

Appendix 2 to report:

‘Adoption of Hampstead
Neighbourhood Plan 2025-
2040’

Hampstead Neighbourhood
Plan 2025-2040 appendices



HAMPSTEAD
NEIGHBOURHOOD FORUM

Appendix 1

Evidence Base

Hampstead Neighbourhood Plan

Policy DH1: Design

Development proposal must respond and contribute positively to the character areas identified by ensuring the design relates to existing forms, character, permeability and views. Requires proposals to produce a Design and Access Statement. Poor quality development will not be supported.

Basic Conditions

In line with national planning policy framework? (NPPF)?	NPPF Chapter 12, paragraphs 126,127, 130, 132, 134 NPPF paragraph 126 regarding the historic environment states “....Local planning authorities should take into account.... the desirability of new development making a positive contribution to character and local distinctiveness.” Whilst para 59 notes”.... Design policies.... Should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.” NPPF paragraphs 9, 17,
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO(Strategic Objective)1, SO7, SO12; Policy D1, D2. London Plan Policy D3, D4, HC3, HC4
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Camden has determined that no policies in our draft Plan would require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	The Hampstead Conservation Area Statement, the Mansfield Conservation Area Statement, the Fitzjohn’s Netherhall Conservation Area Appraisal, the Hampstead Conservation Area Design Guide, Camden Design and Access Statement requirements, National Planning Policy Guidance: Paragraph: 029 Reference ID: 14-029-20140306, “What is a Design and Access Statement? Historic England “Understanding Place: Historic Area Assessments: Principles and Practice”
What does public consultation show?	In our 2014 Vision consultation, over 90% of respondents supported Objective to “safeguard the qualities that make Hampstead a conservation area including pursuing high quality new design and rejecting poor design.”
Is there enough evidence?	Yes
Is more work needed?	No

Policy DH2: Conservation areas and listed buildings

Development proposals must have regard to guidelines in relevant Conservation Area Appraisals. Harm to designated assets will not normally be permitted. Opportunities to enhance the conservation area should be incorporated in the proposal.

Basic Conditions

In line with national policy (NPPF)?	NPPF Chapter 16, paragraphs 190, 194, 196-208
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO7; Policy D1, D2
	London Plan D3, D4, D6, HC1
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	The Hampstead Conservation Area Statement, the Mansfield Conservation Area Statement, The Fitzjohn's Netherhall Conservation Area Statement, ,
	The Hampstead Conservation Area Design Guide
	Camden Planning Guidance 1: Design
What does public consultation show?	Strongly supported by consultation. In our 2014 Vision consultation, more than 90% of respondents supported objective to "safeguard the qualities that make Hampstead a conservation area including pursuing high quality new design and rejecting poor design".
Is there enough evidence?	Yes
Is more work needed?	No

Policy DH3: Sustainable development

The Plan supports circular economy principles: reuse and refurbishment in preference to demolition and new construction.

Basic Conditions

In line with national policy (NPPF)?	The NPPF encourages planning policies and decisions to support the transition to a low carbon future, while also conserving and enhancing the historic environment. See Chapter 14, paragraphs 152-158.
In line with strategic policies of the local plan?	Camden Local Plan CC1 (Climate Change Mitigation) and CC2 (Adapting to Climate Change). See proposed draft Local Plan 2024.
	London Plan 2021 Policy D3, SI 2, SI 4, SI 5
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	House of Commons Committee report, Building to Net Zero: 187. The evidence we received consistently recommended that retrofit and reuse be prioritised over new build in order to conserve resources, reduce waste, minimise embodied carbon emissions, and provide a cost-effective solution to delivering on housing demands. Also see: Delivery Net Zero Main Report 2023 And: Camden Strategic Flood Risk Assessment 2024 Net Zero Estate Playbook: A guide to decarbonising government property. "We are prioritising retrofitting existing buildings where we can, and adopting modern and sustainable methods of construction where we need new buildings." 2025 Homes Standards will require new homes by 2025 to reduce carbon emissions by at least 75%. They will also be expected to be net zero ready through their use of lower-carbon heating and high fabric standards.
What does public consultation show?	In our 2024 consultation, nearly 90% of respondents supported prioritising retrofitting our new build, calling for development to meet the highest environmental and energy efficiency standards, while not damaging Hampstead's heritage and character and supporting the use of sustainable materials as well as practices such as water efficiency
Is there enough evidence?	Yes
Is more work needed?	No

Policy DH4: Clean and considerate construction

Promotes circular, timely and efficient construction that minimises pollution of all types

Basic Conditions

In line with national policy (NPPF)?	One of the three objectives of the NPPF is an environmental objective, including minimising waste and pollution and using natural resources prudently
In line with strategic policies of the local plan?	Camden Local Plan Policy A1 (managing the impact of development) and Policy A4 (noise and vibration)
	London Plan 2021 Policy SI 1
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	No
What evidence supports this policy/proposal?	Study by the Bartlett School of Sustainable Construction, University College London. See also: Gao, Y, Li, Z, Zhang, H, Yu, B and Wang, J (2018) A carbon emission analysis model for prefabricated construction based on LCA, Journal of Engineering Management, 32(2), 30-33
	Journal of Cleaner Production, Evidence from the impact of pre-fabrication on reducing construction waste
What does public consultation show?	87.8% in our spring 2024 survey supported a policy which: • encourages speedier construction through efficient building methods • requires contractors to minimise noise and disruption to neighbours, and to engage with neighbours during construction • requires participation in the considerate constructors' scheme for longer projects • limits the size of construction vehicles
Is there enough evidence?	Yes
Is more work needed?	No

Policy DH5: The urban realm

Development should comply with relevant streetscape design guidance. Advertisements on street furniture that contribute to visual clutter will be resisted.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraphs 131, 136, Chapter 7, paragraphs
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO7; Policy D1, D4
	London Plan 2021 Policy D8
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Local Plan D1, Camden Streetscape Design Manual, "Street for All" (English Heritage), Streetscape Guidance 2009 (TfL)
	Camden Core Strategy: "to promote high quality, sustainable design and physical works to improve our places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our many conservation areas and our other historic and valued buildings, spaces and places."
	"Who put that there?" RNIB survey, 2015. RNIB is calling on local authorities to "review their policies in relation to the six most common obstacles (parking on pavements, a-boards, inaccessible crossings, bins and recycling boxes on pavements, street furniture, and developments that include shared space) facing blind and partially sighted people."
What does public consultation show?	Over 90% of respondents agreed with Objective B. in our 2014 Vision consultation: "Conserve and foster the charm, human scale and sometimes quirky connectivity of Hampstead's buildings and spaces"
Is there enough evidence?	Yes
Is more work needed?	No

Policy NE1: Supporting biodiversity and mitigating climate change

The Plan supports development that provides 10% net gains for biodiversity. It also supports extensions that are subservient to the original footprint and mass of the house, contribute positively to the character to the area and provide 10% net gains for biodiversity.

Basic Conditions

In line with national policy (NPPF)?	NPPF Chapter 15 Conserving and Enhancing the Natural Environment, paragraphs 174, 179, 180, 182
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO10; Policy A3, CC2, CC3, Draft Local Plan 2024 Natural Environment chapter London Plan 2021 Policy GG 2
Contributes towards sustainable development?	Yes.
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Camden Biodiversity Action Plan, Camden Sites of Nature Conservation Importance, Green Infrastructure and Open Environments: The all London Green Grid, Supplementary Planning Guidance, March 2012, London Plan 2011, Implementation Framework Evidence of harm posed by blue lighting: Bat Conservation Trust. 'Artificial lighting and wildlife. Interim Guidance: Recommendations to help minimise the impact of artificial lighting.' http://www.bats.org.uk/pages/bats_and_lighting.html Miles, James (2016) 'What sort of harmful effects are your lighting designs potentially having on bats? Lighting Journal April 2016 pp28-30. https://issuu.com/matrixprint/docs/lighting_journal_april_2016 Edet, D. I, Oladele, A. T and Bekom R (2012) The impact of coloured lights on night-time colony management of the African honey bee (<i>Apis mellifera adansonii</i>) Agriculture & Biol J N Am 3(12): 506-509. African honey bees were shown to be more active at night when disturbed in the presence of blue and white light compared to red or green. International Dark-Sky Association: 'Visibility, Environmental, and Astronomical Issues Associated with Blue-Rich White Outdoor Lighting' May 4, 2010. http://www.ida.darksky.org/assets/documents/Reports/IDA-Blue-Rich-Light-White-Paper.pdf Conclusions: There is a suite of known and likely detrimental effects to the ecosystem, to the enjoyment of the night sky, to astronomical research, and possibly to human health from blue-rich white outdoor lighting. The science of photobiology indicates that blue-rich light at night is more likely to alter circadian rhythm and photoperiod, the evidence being widely scattered across the animal kingdom. The ecological differences between light rich in blue and light devoid of blue can be several-fold for some critical species. The advantages of blue light in the daytime are diminished and overwhelmed by the disadvantages accrued at night, including glare, delayed dark adaptation, pupil constriction, and factors associated with the aging eye.
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	The blue portion of the spectrum is known to interfere most strongly with the human endocrine system mediated by photoperiod, leading to reduction in the production of melatonin, a hormone shown to suppress breast cancer growth and development. Dark-adapted eyes observing a sky contaminated with artificial sky glow are more sensitive to blue-rich light; this light will appear 3–5x as bright when observed from nearby. Blue-rich light will greatly exacerbate visible sky glow close to the light source and retain greater impacts to very large distances. Evidence supporting use of permeable surfaces: Hampstead is the source of 4 of London's rivers. It is responsible for quite significant downstream surface flooding from its run-off, and has particular sub-soil conditions that require special consideration. Part of the Plan Area is on Bagshot Sand, part on Claygate Beds which are capable of transmitting considerably more water than bands C, B and A of the London Clay Formation. Thus, unlike areas of London south of Hampstead, retaining or creating permeable surfaces has a far greater impact and the water transmissibility of the ground volume below a permeable surface should also be considered, particularly if the proposed development plans to remove a significant part of this volume or to block the flow of groundwater: http://www.groundwateruk.org/PrintView.aspx?i=110 'Importance of groundwater conditions in the design of SuDS' by Rachel Dearden and Simon Price of the British Geological Survey: "The permeability of underlying deposits will dictate whether or not the ground is likely to accept the anticipated quantity of stormwater." CIRIA Report C753 SUDs Manual 2015 "An important issue to note is the crucial influence of soil type on runoff volume. In practice, this indicates that developments on sandy soils create significant extra runoff volume compared to the pre-development condition, ... while developments on clays generate relatively small amounts of extra runoff (where infiltration design is less likely to be appropriate)." http://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf 'SuDS in London - a guide' Mayor of London November 2016. "SuDS should be designed according to the geology and soils of the area."
What does public consultation show?	2014 Vision consultation: more than 90% of respondents supported the objective to "Increase biodiversity and reduce water run-off by encouraging soft landscaping and discouraging extensively paved private gardens and public open spaces". In our 2024 survey, 89.5% supported new policies supporting biodiversity and helping to mitigate climate change by: Supporting development that provides 10% net gains for biodiversity, by improving areas for living matter, using wildlife-friendly lighting and reducing the area of impermeable surfaces, including artificial grass.

	- Supporting extensions that are subservient to the original footprint of the house, contribute positively to the character of the area and provide for 10% net gains for biodiversity. - Linking the area's 'biodiversity corridors', which seek to facilitate the movement of wild life, into networks that provide opportunities for developers to pay attention to improving biodiversity.
Is there enough evidence?	Yes
Is more work needed?	No

Policy NE2: Ecological networks and biodiversity corridors

Identifies biodiversity corridors, historic tree lines and veteran trees and specifies measures to protect veteran trees and ability of biodiversity corridors to provide habitat and the free movement of wildlife. Development proposals, where appropriate, should consider ways to improve connectivity in Network Priority Areas between the Biodiversity Corridors

Basic Conditions

In line with national policy (NPPF)?	NPPF Chapter 12, paragraphs 174 and 175
In line with strategic policies of the local plan?	Camden Local Plan SO10, SO12; Policy A3, CC2, CC3, Draft Local Plan 2024: 11.20 "The Council's emerging Nature Recovery Network (a network of designated and non-designated wildlife sites and corridors for wildlife) and Neighbourhood Plans map the opportunities where routes for wildlife can be improved or designated sites buffered through extending biodiverse planting and landscaping". London Plan 2021 G6
Contributes towards sustainable development?	Yes.
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Natural Environment White Paper: 'Making Space for Nature' (2011), ancient hedgerows as identified in the 1866 OS map
	Many of the trees typically found in the Plan area are tall forest-type trees: London Plane, lime, poplar - black poplar and lombardy - oak and ash trees. These are the trees that originally populated the historic tree lines. In order to comply with BS 5837: 2012 root protection zones of 12 times the diameter of the trunk at breast height should be retained, so if trees with diameters up to 1.25 metres (quite within the trunk sizes found within the Plan area) are to be retained in the future, a distance of 15 metres from basement edge to boundary edge should be retained. Historic tree lines are also where our veterans of the future are likely to be found.
	Helen Read (2000) 'Veteran Trees - A Guide to Good Management' pub English Nature. "The urban habitat can be a hostile environment for veteran trees, which can suffer from: . . . Severing of roots caused by the digging of trenches for cables etc. Excavation work should not be carried out within a separation distance, extending away from the tree for 15 times the diameter of the trunk at breast height (ie 30m for a tree of 2m). This should be regarded as minimum..." page 67 (6.4).
	London Plan 2011: Green Infrastructure and Open Environments: The All London Green Grid
	Some historic hedgerow lines are now the boundaries between rear gardens such as those between Downshire Hill and Pilgrims Lane. While in this case the line no longer contains veteran trees, nevertheless the tall forest trees that have replaced the original trees are an important green corridor for the movement of invertebrates

	and other wildlife from Hampstead Heath, and from the Heath fringes into the village. In places these historic hedgerow lines also cross into Redington Frogna! Neighbourhood Forum area.
What does public consultation show?	2014 Vision consultation: more than 90% of respondents supported the objective to "Identify Hampstead's network of green spaces and establish rigorous guidelines for enhancing their character". In our 2024 survey, 89.5% supported new policies supporting biodiversity and helping to mitigate climate change by: • Supporting development that provides 10% net gains for biodiversity, by improving areas for living matter, using wildlife-friendly lighting and reducing the area of impermeable surfaces, including artificial grass. • Supporting extensions that are subservient to the original footprint of the house, contribute positively to the character of the area and provide for 10% net gains for biodiversity. • Linking the area's 'biodiversity corridors', which seek to facilitate the movement of wild life, into networks that provide opportunities for developers to pay attention to improving biodiversity.
Is there enough evidence?	Yes
Is more work needed?	No

Policy NE3: Local greens spaces	
Identifies Local Green Spaces.	
Basic Conditions	
In line with national policy (NPPF)?	NPPF paragraphs 101-103
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO 10, 11, 12; Policy A1, A2, A3, C1, C2
	London Plan Policy G1
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	See Appendix IV Local Green Spaces (Maps) and Appendix V (Justification)
	Camden Open Space, Sport and Recreation Study (Atkins 2014)
	Hampstead Heath a Site of Metropolitan Importance for Nature Conservation and designated as Metropolitan Open Land, makes up 46% of all open space in Camden.
	'Hampstead Ridge Corridor', 'Nash Ramblers Link Corridor' and 'North London Line Link Corridor'. See: "Green Infrastructure and Open Environments: The All London Green Grid, Supplementary Planning Guidance, March 2012, London Plan 2011, Implementation Framework"
	Camden Open Spaces, Local Development Framework Policies Map, 2016
	Some proposed LGSs serve Frognal Ward, the ward identified by Camden as the most deficient in green spaces in the borough.
What does public consultation show?	In our 2014 Vision consultation, 95% of respondents supported the aim of "protecting and enhancing Hampstead's landscape, from the Heath to its tree-lined streets, gardens and network of green spaces". More than 90% supported the objective to "Identify Hampstead's network of green spaces and establish rigorous guidelines for enhancing their character".
	In urban areas people are more likely to rate their health as good if there is a safe and pleasant green space in their neighbourhood. Parks and green space are increasingly seen as important components of urban regeneration and neighbourhood renewal schemes. In a survey of 5928 respondents, 97% agreed with the statement: "Trees and open spaces can improve the appearance of the town" <i>Design Council (2014)'The Value of Green Space'</i> .
Is there enough evidence?	Yes
Is more work needed?	No

Policy NE4: Trees	
Development proposals will protect trees important to local character, streetscape, biodiversity and the landscape. Justification for removal must provide justification and mitigation measures. Room for future trees must be provided. Veteran trees to be strictly protected according to guidance.	
Basic Conditions	
In line with national policy (NPPF)?	NPPF paragraph 131, Chapter 15 Conserving and Enhancing the Natural Environment, paragraphs 174 and 175
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO10, SO12; Policy A3,CC2, CC3
	London Plan 2021 Policy G7
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	LB Camden: Strategic Flood Risk Assessment, 2014; Floods in Camden: Report of the Floods Scrutiny Panel, 2003; Green Infrastructure and Open Environments: The all London Green Grid, Supplementary Planning Guidance, March 2012, London Plan 2011, Implementation Framework
	Veteran trees: See Forest Research for importance and definition of Veteran Trees; veteran trees are marked on the 1866 OS map (London Sheet 27.1) and are at least 250 years old, many older; see also David Sullivan's "The Westminster Corridor", Newton's 1814 map of Hampstead, and the 17 th and 18 th century Manorial maps of Hampstead
	Groves: Hampstead has a history of planting lines or groves of trees (A History of the County of Middlesex: Vo. 9. Victoria County History, 1989.). In 1700 100 trees were planted either side of Well Walk, John Turner planted a line of firs near the Spaniard's Inn from the 1730s, and William Hone in his <i>Table Book of 1827</i> called Hampstead 'the place of groves'. There are still enough fine old lime trees along Hampstead Grove to justify its name. Spencer Maryon Wilson's insistence on a treelined boulevard with large houses for Fitzjohn's Avenue proved to be justified. It was compared with Paris and was described by <i>Harpers</i> magazine in 1883 as 'one of the noblest streets in the world'. The red-flowered horse chestnut trees did not fare well however, and were replaced at the turn of the century by London planes. Many of these grand trees with majestic canopies remain to this day
	Trees for water balance: Hampstead's trees were also planted for another practical purpose. The many springs and seeps in Hampstead mean that gardens can be wet and boggy. The Victorians had the foresight to plant water-thirsty trees in the region of seeps and along the spring lines and stream courses: willows (Willow and Willoughby Roads), lombardy poplars and limes (Well Walk), black poplar (along the Shepherd stream's course on the east side of Fitzjohn's Avenue), London Plane (Fitzjohn's Avenue) etc., as well as retaining some hedgerow oaks (Oakhill Park). Contrary to the beliefs and practice of many insurance companies, Hampstead's trees actually tend to reduce the building subsidence activity of the local hydrogeology and leaking drains. Their reduction of water flow will somewhat lessen the wash-out of fine grained silt within all Hampstead's sandy or clayey soil, and it is

	clear that severely reducing their canopies or removing them rarely improves matters.
	Trees as habitat: see 'Camden Biodiversity Action Plan 2013-18', http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3132995
	Loss of large trees: Historic Google Earth pictures demonstrate that Hampstead front and rear gardens, like those of Kensington and Chelsea, are cleared of large trees when development or basement extensions occur, and these are not replaced. See Google Earth maps, page 16-23 of <i>Camden Local Plan Evidence Report, Survey of basement development February 2016</i>
	Mitigation of climate change: Trees absorb carbon dioxide which is a major greenhouse gas, lower summer heat by evaporating water from their leaves, cool buildings with their shade in summer and raise local temperatures in winter.
	It is worth remembering too that by combining trees with other SuDS components, the volume of rainwater interception and attenuation can be significantly increased. The London i-Tree eco project, for instance, demonstrated that the combined canopy cover of London produces an avoided runoff of 3.4 million cubic metres per year. http://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf 'SuDS in London - a guide' Mayor of London November 2016
	Loss of front and rear gardens: Historic Google Earth pictures demonstrate that Hampstead front and rear gardens, like those of Kensington and Chelsea, are cleared of large trees when speculative development or basement extensions occur, and these are not replaced.
	Veteran trees: A veteran tree, according to Forest Research, is not precisely defined but is a tree that is important because of its relative age or biological, aesthetic or cultural interest. Most in the Forum area were once part of hedges and were regularly pollarded for their timber, for firewood and fodder. They and their deadwood support a particular range of invertebrates, fungi and other species that are unique to veteran trees. These are therefore very vulnerable to being isolated when other veterans in the area are removed.
	Historic hedges and boundaries: In the Forum areas, these include West Heath Road, Firecrest, Frognaal, Hampstead Way and Oak Hill Park. They are clearly marked as significant on the 1866 OS map which is highly accurate for significant trees, and indicates that they must be at least 250 years old, many considerably older. For the historic hedgerows see also David Sullivan's "The Westminster Corridor", Newton's 1814 map of Hampstead, and the 17 th and 18 th century Manorial maps of Hampstead.
	15m buffer zone: https://new.shropshire.gov.uk/media/2504/2016-trees-development-guidance-note.pdf 4.5.3 The chief below ground constraint is represented by the Root Protection Area (RPA). BS 5837: 2012 defines the RPA as a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority. 4.5.4 For single stem trees the RPA should be calculated as an area equivalent to a circle with a radius 12 times the stem diameter. Other calculations are used for multi-stemmed trees, based on an average of their stem sizes. For all trees, the RPA is capped at a maximum size of 707m ² , with a nominal circular radius of 15m, for stems of 1,250mm diameter or above (see section 4.6 of BS 5837: 2012). 4.5.5 Note, however, that there may be occasions when an RPA other than as recommended under the British Standard is appropriate; for example, ancient

	and veteran trees are heavily reliant on intimate associations between their fine roots and soil microflora and thus particularly susceptible to disturbance of the root zone. A growing body of expert opinion suggests that the RPA for such trees should be increased beyond the 15m radius recommended in the British Standard.
	David Lonsdale 'Ancient and other veteran trees: further guidance on management' pub Tree Council 2013. page 46 Protect young and mature trees where they are the potential successors of the current generations of ancient and other veteran trees. “Root Protection Areas (RPAs) for veteran trees: comparison with other guidance Guidance for establishing and enforcing RPAs for trees on construction sites, as opposed to agricultural land, is given in British Standard 5837:2012). This represents a compromise, as construction would generally not be practicable if the entire rooting area of every tree were to be protected. Some degree of compromise is often unavoidable also in areas where veteran trees co-exist with economic use of land, such as commercial farming. There is, however, often scope for providing a larger RPA than would normally be provided under BS 5837. A radius of 15 times the stem diameter at breast height, or five metres beyond the edge of the tree's canopy, whichever is the greater, is recommended in the present book (in relation to ploughing and grazing). On the other hand, it can sometimes be sufficient for the RPA to be a zone of very low-intensity use, rather than one of total exclusion of farming or other activities.” “3.6 CONSTRUCTION SITES Every effort should be made (in the planning process) to avoid the situation described in 3.5.2.1 in relation to the risk that is created by bringing new buildings, and hence people, closer to veteran trees, since all the values associated with the trees can thus be compromised or lost entirely (Ancient Tree Forum (2007) Ancient Tree Guide No. 3: Trees and development pp7). Also, at every stage of the planning and construction process, full account should be taken of the full range of the potential effects of development on woodlands or wood pasture (Corney et al, 2008). The boundaries of an RPA for one or more veteran trees on a construction site should be decided according to the principle of erring on the side of caution. The rationale is that veteran trees have special value and are particularly vulnerable to the disturbance that inevitably results from a fundamental change of land use, such as construction. Thus, the minimum extent of the RPA should be formulated as stated in Section 3.1, subject to modification, if appropriate, on the basis of a thorough and expert investigation of the extent of the root system and of the soil conditions (BSI, 2012).” David Lonsdale thus does not give a specific minimum figure for veteran tree RPAs but indicates that it should be generous for veteran trees compared to BS 5837 and allow for 15 times the trunk diameter rather than 12 times. Since this means that veteran trees with only 1 metre diameter trunks would require an RPA of 15 metres, this lends further support to our policy.

What does public consultation show?	2014 Vision consultation: more than 90% of respondents supported Objective B to increase biodiversity and reduce surface water run-off by encouraging soft landscaping and discouraging extensively paved gardens and public open spaces. In our 2024 survey, 89.5% supported policies to support biodiversity such as trees.
Is there enough evidence?	Yes
Is more work needed?	No

Policy BA1: Local Requirements for Basement Impact Assessments

Sets forth additional steps for the basement impact assessment.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraph 130 David Vickery, Inspector for the Planning Inspectorate wrote on 2 nd December 2014 in its report on the RBKC's Basement Planning Policy (Planning Inspectorate - Basement Policy- RBKC): "Whilst the London Plan is in favour of growth and sustainable development, this is subject to the need to respect legitimate planning and environmental constraints. In this it reflects Government policy in the NPPF and the Planning Practice Guidance (PPG) which says, for instance, that "sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life" (NPPF paragraph 9)." This is fully relevant to our Hampstead Neighbourhood Plan
In line with strategic policies of the local plan?	Camden Local Plan 2017 Policy A5 The London Plan 2021 Policy D10, SI 12
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Camden Local Plan Evidence Report, Survey of Basement Development 2016
	"Hampstead and Highgate Report", a Geological and Hydrological Study by First Steps Ltd, July 2012
	URS, Strategic Flood Risk Assessment – July 2014, prepared for: London Borough of Camden – Appendix B: Flood Risk Mapping Figures 3 iii – 3v historical surface water flooding data recorded by LBC. Also refer to Figures on Flood risk events: 3 vii, viii, ix, x. Also refer to affected streets spread sheet derived from the above. Basement dwellings are classified in the NPPF as "Highly Vulnerable development and therefore should be discouraged within areas at risk of surface water or groundwater flooding".
	See Camden Geological, Hydrogeological and Hydrological Study, Figures 11, 16 and 17.
	Photographic evidences demonstrate a high recurrence of damages inflicted on properties as a result of the combination of bagshot and claygate soil, clay and/or steep topography. The presence of sink holes in Hampstead is also well documented in the press. Arup report #119 "The Claygate Member of the London Clay in Hampstead can be vulnerable to slope instability due to the high moisture content associated with the sandier layers ..." # 213: "Sites surrounding Hampstead Heath may also be considered as possible areas for potential instability since development may re-

	direct or alter the groundwater flow and surface water flow, which in turn may affect the ground stability”
	In the appeal of a basement application for 9 Downshire Hill (Appeal APP/X5210/E/10/2129689 AND /2129688), the inspector required that the detailed construction plan had to include “a copy of the Party wall Awards in respect of the Development covering the buildings located at numbers 8 and 10 Downshire Hill together with any condition surveys undertaken by the Owner in relation to 7 and 11 Downshire Hill.” The s106 goes on to state that the Construction Plan had to be sent to the Council for approval before the implementation date and that <i>“the Owner acknowledges that the Council will not approve the Detailed Construction Plan unless it demonstrates to the council’s reasonable satisfaction that the Development can be constructed safely in light of the ground conditions and will not cause any structural problems with the neighbouring properties nor the development itself”</i>. For more details, please see the note by Stephen Ainger, dated 9.10.2016 in our Evidence Base, Basements. There are already precedents to our policies compliant to the NPPF: e.g., please see RBKC Basements SPD April 2016) pages 27 and 29. Flooding has occurred more frequently within the Forum area from local surface run-off (e.g. South End Green 1975, 2002, 2021x2) and to areas that receive both surface run-off and groundwater from the Plan Area (e.g. South Hampstead in 1975, 2002 and twice in 2021.) See - Philip Eden ‘Great British Weather Disasters’ pub Continuum (2008); and https://www.jbatrust.org/wp-content/uploads/2020/09/Thames.pdf Surcharging sewer in Belsize Road, July 2021. Contributed to by surface run-off and diversion of groundwater directly to sewers in the catchment area of the eastern Westbourne: Holly Hill, Fitzjohn’s Ave and Frognaal areas.

	Consequences of the Belsize Road surcharging sewer: floodwater was up to car engines and basement ceilings. Similar conditions caused the death of a man in a basement along here in 1975 when 6.72 inches of rain was recorded falling on Hampstead Heath in 3 hours.
What does public consultation show?	Mitigation of the impact of basement developments on the environment and neighbours was raised as a write-in objective by more than 20 individuals. It was also a concern voiced strongly at all three of our consultation events. One new objective that arose out of our 2014 Vision consultation is to protect the quality of life of occupiers and neighbours from the impact of basement developments.
Is there enough evidence?	Yes
Is more work needed?	No

BA2: Basement Construction Plans

Basement construction plans should be advanced to the Detailed Proposals Stage and neighbours given ample time to comment before determination. All issues related to the BIA must be resolved as much as possible prior to determination. The Sec 106 agreement must include a requirement that the basement construction plan will not be approved by the Council without attached Party Wall agreements.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraph 130 See “David Vickery”, above.
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO 1; Policy A1, A5 The London Plan 2021 Policy D10
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Camden Local Plan Evidence Report, Survey of Basement Development 2016
	“Hampstead and Highgate Report”, a Geological and Hydrological Study by First Steps Ltd, July 2012
	URS, Strategic Flood Risk Assessment – July 2014, prepared for: London Borough of Camden – Appendix B: Flood Risk Mapping Figures 3 iii – 3v historical surface water flooding data recorded by LBC. Also refer to Figures on Flood risk events: 3 vii, viii, ix, x. Also refer to affected streets spread sheet derived from the above. Basement dwellings are classified in the NPPF as “Highly Vulnerable development and therefore should be discouraged within areas at risk of surface water or groundwater flooding”.
	See Camden Geological, Hydrogeological and Hydrological Study, Figures 11, 16 and 17. Approximately 200 photographic evidences are included in the appendix that illustrates the very instable soil conditions in the Hampstead Neighbourhood Forum. This only an example of conditions in some streets and similar unstable conditions exist throughout Hampstead. Photographic evidences demonstrate a high recurrence of damages inflicted on properties as a result of the combination of bagshot and claygate soil, clay and/or steep topography. The presence of sink holes in Hampstead is also well documented in the press.

	Arup report #119 “The Claygate Member of the London Clay in Hampstead can be vulnerable to slope instability due to the high moisture content associated with the sandier layers ...” # 213: “Sites surrounding Hampstead Heath may also be considered as possible areas for potential instability since development may re-direct or alter the groundwater flow and surface water flow, which in turn may affect the ground stability”
	There are already precedents to our policies compliant to the NPPF: e.g. RBKC Basements SPD April 2016) pages 27 and 29.
What does public consultation show?	Mitigation of the impact of basement developments on the environment and neighbours was raised as a write-in objective by more than 20 individuals. It was also a concern voiced strongly at all three of our consultation events. One new objective that arose out of our 2014 Vision consultation is to protect the quality of life of occupiers and neighbours from the impact of basement developments.
Is there enough evidence?	Yes
Is more work needed?	No

BA3: Construction Management Plans

CMP must demonstrate how the construction will minimise the impact on neighbours and the area.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraph 130 See “David Vickery”, above. In http://planningguidance.communities.gov.uk/blog/guidance/noise/noise-guidance/ “, it is stated: “In line with the Explanatory Note of the Noise Policy Statement for England, this would include identifying whether the overall effect of the noise exposure (including the impact during the construction phase wherever applicable) is, or would be, above or below the <u>significant observed adverse effect level</u> and the lowest observed adverse effect level for the given situation”
In line with strategic policies of the local plan?	Camden Local Plan 2017 Policy A1, A5 The London Plan 2021 Policy D10
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Page 93, paragraph 10, of the Basements Supplementary Planning Documents of April 2016 by RBKC, link: RBKC SPD April 2016 , already incorporates working noise restrictions identical or stricter than the one in our policy. In page 40 of the same document, RBKC stipulates: “Planning application stage - Details of the mitigation measures in relation to noise, vibration and dust should be submitted with the planning application, using the checklist provided in Appendix 5.” Hampstead is a conservation area and noise was identified as by 67% of respondents in the Camden Survey of basement development published in February 2016 - Evidence Report” said that the impact of noise was unacceptable” “Out of the four impacts noise received the most negative responses” https://camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3436105
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	While trees in Hampstead benefit from the extensive ground water that flows through the area (see Geology section x), they are also at risk of drowning if basement excavation breaks into water flowing under pressure in a sand parting, or from excessive and ponding ground water caused by the constraint of ground water by one or several new basements. Such constrained groundwater flow causes wash-out of fine silt leading to ground volume loss, now resulting in an increase in local roadway collapses, however there is an additional problem for trees: current insurance company practice for the resulting subsidence of buildings is to remove all trees in the area. Tree vitality and viability can also be affected when its previous ground water sources are dammed up by a large basement.
What does public consultation show?	Mitigation of the impact of basement developments on the environment and neighbours was raised as a write-in objective by more than 20 individuals. It was also a concern voiced strongly at all three of our consultation events. In an interview with an adviser to our Committee who is blind, we were told that the blind take in the majority of their sensory input through sound and feel loud noise “as pain”. He recommended that high input works not be permitted on Saturdays to give the blind a chance of respite. Notes of the full interview can be found in our Evidence Base. One new objective that arose out of our 2014 Vision consultation is to protect the quality of life of occupiers and neighbours from the impact of basement developments.
Is there enough evidence?	Yes
Is more work needed?	No

Policy TT1: Traffic Volumes and Vehicle Size

This policy seeks to promote sustainable development by providing clear policies showing how development can contribute to a reduction in vehicle congestion and pollution in the Plan area while ensuring that transport impacts of development which may affect the economic, social or environmental health of the community are given due consideration at an early stage.

