

Neighbourhood Watch - CCTV for the Suburb

The Neighbourhood Watch article last summer mentioned that CCTV installations in various parts of the country were now showing some startling results in the reduction of crime; and that the police considered that the Suburb, with its discrete entrances and exits and with a majority of the residents already well used to co-operating with crime reduction initiatives, was probably an almost ideal place for the first ever CCTV installation in a major residential area.

A feasibility study

Since then, the police have been continuing their investigations into various CCTV systems and hope shortly to be in a position, with the help of a professional consultant, to start a detailed feasibility study to determine the costed system options for the Suburb.

This feasibility study is likely to take some six months and should be completed by late summer, after which it is planned to hold an exhibition to present the findings of the study to residents.

Consultative exhibition

It is hoped that it will be possible to hold the exhibition in early October. It will probably be for 7 or 8 days so that the residents will be able to visit it at any time to suit themselves either during the week or at the weekend, and it will take the form of a consultation exercise during which the proposals in detail and their costs will be on display with police and the consultant present to explain every aspect of the proposals and to answer questions.

No decision to proceed will be made until this detailed consultation with residents has taken place.

Appeal for funds

If residents approve the proposals, it will then be necessary to raise the money to pay for the scheme. And this will probably be done by taking some detailed soundings of the financial environment over the



winter period and then by launching a general appeal for funds in the spring of 1995.

If this appeal is successful, the scheme should then be operational in late 1995 or early 1996.

Decision times

This is an outline of our thinking at the present time, but at this stage there is certainly no inevitability that CCTV for the Suburb will become a reality. Decisions as to whether to proceed with the scheme at all and, if so, to what extent will need to be made at three distinct times - in mid October 1994 after an assessment of residents' reaction following the exhibition; in early 1995 following an appreciation of the general financial environment at that time and in mid 1995 in the light of the outcome of the general appeal.

There are undoubtedly remarkable advantages to be gained from CCTV but whether residents will either approve of the proposals or be prepared to pay for them remains to be seen!

Peter Loyd

A Cautionary Tale

On a cold Suburb morning recently, the owner of a car, which had been parked overnight in the road outside his house, started the car engine and cleared the frost from the windscreen. He then left the engine running to warm the car, went into the house, collected his briefcase and other personal belongings and placed them on the back seat. Then, still without locking the car and still leaving the engine running with his car keys in the ignition, he returned to his house to finish his cup of coffee. On returning again to his car, this time to leave for work, he saw it being driven away. His car was later recovered, but with his briefcase and other belongings gone!

Peter Loyd

Your Electrical Installation

A Neighbourhood Watch Co-ordinator reports that contractors working for Eastern Electricity and London Electricity - and using their logos and letter headings - have been seeking business by offering home-owners 'free' inspections of the wiring of their houses. She reports that a TV 'Watchdog' programme had exposed the fact that the salesmen posing as inspectors from these and other electricity boards who visited houses were not trained electrician, and they often gave astronomical quotations for quite unnecessary work.

Any resident accepting one of these free offers would be well advised to obtain another separate quotation from an independent qualified electrician before any work is carried out. Peter Loyd

New Scheme for Corringway

On 11 April work started on the redevelopment of the Mendel's Garage site in Corringway. Over 10 years ago the garage went into liquidation, and since then the site has become derelict.

The owners, Gable House, a wholly owned subsidiary of the Ladbroke Group, are planning to build a total of 48 flats. There will be 9 one-bedroom, 33 two-bedroom and 6 three-bedroom flats priced between £150,000 and £300,000. Some have already been pre-sold.

Along with the redevelopment of the Orchard in the 1960's, and the construction of the Birnbeck sheltered housing scheme on the Old Odeon site in the Finchley Road, this will be the largest building project undertaken on the Suburb since the War.

The demolition of the existing chauffeurs' flats is expected to take 6 weeks. By the end of October the underground car park for 64 cars should be complete. It is hoped that the flats, known as Heathview, will be ready for occupation by October 1995. The design/build contract has been awarded to Wilcon Construction and is worth over £4 million. They have considerable experience of building high quality projects on constricted sites. The only access to Mendel's is through Corringway, and the lorries will turn into Corringham Road from Hampstead Way. During the construction phase the verges in Corringway will be concreted over in order to create parking spaces for the adjoining owners. This will allow the road to be widened, and make it easier for the lorries to enter the site.

Once the project has been completed the verges will be reinstated. All houses in Corringway will have one designated parking bay and there should be additional space



available in the underground car park.

A 70 feet electrically operated tower crane will be erected which will speed construction by allowing easy access over the whole site. During the construction phase there will be considerable lorry traffic. Initially dump trucks will be removing the spoil from the underground car park. Later 32 ton lorries will be delivering the concrete and other materials. The hours of working are 8 a.m. to 6 p.m. on weekdays and 8 a.m. to 1 p.m. on Saturdays.

The scale of the project can be gauged from the amount of materials which will be used: 80,000 hand made, sandfaced roof tiles, 70,000 bricks, 55,000 blocks, 2 kilometres of timber skirting and 3,500 tons of concrete.

The luxury development will consist of four adjoining apartment buildings each served by an individual entrance and private lift. The elevations of the two main blocks will resemble the existing chauffeurs' flats and will occupy the same positions on site. They will be three storeys high together with an additional floor in the roof. In the SW

corner bordering Corringham Court there will be two smaller blocks. On this site stood the two-storey workshop which was demolished some years ago.

David Baker, who lives in Temple Fortune Lane, designed the elevations. Great care was taken to use traditional Suburb features and there are elements of Arcade and Temple Fortune Houses echoed in the design. Heathview should blend in well with both the existing houses in Corringway and the Corringham and Waterlow Court flats.

Internally each flat will be finished to the highest standards and come with fully fitted kitchens and bathrooms, and carpeted throughout. Considerable emphasis is being placed on security and there will be a porter on duty 24 hours a day assisted by CCTV cameras located throughout the development at each access point, including the underground car park. Video entryphone systems will be installed in all the flats.

They will be sold on 999-year leases with a share in the freehold. Under the Scheme of Management they will remain under the jurisdiction of the Trust. Christopher Kellerman

WHY DON'T YOU BECOME A MEMBER OF THE TRUST COMPANY?

We are anxious to increase the number of company members. The sole requirement for membership is to have lived on the Suburb for more than 3 years. Also there are no restrictions on how many people can join from the same household.

In many respects the Trust is an unusual organisation and differs from most companies in the following ways:

○ Non-Profit Making:

The sole objective of the Trust is to conserve and maintain the character and amenities of the Suburb. The company does not produce profits or pay dividends to its members.

○ Unpaid Directors:

The eight directors of the company are known as Trust Council Members. Four of them are appointed by outside organisations (Law Society, Royal Institute of British Architects, Royal Town Planning Institute and Victorian Society), and four are elected by members of the Company. The Trust Council Members are unpaid and all the work they do is voluntary.

○ Role of Members:

The Trust does not have shareholders in the conventional sense but members. There is no financial commitment and if the company went into liquidation the liability of members is limited to £1.

There are 2 main advantages to membership:

○ Receipt of the Annual Report and Accounts of the Company, and participation in Trust Council elections.

○ The opportunity to take part in the management of the Suburb. Most residents come to live here because in terms of architecture and town planning it is a unique environment, and they support the aims of the Trust in trying to

preserve this Outstanding Conservation Area. The Trust belongs to the community and therefore all residents who believe that the job we are trying to do is worthwhile should become members.

If you would like an application form please complete and return the coupon.

To: C.M. Kellerman
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Please send me application form(s) for membership of the Trust Company.

Name

Address



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