

CANONS PARK ESTATE

January 2022

Dear Residents / Friends

A warm welcome to you all. 2021 has been an exceptional year in many ways and we start this year with some wonderful news regarding our trees. This newsletter also contains an array of information and requests, and something special to look forward to.

When the TPOs were at risk, we asked for your support, and you didn't flinch. You gave your time and effort to galvanise and helped convince insurers and their consultants who were eager to lift the TPOs and thereafter attempt to remove trees along Canons Drive, that this was the wrong thing to do. We have now learnt that all the applications made to Harrow Council for the lifting of the TPOs have been withdrawn. We particularly thank those householders affected. They have been patient and agreed with this decision.

We realise the journey has been long and arduous. Insurers and their experts have now decided to introduce a Tree Root Barriers between the trees and the homes affected. We can only hope the intervention will help mitigate any further subsidence damage and help the stability of the area around the front of the home so that the interior works will be swift and not too disruptive to those involved.

The Committee commissioned an expert to carefully look at the proposed Tree Root Barrier Scheme and he has made several recommendations to ensure the works are carried out thoroughly, to achieve a successful outcome. I thank the Committee and Sub Committee who have given their time and effort researching to help the Committee engage with experts so that we could reach this position.

During the last 12 months I have spoken to many of you along Canons Drive regarding the trees and you made it clear that you purchased your home because of the magnificent trees and the wide verges. I therefore ask why would you want to indulge in a legal process to remove these wonderful specimens? They have been there for over 160 years, the roots were probably under the homes prior to the homes being built and the soil may have been desiccated for years prior. If there are issues, we sympathise and we will attempt to work with you.

Verges / Gardeners

In a previous Newsletter, I requested that you give clear guidance to your gardeners regarding the trees on the Estate. The tree issues have taken many hours of negotiation and we ask you to clearly instruct your gardeners to remove the plants or any growth from the immediate vicinity of the trees. We do not want a fork dug into the tree roots.

We are extremely conscious about cars driving directly over the tree roots near to the large trees. We are going to knock on doors where we see an issue arising in the future and **we will take legal action if necessary**. Be assured we are all aiming to achieve the same result by retaining these trees, having a few plants around these trees are totally unnecessary. Even though your gardeners might be careful, they have to use tools that could be detrimental to the trees.

Do not pour or allow your workmen to deposit liquids or any other substances that might cause harm to the large trees on the Estate. You may think the liquid is harmless, it is more often lethal. We must carefully consider what we deposit or flush through with your hose or any other appliance.

When skips are delivered, please ensure these are carefully deposited and removed. Certain drivers are time short and breaking branches from these specimen trees, time is more important to them. Please oversee the deliveries or your project managers should supervise the deliveries.

I realise not many refer to the Rules on the website but they are clear and for the benefit of all – please visit <http://www.canonsparkestate.com/rules> for more information

The Seven Acre Lake

We are working on a Health and Safety programme for the Estate, notably the Seven Acre Lake. Sleepers have been positioned at various strategic points around the Lake to safeguard young children walking towards the water's edge. We have discreetly chosen the most vulnerable areas. We will add to these if we find it is necessary. We have added handrails on the bridge, near the sluice. It is intended to look natural and rustic. We have had a good response to this added feature.

The next project is to look at the bridge at the rear of the Lake, we have received a competitive quotation to reinforce and build handrails. We hope to commission these works in the next few months. This will allow a wheelchair or buggy over this section of the Lake. We hope residents might consider sponsoring this project and contribute towards the cost, as they did with the refurbishment of the Pillars. The cost estimated at £4,600 plus a 10% contingency.

The Lake is classified as a reservoir by the Environment Authority and CPEL arranges annual inspections under the Reservoir Act. The latest report was for 2021 and recommendations by the supervising Engineer, which are of minor nature, are being implemented. Also we have been required by the Minister for the Environment to submit an On-Site Flood Emergency Plan. This has been drafted and sent to our Supervising Engineer for certification.

