

# THE Barnet Society

SUMMER 2021 | £1

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The Spires opened in 1989

An illustration by sale agents Savills on how the centre might be redeveloped

## Villiers tries to quell Spires fears

**Local MP Theresa Villiers and Councillor David Longstaff have had “encouraging” talks over the future of The Spires following its sale after only a few weeks on the market caused widespread concerns, writes Nick Jones.**

The shopping centre has been snapped up for £28 million by BYM Capital, a property investor that specialises in converting commercial buildings into flats. When put up for sale in late March, real estate advisers Savills described the centre and its five-acre site as offering great potential for being redeveloped with a mix of retail and residential development, perhaps including several five-storey blocks of flats.

The new owners have made no public comment but the agents who managed the deal say their understanding is that BYM Capital intend to keep The Spires as a retail centre and are “not proposing to bring forward a planning application to develop it and build flats”.

Ms Villiers has welcomed this indication, given to her and Mr Longstaff during a discussion with the agents, Ellandi.

“While this does not remove all the uncertainty around the future of The Spires, it is encouraging,” said Ms Villiers.

“I will continue to press the new owners to invest in The Spires as a thriving retail centre for the High Street.

“I would strongly oppose the possible demolition of many of

the retail units. Replacing them with blocks of flats would be completely unacceptable.”

Gail Laser, founder of Love Barnet, welcomed the assurance but said the centre was not hugely successful, and this was a chance to rethink its future.

“Allowing residential development to add to the scheme would bring in not only additional funding for redevelopment but also a community.”

Councillor Longstaff told the Barnet Society that a planning framework for Barnet town centre that was approved in 2012 is still in force and might well provide a safeguard against any attempt to build high rise blocks of flats on the site.

He said Barnet Council’s chief

executive, John Hooton, had assured him that guidance in the framework will be adhered to and that the planning department will consider how the policy can be updated and strengthened.

A key development principle agreed in 2012 was that the height and mass of any new buildings in and around the shopping centre must respect the existing townscape of High Barnet which is “predominantly two and three storeys in scale”.

As well as The Spires, the area **Continued, Page 2** ➔

### Public inquiry into Whalebones development

**Last October Barnet Council refused permission to build 152 homes on the Whalebones fields. The developer has appealed. Details of the inquiry have yet to be confirmed. We opposed the application after consulting members.**

**The decision will show whether Conservation Area status means what it says.**

## Continued from Page 1

covered by 2012 framework and its guidance on planning applications includes the former site of Barnet Market, the Territorial Army centre, and the car park at Stapylton Road

The sale of The Spires includes a Waitrose supermarket and an NCP car park.

However, there is pressure on the council to consult the Chipping Barnet Town Team and local community groups to prepare a more up-to-date planning brief.

Distressed shopping centres are up for sale across the country and developers are poised to take advantage of changes in planning law, which take effect in August, allowing for the change of use of town centre commercial, business and service buildings and their conversion for housing.

However, there are limits on the

new permitted development rights. Construction of new buildings – rather than simply the conversion of the existing premises – would require planning permission.

As conversion of the existing retail units in the Spires would be unlikely to produce many residential units, any future proposal to redevelop the site is more than likely to include an application for multi-storey blocks, perhaps of comparable size to the four- to five-storey high flats being built on the Brake Shear House site.

An aerial view promoting how the centre might be redeveloped showed the existing courtyards and malls replaced by a large courtyard formed around five storey blocks of flats with retail premises on the ground floor.

BYM Capital, established in 2015, is an investment company with a low public profile.

Recent deals include its purchase in 2018 of the former BskyB headquarters in West London for £98 million for conversion into 271 flats, followed in 2019 by the purchase of the former Mothercare headquarters in Watford.

Freehold ownership of the Spires site was retained by Barnet Council when the UBS group put together the original deal to build a walk-through shopping centre from the High Street to Stapylton Road.

When the centre, which opened in 1989, was sold by the William Pears group to the Canadian pension fund AIMCO in 2015 the sale price was £40 million – the cut price original offer in March to sell it for £25 million reflected the dramatic fall in the value of shopping centres across the country.

For all the latest developments on this story, check our website.

“Freehold ownership of the Spires was retained by Barnet Council when UBS put together the original deal

## Is the market stalling?

### Barnet's twice-weekly stalls market is again facing uncertainty following the sale of the Spires.

An undertaking in Barnet Council's 2012 planning framework that the market would remain at the heart of the shopping centre has provided little protection or encouragement for stallholders or customers.

In the decade since the council published its fine words about “ensuring the future for the historic Barnet market”, the stallholders have been moved around from site to site and their pitches are currently crowded into the restricted space between the bandstand, Waitrose supermarket, and the Spires' Stapylton Road entrance.

Previous proposals to upgrade the existing bandstand site, perhaps by creating space for stalls either side of the shopping centre service road, never progressed and so far, there is no indication whether the Spires' new owners remain committed to maintaining the market.

UBS Triton, the original developers of the Spires, acquired the market – then on its site at the junction of St Albans Road and Chipping Close – after the collapse of a plan to build a block of flats with a stall market on the ground floor.

While the market site was being cleared in 2008 ready for redevelopment, the market moved to a temporary site on Stapylton Road car park but then returned to St Albans Road the following year when the plan for flats failed to proceed.

