

PROPERTY NEWS, EVENTS, CULTURE
AND LIFESTYLE IN W4/W6/W12
ISSUE 16 AUTUMN 2017

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your nights out
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OUR PATCH

LADIES WHO LOVE THE LYRIC

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theatre complex is so special
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THE SEAGULL

Lyric

BY
**Anton
Chekhov**

IN A NEW VERSION BY

**Simon
Stephens**

03 Oct - 04 Nov

LYRIC.CO.UK



ARTS COUNCIL
ENGLAND



Lyric Theatre, 2001

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A detached Victorian house with west-facing garden in Gunnersbury

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A selection of recent sales and lets and why, as independent industry leaders, we continue to rise to the top



WELCOME TO OUR PATCH FROM JOHN HORTON

When I began my career in West London property over two decades ago, I remember my first boss's sage words, "The good news is there is no bad news." A realistic and positive outlook in a challenging marketplace is essential to success, and I'm pleased to report there is plenty of good news from our perspective.

Whilst the property landscape is continually evolving, our office heated up for a non-stop July and August. We've had our most successful summer to date and I can officially announce our office is number one for both sales and lettings in Hammersmith, outperforming over 50 other local agencies! Our new Chiswick office is already one of the top performing for sales agreed according to intel from Rightmove and we continue to outshine the majority of our competition in Shepherds Bush. Our lettings team are firmly on the front foot and we are fully up-to-date with incoming legislation and tax changes whilst other agencies trail behind.

I can officially announce our office is number one for both sales and lettings in Hammersmith

So from my position here at Horton and Garton HQ, the good news is that there is plenty of good news – our glasses are always half full, never half empty, and it shows in our results. As a local independent business at the heart of our communities, we continue to raise the standard of service within our industry. If you are considering moving or letting and you would like an up-to-date valuation or if you'd prefer just to get an honest account of the market from a voice of experience, call us or pop in to the offices and say hello. ■

hortonandgarton

The 28th Hammersmith tours Tesco, camps, gets muddy on the Thames and sells cakes

YOUR SHOUT

DYB, DYB, DYB

Do Your Best! It's the mantra of scouts, guides, cubs and beavers, but a shortage of leaders threatens the future of this beloved institution. Tim Harrison reports from the campfire

The scout movement has never been more popular in west London, with active scout, guide, beaver, cub and brownie groups enjoying activities which don't need mobiles or screens. But a dire shortage of willing and able leaders means much of the demand simply can't be fulfilled, with the volunteer gap threatening a treasured tradition.

Tony Smith joined 18th Chiswick as a cub, 60 years ago. He restarted the troop in 2014, helped by St Nicholas church. "It was my first group when I joined as a cub in 1954," said Tony. The aim is to add scouts (age 10 and over) to the current 24-strong cub pack.

A part of the Thameside Grand Union scout district, 18th Chiswick meets at the scout HQ behind the Pilot pub off Wellesley Road.

"The problem is leaders," said Tony, reflecting a crisis which affects Hammersmith, Fulham and Chiswick. "It's all about lifestyle. When I was a boy I remember Chiswick's Cherry Blossom shoe polish factory [near Dukes Meadows]. The factory hooter sounded at 5pm, and everyone left.

"Well, very few people finish dead on

5pm anymore; 9 to 5 jobs are a thing of the past, yet we start beavers at 5.30pm, cubs at 6.30pm and scouts at 7pm. A lot of parents just haven't got home by that time."

There's no financial burden to being a leader or volunteer; every cost is covered, including uniforms, training and clearance checks to work with children. Throughout the district there are more than 1,000 young members... but that number could double if there was a reservoir of leaders.

Where else could you do climbing, rugby, first aid, website design, fire station visits, trampolining, caving and camping for subs of just £35 a term?

We need more people to come and help, people with an affinity for working with children

"It's the cheapest baby-sitting service in London," quipped Tony. If you're interested in volunteering, drop Tony an email at smudgers87@gmail.com

Another of west London's high-demand beaver and cub groups is also creating a scout troop for 14 to 18-year-

olds... but it, too, needs leadership help. The 28th Hammersmith is one of three groups in a borough which once boasted 15, and has a long waiting list of eager youngsters.

"Getting adult volunteers is a national problem, with more than 50,000 children on waiting lists across the country," said acting group scout leader Neil Docherty. "We don't advertise for youngsters; we don't need to. But helpers are urgently needed."

The 28th Hammersmith, which is part of West London scouting district, has a thriving beaver colony (age six-eight), and a bustling cub pack (eight-10s) – each with a waiting list – but is now forming a scout troop to retain the interest among 11s to 14s. Around 18 beavers meet at St Stephen's social club, Gayford Road, W12, while the 36 cubs meet on Fridays at Greenside primary; led by a team of eight adult volunteers.

Neil, who lives in Shepherds Bush with his wife and family, says the new scout group will also meet at Greenside primary. "We're very excited as it means we'll be able to offer a fantastic scouting experience from six to 14, before they move on to our explorer unit, where they stay until they hit 18," he said.

THE BEST TOPPING FOR YOUR PIAZZA



Now and then:
how a dreary tarmac
space is set to be
transformed



As well as seeking more volunteer help, the new group is also on the lookout for projects and initiatives to get involved in. "We need more people to come and help; people with an affinity for working with children," said Neil. "One of our recent recruits was a man who used to be a member of 34th Hammersmith, at Latymer School; a pack which no longer exists." Another area where help is needed is technical savvy to run the website and Facebook.

John Horton, of Horton and Garton, backs scout group expansion. "As an ex-cub and scout myself, whose mother ran the guides in my village, I know the dedication, passion and time invested in all the young people," he said. Email Neil at 28thsmith@gmail.com or call 07841 408238.

- 20th Chiswick Scouts has beavers, cubs, scouts and explorers (www.20th-chiswick-scouts.blogspot.co.uk).
- 3rd Chiswick Scouts, formed 1909, is based near Stamford Brook tube (www.bedfordpark.net/scouts).
- 21st Hammersmith meet at West London Free School and Holy Trinity, Brook Green (www.21sthammersmith.org.uk).

All are on the lookout for volunteers. ■

A crowd-funded project to turn a dull stretch of tarmac into an attractive area is sprinting towards the finish line. Grove Park's piazza project got off to a flyer with £36,500 from Hounslow Council.