Basic Conditions

In line with national policy (NPPF)?

NPPF Core Planning Principle 17
NPPF paragraphs 15,16, 35, 36, 109, 124, 152, 154,189, 193
NPPF annex 2

In line with strategic policies of the local plan?

Camden Local Plan SO 8; Policy T1, T4

Section 10 of Camden's Local Plan seeks to reduce the overall volume of traffic on grounds of Health & Wellbeing, Air Quality and the development of Sustainable Communities. The Local Plan makes clear that new development should be car free and that development as a whole should contribute towards improvements to the bus network.

Both the Local Plan and Neighbourhood Plan are based on Camden's Clean Air Action Plan 2013-2015.

The use of Transport Assessments, Travel Plans, Construction & Management Plans and Delivery & Servicing Plans, together with stipulation of "person trips per day" as the key measure of the transport impact of development follows the detailed provisions of Camden's Planning Guidance CPG7.

The use of Section 106 agreements with regular monitoring is consistent with clause 3.6 of Camden's Planning Guidance CPG7, which states "Where a Travel Plan is necessary in terms of policy DP16 or because elements of the transport system have no additional capacity, submissions in connection will generally be secured by S106 agreement. This is because the applicant will rarely be the final occupier of the scheme, and furthermore a Travel Plan will require ongoing development subsequent to the initial occupation. Travel Plans will require monitoring on at least an annual basis, and the Council will usually require submission of a monitoring report."

London Plan SO6 Policy 6.1, 6.3

Contributes towards sustainable development?

Yes

Compatible with EU obligations (e.g. does it need a SEA?)

Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Camden's 2013 Air Quality Progress Report showed NO₂ pollution levels for 2008 to 2012 in Fitzjohn's Avenue to be consistently 50% above target levels. The impact on traffic of local schools is referred to in Camden Local Plan Evidence Report - Car Free Development 2016 paragraph 5.32. Deterrence to active travel – TfL's "Attitudes to Cycling 2014" report sets out the disincentive which traffic and associated safety concerns represent for cycling. Service and Construction vehicles – Camden's 2013 Air Quality Progress Report and Clean Air Action Plan 2013-2015 report on the contribution to NO₂ pollution made by service and construction vehicles. Further evidence on the impact of inappropriately sized service and construction vehicles is summarised in HNF's document "Service and Construction Vehicles - Impact Assessment" Camden's Clean Air Action Plan 2013-2015 indicated that over 40% of NO₂ pollution arose from traffic. Further supporting data is derived from Camden's Air Quality Action Plan 2016-2018 Please also refer to HNF's own Pollution Studies, 2015-16, referred to separately. The definition of a Heavy Goods Vehicle is based on Camden Planning Guidance CPG7 – paragraph 2.5 The use of a 300M² measure for large developments is based on the Nationally Described Space Standard 2015 – Table 1. The use of a 50 person trip measure for developments having a transport impact is based on the average number of visitors to a single practitioner dental surgery set out in the British Dental Association Research Report – The State of General Dental Practice 2013 – Table 14. Please refer to Policy TT3 for further details on public transport measures. Further information on the road network hierarchy is contained in Camden Transport Strategy 2011 – Figure 2.12. Further information on Living Environment Deprivation is contained in Camden Hampstead Area Profile November 2015 Page 28. Further details on Transport Assessment data can be found in Camden Planning Guidance CPG7 Figure 1. Further information on the use of Transport Statements can be found in Camden Planning Guidance CPG7 Paragraph 2.5. Further information on the use of Delivery & Servicing Management plans can be found in Camden Planning Guidance CPG7 Section 4 which refers to Camden Development Policies 2010 paragraph 16. Census data: More than 3,000 children go to school in the Forum area (we have just one secondary school) yet just 1,325 children aged between 5 and 15 are residents K & M Traffic Surveys for Camden Council for vehicles travelling northbound and south bound on Fitzjohns Avenue for weeks commencing the 7th and 14th of June 2010 (169,802 cars) and the holiday periods of 19th and 26th of July 2010 (145,286 cars) i.e. the impact of the schools on Fitzjohns Avenue in June 2010 was more than 1,200 cars per day Mortality rates: Air Quality Strategy, v3, 2010, london.gov.uk and PHE10: Estimating Local Mortality Burdens associated with Particulate Air Pollution, 2.2.3 In Camden in 2010, NO₂ pollution was responsible for 8% of all mortality, and an estimated 11-12 years loss of lifespan for residents, according to Air Quality
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	Strategy, v3, 2010, London.gov.uk and PHE10: Estimating Local Mortality Burdens associated with Particulate Air Pollution, 2.2.3. For perspective, the Great Smog of 1952, which prompted the Clean Air Act 1956, had an estimated one-time mortality of 4,000. ROSPA Road Safety Information 2014 (HGVs “present a particular danger for cyclists, especially in London where around 20% of cyclist fatalities occur involve an HGV”). ROSPA Road Safety Information 2014 (HGVs “present a particular danger for cyclists, especially in London where around 20% of cyclist fatalities occur involve an HGV”). See Evidence Base, Traffic and Transport, Impact of Construction and Delivery Vehicles for photographic evidence of the impact that large vehicles can have in the Plan area.
What does public consultation show?	In our 2014 Vision consultation, more than 90% of respondents supported aim to “Reinforce Hampstead as a safe and walkable neighbourhood with access to amenities and good public transport, where residents have convenient alternatives to private car travel, while recognising the need for cars.” Nearly 90% supported the objective: “Where appropriate, priorities the needs and demands of pedestrians cyclists, the young and the elderly over general vehicular traffic, balancing the needs of all travellers.” Community engagement - HNF’s documents “Vision questionnaire - detailed review of the community’s response to the proposed aims and objectives” 2014, and “Autumn 2014 public survey on vision document: summary of written comments” indicate the high level of community concern regarding traffic. In our 2021-2022 air quality study, we found that every one of the ten locations where we placed diffusion tubes, NO2 levels exceeded WHO annual limits. The location in South End Green exceeded EU limits.
Is there enough evidence?	Yes
Is more work needed?	No

Policy TT2: Pedestrian Environments

This policy seeks to promote sustainable development by providing clear statements of the community's priorities for its street environments and an indication of those improvements for pedestrians which can contribute to the economic health of the Area's neighbourhood centres.

Basic Conditions

In line with national policy (NPPF)?	NPPF Paragraphs 7, 35, 58, 69, 126, 131, 154
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO8; Policy T1, T3 London Plan Policy 6.1 and 6.10
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Assessments of the impact of pedestrian volumes on town centre economies can be found in Camden Local Plan Evidence Report – Car Free Development 2016, Appendix L. Department for Transport statistics showing the lower incidence of serious accidents at shared (zebra) crossings can be found in the table “RAS30027 Reported pedestrian casualties by location, age, road crossing type and severity, Great Britain, from source document DfT STATS19 last updated: 24 September 2015. Transport for London equivalent statistics can be found in the spreadsheet “Collision Levels in Greater London” Issue 14, published in June 2015. Further information on the importance of pedestrian environments for business centres is supported in Camden's Local Plan Evidence Report – Car Free Development. The benefits of Camden's Naked Streets Principle are summarised in its Transport Strategy 2011, paragraphs 5.235ff The use of shared use or shared space road schemes are described in Camden Transport Strategy 2011, paragraph 5.293
What does public consultation show?	Community engagement - HNF's documents “Vision questionnaire - detailed review of the community's response to the proposed aims and objectives” 2014, and “Autumn 2014 public survey on vision document: summary of written comments” indicate the high level of community concern regarding traffic and include various suggestions, including the provision of additional crossing points.
Is there enough evidence?	Yes
Is more work needed?	No

Policy TT3: Public Transport

This policy seeks to promote sustainable development by ensuring that sites requiring high standards of public accessibility are located appropriately and that development of necessary transport infrastructure keeps pace with planning needs.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraphs 17 (core planning principles), 30, 34, 35, 58, 162
In line with strategic policies of the local plan?	Camden Local Plan 2017 paragraphs 4.100, SO8; Policies T1, T3 and C6 Local Plan Policy T1 states “In order to safeguard and promote the provision of public transport in the borough we will seek to ensure that development contributes towards improvements to the bus network including access to bus stops, shelters, passenger seating, waiting areas, signage and timetable information.” Local Plan paragraph 10.12 “In partnership with Transport for London, which manages the bus network across London, the Council will ensure that Camden’s growth is matched by improvements to bus services, where required. This will include contributions to the provision of new bus facilities (for example, bus stops and improved bus services) where appropriate.”
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	Detailed Public Transport Accessibility Level (PTAL) information is sourced from TfL’s analysis by borough and ward, available from TfL’s website. PTAL mapping is sourced from TfL’s Webcat service at https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat Camden Core Strategy: Camden Core Strategy 2010-2015, stated “All of Camden’s centres are considered to be highly accessible with the exception of Hampstead town centre, where the level of public transport accessibility is not considered to be sufficient for it to be a suitable location for development that significantly increase the demand for travel” and “to reduce the environmental impact of transport in the borough and make Camden a better place to walk and cycle.” (Paragraph 4.7 Camden Core Strategy 2010-2015). Further information on the use of PTAL as a planning consideration can be found in Camden Transport Strategy 2011, paragraph 3.91 and Camden Local Plan Evidence Report – Car Free Development, paragraphs 1.5 and 3.11. The adoption of a measure of PTAL5 when assessing the transport needs of sites used by the public is based on TfL’s PTAL Assessment Guide April 2015 : “As part of the policy to designate certain areas for high-intensity land use, the London Plan also monitors the proportion of business and commercial activities which are
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	in areas with PTAL five or above. The plan includes a key performance indicator to maintain a high proportion of workplaces in areas of high PTAL.” For sites with PTAL 5 or above, zero parking is supported by the London Plan (March 2016). Camden’s Local Plan Policy T2 enforces zero parking for all new developments in the Plan area. Passenger volumes at Hampstead Heath station are reported in the Office of Rail and Road document “Estimates of Station Usage 2014-2015” dated 15th December 2015. Passenger volumes at Hampstead Underground station are reported in TfL’s document “Multi-year entry and exist figures 2015”. The analysis of bus provision is based on TfL’s Northwest London Bus Map 2017 and timetable information.
What does public consultation show?	The issue of bus provision was highlighted in the Community Conversation meeting held on 20th November 2014. Written responses to the 2014 Vision consultation and responses during the Community Conversation meeting show a high level of support for measures which will reduce dependence on motor vehicles and promote public and sustainable transport choices. The transport impact of the schools located in the Plan area was raised as an issue of particular concern in community consultation and was an important issue raised by the community in relation to the application in 2015 to convert Hampstead Old Police Station to educational use. Half of those making written comments on the issue of traffic congestion related the problem directly to the school run. Typical comment from those submitted during consultation <i>“Because of the number of schools] the streets are so congested making it unpleasant and for other residents and pedestrians. No planning consent should be given for expansion of schools (except a state secondary)”</i>
Is there enough evidence?	Yes
Is more work needed?	No

Policy TT4: Cycle and Car Ownership

This policy seeks to promote sustainable development by ensuring that new apartments have appropriate provision for convenient cycle storage at a quality which will encourage further cycle adoption, and support further increases in cycle use as improvements in the street environment take effect.

Basic Conditions

In line with national policy (NPPF)?	NPPF paragraphs 35, 39, 40, 162
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO8; Policy T1, paragraphs 3.1, 10, 15 and 3.254. London Plan 6.1, 6.9
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	<u>Cycle Parking</u> The association of improving street environments with increased cycle usage is outlined in TfL's Attitudes to Cycling Survey 2014 Page 64. Policy 6.9 of the London Plan sets out minimum cycle parking standards across the capital, but also includes a target to increase the % of trips made by bicycle from 2% in 2009 to 5% in 2016. The Plan takes account of the urban nature of the Plan Area and the improvements in street environment which will result from adoption of the Local and Neighbourhood plans. As a result, it is reasonable to assume that the average minimum provision appropriate for the capital as a whole and set out in the London Plan will be exceeded in the Plan area. <u>Vehicle ownership and Parking</u> Statistics of car ownership are derived from ONS Nomis Official Labour Market Statistics document KS404EW - Car or van availability. Comparative figures on the reduction in car ownership by ward are sourced from Camden's Annual Parking Report 2014. Statistics on methods of travel to work are sourced from ONS Nomis QS701EW - Method of travel to work. According to census data, 41% of area households have no car, up from 39% in 2001. In Camden, the figure is 61%, and in England 26%. 43% of area households have one car, almost the same as the national average of 42%. 16% of area households have more than one car. According to the Camden Retail Study 2013, demand for residential and public parking is high
What does public consultation show?	In our 2014 Vision consultation, more than 90% of respondents supported the aim to "Reinforce Hampstead as a safe and walkable neighbourhood with access to amenities and good public transport, where residents have convenient alternatives to private car travel, while recognising the need for cars."

Is there enough evidence?	Yes
Is more work needed?	No

Policy EC1: Retailers: encouraging a healthy mix 1	
The Plan supports the retention of business premises, including small retail premises, and resists the loss of Class E to residential uses.	
Basic Conditions	
In line with national policy (NPPF)?	NPPF Chapter 7, paragraph 86
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO4, SO5; Policy TC5 Article 4 Direction Office to Residential Conversions Area 1C (Hampstead) Area 3C (Outer Hampstead) Camden has also made an Article 4 Direction to withdraw permitted development rights for Class E to Class C in certain areas.
	London Plan 2021 Policy E2, E9
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	Policy DP10 – “Helping and promoting small and independent shops The Council will encourage the provision of small shop premises suitable for small and independent businesses by: a) expecting large retail developments to include a proportion of smaller units; b) attaching conditions to planning permissions for retail developments to remove their ability to combine units into larger premises, where appropriate; c) encouraging the occupation of shops by independent businesses and the provision of affordable premises. The Council will seek to protect shops outside centres by only granting planning permission for development that involves a net loss of shop floorspace outside designated centres provided that: d) alternative provision is available within 5-10 minutes’ walking distance; e) there is clear evidence that the current use is not viable; and f) within the Central London Area, the development positively contributes to local character, function, viability and amenity.”
	CPG5 limits the frontages that can be given over to non-retail use: Camden will resist proposal that would result in more than 2 consecutive premises within the Core Frontages and more than 3 consecutive premises in non-retail use within Secondary Frontages. Camden classifies South End Green (1-65 South End Green (west side) and 37 Pond Street) as a Neighbourhood Centre, and therefore would resist schemes that result in less than 50% of ground floor premises being in retail use and more than 3 consecutive premises being in non-retail use. “Neighbourhood Centres will be considered suitable locations for food and drink uses of a small scale (generally less than 100m2) that serve a local catchment, provided they do not harm
	Camden Local Plan, page 227, “supports the development of housing within centres and Central London including above shops where it does not prejudice the ability of the ground floor unit to be used for town centre uses.”

	See Evidence Base, Economy, Primary and Secondary Frontages, for analysis of current shopfront usage and current usage of the floors above shops
	Office to Residential Permitted Development Impact Study 2014
	“Who put that there?” RNIB survey, 2015. RNIB is calling on local authorities to “review their policies in relation to the six most common obstacles (parking on pavements, a-boards, inaccessible crossings, bins and recycling boxes on pavements, street furniture, and developments that include shared space) facing blind and partially sighted people.”
	LB Camden Retail and Town Centre Study 2013, appendix 1, page 39
	Camden’s Employment Land Review
What does public consultation show?	In our 2014 Vision consultation, more than 90% of respondents supported objective to “Maintain and enhance the distinct character of Hampstead’s two village centres – South End Green and Hampstead Town – and encourage a broad retail mix to better serve the needs of local residents. In the 2024 survey, 73.1% supported the protection of retail from residential development (14% opposed). In our 2021 survey, The evolving high street: the future of Hampstead’s village centres, a principal concern was the potential loss of small independent shops, which were seen as less able to pay high rents and rates than chains. However, it is worth noting that almost all the shops and restaurants that have closed in Hampstead since the March 2020 lockdown have been chain outlets, and that at least half of the new arrivals are freshly-established independent businesses
Is there enough evidence?	Yes
Is more work needed?	No

Policy EC2: Retail centre environment	
Requires shop fronts to contribute positively to retail environment by setting forth requirements.	
Basic Conditions	
In line with national policy (NPPF)?	NPPF paragraphs
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO4, SO5; Policy TC2,
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	Hampstead Conservation Area Statement, CPG5, CPG1, Hampstead Conservation Area Design Guide
	"The Changing Face of the High Street", English Heritage, and the GLA's guide to "Smartening shop fronts"
	<u>Camden Retail and Leisure Study 2024</u>
What does public consultation show?	In our 2014 Vision consultation, over 90% supported the aim to "Create a lively and prosperous Hampstead economy that supports visitors as well as residents' needs, with support for neighbourhood shops, small enterprises, markets, and local job opportunities." More than 80% supported objective to "Recognise the tourist appeal of Hampstead and the Heath and ensure local shops, businesses and amenities better serve the needs of visitors."
Is there enough evidence?	Yes
Is more work needed?	No

Policy HC1: A mix of housing	
Resists the loss of small non-social housing units and supports the development of larger 3 and 4 bedroom units for social affordable dwellings in line with the Local Plan.	
Basic Conditions	
In line with national policy (NPPF)?	
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO2, SO3; Policy H2,H3, H4, H5, H6, H7
	London Plan 2021 Policy H2
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	GLA London Data Store, House Prices by Wards
	Telegraph article (Savill survey of house prices over 10 years)
	Camden Housing Needs Update: 2021-2039
What does public consultation show?	2014 Vision consultation: more than 90% of respondents supported the objective to “ensure a balance of dwelling types to meet the needs of Hampstead’s diverse community of professionals, families and older residents.”
Is there enough evidence?	Yes
Is more work needed?	No

Policy HC2: Community Facilities	
Resists the loss of identified community facilities.	
Basic Conditions	
In line with national policy (NPPF)?	NPPF paragraph 28, 97, 193
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO 12; Policy C1, C2, C3, C4
	London Plan 2021 Policy S3, S5
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
Is there a clear link between the policy and evidence	
What evidence supports this policy/proposal?	In CPG8, Camden defines “community facilities” to “include childcare, education and training, healthcare, police stations, fire stations, youth provision, libraries, community halls, meeting spaces, places of worship, public conveniences and other similar uses that provide a service to the local community. Leisure facilities include cinemas, music venues, theatres, leisure centres, indoor and outdoor sports facilities and other similar uses.”
	Existing primary and secondary schools: primary Christ Church Primary School, voluntary aided school; Devonshire House Preparatory School, other independent school; primary Fitzjohn’s Primary School, community school; Hampstead Hill School, other independent school, primary; Hampstead Parochial C of E Primary School, voluntary aided school; Heathside Preparatory School, other independent school, primary; New End Primary School, community school; Northbridge House Senior School, other independent school; St Anthony’s Preparatory School, other independent school, primary; The Academy School, other independent school, primary; University College School, Junior School, other independent school, primary
	Forum survey on CIL priorities, January 2016. Support for community facilities such as Keats Library, Burgh House and Henderson Court was very strong in the survey – coming in at number 1, 2 and 6 respectively.
	Census data showing a number of older people is increasing: In 2011, the over 60’s accounted for 22% of the local population (versus 19% in 2001). Those over 75, rose from 23% in the same period while only 15% of area residents are aged from 16-29, declined 21%.
What does public consultation show?	In our 2014 Vision consultation, over 90% supported the objective to “Protect and enhance amenities, such as health centres, churches and pubs, for the community now and for the future by making the best use of existing facilities”. See also “Living Hampstead” – topics raised in first three consultation exercises.
	90% supported the objective: “Ensure a balance of dwelling types to meet the needs of Hampstead’s diverse community of professionals, families and older residents.”
Is there enough evidence?	Yes

Is more work needed?	No
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Policy HC3: Enhancing street life

Supports development that creates accessible, well lit, welcoming public spaces. Expects buildings that frame these spaces to encourage ease of movement and potential for public use.

Basic Conditions

In line with national policy (NPPF)?	NPPF 96, 135
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO7; Policy D1, T1, as above. London Local Plan, Policy 7.5 Public Realm, See 7.16
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.

Is there a clear link between the policy and evidence

What evidence supports this policy/proposal?	London Plan, Policy 7.5: "7.16 The quality of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, public and private open spaces, and the buildings that frame those spaces , should contribute to the highest standards of comfort, security and ease of movement possible."
What does public consultation show?	More than 90% of respondents to our 2014 Vision consultation supported the objective to identify Hampstead's network of green spaces and establish rigorous guidelines for enhancing their character.
Is there enough evidence?	Yes
Is more work needed?	No



HAMPSTEAD
NEIGHBOURHOOD FORUM

Appendix 2

Open Spaces, Biodiversity Corridors and Ecological Networks

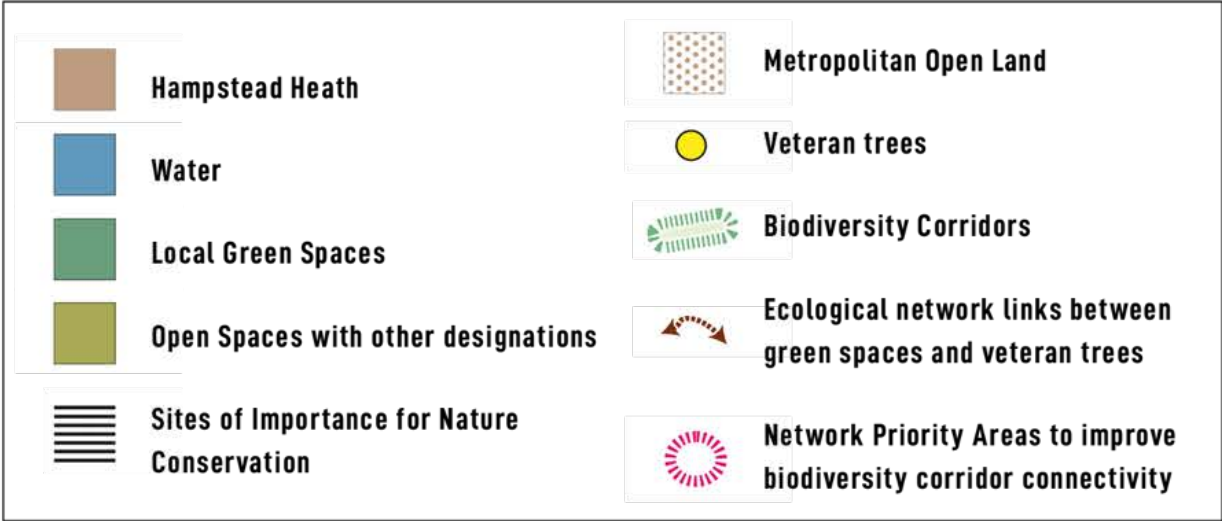
Hampstead Neighbourhood Plan

OPEN SPACE APPENDIX:
Detailed Maps of Key Open Spaces

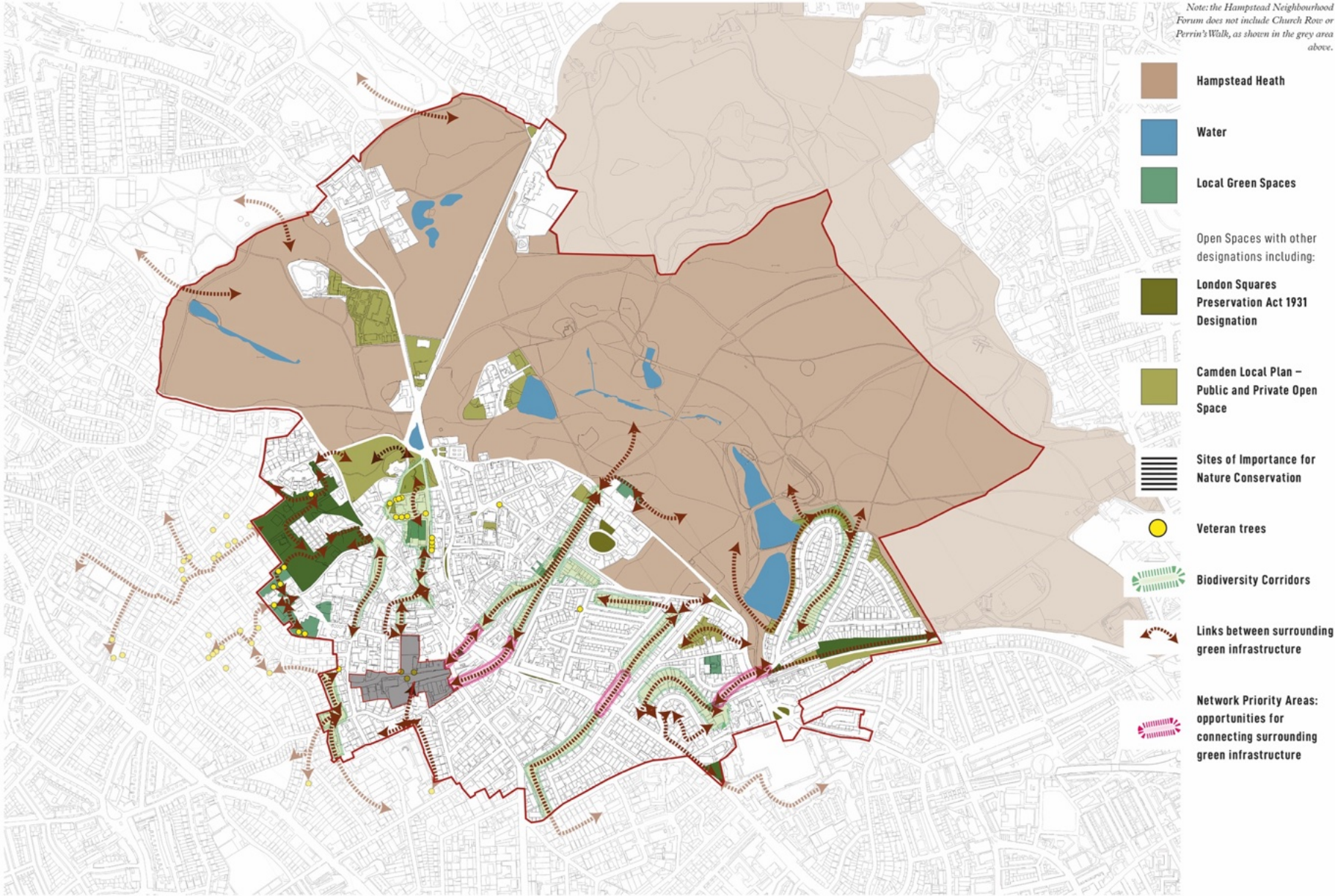
This section illustrates the key open spaces referred to in the Natural Environment section of the Neighbourhood Plan. These maps should be read in conjunction with the table at the end of this section and highlights the following types of spaces:

- Hampstead Heath
- Local Green Spaces (1-14 previously proposed; 15-17 newly)
- Spaces with London Squares Preservation Act 1931 designation (existing)
- Spaces with Camden UDP Private / Public Open Space designation (existing)
- Sites of Importance for Nature Conservation

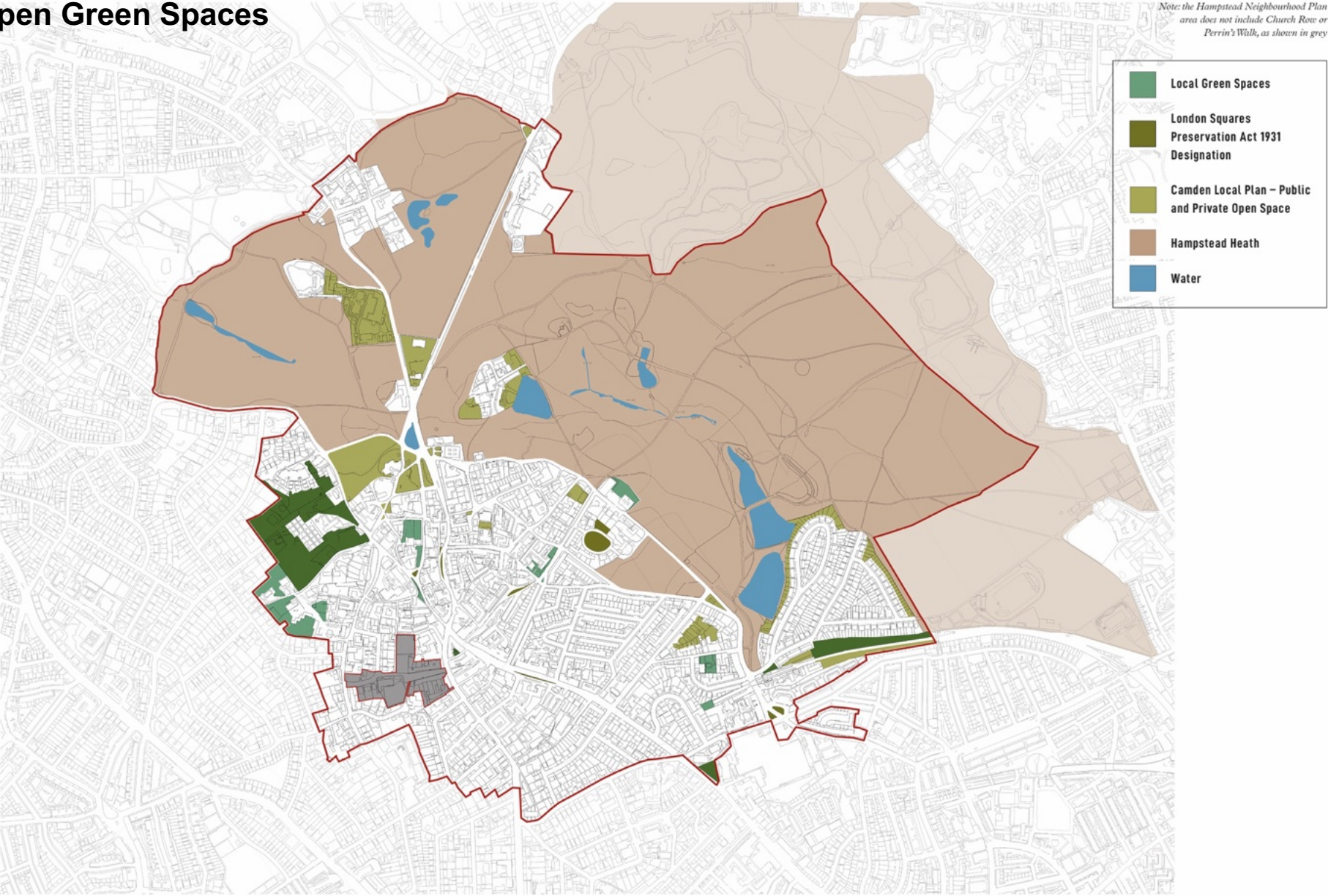
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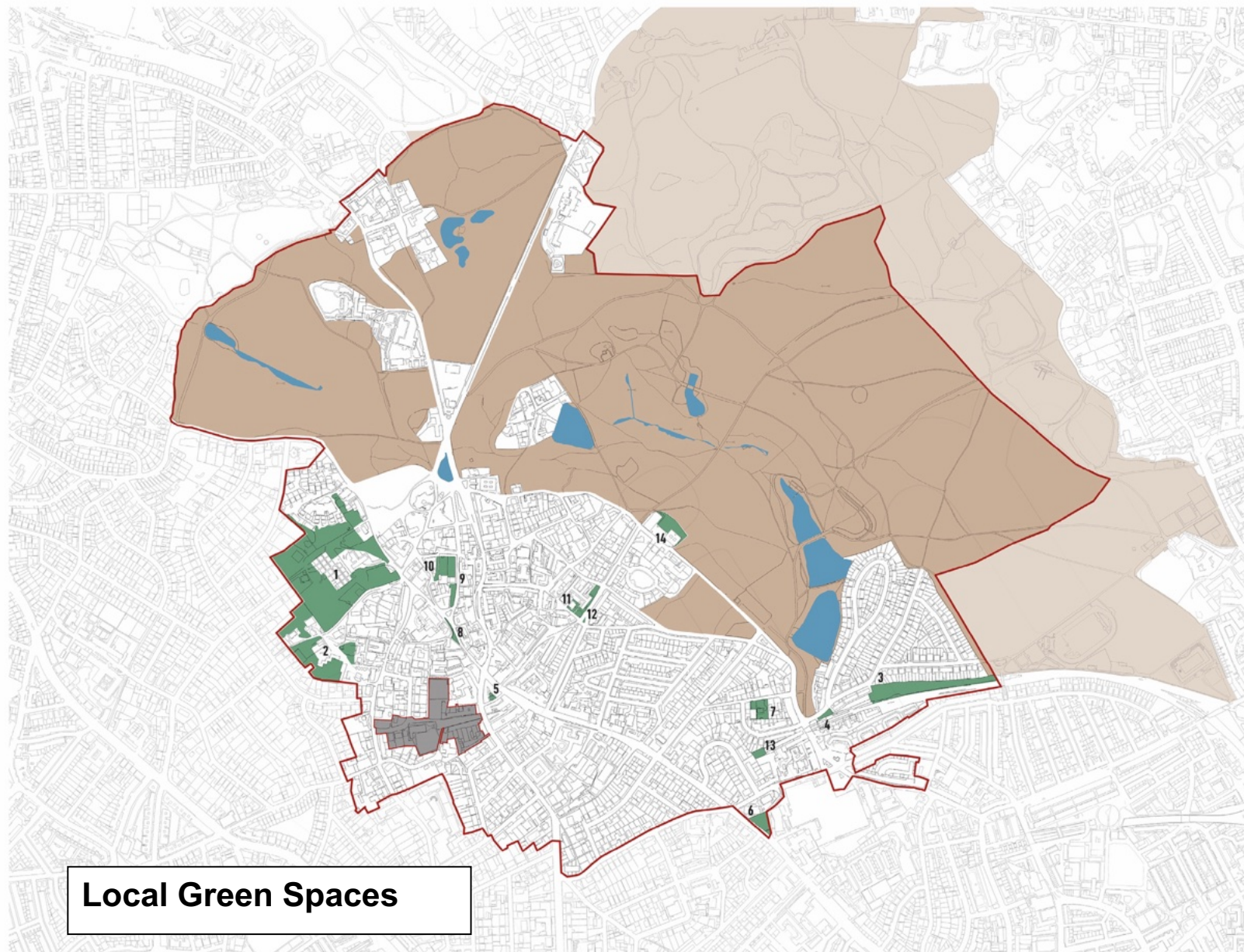