Ownership of the market passed to the William Pears group



when it purchased the Spires in 2013. There was a chorus of approval from groups such as the Friends of Barnet Market and the Barnet Society when the St Albans Road site was resurfaced and upgraded at a cost of £100,000.

After the Spires changed hands again in 2015, ownership of the marketplace passed to Locate Developments (Hotels) Ltd, which obtained planning permission to build a Premier Inn on the site and the market was moved to the bandstand.

After being suspended during lockdown, once it resumed earlier this year the market became increasingly popular having the added attraction of being an outdoor venue.

Recently, there have often been as many as 10 stalls joining the two regular fruit and vegetable traders and fresh meat stall. Newcomers have included a fresh fish stall operated by Young's Fish of Ipswich, as well as ones selling bread, cheese, coffee, and other refreshments.



## Looks like hotel has been parked for good

**A**n abandoned car park on a prime site is a constant reminder of what might have become High Barnet's hotly debated Premier Inn, writes Nick Jones

Originally due to have opened in time for Christmas 2020, the 100-bed hotel became a casualty of the Covid-19 pandemic and the resulting wipe-out in bookings for hotel accommodation.

There is no word so far from the Whitbread group as to whether a hotel and restaurant will ever be built on what was formerly the site of Barnet Market, at the junction of St Albans Road and Chipping Close.

After heated argument, planning permission was obtained on Whitbread's behalf by Locate Developments (Hotels) Ltd in

▲ Before and after: the planned Premier Inn was supposed to have opened by Christmas 2020 but the empty car park has lain idle for the past three years

“ A defunct parking ticket machine and weeds are reminders of another wasted opportunity

November 2018, but it was limited to three years, and expires in November 2021.

A defunct parking machine and summer weeds are further reminders of another wasted opportunity.

The market site was resurfaced and upgraded so that it could host the market on Wednesdays and Saturdays and become a car park during the rest of the week.

Public access was then withdrawn when the site was purchased by Locate Developments.

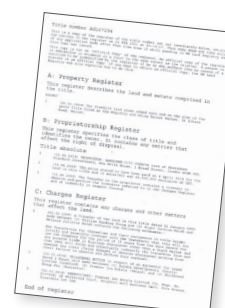
In April 2019, five months after obtaining planning approval, Locate Developments sold the site for £4 million to Aberdeen City Council “care of” Aberdeen Standard Investments, according to

the Land Registry. For the last three years, the former car park has been closed to vehicles and once again the future use of the old market site is in the balance while The Spires new owners BYM Capital prepare plans to redevelop the shopping centre – a redevelopment that might have an impact on the vacant lot.

Land Registry documents revealed the extent of the financial dealings that lay behind the proposed hotel and explained how a Scottish local authority came to own

such a prime town centre location in a North London suburb.

◀ Land Registry documents confirm Aberdeen Council's ownership of car park





# Flowers you can bank on

**F**ew zero waste campaigners can match the achievements of New Barnet's acclaimed pioneer, Ursula Stone, writes Nick Jones.

Ursula has seen her Flower Bank project go from strength to strength in re-purposing surplus flowers, brightening the homes of the elderly and helping troubled youngsters. This has been made possible by re-using supermarket flowers that are past their sell-by date and would otherwise go for landfill or incineration.

During lockdown, flowers were delivered to the homes of the elderly and others self-isolating.

Her objective is to find ways of extending the use and life of surplus flowers, which grew out of her time as a mature student at Capel Manor College, Enfield, London's only specialist environmental college.

She was shocked by the waste of unsold flowers and the way in which arrangements were discarded after only a day.

Flower Bank uses flower arranging to connect with the likes of dementia patients at residential homes or

▲ Ursula Stone takes supermarket flowers that are past their sell-by date and gives them a new lease of life

young offenders, who help in her shop.

Her day begins with an early morning visit to three Marks and Spencer stores, where she collects discarded flowers and plants that have passed their sell-by dates.

"Depending on how they are re-arranged and looked after, these flowers can last from a week to a fortnight."

Once back at her Leicester Road shop, she re-purposes the flowers with volunteers. Some are used for flower arranging, others made up into bunches and bouquets.

During lockdown, Ursula had to do her flower arranging classes at care homes on Zoom. "Elderly residents and dementia patients get great pleasure from touching, holding, and smelling flowers. Just stroking a flower seems to re-awake memories and before you know it, there is this amazing response, which I find so rewarding."

Flower Bank is open to the public from 2pm to 5pm. Bunches of flowers cost £7.50; a popular line is affordable wreaths for funerals, priced at £25 to £30. All the

proceeds go to help finance Flower Bank and meet her expenses.

The lease on her pop-up shop was acquired after she raised £72,000 through a crowd-funding appeal. Funding from the National Lottery, Comic Relief and most recently from the Brent Cross Giving Back Project has helped pay a salary and finance the flower arranging classes she holds with young offenders and vulnerable youngsters seeking work experience.

Initially, Ursula funded the Flower Bank herself when she started in 2016. A start-up grant from Barnet Council helped to get her going and the charitable funding has helped put the Flower Bank shop on a secure footing.

