

# Belsize Residents Association

## Newsletter

August 2017

### Notes from your Chair

Welcome to the August BRA Newsletter.

It was great to see many of you at this year's Garden Party. We had a fine day and about eighty members came during the afternoon. In this Newsletter, you'll see a few photos.

In this edition, we give details about a new book on Belsize, *Belsize Remembered*. The book contains memoirs and photos compiled by BRA member David Percy and Renee Barr.

We also cover the latest news from Belsize Park's Globe Tennis Club, a longstanding part of the local area. The club faces a period of uncertainty as it tries to negotiate a new lease.

The Newsletter also commemorates a decade of the SuperHome, houses refurbished to be as sustainable as possible. You may remember we have featured some particular homes in the past and in this issue we highlight ones that will be opened for London Open House, 16 & 17 September.

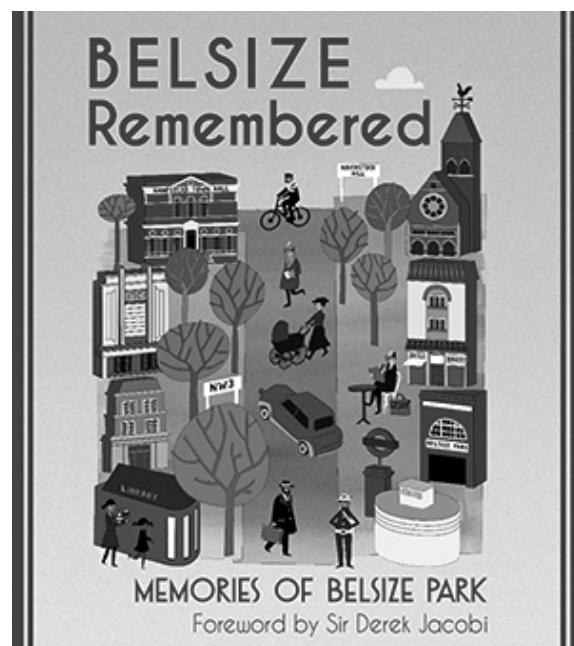
We also have some updates about planning, transport and crime/security. There are a number of consultations taking place and the BRA committee has been busy reviewing and responding to these.

Hope you enjoy this issue.

[www.belsize.org.uk](http://www.belsize.org.uk)

### Contents

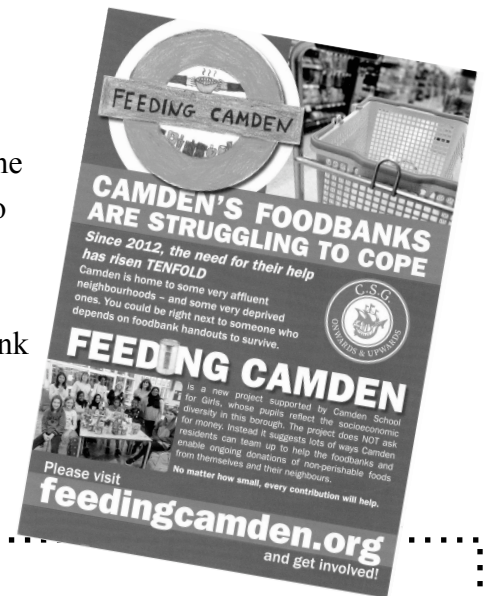
Feeding Camden - 2
Belsize Remembered - 2
Focus on Globe Tennis Club - 3
Transport Matters - 4
Crime and Security - 5
Planning Matters - 5
10 years of SuperHomes - 6
25 years of Open House - 6
BRA Garden Party - 7
Tradesman You Can Trust - 7
Dates for Your Diary - 8



NEW BOOK ON BELSIZE  
SEE PAGE 2

## FEEDING CAMDEN

Feeding Camden is a new project based at Camden School for Girls. The purpose is to boost food donations to the Camden foodbanks in order to help to satisfy the large and growing need. The project aims to harness community effort to increase donations of food in the borough, which ranks as seventh out of thirty-two London boroughs in terms of foodbank dependence. For further details, please see [feedingcamden.org](http://feedingcamden.org)