Nearly 100 shops and residents have contributed (www.spacehive.com/grove-park-shops-piazza), and the winning post of £78,712 is now in sight. Jonathan Knight, who chairs the Grove Park group, explained the thinking behind a piazza with the emphasis on pedestrians.

"A continental-style space with wider pavements will be much better than a massive expanse of tarmac," he said, adding that existing parking bays would be retained in a more people-friendly design. The space, where Spencer Road meets Grove Park Road, near the railway station, will appeal to al fresco café and pub customers and boost shop trade.

Crowd-funding cash pledges will pay for the design phase, improving accessibility along currently cramped pavements. By block-paving the area and adding traffic calming features, pedestrian safety will be improved.

Hounslow's traffic department, ward

councillors, residents and businesses are backing the project, instigated by the Grove Park Association – a long-standing conservation group – re-energised as the Grove Park Group several years ago, following a local campaign against the imposition of controlled parking zones. "The fundraising is going well," said Jonathan. "It's on target. We explained it to shops and businesses, and the penny dropped about how it could improve the area."

The proposed piazza scheme includes tree-planting for a greener, healthier environment, appealing to a stable population who have made the Grove Park area their home. "This area has biggish houses, and many people have lived here since the 60s, 70s and 80s," said Jonathan. "People tend to stay here for a long time, which means that more people have a stake in the area."

If all goes well, more people will also have a steak in the area, as The Old Station House pub (formerly the Grove Park Hotel) can use some of the space for outdoor dining. ■

To donate, visit: www.spacehive.com/grove-park-shops-piazza

PLANNING THE NEXT MOVE

Conveyancer Luke Corby-Owen answers Jane Grove's questions on important things to bear in mind when you are buying or leasing a property

A friend has recommended a solicitor's firm to do conveyancing for me, but the company is miles away. Why should I consider choosing a local firm when the one based out of town is likely to be cheaper?

Your choice of solicitor must not only be based on price but also the level of service they offer, the convenience for you, and the solicitor's experience. Although speaking to someone over the phone or corresponding via email can achieve a lot, they cannot replace face-to-face interaction.

How do you match your clients' expectations?

Our clients have the certainty that they will have one lawyer allocated to their file, who will oversee the entire matter. We provide them with regular updates and I prefer to meet them. Either they can come to our office in Kew, or I visit them at home or at work.

I operate on the basis that if I take the time to get to know my clients and understand what they want to achieve, we can get things done very quickly.

I take the time to get to know my clients and understand what they want to achieve

How can I find out information about school catchment areas?

Usually the first place is the estate agent's particulars. Councils also have lists of schools and catchment areas, and some include interactive maps.

Other good websites are the DirectGov Schools Finder website at schoolsfinder.direct.gov.uk/schoolsfinder, Locrating at www.locrating.com and, surprisingly, the Post Office website at www.postoffice.co.uk/mortgages/school-catchment-areas

How can I find out what planning permission is currently in place for a property I intend to buy?

Most local authority planning and building control departments have information online. Councils have links to where you can inquire about the work you are permitted to carry out and where you can launch your own planning permission application.

If I intend to do building work on a property soon after I've bought it, what should I consider?

I would advise that any concerns over planning permission should be resolved before you exchange. This is a must-do if you intend to buy the property solely based on your ability to carry out certain works like, perhaps, an extension.

How can I establish whether a property I'm interested in buying is in a conservation area?

The answers can usually be found in the local authority search results, which should form part of a set of searches your solicitor should do. Searches can confirm if your property is a listed building, who is responsible for the repair and maintenance of nearby roads, and whether there are any other restrictions or plans in place.

How can I find out if there are any significant building works or developments planned nearby which may have an impact on the value of the property, as well as my home life?

The searches provide information about a property's past, present and proposed building work, and also any developments in the wider area, which may impact upon it. Searches can also include information about development proposals, such as HS2 or Crossrail, that may affect your property's value.

Can a potential leaseholder find out if any work is planned on a building?

If you are buying a leasehold property, you should receive a leasehold information pack prepared by the freeholder, management company or management agent, with details about current or future work. It contains information on service charges and any arrears. I always ask for the service charge accounts too, for the current financial year and the next. Even if the estimated service charge accounts for the following year aren't available, we can establish when they should be, so there aren't any nasty surprises. ■



Luke Corby-Owen has been a conveyancer for five years, and with The Law House for nearly two. He knows how stressful it is to buy or sell a home and aims to make it as easy as possible for clients. In his spare time, Luke is a keen rugby fan and an encyclopedia of useless facts!

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COVER
STORY



LADIES WHO LOVE THE LYRIC

Ever since the Lyric Hammersmith doubled in size with a series of new spaces for theatre, film, music and dance, it has been expanding its reach in the community. Three women on the theatre development committee, which raises awareness of the work that goes on and fundraises for it, shared their enthusiasm with Tim Harrison

The new-look Lyric is bold, dramatic and multi-purpose, but has never lost sight of its aim of entertaining the people of Hammersmith, Fulham and the whole of west London. So, two years after its reopening, how do three women at the heart of the theatre's volunteering bodies feel about the place?

Laura Banes' Lyric links include being a mentor on the START programme, which for the past decade has used drama to connect with marginalised 16 to 21-year-olds.

Liz Elston Mayhew has, for the past seven years, served on the theatre's development committee, and believes it's the fact that the building is in the heart of town that is key to its success. And former Blue Peter presenter Janet Ellis, who also serves on the board, says that the enhanced, expanded complex remains a joyous source of inspiration.

"The entire development committee are currently focused on organising 'Lyric Fest' – the Lyric's upcoming fundraising gala taking place on 24 September to raise money for the Lyric's young people's programmes," said Laura. The event will bring awareness for the Lyric's work, and features performances from Jude Law, Sophie Ellis Bextor and Joe Stilgoe, with Mel Giedroyc hosting.

"The place energises me," said Laura, who is not only a loyal theatre-goer but is also an active member of both the development and gala committees. "I've been involved for several years, not only because it is a producing theatre on our doorstep, but because of the incredible work they do with young people from all backgrounds," she said.

The Reuben Foundation Wing has quickly become a hive of the best kind of activity; drawing in and supporting young people from west London and beyond. "The Lyric truly makes a difference in the lives of young people, many of whom have had life experiences that are difficult to imagine."