She hopes other supermarkets will follow M&S's example in arranging collections for surplus flowers: "Most of the supermarkets have well-rehearsed procedures for ensuring that surplus food is collected by food banks, volunteer kitchens and the like but they are just not used to donating and passing on surplus flowers. They tend to just get binned."



## Fight to save villa rekindles memories of mum and baby club

**A campaign to save a locally listed Victorian villa in New Barnet has caught the eye of a children's charity which ran a club for mothers and babies there more than 60 years ago,** write Nick Jones and Susan Skedd

**C**oram charity is now keen to hear from anyone who attended the Cross Roads Club in the 1950s, and might have some recollections to share. The home was based at Oakdene, 33 Lyonsdown Road, from 1948 until 1958, and run by the Foundling Hospital, founded by Thomas Coram in 1739. The building subsequently became a Catholic mother and baby home, Loreto House.

Coram wants to gather stories, pictures and other memories to add to its well-established archive, and the Barnet Society is helping to publicise the search for people with links to the club. The home for expectant and new mothers, which was based in Lyonsdown Road

between 1948 and 1958, was in fact Barnet's second association with the work of the Foundling Hospital and its successor, the Thomas Coram Foundation.

In the mid to late 1700s, Thomas Coram placed foundling children with families in the town. For six years – from 1762-68 – there was a Barnet Foundling Hospital on Hadley Common.

Records at the Foundling Museum show that Foundling inspectors for the Barnet nursery placed children in their care with wet and dry nurses in Barnet between 1758 and 1771. The Foundling Hospital's association with Barnet was restored in 1948 when it acquired 33 Lyonsdown Road as a home for mothers and babies under the care of the Cross Roads Club which was established in 1919 and which was taken over by the governors of the Foundling Hospital in 1939.

The house, known as Oakdene, had 20 beds. During 1952 some 86 mothers were admitted, 46 of whom were from the London area.

The search by Coram to discover what life was like at the Cross Roads

▲ The old villa, built in 1866, has had a fascinating history and now a campaign to save it from demolition has attracted widespread support

“ Resident guardians who had lived in the house for the past five years were given notice to quit in April

Club was prompted in part by publicity given to the campaign to save Oakdene from demolition.

When the club closed in 1958, 33 Lyonsdown Road was sold to the Roman Catholic Diocese of Westminster. The new premises were solemnly blessed and opened by Bishop Cashman, auxiliary of Westminster in February 1959.

A professional lay staff cared for the women. Later, the property accommodated a Catholic mission organisation, the Society of African Missions, which remained there until 2015 when the house was sold for £1,887,500 for redevelopment.

Planning permission to demolish the property was granted in 2011 and 2017 but plans to replace it with either new housing or flats were not proceeded with and have now expired, leaving 33 Lyonsdown Road facing an uncertain future.

The most recent application by the owners Abbeytown Ltd to build a block of 20 flats on the site was rejected unanimously by Barnet Council's planning committee in February.

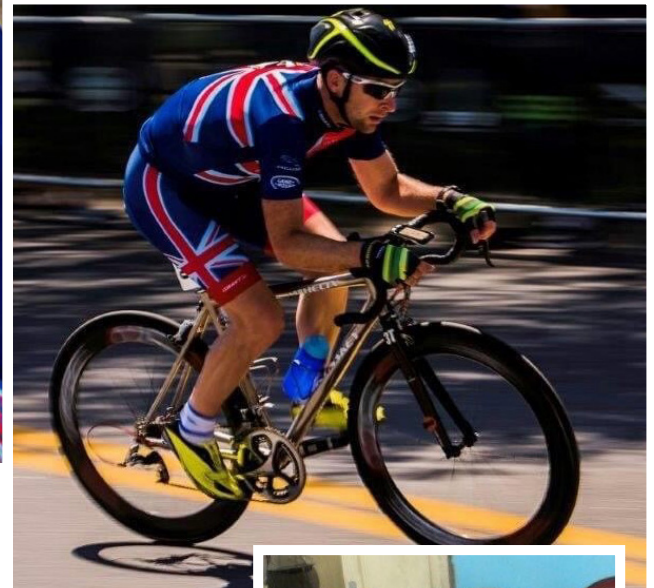
Resident guardians who had lived in the house for the last five years were given notice to quit in April, raising fears for the safety of the building while the dispute drags on.

Abbeytown, of Ballards Lane, Finchley, told the Barnet Society they were considering lodging an appeal against the refusal on the grounds that the committee took its decision against the advice of the council's planning officers.

Local residents and heritage campaigners are at a loss to understand why the owners have given no consideration to re-using the building.

*If anyone would like to share their stories of the Club, please contact Susan Skedd, who will forward them to Coram ([www.coramstory.org.uk](http://www.coramstory.org.uk)). All information will be treated in confidence and sensitively handled.*

*Contact: Warwick Villa, 29 Leicester Road, New Barnet EN5 5EW; [susanskedd@yahoo.co.uk](mailto:susanskedd@yahoo.co.uk); 07866 274147*



## Cycle-logical help

**A Help for Heroes fundraiser which hopes to attract the support of local cyclists, is being organised by Andy Perrin, a wounded Army veteran, who lives off Mays Lane in Barnet,** writes Nick Jones

**A**ndy is one of six wounded veterans who are asking other cyclists to join them in riding 200 miles, either individually or as a team, anywhere and on any bike, during the month of June.