The culvert that takes excess water away from the Seven Acre Lake to the Basin Lake has not been examined since 2013. It is planned to commission a CCTV survey of the culvert pipe and ensure that potential blockage is prevented.

Badgers have been observed in the woodland to the east of the Lake, and many walkers have seen Muntjac deer. We would like to have a comprehensive biodiversity survey of the Lake to see whether we are increasing the number of species under our care, and how to leave the Lake in a better state than we inherited it. This needs Harrow Councils support, and at present there are issues.

Access to the Lake is a privilege and is only available for paying Members. I must remind you that non-members do not have a right of access even if their garden backs on to the Lake – there is NO automatic right of access to the Lake. In addition, residents are just as culpable if their gardeners deposit garden waste or any other unwanted debris on Estate Lands. We do not have the resources to clear up or clear unwanted items. Please abide by the rules.

The rear of the Basin is closed for health and Safety reasons. UK Power Network, which owns the electricity substation is planning to construct an access road from Canons Drive. The route has not yet been decided. CPEL will ensure that conservation policy is followed and that the interest of the adjacent residents will be taken into account. The hardstanding area has new bollards, and regular wood chipping scattered across the area. Notices that clearly ban anyone remaining there after 9.00pm continue to be enforced by the new security team (LSS) this has reduced the leaving of litter and antisocial behaviour.

AGM

On the 22 April 2021 for the first time in CPEL's history we had two AGM's (for 2020 & 2021) held virtually via Zoom. The Covid-9 pandemic caused us to delay holding the 2020 AGM and prevented residents meeting in person. We are extremely grateful to Renee & Peter Driver who are the Registrars for CPEL and for assembling all the necessary documentation. We thank them for supervision during the AGM.

A special resolution altering the Articles of association was also passed which gives the Board flexibility in determining the Membership fee for residents who join part way through the year. Resolutions to approve the accounts, re-appoint accountants and re-elect Directors were all passed. Two residents who served as directors for many years, Michael Stephens and Darren Simons, stepped down and Kathryn Finlay and John Sheer were elected. We are grateful for the service that the outgoing Directors provided during their terms of office – and were much saddened later in the year at the passing of Michael Stephens.

A major part of the meeting was devoted to the threats to the Canons Drive Trees as a result of subsidence claims. We are grateful that Councillor Marilyn Ashton, who sits on the London Borough of Harrow Planning Committee, was able to attend the AGM and advise on the realities of the Planning process. The main thrust of her advice was to persuade those concerned to withdraw their applications to have the tree preservation orders lifted, it would have been extremely difficult to



save the trees if the Planning Committee voted to lift the TPO's. As you know, your committee engaged technical experts to persuade the Insurance companies to follow alternative remedies to deal with the subsidence.

The Committee will have to consider whether the 2022 AGM should proceed remotely. We were delighted to see more members participate in the 2021 AGM than previously.

Security

We have given notice to our previous security company, as they increased their rates with 6 weeks' notice. The Security Committee met with the security company directors who were unaccommodating and inflexible. They found it challenging to replace a guard if he / she was unwell or if there was a vehicle breakdown. We decided to release them from a contract which was not serving either party well.



Having carefully considered the challenges and the service we received; we went to the market to see whether alternative companies were available. We discovered that we could employ an alternative provider for a lower fee with LSS which covers Totteridge, Stanmore, Moor Park, Elstree and others. We therefore entered into a contract with LSS as of 24 December 2021, ensuring we had a seamless changeover of provider.

We are hoping to increase the number of security sessions and to achieve this outcome, we will need to try and increase the number of members and increase the annual contribution.

LSS agreed to place a security car on the Estate visible 24/7. The car will be positioned in different roads throughout the week except when patrolling. The Security Committee will endeavour to encourage as many non members to join to increase the number of sessions. We are presently covering 3 nights and 1 day session, our target is to cover 7 sessions a week. LSS will hold a PR day on the Estate one Sunday in March or April to speak with members with queries and more importantly speak to potential members.

