

# WELCOME TO HENRY TATE MEWS

## Contents

History of the site .....	2
Tate Garden Management Limited .....	3
The Board of Directors .....	3
Parking.....	4
Driving.....	4
Gates .....	4
Dogs.....	5
Parties/Social gatherings .....	5
Rubbish.....	5
Pond safety .....	5
Neighbourhood watch scheme.....	6
OTHER USEFUL INFORMATION .....	7

## History of the site

Henry Tate Mews is a site of historical importance hence has been classified a Grade II listed site by the English heritage. This site was initially named as "Park Hill" which was built in 1835 by J.B.Papworth for William Leaf – a successful merchant and philanthropist who dealt with soft goods especially silks/ribbons and had an interest in homeopathy

Papworth was a successful architect responsible for St. Brides Avenue in Fleet Str. amongst others. He assigned Pulhams to help with the grounds hence the Pulhamite ravine within the site.

In 1880 Henry Tate of Tate and Lyle sugar co. and founder of the Tate gallery bought Park Hill and commissioned Robert Marnock to rework the gardens and redesign the house. Marnock also had designed sites such as the rose garden at Warwick castle, flower garden at Ragley Hall and Alexandra Park in Hastings. Henry died in 1899 and his wife Lady Amy continued to live here until her death in 1919.

In 1923 Park Hill was acquired by the Poor Servants of the Mother of God and became St Michaels Convent, taking in girls with learning difficulties. They carried out laundry work for local institutes. Visitors from all over the world came to study/learn about their teaching methods.

In the 1930's the garden to the East was sold for redevelopment and is now Benhurst Court. Finally in 2002 the developer "Barrats" bought the site. It was renamed Henry Tate Mews. The gardens are on the English Heritage Register of Parks and Gardens of Special Historic Interest at Grade II. The mansion is also Grade II listed as are the gates, terrace wall, steps and the small Doric summerhouse.

## OTHER USEFUL INFORMATION

### Supermarkets

The closest is a Mini Tesco (left out the gate 250 yds.), A Large 24hr Tesco is on the right at the bottom of Streatham common and Morrisons is a little beyond. Sainsburys is on the other end of Streatham common.

### Post Office

The nearest post office is Crown Point.

### Hospital and GP surgeries

The nearest Accident and Emergency is Kings College Hospital, Denmark Hill or St Georges Hospital (Tooting).

The closest GP surgeries are Valley Field road surgery or Crowndale clinic. Please visit [www.nhs.uk](http://www.nhs.uk) for more information.

There are numerous schools in the area and information can be accessed via the internet

Lastly we do hope you will enjoy living here at Henry Tate Mews and look forward to meeting you.

### The Board TGML

children can climb almost all fences. For more information please visit:

<http://www.rosipa.com/leisuresafety/adviceandinformation/watersafety/pond-garden-watersafety.aspx> for more information and guidance.

## Neighbourhood watch scheme

Henry Tate Mews is a safe and wonderfully relaxed place to live. The large and lovely grounds are an oasis of solitude in Greater London. But, it's good to remember that we are still living in a city and sometimes may experience crime.

Dialling 999 or 101 should always be our first response to an emergency or crime but we are also part of the Neighbourhood Watch scheme. What Neighbourhood Watch is good at is alerting the community about potential problems any one of us may be aware of. We have a notice board in the bin area any shareholder can use to share any security concerns. We also have a page on the Neighbourhood Watch web site. Once you join, you can choose to send or receive emails regarding any security issues on the site.