The aim of Heroes Ride 200 – [www.heroesride.helpforheroes.org.uk](http://www.heroesride.helpforheroes.org.uk) – is to highlight the positive impact of cycling on physical and mental wellbeing, while helping raise funds for sick and wounded veterans.

Help for Heroes lost 65 per cent of its annual income from events during 2020 because of the pandemic and lockdown at a time when there has been a 33 per cent increase in veterans coming forward for mental health support.

Mr Perrin, 42, a former Royal Signals sergeant, served in the armed forces for 12 years.

He suffered a knee injury after putting too much stress on his joints when on operational tours in Northern Ireland, Iraq and Afghanistan and later developed Crohn's disease and depression, which put him out of active service.

Cycling helped with his rehabilitation and he joined the Help for Heroes fellowship and their band of brothers on various challenges which included the 2017 Race Across America and a gold winning performance in the Invictus Games.

Together with five other veterans, he has created a special heroes' team who have signed up for mutual support and he hopes other cyclists will join them to raise vital funds.

His five teammates for the 200-mile challenge face a variety of mental and physical health issues including PTSD, arm paralysis, severe knee injuries and chronic illnesses.

While 200 miles in a month is a far from impossible distance for most weekend cyclists, it can be a

▲ Andy Perrin practises ahead of the Heroes Ride 200 to raise funds for Army veterans.

► Andy at an orphanage in Kabul in 2007 handing out donated clothes



huge individual challenge for many veterans.

By encouraging teams as well as individuals to sign up, even if someone is only able to cycle a few miles, they can still contribute and make a difference to a team total.

"Cycling has been an incredibly important part of my recovery," Andy said. "Getting out and about and into the fresh air clears your mind and is part of the healing process.

"Riding is obviously great as a physical exercise, but it's also about the camaraderie – getting to a coffee shop for a chat after a ride is often as good as the ride itself.

"So, I encourage anyone to sign up to Heroes Ride 200."

“Cycling has been an incredibly important part of my recovery”



## Conservation veteran Richard bows out after 38 years

**P**rotecting the historic townscape around Barnet parish church, Hadley Green and Monken Hadley has required constant monitoring of planning applications.

A Conservation Area advisory committee to safeguard Chipping Barnet's architectural and historic character was established 50 years ago and is proud of its record. For much of the time the secretary of this small group of volunteers has been Richard Peart, a retired quantity surveyor, who is stepping down after 38 years' service.

He is fearful about the future because of pressure to ease up on enforcement and also that the Council no longer sends a planning officer to their meetings.

"It has been disheartening to find that our advice is increasingly being overlooked or overridden.

"Planning laws at a local level seem to have fewer real teeth and there is not always the level of enforcement there should be."

The committee monitors development in Chipping Barnet's two conservation areas – the Wood

▲ The long view: Richard Peart stands in one of the conservation areas along Wood Street

Street Conservation Area that extends to the Arkley border and takes in a section of the High Street as far north as Moxon Street and Salisbury Road; and secondly the Monken Hadley Conservation Area that extends south on the High Street as far as the junction with St Albans Road.

Despite frustration, he stresses the importance of assessing planning applications and advising on whether they are likely to be acceptable.

He believes the new 100-room care home being constructed on the site of the former Marie Foster home does appear to be blending in well with the rest of the Wood Street conservation area.

"The new care home is at the same height as the former Victoria Maternity Hospital next door and its pitched roof and gable ends aren't too bad, given that it faces some historic alms-houses."

A long-standing disappointment has been the council's failure to combine the two Conservation Areas so that the committee can oversee planning applications

“Planning laws at local level seem to have fewer real teeth

affecting the whole of the town centre, including a missing section in the middle of the High Street that includes The Spires.

This has allowed redevelopments that the committee considers sit uneasily in the High Street when viewed from the Conservation Areas.

A recent example was the construction three years ago of a block of six flats between Specs Direct and the KFC restaurant. This might become even more of an issue if there are attempts to erect high-rise flats as part of a possible redevelopment of the Spires.

"Government planning reforms are designed to encourage more housing but greater densification of residential development within conservation areas will threaten their character. The right alternative would be to step up moves to redevelop brownfield sites."

Richard says the committee will also have to be vigilant over the plans to replace the former Hadley car showroom at 202 High Street with a block of flats of two storeys, plus roof rooms.

"At present the plan proposes bedrooms at ground floor level facing on to the High Street which perhaps isn't what one might expect with shops either side."

The committee's work scrutinising such plans has been made more difficult because planning officers will no longer be attending their monthly meetings laying out plans and drawings for inspection.

"We are now having to do this all individually on-line and that is not always satisfactory because it is much better to have the hard copies which we can examine in detail and discuss between ourselves.

"This is one of those changes that will make the work of the Conservation Area committee all the more challenging at a time when there is likely to be even more pressure for redevelopment within the Chipping Barnet Conservation Areas."