The Security Committee are working extremely hard to protect you and your family. We know the Police are very stretched and unable to provide the protection required on the Estate. We are determined to try and reach 7 sessions a week and will be considering raising the rate from £150 to £200 per annum. The Security committee will be knocking on your doors - we all need to share the cost to commission the cover required on the Estate. In obtaining references from other Estates we discovered that most are charging their residents between £130 and £160 per month.

Additional services for Security Members:

LSS will provide you a plaque and sticker to easily identify your home as a member

LSS offers a "Meet & Greet" service once you have entered the Estate should you or your relatives need to be escorted to your home - this service has been much appreciated by many since they started in December

Whilst you are away, LSS will place your wheelie bin out for collection and reposition after collection. They will push your letters in the letter box if protruding. They also offer a key holding service.

LSS offices are manned 24/7

LSS will provide you with a Designated Mobile Number for the Guard / used only on duty

The Security Guards are SIA trained and also receive in-house training

We have a dedicated WhatsApp Security Group with input from LSS who will notify you of any incidents

Please contact Madan Ahluwalia (07903 272 139) or Anuta Rosenfelder (07981 907 003) ASAP to start the year. We realise that you may not have paid for some while. We will start 2022 with a clean slate. Madan and Anuta are looking forward to hearing from you.

Membership

This has always been a contentious issue, ever since the Estate was established as there was no financial structure imposed by way of a maintenance contribution, service charge nor a Membership fee.

Committees over the years struggled with Members paying by cheque, sometimes forgetting and often missing years even when reminded. This made life very difficult for our treasurers, hence the introduction of a Standing Order, we are hoping to convert this to a Direct Debit.

Your membership is important

The present Membership Contribution is £150 p/a and the Security Contribution is also £150 p/a , this equates to £300 p/a or £6 per week to cover all costs - this can be paid annually or half yearly. It covers Membership & Security. There is no handling or management charge - all the admin is dealt with by the committee on a voluntary basis. Please respect your neighbours and equally share the cost to run the Estate – this is the fair thing to do. Please contact the Treasurer (madan.ahluwalia@canonsparkestate.com) - he is waiting.

By being a member you are able to join the Estate's WhatsApp group and CanonsTalk email group which helps residents to stay up-to-date with what is happening on the Estate and get advice for various services and specialists. If you are a member but do not have access please contact enquiries@canonsparkestate.com.

New Residents Moving onto the Estate

If you know that your neighbour is moving from the Estate, please let the Committee know, so that we can wish them bon voyage and thank them for their support for as long as they have lived on the Estate. At the same time, if you are new to the Estate, or if you have new neighbours, please let the Committee know, so that we can warmly welcome our new neighbours onto the Estate. Often new residents have moved onto the Estate and we were unaware for some time.

Pillars



As you can see from the photographs the pillars have been renovated. We were compelled to follow instructions especially from the conservation department at Harrow. We have also followed direction from English Heritage.

Many section of the piers were broken and required careful restoration - our tradesman Paul very carefully repaired most sections. The Conservation Department at Harrow Council insisted upon using lime wash - this paint has a thin consistency so we spent some time trying to convince the powers at Harrow to use a special paint which could have lasted longer and a lot more robust for the pillars. We failed in our endeavours and used the paint Harrow insisted upon, which caused a delay.

The cost of the project was sponsored by 5 residents who very kindly offered to pay for the labour costs and the CPEL funded the materials. On behalf of the Estate we thank all of you for your kind generosity.