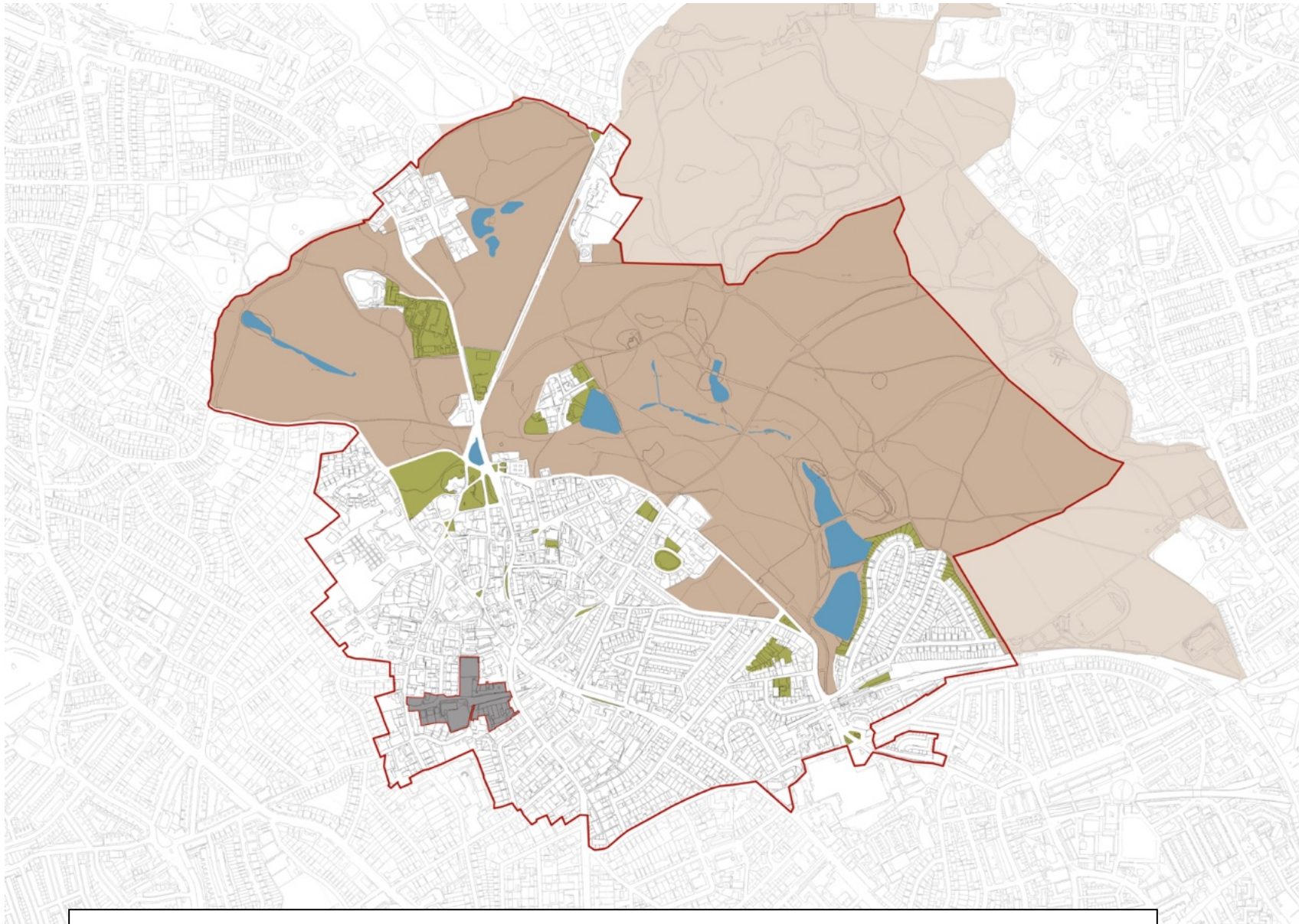
Ecological Networks and Biodiversity Corridors



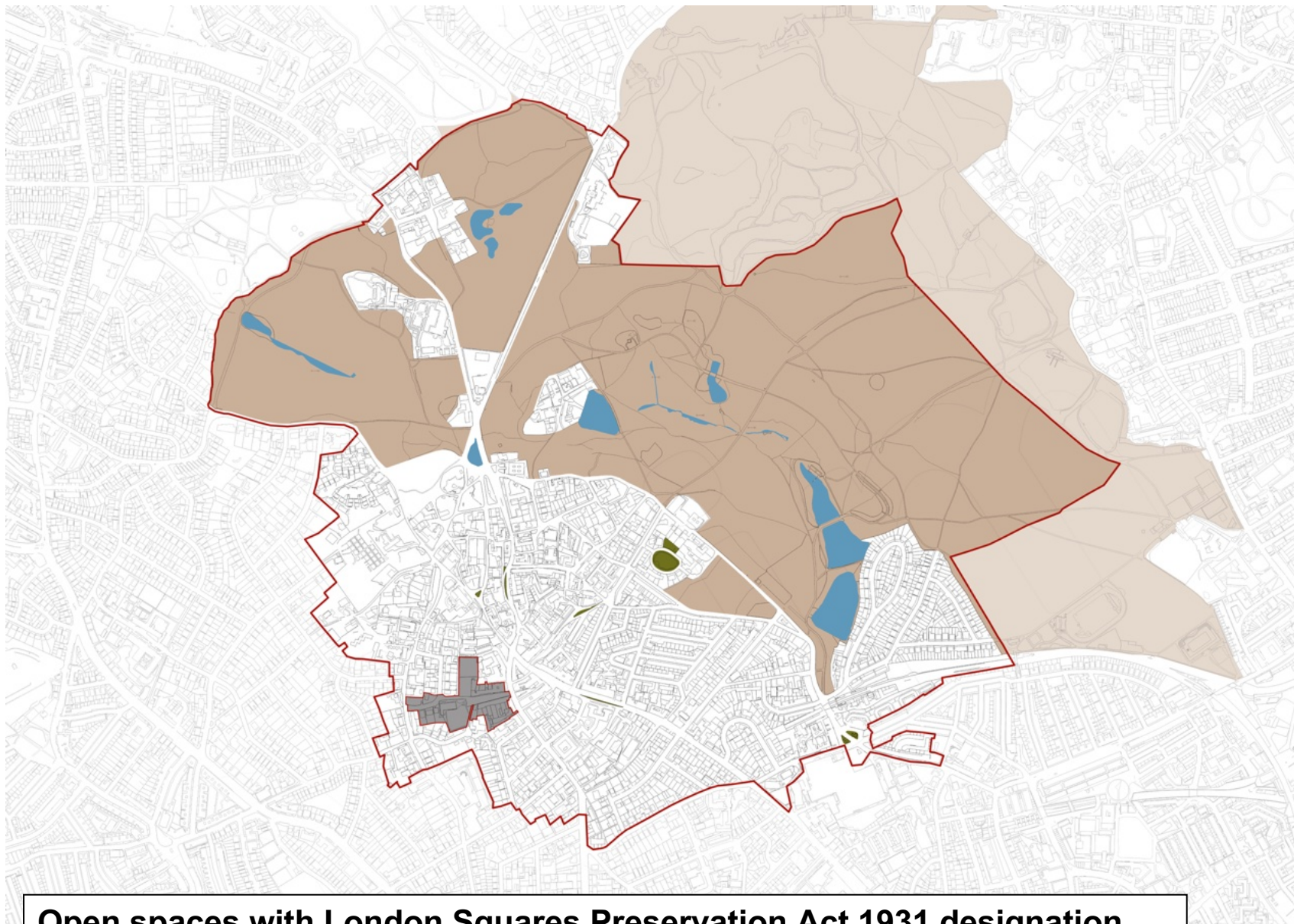
All Open Green Spaces



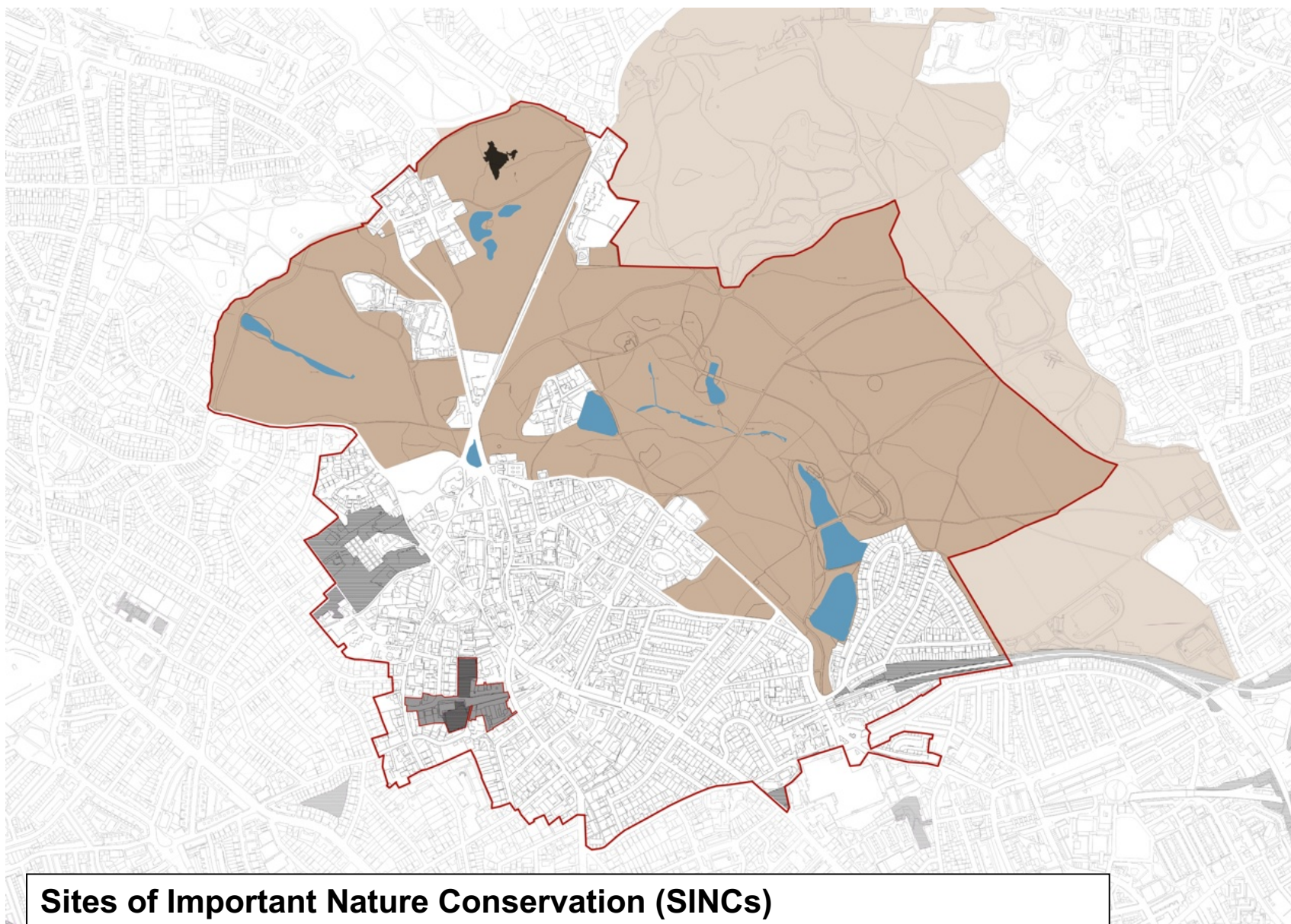




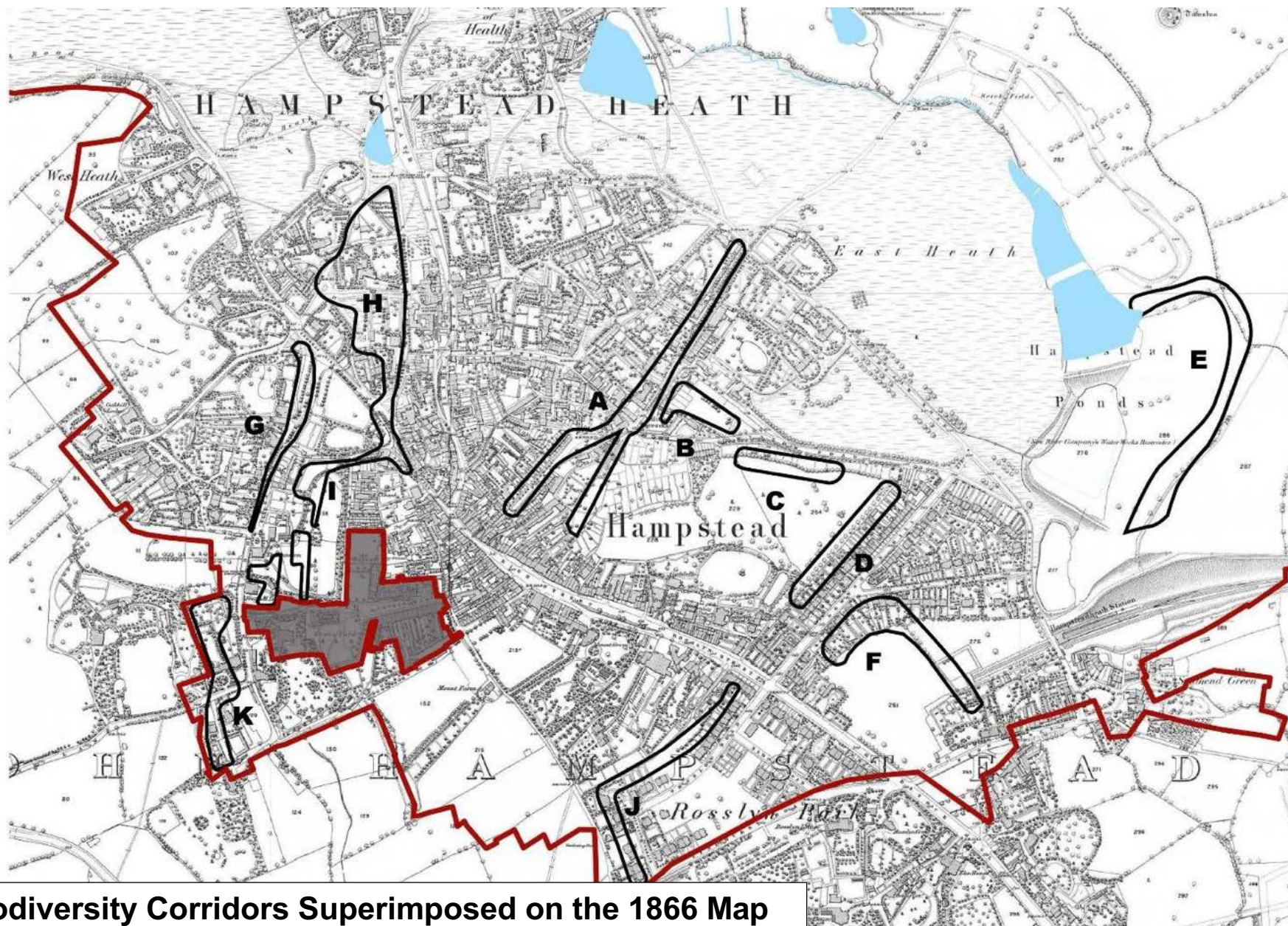
LB Camden Unitary Development Plan Open Space in Hampstead



Open spaces with London Squares Preservation Act 1931 designation



Sites of Important Nature Conservation (SINCs)



Biodiversity Corridors Superimposed on the 1866 Map

Local Green Spaces Detailed Maps



1. Branch Hill House Site of Importance for Nature Conservation and two additional areas





3. South End Green and Mansfield (SEGMA) Allotments





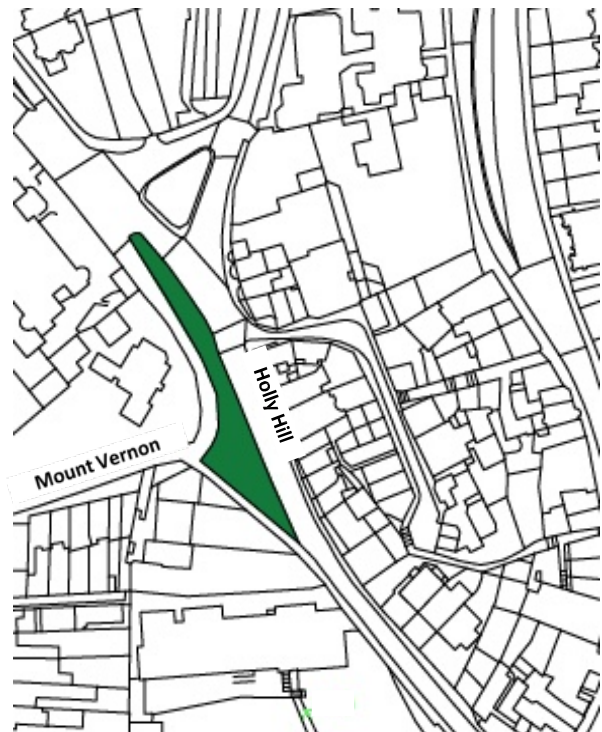
5. Oriel Place Garden



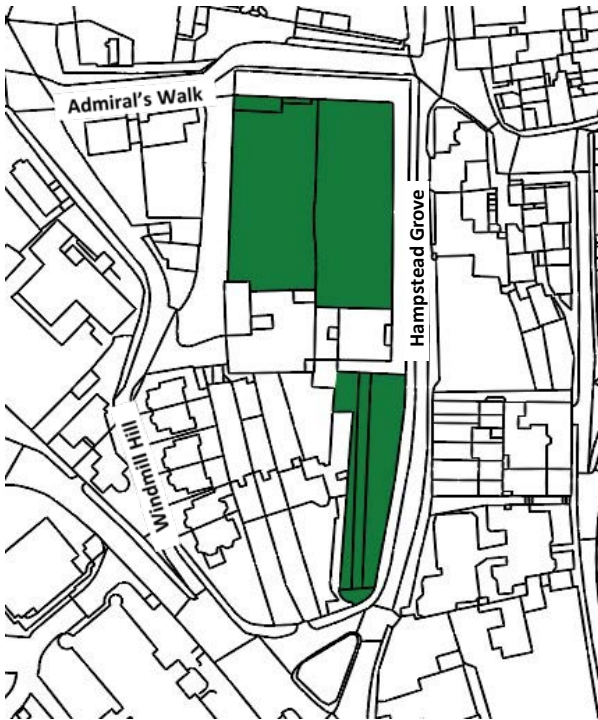
6. Hampstead Green



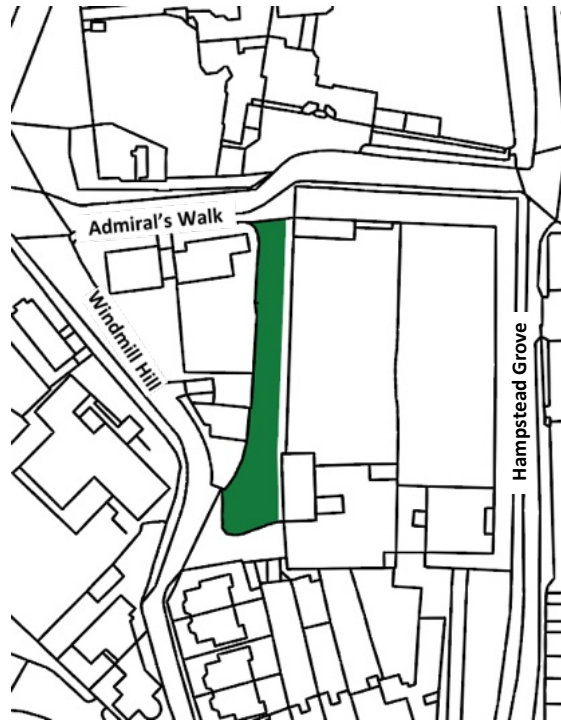
7. Keats House and Garden



8. Holly Hill Bank



9. Fenton House Gardens



10. Pedestrian Walk – Admirals Walk to Windmill Hill



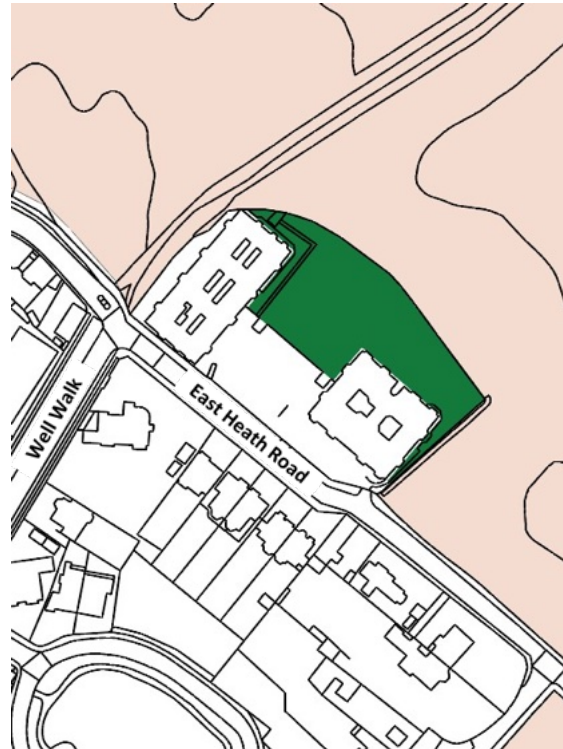
11. Burgh House Gardens
House and Gertrude Jekyll's Garden



12. Communal Gardens of Wells



13. Heath Hurst Gardens



14. Garden of The Pryors

	SITE NAME	DESIGNATION
	Metropolitan Open Land (MOL1) within Hampstead Neighbourhood Forum Area	
	Hampstead Heath	50 (part of) in Camden schedule of Open Spaces plus: part of Ken Wood Ancient Woodland (65) part of Hampstead Heath Woods (51); SINC M072
	Garden of Heath House	180 in Camden schedule of Open Spaces; SINC M072
	Garden of Summit Lodge	181 in Camden schedule of Open Spaces; SINC M072
	Gardens adjacent to Hampstead Ponds & South Fairground Site, Vale of Health	182 in Camden schedule of Open Spaces; SINC M072
	Inverforth House/The Hill	215 in Camden schedule of Open Spaces; SINC M072
	Manor Cottage garden, Greenmoor and Fleet House, Vale of Health	224 in Camden schedule of Open Spaces; SINC M072
	North Fairground Site, Vale of Health	235 in Camden schedule of Open Spaces; SINC M072
	Terrace Reservoir	275 in Camden schedule of Open Spaces; SINC M072
	The Elms, Spaniards End	277 in Camden schedule of Open Spaces; SINC M072
	Sites of Importance for Nature Conservation	Apart from Hampstead Heath, these will be made LGSs to give them some statutory protection. There will be some expansion to include related, unprotected areas.
	Hampstead Heath	SINC M072; MOL
	Branch Hill	SINC CaB102
	Gospel Oak Rail sides	SINC CaB104
	SEGMA allotments	SINC CaB104
	World Peace Garden South Hill Park	SINC CaB104
	Hampstead Green	SINC CaL17
	London Squares Preservation Act 1931	These will not be made LGSs as they already have statutory protection (1931); up-dated as village greens in the Commons Registration Act 1965, the Countryside and Rights of Way Act 2000, and the Commons Act 2006.
	Heath Street/The Mount Shrubbery	55 in Camden schedule of Open Spaces; also Public Open Land, unrestricted access
	High Street Shrubbery/Greenhill	56 in Camden schedule of Open Spaces; also Public Open Land, unrestricted access
	Holly Bush Hill Green	60 in Camden schedule of Open Spaces; also Public Open Land, unrestricted access
	South End Green	100 in Camden Schedule of Open Spaces
	The Green, Flask Walk	41 in Camden schedule of Open Spaces. Hampstead's original green now denuded.
	Gainsborough Gardens and East of 4 Gainsborough Gardens	176 in Camden schedule of Open Spaces.

Local Green Spaces		
1	Branch Hill House Gardens and Wood, Oak Hill Wood, Branch Hill Allotments and two additional areas	145, 146, 147 and 148 in Camden schedule of Open Spaces and two additional areas
2	Oak Hill Park Spaces	Private estate
3	South End Green and Mansfield Allotments	249 in Camden schedule of Open Spaces, Private, Allotment, SINC CaBI04
4	World Peace Garden South Hill Park	243 in Camden schedule of Open Spaces, Private
5	Oriel Place Garden	239 in Camden schedule of Open Spaces, Private
6	Hampstead Green	49 in Camden schedule of Open Spaces, Public
7	Keats House and Garden	218 in Camden schedule of Open Spaces; No. 1120 Parks & Gardens of Special Historic Interest
8	Holly Bush Hill	Owned by LB Camden
9	Fenton House Gardens	[Grade 1 Listed house, number 1378648; owned by National Trust]
10	Pedestrian walk Admirals Walk to Windmill Hill	Privately owned, Public Right of Way
11	Burgh House gardens	Owned by LB Camden
12	Communal gardens of Wells House and Gertrude Jekyll's garden, Well Walk	Owned by LB Camden
13	Heath Hurst Gardens	Private leased land
14	The Pryors	Private residences
Biodiversity Corridors		
A	Well and Flask Walks + rear Gayton Road	From East Heath Rd along NW side of Well Walk & Flask Walk up to Back Lane with branch along rear gardens NW Gayton Rd
B	Rear gardens SW Christchurch Hill	Rear gardens SW Christchurch Hill from Nos 5 to 41, including old orchard.
C	Rear gardens Denning and Willow Roads	Rear gardens along boundary between Denning Road and Willow Road
D	Rear gardens Downshire Hill and Pilgrims Lane	Rear gardens between Downshire Hill north and Pilgrims Lane south
E	Rear gardens Parliament Hill & South Hill Park	Rear gardens between Parliament Hill & South Hill Park, continuing around top of South Hill Park
F	Rear gardens Hampstead Hill Gardens	Entire length of Northern rear gardens of Hampstead Hill Gardens from Pond Street to Rosslyn Hill
G	West side of Frognal	Private 'shrubbery' western side of Frognal Nos 115-99, continuing down western side of Frognal to join to Oak Hill Park GC.

H	Lower Terrace & Hampstead Grove	Eastern side of Lower Terrace from West Heath Road to Windmill Hill and Admirals Walk and western side of Hampstead Grove.
I	Holly Hill to Holly Walk	Joining St John's Churchyard to Holly Hill and Frognal

K	South side of Oak Hill Park towards St John's Churchyard	Southern part of Oak Hill Park, joining up with western side of Frognal + to St John's Churchyard via 88&90 Frognal
J	Spring Walk/Thurlow Road then Lyndhurst Terrace to Fitzjohns/Daleham	Rear gardens of length of NW Thurlow Road, continuing down western gardens of Lyndhurst Terrace, then between rear gardens of Daleham Gardens and Fitzjohns Avenue
K	Frognal Lane to western Frognal rear gardens to link with a green corridor from RedFrog	Rear gardens of 1-19 Redington Road, 67-61 Frognal and 23 Frognal Lane then across Frognal Lane to gardens of west side of Frognal and East side of Langland Gardens to edge of Forum boundary.
Private Open Space		
	Branch Hill Site 1	145 in Camden Schedule of Open Spaces; SINC CaBI02
	Branch Hill Site 2	146 in Camden Schedule of Open Spaces; Allotment, SINC CaBI02
	Branch Hill Site 3	147 in Camden Schedule of Open Spaces; SINC CaBI02
	Branch Hill Site 4	148 in Camden Schedule of Open Spaces; SINC CaBI02
	Christchurch Passage Open Space	157 in Camden Schedule of Open Spaces
	East Heath Open Space	165 in Camden Schedule of Open Spaces
	Gainsborough Gardens	176 in Camden Schedule of Open Spaces; LS
	Garden of 21A Heath Street	177 in Camden Schedule of Open Spaces
	Garden of Heath House	180 in Camden Schedule of Open Spaces; MOL1
	Garden of Summit Lodge	181 in Camden Schedule of Open Spaces; MOL1
	Gardens adjacent to Hampstead Ponds	182 in Camden Schedule of Open Spaces; MOL1
	Hampstead Square Gardens	205 in Camden Schedule of Open Spaces
	Heath-Edge Gardens, Parliament Hill	207 in Camden Schedule of Open Spaces
	Inverforth House The Hill	215 in Camden Schedule of Open Spaces; PAOLI; No. 1153 Parks & Gardens of Special Historic Interest
	Keats & Downshire Gardens	217 in Camden Schedule of Open Spaces;
	Keats' House Grounds	218 in Camden Schedule of Open Spaces; No. 1120 Parks & Gardens of Special Historic Interest
	Manor Cottage Garden, Vale of Health	224 in Camden Schedule of Open Spaces; MOL1
	North Fairground Site, Vale of Health	235 in Camden Schedule of Open Spaces; SINC M072; MOL
	Oriel Place Garden	239 in Camden Schedule of Open Spaces
	Parliament Court Gardens	242 in Camden Schedule of Open Spaces
	Peace Garden	243 in Camden Schedule of Open Spaces; SINC CaBI04
	Railway Embankments, Hampstead Heath	249 in Camden Schedule of Open Spaces; Allotment, SINC CaBI04
	Spedan Close Gardens	269 in Camden Schedule of Open Spaces; SINC CaBI02
	Terrace Reservoir	275 in Camden Schedule of Open Spaces; MCIL1
	The Elms, Spaniards End	277 in Camden Schedule of Open Spaces; MDL1

	Public Open Space	
	Bell Moor	7 in Camden schedule of Open Spaces
	Flask Walk	41 in Camden schedule of Open Spaces; LS
	Hampstead Green	49 in Camden Schedule of Open Spaces
	Hampstead Heath (part of)	50 in Camden schedule of Open Spaces; MOL1; SINC (M)
	Heath Street Shrubbery	55 in Camden schedule of Open Spaces; LS
	High Street Shrubbery	56 in Camden schedule of Open Spaces; LS
	Holly Bush Hill	60 in Camden schedule of Open Spaces; LS
	South End Green	100 in Camden schedule of Open Spaces; LS
	South End Triangle	101 in Camden schedule of Open Spaces
	South Grove Square	102 in Camden schedule of Open Spaces; LS
	Spaniards End	103 in Camden schedule of Open Spaces
	Windmill Hill Enclosures	127 in Camden schedule of Open Spaces
	Christchurch Passage	157 in Camden Schedule of Open Spaces
	East Heath Open Space	165 in Camden Schedule of Open Spaces
	Hampstead Square Gardens	205 in Camden Schedule of Open Spaces
	Heath-Edge Gardens, Parliament Hill	207 in Camden Schedule of Open Spaces
	Keats & Downshire Gardens	217 in Camden Schedule of Open Spaces
	Keats House and Garden	218 in Camden Schedule of Open Spaces; No. 1120 Garden of Special Historic Interest.
	Parliament Court Gardens	242 in Camden Schedule of Open Spaces
	Upper Terrace Reservoir	275 in Camden Schedule of Open Spaces; MOL



HAMPSTEAD
NEIGHBOURHOOD FORUM

Appendix 3 Local Green Spaces Justification

Hampstead Neighbourhood Plan

Local Green Space Designation

Local Green Spaces (LGS) may be designated where those spaces are demonstrably special to the local community. The National Planning Policy Framework encourages neighbourhood forums to utilise the LGS designation where appropriate:

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

where the green space is in reasonably close proximity to the community it serves;

where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and

where the green area concerned is local in character and is not an extensive tract of land.