## 2021 Annual general meeting – notice

1. Approval of minutes of the 74th AGM, 13 June 2019 (note: there was no 75th AGM).
2. Approval of 76th Annual Report for 2020-21 (published with Accounts in this Newsletter).
3. Approval of Treasurer's Report and Accounts for the year ended 31st March 2021.
4. Election of Independent Examiner.
5. Election of Officers and Committee Members.
6. Votes on resolutions: (1) amendments to the Society's constitution rules 4.1 & 4.4 (subscription reminders) and 6.2 (temporary Officers), and (2) increase of subscriptions for new members (details to follow).
7. Any other business.

It will be followed by an open discussion about the future of Barnet around three themes: planning, green issues and communications. Please submit your questions or comments in advance (see box).

### Officers and committee 2020-21

**President** Aubrey Rose; **Vice Presidents** Judith Clouston, David Lee & Jenny Remfry; **Independent Examiner** Jim Nelhams

### Committee Members 2020-21:

**Chair** Robin Bishop; **Vice Chair** Nick Jones; **Secretary** Andrew Hutchings; **Treasurer** Derek Epstein; **Membership Secretary** Kim Ambridge (co-opted); **Minutes Secretary** Frances Wilson; **Other Committee Members:** Simon Cohen, John Gardiner, John Hay, Gail Laser, Eamonn Rafferty (Newsletter Editor), Susan Skedd (Social Media Officer), Andreas Tjirkalli & Simon Watson (Website Officer, co-opted) Contact: [robin.bishop@gmx.co.uk](mailto:robin.bishop@gmx.co.uk) or **020 8449 0088 / 07913 107046**

**The 76th AGM of the Barnet Society will be held via Zoom at 7.30 pm on Thursday 1 July.**

To receive a Zoom invitation, please book a place with Eventbrite at <https://bit.ly/3fwYUsu> where you can also post questions or comments for the AGM and the open discussion.

If you would like to stand for election to the Committee, or prefer to send questions or comments directly to the Chair, please contact me at the address below.

The closing date for all the above is the end of Wednesday 30 June.

## Chair's annual report 2020-21

### Robin Bishop writes

**It's been a bad year for many of us, but an unexpectedly good one for the Society. We've gained members, reached a wider audience via our website, Twitter and Facebook, and achieved some notable planning successes (see my P&E report).**

We also celebrated our 75th anniversary with a Commemorative Newsletter looking both backwards and forwards – thanks to long-serving and new contributors expertly edited by Eamonn Rafferty – and planted 75 hawthorn trees on Barnet Hill. And since the Society was founded in 1945 to protect the countryside around Barnet, we end the year by reprinting *Rambles Round Barnet*, a classic guide to walks in the glorious Green Belt on our doorstep.

Covid-19 prevented our holding the 2020 AGM – or the 75th Birthday Party we had planned. We did publish our Annual Report & Accounts for 2019-20 in the Summer 2020 Newsletter, without any objections from members. Existing Officers and the Committee remained in post for a further year except for Membership Secretary, where Kim Ambridge was co-opted to take over from John Hay; and Simon Watson was co-opted onto the Committee.

This summer we were determined to hold an AGM in some form to interact with members. Since at the time of writing government restrictions limit (and we suspect many members would avoid) large gatherings, we decided to arrange a Zoom AGM for 7:30pm on 1 July.

We regret that members unable or unwilling to go online won't be able to join in, but the Notice and documents required for the AGM are all in this Newsletter. If you can't attend, I'd be glad to

receive your questions or comments in advance. My contact details are in the Notice. They will be reported to the meeting, and where appropriate you'll receive answers afterwards.

I'd like to express our appreciation for the contributions of John Gardiner, who's retiring from the Committee after 17 years. Barnet born and bred, he started as Membership Secretary and helped the Society through some difficult years in various roles. We very much hope he'll continue to do so.

I've covered country but must say something about town, particularly Chipping Barnet town centre. The situation is critical. Many businesses, already struggling, have been finished off by the virus and internet shopping, and large parts of The Spires may be redeveloped as housing or other uses.

But it's not all gloom. Barnet Market has survived. Several new shops and eating/drinking places have opened. The widened pavements with trees and benches have been welcomed. The Council's Chipping Barnet Community Plan for revitalising the town centre will be published this month. The five projects selected for detailed study won't be officially announced until after we go to press, but some we suggested and all are worth our support.

I'm standing down as Chair in July, though I hope to stay on the Committee in my P&E role. I've been sustained by the loyalty and passion of Society members, evident from the feedback we receive and the many responses to the Community Plan consultation (thanks partly to our publicity). Channel that energy into action and we'll make a difference.



# Annual Planning and Environment report 2020-21



**Robin Bishop writes:**  
**Lockdown certainly didn't reduce our workload last year.**

We had gratifying wins at **Victoria Quarter** and **33 Lyonsdown Road** – both rejected unanimously by the Council. A closer call was **Whalebones**, refused on the Chair's casting vote. The developer appealed to the Mayor of London, but he declined to intervene. There will now be a public inquiry about Whalebones.

Other good news has been an exemplary proposal to restore **54A High Street**, one of the oldest timber-framed buildings in London.

Over the year we reviewed 136 planning applications – the most in my eight years in post. We commented on a third, and the Council agreed with most of our verdicts.

We objected to 35 but supported six (**54A** and **151-3 High Street**, the **Hyde Institute**, **Cotswold Lodge in Stapylton Road**, **16 Sunset View** and housing at **Meadow Works**).