Filming

With over 18 million views alone on YouTube it's fair to say that Jesy Nelson's 'Boyz' debut single since arguably quitting the biggest current girl band in the world Little mix last December was a success for her and the start of her new solo music career. 'Boyz' music video opens with Jesy stepping off a bus and moving into a new home in the US (A.K.A he Canons Park Estate). She then gets to know her new friendly neighbours, which is followed by some fun dance choreography in the middle of Canons Drive. The former Little Mix singer had the pleasure of sampling Diddy's iconic 2001 hit 'Bad Boys For Life', while also managing to nab the man himself to make a cameo in the video as a neighbour off Canons Drive! The music video also features global rap artist Nicki Minage, however she didn't get the privilege of parading down Canons Drive. Maybe next time (By Aaron Kostick)



In memory – Michael Stephens

As mentioned earlier in this newsletter I must sadly also report to residents of the sad passing of Michael Stephens in 2021. Michael had been an active committee member and Director of the Estate for many years, and alongside his wife Myra, helped to ensure our trees and lakes have been maintained and looked after during that period. Our thoughts are with Myra and their daughters at this time, and we wish Myra good health to pursue her hobbies and interests.

Social events

Stanmore Golf club event - Friday 6th May 2022 (29 Gordon Avenue)

CPEL has arranged a members' only golf event for this date, which will be very relaxed with the emphasis on making new friends and using golf as a nice excuse! No official handicap needed. Hackers welcome.

- 9.30am meet for Coffee / Tea
- 10.30am First tee. Tee off in groups of 4
- 3pm - Lunch in the clubhouse
- £50 per person



Open to all CPEL members. We thank Neil Weyman for organising this event on behalf of the Estate.

Book club

We are looking to start a book club again – if you are interested please contact Anuta on 07981 907 003 for more details.

Thank you for your ongoing support.

It would seem that Covid restrictions are easing, and we might be returning to some sort of normality. The Committee are very conscious that social gatherings have been restricted over the last few years. We would like to return to a period when social events were regularly discussed at a Board Meeting. This is being addressed by the Committee - Kathryn Finlay will keep you update in due course.

I take this opportunity to thank the Committee for their devotion and hard work throughout the year ensuring that the Estate runs smoothly. Details of who is on the committee and their roles and responsibilities may be found on our website www.canonsparkestate.com. I would also like to thank Clive Pollard and Barry Stillerman for their assistance with the Security, and to Darren Simons for his help with the Newsletter.

We wish residents on the Canons Park Estate a Healthy and Happy 2022.

Regards

Edwin Solomon
Chairman, Canons Park Estate

The advertisement for Minuteman Press features a green frog on the left. The logo consists of a stylized 'MP' in a blue circle, followed by the text 'Minuteman Press' in a bold, sans-serif font. Below this is the tagline 'The First & Last Step in Printing.' To the right is a blue speech bubble containing the text 'Committed to the highest level of customer service possible!'. On the far right, the text 'WE PRINT DESIGN & COPY' is displayed in large, bold, multi-colored letters (orange, green, and blue).

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Canons Park History – Part 1

Over a number of newsletters we are going to include a collection of articles and details which describe the heritage and history of the Estate. Much of this information may be found on our website, and we are continuously looking to enhance this, so please do send any additional information you may have to enquiries@canonsparkestate.com

In this newsletter we focus on a chronological history of Canons Park.

Roman times

Tile making occurred within Canons Park in Roman times. This area seems to have been a production centre for official tiles for the provincial procurator's office, based in London. Up to 26 Roman potters may have had their workshops in the area, engaged in the production of mortaria (shallow bowls with grit inside to help grind food), flagons, amphorae, jars, lids, bowls, beakers and central heating (hypocaust) elements. The church of St. Lawrence Whitchurch has Roman tiles incorporated in the fabric of the medieval Tower and the shelters, kilns, waste dumps and clay stores associated with this industrial activity may explain some of the uneven ground in the park.

Medieval and Elizabethan

In medieval times, Stanmore consisted of a substantial proportion of wood and pasture. Manor houses existed at Canons – Stanmore Chenduit, referred to once in 1260-1 and the manor of Wimborough, referred to until 1753. The land was recorded as being owned by the Augustine Canons of St Barthomolew. The stone tower of St. Lawrences Church is the obvious remaining part of the medieval Church, the old hedgerow between the Southern Parkland and Whitchurch Avenue and the Spinney woodland are likely remnants of the landscape from this period.

