



Distributed to residents and friends of Brentham Garden Suburb

BRENTHAM NEWS

Chair's Notes

Over the years, the Brentham Society has worked hard to maintain the nature and feel of the estate. Residents know that to live on such a pretty estate there need to be strict planning controls, and generally are happy to accept these controls to reap the benefits of living here. If you have recently moved on to the estate your solicitor will have told you of the restrictions, and longer-term residents will have been reminded by us and others at regular intervals.

Generally it all works well, but occasionally an unapproved alteration will occur. One such happened over the Christmas holidays, with a set of uPVC windows being installed without planning permission.

When this happens the Council has a duty to investigate. If no planning permission has been given, it has the power to enforce a reinstatement. This will be at the cost of the house owner, so it can be a costly exercise.

The Brentham Society prefers that this does not happen, so we are willing to offer advice on ways to improve your house whilst keeping within the nature and spirit of the estate, as well as the planning rules. Elsewhere in this edition of *Brentham News*, Heather Moore gives some examples of where we have been able to do this.



We recommend that if you are planning an extension or alteration to your house or property, you contact her at an early stage. This could smooth your progress through the planning process and in the long term this could save you a tidy sum by ensuring that the Council's enforcement team is not brought into use.

On a more cheerful note, residents will have noticed that a number of new trees are being planted around the estate. It's good to see

such renewal, as trees do age and need care and attention. The new trees are of several varieties, following a policy that was decided as part of the process for replacing trees after the "hurricane" in October 1987. **Richard Costella**

Ward Forum News

The October and February Cleveland Ward Forums spent much of their time discussing the proposed consultation on the Controlled Parking Zone (CPZ) for the Pitshanger area, just outside Brentham but likely to have a big impact on us. The proposal is to consult on an area both to the south and north of Pitshanger Lane shops, from Castlebar Hill right down to Meadvale Road. This would of course displace parking towards Brentham. The consultation has not started yet but is promised for March. The Brentham Estate is not likely to be directly consulted, but as with all Council consultations it is possible to make your views known through the Council web site.



The other contentious topic at Cleveland was the Ealing half-marathon in the autumn. Most residents applauded the event but some were upset by the organisation of it. The police and TfL had restricted the area in which the half-marathon could be run to limit traffic disruption across west London, but this meant that some residential roads were cut off for long periods of time. The lessons have been learnt and this year's half-marathon has been confirmed for Sunday 29th September.



The Pitshanger 20 mph zone is complete but as yet not legally enforceable. Traffic Orders have not been made, but these are promised for March.

The Hanger Hill Ward Forum had nothing so contentious to debate. One item affecting us is the provision of new road signs. The Council and Brentham Society have worked hard to get this jointly-funded project under way and the first few are now being cast. They should be installed during the spring, with further signs following over the next couple of years.

Membership Renewals

It's that time of year again. Included with this newsletter is a request for you to return your annual subscription to your street collector. We urge you to pay this as soon as possible. Over 50% of the houses on the estate joined the society last year, meaning that we have good standing with the Council on planning and other matters.

The annual subscription has remained at £2 for several years now, and this sum does not cover all our running costs. A substantial number of residents make additional donations which help to make up the shortfall. As you will see elsewhere in this edition, we are hoping to initiate the digitisation of our vast archive this year, eventually making it accessible to many more people. As you can understand, this needs funds to start it off. If you are able to add a small donation to the subscription, it will be very welcome. The subscription level is well below that of similar organisations in the area.

Brrrr...entham!



Our thanks to Brentham resident Allison McAllister for sending in this picture of January snow in our estate

Scottish Garden Suburb in Peril

Westerton Garden Suburb, an Outstanding Conservation Area built in the Arts & Crafts style in 1913, is the only community of its kind in Scotland. But currently the nature of the estate is being threatened by a large new development within its boundaries. The local council are proposing to build a super school on what was originally the village green and hall sites.

Although right in the middle of the village, this area was not designated as part of the Conservation Area, and as such is at risk. If built, the super school will dominate the village and cause traffic chaos.