Laura and her husband are Americans who have lived in the area for 21 of the last 23 years (they diverted to Frankfurt for two years), and have lived in their current house near Brook Green for 15 years, raising their three children there. "The Lyric succeeds in being a community hub at a time when it is tremendously important that we draw together as a community," she said. "Everyone feels welcome at the Lyric



The Reuben Foundation opened in 2015 with extensive facilities for the Lyric's programmes with children and young people

because everyone is welcome at the Lyric."

Laura's enthusiasm for helping to build a strong community means she focuses her voluntary efforts on young people and theatre. "For several years I have been chairman of W11 Opera for young people, overseeing fundraising, educational programmes and outreach as well as a production involving more than 70 young people each year," she said. For Liz Elston Mayhew, the appeal of the Lyric is not only as a wonderful local theatre, but also as the hub of activity for young people.

Everyone feels welcome at the Lyric because everyone is welcome at the Lyric

"It does so much work in the area, including drama classes on Saturday and after-school classes. It brings life and pleasure to Hammersmith," she said. "I feel strongly that we don't need to go to the West End all the time, when the local theatre is putting on such tremendous work, from the annual panto to more challenging productions. And it's not only on the doorstep, it's reasonably priced too."

She believes its scope goes well beyond the theatre itself, bringing culture into people's lives via productions, art, dance, writing

and more. "We live in a very varied borough in terms of socio-economic background," she said. "Some schools don't have as good facilities as others, so the Lyric's specialised programmes help show children who are talented, but who might not have access to the arts because their schools don't have good arts facilities, that they can succeed too."

"The START programme brings young people in the NEET (not in education, employment or training) category into the arts, and engages people," she added. "It's marvellous, and it serves the whole community. The arts are a wonderful confidence booster."

Liz, who lives in Shepherds Bush near Stamford Brook, and who has been a resident and businesswoman since 1988, has served on the development committee since 2010, and believes passionately in the Lyric's role in "addressing the inequality of opportunity for young people".

She added: "The borough and the Arts Council are very supportive, but we have



Janet Ellis



The Lyric is at the heart of West London overlooking Lyric Square

to find a lot of the funding elsewhere; it's important that people keep coming to the theatre."

For Janet Ellis, who has lived in Hammersmith for 27 years, the Lyric is quite simply the jewel in the crown. "I love it here; I don't want to live anywhere else," she insisted. "It's funny; it used to be a hard place to arrange to meet anyone. Shall I wait by the station? Where will we meet? But now, Lyric Square, and the Lyric itself, are wonderful. "I love watching the people in their deckchairs, and I love the market... and it's all enabled by the gorgeous new building next door!"

The novelist, and mother of singer Sophie Ellis-Bextor, is on the theatre board and the development and gala committees, and feels the new, expanded theatre complex has something for everyone. "Since the building's been enlarged it has doubled in scope and reach," she said. "It's the vision. It's got the wonderful 70s foyer, then the theatres inside, and it also does so much work in the community with people in need."

She believes the theatre fills a gap which yawns bigger every year – the teaching of drama in schools. "Usually there's no drama at all in schools; it's a department that's been cut back and cut back. But the work that the Lyric does is wonderful, and it's all thanks

to the funders and the council, who have been so supportive too."

Janet says that the way to fully understand and appreciate the work done at the Lyric is simple. "Go there!" A self-confessed people-watching addict, she finds the cross-section of audience members at the Lyric far more interesting than in its West End rivals. "They're fascinating," she said. "I go to the theatre a lot, and I must say I don't often enjoy standing about in the interval with the rest of the audience in central London, but when I'm at the Lyric it's completely different."

One of 50 volunteers at the Doorstep Library Network, a project which helps children appreciate books by reading to them in their own homes, Janet was last year made an MBE for her charity work. After a favourable response to her first novel, *Butcher's Hook*, she's hard at work finishing the next, which centres on a woman who has an affair in rural Kent in the 1970s. It is due out in the autumn of 2018. ■

Learn about volunteering at the Lyric by emailing lyndel.harrison@lyric.co.uk, while for tickets to Lyric Fest, the fundraising gala with performances by Jude Law, Sophie Ellis-Bextor, Joe Stilgoe and Shappi Khorsandi go to the Lyric's website, www.lyric.co.uk

FUNDING BOOST FOR THE ARTS



Local theatres and arts groups will share in an £8.6million funding boost over the next four years.

Arts Council England has pledged annual grants to six centres until 2022, giving financial security into the future.

Two of the biggest beneficiaries are the local theatres, the Bush and the Lyric Hammersmith, which are also financially supported by H&F Council.

The Bush Theatre in Uxbridge Road reopened in March after a £4.3million scheme to improve access and build a new studio. It gets an extra £100,000 a year from ACE on top of the £495,281 it has received annually since 2015.

£8.6million funding boost over the next four years

"We're thrilled," said Bush director Jon Gilchrist, pointing to the theatre's growth from a space above a pub six years ago to today's two-auditorium complex. "We expect to welcome nearly four times as many people this year as we did in 2012."

ACE's funding recognises the work artistic director Madani Younis has done in representing Hammersmith and Fulham's diversity on stage and among the theatre's workforce. The Lyric Hammersmith has gained continuation funding of £1.1m a year, plus £360,000 to upgrade its studio and refurbish its 550-seat Victorian auditorium; the final phase of a £20m building programme.

Lyric director Sian Alexander said: "We are immensely grateful. This provides 20 per cent of funds we need each year and gives vital stability." Other arts centres receiving funds are the Bhavan Centre in West Kensington, the Youth Music Theatre in Hammersmith, aerial theatre company Ockham's Razor and the Koestler Trust, based at Wormwood Scrubs prison. ■

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all of these items
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Remember to remove and put trigger spray
and pump dispenser tops in your rubbish bin

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for london

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LOOKING BACK

GRIFFIN BREWERY

CHISWICK

It's been part of Chiswick's landscape since 1845, although distinctively hoppy aromas have swirled round the Fuller, Smith & Turner brewery site since the 1600s. A family business which is now the most iconic brewery in the capital, Fuller's has weathered world wars, changes in drinking fashion and ferocious competition to emerge as London's last surviving major producer.

Chiswick in the Middle Ages consisted of St Nicholas church and a few shacks, with home-brewing the order of the day. There's a record of a brewhouse in 1588 at nearby Corney House, but the Griffin Brewery's history really dates from the early

1800s when John Fuller appeared on the scene.

