesday Evening Fun ranges from play readings to quizzes to sessions where members provide their chosen entertainment to a given theme. Meanwhile, all other members can watch, at no charge other

than their usual membership fee, joining in only if the muse takes them.

Sunday evenings are more comprehensive, even rehearsed, and have offered a selection of famous and classic plays, and on occasion 'snippets' from a number of usually more modern works. January has seen performances for and by GST members' of Breaking the Code, Charley's Aunt, The Real Inspector Hound, and an entertaining musical Tom Lehrer evening, featuring that satirical songwriter's hilarious lyrics.

Membership of GST is open to all, from only £35 a year with usual concessions. Good value for good entertainment, in these restricted times!

For details please visit: www.gardensuburbtheatre.org.uk or email: membership@gardensuburbtheatre.org.uk.

GERRY ZIERLER



Much Ado About Nothing



HAMPSTEAD - GARDEN - SUBURB - TRUST

The Trust was established by residents in 1968 to "do all things possible in order to maintain and preserve the present character and amenities of.... Hampstead Garden Suburb". The Trust acts as the estate management company for the Suburb, regulates development and maintains the Suburb's common facilities, including tennis courts, allotments and communal open spaces.

Public roads, pavements and streetlighting are the responsibility of London Borough of Barnet, together with the larger public spaces.

Freeholders are subject to the Scheme of Management passed by the High Court in 1974, while in the case of most leaseholders the Trust is the ground landlord.

Residents are required to obtain the consent of the Trust before altering the external appearance of their properties; leaseholders will also need consent for internal works. In addition, consent is required for significant changes to gardens, conversion of garages, and erection of garden sheds, felling or pruning of trees or removal of any hedge.

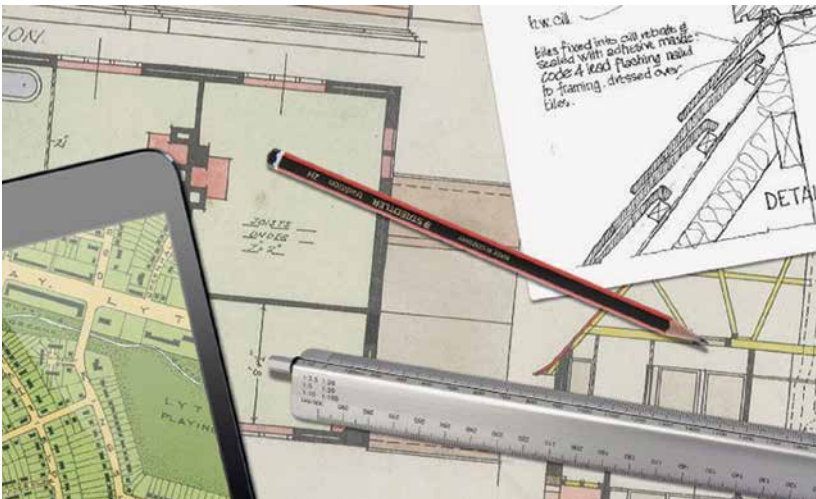
The Architectural Advisers will be pleased to advise you on any alterations you may wish to undertake and the Trust employs an arboricultural consultant, Tony George, to help residents with trees, hedges, and gardens. For a free site visit, call to make an appointment.

Consent from the London Borough of Barnet is also necessary for external alterations and for any works to Listed Buildings.

Around 500 properties have been Listed and many more have been locally listed.

The Trust is a registered charity. There are eight unpaid Trustees, four elected and four appointed by professional bodies. Membership is open to residents who have lived on the Suburb for three years or more. Associate Membership is available for new residents. The Trust maintains a list of builders and specialist contractors recommended by residents and welcomes additions to the list.

The Hampstead Garden Suburb Trust Design Guidance, which advises residents on any changes to their property, can be found on our website. A paper copy is also available from the Trust on request.



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The Trust office is closed during lockdown, but you can still contact us by email or phone as below. Our normal working hours are 9am to 5pm, Monday to Friday. Please refer to the website hgstrust.org for details of Trust Committees.