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

This document sets out the reasoning and evidence for the proposed designations contained within the draft Hampstead Local Plan.

All LGSs for designation are consistent with Camden's Local Plan policies for sustainable development. They are:

at the heart of the village, are very local,
will endure beyond the plan period, are not extensive and
are not within development sites

The designations are consistent with local plan objectives:

A connected Camden community where people lead active, healthy lives'

A sustainable Camden that adapts to a growing population" (Source: Camden Core Strategy) And with policies CS7, CS14, CS15, DP22, DP24, DP25

The designations support Local Plan Policies: SP13 (open space and biodiversity) 'protect and enhance and when and where possible extend the existing boundaries of the borough's green belt, designated open land, designated open spaces, green chains, allotments, river corridors and other open spaces from inappropriate development' 'protect and improve sites of biodiversity and nature conservation' 'protection, management and enhancement of existing trees'

Is the space demonstrably special to a local community and of particular local significance?	Does the land already benefit from protections? e.g. MOL, National Park, AONB, SSSI, or CA	Have the landowners been consulted and if so what were their views on designation?	How will the green space be managed in the future?	
Proposed Local Green Spaces, including Sites of Importance for Nature Conservation that currently require LGS status to give them statutory protection				
1. Branch Hill House Gardens and Wood, Oak Hill Wood, Branch Hill Allotments and two extensions	Description of Space: Branch Hill SINC consists of several individual blocks of woodland, interposed with small areas of open grassland, a wooded bank south of Firecrest Drive as well as the private wooded grounds of Coombe Edge, Oak Hill House and Heysham House. Largely secondary woodland, it includes native and exotic trees, and is important for wildlife. Branch Hill Woodland was originally part of Hampstead Heath, from which it was cut off when Branch Hill House was built in its own grounds in the 1860s. Branch Hill Allotments are now on part of its former garden. The sloping site also has areas of woodland, open grass and wooded grounds of private houses. Below Branch Hill House is an interesting low-rise tiered housing scheme unobtrusively built in the midst of the woods on a site purchased in 1965 by LB Camden. The houses of Branch Hill Estate, now known as Spedan Close, have gardens that also form the roof of the house below, thus blending into the surrounding green space.  Wooded bank south of Firecrest Drive Woodland with Children's Play Area and gardens of Heysham House Spedan Close Branch Hill Allotments Gardens associated with Spedan Close, Oak Tree House and Coombe Lodge Oak Hill Wood	Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102. Other LA designation: Nos 145, 146, 147, 148 and 269 in Camden's schedule of Open Spaces; Public Open Space (Small Local); Hampstead Conservation Area. Woodland TPO: triangular area bounded by Branch Hill and Spedan Close roadways. Hampstead Local Plan: Heath Fringes, Green Corridors, Veteran trees	LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden	Managed by Parks & Open Spaces with the help of volunteers from <i>Green Gym</i>.

	Branch Hill Allotments Local Significance: (Historical and Beauty) Adjacent to Frognal Rise and Oak Hill Way are the well-used Branch Hill Allotments that were formed from the gardens of Branch Hill House, probably including a kitchen garden for which part of a wall remains. In the 1980s the neglected gardens were taken on by enterprising gardeners who informally maintained them by growing vegetables here. Their endeavours had the support of local residents and The Heath & Hampstead Society, and resulted in Camden Council earmarking the land for community use as allotments. The Branch Hill Allotments Association is currently taking over management of the area from LB Camden. There are 32 plots here, although a number are divided in two, and some 40 allotment-holders belong to the Association. The Association aims to allow wildness while developing cultivation in this area once frequented by poets such as John Keats and Gerard Manley Hopkins, and artists such as John Constable and George Romney. It is an amazing area of peace and tranquility: a mix of ordered and tidy plots, and the wilder areas with wild flowers, shrubs and native trees with scents and sounds of these and the birds that visit this beautiful and sheltered spot. Use by Local Community & Evidence for Particular Importance: There is de facto access to most of the site and it is an extremely popular recreational resource for many local people. While individual plots provide interest for their tenants, regular 'General Clear-up Days' with a BBQ and shared lunch provide a strong sense of community spirit and camaraderie for the plot holders. Local school children have regular supervised visits to it and it is open each year and a very popular venue for the Open Garden Squares weekend. Richness of Wildlife: It has a wide nature strip along its Oak Hill Way boundary, is surrounded by trees along and just inside all boundaries, and supports several bee hives and ponds. A good number of birds visit the site including jay, great spotted woodpecker, tawny owl, nuthatch, goldcrest, long-tailed tit, kestrel, heron, stone chat as well as the more common garden birds. Stag horn beetle larvae are present in large logs from a previously felled tree, and newts and frogs have colonised the ponds.	Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102. Other LA designation: Public Open Space (Small Local); Hampstead Conservation Area. Hampstead Local Plan: Heath Fringes, Green Corridors	From the Branch Hill Allotment Association: "We discussed your message to Annie Hanson [Chair] of 3 January [2016] at our committee meeting on Monday (11th). I'm pleased to say that the committee, on behalf of Branch Hill Allotments Association, agreed to support your work to have the allotments designated as Local Green Spaces and put into the Hampstead Local Plan. Good Luck! All best, Mary Wood (Sec)"	<i>Branch Hill Allotment Association</i> are taking over the management of the allotments from Camden who still own the Freehold of the site.
	Woodland with Childrens' Play Area Use by Local Community & Evidence for Particular Importance: Spedan Close play area is set in a wooded enclosure and provides a valuable play facility for the local community. It caters for children from 4-12 years old and is open every day of the week. Both Hampstead Town and Frognal and Fitzjohns are below the standard of 0.65 sq.m of formal children's play provision per child so this particular facility is very important to this area. Richness of Wildlife: The woodland here is dominated by sycamore (<i>Acer pseudoplatanus</i>) with an understorey in which holly is abundant and accompanied by a	Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102. Other LA designation: Public Open Space (Small Local); Hampstead Conservation Area.	LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden	Managed by Parks & Open Spaces within Camden Council Supporting Communities Directorate

	small number of species including hawthorn (<i>Crataegus monogyna</i>), elder, cherry laurel and bramble (<i>Rubus fruticosus</i>). The area is thus a supportive and bridging habitat for the many mammals, birds, bats, invertebrates and wildflowers that inhabit the whole SINC and the biodiversity corridors leading to and from it.	Hampstead Local Plan: Heath Fringes, Green Corridors		
	Oak Hill Wood Richness of Wildlife: The largest individual block of woodland is Oak Hill Wood. This is secondary woodland which includes numerous mature trees including hornbeam (<i>Carpinus betulus</i>), sweet chestnut (<i>Castanea sativa</i>), horse-chestnut (<i>Aesculus hippocastanum</i>), sycamore (<i>Acer pseudoplatanus</i>), oak (<i>Quercus</i> sp.), white poplar (<i>Populus alba</i>), common lime (<i>Tilia x europaea</i>), small-leaved lime (<i>Tilia cordata</i>) and holly (<i>Ilex aquilifolium</i>). Other species have colonised, including silver birch (<i>Betula pendula</i>), downy birch (<i>B. pubescens</i>), elm (<i>Ulmus</i> sp.), ash (<i>Fraxinus excelsior</i>), cherry laurel (<i>Prunus laurocerasus</i>) and elder (<i>Sambucus nigra</i>). Quite a number of sweet chestnut and oak trees within the wood have wide trunks and veteran characteristics. The area of Oak Hill Wood is particularly known for its native bluebells. Use by Local Community & Evidence for Particular Importance: While this woodland is fenced off, local people nevertheless access it to some degree, and it provides good visual and green amenity for those living on its boundaries and walking along Oak Hill Way. Its main importance is its key position within the SINC and as a green bridge between the veteran trees of Hampstead Heath and those within Oak Hill Park, the HNF Green Corridor: the Green Corridor proposed by the neighbouring Redington Frognal Neighbourhood Forum.	Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102. Other LA designation: Public Open Space (Small Local); Hampstead Conservation Area. Hampstead Local Plan: Heath Fringes; Biodiversity Corridors; Veteran trees	LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden	Managed by Parks & Open Spaces
	Additional areas outside the SINC: The woodland garden area to the west of Birchwood Drive joins Hampstead Heath - via Branch Hill SINC - to the proposed Biodiversity Corridor within the Redington Frognal Neighbourhood Forum area, running towards Finchley Road along the valley of the western arm of the Canon stream, south east of Templewood Avenue. The area of trees and garden along the east of Firecrest Drive provides more physical continuity with Hampstead Heath and the Branch Hill SINC, assisting the connections between veteran trees on the Heath, within Branch Hill SINC and along the network of both Hampstead and Redington Frognal NFs' biodiversity corridors. For these two reasons in particular this area requires statutory protection, requested by local people living in Firecrest Drive: "the area needs its trees and ground cover to continue the support for rich bird, small mammal and insect life and to provide cover and protection from disturbance."	LA designations Apart from a tiny section of additional area 2, both are in Hampstead Conservation Area. Hampstead Local Plan: Heath Fringes; Biodiversity Corridors; Veteran trees		These areas are private gardens on the whole.
2. Oak Hill Park Spaces	Local Significance: (Historical and Beauty) Originally part of the fields and hedgerows associated with Oak Hill Farm, Thomas	LA designation: Hampstead Conservation	Response from Dawlin: We are a	Managed by Oak Hill Park's

	Clowser built 10 houses in the 1870s in what he called Oak Hill Park estate after building the new road running from Frognaal to Oak Hill House and Oak Hill Lodge. Florence Nightingale was a frequent visitor to Oak Hill Park. The Oak Hill Park development was built in 1961-65 by Michael Lyell Associates, with landscaped grounds. Richness of Wildlife: The design of Oak Hill Park allowed for trees, extensive lawns, bedding and even smallish pockets of woodland between the blocks of flats and houses. The topography of the site means that there are some steep banks within Oak Hill Park which have been allowed to retain wild vegetation and other important habitat. There are still a number of veteran hedgerow oak trees remaining in Oak Hill Park. Three of these are marked as individual significant trees on the 1866 OS map, one with a girth of well over 4 metres though it has not been possible to obtain permission to measure this accurately, and another five trees with veteran features that are marked on the 1866 OS map within tree groups. These form an important link between other veteran trees in the Hampstead and Redington Frognaal wards and the many veteran trees on Hampstead Heath and within Branch Hill SINC. At least one of these trees contains a wild bees nest, an important resource for the area where wild bees are disappearing as in the rest of the UK, but also due to pressure on spaces in hollow trees from the increasing local population of non-native parakeets. The area is also immediately alongside the Branch Hill SINC CaB102 which itself contains many varieties of birds, bats, trees and other wildlife. Oak Hill Park is therefore an important habitat, in particular for the wildlife associated with veteran trees and for tawny owls and bats. Use by Local Community & Evidence for Particular Importance: The roadway of Oak Hill Park is a private road for access to the residences in Oak Hill Park. As such it is mainly of community use for the significant number of residents of the area. Its particular importance is for the veteran trees on this site, for the wildlife associated with them, and for their role as bridges to other veteran trees in the area, including those on Hampstead Heath.	Area Hampstead Local Plan: Biodiversity Corridors; Veteran trees	private estate and as such the gardens and green spaces are for the sole enjoyment of the residents of the Oak Hill Park.	freehold management company Dawlin.
3. South End Green and Mansfield Allotments	Description of Space: Local Significance and Use by Local Community: On the northern side of the Borough level SINC 'Railsides' a significant part of this area is used as allotments. Richness of Wildlife: The Gospel Oak Railsides are varied and support a variety of habitats including blocks of secondary woodland dominated by sycamore (<i>Acer pseudoplatanus</i>) with ash (<i>Fraxinus excelsior</i>) and silver birch (<i>Betula pendula</i>). These are interspersed with areas of scrub, grassland and tall herbs. The habitats present are closely linked to railside management, with vegetation clearance setting back succession.	Special Policy Area: Grade 2 Borough SINC. Other LA designation: Hampstead Conservation Area Hampstead Local Plan: Heath Fringes; Biodiversity Corridors	South End Green & Mansfield Allotments Association lease the land from Network Rail	The plan is for the current arrangements to continue into the future.

	Apart from lineside management (vegetation clearance), these railsides provide a relatively undisturbed and continuous habitat. They are, thus a valuable habitat for invertebrates, birds, reptiles and mammals. The SEGMA allotments are in continuity with these wilder sections of the Gospel Oak Railsides and their management by ploholders and overseen by the SEGMA committee encourage organic gardening methods and protection of wildlife with retention of wildlife corridors along the allotment and plot boundary areas. Many ploholders also have gardens to the rear of Nassington Road which also encourage the use of this area by local wildlife from the Heath towards Biodiversity Corridors E and F, Local Green Spaces 'World Peace Garden' and 'Heath Hurst Gardens', and Open Spaces 'South End Green' and 'Keat's House Garden'. Use by Local Community & Evidence for Particular Importance: Camden has a very long waiting list for allotments and relatively few plots compared to neighbouring boroughs. This allotment area is leased from Railtrack, organised and run by local people, and provides 60 full-size allotment plots: an important resource in Hampstead, otherwise poorly served for allotments.			
4. World Peace Garden South Hill Park	Description of Space: Next door to Hampstead Heath Railway Station and above the northern platform, this was a neglected area of waste land on a steep slope down to the fence securing the platform. Beginning in 2004, and with the help of volunteers, including Heath Hands, this area was cleared and purchased by local traders Chhaganbhai Mistry and Trustee Jonathan Bergman together with local residents. Over the years inter-faith & other voluntary groups have donated their time & energy to transform this area into an unusual & inspiring World Peace Garden for the community. Use by Local Community: The garden serves the residents of the wider South Hill Park Gardens and Parliament Hill who all pass it to leave the area, as well as users of Hampstead Heath Rail Station, shoppers in South End Road and the South End Green bus depot and routes. It receives in excess of 25,000 visits per year. It is frequented by meditation groups, Chi Gong classes, Camden Carers meetings, Chess Championships, Poetry Groups, Schools Visualization groups, Community Planting, Royal Free Hospital staff & patients, Hampstead Heath Station commuters, Heath walkers, local residents & families and Art Schools. Music Concerts and Children's Shows are held here, and an After School & Sunday Puppet Project is scheduled for summer 2017. Richness of Wildlife: The garden contains several varieties of exotic trees (monkey puzzle, cedar of Lebanon, Bird of Paradise, magnolia, cypress, pinups, azaleas, rhododendrons, olive, bamboo and tree of Heaven) and garden shrubs (climbing roses, camelias, mahonia, pyrocanthas). However the garden also has a number of indigenous trees (sycamore, crab apple, cherry, bay, hawthorn, yew and holly) and there are fruiting trees too (several varieties	Special Policy Area: Grade 2 Borough SINC. Other LA designation: Hampstead Conservation Area Hampstead Local Plan: Heath Fringes, Biodiversity Corridors	'The World Peace Garden Camden', registered Charity number 1120264, lease the land from Network Rail. The current group Trustee Jonathan Bergman, civil engineer/designer Michael Wardle & garden designer Tony Panayiotou have stated they "are all fully behind the proposal to make this a Local Green Space."	The plan is for the current arrangements to continue into the future.

	of apple, pear and peach). These, along with a range of bulbs and wild flowers have an important role in this Local Green Space providing fruit, seed and nectar for birds and insects. The garden has 2 pond areas and includes natural log seating. Local Significance: (Historical and beauty) Beginning in 2004, and with the help of volunteers, including Heath Hands, this area was cleared and purchased by local traders Chhaganbhai Mistry and Trustee Jonathan Bergman together with local residents. Over the years inter-faith & other voluntary groups have donated their time & energy to transform this area into an unusual & inspiring World Peace Garden for the community. Set up in 2011 the World Peace Garden Camden is a charitable project to promote peace by challenging the usual way we look at the world in the form of an unusual garden containing inspiring messages. It features a peaceful picnic area & secluded bench seating, a stage/platform suitable for assembly & group meetings & performance includes an auditorium seating area using natural logs. Evidence for Particular Importance: This LGS is an important link in the local Biodiversity Corridors E, F and J from the Heath into the town. Local Green Space designation would further recognise the site as an important community asset for recreation/tranquility and recognise its ecological value.			
5. Oriel Place Garden	Description of Space: On the north side a small urban 'garden' with crazy paving and small flower beds; in the middle a vast spreading plane tree considered to be 80 years old, its branches overhanging the garden; around its base an old iron seat into which the trunk of the tree has grown and become embedded. Evidence for Particular Importance: Use by Local Community: This area has remained locked for many years, but the importance of this small garden to local people is indicated by their frequent requests to Camden for it to be opened up. Recently this was brought up again during consultation for the Hampstead Local Plan. It was a popular theme within 'Trees and Open Spaces' at the Neighbourhood Forum's 2014 AGM and subsequently. It was proposed by local people that Community Infrastructure Levy money be spent on opening up and improving this area: the 4th most popular project obtaining 63.47% of support. Following investigation, this is currently being actively pursued. Local Significance: (historical) Oriel Place came about as part of a 'Town Improvement' scheme in 1888 that swept away many small alleys and courts. The High Street was widened, Fitzjohn's Avenue (then Greenhill Road) was extended to meet Heath Street, and soon afterwards Crockett's Court, Bradley's Buildings, and other slums, including Oriel House and other tenemented houses, were replaced by Oriel Place, shops, and tenement blocks. Within	LA designation: Private Open Space (Small Local) number 239 in the LB Camden Unitary Development Plans Schedule of Open Spaces. Hampstead Conservation Area.	LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden	Camden Street Tree Department, Parks & Open Spaces will continue to manage the London Plane tree.

	this area Oriel Place garden was set aside with seating, flower beds and later (about 80 years ago) the planting of a London plane tree for shade and greenery with a cast iron bench placed around its trunk.			
6. Hampstead Green	Description of Space: Hampstead Green is a triangle of land between Haverstock Hill, the southern boundary of St Stephen's church site and a footpath running from Roland Hill Street towards the entrance to the Royal Free Hospital's pedestrian and vehicle entrance on Pond Street. Local Significance: (Historical and Beauty) Hampstead Green is the remains of what was once a much larger area of manorial waste. It was neglected for many years and became overgrown until the local community cleared the area and transformed it into a natural open space. The railed triangular site is now laid to grass with around nine trees, species including cherry, red oak, sycamore and poplar. The area is owned by the LB Camden and is managed for nature conservation with bird boxes, large log piles for insects and principally cultivated as a wild flower meadow to encourage butterflies. Hampstead Green is not generally open for public access and is left as a site for wildlife. In spring it is a blaze of colour with daffodils.	Special Policy Area: Local SINC CaL17. Other LA designation: Hampstead Conservation Area. Public Open Space number 49 in the LB Camden Unitary Development Plans Schedule of Open Spaces. Occasionally open to the public, it is locked but visible.	The land is owned by Camden, but subject to a covenant that restricts its use to "an enclosed open space". This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden.	Managed by Parks & Open Spaces
7. Keats House and Garden	Description of Space: The gardens lie north, east and south of Keats' House. They consist of lawns, paths, hedges, large flower beds and mature trees. Local Significance: (Historical and Beauty) The house was built on land enclosed from Hampstead Heath between 1814-6 as a pair of semi-detached houses sharing a common garden. There were stables to the south-west and a kitchen garden to the north-west of the house; the stables were later converted to house a collection relating to Keats and to a branch library now run by local people. What was the kitchen garden became the approach path to the library. John Keats (1795- 1821) lived here for 17 months from 1818-1820, and from April 1819 his next door neighbour was Mrs Brawne and her three children. Keats and the eldest daughter Fanny met and fell in love. The garden in Keats' day was a woodland garden; Keats referred to a 'grass plot' in front of the windows. An ancient plum tree that stood near the front of the house has been replaced and a plaque beneath it relates how the 'Ode to a Nightingale' was written there. In 1920-21 the house was threatened with destruction, but was saved by money raised by public subscription and it was vested in Hampstead Borough Council to be	Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge Other LA designation: Private Open Space (Small Local) number 217 in the LB Camden Unitary Development Plans Schedule of Open Spaces. English Heritage Grade I listing [not the garden, though this importantly forms the setting of the Grade I listed house] Hampstead Local Plan: Heath Fringes, Biodiversity Corridors	Owned and managed by City of London Corporation ***	Garden maintained with year-round weekly assistance of a volunteer group from <i>Heath Hands</i>

	maintained in perpetuity in Keats' memory. It was opened to the public 25 May 1925. In 1974-5 LB Camden restored the house with funding from the Historic Buildings Council. The garden was replanted in the late 1970s, included flowering shrubs within a north fenced boundary, with mature trees retained including plane and lime, and ash, beech, sycamore trees planted along the south boundary. In 1998 City of London took over responsibility for the house, which was managed by London Metropolitan Archives. Although formerly on the EH Register of Parks and Gardens of Special Historic Interest, Keats' House was removed in 2003. In 2007, Keats House was awarded a HLF grant to undertake substantial restoration and it re-opened in 2009. In tandem with the refurbishment of the house, the garden was also redesigned. A new hedge was planted around the border of the garden in October 2008 and new fruit trees, plants and shrubs, all in keeping with the Regency period, have been put in place. Each border of the garden reflects an aspect of Keats's poetry: Melancholy, Autumn and Nightingale. Use by Local Community: The garden is open to the public Wed-Sat and Bank Holiday Mondays 11am to 5pm. Entry is free and picnics encouraged. Keats' House Gardens take part each year in Open Garden Squares weekend.			
8. Holly Bush Hill	Description of Space: 'Holly Bush Hill' is the area of planting bounded by the roads Holly Hill and Mount Vernon and the tarmac footpath going up to the top of Mount Vernon. It is a raised-up bank due to the steepness of the hill here with a wall and drop on the west side of the road Holly Hill. Local Significance: (Historical and use by local community) In c.1900 Holly Hill was under threat for road widening in connection with railway works but opposition from local people prevented this, meaning that the green bank 'Holly Hill' was retained for locals to continue to appreciate. Since the late 19th century / early 20th century it has been maintained by Hampstead Borough Council as an area of regularly mown grass. This was continued by LB Camden Parks & Open Spaces Department, but it eventually turned to scrub. The original desire of the local community to protect and improve this area is continuing. The Holly Hill Conservation Volunteers were formed in October 2013, signing an agreement with Camden in September 2014 for permission to access Holly Hill site to enhance it. This included clearing the ivy, brambles and scrub and sowing, growing and maintaining this area for plants, flowers, fruits, grasses, herbs and shrubs. The group is a member of The Conservation Volunteers and has around 20 members, of which about half regularly help with gardening on the site. The annual membership fee	LA designation: Public Local Space number 60 in the LB Camden Unitary Development Plans Schedule of Open Spaces.	London Borough of Camden	It is expected that LB Camden ownership will continue, with the Holly Hill volunteers continuing to maintain it.

	goes towards the cost of insurance and plants; plant donations are also received. Access is otherwise not safe for members of the public. Richness of Wildlife An area within the site is retained for wild flowers and by using organic methods, insects and birds can visit without harm. The site is very popular with bats who swoop around the area on warm evenings. The volunteers have put up a bat box on the Holly Hill bank and have a bat detector. This demonstrates the regular seasonal presence of bats and is useful for introducing children to the fascination of our local bats. Beauty and Tranquility While it is on a moderately busy thoroughfare it nevertheless provides visual beauty through its interplanting of a variety of trees, shrubs, bulbs, garden flowers and wild flowers. It has become a local amenity in the sense that people often stop to admire the view/flowers and children enjoy learning the names of the plants as they come into bloom. The planting is of native varieties e.g. evening primrose, foxgloves, damson and sage. Snowdrops, primroses and daffodils provide beautiful early cover until the (pre-existing) bluebells come out.			
9. Fenton House	Description of Space: The layout today is not dissimilar to that of the 1860s with a lawn to the south with central gravel path leading from the entrance gates to what was then the main entrance of the house. The garden to the north is on three levels: it has a delightful formal walled and terraced garden including colourful herbaceous borders edged with box, a sunken rose garden, and an orchard and working kitchen garden with a wide range of vegetables. Local Significance: (Historical and Beauty) Fenton House was built c1693 as a merchant's house in Hampstead. It now belongs to the National Trust, bequeathed to them in 1952, and has Historic England grade 1 listing. The listing does not extend to the 1½ acre walled garden, though the garden gates, railings and walls (dating from C17th and C18th with alterations) are listed (grade II) and the garden provides an important setting for the house. A description of the garden in 1756 records that it had fruit trees and a kitchen garden. The garden is open to the public with a voluntary donation every day except Mondays from March to October. Richness of Wildlife: The 300 year old orchard is kept unmown all through the summer to encourage the growth of wild flowers, maintaining this area as supportive of a wide range of insects. There are spring bulbs including native bluebells amongst the fruit trees in the orchard that boasts over 30 varieties of apple.	English Heritage Grade 1 listing [not Garden] Hampstead Local Plan: Biodiversity corridors	National Trust. The National Trust have been approached via Andrew Darragh Fenton House gardener, but have not replied so far.	<i>National Trust with the help of Fenton House garden volunteers</i>

10. Pedestrian walk Admirals Walk to Windmill Hill	Description of Space: This footpath is a public right of way running south from Admiral's Walk to Windmill Hill near to the service entrance of Fenton House. The footpath has trees and ground cover either side and is maintained by footfall. Local Significance: (Historical and Beauty) This is probably an ancient footpath, appearing on the 1762 Manorial maps. It ran along the eastern side of Clock House pond (also called Crockett's pond) until the end of the 19th century when the pond was filled in. It appears in a painting of Grove Lodge by John Constable c1821-2. Richness of Wildlife: A range of indigenous trees and shrubs are found along both sides of the path with mainly ivy ground cover. It is one of the few pieces of true scrub land within Hampstead village, and is used by pipistrelle bats for foraging and cover when flying along this corridor.	Hampstead Local Plan: Biodiversity corridor H	The route is thought to be owned by the Maryon Wilson family, past Lords of the manor. Efforts to track them down are on-going.	
11. Burgh House	Description of Space: Use by Local Community: The garden is cared for by a dedicated team of volunteers, led by Head Gardener Chris Coll. They work tirelessly all year round to ensure that it stays looking beautiful. The Gertrude Jekyll Terrace in front of the house is now home to the Buttery Café. Local Significance: (Historical and Beauty) Burgh House is a detached Queen Anne house built in 1703-4, now a meeting place and venue, and houses Hampstead Museum. From 1906-24 it was the home of art specialist and author Dr George Williamson, who in 1908 commissioned Gertrude Jekyll to design the garden behind the house. Now largely built over, all that remains from her design is the terraced garden with millstones set into the path. Following WWII Burgh House was purchased by Hampstead Borough Council and reopened in 1947. It was later leased to Burgh House Trust. In 1979 the sloping terraced garden had become derelict and was restored, planted with over 100 varieties of plants. Improvements to the garden continued in the 1980s and in later phases of work plants favoured by Jekyll were added, such as old varieties of rose, and there were plans for a white and gold border on the east side.	Hampstead Conservation Area. English Heritage Grade 1 listing [not Garden] Hampstead Local Plan: Biodiversity Corridors; Views	Burgh House Trust, director Mark Francis	On-going care by volunteers and support from the Burgh House Trust

12. Communal gardens of Wells House and Gertrude Jekyll's garden, Well Walk	Description of Site: The communal gardens of Wells House, Well Walk are part of the estate owned by Camden, though many flats have been bought under the Right to Buy scheme. The grounds are mainly laid to lawn with geometric bedding and planters around the lawns, and some trees. Local Significance: (Historical and Beauty) The flats and grounds are built on the site of the second Long Room and Ballroom of the Spa revival in the 1730s. These Spas buildings were converted to residencies, but bombed in WW2 and the current housing built in 1948. The gardens in front of Burgh House were originally part of Burgh House gardens. In 1908 Dr George Williamson commissioned Gertrude Jekyll to design the gardens of Burgh House, and this is the main remaining section. While Camden have re-built the gardens and put new walls around them, nevertheless there are areas of path that retain the original materials and the outline of paths and beds that is so typical of Gertrude Jekyll have been retained. Use by Local Community: The flats of Wells House have no private outdoor space; these communal green spaces are residents' sole amenity for children's play, dog walking, gardening and outdoor recreation. Estate residents contribute towards caring for the garden, managed by Camden's Housing district area manager. Hampstead Ward has only 0.1sqm of play space provision per child, by far the lowest in the borough, where the proposed quantity standard for children's play provision 0.65 sq.m per child. Atkins Camden Open Space, Sport and Recreation Study Version 1.0 24 February 2014.	LA designation: Hampstead Conservation Area. Hampstead Local Plan: Biodiversity Corridors; Green corridors	LB Camden	Managed by Housing - district area manager John Rice
13. Heath Hurst Gardens	This communal garden is leased and run by the Heath Hurst Gardens Association (HHGA) for all the residents of all houses in Heath Hurst Road, both north and south. Description of Space: It is sited over the entrance of the tunnel for the North London line west of Hampstead Heath rail station. It consist mainly of grass (a large area with football goal posts), trees, shrubs and flowers both wild and cultivated, and a play area with swings and a climbing frame. Richness of Wildlife: Trees here include poplars, sycamore, ash and elder. Residents report seeing foxes, squirrels, many bird species, newts, frogs, abundant insect life hence bats that hunt there too, and bees enticed by the flowers and flowering shrubs. Use by Local Community: Heath Hurst Gardens are kept locked with all residents of all houses of Heath Hurst Road having access. It is an area for children from Heath Hurst Road to play safely, and for adults to have a tranquil green area for relaxation - some Heath Hurst Road houses - due to the railway line and lay-out of other roads in the area - do not have large private rear gardens. HHRA maintain the communal garden and trees, and the access.	Hampstead Local Plan: Biodiversity Corridors;	Age Concern, Camden are the freeholders.	HHRA wish to maintain the communal garden and trees and are about to re-sign a further lease on this plot.
14. Pryors	Description of Space: The Pryors has a large communal garden between Blocks A & B. It has a huge area laid to grass, has many trees, hedges, shrubs and flower beds.	Hampstead Local Plan: Biodiversity Corridors;	The Pryors Ltd was set up in 1976	The garden is managed by

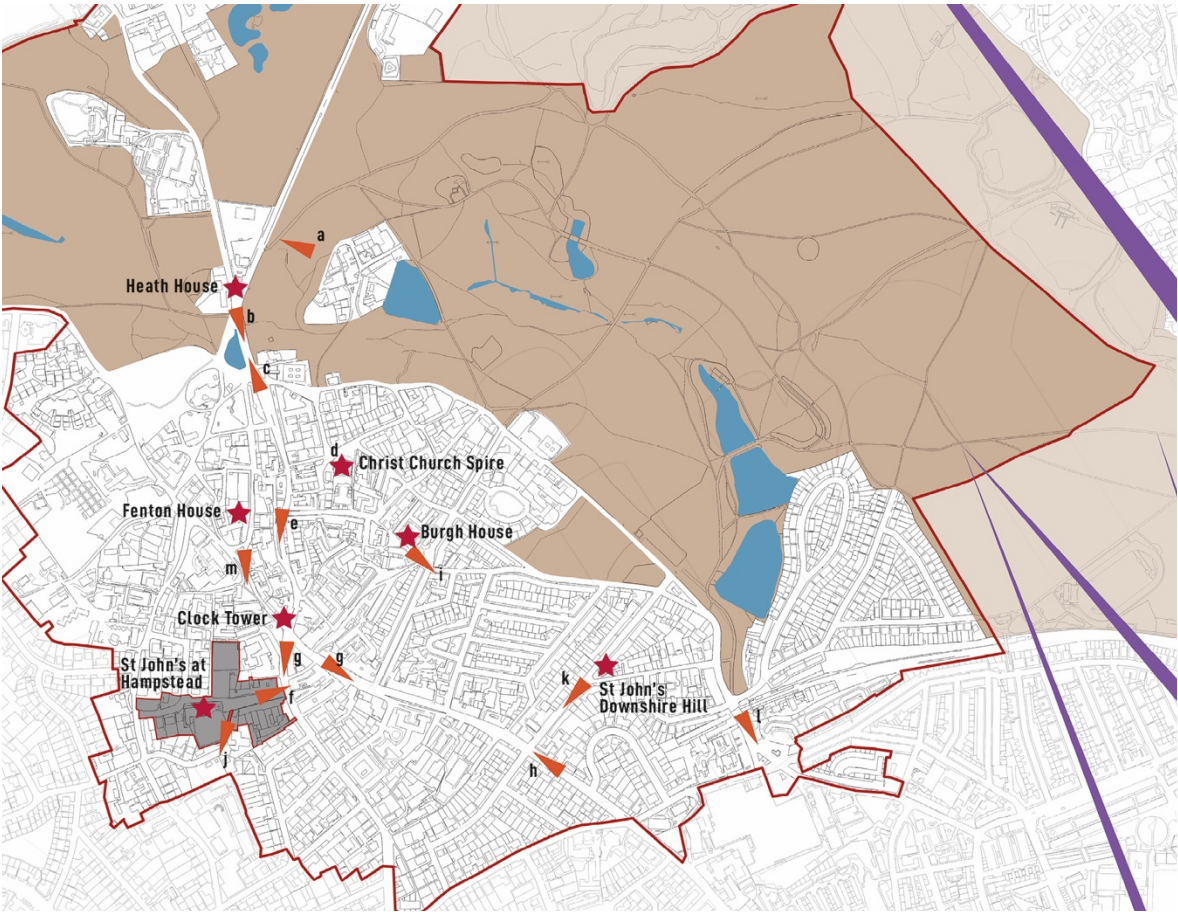
	Local Significance: (Historical and Beauty) While the original house on this site was present on Rocque's <i>Map of London</i> (1741-5), the 2 blocks of flats built to replace it nevertheless retained much of the original garden. The Pryors garden is important to residents, giving safe enjoyment to people of all ages, including children. Richness of Wildlife: Being literally within the Heath, the trees in the gardens here are managed for their habitat as well as their beauty, supporting bats, birds and invertebrates.	Heath Fringes	when the lessees bought the freehold.	the Garden Group, a subcommittee of the Board of The Pryors Ltd.
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Appendix 4

Important views

Hampstead Neighbourhood Plan

There are innumerable historic and important views and vistas within the Plan area. Many of these views were captured by such painters as Constable, Ford Maddox Brown and Charles Ginner. There are also many important views across the area from vantage points within the Heath and looking both in and out of the area. These views are important to the Plan are but the list below is not exhaustive.



