

150 YEARS

1850-2000

In this special edition of *Business Benefits* we celebrate our 150th anniversary with a look back at the history of the Bowyer practice and a look forward to the future

LOOKING TO THE FUTURE

Whilst it is good to look back and reflect on the past it is also important to look forward to the future and build on those earlier achievements. This is what we at Bowyer Bryce are seeking to do in order to broaden our range of services to clients.

The practice has seen considerable development over recent years culminating earlier this year with our move to larger and more modern offices in Enfield Town.

We have also been joined by two Consultant Chartered Surveyors, Ian Martin and Tim Edens, who have assisted us in developing and providing specialist building surveying and town planning services. As a result we are now able to offer a fully integrated property advice service to business and to meet an increasing demand for such services from the public sector.

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Bertram Bowyer (right), assisted by Auction Manager Herbert Ganderton, auctioning the contents of Myddelton House in September 1954.

IT ALL BEGAN WITH 'ALFRED THE GREAT'

In 1850 Alfred Bowyer started in practice in Enfield Town as a surveyor, estate agent and auctioneer practising under his own name.

Alfred was a Fellow of the Institute of Sanitary Engineers and Surveyors and one time Chairman of the Housing Committee and Vice Chairman of Enfield District Council. He wrote a number of booklets including, in 1907, *Hints to Householders*, being a handbook and guide to the selection of country and suburban houses for occupation and

investment, and in 1918 *Notes on Housing after the War*.

On Alfred's death in 1920 the Practice was taken over by his nephews William George and Bertram Douglas Bowyer. William was a Councillor of Enfield Urban District Council for 21 years, was elected an Alderman in 1955 and in 1960 was the first of two Freemen of Enfield. WG was perhaps equally well known as an Architect having been involved in many projects within Enfield including the rebuilding of several properties following war damage.

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BOWYER BRYCE

IT ALL BEGAN WITH 'ALFRED THE GREAT'

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After the second World War William Dennis Bowyer, the son of WG, was taken into partnership and Dennis carried on in practice as a partner and then sole principal of Bowyer & Bowyer until 1979 when John Bryce, our senior partner, acquired Bowyer & Bowyer.

At that time John, who was raised in Enfield and completed his professional training with Enfield surveyors and estate agents W Goodchild & Co, ran a surveying and estate agency practice with offices in Hatfield, Welwyn Garden City and Waltham Cross under the style of Bryce Simmons.

Dennis continued as a partner of Bowyer & Bowyer concentrating on his fortnightly auction sales of furniture, arms and militaria etc until 1989 when he became a consultant to the practice, taking well earned retirement in 1994.

The philosophy behind the acquisition of Bowyer & Bowyer in 1979 was to develop further the property management division of the business and the increasing demand from clients for advice upon commercial property and extend the general range of professional services.

At this time the present partnership started to take shape when Ray Arrowsmith, the present senior resident partner at Enfield, joined the practice from Donaldsons, a major London firm, and Steven Murray joined as a university graduate. Ray became a Partner in 1983 and Steven in 1986.

In the late 1980's the residential estate agency division of Bryce Simmons was sold to Prudential and the Enfield office, known at that time as Bowyer Bryce Simmons, decided to move away from residential estate agency to concentrate its core activities in the commercial sector together with investment consultancy and property management.

At the same time the name was shortened to Bowyer Bryce and since this shift in focus the practice has developed a growing reputation in these areas.

Development of the practice continued when in 1996 Ian Harding, formerly head of the 'decentralised business space' department of Conrad Ritblat, was appointed to head our commercial property agency department.

In 1998 Trevor Clayden, a chartered surveyor with many years experience in office and retail property, joined us thus leaving Ian to concentrate on industrial property agency and development projects. The firm is now further complemented by our consultants, Ian Martin and Tim Edens and we continue to adapt and develop to meet the needs of businesses and the public sector in providing an integrated property advice service.

UNDER THE HAMMER

One of the most well known sites of the original practice of Bowyer & Bowyer were the Auction Rooms in Silver Street Enfield that were opened in 1927 and continued uninterrupted until Dennis's retirement in 1989.

During that time a number of collections of local historical interest were auctioned including the house and contents of the Dower House at Forty Hill and, in 1954, the contents of Myddelton House (see cover picture), the property of the late E A (Gussie) Bowles, a noted botanist.

Bowyer's also dealt with the disposal of many interesting local properties including in August 1918 the sale of four shops and building sites at Enfield Palace and shops fronting the Market Place, now part of the site of Pearsons Department store.

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ENFIELD.
CHURCH STREET, MARKET PLACE, PALACE GARDENS AND VINE LANE.