The estate passed to Sir Hugh Losse in 1544 who built a house there. The location of this house is unconfirmed.

The Lake family, into which the Duke of Chandos married, owned part of the estate during Tudor times. They built a new mansion, which the first Duke of Chandos acquired in 1709.

1700/1800s

The story of how one James Brydges became 1st Duke of Chandos, Paymaster General and the colourful manner in which he ran his affairs makes for good reading and provides an added dimension of interest when looking at the park. Further details can be found in the HRMP and the books in the list in Appendix 2c.

Before its purchase by the Duke of Chandos, there is no evidence of a significant designed landscape at Canons. The Duke developed the Lake's mansion and a grand park and garden c.1720. Not long after, the house was dismantled as part of the disposal of the second Duke's estate (c.1750). Valuable components were sold off (eg fireplaces, gates, railings) and another, more modest, mansion rebuilt on the old foundations by a successful cabinetmaker, Hallett.

Canons Drive was originally planted with oaks, horse chestnuts and limes. Dr David Begg acquired the estate in 1860 and following the fashion of large landowners since Wellingtonias were first introduced into England in the 1850's replaced the existing trees along Canons Drive from Handel Close to the Park with these magnificent trees.

1900s

The new house repeatedly changed hands and the accompanying estate began to be subdivided for residential development. The North London Collegiate School purchased the house, which is now the central building of their campus. The Council purchased remaining land forming the public park we see today. Other areas became housing, sports ground and railway land.

During the late 1930s, demand for recreational facilities led to the laying out by the Council of the George V Memorial Gardens as a flower garden, within the walls of the original Kitchen Garden, to the south of the house.

With the development of a public park adjacent to a girl's school, concerns arose over security, leading to the present loss of the main vista of the House along Whitchurch Avenue through vegetation and fencing.

21st Century

Even though much of the estate was lost to housing developments, many original features that structured Canons are still intact, retaining the historic framework of the Duke's Park and linking us to the past and the people who used and enjoyed the land.

HM QUEEN ELIZABETH II PLATINUM JUBILEE CELEBRATIONS



SAVE THE DATE

THURSDAY 2 JUNE 2022 -----1.00—4.00 PM

For all residents of the Canons Park Estate

A Community Street Carnival for all the Family



FULL DETAILS TO FOLLOW

Useful contact information

HARROW COUNCIL

You can contact Harrow Council via the internet (www.harrow.gov.uk), or via Harrow's general switchboard (020 8863 5611). Here are some direct numbers for the most commonly used departments:

Bins/Environment:	020 8424 1754	
Street lighting:	020 8424 1887	
Planning:	020 8424 1441	Email: planning.applications@harrow.gov.uk
Conservation enquiries:	020 8424 1467/8	Email: conservation@harrow.gov.uk
Tree enquiries:	020 8424 1471	
Environmental hazards:	020 8863 5611 (EMERGENCY USE ONLY)	
Street hazards:	020 8863 5611 (EMERGENCY USE ONLY)	

To report anti-social behaviour: Harrow Council ASB Team – 020 8736 6307 or 07927 548479

Email: asb@harrow.gov.uk Web: <https://www.met.police.uk/ro/report/asb/asb-b/report-antisocial-behaviour/>

LOCAL HOSPITALS

Nearest Hospital: Edgware General. No accident and emergency unit. Tel: 020 8952 2381

Non-emergency medical, including coronavirus (COVID-19): Tel: 111

Blood Donation Centre: Edgware General Hospital: Tel: 0300 123 23 23

Nearest Accident and Emergency Units: Northwick Park Hospital: 020 8864 3232,
Watford General Hospital: 01923 244366
Barnet General Hospital: 020 8216 4100

OTHER USEFUL CONTACT DETAILS

Friends of Canons Park: www.canonsparkfriends.org Email: canonspark@outlook.com

Estate photos courtesy of Darren Simons



Easter on Powell Close



Spring on Seven Acre Lake