His wealth and ambition established the Thames-side brewery, and when he died, his son (another John) enthusiastically took over. He joined forces with Essex brewer John Smith, who brought in his son-in-law, John Turner. The partnership formed. By the 1840s, Chiswick had 23 pubs; 12 belonging to the brewery.

Chiswick's population doubled between 1841 and 1861, with a consequent rise in demand for refreshing pints. The brewery, with its distinctive chimneys, produced porter, pale ales, mild, old, bitter and stout. A brown ale called Old Harry followed,

although the name London Pride wasn't coined until 1959.

Until the 1930s, teams of horse-drawn drays delivered Fuller's barrels around London. Spent yeast is sent up to Burton, where it is used to make Marmite. Back in the 1970s, Fuller's had a cat whose job was to keep down mouse numbers in the malt store. Because of the strict rules of the day, it had to become a union member!

The Griffin brewery is also home to the UK's oldest wisteria, planted in 1816 from samples sent from China. One went to Kew, one to Chiswick. Famously, Kew's died... but a cutting from the brewery's sturdy, beer-enriched specimen saved the day. ■



IN THEIR PRIME

Primary schools in Hammersmith and Shepherd's Bush go from strength to strength, as parents (and Ofsted) confirm



1 Flora Gardens Primary
Flora's headteacher Sam Naismith vowed to transform his school's fortunes after Ofsted ruled that it 'required improvement' when inspectors visited in March 2015. At the time Mr Naismith was three weeks into his new job.

Boy oh boy has that vow come true! Ofsted now rates the Dalling Road school as 'good with outstanding features', reserving special praise for pupils' personal development, welfare and behaviour... especially among disadvantaged young students.

Other areas where Flora Gardens scored highly included sport and music, while the number of lunchtime and after-school clubs has shot up from one to 18.

2 St Peter's CE Primary
It's been a terrific summer for St Peter's, with the St Peter's Road school basking in the 'outstanding' rating from Ofsted, where it gained top marks in every area. "I was delighted," said headteacher Karen Frazer, who joined the school in September 2015 and steered everyone forward after the previous 'good' Ofsted rating.

Among the school's less

conventional extra-curricular activities are the teaching of Mandarin and karate.

Ofsted inspectors described the St Peter's pupils' behaviour as 'impeccable', adding that the youngsters were given a superb start to their academic lives.

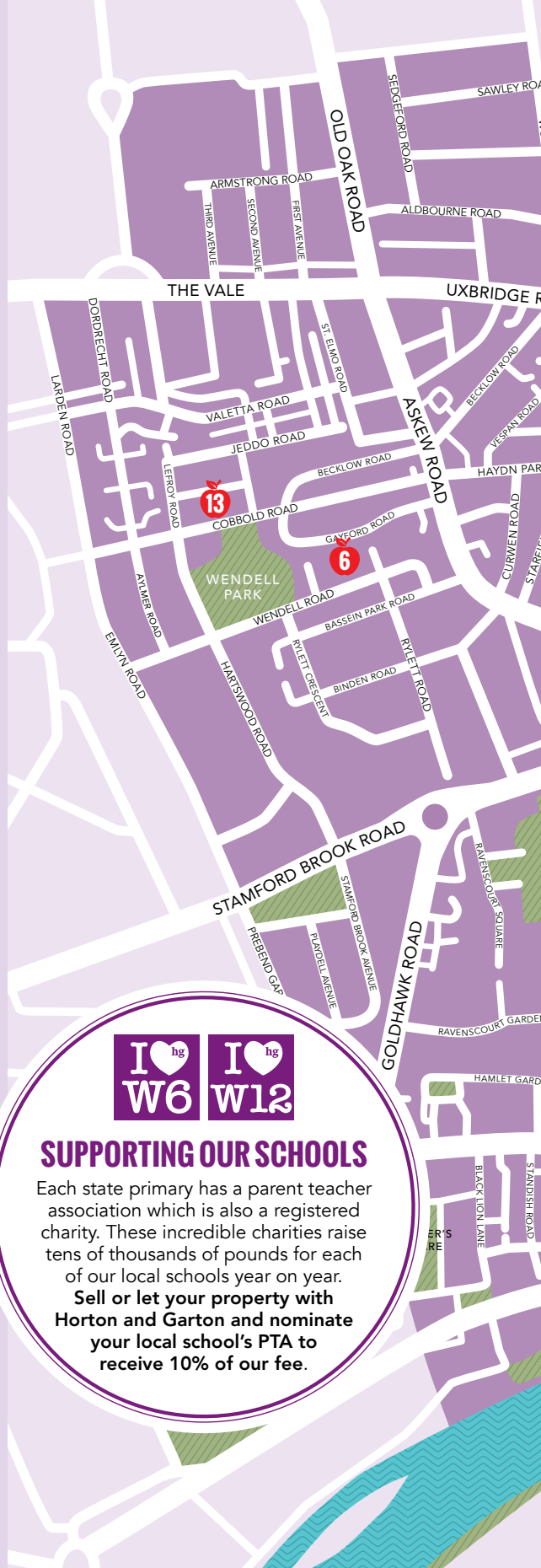
3 St Stephen's CE Primary
They've embraced the Good Life at St Stephen's CE Primary, where the most recent activity has involved the creation of a kitchen garden full of edible plants, plus chickens and bees!

Headteacher Michael Schumm explained: "The kitchen garden will create an oasis in the middle of the school, filled with growing boxes, trees and seating areas.

"It will be an outside classroom where children can grow different vegetables, then cook them or use them for school lunches. As well as chickens and beehives, we're planning lots of sensory plants."

The project, which also includes rainwater collection and a bug hotel, is benefiting from Tesco's 5p carrier bag charge. ■

More of your local primary schools are listed opposite, with their locations shown on the map



SUPPORTING OUR SCHOOLS

Each state primary has a parent teacher association which is also a registered charity. These incredible charities raise tens of thousands of pounds for each of our local schools year on year.

Sell or let your property with Horton and Garton and nominate your local school's PTA to receive 10% of our fee.