[http://www.ourwatch.org.uk/your\\_local\\_area/neighbourhood\\_watch\\_schemes/15084/?postcode=SW163HA&page=1](http://www.ourwatch.org.uk/your_local_area/neighbourhood_watch_schemes/15084/?postcode=SW163HA&page=1)

## Police

Streatham Wells is our local branch. Tel: 0208-721-2823

The Main Branch is located at: 101 Streatham High Rd, Streatham. SW16 1HT

Opening Hours: Monday 9-5, Tuesday 9-5, Wednesday 9-5, Thursday 12-8, Friday 9-5, **Saturday & Sunday closed.**

## Tate Garden Management Limited

The administration of the site is run by TGML (Tate Gardens Management Ltd – Company no 04134467). The Company was incorporated on 2<sup>nd</sup> January 2001 with the nature of business stated to be “Residents property management”. As an owner of the property you are a shareholder of this company (one of 52). The company has five board of directors who oversee the administration along with the property management agents. Our current managing agents are HML Andertons who can be contacted for any queries regarding the site administration issues. The board of directors are shareholders and live on the site, they meet regularly to discuss issues and projects to be undertaken at the site. Our accountants are Purvis Stevens LLP.

HML Andertons contact number: **0208 662 8800 or 0330 300 0002**

## The Board of Directors

The board currently consists of 5 Directors. Do contact anyone of us if in need of assistance. Just post a note through the door.

Dr Murthy (Chairman) # 44

Sonia Goodman #18

Martin McDougall #27

Justine Spencer #14

Mercedes Le Carpentier #22

The Annual General Meetings, which all shareholders are welcome to attend, take place SEPT/OCT time. We hope you will join us then. We also hope that once you are settled you will contact one of us to join us for a welcome drink.

We would like to ask you to read the covenants thoroughly to be acquainted with the can and cannot do's on this site. Please feel free to contact the board if you have any queries, alternatively contact HML Andertons for a copy of the covenants.

## Parking

Parking is extremely limited within the site. Cars can only be parked within your allocated space or driveway. No double parking, parking on yellow lines or blocking the square or bin area is permitted. Visitors can park on Leigham Court Road or adjacent streets.

## Driving

Please respect the 10mph speed limit. We have many young children playing here and their safety is a priority. Likewise be aware of wandering pets!

## Gates

The Gates are a great asset to the site. Not only are they aesthetically pleasing, they serve as an effective barrier from unwanted people wandering onto the site as well as preventing children and pets from wandering off it. The Main Gates open automatically to vehicles between 0600 to 1800 hrs. Outside of those hours, a gate opening remote control must be used. Contact Andertons for more information on getting a remote.

There is also pedestrian gate next to the Main Gates. The pedestrian gate requires a separate fob, also obtainable from Andertons.

If guests or deliveries arrive at the either Main or Pedestrian gate out of hours, they can ring your designated number and you can speak to them through the intercom. To open the gates remotely, you then press '00' on your touch pad and the gates will open. To set up your preferred 'Home' number contact Andertons. Finally, please treat the gates with patience. They are old and very heavy. The operating systems are vulnerable to damage if forced in any way. If the gates are damaged, the site is left vulnerable and also leads to considerable additional costs to the shareholders.

## Dogs

Please be a responsible dog owner. There is a dog waste disposal bin with plastic bags on the garden wall almost opposite number 15. Please keep dogs on a lead in the grounds.

## Parties/Social gatherings

Please be respectful of others at all times. Large parties and social gatherings (where non-residents are invited) are not permitted in the grounds without prior approval from the board. You are liable for any damage caused by guests that you have invited into the estate. Please clear up after yourselves and we respectfully ask that all noise is limited after 11pm. Since it is Grade II listed site, open fires are not allowed in the gardens.

## Rubbish

**ALL** black bin liners to be deposited in the 2 underground shoots by the herb garden. Ensure **ONLY** recyclable items and packaging go in the recycle bins. **NO** black liners in these please.

It costs us all if there are mistakes made as the council refuse to empty. Also do not dump larger unwanted household items near the bins. There is a free household refuse depot in Vale St/St Gothard road W.Norwood (5 min away). Also Lambeths Bulky Collection service for large refuse. To arrange a collection contact 02079269000 or [www.lambeth.co.uk](http://www.lambeth.co.uk) – environment/rubbish/special collections.

## Pond safety

Parents should supervise their children at all times while in the garden. The lake is not completely fenced hence we strongly advice all parents to supervise their children while in the garden. Fencing off the pond is only a partial solution and can often lead parents into a false sense of security, please be aware that