## BELSIZE REMEMBERED

Members will remember that a few years ago David Percy directed two documentary films on Belsize Park called *The Belsize Story*. Since then, David has together with Rane Barr compiled over 90 memoirs and photographs of Belsize Park to create a fully-illustrated coffee table book entitled *Belsize Remembered*. From the story of the world's oldest Holocaust survivor to memories of artists and musicians as well as once favourite shops, pubs and places of entertainment, these reminiscences capture the flavour of what old hands and relative newcomers relish about where they live. We are pleased that a number of BRA members are contributors. It is edited by Peter Woodford and due to be published in October. It will be available from Daunts Books and Waterstones in Hampstead, as well as from the Belsize Village website, priced at £16.99. The book has received very good reviews including from historian and BBC broadcaster Michael Wood.

We are grateful to David for this interesting photograph of St Peter's Church, Belsize Square dating from around 1900. It is worth noting that at that time it still had its four pinnacles.



## The Globe Tennis Club, Belsize Park: Lease under threat

*The Club has told us:*

The Globe Tennis Club was founded in 1954 by a group of 64 people from 20 different countries. A group of immigrants came together with some friendly, open-minded Londoners to organise tennis on what was then the Russell Nursery site of sixteen private rented courts. A tournament was held and four courts were then rented permanently. A club was formed and appropriately named

“The Globe”. The diversity of nationalities, religions and social backgrounds represented the ethos of the original club and is still the very essence of the club’s culture today which has equality, respect and integrity at its core. Our members represent the broadest range within British society and we welcome new members from all minority groups and we positively embrace all cultures.

In 1987 freehold ownership of the land was transferred from Railtrack to the Council who in turn required the site for housing. Following negotiations, the Council agreed to lease the present site to the club recognising the important part it played in the local community. In exchange, the club gave back a substantial proportion of the site, comprising approximately 10 tennis courts, to make way for the housing estate that exists today.

Since moving to the new site in 1987 the club has steadily grown in numbers. We currently have approximately 410 members. Ten people form the committee and all work is carried out on a voluntary basis with no remuneration. It is due to the dedication of many people over the years, together with prudent fiscal management, that the club has survived. The aim of the committee has always been to keep the amenities in prime condition, to maintain the standard of tennis at a steady level, and above all to cherish the congenial atmosphere and diversity.

The Council has requested a development break clause in the lease. The club is attempting to agree the Heads of Terms for two lease renewals (one over the club house with the tennis courts and a separate lease over the six car parking spaces). The council is insisting on the inclusion of the break clause, which could be triggered as early as January 2019 and anytime thereafter. The Council have confirmed that they are not intending to offer the club alternative accommodation when they activate the break clause.

If the Globe were to accept the inclusion of the break option then it would immediately enter a period of considerable uncertainty. Once the lease is signed it will have no choice but to assume that the Council will trigger the option in approximately 18 months time. The uncertainty that this will create will almost certainly force the closure of the club, whether or not the Council ultimately decides to terminate the lease. This will be due to the potential loss of existing members, new members being put off by the proposals, the end of grant funding from partners such as the Lawn Tennis Association who require security of tenure before they will invest further and the inability of the Committee to justify further investment leading to a gradual deterioration of the facilities

The Lawn Tennis Association has written two letters, at both national and Middlesex level, in which they detail their support for the club as an important tennis facility and confirm its valued contribution to the provision of sporting services in Camden.

Whilst the need for London boroughs to build housing is recognised and the pressure the Council is under to identify development sites is understood, the Club is asking Camden to remove the requirement for a break option allowing the club a further 15 years of secure tenure. Not only have the club already given back a large part of the original site to the Council to build homes but the closure of the club will be a tremendous and permanent loss.

For further information, contact the Strategic Planning & Implementation Team at [planningpolicy@camden.gov.uk](mailto:planningpolicy@camden.gov.uk) or Tel: 020 7974 1573.