HORTON AND GARTON PARTNERS IN W6 & W12 GREAT DEALS FOR ALL OUR PATCH READERS

As local business owners, John and Paul are proud to recommend the best local businesses in W6 and W12. For more information and exclusive offers, visit www.hortonandgarton.co.uk

1 TOP HAT DRY CLEANERS

289 King Street
www.tophatchiswick.co.uk

2 INDIAN ZING

236 King Street
www.indian-zing.co.uk

3 LYRIC THEATRE

The Lyric Centre, King Street
www.lyric.co.uk

4 SHOOTING STARZ

Ravenscourt Park
www.shootingstarz.co.uk

hg HORTON AND GARTON

Hammersmith & Shepherds Bush Office, 176 King Street
www.hortonandgarton.co.uk

PRIMARY SCHOOLS IN YOUR LOCAL AREA

- 4 Brackenbury
- 5 Earl's Court Free School
- 6 The Good Shepherd Catholic
- 7 Greenside
- 8 John Betts
- 9 Lena Gardens
- 10 Miles Coverdale
- 11 St Augustine's Catholic
- 12 St Paul's CE
- 13 Wendell Park
- 14 West London Free School



WHAT'S ON



25 September
Lisa Mitchell
Bush Hall

September-October

17 September
Greenside Primary School Fair, Westville Road W12
The ever-popular 20th Century graphic arts fair returns to Greenside with teas, cakes, drinks, lots of art and guided tours of the school's iconic Gordon Cullen mural. 12-5pm

20 September-21 October
Ramona Tells Jim, Bush Theatre W12
Deep in the Scottish Highlands, Ramona falls for Jimmy's awkward charm on a geography school field trip but gets caught in a scandal that will haunt her for years to come. World premiere. From £10
www.bushtheatre.co.uk

22 September
Reginald D Hunter, Bush Hall W12
American stand-up funnyman returns to W12. 7pm. £17.50
bushhallmusic.co.uk

23 September
North End Road Autumn Market, SW6
H&F Council's traffic-free market returns with 150 stalls packed with food, fresh fruit and veg, arts and crafts, clothing and fashion accessories and gifts. 9am-5pm

25 September
Lisa Mitchell, Bush Hall W12
Lisa Mitchell is an English-born pop singer-songwriter who grew up in Australia and released her slick new album, *Warriors*, in the spring. 7.30pm. £10
bushhallmusic.co.uk

26 September
Flamenco dancing, Arts Ed W4
A chance to learn the intricacies of flamenco

dancing. The Tuesday evening beginners' class at Arts Ed's studio in Bath Road runs for one hour from 6.30pm. Book a place by emailing Anita: anitalamaltesa@hotmail.com

28 September
Sparks, Shepherds Bush Empire W12
It's back to the 70s with the reassuringly weird Mael brothers still not tiring of each other's company after 50 performing together. They are promoting their new album, *Hippopotamus*. 7pm. £33.75
www.academymusicgroup.com

30 September
Headliners comedy night, George IV pub W4
Stand-up comedy in the High Road pub's Boston room. Doors open at 8.30pm, with

the show starting 30 mins later. Four performers each night, including an occasional big name. From £10.
www.headlinerscomedychi.wixsite.com/headlinerscomedy

1 October
A Celebration of Science & Reason, Apollo W6
Richard Dawkins, Sam Harris and Matt Dillahunty lecture on science and humanism, plus discussion and book signing. Dillahunty trained as a minister but now tours a show called *The Atheist Experience*. £63.25
www.eventimapollo.com

3 October
Chiswick Auctions, Colville Road W4
If you haven't experienced one of Chiswick's weekly



28 October
Sara Pascoe
Bush Hall W12

SARA PASCOE

She impressed on Frankie Boyle's recent *New World Order* series... now an audience has a chance to enjoy this versatile, opinionated stand-up comedian in the intimate setting of Bush Hall, together with other stand-up guests. 7pm, £17.50
www.bushhallmusic.co.uk



From 3 October
The Seagull
Lyric W6

Tuesday auctions, here's your chance. The bidding starts at 11am, with everything from antiques to vintage clothes, paintings to silver, toys to jewellery. Free entry
www.chiswickauctions.co.uk

3 October-4 November
The Seagull, The Lyric W6

A new version of Anton Chekhov's celebrated masterpiece, written by Simon Stephens and directed by Sean Holmes, starring Lesley Sharp as Irina. The show looks at the destructiveness of love. From £15.
www.lyric.co.uk

3-7 October
Gilbert (No Sullivan), Barons Court Theatre W6

A comic evening featuring the stories and ballads of WS Gilbert, adapted for stage by Joseph Nixon and Brian Mitchell and presented by The Foundry Group; with Mitchell joined by David Mounfield. At the Curtain's Up pub, Comeragh Road. £12
Box office: 020 8932 4747.
www.offwestend.com

5 October
Citizen, Bush Hall W12

Formed nearly a decade ago as a high-school indie rock band, this American group best known for the album *Everybody Is Going to Heaven* arrive, with support from Honey Lung. Discounts for ticket holders at the neighbouring Bush Hall Dining Rooms. 7.30pm. £16
www.bushhallmusic.co.uk

8 October
Symbolism tour, Chiswick House W4

Historian Ricky Pound leads a tour which looks at masonic influences in garden design at

Chiswick House. Escorted walks by the architectural historian are few and far between. Book by emailing pallastours@rickypound.london. Meet 2.30 at the rear of the house in Chiswick House Gardens. From £4

8 October
The Pretenders, Apollo W6

It's as if they've never been away. The Pretenders return, with the evergreen Chrissie Hynde at the helm, following their album *Alone*, released at the end of last year. Support from London folk rockers The Rails. £57
www.eventimapollo.com

10 October
Mike & The Mechanics, Shepherds Bush Empire W12

Marking the finale of the band's round-Europe Let Me Fly album tour, the Empire hosts Mike Rutherford and pals. 7pm. £51.65
www.academymusicgroup.com

11 October
The Mountain Goats, Shepherds Bush Empire W12

Mind-bending songs and lyrics from frontman John Darnielle as they tour new album, *Goths*. 7pm. £28.65
www.academymusicgroup.com

15 October
Bharatanatyam Recital, Bhavan Centre W14

Mahima and Shivangi Chandrashekar perform traditional dancing to live music from Rahda Badri and musicians. The concert will benefit the centre, and contribute to the UK-India year of culture. 5.30pm. From £10.
www.bhavan.net