The local equivalent of the Brentham Society has mounted a campaign and is proposing that the Council refurbish the existing village school and invest in maintenance of community facilities which exist on the edge of the green. These include a library, community hall and nursery, and help sustain the only historical garden suburb in Scotland, currently celebrating its 100th anniversary. The consultation period is now finished and we await the result with interest. More information can be found at <http://westertonvillage.org.uk/>

Dates for Your Diary

The main events of our summer calendar are:

| | |
|------------------|--|
| May Day | Saturday 11 th May |
| Strawberry Tea: | Sunday 30 th June |
| Open House Walks | Saturday 21 st /Sunday 22 nd September |

Watch out for more details of these and some other events. If you would like to be kept informed by email alerts, please contact news@brentham.com and let us know.

A Celebration of Brentham's History

Here's a date for your diary - Thursday 18th April. We are holding an evening to celebrate the history of Brentham in the Brentham Club. There will be a talk reviewing how the estate came to be, and a chance to view some of the many items in our archive. In particular there will be examples of the original plans of the houses, as well as photographs taken in the course of the last century.

Watch out for more information on our notice boards and in a News Update nearer the time.

Sutton Garden Suburb



Last November a group from Brentham visited the exhibition mounted in Sutton's town-centre library to mark the centenary of Sutton Garden Suburb. Work began on its construction in 1912 after F.C. Pearson, who also designed houses for Brentham, was appointed as architect for the development, which was envisaged to provide 1,000 homes. Another link with Brentham is that the company which directed the project was chaired by Sutton resident Thomas Wall, who knew Brentham as it is no great distance from the Acton factory where Wall's family firm manufactured sausages and pies. It was probably our estate which inspired the project of building similar affordable homes in Sutton.

As happened in Brentham, building work was suspended when World War I broke out, and in Sutton, sadly, it was never resumed because of postwar financial stringency, with the result that only 86 homes were completed and land designated for expansion had to be sold off.

From the 1970s onwards residents and the Council became aware that alterations to properties were occurring which took little account of the area's architectural heritage, but in 1989 to counter this the area was given conservation area status.

A residents' association was formed in 1998, and it mounted a very impressive centenary exhibition. This featured beautifully designed informative posters, old and recent photographs, and letters and artefacts telling the story of the suburb and its residents from its early days, through the Second World War (when, in yet another parallel with Brentham, the suburb was hit by bombs and a V1 rocket, and fatalities occurred), and up to the present.

Our thanks to Jennifer Crowther and her colleagues for giving us a very warm welcome, showing us round the exhibition and entertaining us to tea afterwards. We look forward to meeting them again when they make

their next visit from what looks and feels very much like our twin suburb.

Security in the Home

Some Brentham residents were recently approached by two men who arrived in a white van and claimed that a faulty water pipe in their front garden needed urgent repair. A payment of over £1000 was required before remedial work could start. Objections that insurance cover was in place were brushed aside on the ground that none is available for that particular defect. One man even pushed his way inside the house, although it appears that nothing was taken.

The men proposed to escort the couple involved to their bank to obtain the money. They realised that it was a confidence trick, but it apparently took some time to get rid of the pair. The men may have different stories to spin for other premises, and residents should always be vigilant when unexpected callers show up.

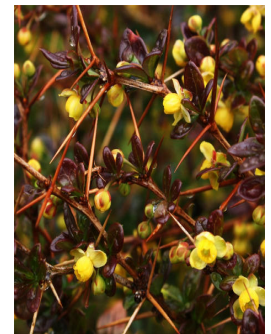
On the subject of security at home, the following ideas may also be worth thinking about:

Hedges offer more security than fences.

Plant prickly shrubs along boundaries and under windows.

Put non-drying paint (also sold as anti-climb paint) on top of gates to rear alleys.

Spread gravel, pea shingle or something similar on the ground in alleyways in cooperation with neighbours. The noise caused by footfall deters intruders (this method is used extensively on rear areas at Poundbury).



Brentham May Day 2013



Brentham May Day will be held on Saturday 11 May. The organisers very much appreciate assistance with erecting the maypole early in the morning, dressing the framework for Jack in the Green and selling programmes. Please let us know if you can help with these important tasks.

Any help you can give with teaching the maypole and country dances, helping at rehearsals, stewarding on the field, and escorting the procession would also be much appreciated. Please contact Pat Chapman, 020 8988 0520, mobile 07740 464 137, email patricia9@sky.com

Where the Celebs Are

Our report (in issue 175) of notable occupants of homes in Brentham Way failed to mention the rival claims of Woodfield Road, home of Brentham resident Giles Goodland, whose recently-released book of poetry *The Dumb Messengers* is available from Pitshanger Books (where it was launched last October); www.amazon.com can also supply copies.