# TRANSPORT MATTERS

## Baker Street: major works

Many members of BRA take advantage of the short bus ride to the West End via the Baker Street area. Baker Street and Gloucester Place at present form a large one-way system running from Regent's Park to Oxford Street. TfL and other relevant bodies are working to introduce two-way traffic on these routes. The work has started and will continue until early 2019. TfL says that the project will reduce the dominance of traffic along Baker Street and Gloucester Place, making it safer and easier to access. Road space will be rebalanced to the benefit of pedestrians and cyclists. Journeys may be affected during the works, so be prepared. For details, see <https://tfl.gov.uk/status-updates/major-works-and-events/baker-street-roadworks>.

## Cycle Superhighway 11

*TfL has told local residents' groups:*

'Following the consultation on CS11, TfL held further meetings with stakeholders to better understand the feedback. TfL made some significant changes to the proposals at Swiss Cottage, including reinstating two turns, which were originally proposed to be banned. Full details can be found in the Response to Issues Raised document, which we placed on TfL website in December. As outlined in the Response to Issues Raised, TfL is progressing with detailed design for Swiss Cottage and aim to begin construction in Autumn 2017. TfL has been reviewing proposals for Regent's Park and aims to announce a way forward for this section of the route in summer 2017'.

CS11 will run from College Crescent southwards.

## HS2 and the environment

Camden Council will plant 150 trees this winter (2017-18) around Euston and near Adelaide Nature Reserve. This is the first phase of planting to replace trees that will be lost to HS2 construction. HS2 will pay for the trees. Camden is looking at sites for the trees across all council-owned land, including housing estates, parks and streets.

Meanwhile, HS2 has published the Camden Local Environmental Management Plan which sets out measures that HS2 contractors must take to reduce the impact of construction on Camden. The plan is available on the Gov.uk website.

BRA is one of a number of groups to have publicly expressed concern about the effect of HS2 on the Adelaide Local Nature Reserve. HS2 Ltd has issued a temporary possession notice for the reserve with effect from 15 August 2017. It will last for two years and its purpose is to create new wildlife habitats, move species from sites used for HS2 construction, and then monitor the works as part of the measures to reduce the impact of HS2. Following negotiations led by Camden Council, HS2 has agreed to close the reserve only when it needs the site to carry out works. This should minimise the impact on public opening hours. Community groups can continue to maintain the site.

HS2 expects to close the nature reserve for around a month from mid-August 2017 to carry out the initial planned works. There will be further occasional closures for a few days at a time for any additional works. The site will be fenced rather than hoarded off so as to preserve the views into the reserve.

*Did you know.....?*

Adelaide Local Nature Reserve is open to the public on Saturdays and Sundays from 8am to 4pm. Conservation workdays for volunteers take place on the last Sunday of the month. Contact Camden's Nature Conservation Section for details: 020 7974 8818.

### The Hall School

Many members will be aware that the Hall School applied in December 2016 for planning permission to redevelop its site on Crossfield Road. Local residents expressed concern at the plans and the school is now proposing to make changes to the original proposals. As a result of these changes, Camden will carry out a further consultation so that there will be an opportunity for local residents to consider the new plans and comment. The BRA is taking a keen interest in the redevelopment of the site which affects our members. We are concerned about the quality of some of the design elements, the depth of the proposed excavation and the traffic management plan for removing building spoils.

### 100 Avenue Road

The Council's Planning Committee met, discharging the remaining planning condition on this proposal (which was around the impact of the development on the Swiss Cottage tube station being adequately investigated before building can commence). Now the developer has to satisfy Camden that a suitable construction plan is in place before works can begin. This will require consultation.

Local residents remain concerned about the proposal, and changes are being scrutinised by the Save Swiss Cottage group, with Janine Sachs updating those interested in being involved. Contact [info@belsize.org.uk](mailto:info@belsize.org.uk) if you would like to support Save, and BRA will keep members informed by email about significant issues/developments.

### Camden's consultation on CPGs

Camden plan to revise their planning guidances over the coming year, the "CPGs", to ensure they are up to date, reflecting the new Camden Local Plan and recent national changes to planning policy. BRA submitted views on an initial consultation about the current structure of the guidance. We supported the move to a web-based version highlighting that this would need some parallel work making the content easier to navigate.