18 October
Pub quiz, The Old Packhorse W4

The trivia blitz begins at 8pm every Wednesday in the popular Chiswick High Road pub. There's a limit of six per team, and mobile phones are outlawed! £2 per person.
www.oldpackhorsechiswick.co.uk

22 October
Chiswick Food Market, Market Drive W4

Staged in the Dukes Meadows



11 October
The Mountain Goats
Shepherds Bush Empire W12

Trust pavilion car park off Alexandra Gardens, the proceeds from the market (10am-2pm), run in conjunction with the Masonians Bowls Club, will improve facilities and biodiversity in the popular riverside park. Free.
www.dukesmeadowstrust.org

24-28 October
Burglar Bill, The Lyric
Aimed at the under 8s, and adapted from Janet and Allan Ahlberg's book, Pied Piper Theatre presents a half-term show for all the family, told with puppets, dance, music and song by Burglar Bill and Burglar Betty. £10
www.lyric.co.uk

26 October
Public Service Broadcasting, Apollo
It's the band's biggest gig to date, and follows the release of the album *Every Valley* – a hymn to abandoned communities in industrial South Wales. Support comes from the band Palace. From £29.50.
www.eventimapollo.com

THE NATIONAL HAMMERSMITH APOLLO



25-28 September
The National

The National return to London on a tour of the world to promote their beguiling new album *Sleep Well Beast*, released earlier this month on independent South London label 4AD.

The seventh studio album from the band – long known for making grown men with beards cry in unison – sees the band arrive at the Hammersmith Apollo for a four-night stand (25-28 September) as they continue to perfect their

soul-wrenching sound by keeping things pure and simple.

The Cincinnati Ohio band also scored their first-ever chart #1 with new tune *The System Only Dreams In Total Darkness*.

The album was produced by guitarist Aaron Dessner, with recording sessions in New York, Berlin, Paris and Los Angeles.

Support is from the exceptional young British band This is the Kit. Tickets from £39.50
www.eventimapollo.com



LOSING IT

A year on, fallout from the EU referendum still divides families and fractures friendships. Two west Londoners have produced a detailed, coolly argued book explaining why Britain voted Leave. They talked to Tim Harrison

You can thank Peppa Pig for the fact that we now have the definitive book on why Britain voted the way it did in last year's referendum. West London neighbours Paul Goldsmith and Jason Farrell were taking their daughters to the porcine character's theme park in the wake of the result.

Paul, 43, a political blogger and Latymer Upper politics teacher, argued that a cocktail of historical factors had made a Leave vote inevitable. Jason, 46, a Sky political correspondent, disagreed and said that it was the way the Leave

and Remain campaigns had been run which had determined the outcome.

As their daughters rolled their eyes in the back seat, Paul and Jason continued the heated debate for 70 miles.

By the time they were careering down the log flume at the Hampshire adventure park they had decided to collaborate on a book to try to make sense of a vote which has split the country, turning generations against each other and fracturing lifelong friendships. The result, *How To Lose A Referendum*, was published a year to the day after the fateful ballot.

In the space of eight months, while

holding down their day jobs, the pair researched and wrote a 180,000-word manuscript, complete with detailed footnotes. "I think the next book we'll write is *How To Lose A Family*," joked Paul, who lives near Ealing Common.

"We were sometimes writing for 14 hours a day; in coffee shops, in different rooms in my house... sometimes Jason actually lived here!"

He acknowledges that it was not a task he could have completed on his own, even though he's a prolific political blogger (pjgoldsmith.com). "He has skills I don't have," said Paul. "Jason did some amazing interviews,

while I'm more into researching and explaining political concepts. He has a journalist's ability to analyse."

Jason is similarly complimentary of Paul's strengths. "I used to read Paul's blogs and thought he had a perspective that no one else had; I really enjoy debating things with him," he said. "We combined our expertise. I was able to get hold of people to interview, but he was ahead of me in the writing process."

Key to the recipe was editor Olivia Beattie at publishing firm Biteback, who not only verified every fact and cross-checked each reference but also seamlessly blended the 18 chapters (nine for Paul, nine for Jason) into a coherent entity. No aspect of the referendum, or of 50 years of Britain's at-times strained relationship with Europe, is off-limits in this engrossing and thought-provoking book.

Its conclusion is that a combination of historical events, Britain's island mentality, forceful personalities such as Nigel Farage, a feeling of alienation among sections of the population, a high turnout... and scores of other small but significant factors conspired to produce a result that left the opinion pollsters with egg on their face, and the UK without a prime minister.

The result is an even-handed, balanced book which manages to convey the tension of the vote without the hysteria

Other books have focused on the referendum campaign itself, but *How To Lose A Referendum* takes the reader on a journey through time from the Second World War to demonstrate where the Leave lobby's seeds of doubt were sown two generations ago. Neither Paul nor Jason makes any public declaration of how either voted individually (Jason because he needs to maintain a journalistic neutrality), but the result is an even-handed, balanced book which manages to convey the tension of the vote without the hysteria.

The pair worked to a February 28 deadline, and delivered on time,

after regularly swapping half-written passages to be 'red-and-greened' by the other. "Red meant delete, green meant something needed adding," said Paul.

Latymer Upper School head David Goodhew was supportive of his politics teacher's project, which has also meant the Hammersmith school's students are among the best-informed in the land about the background to Britain's relationship with continental Europe.

Central figures in the referendum debate such as Jacob Rees-Mogg and Daniel Hannan have visited the school to talk to students, while the youngsters also staged their own mock referendum to actively discuss the issues.

"I don't think I realised what an achievement this book was until people started telling us after it was published," Paul admitted. "What was really special for me was being able to do it with someone else. I have to admit I shed a tear when I got the first copy through."

Paul is conscious – and concerned – about the effect the referendum has had on the country. "I've found that the effect on families has been really horrible; parents not talking to their children and so on," he said. "People have been ostracised from friendship groups, and some people will no longer admit how they voted; it's very sad."

One of his hopes is that the book will contribute to a greater understanding of, and sympathy for, opposing standpoints.

For Jason, who lives at the Gunnersbury end of Chiswick, the conduct of the referendum campaign still holds the key to the outcome.