- Below Spaniards Road near Northern Fairgrounds, across Vale of Heath
- From Whitestone Pond north toward War Memorial, Jack Straw's Castle, Heath House
- From Whitestone Pond south down Heath Street
- Christchurch spire from various points in area
- Up Heath Street toward the Mount
- From Heath Street to St John's, Church Row
- Toward Clock Tower from High Street and Heath Street
- Down High Street toward Rosslyn Hill
- Burgh House from Well Walk
- Back of Church Row from Frognal Way
- Down Downshire Hill toward the Heath
- South End Green toward South End Road and entrance to Heath
- View from Holly Bush/Frognal Rise toward Fenton House



Key views



London view corridors



Landmarks

a. Below Spaniards Road near Northern Fairgrounds, viewing across Vale of Health. Significance: this is a panorama that encompasses views from the east to the south. The location is close to the view from the Heath over the Vale of Health toward the City is a historical view that was maintained by the original developers of the Vale of Health. The view is from a position on the Heath close to the junction with Spaniards Road. The view is from the public footpath and can be experienced by walkers and cyclists. There are also benches in this location facing the view. The foreground of Heath land gives way to the treed mid ground of the Vale of Health. The roof tops of the homes in the Vale are generally pitched and do not break the tree line so preserving the panorama uninterrupted. Tile and slate roofs are prevalent. Some of the upper levels include large mansards or flat roofs which are generally prominent and to be avoided. Large areas of glazing and / or full width dormers, plant and lift overruns as well as large areas of flat roof tend to detract from the view. Pitched roofs in slate or tile, roof lights and narrow dormers set below the roof apex are likely to cause less harm.	 <i>The view across the Vale of Health toward the City beyond</i>
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b. From Whitestone Pond north toward War Memorial, Jack Straw's Castle, Heath House (views toward Harrow to the West and to towards London in the East have now been obscured by trees) Significance: the view focusses on the landmarks of Jack Straw's Castle and Old Court House to the left and both Grade II listed, and Grade II* Heath House, along with the War Memorial, also Grade II, designed by Sir Reginald Blomfield.

Important elements include the distinctive juxtaposition of the Heath and historic buildings. The buildings are on top of the rise with the Heath falling away to either side.

Views of this entrance to Hampstead are experienced by people arriving from Golders Green, Spaniards Road, the Heath and West Heath Road making it a focus for the area.



b.	Whitestone Pond, cont.	 <i>Similar view from the 1950s</i>
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c. From Whitestone Pond south towards Heath Street and Hampstead. Significance: the view functions as another visual “gate” to the village, leading the eye southwards down the hill from the high point of Whitestone Pond. The space is wide offering pedestrians, cyclists and vehicle users a wide vista. The boundary wall of Queen Mary Hospital offers some enclosure to the space with the low rise buildings of the hospital site siting well back from the wall and inconspicuous in the view. Another important open space to the right; Hampstead Whitestone Gardens, reinforces the sense of the Heath penetrating the built up area of the village, blurring the edges of the two.



View looking south toward Heath Street, low-built Queen Mary's on left; green open space of Whitestone Gardens on right

d. Churches are a key part of the character of the area. Often towers and spires are prominent and viewed in glimpses between buildings, along narrow alleyways as well as from close to them. Proposals within the Neighbourhood Forum Area should consider the visual influence of the spires and towers and how views will be changed through development. The spire of Christ Church (Grade II listed) is particularly visible in many local views around the area. Even glimpsed views provide a strong sense of orientation in the surrounding streets. Buildings along narrow paths frame views of the spire and tower. Significance: the spire of Christ Church is one of the highest structures in London and contributes to the visual variety from many positions in and around Hampstead and the Heath. Its spire has served as a landmark since it was built in 1852. Christ Church is prominent due to its height and elevated position and development which will obscure most of	 The photograph captures a narrow, paved street in Hampstead, London. On the left, a black street lamp stands near a brick wall. The street curves to the right, with a white arrow painted on the asphalt. In the background, the tall, white spire of Christ Church rises above the rooftops of residential buildings. Bare trees frame the view on the right, and a silver car is parked further down the street. The sky is overcast.
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	the Spire and its Tower from local views will be resisted.	
e.	Up Heath Street toward The Mount. Significance: the patch of green space is a typical element of the Hampstead urban landscape and is well known as the location of the painting “Work” by Ford Maddox Brown. Important elements include the brick boundary treatments to houses around The Mount, the large and mature trees and change in levels. The View along Heath Street from the north towards the south is equally important. The green space dominates both these views (from north and south) with the buildings of Heath Street, many listed, set back from the pavement edge by small front gardens. The twin spires of the Baptist Church rise above the buildings and are seen in these views. As a major route through the area the views are experienced by pedestrians, cyclists and vehicle users.	 <i>View of The Mount looking north</i>

			
f.	From Heath Street to St John-at-Hampstead, Church Row Significance: this is one of the few views in Hampstead that was deliberately composed to accentuate the prominence and status of the Church. Important elements are the dominance of the church, set against the uninterrupted skyline behind. On Church Row Ian Nairn wrote in Nairn's London, '<i>Here is the complete freedom which results from submission to a common style. A rough gentlemen's agreement about height and size – nothing so rigid as a fixed</i>		

View of The Mount looking south

Church Row from Heath Street

street line or fixed cornice level – and you can do what you want. As a setpiece, a bit of stage scenery running up to the spiky tower of the church....But the sides are just about perfect.'

Ref: Nairn's London, Ian Nairn, Penguin Books, 1966.

The majority of the buildings in the view are listed. It is a setpiece in Hampstead and in London.



Similar view from 18th century

g. Hampstead High Street, south of Oriol Place looking toward the Former Fire Station marking the junction of High Street and Heath Street

Significance: this view illustrates the changes made in the “Town Improvement” scheme of 1888, with the gentle rising of the street leading to the Former fire station and clock tower designed by GJ Vulliamy, as head of the Metropolitan Board of Works' Architects' Department, and London Underground Station entrance, the centre of the village as the joining of Heath Street and High Street.

Important elements include the subservience of the Victorian terraces and the clock tower itself. Mount Vernon Tower can be seen beyond the trees. The shopfronts generally consistent and of high quality, a general absence of amalgamation of shop units, vertical separation of shopfronts with mullions, consistent fascia size, cornices, pilasters and corbels. Red brick buildings dominate. Highly decorated on one side as a continuous terrace contrasting with individual



Looking west along High Street



Similar view from 1972



Similar view from 19th century

g.	properties on the right hand side with little ornamentation at the upper levels, <i>High Street and Heath Street, cont.</i> and exhibit a regular parapet line with no visible roof level, typical of much of the High Street in this area.	 <i>Looking north from Heath Street</i>
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h. View of High Street south towards Rosslyn Hill Significance: again, the view illustrates the Victorian improvements, including the widening of the High Street. Important elements include the street trees and the variety of shop fronts. The green area below Greenhill is another important green space promoting the village identity of Hampstead and again making the connection with the idea of the village in the Heath. Street clutter detracts from this and many views. Poor location of utility boxes and cycle parking are negative. Buildings are more varied in this part of the High Street, but the view highlights the attraction of the broadly consistent building heights.	 <i>Looking east on High Street</i> 
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i. Burgh House from Well Walk Significance: this view provides the setting for the Grade I listed Burgh House, one of the oldest residences, now local history museum, in Hampstead. Note: Christ Church spire can be seen in the distance and illustrates another of the local glimpsed views of the Church. Important elements include the mature landscape, originally designed by Gertrude Jekyll, as the setting for Burgh House, the trees lining the street, the low wall and the railings, and the composition of the surrounding houses. The glass conservatory is overly dominant in the view and seems incongruous with the rest of the scene.	
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j. Back of Church Row from Frognal Way Significance: the view provides a rare vista of rear elevation of the listed buildings on the south side of Church Row, which contrasts with the more controlled street elevation (View 6). The view highlights the topography: Hampstead is built on steeply sloping hillsides. It should be noted that this view (as with View 6) is a view from the Neighbourhood Plan area towards an area beyond the boundary of the Plan area. The temporary hoardings of 22 Frognal Way detract from the character of the area in the view. The loss of the existing residential building on the site has been resisted by Camden Council and is the subject of an appeal, which is yet (Feb 2017) to be decided. Important elements include the significance of the change of level from Frognal Way to Church Row and the openness of the rear elevation with many large windows exploiting views to the south and sunlight.	
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k.	Serial view Downshire Hill toward the Heath Significance: this is a view of one of the most attractive streets in Hampstead with a view of the Heath in the distance. The view is not static but is a progression from the High Street towards the Heath. In views both the Heath and the Grade I St John's Church dominate. Views of the church are framed by the Heath which stretches out behind it. Buildings are set back from the street and most of the houses in the views are listed. Important elements include the wide variety of well-designed and historic buildings, along with the street trees and those in the gardens of the houses.	 <i>View of Downshire Hill, St John's and Heath in the distance</i>  <i>View approaching St John's, with Keat's Grove is to the right</i>
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I.	South End Green toward South End Road and entrance to Heath Significance: this is the first view of the Heath for many people, showing one of the main entrances. Important elements in the view include the Gate public house and the low-built and unobtrusive Hampstead Heath Station on the right. The built form defines a built edge to the Heath.	  <i>A similar view from the mid-20th century</i>
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m.	View from Holly Bush/Frognal Rise toward Fenton House Importance: this is a historic view of the entrance and approach to the Grade I listed Fenton House, framed by Romney House on the right and a Georgian terrace on the left. Important elements include the small green, the boundary walls of the buildings and the changes of level that reinforce the village character of the wider area.	 <i>From Holly Bush Vale toward Fenton House</i>

m.	Fenton House, cont.	 <i>From slightly further back</i>  A similar view from 1949
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HAMPSTEAD
NEIGHBOURHOOD FORUM

Appendix 5

Additional evidence on biodiversity corridors And Local Green Spaces

Hampstead Neighbourhood Plan

Biodiversity Corridor A

Well Walk, Flask Walk and Gayton Road



A contemporary manuscript reports that in 1700 "A hundred fine young trees" were planted either side of Well Walk¹. The present day line of lime trees running from the East Heath Road end of Well Walk along the grass verge and distinct raised and broad pavement on the north-west side to Christchurch Hill, continues with a line of London Plane trees towards Flask Walk and along the frontage of Gertrude Jekyll's garden below Burgh House and now part of Wells

¹ TJ Barratt 'The Annals of Hampstead' vol i: p181
Hampstead Neighbourhood Plan 2025-2040

Court. This line of tall trees makes this an airy and verdant street leading from Hampstead Heath through the Heath fringes to the town, contributing to the important views towards and from the Heath, and increasing the rural effect.

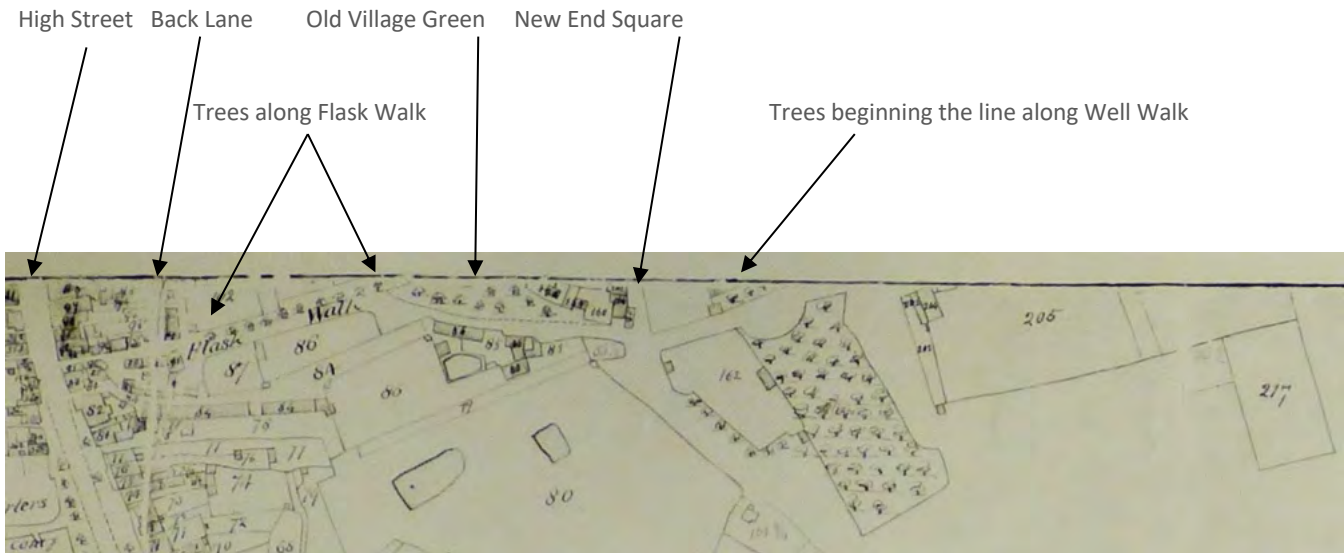
Well Walk is just south of the spring line between the Bagshot Sands and the Claygate Beds, indicated by its name. An important function of the trees along this street therefore is to help reduce the impact of emerging groundwater, and it is clear they were originally planted to fulfil this function. Limes are tall forest-type high water demand trees and hence frequently planted in Hampstead by the Victorians and Edwardians as they are here along the northern side of Well Walk. Along the southern side of Well Walk there are also three Lombardy poplars; tall extremely thirsty trees that make an important contribution to the corridor, keeping the gardens here less boggy, and somewhat reducing erosion of silt from the Claygate Beds by groundwater action.



This line of trees is historic, and is clearly present on the 1866 Ordnance Survey map too:



It can also be seen along Flask Walk and the first few trees along what is now Well Walk on the Manorial map of 1762:

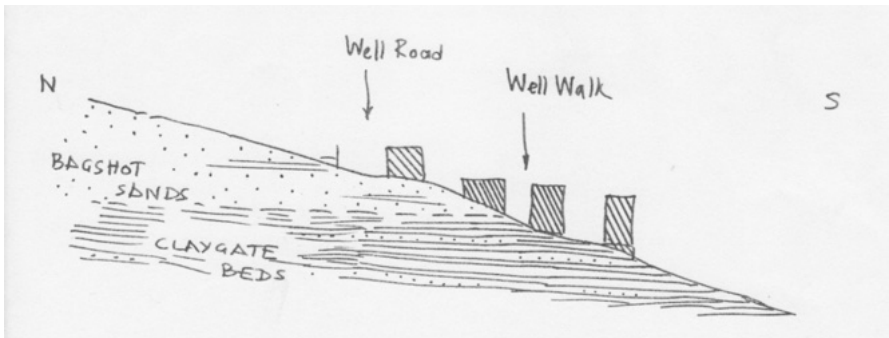


At New End Square the biodiversity corridor continues along Hampstead's former Village Green, now much reduced to a small grassy area with a few trees along it. The corridor then divides: a line of lime trees continues along Flask Walk as far as Back Lane, and the rear gardens of Gardnor Road and Gayton Road form the other fork.



Lime trees along the north side of Flask Walk

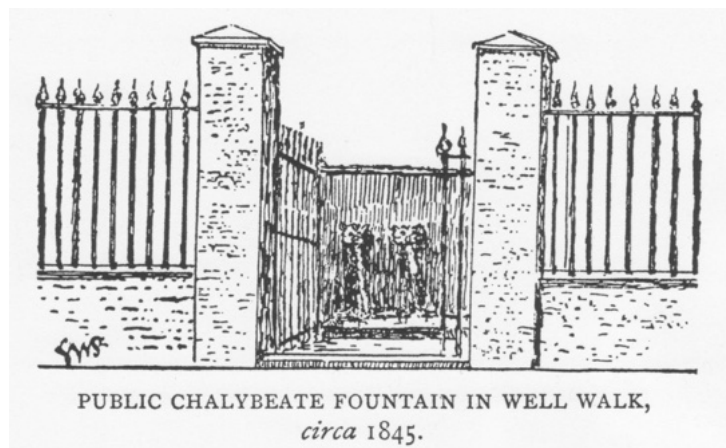
The verdant quality of the trees here is much due to the fact that the Spring line between the Bagshot Sands and the Claygate Beds runs just north of this biodiversity corridor.



Section through the underlying geology of Well Walk by Dr Eric Robinson, geologist University College London



Several underground streams run downhill across the area; many were contained within old conduits and are now in the Victorian sewer pipes.



This fountain mentioned in George Potter's book 'Hampstead Wells' published in 1904, was fed by the stream originally running along, later in a conduit under, the path between Well Road and Well Walk. It emerged from the head spring and pond ('Parish pond' on the Manorial map of 1762, that Thomas Barratt in his 'The Annals of Hampstead' (1912) reports was later named the 'Bath pond') 100 yards higher on the hill. George Potter as a young boy in 1840 recalled the fountain as being outside the house now replaced by 22-24 Well Walk. "The water issued from two bronze lions' heads in two fairly strong jets, and was received into a shallow square stone basin." It was replaced years later by the current public well on the other side of the road, here seen in an early postcard, as well as the row of lime trees on the north bank of Well Walk going towards the Heath



The importance of this line of trees to local people is demonstrated by their determination to retain it: funding to plant 8 new lime trees within gaps in this line was amongst the first CIL projects to be voted for in 2016. The Biodiversity Corridor is also the subject of many paintings and woodcuts by local artists:



Well Walk from New End Square 1930 by George Charlton Lime trees up Flask Walk by Bette Greenhalf 1986



1855 Inspection East Middlesex Militia Well Walk, Hampstead

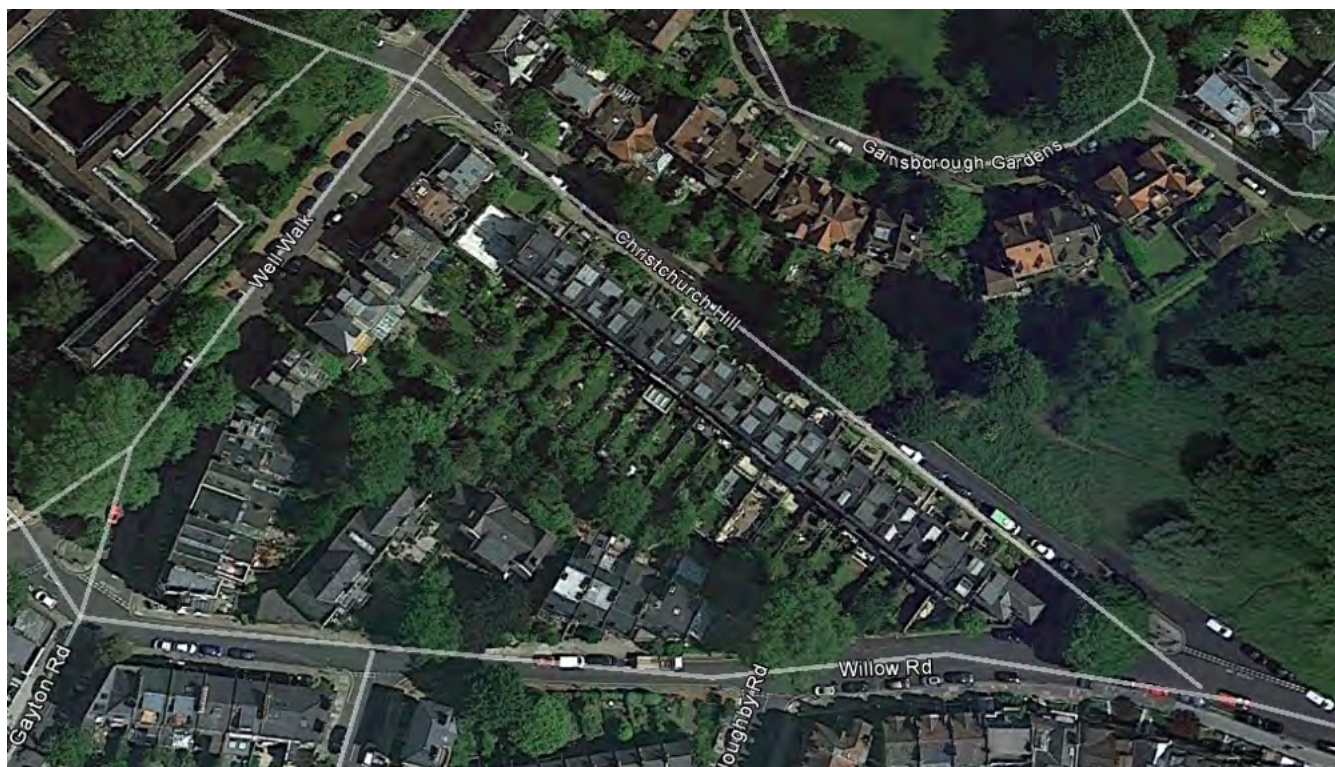
Biodiversity Corridor B

Rear gardens of 5-41 Christchurch Hill and Willow Road



**Biodiversity
corridor B**

The biodiversity corridor between lower Christchurch Hill and upper Willow Road, is a narrow triangle formed by the back gardens of the two rows of houses backing onto a small private access lane "Back Lane" for the residents: a tranquil green area, with a rural atmosphere. The corridor tapers at the southern end, where the lane has access onto Willow Road, and is appropriately marked by an exceptionally large London plane tree. The upper section of Back Lane belongs to Nos. 29-39 Christchurch Hill. The top of the biodiversity corridor is formed by the rear gardens of Well Walk.



Google Earth View of Biodiversity Corridor B

A number of very mature native trees are a defining feature of Back Lane: these include the plane which has been the nesting site for tawny owl and greater spotted woodpeckers, an ash (21 Christchurch Hill), an oak (50 Willow Road), two tall lime trees (14 and 18 Well Walk), and several hazels. In addition there are the remnants of a historically larger orchard planted when construction of the houses on this south aspect of Christchurch Hill was completed. Six apple and pear trees remain, opposite the backs of 29-31 Christchurch Hill and a large pear tree in the rear garden of 35 Christchurch Hill. Many fruit trees have been removed and some replaced in recent years.



Western end of the biodiversity corridor

Resident fauna include foxes and common frogs, which breed in a number of small garden ponds. Historically, common toads and smooth newts have been present, but not observed in the last c.10 years. Muntjac deer are regularly heard in Gainsborough Gardens (on the opposite side of Christchurch Hill), but have yet to be seen or heard in Back Lane, though the amount of ground cover and shrubs would make it a suitable habitat.

There is at least one (probably seasonal) bat roost, on the Christchurch Hill side, with what appear to be pipistrelle-sized bats. The largest of these was observed in late summer 2016 to have around 200 bats, but an emergence of this scale has only been observed once. However bats are regular in the Back Lane in the evenings and, as well as the most frequent small species, also include larger species.

With a relatively high density of older trees, breeding birds include green and greater-spotted woodpeckers, coal and blue tits, greenfinch, blackcap and tawny owls. Wintering species include a wider range of tits, finches, goldcrest and treecreepers, as well as winter thrushes.

Houses at the top of Back Lane (on Well Walk) still have nesting swifts in June and July each year, but re-roofings and attic conversions in the last decades have caused the loss of swift nests on the Christchurch Hill side, which would otherwise be most suitable on account of their aspect, height and access. Several properties in Christchurch Hill have swift holes made into the soffit boards under the eaves so it is hoped that swifts will return here. A small colony of house martins, which nested at the Wells pub at the top of Christchurch Hill and fed frequently over Back Lane, was lost in around 2000.



Swift holes in soffit boards in Christchurch Hill

This is an important link between biodiversity corridors A (Well Walk) and B (between Willow and Denning Roads), and Hampstead Heath.



43 Christchurch Hill

1866 OS map showing the private access lane behind the rear gardens of Christchurch Hill, (previously Christchurch Road) to number 43 from where the builder Mr Bickles built what are now numbers 41-1 Christchurch Hill. On completion the area became an orchard.



Panoramic winter photograph from roof of 43 Christchurch Hill looking southwards

Rear of 41 Christchurch Hill

Rear of 26 Well Walk



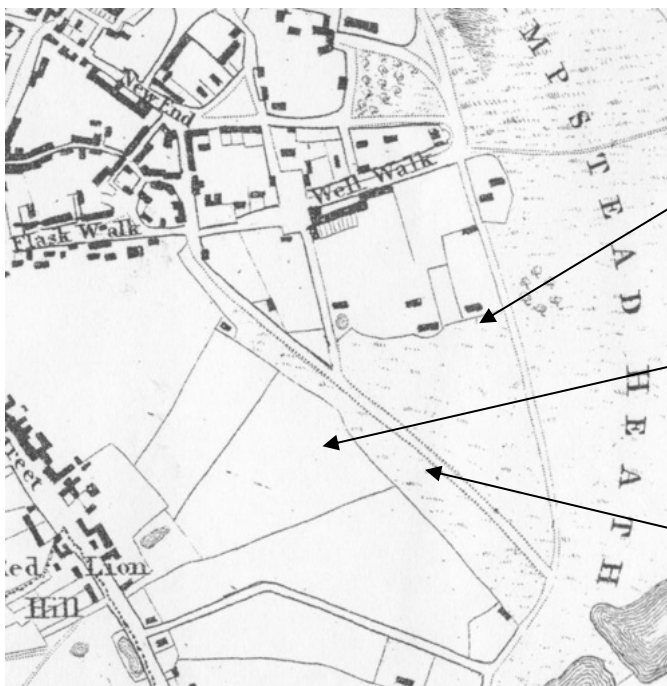
Sight lines of photograph above

Biodiversity Corridor C

Rear gardens between Willow Road and Denning Road: Historic tree line.



1866 OS map



- East Heath Road
- Field boundary line later to be boundary line of rear gardens of Willow Road and Denning Road
- Willow Road

Newton's 1814 map

This is an historic hedgerow and field boundary; an important linking biodiversity corridor between biodiversity corridors B (Rear gardens SW Christchurch Hill) and D (Rear gardens Downshire Hill and Pilgrims Lane), and the Heath.

Biodiversity Corridor **D**

Rear gardens between Downshire Hill and Pilgrim's Lane: Historic tree line.



Google Earth 2016



Biodiversity Corridor D: Historic hedgerow line

1866 OS map



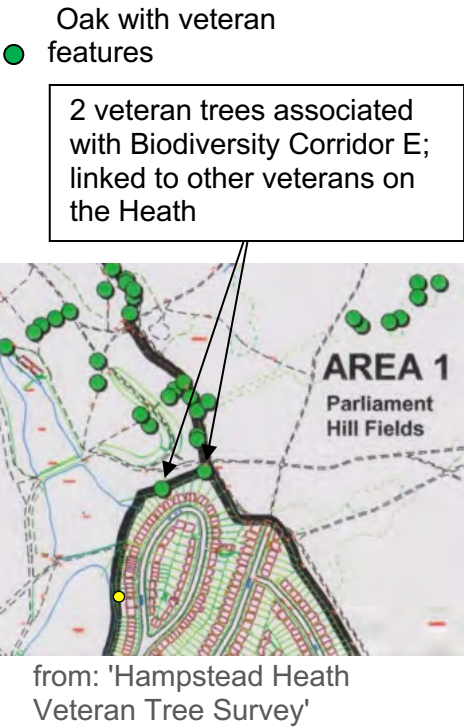
1814 Newton's map

While the actual trees on the 1866 OS map no longer exist, there is still a continuous line of tall canopied mature and over-mature trees along this boundary line between Downshire Hill and Pilgrim's Lane rear gardens. It is still fiercely protected by local people against over pruning or undermining by sub-garden basement applications. This gives a continuous tall tree canopy line from the Heath running towards the town that can still be used by its attendant invertebrates, birds, small mammals and bats.

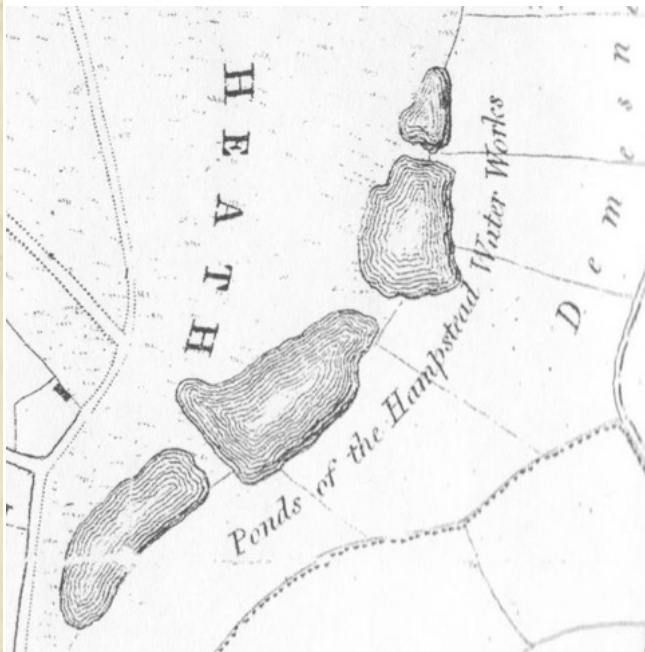
Biodiversity Corridor E

South Hill Park and South Hill Park Gardens including Heath Edge Gardens and Parliament Hill (207 in Camden's schedule of Open Spaces).

This corridor follows ancient hedgerow and boundary lines, its distinctive shape and lines of trees easily recognisable on old maps. At the top of South Hill Park it still contains two veteran trees and the whole corridor is a continuous line of tall forest-type tree canopies. These link the wild life associated with mature and veteran trees to the western end of the SINC CaB104 and on towards Biodiversity Corridor F via Open Spaces South End Green and Keats and Downshire Gardens, and Local Green Spaces Heath Hurst Gardens and Keat's House Gardens. Its close proximity on one edge to the Hampstead ponds is important for transferring wild life associated with these ponds to other smaller ponds within Hampstead's gardens and Open Spaces.