Brentham News will be delighted to hear of other roads which may perhaps one day be graced with blue plaques.

Brentham Society Garden Awards 2012

Despite a very wet summer, and some very hot spells, Brentham's gardeners managed to produce a surprising amount of colour for us all to appreciate. Award-winning gardens are listed below.

Spring award: 18 Brentham Way

A relaxed spring planting, lots of yellow and lime green leaved shrubs with Welsh poppies and bluebells, very fresh and natural looking, a lovely combination of colours and tones.

Runners-up: 23 Neville Road, 30 Brunner Road, 1 Neville Road

Summer award: 91 Fowlers Walk

A delightful small garden with an inviting garden seat and lots of pots bright with colour around the door. A very pleasant spot on a sunny afternoon.

Runners-up: 26 Holyoake Walk, 13 Winscombe Crescent, 29 Denison Road

Autumn award: 27 Woodfield Crescent

A small, shady north-facing garden, very pretty, with excellent use of soft colours. Beautiful begonias and pansies, small well-tended shrubs and ferns all in perfect proportion.

Runners-up: 26 Ludlow Road, 28 Winscombe Crescent, 26 Meadvale Road

Rose Bowl: 21 Ludlow Road

A well thought-out, all-year-round lovely little garden with planting and many pots showing good colour combinations, as well as the skilfully-maintained centrepiece of box hedging enclosing a free-flowering dainty standard rose bush. A joy at any time of year.

The Brentham Society is very grateful to Sally Kelly, Nita Davis and Gilda Kelly for all the time and care taken in judging the gardens.

Brentham Gardeners

The evening gardening group will be meeting on every first Tuesday of the month, starting in March. If you are interested in gardening and

meeting like-minded people, contact Gina on 077 4576 0582.

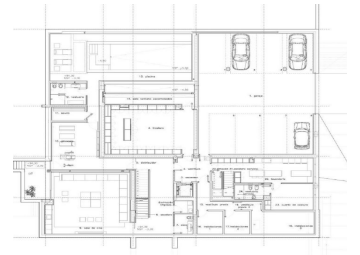
There is also an afternoon gardening group which will be meeting from April on the third Wednesday of the month. Contact phone numbers are 8997 8591 and 07970 503 163.

Thinking of Making Changes to Your Property? We may be able to Save you Time, Money, and Frustration!

Because Brentham is designated as a Conservation Area to protect its special character, most of the normal rules about what is allowed without planning consent (known as 'permitted development rights') don't apply here. This means in practice that even quite small changes - like moving a soil pipe, re-laying a front path or installing a satellite dish - need planning permission, and some more major alterations won't be allowed.

The Brentham Conservation Area Advisory Panel (BCAAP), set up by the Council, and the Brentham Society (BS) are both here to help advise residents

who would like to alter their property and to comment on planning applications at the consultation stage.



How we can help – some recent examples

Recently some new owners wanted to extend their modest Brentham terraced cottage to enlarge the living space on the ground floor and provide a kitchen suitable for modern living. Their architect had used elements from surrounding properties in designing the extension. The plans were submitted to the Council and went out for consultation. The owners were confident that approval would be granted.

However neighbours, the BS and the BCAAP all expressed concerns about the size of the extension, its design and its position on the rear of the property. Why? Because the design and position meant that the adjoining identical property would not be able to extend in a way that would maintain a coherent design to the rear of the terrace. The proposed extension was also larger than recommended in the Brentham Design Guide. The application was withdrawn, revised after consultation, resubmitted and granted planning consent by the Council. A happy ending but a more lengthy process than the new owners expected!

In another recent case the residents sought advice from the BS and the BCAAP about possible ways to extend their property and

employed an architect familiar with the requirements of the Brentham Conservation Area. Their extension was designed to sit comfortably on the rear of the terrace and its position allowed the adjoining property to be extended if so desired. The application had a smooth passage through the planning process and permission was granted.



