

BRENTHAM SOCIETY



Brentham Garden Estate, Ealing

CHAIRMAN:
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"The Pioneer Co-Partnership Suburb"

This attractive facsimile edition of the commemorative book first published in 1912 is now available.

Made possible by the generous sponsorship of many local businesses, we thank Wendy Sender for her tremendous efforts to produce this book which we feel sure every resident will want to have - and it will also be available to libraries, specialist buyers, local history societies and similar organisations.

The book costs £3.50 (by hand) and 50p extra for postal orders. You can obtain copies from committee members and it will be launched and on sale at the Strawberry Tea.

STRAWBERRY TEA

SUNDAY 24th JUNE 1990

From 3.30 to 5.30 p.m.

2 Winscombe Crescent W 5

Tickets: Adults £1.00

Children under 10 50p

You will also be able to inspect and buy our new facsimile book: "The Pioneer Co-Partnership Suburb"

Fully

Illustrated

Colour
map

TREES: Once again we ask residents to care for the new trees near their homes. Whilst those planted in 1988 - 89 are fairly well established, they will need watering if, as seems likely, we have another hot dry summer. Newer trees planted in 1990 will require special attention throughout the summer.

Your care will be much appreciated.

HEDGES: If you are contemplating replacing a hedge which has died from old age or disease, Ken Butcher (26 Brentham Way) has a very useful information pack which will help you make a decision on the choice of a new hedge.

STREET NAME PLATES: Thanks to Mary Fear Hill who has been restoring the name plates in the Brentham Way area. We still need helpers in the Pitshanger Lane/ Meadvale Road district. Offers of assistance to Paul Wharrier, please.

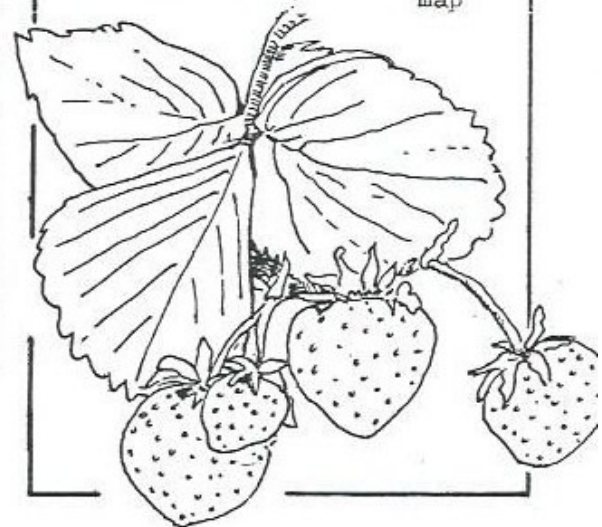
NEWCOMERS TO THE ESTATE

We like to welcome new residents. Every committee member holds a stock of "welcome" letters and would appreciate being advised of any new householders in your street.

We can do this only with your help.

CONGRATULATIONS....

To the organisers of the 1990 May Day Parade. What a pleasure to see so many lovely children taking part. Helped by the wonderful weather, your hard work is much appreciated by everyone who attended.



SPRING MEETING - April 19th 1990: Over 60 residents were entertained by two excellent speakers: CLIVE HICKS, using slides, illustrated the evolution of the English house from earliest Saxon huts to the building of the Estate, pausing briefly at the Manor house, the Georgian Mansion, Bath terraces and Victorian fantasies. DAVID BAKER spoke about the materials used in Brentham houses and brought samples of bricks, tiles and a prototype window frame on which he has experimented to produce an accurate and acceptable replacement for worn out windows. In the following article he describes his efforts to provide a service which complies with conservation planning guide lines.

A PROBLEM SOLVED - by David Baker RIBA THE BUILDING industry is a flexible and responsive mechanism, but our practice has recently encountered an area where the industry does not seem capable of providing what is needed.

The problem is the replacement of external timbers, primarily windows, doors and gates. These important features of buildings are subject to the full effects of the weather, and unless well maintained, generally fail long before the walls in which they are fitted.

Many home owners are now faced with the problem of replacing these units, and the industry has responded, but with a range of synthetic factory-made units, generally in plastic or aluminium. Although seeking to resemble original patterns, the technical limitations of these materials means that there are invariably unacceptable aesthetic consequences.

The owner of a period property who wishes to respect the original style is faced with the considerable task of finding a joinery workshop prepared to visit site and take accurate details and then fabricate, prime, glaze and deliver the unit. The joiner will then normally require a builder to remove the existing window or door, fit the replacement and make good to any areas affected by the work.

The situation becomes even more involved if, as in Brentham Estate, the property is located within a Conservation Area and subject to an Article 4 Direction. The Borough of Ealing sets out its basic attitude in the Policy & Design Guide (May 88) On page 5 it states "...alterations that require permission include repositioning or replacing existing windows, new windows, shutters and external doors..." A detailed policy on windows is set out in Policy B.5 "...Any replacement windows will be required to match exactly the original design, including the size and proportion of window panes, detailing of frames and glazing bars. Aluminium and UPVC will not be acceptable." The reason given for this tough policy is that "Windows are a very important architectural element and their varied treatment whilst conforming to a recognisable style, leads to an attractive and characteristic variety throughout the estate, which it is essential to retain." and a similar policy is set out for doors.

In discussions with the local Planning Department, it appears that even when the windows are totally accurate replicas, that Conservation Area Consent application forms much be filled out and submitted for approval.

It is little wonder that many give up, or that those who try often find that things go wrong in one way or another.

After investigating the existing possibilities, my practice came to the conclusion that it was only by combining our own training as architects with the skills and experience of a window replacement company with a positive attitude to authenticity and quality that a solution could be found to this problem.

We have duly formed The Traditional Window & Door Company Ltd, as a joint venture with Home Comfort Installations Ltd, a joinery manufacture/installer, and are testing the viability of the service by launching it in Hampstead Garden Suburb and Brentham Estate.

For further details, please contact David Baker at 109d Regents Park Road, N W 1 or telephone 981 722 7220.

STATIONERY Standard range of stationery, plus attractive correspondence cards featuring a "typical Brentham scene" are available from Susan Floate, 17 Ludlow Road..... Telephone 997 8550

ITEMS FOR INCLUSION IN THE NEXT NEWSLETTER to Barbara Murray, 2 Winscombe Crescent.