Illustrated Particulars with Plan and Conditions of Sale
OF THE
Exceedingly Valuable Freehold Estate
COMPRISING THE
HISTORIC PILE OF BUILDINGS, distinguished as
The Old Palace
with its Elizabethan associations and characteristics, and containing numerous very valuable
ANTIQUE FITMENTS in the way of
CARVED OAK PANELLING, CARVED STONE CHIMNEY PIECES, &c.
ALSO
4 SHOPS & DWELLING HOUSES
(ADJOINING), TOGETHER WITH TWO OLD HOUSES, FORMING AN
ATTRACTIVE BUILDING SITE
The entire Property is let upon leases (with the exception of the two old houses) at rents
amounting to **£333** per annum, but the rental value of the Premises in their present
form may be moderately estimated at
Per £525 : 0 : 0 Ann.
whilst the possibilities of future accretion owing to the exceptional advantages the Estate
enjoys by reason of its unrivalled position and configuration are practically unlimited.
The property possesses frontages to
Church Street and Market Place of 124 feet,
Palace Gardens " " " " of 148 feet,
Vine Lane " " " " of 208 feet, and
Covers the important
Area of about 3,320 Square Yards
(LITTLE MORE OR LESS.)
WHICH WILL BE OFFERED BY AUCTION IN LOTS, BY MESSRS. ALFRED
BOWYER & JONES
AT THE GEORGE HOTEL, ENFIELD TOWN,
On Thursday, August 1st, 1918,
At 7 o'clock precisely, in lots.

May be viewed by permission of the respective Tenants, and Illustrated Particulars with Plan (6d. each) may
be obtained of the Vendor's Solicitor.
P. GHO. VANDERBUMP, Wilton Street, Enfield, and of
THE AUCTIONEERS, Enfield Town. Tel. 108.

Poster advertising 1918 auction of 'The Old
Palace of Enfield' which sold for £

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Dennis Bowyer auctioning Whitewebbs Pumping Station for Thames Water Authority with Ray Arrowsmith acting as clerk (1984).

Much more recently, in 1984, on behalf of Thames Water Authority, the firm sold by auction the former Whitewebbs Pumping Station where there was a public demonstration at the sale against conversion to residential use! The property was ultimately acquired by the Enfield District Veteran Vehicle Trust as a Museum.

One of the firm's more unusual sources of publicity came from the LP and cassette cover of Chas & Dave's 'A Job Lot' album released in 1982, which was set at the entrance to the Auction Rooms.



More rabbit than Sainsbury's! Chas & Dave literally bring Enfield Town to a standstill!

LOOKING TO THE FUTURE

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As an example of this integrated approach Tim and Ian's involvement has directly assisted major projects such as the relocation of a client to a major new office development and successfully defending a claim in the High Court for damages for dilapidations on their existing building.

Another project has involved the sale of an industrial complex in Enfield and the phased construction of a new purpose built facility for our client. This development will bring into the market surplus new industrial space that we will be marketing over the next few months.

One of our fastest growing divisions is Rating Consultancy under the direction of Steven Murray. Again we have developed a reputation in this specialist field and over the last 10 years have saved Clients, ranging from public companies to private individuals, hundreds of thousands of pounds in rate liability which has helped the profitability of their businesses.

There was a revaluation on 1 April this year and whilst over the last 10 years the system has become more established we still find evidence of significant over valuation of properties. Occupiers should not therefore be complacent and assume that their rating assessment is now correct. The first deadline date for rating appeals is 30 September so if this is an issue you have put to one side contact Steven Murray or Phillip Costa as soon as possible.

Contributing to the local community is seen as an important part of our business.

Local Authorities and other public bodies are these days under increasing pressure to achieve "best value" in all their activities and in the projects they undertake and the need for external consultancy services is therefore growing.

We have been delighted to be able to play our part in local affairs having recently undertaken consultancy studies for the London Borough of Enfield on specialist buildings in order to assist them in achieving "best value" and obtain, where appropriate, European Grant funding. We have also advised the Lee Valley Regional Park Authority on special projects and Haringey Council and The Secretary of State for the Environment, Transport and the Regions on the disposal of property assets.

Working in conjunction with North London Manufacturer's Action Group we have recently assisted in establishing a Management Company to enhance an Edmonton industrial estate by benefiting from European Funding for infrastructure works. Such has been the success of this project that others are under review.

An opportunity for more directly influencing policy for the future of industry within the London Boroughs of Enfield, Haringey and Waltham Forest also recently came about when we were appointed to prepare a study of Industrial demand in the Upper Lee Valley Area. Additional studies are also being prepared for Enfield and Haringey upon which those Councils will base policy statements under the revised Unitary Development Plan.

Normally such consultancy services are contracted to large Central London

firms of surveyors. It was felt however that the experience and first hand knowledge of a regional practice would be invaluable in providing hard "on the ground" evidence for the Study. King Sturge, a major central London firm of Industrial Surveyors, were brought on board to provide the invaluable National viewpoint and research resources.

Our Public Sector services initiative is co-ordinated by Ray Arrowsmith who is an executive committee member of the Enfield Chamber of Commerce. As part of the initiative we are exhibiting at the Building The Future Conference and Exhibition organised on behalf of The London Lee Valley Partnership Ltd to be held on 26/27 September at Planit 2000 in Old Bishopsgate in the City.

Over the last decade or so the practice has also developed geographically, serving clients on a nationwide basis with instructions throughout the UK. We are presently involved in projects in many major towns and cities including Central London, Birmingham, Leeds, Blackpool and Lowestoft.