Properly detailed plans also contribute to an application's trouble-free progress. Occasionally, plans are so lacking in detail that it is unclear exactly what is to be built. This causes delay while required details are requested. We can help by showing examples of plans with the sort of detail that is required. In a recent visit to discuss possible alterations with an existing resident, we gave her a copy of a successful planning application for another property so that her architect, unfamiliar with Brentham, could see the type of application likeliest to succeed.

We are here to help. Please make use of our knowledge and experience in helping residents improve their properties without compromising Brentham's unique and valuable character.

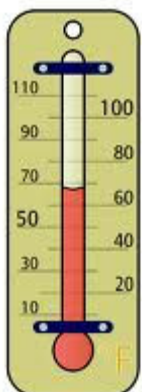
Brentham's special character is described in the Brentham Conservation Area Appraisal which can be found on the Council's website at www.ealing.gov.uk

The management plan for Brentham is also on the website. Further guidance about what is possible can be found in the Brentham Conservation Area Policy and Design Guide, 1988 which is soon to be available at www.brentham.com

Heather Moore, Brentham Society: 020 8998 0234, email planning@brentham.com

Pat Baxendale, Brentham Conservation Area Advisory Panel: 020 8998 1855, or email planning@brentham.com

Brentham Facts and Figures



reaching 30.1°C, whilst the lowest temperature

Whilst March last year was the warmest on record in Brentham and one of the driest in recent years, the rest of the year, as you will no doubt remember, was very wet.

Both April and June were the wettest on record, these months having more than twice the average monthly rainfall, and December was the wettest since 2002. July 25th was the hottest day, with the thermometer

of -7.4°C was recorded overnight on 7th February.

In spite of the weather, the housing market stayed buoyant, with 26 houses being sold on Brentham during the year 2012 at an average price of just under £552,000. This was a 4% increase on the figure for 2011. Here's hoping the weather improves this year for our new neighbours to see Brentham in all its glory!

Brentham News

As always, this issue comes directly to your door thanks to our valued band of street deliverers. A special thank-you this time to Mike Gaunt who has been delivering *Brentham News* to Brunswick Road and Neville Road. Mike has now moved away from Brentham, and we are looking for a volunteer to take over from him.

Please contact the Editor (see final page) if you could help.

Offers from the Brentham Archive

Would you like a framed print of the original architect's coloured plans, or an old black & white photograph, of your house dating back almost 100 years? Following the first phase of digitising the archive, which we will be starting this year, we hope to be able to offer these for sale as a way of generating funds to undertake further digitisation.



We have about 30 colour plans that cover around 150 houses on the estate and also a number of photos which feature houses and streets. Some of the photos were used in the Brentham book, *Brentham - A History of the Pioneer Garden Suburb, 1901-2001*, but many are still unpublished.



As well as plans and photos we have a number of the original agreements that tenants signed, as well as rent books and some of the mortgage

documents. If you'd like to know if we have anything in relation to your house and might be interested in acquiring copies, please let me know so we can prioritise their digitisation.

Alan Henderson, 07938 394 408, archive@brentham.com

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For Sale, Woodfield Avenue
Quoting price £749,500

Having sold many properties on the **Brentham Garden Estate** over 45 years, if you are thinking of selling, contact
Derek Grimshaw FRICS
or John Pridham RD FRICS
to arrange a free, no obligation appraisal on your property.

The Brentham Club

☎ 020-8997-2624

secretary@brenthamclub.co.uk

Forthcoming events

| | |
|---------------|------------------------------------|
| 22nd February | Live Music by the Jetsonics |
| 10th March | Mother's Day Carvery |
| 15th March | Ladies' Bowls Quiz Night |
| 28th March | CLUB'S AGM at 8pm in the main hall |
| 31st March | Easter Carvery |

FREE Hall Hire is available for members.
Conditions apply. Contact John Capps for further details on 074 0271 1982

See our website
brenthamclub.co.uk
for details of all events in the coming year.

Fred Perry Coffee Shop

Everyone is welcome to use the coffee shop.

For the latest updates on all matters related to the Brentham estate, don't forget to look at our website,
www.brentham.com

FOR SALE Brand new three-sided, angled central-heating radiator, 3 metres long, 60 cm high, angled at 45 degrees. Sensible offers – phone Maggie (Brentham Club) on 020 8998 9616

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or by writing to the Editor, 8 Gleneagles, Malvern Way, W13 8DZ
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