"The Remain camp placed too much faith in 'project fear', while not doing enough to sell the benefits of EU membership," he said, adding that Barack Obama's comments about Britain ending up at the back of the queue if it opted for Leave had squandered a potentially valuable asset for the Remain cause. ■

***How To Lose A Referendum*, by Jason Farrell and Paul Goldsmith, is published by Biteback at £20**



The moment Paul Goldsmith (left) and Jason Farrell agreed to collaborate

CLARE BALDING CHISWICK BOOK FESTIVAL



Writer and broadcaster Clare Balding has been unveiled as one of the headline speakers at the Chiswick Book Festival. Clare, who lives in Chiswick with her broadcaster spouse Alice Arnold, will take to the podium at St Michael & All Angels on Friday 15 September, to talk about her horse-themed children's books.

Her latest volume, *The Racehorse Who Disappeared*, is to be published by Puffin Books in October – a follow-up to her bestselling debut novel, *The Racehorse Who Wouldn't Gallop*.

I have been so surprised and touched by the response

Inspired by the true story of the kidnap and disappearance of Derby-winning horse Shergar, the new book continues the equine adventures of Charlie Bass.

"I have been so surprised and touched by the response of those who have read *The Racehorse Who Wouldn't Gallop*," admitted Clare, 46. "Having met thousands of them in schools and literary festivals, I can now fully appreciate that young readers engage thoroughly and passionately with the books they read.

"They suggest plot lines, recount their favourite bits, feel really attached to the characters and, I hope, feel inspired to write their own stories."

She will have a chance to meet and chat to more fans at the book festival, which runs from 14-18 September, and is the ninth in the popular book festival series in Chiswick.

Clare, a sports broadcaster of the year, was recently revealed to be a relatively underpaid BBC talent, despite being one of the hardest-working stars, presenting horse racing, the Olympics, Wimbledon, Sport Relief, the Boat Race and a shoal of other programmes including her own chat show. ■

YOUR ESSENTIAL GUIDE TO LOCAL PARTNERS FOR YOUR HOME



Convert your loft and you won't just be adding an extra room and more space to your home, you will also be adding significant value to your property when you come to resell



Image courtesy of Ash Island Lofts

BUILDER

Matthew Ryder
Director
Ash Island Lofts (Chiswick)
matthewryder@ashislandlofts.co.uk
Building 3, Chiswick Park
566 Chiswick High Road W4 5YA
Tel: 020 8166 5145
www.ashislandlofts.co.uk



Incorporating your loft space into your home will not only improve your lifestyle, it will also be a sound investment for the future, says builder Matthew Ryder.

What are the most popular type of loft conversions and what do people use them for?

Single and L-shape dormers, mansards and L-shape mansards, and hip-to-gable conversions on 1930s homes. We've also completed a number of double mansard roof extensions which featured in the Sunday Times Home section. Generally, one or two bedrooms, plus a shower room is what people require.

How long does it take, how much does it cost, and is it a good return for the investment?

The build usually takes between five and six weeks. An average spend, including completely fitting out, would be around £60,000. Depending on where it is, you could add an extra £100,000 to the value of your home.

How much head height space will I get? What if I don't have enough within the existing loft space?

We look for a minimum of 2.3 metres in the existing space. If it is under that, we might be able to lower the ceilings below or raise the height of the roof ridge under planning permission.

Where do the stairs go?

In most cases, we look to fit over the existing staircase, meaning no space is lost from the existing rooms below. ■



PARTY WALL SURVEYOR

Richard Hourican
Chartered Building Consultant
Hourican & Associates Ltd

richard@houricanassociates.com
Building 3, Chiswick Park
566 Chiswick High Road W4 5YA
Tel: 020 8849 8390
www.houricanassociates.com

Home improvements aren't just all about you, they will also have an effect on your neighbours too, says party wall surveyor Richard Hourican.



What issues could arise in relation to the Party Wall Act?

If you are building a mansard loft conversion and your neighbour has already raised the parapet party wall, you will need to pay them compensation for enclosing against their wall. However, if you are the first to raise the parapet wall, any adjoining neighbour who encloses against your wall to build their loft, will need to pay you compensation. We could be talking £3,000 to £4,000.

"GET A SCHEDULE OF CONDITION SURVEY ON YOUR NEIGHBOURS' PROPERTY EVEN IF THEY AGREE"

If you've built a loft, what happens when you come to sell?

Your purchaser's solicitor will ask for a copy of your agreed party wall award and the schedule of condition survey carried out prior to works commencing.

When can work begin?

Start the party wall process at planning, as there is a two-month notice period from when you serve a party structure notice on the adjoining owners.

How can you cover yourself?

Get a schedule of condition survey on your neighbours' property even if they agree to the work. ■



PLANNING CONSULTANT

Yussuf Mwanza
Managing Director
MZA Planning

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Chiswick W4 2HA
Tel: 020 8995 7848
www.mzaplanning.com

Knowing how to approach the council with your plans can be daunting. Helping you negotiate the hurdles is town planning consultant Yussuf Mwanza.



How can a planning consultant help in the process of building a loft extension?

Having worked as a planner within a number of local authorities, and as an appeal inspector within the Planning Inspectorate, has given me inside knowledge of how different councils view loft extensions. Knowing what they will and won't permit improves your chance of success either in the planning application or appeals process. We offer clients specific advice on the feasibility of a project.

What if a planning application has been refused?

The type of property you have will determine the appeal procedure. Appeals are not submitted to the council but to a higher body called The Planning Inspectorate. For example, if you submitted a householder application (an application within the curtilage of a single family dwelling) you can only submit a householder appeal. The type of appeal will determine how long it takes to receive a decision from the Planning Inspectorate.

What is the best approach to adopt?

It is always a good idea to enquire with the council before starting any works. Checking if your proposed development requires planning permission could protect you from planning enforcement action in the future. ■



ARCHITECT

Ivan Lazzaroni
Design Principal
Omnode

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Tel: 020 7613 3833
www.omnode.com

Architect Ivan Lazzaroni says more benefits can flow from a loft conversion than merely a significant increase in the value of your property.



Is a loft conversion a good investment?

Exploiting the space at the top of your home is always a good idea as this single move releases additional space, takes little expense, and provides big returns on your initial investment.

What are the benefits?

A new room with additional storage and possibly a bathroom can accommodate the changing needs of a growing family while avoiding disruption to life and the costs of moving.

Why employ the services of an architect?

Every loft we design is unique as it varies between functional and flash and is tailored to our client's specific needs.