We saw off zombie telecom hubs in **Chipping Barnet** town centre, but commercial banners on lamp-posts are still threatened. We fought off some bad proposals, e.g. to replace the single-storey car showroom at **202 High Street** with a three-storey building, but Permitted Development Rights (PDR) now allow changes of use without requiring planning permission.

Partly due to our campaigning, the Council is toughening enforcement of planning laws. Two of the worst offenders in Conservation Areas, **1 Sunset View** and **70 High Street**, have appealed to the Planning Inspectorate. We regard them

as test cases and submitted representations supporting the Council.

We also submitted detailed objections to the government's expansion of PDR and other planning reforms. At **33 Park Road** we successfully resisted an extra floor on a three-storey block of flats, but a PDR application is in to add two storeys, so there's little we can do.

I couldn't have managed without great support from **Guy Braithwaite**, **Simon Kaufman**, **Nick Saul** and – for many years until he recently stepped down – **Markus Geiger**. We also benefit from participating in the Town Team, Conservation Area Advisory Committee, Federation of Residents' Associations of Barnet, London Forum and London Green Belt Council (where I'm on the Executive Committee).

If the planning reforms become law, we'll have less to do because, except in 'protected' areas, we'll have no say on applications. But for the moment, they keep coming. The developers of Victoria Quarter claim to have listened to criticism and are revising their application. An appeal is expected against the Lyonsdown decision.

With the London Mayoral election over, TfL's proposals for **High Barnet**, **Cockfosters**, **Finchley Central** and other tube station car parks are likely to re-emerge. On our horizon could be a taller **Barnet House** and **North London Business Park** (up to 13 storeys high).

In the Green Belt, the plan for a gas plant at **Mill Hill** has fortunately been withdrawn. But many of the fields separating us from Borehamwood and Potters Bar are designated for possible development, including massive film studios by the AI. The planning Battles of Barnet go on.

*Rambles Round Barnet*

Issued by  
The Barnet Society  
Price . . . One Shilling

## Rambles Round Barnet – in the footsteps of EH Lucas

This guide to four local walks by the Society's then Treasurer was first published in 1948 (above).

It was updated and expanded by Owen Jones and David Ely in 2012 but has been out of print. A 2013 follow-up with three more walks, *Rambles Round Barnet – Volume II*, is still on sale.

*Rambles I* has now been reprinted in facsimile with an 8-page insert of updates and additional information – but only in a limited edition of 150, so buy it while stocks last.

*Rambles I & II* are on sale from Waterstones in The Spires and Barnet Museum, or direct from the Society at £6 per volume (or £10 for both) + P&P.

## Membership report

**Kim Ambridge writes:**

**This is my first report as Membership Secretary, having taken on the role in June 2020. My thanks to Derek Epstein and all committee members for their support during our year of online 'functions'.**

My aim was to increase membership by 50 in my first year. This was achieved with the help of the committee members promoting the benefits of the Society to their neighbours. It was also a great opportunity to chat to fellow neighbours when many of us were at home, taking our daily exercise in local fields and walking through the

grass and pathways of Hadley Common, often with our pets too.

At 31st March 2021 there were **450** household memberships comprising **656** members.

Membership grew by 50 new households but 29 did not renew. During the summer of 2020, all letters sent to members were updated. It has been lovely to read so many handwritten messages of thanks regarding the excellent newsletter, as well as receive many donations in support of the work of the Society. Thank you.

### Membership subscriptions

There are 56 households paying by cheque.

We continue to encourage payment by standing order or PayPal, which auto pay each year – reducing reminder letters, saving on postage, paper and trees. Additionally, you can opt to receive your newsletter via email.

### The year ahead

Hopefully, in the coming year there will be opportunities for meet some of the great members I have spoken to throughout the year. I have reminisced and enjoyed some memorable conversations.

Keep your eyes on the website for updates between newsletters, talk to your neighbours, encourage them to join and they can receive their own newsletter too.

# Barnet Society Accounts, year ending 31 March 2021

## PROFIT & LOSS TO 31 MARCH 2021

	1 Apr '20 - 31 Mar '21	Apr '19 - Mar '20
<b>INCOME</b>		
Membership Fees: Minimum	4,195.00	3,968.00
Overpayments	1,133.81	749.81
On-line Donations: Members	516.00	45.64
Other Gifts & Donations	120.00	208.00
Newsletter Sales	5.00	34.92
Newsletter Advertising	800.00	0.00
Books Sales	90.00	30.00
Bank Interest Earned	2.01	9.99
<b>TOTAL INCOME</b>	<b>6,861.82</b>	<b>5,046.36</b>
<b>EXPENSE</b>		
Events		
AGM	0.00	139.46
Christmas Stall	0.00	59.50
Insurance & Other	87.00	117.00
<b>Total Events</b>	<b>87.00</b>	<b>315.96</b>
Newsletters		
Design	1,842.00	1,092.00
Printing	2,071.00	1,619.00
Postage & Stationery	284.09	286.95
<b>Total Newsletter</b>	<b>4,197.09</b>	<b>2,997.95</b>
Donations & Contributions		
Tree Planting	156.76	0.00
Digital High Street	100.00	0.00
<b>Total Donations &amp; Contribs</b>	<b>256.76</b>	<b>0.00</b>
Computers and Internet		
IT support/ software	361.25	380.17
Website Admin	240.00	750.00
<b>Total Computers and Internet</b>	<b>601.25</b>	<b>1,130.17</b>
Other Expenses		
Membership Admin	250.00	1,000.00
Membership Expenses	182.83	386.14
Printing - Flyers & Leaflets	0.00	64.80
Dues & Subscriptions	180.00	170.00
Bank and Paypal Fees	81.92	38.33
Bad debts	0.00	16.00
<b>Total Other Expenses</b>	<b>694.75</b>	<b>1,675.27</b>
<b>TOTAL EXPENSE</b>	<b>5,836.85</b>	<b>6,119.35</b>
<b>PROFIT/(LOSS)</b>	<b>1,024.97</b>	<b>(1,072.99)</b>