1866 OS map



Newton's 1814 map



Manorial map 1762



1746 John Rocques map

Biodiversity Corridor F

Rear gardens Hampstead Hill Gardens

This corridor is an historic tree line following ancient hedgerow and boundary lines, its distinctive shape and lines of trees easily recognisable on the 1866 OS map and John Roque's map of 1746. It is closely related to Biodiversity Corridor D 'Rear gardens between Downshire Hill and Pilgrims Lane', and to Biodiversity Corridor J 'Spring Walk/Thurlow Road to Fitzjohns/Daleham via Lyndhurst Terrace'. Through its close association with proposed Local Green Spaces 'Hampstead Green', 'Heath Hurst Gardens', and 'Keats' House Gardens', and with Open Spaces 'Keats & Downshire Gardens', and hence to 'South End Triangle', it is a wildlife corridor with important links to the Heath.

There are a number of mature lime trees along its length, particularly at its High Street end, which may help to explain the reported presence of bats in the rear gardens here, so close to the High Street.



1866 OS map (Keats Grove was then called John Street)



Newton's 1814 map showing northern extent of fields marked 261 & 276 on the 1866 OS map



John Rocque's map of 1746 showing the familiar outline of this historic hedgerow corner above 'Pound' (now Pond) Street.

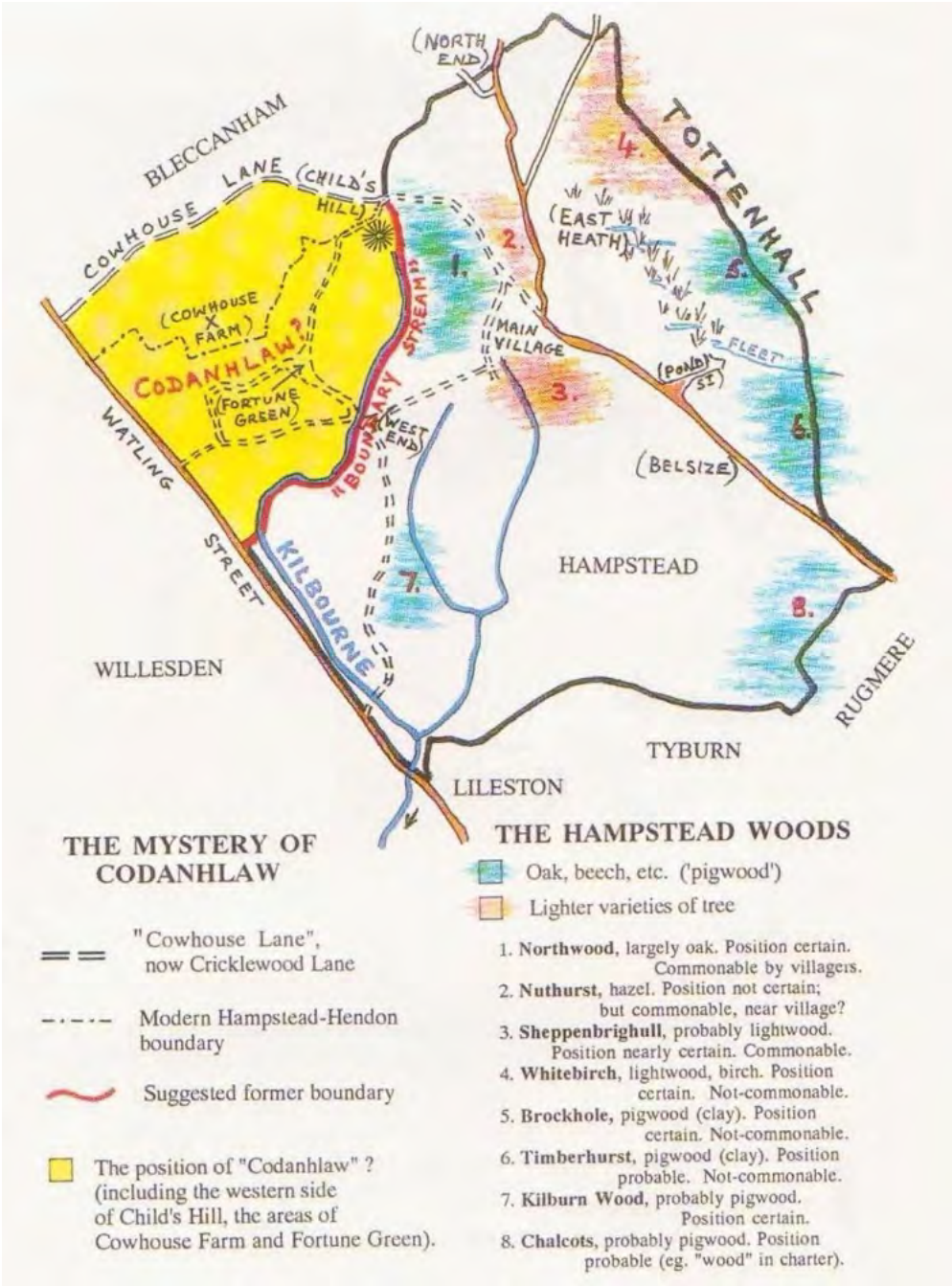
Biodiversity Corridor G

North-Western Frogna

This biodiversity corridor runs along the private 'shrubbery' on the western side of Frogna Nos 115- 99, and continues down the western side of Frogna to join to Oak Hill Park Local Green Space.

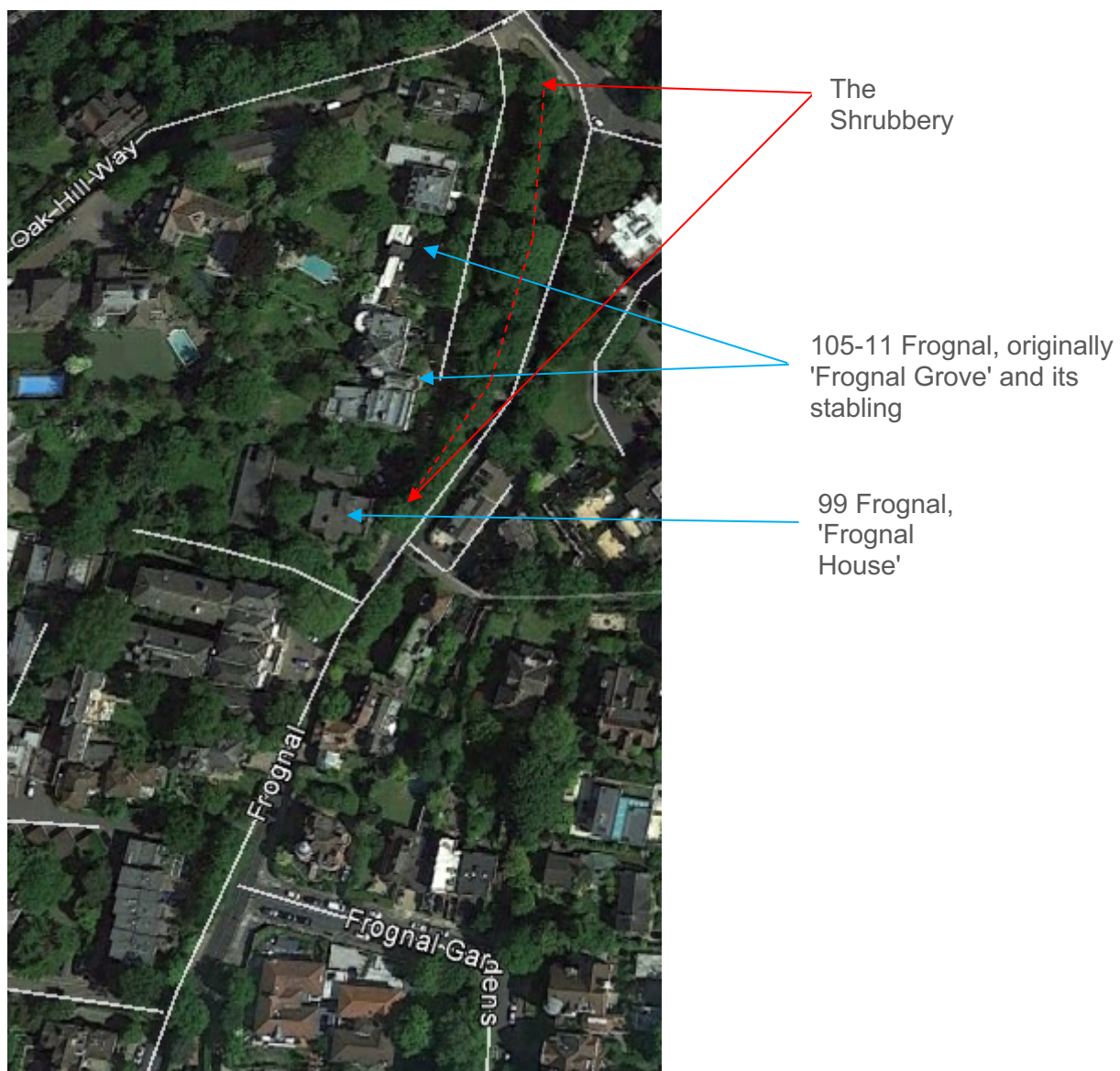
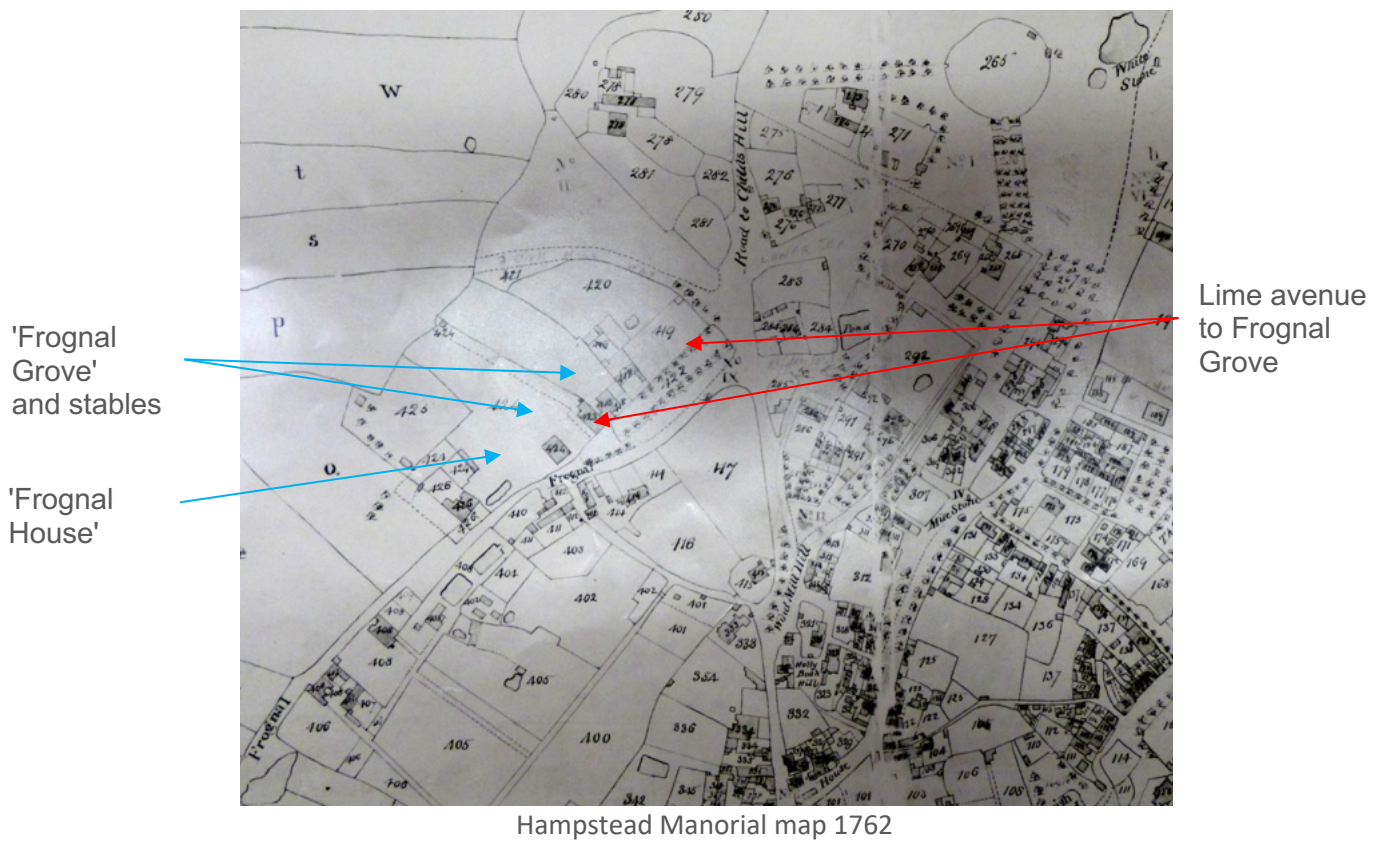
History

A large oak wood 'Northwood' grew on the Bagshot bed in the Frogna-Childs Hill area in the 15th century and probably for centuries before (from David Sullivan's *The Westminster Corridor*, 1994):



Frogna was mentioned in the early 15th century as a customary tenement, the "house called Frogna", which lay on the west side of the road, probably on the site later occupied by Frogna House, now 99 Frogna.

By the 17th century there were several cottages and houses at Frogna; the name probably indicating the road leading from the church and manor farm northward to the heath. On the west side of Frogna only the estate associated with Frogna House was ancient copyhold. The rest was either ancient demesne to the south or waste (heath) to the north. In 1740 Frogna field was the eastern abutment of Northfield, part of the demesne.



In 1741 the architect Henry Flitcroft (1697-1769) acquired from Thomas Watson-Wentworth, earl of Malton, a house dating from 1700 or earlier on what was then heath, a coach house and stable and another cottage, and himself obtained further grants of adjoining waste, including the lime walk illustrated by William Collins in his painting 'As happy as a King' (1836) - see Biodiversity Corridor J. He probably built Frognal (later Montagu) Grove on the site (now nos. 105 and 107 Frognal; no. 109 and 111 Frognal were formed from the stabling).

In 1811 Frognal was a 'hamlet of handsome residences', surrounded by groves and gardens 'of an extent begrudged by builders in these modern days'. (Abraham, quoted in *Images of Hampstead* S Jenkins & J Ditchburn, 56.)

Nowadays, the 'Shrubbery' opposite 103 to 115 Frognal is owned in sections by each house, ensuring that this area of green that shields these houses from the road and its traffic can never be built over. The biodiversity corridor also includes the large gardens of 90, 99 & 99a (Sisters of St Dorothy Convent) Frognal.

Green Links

This corridor is an important link to Biodiversity Corridor K and to Oak Hill Park Local Green Space, both of which contain veteran oak trees. While these trees are probably not old enough to be remnants of the old Northwood, nevertheless the continuity of oak trees and other tall forest-type trees such as limes and their links to each other are important for them and for the wildlife associated with them. This corridor is an eastern link between the SINC of Branch Hill and St John's churchyard and the Local Green Space of Oak Hill Park.

Biodiversity Corridor **H**

Hampstead Grove, Admirals Walk, Upper and Lower Terrace

This biodiversity corridor includes the Upper Terrace Reservoir, the gardens of Upper Terrace House, Admiral's House, Grove Lodge, Netley Cottage, Fenton House, and Grove End, as well as the three small public open spaces of Windmill Hill Enclosures in Upper Terrace, with the late-mature sweet chestnut with veteran features on the green triangle on Upper Terrace near to Judges Walk.



Sweet chestnut on Green Triangle of the 'Windmill Enclosures': winter and summer

The tall lime trees of this biodiversity corridor are an important feature of this area of Hampstead. The 'Victoria County History' states that Hampstead has a history of planting lines or groves of trees. The area in and around this biodiversity corridor particularly does: it could easily be re-named 'Groveland'. Hampstead Grove - the road previously named 'The Grove' but changed to distinguish it from the road with the same name in Highgate - has several buildings with the name Grove close by, including: 'Grove Lodge', 'Grove End', 'Old Grove House' and 'The Grove' (the previous name for Admiral's House) while 'Frognal Grove' (an 18th century house famous for its impressive avenue of lime trees leading up to the entrance of the house and later named 'Montagu Grove' was converted into 105-111 Frognal) and the more modern 'Highgrove Point' are just south of here within Biodiversity Corridor G 'Frognal', and the road Grove Place is to the east.



Frogmal Grove, engraving by Maria Catherine Prestel (1747-94)

The lime walk planted up to Frogmal Grove has featured in many old Hampstead pictures, notably in 'As Happy as a King' (1836) by William Collins at the Tate Gallery:



Indeed William Hone in his *Table Book* of 1827 called Hampstead 'the place of groves'. There are still enough fine old lime trees along Hampstead Grove, Admirals Walk and Upper Terrace to justify its name.



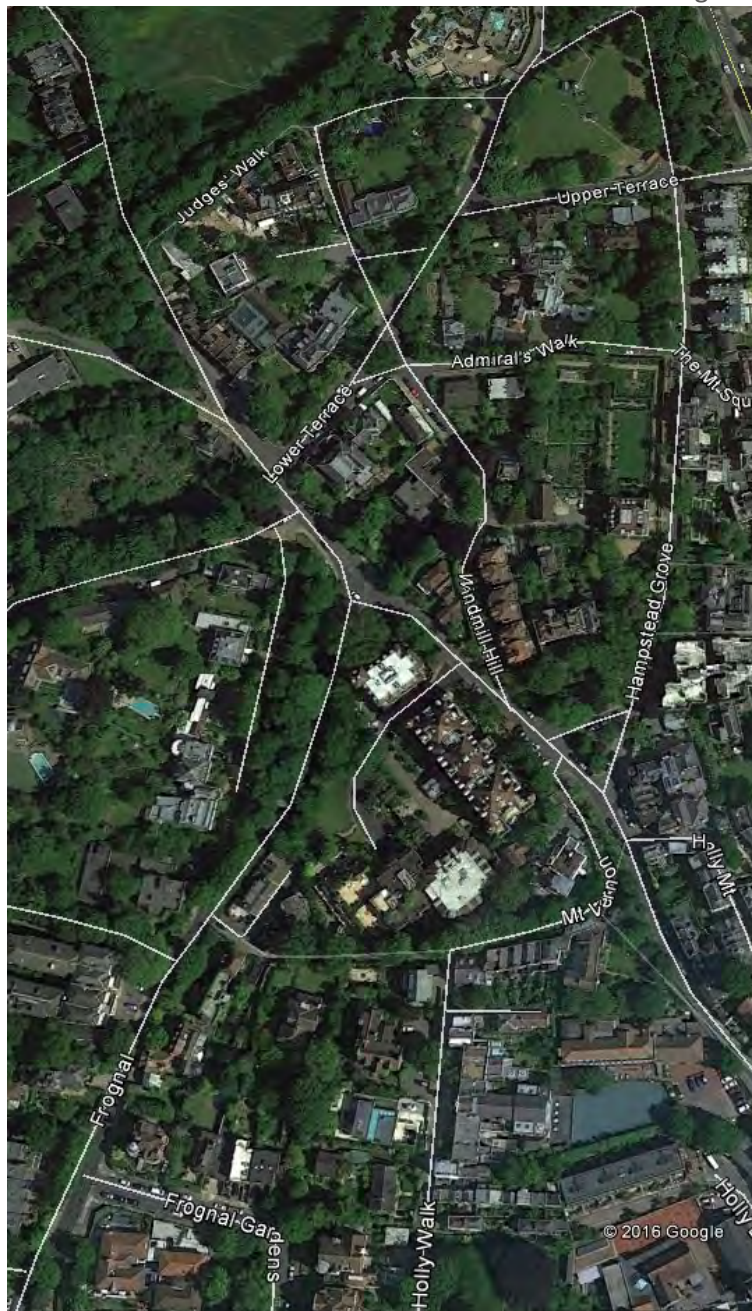
Row of Admirals Walk lime trees (on left), winter



Row of lime trees by Grove House, Admirals Walk, winter



Lines of lime trees in Admiral's Walk - and along Hampstead Grove in summer



Historic lime trees by Netley Cottage,



Historic lime trees in summer



Recently pollarded lime trees along south west section Lower Terrace in winter and in summer

The presence of these tall water-loving forest trees reflect the many springs and tributaries of the Westbourne river that flow through this area and can be seen at the bottom of the many wells present here e.g. one within Admiral's House and three alone within the grounds of Fenton House.

There was previously a triangular pond known as Clock House Pond (west of Clock House, the previous name for Fenton House) or Crockett's Pond just below Admiral's House and bounded by Admiral's Walk, Windmill Hill and the public footpath running between the two and immediately west of Fenton House's west wall. This was painted by John Constable during the time that he rented 2 Lower Terrace nearby in the summers of 1821 and 1822:



The many 18th and 19th century paintings of this area include lime, poplar, willow and oak trees (large water-loving trees for keeping gardens, roadways and paths drier) show these trees to be an important historic feature of this area and have practical water-balancing value in this area of wells and ponds, with groundwater that to this day can erode silt from the soil and is a local cause of building subsidence.

Biodiversity Corridor I

Holly Hill to Church Row & Perrins Walk NF boundary, via Frogнал Gardens.

This biodiversity corridor continues on from Biodiversity Corridor H, extending down via Frogнал Gardens to meet St John's Churchyard in neighbouring Church Row & Perrins Wsalk Neighbourhood Forum, an important Borough level grade I Site of Importance for Nature Conservation. These two biodiversity corridors connect this SINC with Hampstead Heath.

The main gardens in BC I are those of 'Mount Vernon House', 'Pavilion Court' (a wonderful woodland garden of great biodiversity value behind the northern wall of Holly Walk before it turns south) and 'Frogнал End' (18 Frogнал Gardens, built 1892). Biodiversity Corridor I runs south along the front gardens of 1-9 Frogнал Gardens.





John Constable's 'Trees at Hampstead: The path to church' 1821

Constable painted the oil 'Trees at Hampstead: The path to church' in 1821 when he was living at 2, Lower Terrace. On September 20 1821, when he was painting it, he wrote to his friend John Fisher: "I have done some studies ... particularly a natural (but highly Elegant) group of trees, Ashes, Elms, and Oaks etc which will be of quite as much service to me as if I had bought the feild [sic] and Hedge Row, which contains them, and perhaps one time or another will fetch as much for my children."

In fact his children retained this work, now in the V&A, perhaps from sentiment, because it depicts the way to Hampstead Parish church (just visible at the extreme left hand side of the painting) where Constable and his wife lay buried.)

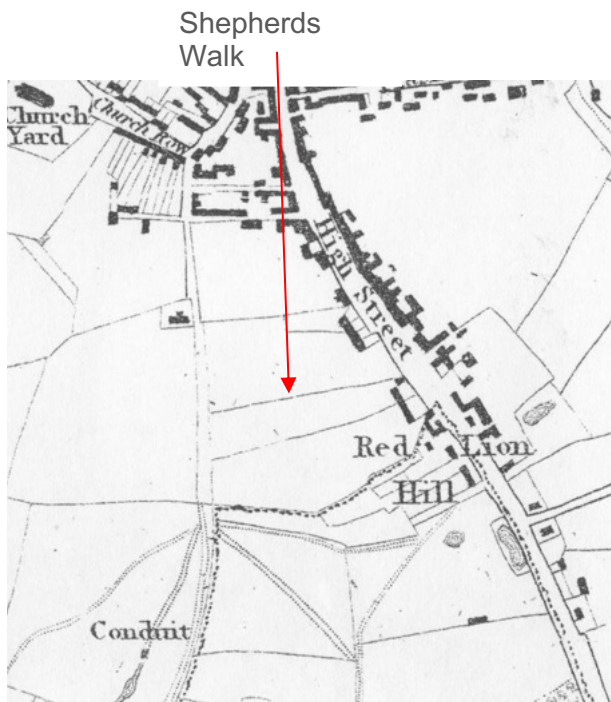
It is difficult to judge exactly where it was painted but this line of trees is likely to be along the line of this biodiversity corridor as the most direct route to St John's church from 2 Lower Terrace: paths on the western side of field 138 on the 1866 OS map. Other possible routes he could have painted with a line of trees on the left hand side of a path when walking down to the church would have been well off any route he is likely to have taken.

Biodiversity Corridor J

Shepherds Walk, Spring Walk and Spring Path



Google Earth



1814 Newton's map

This biodiversity corridor BC J is a long established line of trees and gardens that runs south west along the rear gardens of the length of north west Thurlow Road, just south of Shepherd Walk which later becomes Spring Walk. It then continues south down the western gardens of Lyndhurst Terrace and part of the course of the Shepherd stream, then between the rear gardens of Daleham Gardens and Fitzjohns Avenue to the edge of the HNF boundary.

BC J includes the garden of Elm Bank: a large mid-Victorian detached villa built in the 1860s with a large garden on three sides.



Elm Bank

1866 OS map



Stanford's Library map 1862

As it follows the original course of the Shepherd stream between the rear gardens of Fitzjohns Avenue and Daleham Gardens, the garden boundary here contains several black poplars, water-loving trees that were planted to help keep the gardens less waterlogged. These are not always being replaced with black poplars now they are coming towards the ends of their lives or are removed for development, so many gardens are now reported as much wetter and other trees as suffering from more outbreaks of honey fungus. Nevertheless bats and tawny owls have been observed in these gardens.

Biodiversity Corridor K

Western Frognal rear gardens from south Redington Road to HNF boundary.

This biodiversity corridor runs south from the rear gardens of 1-19 Redington Road, 67-61 Frognal and 23 Frognal Lane, across the front gardens of 21 and 19 Frognal Lane, crosses Frognal Lane then runs along the western gardens of Frognal and the east side of Langleigh Gardens to the edge of Hampstead Neighbourhood Forum boundary. Here it links with Redington Frognal Neighbourhood Forum's biodiversity corridor.

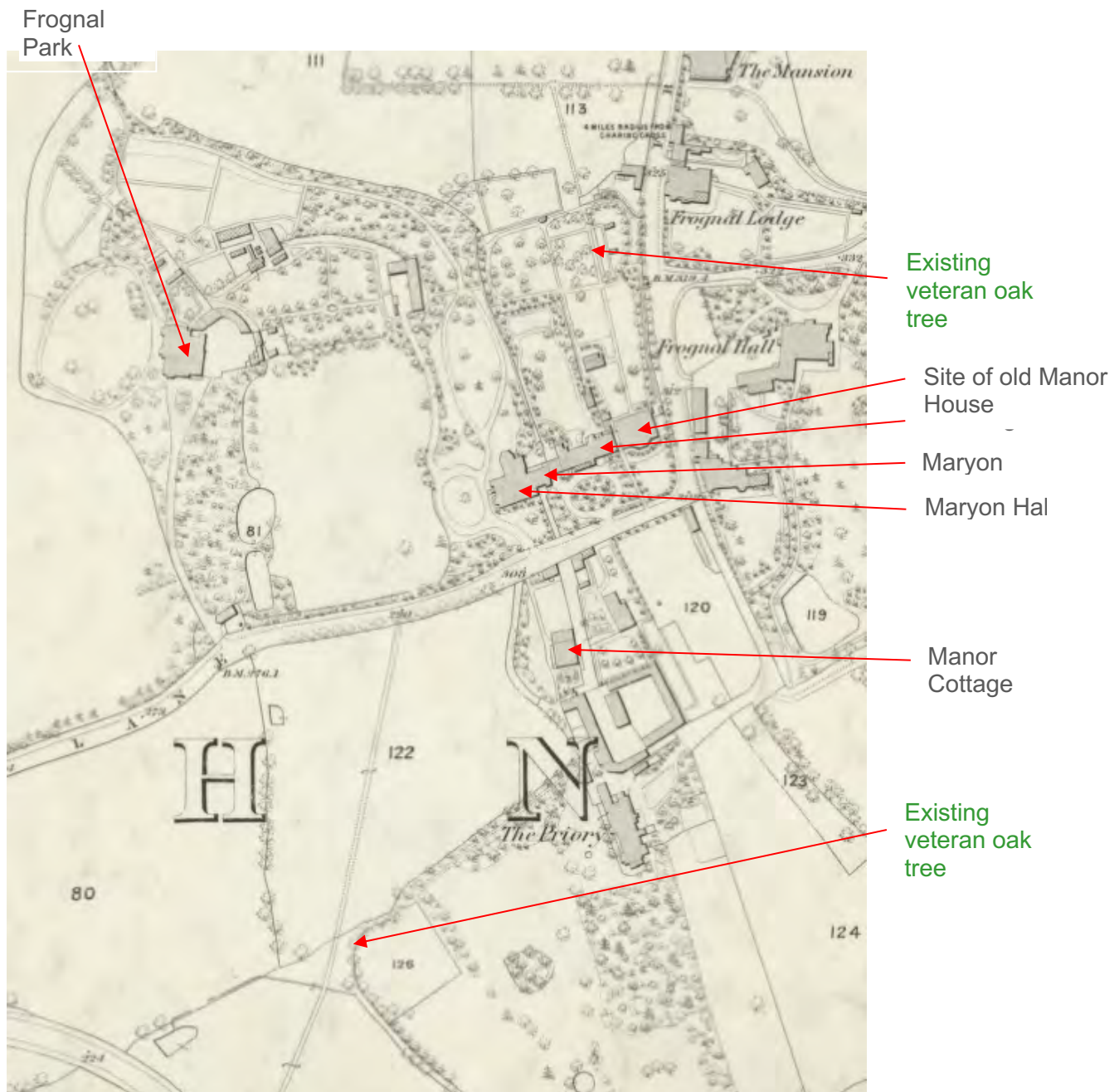
This biodiversity corridor has good historical credentials as it contained the Hampstead Estate manor-house where the Courts Lees were held. The section north of Frognal Lane was ancient demesne land (land that the lord of a manor, in feudal times, kept for himself rather than letting out): part of Manor Farm. Later it became the eastern side of Frognal Park, an area between Old Frognal Court (now 23 Frognal Lane) and the house called Frognal Park. The old manor-house which stood at the north-east corner of West End Lane (now called Frognal Lane) was a long, low farmhouse building. This was demolished and a brick house built on the site (Old Frognal Court now 23 Frognal Lane), another further west (Maryon Hall), later split into two houses: Maryon Hall (no. 19) and Maryon House (no. 21) Frognal Lane.

In the 1800s Frognal Park had grounds of 23 acres, and Manor Cottage (south of Frognal Lane and now number 40) had grounds of 5 acres, with the grounds of Frognal Priory continuing south. A grand veteran oak tree now in the garden of 65 Frognal 'Old Oak Place' would have been a mature tree then. With the development of Frognal down to Frognal Lane during the 1880s, most but not all signs of farm life disappeared. The gardens of these houses now form a section of the proposed biodiversity corridor with fine tall trees including holm oaks where tawny owls and woodpeckers were previously seen to roost and still fly to.





from Newton's 1814 map



This biodiversity corridor is an important link for another veteran tree associated with 27 Lindfield Gardens and a large area of rear gardens with tall trees and springs: part of Redington Froggnal Neighbourhood Forum which will be proposed as a Biodiversity Corridor itself.

Local Green Space: **Branch Hill**

The area proposed as the Branch Hill Local Green Space (LGS) is on the western slopes of Hampstead. It consists of the area of the Branch Hill Grade I Borough level Site of Importance for Nature (SINC) CaB104 and two additional areas.

Branch Hill SINC consists of several individual blocks of woodland, interposed with small areas of open grassland, allotments, gardens around a local authority housing estate and private gardens.

Geologically the LGS lies on Bagshot Sands and the spring line between the Bagshot Sands and the Claygate Beds. The northern part is a valley formed from the original stream flowing from the site of Branch Hill Pond (a spring near the junction of Branch Hill and West Heath Road, but now dried up most of the year since 1900). Its course, now underground and mainly but not all in pipes, is west south west before it turns south to join the Canon Stream at the western end of Redington Gardens and down Heath Drive to cross Finchley Road. Another arises from springs in Oak Wood, separated from the eastern branch of the Westbourne that arises from the Whitestone area and above Admiral's Walk by a higher ridge. The Branch Hill area streams flow into the more western river Kylburne that eventually runs into the eastern Westbourne and thence to the Thames.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC.

Other LA designation:

Public Open Space (Small Local), nos 145, 146, 147, 148, 269 in Camden's Schedule of Open Spaces.
Hampstead Conservation Area.

Supports Local Plan Policies:

SP13 (open space and biodiversity) 'protect and enhance and when and where possible extend the existing boundaries of the borough's green belt, designated open land, designated open spaces, green chains, allotments, river corridors and other open spaces from inappropriate development'; 'protect and improve sites of biodiversity and nature conservation'; 'protection, management and enhancement of existing trees'.