"INCREASING LOFT SPACE RELEASES SPACE IN THE ROOMS BELOW. IT CAN BE AN OUTLET FOR CREATIVITY"

What do people realise after they've done a loft conversion?

Increasing loft space releases space in the rooms below; it can be an outlet for creativity; it provides new perspectives, and it can be an opportunity to correct building failures and reduce energy bills.

Do I need planning permission?

Most loft conversions do not require planning permission but do need building regulations approval. ■





Paddenswick Road, W6 £1,500,00 fh

Semi-detached Victorian villa • 1402 Sq' - 130 SqM
Three bedrooms • West facing garden onto Ravenscourt Park
EPC rating E • Ravenscourt Park



Iffley Road, W6 £1,800,000 fh

Victorian family house • 1914 Sq' - 178 SqM
Five bedrooms - Two bathrooms • Period features
EPC rating E • Brackenbury Village



Sedgford Road, W12 £1,375,000 fh

Edwardian family home • 1561 Sq' - 145 SqM
Four bedrooms - Two bathrooms • 71' West facing garden
EPC rating E • Shepherds Bush



Ashchurch Grove, W12 £1,850,000 fh

Period family house • 2183 Sq' - 202 SqM
Four bedrooms - Three bathrooms • Superbly presented
EPC rating D • Ravenscourt Park

SALES: WE'RE THE TOP SELLERS IN W6 & W12

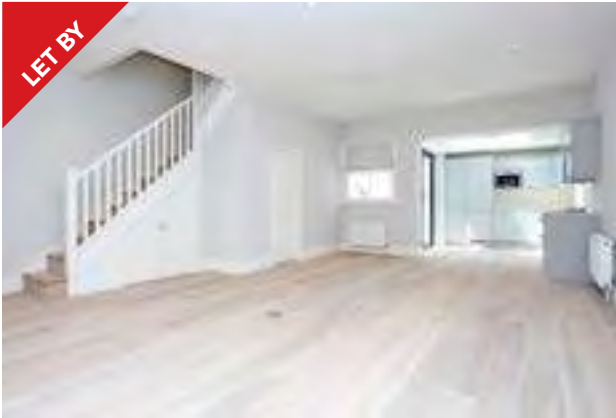
Rightmove places us No1 for agreed sales in W6 and W12 out of 56 agencies. Our most successful summer included agreeing six sales in seven days, while our competitors' listings stagnate. In July, a property in Wendell Park – midway between our two west London offices – generated five bids in the week after coming to market, achieving 8% above asking price for our delighted client.

Sales Manager Martin Clements says: "We work tirelessly for our clients. Listing properties is not a box-ticking exercise; we price accurately and achieve the best price. Years of experience in Hammersmith and Shepherds Bush, knowledge of each area, integrity, honesty and drive to go that extra mile for our clients has put us on top."

For an up-to-date valuation of your property, don't hesitate to stop by, call or email our team. ■



Martin Clements
Sales Manager
020 7183 8091



Bradmore Park Road, W6

£625 pw

Period mid terrace cottage • 937 Sq' – 87 SqM
Three bedrooms • Interior design finish
EPC rating D • Brackenbury Village



Nasmyth Street, W6

£795 pw

Victorian house • 1367 Sq' - 127 SqM
Four bedrooms - Two bathrooms • Extended and modernised
EPC rating C • Brackenbury Village



Hadyn Park Road, W12

£405 pw

Split level maisonette • Two double bedrooms
Superbly presented throughout • Newly refurbished
EPC rating C • Shepherds Bush



Wellesley Avenue, W6

£750 pw

Victorian family house • 1579 Sq' - 147 SqM
Three double bedrooms - Two bathrooms
Double reception room • EPC rating D • Brackenbury Village

LETTINGS: PERFECT LANDLORD/TENANT MATCHES

In a changeable year for private rentals, we've maintained market leadership and are still No1 for lettings in Hammersmith and Shepherds Bush. We welcomed 60% more first time landlords to our fold in the last year demonstrating property owners with equity are cannily retaining their assets when possible.

Lettings Manager Ashley Clements says: "Rental values are no longer at peak levels, but the desirability of our patch continues to attract excellent tenants.

"Keeping up with the changing law on property licensing and tax in Hammersmith & Fulham, Hounslow and Ealing means many landlords are upgrading to our fully managed service. We have detailed knowledge of councils' new requirements. Matching the landlord with their ideal tenant ensures our continued success in West London.

"I personally have over a decade of experience. There's no substitute for a safe pair of hands." ■



Ashley Clements
Lettings Manager
020 7183 8071

Chiswick Sales

Gable House, 18-24 Turnham Green Terrace, W4 1QP
paulcooney@hortonandgarton.co.uk

hortonandgarton



Burlington Road, W4

£2,395,000 fh

Detached Victorian house • 2435 Sq' - 226 SqM
Four bedrooms - Three bathrooms • 110ft west facing garden
EPC rating E • Gunnersbury



Fielding Road, W4

£1,075,000 fh

Terraced Edwardian house • 1417 Sq' - 131 SqM
South facing garden • Three bedrooms - Two bathrooms
EPC rating D • Bedford Park



Watchfield Court, W4

£825,000 lh

Ground floor apartment • 1016 Sq' - 94 SqM
Renowned development • Three bedrooms
EPC rating D • Turnham Green



Ennismore Avenue, W4

£750,000 s of fh

Duplex apartment • 977 Sq' - 90 SqM
Three bedrooms - Two bathrooms • Quiet tree-lined street
EPC rating C • Central Chiswick

SALES: SPRING/SUMMER SALES SUCCESS IN W4

In April our Chiswick team hit the ground running, leaping into the top four of 40 agencies for agreed sales (Rightmove). It's about individual approaches to each property brought to market.

Director Paul Cooney says: "We handle each home as if it's our own, and that level of care converts listings into successful sales." He adds that accurate pricing is key to ensuring the best price.

"Independent research from Which? and

Rightmove demonstrates properties listed at the right price from day one statistically achieve better sale prices than those initially priced too high. We are already a top performer in Chiswick because clients trust us to know that accurate pricing generates most interest, ultimately achieving the highest offers from the best buyers. Having sold £300million of Chiswick property to date, I'm happy to share my progressive perspective with home owners." ■



Paul Cooney
Director, Chiswick
020 7112 5375

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30th September 2017!

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10 WEEKS AFTER SESSION
(Photo courtesy of Suzanne Black, MD)

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