### Overall

£1,025 surplus for the year is added to reserves. P&L for the next financial year will be boosted by reduction in website admin to £120 and elimination of membership admin.

**Derek Epstein, Hon Treasurer**

## BALANCE SHEET 31 MARCH 2021

	31 March 2021	31 March 2020
<b>CURRENT ASSETS</b>		
<b>Current Assets</b>		
Accounts Receivable	0.00	100.00
Pre-paid Expenses	0.00	0.00
<b>Cash at bank and in hand</b>		
HSBC - Deposit Account	4,434.92	3,932.91
HSBC - Current Account	139.90	362.02
PayPal	1,130.98	40.90
Total Cash at bank and in hand	5,705.80	4,335.83
<b>Total Current Assets</b>	<b>5,705.80</b>	<b>4,435.83</b>
<b>CURRENT LIABILITIES</b>		
Accounts Payable	(471.00)	(250.00)
Advance Subscriptions	(24.00)	
<b>Total Current Liabilities</b>	<b>(495.00)</b>	<b>(250.00)</b>
<b>NET ASSETS</b>	<b>5,210.80</b>	<b>4,185.83</b>
<b>CAPITAL AND RESERVES</b>		
<b>Movement</b>		
Opening Balance	4,185.83	5,258.82
Profit / (Loss) for the period	1,024.97	(1,072.99)
<b>Closing balance</b>	<b>5,210.80</b>	<b>4,185.83</b>
<b>Comprising</b>		
Mary Finnerty Memoriam Reserve	1,000.00	1,000.00
General Reserves	4,210.80	3,185.83
<b>TOTAL Capital and Reserves</b>	<b>5,210.80</b>	<b>4,185.83</b>

## COMMENTARY

### Income

We have received 273 Standing Order payments, 15 electronic, 62 cheques and 106 by Paypal. Total £5,329 from 456 members, of which £1,134 comprised overpayments (Membership fee donations) by 149 members.

Newsletter editor Eamonn Rafferty kindly made a personal donation of £335 towards the cost of the 75th anniversary commemorative newsletter. A further £800 was funded by advertising.

We are grateful also to Stylianos Tjirkalli for generously contributing £100 towards the planting of 75 hawthorns on Barnet Hill and to Eamonn, again, for funding £161 of software licence fees.

### Expenditure

Newsletter design/print costs: May £370, Sept £877, Dec £1,915, Mar £751. The net cost to the Society of the 75th commemorative newsletter was £900. Other expenses: £250 is the last instalment of honoraria paid in recent years but now discontinued.

# THE Barnet Society

ANNUAL GENERAL MEETING, 2019

## Minutes of the 74th AGM of the Barnet Society,

Thursday 13th June  
2019 at 7.30pm,  
St Mark's Church,  
Potters Rd, Barnet

### 1.0 Introduction

52 members were present. Apologies for absence were recorded from Peter Bradburn, Dick & Jane Elms, Helen & Dave Howson, Neil & Jenny Kobish, Alison Lakin, David Lee, Marina Marshall, Penny Mayes, Greta Morris, Eamonn Rafferty, Susan Skedd, Jacky & Colin Smith, Jonathan Supran, Jessica Vamathevan, Andreas Tjirkalli and Theresa Villiers MP.

### 2.0 Minutes of 73rd AGM on 14th June 2018

Approved unanimously.

### 3.0 Approval of the 74th Annual Report

#### 3.1 Chairman's Report

To his Report in the Newsletter Robin added that in March around 140 residents had debated 'Barnet Beyond Brexit' with local politicians and experts. Membership is higher than for 16 years, but subscriptions alone can't sustain the quality of public meetings, website, Newsletter & ICT systems we need these days.

#### 3.2 Planning & Environment Report

In addition to his published Report, Robin referred to more recent cases at High Barnet Station, Monken Hadley Common, King George V & Barnet Playing Fields and Whalebones. 1,881 dwellings are currently proposed in major developments alone.

Approval of both Reports: proposer Committee, seconder Bill Foster, approved by all.

#### 3.3 Membership Report

John Hay said membership had increased from 395 to 423 household members, or 617 individual members. Costs have been reduced by persuading 40% of PayPal and cheque-payers to switch to Standing Order and by Derek Epstein's database improvements. Approval: proposer Robin, seconder Jenny Remfry, approved by all.