Current extent of Branch Hill SINC CaB102



Proposed boundaries of Branch Hill Local Green Space showing the 2 additional areas

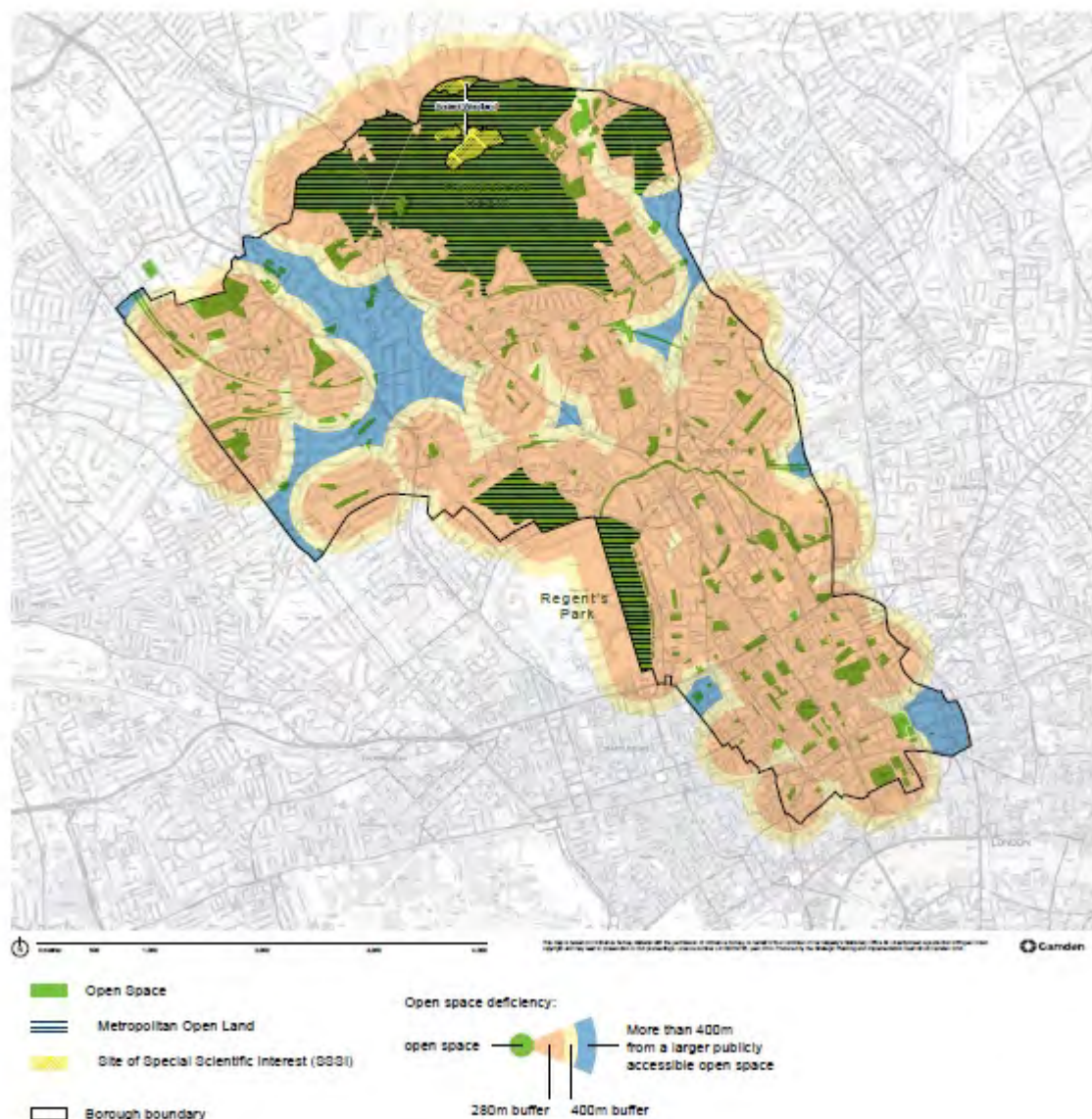


Sections of Branch Hill SINC with their Camden Open Spaces schedule numbers



Houses associated with LGS Branch Hill and its neighbouring LGS Oak Hill Park

Hampstead ward has 1.1 hectares of Total Public Open Space Area per 1,000 population, but Frognal and Fitzjohns has 0.6 and the map of 'Locations deficient in natural greenspace' in the Camden draft Local Plan show the importance of the Branch Hill Local Green Space to our neighbouring ward as well as to Hampstead.



Camden Local Plan Map 3: Locations deficient in natural greenspace

Branch Hill House Gardens

History

On the site of Branch Hill House there have been several houses since the first built on a piece of 'waste' (that is demesne heathland) near to Northwood well in **the early 1700s**. The second house built on this site in 1745 by the architect Henry Flitcroft (1697-1769) was enlarged by Thomas Neave who, to his 4 acres of copyhold land added 9 acres of demesne freehold purchased in 1807 and 1815, and 21½ acres of demesne that he leased from 1808. It is said the house was re-built by Teulon in the 1860s but this too was replaced by the present exterior in 1901, and converted and unsympathetically extended in 1965 by Camden Council to become an old people's home.

Richness of Wildlife:

The gardens, though reduced from their Edwardian extent, include some areas of woodland (the area bounded by the roads Branch Hill, Spedan Close and Heysham Lane has a Woodland TPO), lawns and flower beds with some specimen trees and some individually TPOed trees. There is also an upright monolith and a stump. These veteran oak tree remains are still immensely important habitat for beetles and other invertebrates and fungi exclusive to veteran trees and dead wood.

Retained standing deadwood:
habitat that is important for veteran
trees



Branch Hill Allotments

Adjacent to Frognal Rise and Oak Hill Way are the well-used Branch Hill Allotments that were formed from the gardens of Branch Hill House, probably including a kitchen garden for which part of a wall remains. In the 1980s the neglected gardens were taken on by enterprising gardeners who informally maintained them by growing vegetables there. Their endeavours had the support of local residents and The Heath & Hampstead Society, and resulted in Camden Council earmarking the land for community use as allotments.

Use by Local Community:

The Branch Hill Allotments Association is currently taking over management of the area from LB Camden. There are 32 plots here, although a number are divided in two, and some 40 allotment-holders belong to the Association. Probably half as many again ('helpers') garden there and visiting schoolchildren are pleased to assist. It is a regular and active part of the annual Open Garden Squares weekend. The Association aims to allow wildness while developing cultivation in this area once frequented by poets such as John Keats and Gerard Manley Hopkins, and artists such as John Constable and George Romney.





One of the two main ponds and part of the wildlife strip



Winter time

There is de facto access to most of the site and it is an extremely popular recreational resource for many local people.

Richness of Wildlife:

It has a wide nature strip along its Oak Hill Way boundary, is surrounded by trees along and just inside all boundaries, and supports several bee hives and ponds.

Plot holders report that a good number of birds regularly visit the site including jay, great spotted woodpecker, tawny owl, nuthatch, goldcrest, long-tailed tit, kestrel, heron and stone chat as well as the more common robins, blackbirds, pigeons and parakeets. Bats are seen in summer at dusk, stag beetles and their larvae are found in some piles of logs kept carefully protected in the wild strip, and tadpoles, newts

and many varieties of insects such as water boatmen and dragon flies have self-colonised the ponds for many years.

Support of Local Plan Policies by Branch Hill Allotments:

The Development Policies document CPG6 recognises the important function of allotments in achieving **Camden's Plan** Policy DP31 that **supports** 'Provision of, and improvements to open space and outdoor sport and recreation facilities' and sets out the need to conserve and improve open space provision with the Borough. Camden identifies allotments and community garden space as the Council's priority for on-site provision, due to the very high demand and limited scope for additional provision.

Given the limited number of allotment sites in the Borough, the majority of residential areas (except those in the immediate vicinity of an allotment site) have poor access to allotment provision. Residents can consider themselves fortunate that they have 2 allotment sites within the Plan area - one (Branch Hill allotments) Camden owned, one community managed (by South End Green Mansfield Allotment Association) - despite there being no allotments actually within Hampstead Ward. Waiting lists for all 4 Camden-owned allotments are now closed with the Branch Hill wait now approaching 20 years.

Designation of Branch Hill Allotments as part of a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, f and h; A3 'Biodiversity': a, c, e, f and h. Through its provision of facilities for allotment holders and their helpers**, it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.

Spedan Close

Below Branch Hill House is a low-rise tiered housing scheme built unobtrusively in the midst of the woods on a site purchased by Camden Council in 1965. The estate was designed in 1974-78 by Gordon Benson and Alan Forsyth. The houses have gardens that also form the roof of the house below, thus blending into the surrounding green space.

Wildlife and Use by Local Community:

The woodland around Spedan Close and Oak Tree House contains numerous mature trees including hornbeam (*Carpinus betulus*), horse chestnut (*Aesculus hippocastanum*), yew (*Taxus baccata*), beech (*Fagus sylvatica*), sweet chestnut (*Castanea sativa*), oak (*Quercus* sp.) and ash (*Fraxinus excelsior*). Amongst the understorey species are holly (*Ilex aquifolium*), elder (*Sambucus nigra*) and cherry laurel (*Prunus laurocerasus*) ('Review of Sites of Importance for Nature Conservation (SINC) in the London Borough of Camden', 2014). Sections near Spedan Close houses and Heysham Lane roadway and pathways have been landscaped in a way that blends in well with the surrounding woodland and is maintained by Camden with the help of 'Green Gym'.

Oak Hill Wood

Richness of Wildlife:

The area of Oak Hill Wood is particularly known for its native bluebells. This is the largest individual block of woodland in the Branch Hill area. It is secondary woodland which includes sweet chestnut (*Castanea sativa*), horse-chestnut (*Aesculus hippocastanum*), sycamore (*Acer pseudoplatanus*), oak (*Quercus* sp.), white poplar (*Populus alba*), common lime (*Tilia x europaea*) and holly (*Ilex aquifolium*). Other species have colonised, including silver birch (*Betula pendula*), downy birch (*B. pubescens*), elm (*Ulmus* sp.), ash (*Fraxinus excelsior*) and elder (*Sambucus nigra*) ('Review of Sites of Importance for Nature Conservation (SINC) in the London Borough of Camden', 2014). Many of its taller trees have veteran characteristics and are therefore important sources of insects and fungi associated with such trees, as well as harbouring birds and bats that nest within their hollows and holes.

After rainfall its sloping areas run with water rivulets and there are permanently boggy areas at their base, even in periods of drought. The local streams merge into the eastern arm of the Canon Stream which can be heard under a manhole cover in Redington Gardens outside Oak Tree House. The gardens of private houses Coombe Edge and Oak Hill House are also included in this section.

It is of immense importance as a biodiversity corridor into the village, particularly for bats and owls and for the link between the veteran hedgerow trees on Hampstead Heath and the veteran hedgerow trees in the Redington Frognaal area that still exist in some gardens.

Spedan Close Play Area

Connected to Oak Hill Wood by wide wooded avenues of common lime, poplar (*Populus* sp.) and yew (*Taxus baccata*), the grounds of Oak Hill House (mostly composed of sycamore and oak), and of Heysham House, is a smaller area of woodland and scrub in the north-west corner of the site. It is dominated by sycamore (*Acer pseudoplatanus*) with an understorey in which holly is abundant and accompanied by a small number of species including hawthorn (*Crataegus monogyna*), elder, cherry laurel and bramble (*Rubus fruticosus*) ('Review of Sites of Importance for Nature Conservation (SINC) in the London Borough of Camden', 2014).



Spedan Close Play Area

Use by Local Community:

Spedan Close Play Area is set in a wooded enclosure in this north-west area and provides a valuable play facility for the local community. It caters for children from 4-12 years old.

Evidence for Particular Importance

As well as containing the largest area deficient in natural greenspace in Camden, our neighbouring Frognaal and Fitzjohns ward has zero public parks, the only ward in Camden to have none.

From Camden's Joint Strategic Needs Assessment in 'Camden Open Space, Sport and Recreation Study Final Report June 2014':

The proposed standard for children's play should follow the GLA recommended standard of 10 sq.m per child (0.15 ha per 1000 population), but with the inclusion of an element of provision of formal children's play which it is recommended should be 0.65 sq.m per child (0.01 ha per 1000 population). The following play space access standards are recommended: *All residents within the Borough should have access to a formal children's play provision within 400 m from home, and all residents within the Borough should have access to a GLA designated Site of Borough Importance or Site of Metropolitan Importance for Nature Conservation within 1 km from home.*

From Camden's Map of 'Locations deficient in natural greenspace' (see above) it can be seen that this proposed Local Green Space is very close to the largest area of greenspace deficiency in Camden. This shows the importance of Oak Hill Wood and the public Play Area to our neighbouring ward. It is thus very precious and warrants the strongest statutory protection which the status of 'Site of Importance for Nature Conservation' - being non-statutory - does not give it.

Wooded bank south of Firecrest

This is a private wooded area aside Firecrest Drive, that is the grounds of this modern and sensitively built series of blocks of flats. It has a high density of mature trees, carefully retained fallen trees with their deadwood habitat, and a significant veteran (previously hedgerow) tree. This is fenced off from but is otherwise connected with the woods of the north-western section and play area, and is chiefly composed of sycamore, oak, yew and lime. This area passes along the valley formed by the stream that runs from the spring at the site of the original Branch Hill pond. This river valley and its wooded bank along with 'additional area 2' is an immensely important bridge between the wildlife and veteran trees of Hampstead Heath and those of gardens in the Redington Frognal Neighbourhood Area. Birds have been recorded for some years by a resident of Firecrest (see the report 'Heysham Lane & Firecrest Woodland Bird Sightings & Nests').

Use by Local Community:

The Firecrest community comprises approximately 48 households many of which are families with children or regularly visiting grandchildren who use the gardens for leisure. Only ten of the households are houses with their own garden space so this area is of great value to the majority who live in the flats. While private, this is an area of recreation not only for the Firecrest community, but also for the many users of Heysham Lane, who either live on the similarly wooded Spedan estate, or walk through to access the Heath or the children's playground there.

All these facilities are integral with or contiguous to the Firecrest trees & gardens, thus the recreational use & benefits to wildlife and the natural Heath land surroundings are far more widespread than just for the Firecrest residents; the widespread value & benefit of the space cannot be separated by apparent boundaries.



Veteran oak: a lapsed hedgerow pollard

The particularly rich habitat associated with the wooded bank and sensitively managed gardens of Firecrest

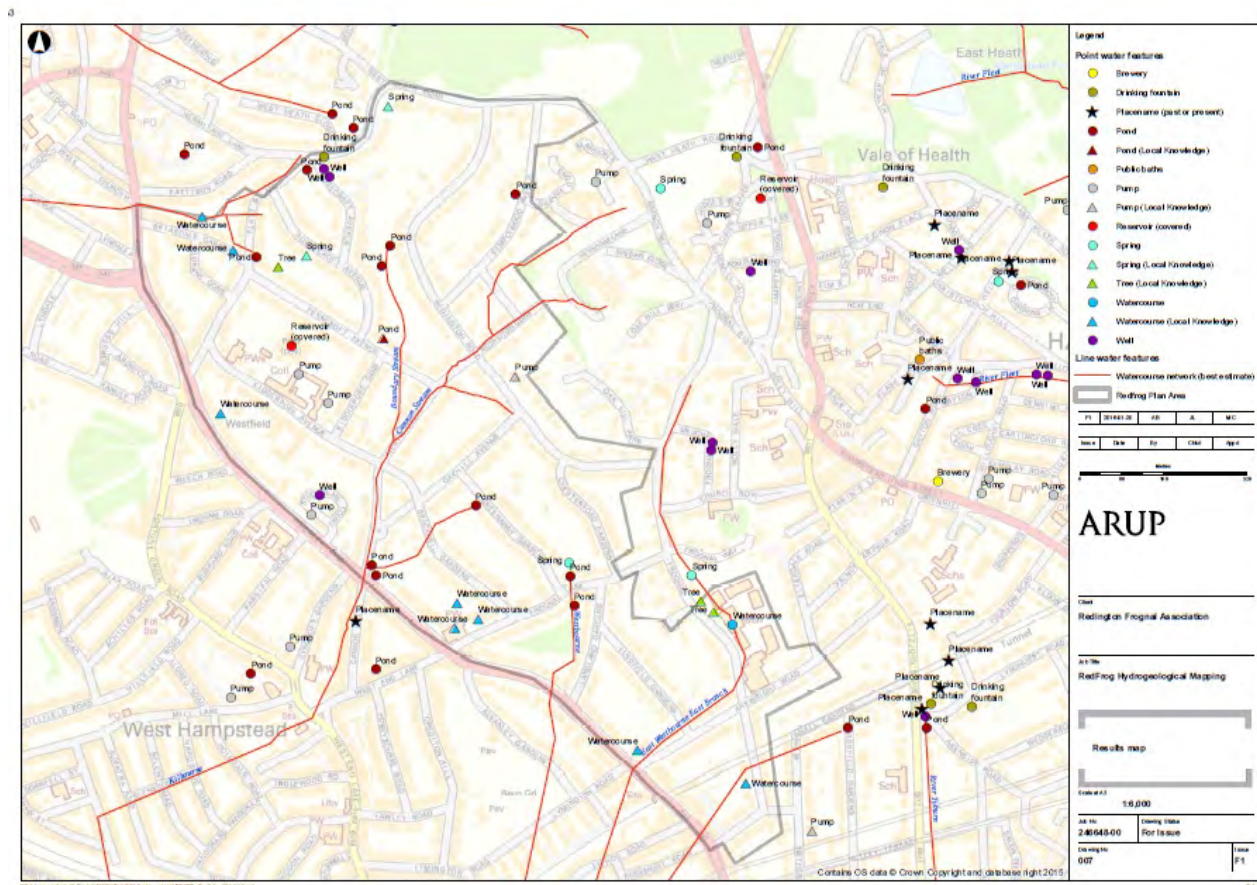


Fallen trees & deadwood in the grounds of Firecrest

Additional Areas

All the woodland and gardens mentioned above are within the Branch Hill SINC. Two additional areas are proposed to be included within this Local Green Space.

- 1) The additional area of woodland garden to the west of Birchwood Drive is important as it joins Branch Hill SINC to the proposed Biodiversity Corridor within the Redington Frognal Neighbourhood Forum area. This corridor runs from Hampstead Heath towards Finchley Road along the valley of the western arm of the Canon stream and thence to the course of the river Kyleburne. It provides cover for birds and bats and a route for non-flying invertebrates and fungi.
- 2) The area of trees and garden along the east of Firecrest Drive provides more continuity with Hampstead Heath than the Branch Hill SINC can give alone, assisting the physical connections between veteran trees on the Heath, within Branch Hill SINC and along Hampstead and Redington Frognal NFs' biodiversity corridors.



Local Green Space: **Oak Hill Park**

History

Oak Hill Park Estate was formed from the demesne land to the west of Frognal, originally part of the Anglo-Saxon North Wood though latterly fields and farmland: demesne land leased from the Lord of the Manor.

Oak Hill Park Estate: The builder, Thomas Clowser built 10 houses in the 1870s in what he called Oak Hill Park estate after the new road running from Frognal to Oak Hill House and Lodge was built. Florence Nightingale was a frequent visitor to Oak Hill Park, where Manley Hopkins, an authority on maritime law, lived in the 1850s with his family, including Gerard, the future poet.

The Oak Hill Park development was built in 1961-65 by Michael Lyell Associates, with landscaped grounds. Oak Hill Park is a private estate managed by Dawlin, Oak Hill Park's freehold management company.

Oak Hill Lodge and Oak Hill House Thomas Neave sold Branch Hill Lodge and built two houses to the west on former demesne land: Oak Hill Lodge where he was living by 1840, and Oak Hill House. George Smith (1824- 1901), founder of the Dictionary of National Biography, lived from 1863 to 1872 in Oak Hill Lodge, where he entertained leading writers and artists. Oak Hill Lodge became part of the new Oak Hill Estate, the house was demolished and the present block of flats was built in the 1960s, now managed by the estate's property management company Dawlin.

Oak Hill House is still privately owned and separate from the Oak Hill Park Estate management. Part of its rear garden was sold in the 1960s to extend the rear garden of 28 Redington Road (this part of the garden is now within Redington Frognal Neighbourhood Forum area) and several other houses have been built within its garden: Weeping Ash and the Garden House.

Richness of Wildlife

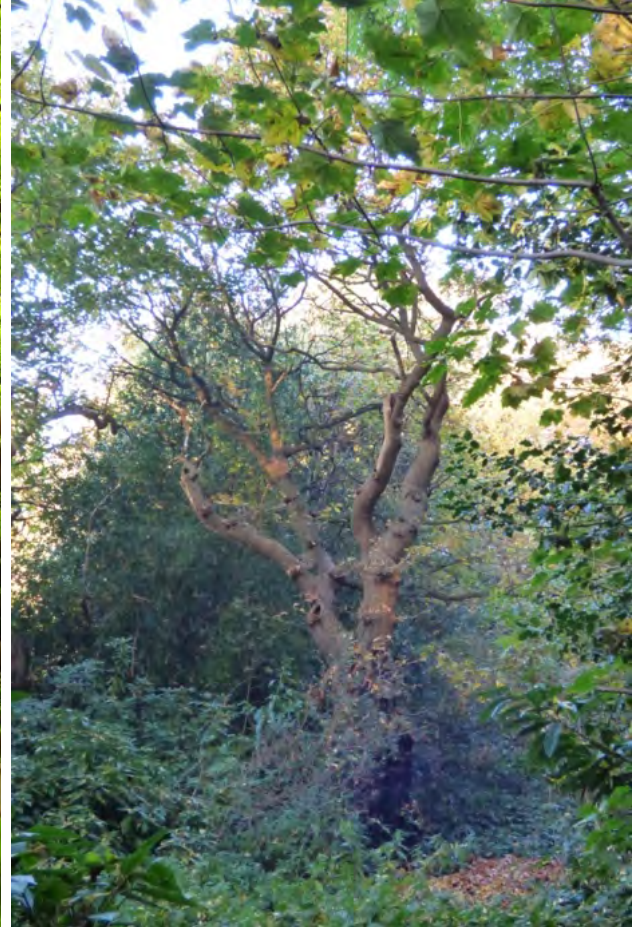
The Oak Hill Park Local Green Space area contains some areas of woodland and a range of trees, both indigenous and non-indigenous, and importantly a wide range of tree ages. Being surrounded by dense woodland on two sides it is also an important area of habitat for nesting owls, other bird species, bees and bats. The range of flowering shrubs, planted flowers and wilder areas means that this is a rich habitat for invertebrates, and hence the birds and bats that feed on them.

Veteran trees

Oak Hill Park Estate and Oak Hill House contain a number of veteran trees of 250 or more years old, and quite a number with veteran features. One of the veteran trees in Oak Hill House grounds contains a wild bees nest within a hole in the trunk. These veteran trees are of immense importance to the other veteran trees and the wildlife specific to this special habitat in the area, being part of a bridge between these local veteran trees and those on Hampstead Heath, and also the veteran trees of the future.



Veteran oak by fence on the right with wild bees nest



Another oak with veteran features: good habitat



Wild bees nest within the trunk of the veteran oak tree above

Owners

All residents of Oak Hill Park Estate are members of Dawlin, the freehold management company for Oak Hill Park. The board of Dawlin declined to support the proposal to make Oak Hill Park a Local Green Space due to their concern that it is a private, not public open estate.

Management

Dawlin manages the green areas of Oak Hill Park, clearly with a mind to protecting wildlife and looking after the many trees of which there are upwards of 140, some part of group TPOs Hampstead 5 and 11.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of Oak Hill Park as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c and e** (bearing in mind that Oak Hill Park Estate is not open space: it is a large private estate open to all its residents); **A3 'Biodiversity': c, e and j. By providing informal play space for its residents children, and a tennis court as well as a restful and beautiful private space for all its adult residents** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities', while recognising that the community is limited to that of the Oak Hill Park Estate which consists of about 80 residences.

Links to other Green Space in the Hampstead Local Plan area

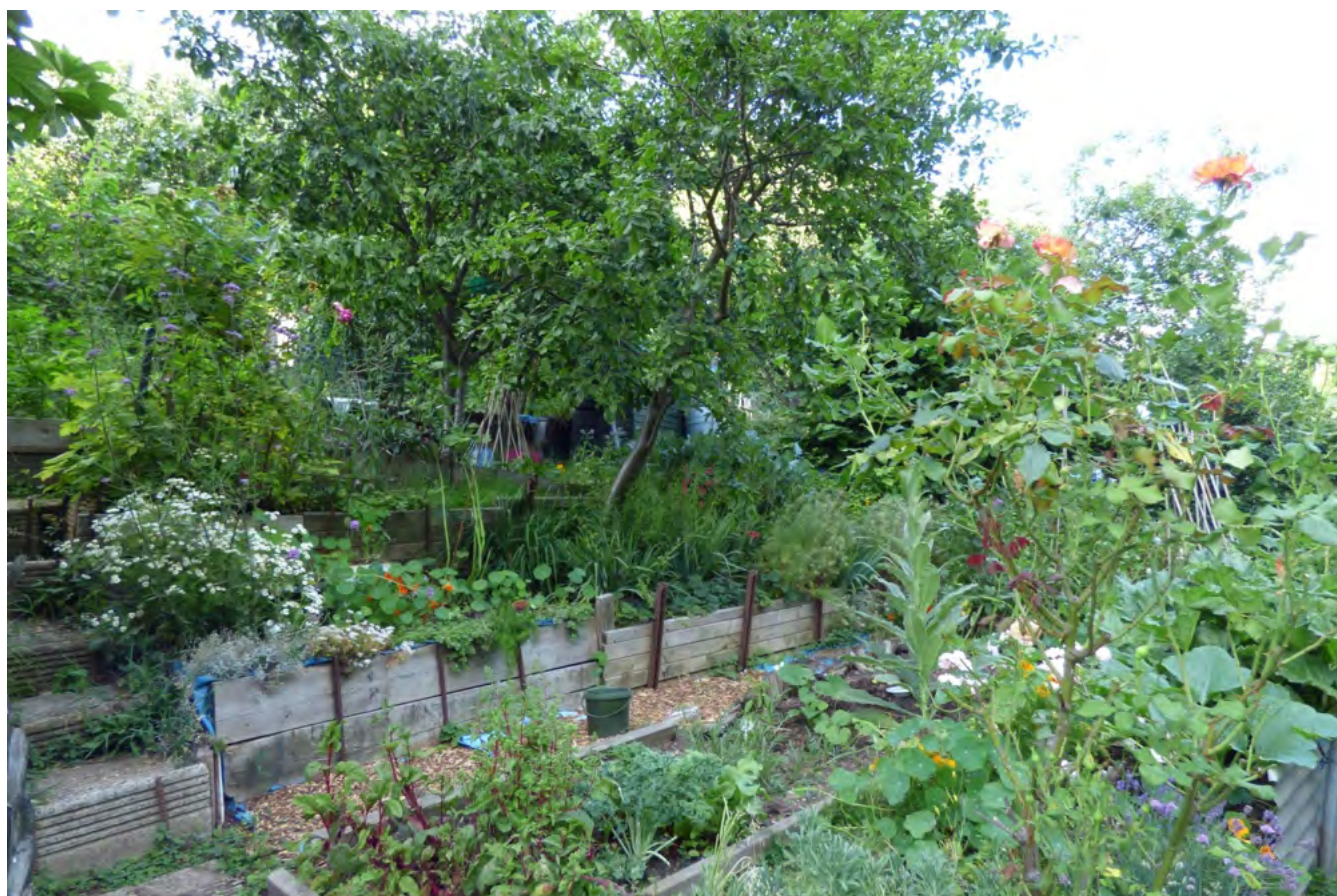
Oak Hill Park Estate sits between Local Green Space and SINC Branch Hill and the Plan's Biodiversity Corridors G (North-western Frognal) and K (Western Frognal rear gardens from south Redington Road to HNF boundary). As such it is in a key position to link Hampstead Heath with significant parts of the Plan Area, but also Redington Frognal Neighbourhood Forum, and Church Row and Perrins Walk Neighbourhood Forum with its Borough level SINC CaBI08 Hampstead Parish Churchyard. A particularly important role here is the link it provides, along with Branch Hill Local Green Space, between the veteran trees on Hampstead Heath with veteran trees and trees with veteran features within the Plan Area, and also those in the Redington Frognal Neighbouring Forum and to the south west of the Plan Area.

Local Green Space: **South End Green and Mansfield Allotments**

The allotments of the South End Green and Mansfield Allotments Association (SEGMA) are on the northern side of Gospel Oak Rail Sides. This proposed Local Green Space lies between the Plan area's boundary on Hampstead Heath and Hampstead Heath Station. SEGMA rents this land from the owners Network Rail. The allotments are on a steep slope down towards the rail line so are terraced. Access is through a gateway at the Hampstead Heath end just by the Savernake Road footbridge to which all allotment holders have keys, and via the gardens of a short section of Parliament Hill and the southern part of Nassington Road.



Extent of SEGMA allotments, up to rear gardens of Nassington Road



Special Policy Area:

Gospel Oak Rail Sides is part of the strategic green corridor 'North London Line railway corridor'. This railway corridor is a narrow corridor across the Borough and although in places is of limited value for wildlife, the areas of greenspace are valuable 'stepping stones' for wildlife movement. The corridor extends from the tunnel at Hampstead Heath station eastwards to Gospel Oak and beyond into Holloway in the Borough of Islington but also southwards from Gospel Oak through Kentish Town and Camden Town before turning eastwards north of Kings Cross and into Islington to Barnsbury and Highbury. From Camden Town the corridor also links westwards to Chalk Farm. This corridor encompasses the Camden SINC of CaBI04 Kentish Town City Farm, Gospel Oak Railsides and Mortimer Terrace Nature Reserve, CaBI05 Chalk Farm Embankment & Adelaide Nature Reserve and CaBI06 North London Line at York Way.

It therefore has recognised links to the strategic Hampstead Ridge corridor (a hilly ridge that bisects Camden and runs through from the neighbouring boroughs of Barnet and Haringey) and the Nash Ramblas Link corridor (a link corridor running up from Parliament Square and the Thames, through the Royal Parks and Primrose Hill to Parliament Hill and Hampstead Heath)².

There is no specific national planning policy relating to allotments. However, allotments can play a critical role in meeting the wider planning objectives of delivering sustainable development which are set out in the National Planning Policy Framework by enhancing the natural environment and improving biodiversity, as well as supporting healthy and more self sufficient communities.

Allotments are identified in the Mayor's 'All London Green Grid' SPD as part of London's multifunctional green infrastructure which maximises the quality of life, supports sustainable food production and helps implement a number of policies within the London Plan and is applicable to the London Borough of Camden. The 'All London Green Grid' acknowledges that currently, only 30,000 Londoners use allotments to grow their own vegetables and fruit. There is a demonstrated lack of provision of statutory allotments in parts of central London, compared to the outer boroughs, partly because central London is excluded from legislation governing allotments (London Plan: Policy 7.22 'Land for food'). Policy 7.22 'Land for food' encourages the use of land for growing food within urban areas and requires Boroughs to protect existing allotments and identify other spaces that could be used for commercial growing of communal gardening.

Other LA designation:

The South End Green and Mansfield Allotments site is part of the Gospel Oak Rail Sides Site of Importance for Nature Conservation (SINC) CaB104, a Borough level grade 1 SINC. It is in the South Hill Park Estate Conservation Area.

Supports Local Plan Policies:

The Development Policies document CPG6 recognises the important function of allotments in achieving **Camden's Plan** Policy DP31 that **supports** 'Provision of, and improvements to open space and outdoor sport and recreation facilities' and sets out the need to conserve and improve open space provision with the Borough. Camden identifies allotments and community garden space as the Council's priority for on-site provision, due to the very high demand and limited scope for additional provision.

However Camden's 4 allotment sites contain only a total of 194 plots with a total area of 1.6ha. South End Green and Mansfield Allotments contain 60 plots in an area of 1.1 hectares, illustrating their local importance.

Camden residents' survey (2013) by Atkins³ revealed that only 23% and 39% of allotment users are within a 5-minute or 10 minute journey of these spaces, whilst 46% and 92% of allotment users are within a 15

² Mayor of London's 'Green Infrastructure and Open Environments: The All London Green Grid' Supplementary Planning Guidance March 2012

³ Atkins: Camden Open Space, Sport and Recreation Study

minute or 30 minute journey of these spaces. In Camden's Open Spaces Study the highest car use identified was amongst respondents who visit cemeteries and allotments; 31% of both of these groups usually go by car, and 41% and 39% walk, respectively. By limiting the catchment area the South End Green and Mansfield Allotments contribute to reducing car use for this purpose.

Given the limited number of allotment sites in the Borough, the majority of residential areas (except those in the immediate vicinity of an allotment site) have poor access to allotment provision. Residents can consider themselves fortunate that they have 2 allotment sites within the Plan area - one (Branch Hill allotments) Camden owned, one community managed (by SEGMA) on the Network Rail-owned land - despite there being no allotments actually within Hampstead Ward. Waiting lists for all 4 Camden-owned allotments are now closed with the Branch Hill wait now approaching 20 years. This demonstrates the importance of South End Green and Mansfield Allotments, which has a waiting list of around 12 years long and the SEGMA committee keeps a close eye on members' allotment use.