The detailed content of the CPGs is to be developed in the coming months, with Camden planning to consult on CPG 3 Sustainability, CPG 4 Basements, CPG 5 Town Centre and Employment, CPG 6 Amenity and some elements of CPG2 Housing in a first phase. A second phase would then follow.

### Camden Local Plan Adopted

The Camden Local Plan was formally adopted by the Council on 3 July 2017. It has replaced the Council's Core Strategy and Development Policies as the basis for planning decisions and future development in the borough. The Local Plan, the Adoption Statement, the Sustainability Appraisal and information on the preparation of the Plan can be found on Camden's Local Plan web pages. Copies of the Plan can also be inspected at Pancras Square Library, 5 Pancras Square, London NC1 4AG (Mon – Sat 8am – 8pm, Sun 11pm - 5pm).

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## Crime and security

### Mopeds and phone snatching

The Evening Standard has reported that there were 1,680 moped-enabled mobile phone snatches in Camden in the 12 months to April 2017, according to latest police figures. In Belsize, our local police will be undertaking targeted crime prevention activities, at least one per week. This will take the form of leaflet and letter drops to scooter owners warning them to better secure their vehicles (as most moped thieves use stolen mopeds) and also raising awareness and alerting the public of the dangers.

### Accessing the Police

The Mayor's Office for Policing and Crime is consulting on ways in which the public can contact the police. The consultation is driven by the need for the Metropolitan Police to find £400m in savings by 2020. The draft plans involve the closure of what are described as 'costly and underused police front counters' and aim to provide 'better ways to contact the Met online'. The Mayor's Office has found a growing public demand to be able to access Police services from smartphones, tablets and computers and says that the savings from online services could be spent on frontline policing. The draft strategy, together with an impact assessment and consultation questionnaire, is available on the Mayor's website. The closing date for responses to the questionnaire is 6 October 2017.

## Celebrating 10 years of SuperHomes

*The National Energy Foundation writes:*

This year marks SuperHomes' 10th anniversary. To celebrate, five of the UK's most eco-friendly SuperHomes will be hosting free Open Days this September in Highgate (Sat 16), Archway (Sun 17) Belsize Court Garages (Sat 16, Sun 17), Belsize Park Gardens (Sun 17) and Ickenham (Sun 17). SuperHomes are older homes refurbished by their owners who enjoy greater comfort, lower energy bills and at least 60% less carbon emissions.

Highgate is home to The Clyne Family who live in a council owned Victorian terraced property in a conservation area. The retrofit for their home was made possible after Camden Council secured funding from Retrofit for the Future – a project which has reduced the property's carbon emissions by 80%. Their home is now fitted with internal wall insulation which has dramatically reduced heat loss and was carried out with little disruption allowing the family to continue living at home.

In Archway, you will find a 1860s end of terrace home belonging to Kate Calvert who has been working to improve its warmth and necessary refurbishments since it was purchased over 30 years ago. During the works Kate has learned that her property was damaged in WW1 and was overcrowded with Edwardian workers and their families. Kate has since fitted solar panels and carried out a range of insulation measures, including External Wall Insulation, to keep her home cosy throughout the winter.

Sanya Polescuk and Nigel Higgins renovated their Victorian Mews house in Belsize Court Garages to improve its sustainability whilst retaining the historic features of the property. They have installed a Solar Thermal system used to absorb and transform the sun's energy to heat their hot water. A short stroll away from Sanya and Nigel, lives John Doggart in his Victorian detached home in Belsize Park Gardens. John is one of the founders of SuperHomes and his home has a Mechanical Ventilation Heat Recovery system, an innovative way to remove moisture and stale air along with odours and pollutants and replaces them with clean, fresh air that is vital for the health and wellbeing of a household. John's passion about conserving energy and his retrofit helps him save energy on a daily basis and his home is also featured in London Open House this year.

In Ickenham, Gavin Roberts embarked on a retrofit of his home to achieve his desire of reducing his carbon footprint but since having a family, wants to protect them from rising energy bills. Gavin has a solar thermal system which converts over 90% of the heat it generates into hot water for use in the household.