Our senior partner, John Bryce, is generally based at our Hatfield office. He advises many of our individual and corporate clients with larger property portfolios including some pension funds and international corporate companies for whom he has been involved in projects in Zurich, Milan and Berlin.

As we look forward to the future so we look back to the past and thank all our Clients and fellow professionals for their continued support.

We would like to express our grateful thanks to our Clients and look forward to continuing to be of service to them

Accountants

BDO Stoy Hayward
O'Byrne & Kennedy

Banking/Finance

AS Securities Ltd
Co-operative Insurance Society
Barclays Bank plc
Halifax Bank plc
Liverpool Victoria Friendly Society
Lloyds Bank plc
Lloyds TSB plc
Lombard North Central plc
NatWest Bank plc
Royal Bank of Scotland plc
Yorkshire Bank plc

Building Societies

Bradford & Bingley
Cheltenham & Gloucester
Nationwide
Northern Rock

Charities/Housing Associations

Kensit Memorial Trust
Community Housing Association
Royal British Legion
Lee Housing Association
The Old Enfield Charitable Trust

Construction/Building Services

Adelphi Construction Ltd
Alpha M & T Ltd
Britton Group Plc
Charles Hunt Holdings
Dudley Bower Building Services Ltd
Field & Palmer Ltd
L & M Heating (Supplies) Ltd
Mattison Scaffolding Ltd
Newland Brothers Construction Ltd
P J Diamond (Building Contractors) Ltd
Stamford Contracts Ltd
Underpin and Makegood Ltd

Consultant Surveyors

Commercial Relocation Consultants Ltd
Fraser Trust

Distribution

AFS Ltd
B M Polycro Ltd
Bowford Ltd
Chase Packaging Ltd
David Richards
(Printers & Distributors) Ltd
Kluman & Balter Ltd
Pickwell Pickles
Solcrown Stationery Ltd
Susmanese Ltd
Tesam Distribution Ltd
Thames Stockholders Ltd
W B Poultry & Meats Ltd

Facilities Management/Business

Consultants

Bower Group plc
Dudley Bower Facilities Management Ltd
Everoffer Ltd

Garment/Fashion

Chicaloo Limited
Garment Care Processing Services Ltd

Insurance

Professional Indemnity Insurers

Leisure

City Limits Restaurant & Bar
Enfield Football Club
Highbury Hotel
Oak Lodge Hotel
Ridgeway Hotel
Ronnie Scott's

Manufacturing

A W D Dwight & Sons (Engineers) Ltd
Buhler Ltd
Concept Commercial Vehicles Ltd
Convac Ltd
Economy Polythene Products Ltd
Fryer Brothers Ltd
Jay Commercial Mouldings Ltd
Johansons
JW Spear & Sons plc
N M I Safety Systems Ltd
Pirelli plc
Rydgeyway Group Ltd
Shelmar Engineering Ltd

Motor Trade

Hunter Vehicles Ltd
RER Enterprise Motors Ltd
Stephen James BMW
Tipper Fleet Services Ltd

Pharmaceuticals

Biorex Laboratories Ltd
Davis Healthcare (Services) Ltd
Elgon Ltd
National Co-operative Chemists
Yew Tree Pharmaceuticals

Printing/Graphic Design/Photography

Crystal Offset
D & S Print and Redesign
Peter Dyer Photographs Ltd
Plangenius

Property Companies

Adecco Properties Ltd
A S Property Investments Ltd
Channel Hotels & Properties Ltd
Chartwell Land plc
CIN La Salle Investment Management
GLE Properties Ltd
Hepworth Properties Ltd
Laurel Gordon plc
MEPC UK Ltd
Merchant Navy Pensions
Administration Ltd
Olives Property plc
Phase 4 Developments Ltd
Prudential Portfolio Managers Ltd
River Front Properties Ltd

Public Bodies

Commission for New Towns
Enfield & Haringey Health Authority

English Heritage

English Partnerships
London Borough of Enfield
London Borough of Haringey
London Transport Property
North London Manufacturers Action
Group
Secretary of State for Defence
Secretary of State for Employment
Secretary of State for the Environment,
Transport and the Regions
Upper Lee Valley Partnership

Retail

Adecco UK Ltd
A G Stanley Ltd
Brook Street Bureau
Carpet Hyper
Co-operative Wholesale Society Ltd
David Burrows (Electrical) Ltd
Furnishers World
Office Interiors
Sainsbury Supermarkets Ltd
Samana

Telecommunications/Electronics

Cerplex Ltd
Kindue Telecommunications Ltd
Prism Leisure Corporation plc
R F Electronic Controls Ltd
Ring Back Communications Ltd
Silvertronic Ltd
Technigold Computer Services Ltd
Thorn EMI plc

Utilities

Anglian Water plc
British Gas plc
Eastern Electricity plc
Thames Water plc

*...and many others both
large and small.*



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The content of this newsletter is intended to be of general interest and readers are advised not to rely upon it without seeking professional advice relating to their particular circumstances.