#### 4.0 Treasurer's Report & Accounts for y/e 31st March'19

Mary Pettinger said the Report in the Newsletter shows a deficit of £603.55 compared with a deficit of £2,494.17 last year. The accounts had been independently examined by Jim Nelhams.

Approval: proposed by Committee, seconder Doreen Martin, approved by all. Mary was standing down after five years as Treasurer, and Robin proposed a vote of thanks for all her hard work, which was approved unanimously.

### 5.0 Election of Independent Examiner 2019-20

Jim Nelhams was nominated again by Robin, seconded by Les Bedford and approved by all.

### 6.0 Election of Secretary

Jonathan Supran, having moved to Borehamwood, was stepping down after 6 years. Robin proposed a vote of thanks for all Jon had done, which was approved unanimously. He proposed Andrew Hutchings in his place. This was seconded by Jenny Remfry and approved by all.

### 7.0 Election of Treasurer

The Committee proposed Derek Epstein. This was seconded by Les Bedford and approved by all.

### 8.0 Election of members to serve on the Committee

The Committee proposed John Gardiner and Andreas Tjirkalli, who had been co-opted onto the Committee last year. This was seconded by Jenny Remfry and approved by all.

All other Committee Members will continue in post.

### 9.0 Life Membership of Barnet Society – Peter Willcocks

Robin said it the Committee had decided to recognise all the good work Peter **Public inquiry into Whalebones development** Willcocks had done for the Society over the years, and to offer him Life Membership, and Jenny Remfry added her thanks. There was unanimous agreement to this proposal,

Details of our Planning & Environment activities over the last year can be found in 'P&E Reports' under Our Work on our website: **[www.barnetsociety.org.uk/our-work](http://www.barnetsociety.org.uk/our-work)**.



## Dorina Cardosi, *La Nonna di Dory's* 1935-2021

**Dorina Cardosi**, a welcoming face for so many years behind the counter at Dory's café, has died at the age of 86, **writes Nick Jones**.

Few Barnet traders can match the loyalty of Dory's long-standing clientele, who over the years have enjoyed an endless supply of full breakfasts, home-made Italian-inspired dishes, sandwiches, coffee, and tea.

Her funeral cortège stopped briefly at the café on St Albans Road, where hundreds of customers and friends turned out to say a final farewell.

At the service in St Peter's, New Barnet, conducted in English and Italian, four of her grandchildren read lessons

and prayers. A close family friend, Laureen Jones, wrote a moving and funny poem in her memory, called *Nonna D* (Granny D), which is displayed on the door of the café.

Dorina, or Doreen, was the daughter of Ottorini Pellicci – whose name had been shortened to Dory – who took over the café in 1956.

Dory's is now in the hands of Dorina's son and daughter, Giuliano and Angela. Dorina's husband Tony, 85, helps out regularly.

Angela said her mother worked at the cafe with her father Dory in the 1950s before she married Tony in 1963; later they took over the business.

"Dorina really was quite an

◀ Dorina's funeral cortège stopped outside Dory's en route to her funeral Mass in New Barnet

institution, very popular with her customers, as well as the matriarch of the family.

"She carried on working well into her 70s and in recent years she's really missed all the cut and thrust and banter of life at the café.

"Sometimes we found ourselves serving a TV star or celebrity and Mum loved those occasions, and especially when customers remembered her father."

Angela said that she and Giuliano find it so rewarding when loyal customers remind them how long they have been coming to Dory's.

Dory, whose father and mother opened their famous café – E Pellicci – in Bethnal Green Road in 1900 was one of a family of eight.

The week after he and his wife Crimene opened, the cattle market next door closed but the growing popularity of the twice-weekly Barnet stalls market ensured a regular clientele.

"Back in those days there were long queues at the stalls in the market and trade was so good we used to get queues as well outside our door."



### The Newsletter Editor writes:

When we moved to High Barnet in 2006, we chanced upon Dory's – an Aladdin's Cave of great home-made Italian food.

Like many others, we made the regular Saturday morning pilgrimage there – sausage and chips for the kids, scrambled eggs for us and a word for everybody from Dorina. Saturdays soon gave way to other days as well.

Dorina bestrode the café like a circus ringmaster, taking orders, serving them, shuffling people around the tables – somehow everyone was fitted in.

Armed with a fresh tea-towel, draped over her shoulder, she occasionally swished it in mock retribution to those customers who teased her. They all loved her, and she loved them.

When the family left every August for a month in their homeland of Tuscany, customers wandered, nomad-like, looking elsewhere for sustenance.

Come September on the family's return, the fatted calf was killed and the rejoicing began.

It takes a special type of person to command that devotion, and a special type of family to continue it.

**Eamonn Rafferty**

### Help the Barnet Society carry on its work by joining.

Annual subscriptions are £8 for an individual or £12 for a family. Additional donations are greatly appreciated.

Website – [www.barnetsociety.org.uk](http://www.barnetsociety.org.uk)

**Chair** – Robin Bishop [robin.bishop@gmx.co.uk](mailto:robin.bishop@gmx.co.uk)

020 8449 0088

**Membership Secretary** – Kim Ambridge

[Kimbarnet6@gmail.com](mailto:Kimbarnet6@gmail.com) 07974 225950

**Correspondence** – The Secretary, 27 Elton Avenue, Barnet, Herts EN5 2EB