Take a tour of a SuperHome and you will come away with a number of energy saving tips for your own home. You can also expect to hear first-hand from the owners of their journey to becoming a SuperHomer and honest reviews of the process of improving your home sustainably.

The free events are co-ordinated by the National Energy Foundation and as it's our 10th year we have more SuperHomes open across the country this September than ever before and 100 events across the country. To pre-book a free tour of these unmissable events head over to our website [www.superhomes.org.uk](http://www.superhomes.org.uk).



## 25 years of London Open House

Open House London will this year take place on 16 & 17 September, with over with of over 800 buildings, places, talks and walks opening to the public. The programme is available from 17 August – too late for this Newsletter. See: [www.openhouselondon.org.uk/](http://www.openhouselondon.org.uk/).



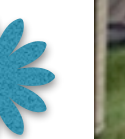
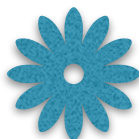


# BRA Garden Party 2017



THANKS TO LELIA AND JAMES  
FOR HOSTING THIS YEAR!

A bumper number attended in  
July to enjoy our legendary cakes  
and strawberries.



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## TRADESMEN YOU CAN TRUST: UPDATE

Some updates have become necessary to the 2017 edition of TYCT. Please alter your booklets accordingly.

- Page 8: under Decorators: John Bumpus mobile no. is 07960 23342.
- Page 14 under Plumbers: Gas Safe Engineers: 1st Call Plumbing mobile no. is 07837 766783.
- Page 15 under Plumbers: Gas Safe Engineers: RT Plumbing email is [rtaffurelli@live.co.uk](mailto:rtaffurelli@live.co.uk).
- Page 17 under Tree Care: Forbes Treecare mobile no. should be 07921 149118

## Dates for your diary

Camden Arts Centre, Arkwright Road, Saturday 2 September, 3:00pm-4:30pm

Talk: Daniel Richter & Sacha Craddock. On the occasion of his exhibition Lonely Old Slogans, Daniel Richter discusses his work with Sacha Craddock. Richter's works are held by museums including the Kunstmuseum in Bonn, the Museum of Modern Art in New York, and the Kunsthalle zu Kiel in Germany. Sacha Craddock is an independent art critic, writer & curator based in London.

London Open House, 16-17 September, across London

Free entry to London's best buildings, with this year's programme launched on 17 August.

Burgh House, New End Square, NW3

Sunday 10 September

An evening recital with Victoria Mullen and Horacio Lopez Redondo including music by Schubert and Mozart. Doors open at 6:30pm for a 7:00pm start. Ticket prices TBC.

Sunday 1 October

Beethoven Chamber Music and Songs. A quartet presenting an all-Beethoven programme. 7:00pm start. Tickets £12/£10 online.

Regent's Park Decorative & Fine Arts Society

Lectures in St John's Wood Church Hall, St John's Wood Roundabout NW8 7NE at 8.00pm. Coffee is served from 7:30pm.

Ultimate quilt artists, Linda Seward

Tuesday 3 October 2017

Linda Seward's talk will feature the exciting work of over fifty quilt artists illustrating the tools and techniques used by contemporary quilt artists as they create work that is imaginative, artistic and unique.

The life and work of Isabella d'Este, Sarah Dunant

Tuesday 7 November 2017

Isabella d'Este (1474-1539) was born into one of Italy's most illustrious dynasties and she married into another. She became the greatest female patron and art collector of the Italian Renaissance.

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[villageboard@belsize.org.uk](mailto:villageboard@belsize.org.uk)

To send details for Tradesmen You Can Trust:

[TYCT@belsize.org.uk](mailto:TYCT@belsize.org.uk)

For planning matters:

[brapanning@gmail.com](mailto:brapanning@gmail.com)

Interested in keeping up with Belsize news and events? If we have your email address, we will send you occasional emails with news about Belsize and BRA. If you wish to receive emails and are not already on our list, please send your email address to [info@belsize.org.uk](mailto:info@belsize.org.uk).

To find out the latest about Camden Planning: <https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/>

[www.belsize.org.uk](http://www.belsize.org.uk)