Designation of South End Green and Mansfield Allotments as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, f and h; A3 'Biodiversity': a, c, e, f and h. Through its provision of facilities for allotment holders and their helpers,** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.



Use by Local Community:

The railway embankment has 60 plots and SEGMA operates a waiting list. The plots are only available to residents living within the catchment area, part of which is in the Plan Area: Highgate Road (East), Rosslyn Hill/Haverstock Hill (West), Prince of Wales Road (South), Gayton Road/Well Walk (North).



Richness of Wildlife:

The railsides of this section of the North London line between the Forum area's boundary on Hampstead Heath and Hampstead Heath Station are varied and support a variety of habitats including blocks of secondary woodland dominated by sycamore (*Acer pseudoplatanus*) with ash (*Fraxinus excelsior*) and silver birch (*Betula pendula*). These are interspersed with areas of scrub, grassland and tall herbs. The habitats present are closely linked to railside management, with vegetation clearance setting back succession ('Review of Sites of Importance for Nature Conservation (SINC) in the London Borough of Camden', 2014).



There are a number of ponds across the site that encourage associated wildlife. The allotments are terraced, and between allotments, as well as along the rail line fence, blackberry 'hedges' can be found that are kept in check but not too neat and tidy. As a consequence the allotment area produces not only probably the best blackberries in Hampstead, but also encourage a range of wildlife: wild flowers, nettle beds, insects and birds.

The South End Green and Mansfield Allotments site sits between Hampstead Heath and other proposed Local Green Spaces - the World Peace Garden and Heath Hurst Road - whilst receiving and giving links to Biodiversity Corridors E (South Hill Park) and F (Hampstead Hill Gardens) in the Plan area.

It is thus precious and warrants stronger statutory protection which the status of 'Site of Importance for Nature Conservation' - being non-statutory - does not give it.

Local Green Space: **World Peace Garden**

The World Peace Garden is an elongated triangular portion of land on a steep slope above the north platform of Hampstead Heath overground rail station, between the station and the block of flats Parliament Court.



Special Policy Area:

The World Peace Garden is part of the strategic biodiversity corridor 'North London Line railway corridor'. This railway corridor is a narrow corridor across the Borough and although in places is of limited value for wildlife, the areas of greenspace are valuable 'stepping stones' for wildlife movement. The corridor extends from the tunnel at Hampstead Heath station eastwards to Gospel Oak and beyond into Holloway in the Borough of Islington but also southwards from Gospel Oak through Kentish Town and Camden Town before turning eastwards north of Kings Cross and into Islington to Barnsbury and Highbury. From Camden Town the corridor also links westwards to Chalk Farm. This corridor encompasses the Camden SINC of CaBI04 Kentish Town City Farm, Gospel Oak Railsides and Mortimer Terrace Nature Reserve, CaBI05 Chalk Farm Embankment & Adelaide Nature Reserve and CaBI06 North London Line at York Way.

It therefore has recognised links to the strategic Hampstead Ridge corridor (a hilly ridge that bisects Camden and runs through from the neighbouring boroughs of Barnet and Haringey) and the Nash Ramblas Link corridor (a link corridor running up from Parliament Square and the Thames, through the Royal Parks and Primrose Hill to Parliament Hill and Hampstead Heath)⁴.

Other LA designation:

The World Peace Garden is at the far western extent of the Gospel Oak Rail Sides Site of Importance for Nature Conservation (SINC) CaB104, a Borough level grade 1 SINC. It is in the South Hill Park Estate Conservation Area.

Supports Local Plan Policies:

Designation of World Peace Garden Camden as a Local Green Space supports **Camden's Local Plan Policy A2 'Open Space': c, f and h; A3 'Biodiversity': a, c, e, f and h. Through its provision of facilities** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community Facilities'.

Camden's Development Policy DP31 supports 'Provision of, and improvements to open space and outdoor sport and recreation facilities' and sets out the need to conserve and improve open space provision with the Borough. It is consistent with Local Plan policies for sustainable development: Policy C1 Improving and promoting Camden's health and well-being;

⁴ Mayor of London's 'Green Infrastructure and Open Environments: The All London Green Grid' Supplementary Planning Guidance March 2012

Policy C2 Community facilities, culture and leisure.

Links to other Green Space in the Hampstead Local Plan area

The World Peace Garden Camden is a link in a local chain. It links the most southerly part of Hampstead Heath, along the rail sides with the South End Green and Mansfield Allotments (also part of the SINC CaB104), then on to Hampstead Local Plan Biodiversity Corridors F (the rear gardens of Hampstead Hill Gardens, Heath Hurst Road and Keats Grove) which is an historical tree line and hedgerow, Biodiversity corridor D (an historical tree line between Downshire Hill and Pilgims Lane) and thence on to Biodiversity corridor J along Shepherds Walk, Spring Walk and Spring Path.

History of the Site

On the railway embankment above Hampstead Heath Railway Station, this was a neglected area of waste land that had been a dumping area for rubbish for about a 100 years since the construction of the railway. Beginning in 2004, initially with the help of volunteers including *Heath Hands* to clear the land, this area was eventually purchased by local traders Chhaganbhai Mistry and Trustee Jonathan Bergman. Together with local residents and other voluntary and inter faith groups donating their time & energy, over the years this area has been transformed into an unusual & inspiring World Peace Garden for the community. The designers who helped create this undulating woodland garden were landscape gardener Tony Panayiotou, furniture designer and civil engineer Michael Wardle, and trustee and founder Jonathan Bergman.

Use by local community

The World Peace Garden has peaceful picnic areas, a secluded bench area, a stage/platform suitable for assembly group meetings and performance, and includes an auditorium seating area using natural logs. It has in excess of 25,000 visitors per year.

It is frequented by many local residents and families, Royal Free Hospital staff and patients, Hampstead Heath rail commuters and passersby. It is also used by meditation groups, Chi Gong classes, Camden Careers meetings, Chess Championships, Poetry Groups, Schools Visualization groups, Community Planting, Art Schools, Music Concerts and Children's Shows. An after-school and Sunday puppet project are scheduled for summer 2017.

For five consecutive years it has participated in Open Garden Squares Weekend, and it is featured in Silent Spaces. In 2017 the Open Garden Squares Weekend at the World Peace Garden is principally an event for children. It will offer little ones the chance to tie a tag to the Tree of Hope on the theme of 'what I want the world to be like when I grow up', and take part in music, story-telling and art classes.

It's value has also been recognised by winning the Time Out 'Love London Awards' 2016 for Local Culture in Hampstead, an award supported by Mayor of London Sadiq Khan and the Mayor's Office.

Richness of Wildlife

The garden contains several varieties of exotic trees including:

- monkey puzzle,
- cedar of Lebanon,
- Bird of Paradise,
- magnolia,
- cypress,
- pinups,
- azaleas,
- rhododendrons,
- olive,
- bamboo,

tree of Heaven.

There are various fruiting trees with several varieties of:

- apple,
- pear,
- peach.

However the garden also has a number of indigenous trees which have an important role in this Local Green Space providing fruit and seed for birds and nectar for insects:

- sycamore,
- crab apple,
- cherry,
- bay,
- hawthorn,
- yew,
- holly.

It also contains various shrubs and flowers including wild flowers, herbs and:

- climbing roses,
- camelias,
- mahonia,
- pyrocanthas,
- a range of bulbs.

There are 2 pond areas with natural log seating within this semi-wild area. While not as valuable for wildlife as parts of Hampstead Heath, nevertheless this oasis for humans is also used by wildlife. The trees, shrubs and flowers encourage a profuse number of insects and bees to visit. Each year birds are seen to nest within the trees and frogs to spawn in the ponds.



Autumn frog October 2016



Frogspawn April 2017



Tadpole time May 2017

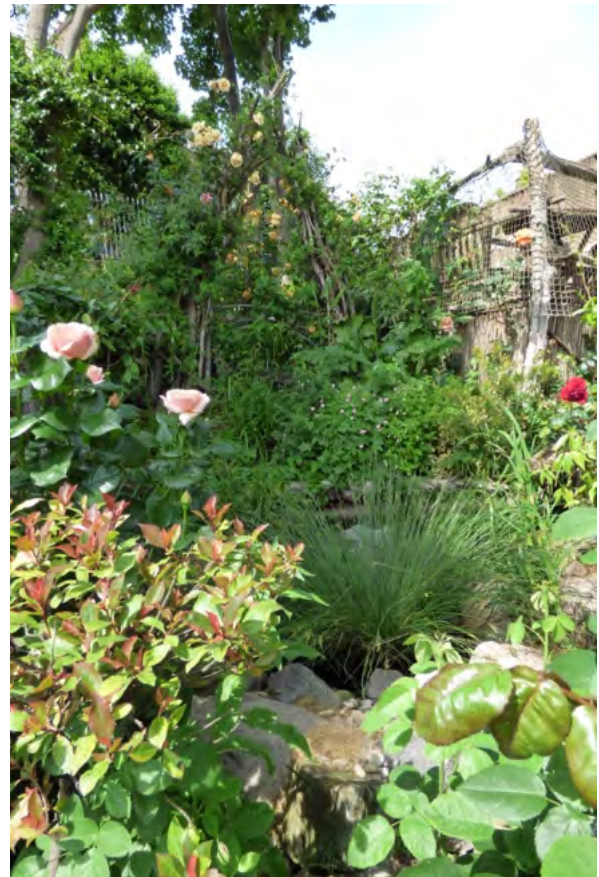


Birds nesting March 2017

Beauty and Tranquility

This strip of community garden is designed to encourage inner peace and harmony within the community.

Peace Tiles were created by Glass Designer resident Melissa Fairbanks and line one of the entrance walls. These Peace Tiles were sponsored by community groups and individuals wishing to contribute with inspiring messages promoting inner peace and awareness.

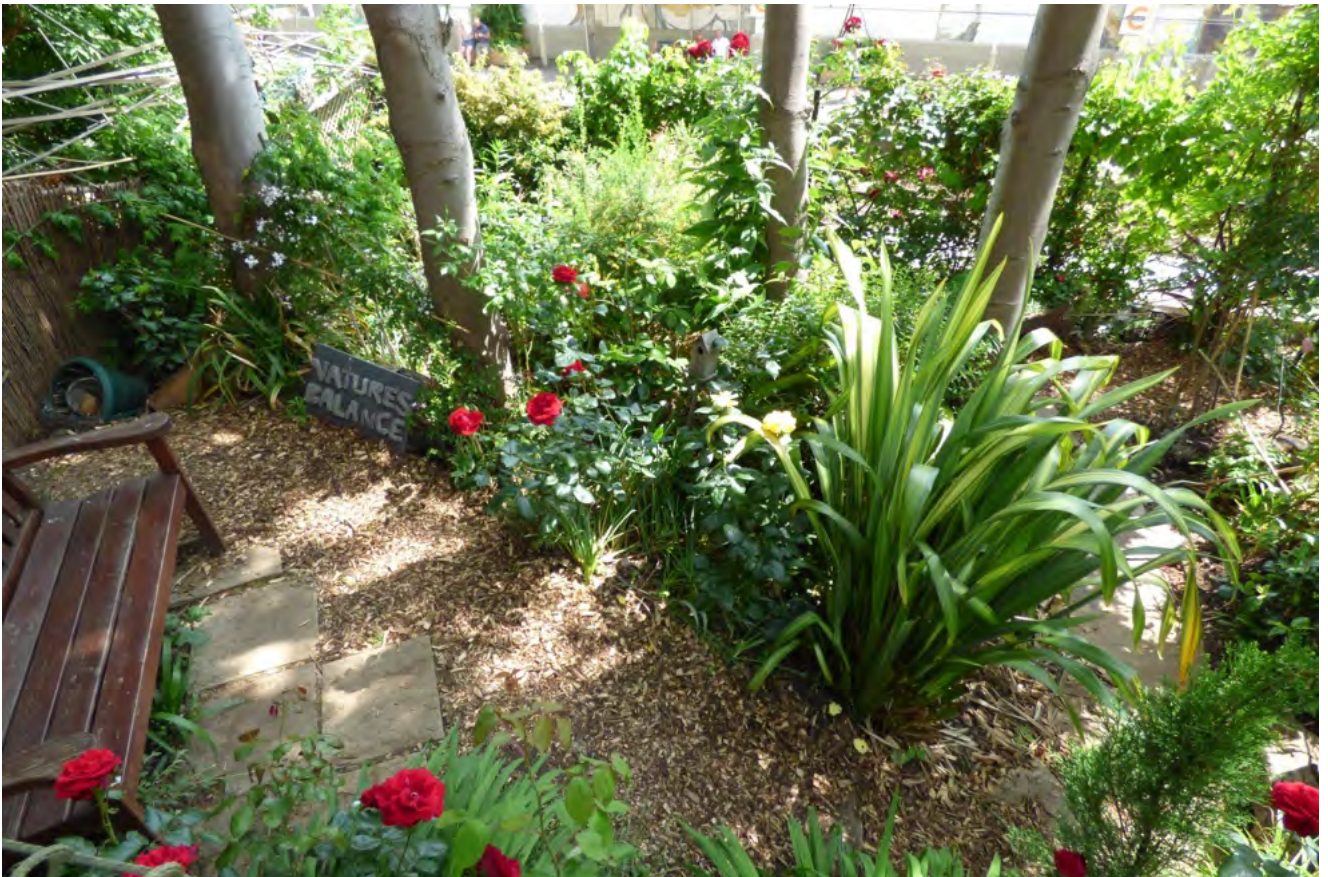




How will the green space be managed in the future?

Local residents and school voluntary groups will continue to practically work in and look after the garden, while Trustee Jonathan Bergman, civil engineer/designer Michael Wardle & Garden designer Tony Panayiotou plan to continue to provide the management lead and are all fully behind the proposal to make this a Local Green Space.





Owners of the land

The World Peace Garden Camden, which is a registered Charity number 1120264, lease the land from Network Rail.

Local Green Space: **Oriel Place Garden**

On the north side a small urban 'garden' with crazy paving and small flower beds; in the middle a vast spreading plane tree, its branches overhanging the garden; around its base an old iron seat into which the trunk of the tree has grown and become embedded.

Evidence for particular importance to and use by the Local Community:

This area has remained locked for many years. Camden's decision to keep it locked following requests from the residents of Oriel Court has been frequently challenged since, indicating the importance of this small garden to local people. Recently this was brought up again during consultation for the Hampstead Local Plan. It was a popular theme within 'Trees and Open Spaces' at the Neighbourhood Forum's 2014 AGM and subsequently. It was also proposed by local people that CIL money be spent on opening up and improving this area; the 4th most popular project obtaining 63.47% of support. Following investigation, this is currently being actively pursued.

Local Significance: Historical

In 1762 there was a crowded area of courtyards and alleys built on the customary tenement of Popes and possibly, in its northern reaches, on the wide green that had formed an extension of the heath in 1680. The alley later called Oriel Court after Oriel House (itself not yet built) existed then, and was a builder's yard. Most of the slum dwellers were rehoused in Wells Buildings, erected in 1876 by the Wells Charity Trust, later renamed Wells Court."

Oriel Place came about as part of a 'Town Improvement' scheme in 1888 that swept away many small alleys and courts where narrow twisted roads and overcrowded courts blocked access to High Street and Heath Street. The High Street was widened, Fitzjohn's Avenue (then Greenhill Road) was extended to meet Heath Street, and soon afterwards Crockett's Court, Bradley's Buildings, and other slums, including Oriel House and other tenemented houses, were replaced by Oriel Place, shops, and tenement blocks. Oriel Place garden was set aside with seating and flower beds.



It can be seen on the 1866 Ordnance Survey Map that the majestic plane tree, expected by many on first seeing the tree to be hundreds of years old, did not exist then. It may have been planted at the same time that Wells (Buildings) Court was developed, for its shade and greenery and with a cast iron bench placed around its trunk. However Camden Tree Officers consider it is about 80 years old so it may well have been planted later. The 1866 OS map shows the warren of little streets in the area that is now between Heath Street and the High Street. The High Street in the 15th century was known as Kingswell Street and in later years Hampstead Street and Hampstead Hill.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

In the Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of Oriel Place gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, f and h; A3 'Biodiversity': c and j. Through its provision of an open space for local people,** it is consistent with Local Plan Policy C2 'Community facilities'.

Hampstead Local Plan:

Important trees

Local Green Space: **Hampstead Green**

History

Hampstead Green is the remains of what was once a much larger area of manorial waste. On the John Rocque map (1746) and the Survey Map of Hampstead Manor (1762) it is shown as an open space with an avenue of 2 rows of trees flanking it's eastern side, surrounded by a few buildings; in the 1830s it was described as 'a grassy playground for children with a fine double row of trees'; in 1862 it appears that the common waste had by now been enclosed as Stanford's map shows 'Hampstead Green' divided into four enclosures. Part of the green was taken when St Stephen's Church was built in 1869-75, gifted by Lord of the Manor Sir Thomas Maryon Wilson. The site then came into the ownership of the church who also had responsibility for its maintenance. By 1915 the OS map shows the remaining 2 areas as one, in 1928 it was referred to as Pond Street Enclosure, a 'small grass plot planted with shrubs and trees', soon to be protected under the London Squares Act of 1931.



Manorial map 1762



Roque's map, 1746



Newton's map, 1814



Stanford's Library map 1862

Red arrows point to Hampstead Green area, south east of corner of Pond Street and Rosslyn Hill



Richness of Wildlife:

Hampstead Green has remained an undisturbed wild flower meadow for hundreds of years. It was neglected for many years and became overgrown until the local community cleared the area and transformed it into a natural open space. The railed triangular site is now grass and wild flowers with around nine trees remaining, species including cherry, red oak, sycamore and poplar.

The area is owned by the LB Camden and is managed for nature conservation with bird boxes, large log piles for insects and an insect hotel. Hampstead Green is not generally open for public access and is left as a site for wildlife, principally as a wild flower meadow to encourage butterflies; a small haven for wildlife, particularly insects, in this busy built up area. In spring it is a blaze of colour: full of crocuses and primroses, followed by daffodils and bluebells. This attractive site can be easily viewed from paths which run around most of its perimeter.



Use by Local Community:

Hampstead Green is within Hampstead, near its south border. It is owned by Camden, but subject to a covenant that restricts its use to “an enclosed open space”. It is between St Stephen's church and the Royal Free Hospital, and is fairly close to South End Green area.

In 2009 local volunteers formed 'Friends of Hampstead Green' and worked to clear some trees and invasive plants, returning it to a butterfly-friendly meadow. Green Gym also took part in this joint venture. The Friends of Hampstead Green have continued and are a group of local people who

... care about preserving the meadow, this precious, unspoilt natural space, and preventing it being turned into just another ordinary 'park'.



Hampstead Green (Google Earth) prior to selective tree & sapling removal (2003) and after (2015)



The Friends of Hampstead Green have now linked up with the local volunteer group *Heath Hands*. Both groups contribute regular maintenance, and concern and support for its future protection.



Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Hampstead Green has recently been made a Local Site of Importance for Nature Conservation: CaL17. Its site description is as follows:

Hampstead Green is a small triangular grassland area, surrounded by roads and pedestrian paths. The grassland is dominated by Yorkshire fog (*Holcus lanatus*), common bent (*Agrostis capillaris*) meadow foxtail (*Alopecurus pratensis*) and rough meadow-grass (*Poa trivialis*). It is managed as a wildflower meadow and supports a variety of herbs, such as bluebells (*Hyacinthus* sp.), red and white campion (*Silene dioica* and *S. latifolia*), common knapweed (*Centaurea nigra*), common vetch (*Vicia sativa*), yarrow (*Achillea millefolium*), cow parsley (*Anthriscus sylvestris*) and oxeye-daisy (*Leucanthemum vulgare*). Mature oak trees stand around the perimeter of grassland.

Other LA designation:

Hampstead Green is listed as Public Open Space 49 in the LB Camden Unitary Development Plans Schedule of Open Spaces. Hampstead Green is in the Hampstead Conservation Area.

Hampstead Local Plan:

Hampstead Green lies close to Biodiversity Corridor F (Hampstead Hill Gardens) and Local Green Space Heath Hurst Gardens in the Plan Area.

It is thus precious and warrants stronger statutory protection which the status of 'Site of Importance for Nature Conservation' - being non-statutory - does not give it.

Supports Local Plan Policies:

Designation of Hampstead Green as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, f and h; A3 'Biodiversity': a, c, e, f, h and i. Through its provision of a beautiful space for local people to nurture and to admire and of interest to children,** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.



Local Green Space: **Keat's House Garden**

Local Significance: (Historical and Beauty)

The house, originally called Wentworth Place, was built between 1814-6 by William Woods for Charles Wentworth Dilke and Charles Armitage Brown, as a pair of semi-detached houses sharing a common garden. The land was enclosed from Hampstead Heath, and Dilke and Brown were among the first to build here. There were stables to the south-west and a kitchen garden to the north-west of house; the stables were later converted to house a collection relating to Keats and branch library, and what was the kitchen garden became the approach path to the library. John Keats (1795- 1821) lived here with Charles Brown for 17 months from 1818-1820 at which time the house was known as Lawn Bank, and from April 1819 his next door neighbour was Mrs Brawne and her three children, who had taken Wentworth Place when the Dilkes went to Westminster. Keats and the eldest daughter Fanny met and fell in love. The earliest references to the garden appear in the letters of Keats himself from his time living here in the years 1819-20. He recounts walking in the garden, seeking inspiration there and gazing at the outside world from his parlour when consumption had rendered him weak.

The garden in Keats' day was a woodland garden and a second entrance used to exist to the north; Keats referred to a 'grass plot' in front of the windows. An ancient plum tree that stood near the front of the house has been replaced and a plaque beneath it relates how the 'Ode to a Nightingale' was written there.



In 1920-21 the house was threatened with destruction, but was saved by money raised by public subscription and it was vested in Hampstead Borough Council to be maintained in perpetuity in Keats' memory. It was opened to the public on 25 May 1925.

In 1974-5 LB Camden, who succeeded Hampstead Borough Council, restored the house with funding from the Historic Buildings Council. The garden was replanted in the late 1970s with advice from Peter Goodchild and included flowering shrubs within a north fenced boundary, with mature trees including plane and lime. The approach path to the house was flanked by lavender hedges and had a mixed border along the east boundary. Ash, beech, sycamore were planted along the south boundary.

In 1998 City of London took over responsibility for the house, which was managed by London Metropolitan Archives and some restoration was undertaken. Although formerly on the English Heritage Register of Parks and Gardens of Special Historic Interest, Keats House was removed in 2003.



In 2007, Keats House was awarded a Heritage Lottery Fund grant of £424,000 to undertake substantial restoration and it re-opened in 2009. In tandem with the refurbishment of the house, the garden was also redesigned. In October 2008 and with the assistance of the volunteer group *Heath Hands*, a new hedge was planted around the border of the garden and new fruit trees, plants and shrubs, all in keeping with the Regency period, were put in place. Each border of the garden reflects an aspect of Keats's poetry: Melancholy, Autumn and Nightingale. A group of volunteers from *Heath Hands* have continued to take part in weekly Wednesday maintenance sessions.





Use by the Local Community:

Keats House and Garden are open all year round Wednesday to Saturday and Good Friday and Bank Holiday Mondays 11am to 5pm. While there is a fee for entry to the house, entry to the garden is free. The toilets in the garden are also wheelchair accessible.



The gardens have supported and been a part of Open Garden Squares weekend for many year where they are described as

"providing a moment of calm in bustling Hampstead. Mere steps away from the Heath, our beautifully tended garden allows you the opportunity to walk in the steps of one of the most well-loved of the Romantic poets – John Keats. aiming to highlight the inspiration and dedication behind the tranquillity of our garden, as well as the hard work carried out by the volunteers and skilled horticulturists who tend the garden."

Families are welcome to picnic or play in the garden during their visit; the garden makes a lovely setting for a picnic when the weather is fine. **Family Days are also organised and advertised locally such as the 'Minibeast Safari':**

"Pick up a wildlife spotter sheet and see what birds and beasties you can spy. You can also make a miniature bug hotel to encourage minibeasts into your own gardens and outdoor spaces.

Free, just drop in."

School visits include interactive sessions investigating insects, flowers and trees in the garden. They support National Curriculum requirements for Science Key Stage 2: Life Processes and Living Things - Green Plants and Living Things in Their Environment.

Free guided tours of the Keats House garden are regularly organised, exploring elements of Keats's poetry and how it inspired the existing planting schemes. **'Minibeast Safaris' are also run for children, and some evenings in the summer the garden remains open until late for experiencing dusk in the garden.**

Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge

Other LA designation: Public Open Space (Small Local)

English Heritage Grade I listing [not Garden, though this importantly forms the setting of the Grade I listed house]

Supports Local Plan Policies:

Designation of Keat's House Gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, e, f and h; A3 'Biodiversity': a, c, e, f, h and i. Through its provision of a restful and beautiful space with facilities for local people and children,** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.

Hampstead Local Plan:

Heath Fringes, Biodiversity Corridors

Links to other Green Spaces in the Hampstead Local Plan area

Keat's House Gardens is very near to the southern part of the Heath and is in line with the strategic biodiversity corridor 'North London Line railway corridor'. It is close to Local Green Spaces 'Heath Hurst Gardens' and 'World Peace Garden', close to Private Open Space 'Keats & Downshire Gardens', and lies between the Plan's biodiversity corridors E (South Hill Park and South Hill Park Gardens including Heath Edge Gardens and Parliament Hill) and F (Hampstead Hill Gardens).

Local Green Space: **Holly Hill**

Description of Site

'Holly Hill' is the area of planting bounded by the roads Holly Hill and Mount Vernon and the tarmac footpath going up to the top of Mount Vernon. It is a raised-up bank due to the steepness of the hill here with a wall and drop on the west side of the road Holly Hill.

Historical Significance



Holly Hill in 1840

The site of 'Holly Hill' can be seen to the west of the steep cart track that was Holly Hill in a painting of 1840. In c.1900 Holly Hill was under threat for road widening in connection with railway works but opposition from local people prevented this, meaning that the green bank 'Holly Hill' was retained for locals to continue to appreciate.



Recent History

Since the late 19th century / early 20th century it has been maintained by Hampstead Borough Council as an area of regularly mown grass. This was continued by LB Camden Parks & Open Spaces Department, but it eventually turned to scrub.



Use by local community

The original desire of the local community to protect and improve this area is continuing. The *Holly Hill Conservation Volunteers* were formed in October 2013, signing an agreement with Camden in September 2014 for permission to access the Holly Hill site to enhance it. This would be by clearing the ivy, brambles and scrub and sowing, growing and maintaining this area for plants, flowers, fruits, grasses, herbs and shrubs.

The group is a member of Conservation Volunteers and has around 20 members, of which about half regularly help with gardening on the site. The annual membership fee pays for insurance and plants; plant donations also received. Access is otherwise not safe for members of the public.



Richness of Wildlife

An area within the site is retained for wild flowers and by using organic methods, insects and birds can visit without harm. The site is very popular with bats who swoop around the area on warm evenings. The volunteers have put up a bat box on the Holly Hill bank and have a bat detector. This demonstrates the regular seasonal presence of bats and is useful for introducing children to the fascination of our local bats.

Beauty and Tranquility

While it is on a moderately busy thoroughfare it nevertheless provides visual beauty through its interplanting of a variety of trees, shrubs, bulbs, garden flowers and wild flowers. It has become a local amenity in the sense that people often stop to admire the view/flowers and children enjoy learning the names of the plants as they come into bloom. The planting is of native varieties e.g. evening primrose, foxgloves, damson and sage. Snowdrops, primroses and daffodils provide beautiful early cover until the (pre-existing) bluebells come out.

Owners of the land

London Borough of Camden

How will the green space be managed in the future?

It is expected that LB Camden ownership will continue, with the Holly Hill volunteers continuing to maintain it.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.



Other LA designation:

Holly Hill Bank is in the Hampstead Conservation Area.

Hampstead Local Plan:

Holly Hill Bank lies east of the Plan's Biodiversity Corridor H (Hampstead Grove, Admirals Walk, Upper and Lower Terrace) and Local Green Space 'Fenton House Garden' in the Plan Area.

Supports Local Plan Policies:

Designation of Holly Hill Bank as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, e, f and h; A3 'Biodiversity': a, c, e, f and h. Through its provision of a beautiful space for local people to nurture and to admire and of interest to children,** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.

Local Green Space: **Fenton House Garden**

Local Significance: (Historical and Beauty)

Fenton House was built c1693 as a merchant's house in Hampstead, receiving its present name after 1793 when the house was bought by the merchant Mr P I Fenton. It now belongs to the National Trust, bequeathed to them in 1952 by Lady Binning, its last owner and resident. The house is kept much as it was 300 years ago. The house has Historic England grade 1 listing. This does not extend to the 1½ acre walled garden, though the garden gates, railings and walls (dating from C17th and C18th with alterations) are listed (grade II) and the garden provides an important setting for the house.

A description of the garden in 1756 records that it had fruit trees and a kitchen garden. The layout today is not dissimilar to that of the 1860s with a lawn to the south with central gravel path leading from the entrance gates to what was then the main entrance of the house. Although there are no longer flower beds here, the South Walk has been planted with over 3,000 snowdrops.

North of the house were terraced gardens with perimeter walks comprising a flower garden and walled kitchen garden. By the 1880s there was a lawn tennis court and vinery.



Nowadays Fenton House garden to the north is on three levels: it has a delightful formal walled and terraced garden including a small sunken rose garden, and an orchard and working kitchen garden with a wide range of vegetables. The more formal parts of the garden include colourful herbaceous borders edged with box and a sunken rose garden. Scented herbs include lavender, rosemary and dianthus. It was the regional winner of the National Trust Gardens Award 2000.

Richness of Wildlife

The 300 year old orchard is kept unmown all through the summer to encourage the growth of wild flowers, maintaining this area as supportive of a wide range of insects. There are spring bulbs including native bluebells amongst the fruit trees in the orchard that boasts over 30 varieties of apple.



Use by the Local Community:

Fenton House Gardens are open to the public with a voluntary donation every day except Mondays during the open season - March: Sat/Sun 2-5pm; April- Oct: Wed-Fri 2-5pm/Sat/Sun/BH 11-5pm. There is a self-guided walks leaflet. Local people are frequently to be found sitting within the garden, quietly enjoying its peace and tranquillity, while visitors walk around looking at the wide range of flowers and shrubs. The *Fenton House garden volunteers* are mainly drawn from local people who gain enjoyment and gardening experience while regularly working here.

In addition various events take place in the gardens:

- Open Garden Square weekend
- National Garden Scheme
- Garden Easter Egg Trail
- Apple Weekend
- Bank Holiday picnics

Special Policy Area:

The garden is within the Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Fenton House and garden is within the Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of Fenton House Gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, e, f and h; A3 'Biodiversity': a, c, e, f, h and i. Through its provision of a restful and beautiful space with facilities for National Trust visitors, local people and children,** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.

Hampstead Local Plan:

Biodiversity corridors, Historic tree lines.

Links to other Green Space in the Hampstead Local Plan area

Fenton House gardens hold a key place within the Plan's Biodiversity Corridor H that runs from Hampstead Heath and Upper Terrace Reservoir, through the Lower Terrace and Admiral's Walk area, and along Hampstead Grove towards the SINC 'Hampstead Parish Churchyard'. It is close to Local Green Space 'Footpath Admiral's Walk to Windmill Hill' and to public Open Space and London Square 'Holly Bush Hill' and public Open Space 'Heath Street Shrubbery'.

How will the green space be managed in the future?

The National Trust employs a gardener Andrew Darragh to work full-time in on-going design and maintenance of the garden and activities taking place in the garden, which he does with the help of the *Fenton House garden volunteers*.

Have the landowners been consulted and if so what were their views on designation?

The National Trust have been approached but have not replied yet.

'APPLE DAY' AT FENTON HOUSE - a poem by Christine Fox (2009)

Sunday morning, late September,
apple skims the edge of country
in an urban garden.
Lined up in rows, partitioned, named,
on trestle tables in the sun,
Lemon Pippins,
Beauty of Kent,
by the cash till, Worcester Pearmaines -
the sort we stole that day, you and I,
from next-door's garden:
top of the tree,
big and sweet,
glistening white flesh -
apples, like years,
we didn't doubt would be renewed
over and over.
My memory reaches out
to the textured redness,
leafy scent,
juice-dribble on the chin
and flavour of us, my brother,
our theft and our delight;
a childhood steal stashed safe and

memorised in glossy fruits,
under Turner and Constable skies.
This is no sunstruck vicarage garden
in a country lane.
It's city grown but ancient,
seeming rural, as the house it borders;
a watercolour, closely framed
in michaelmas daisy mauve.
And each September Apple Day
the need for something still and quiet,
round, core-centred,
smelling freshly of past life,
draws me,
along with all these others here,
to covet and secure
cool country treasures,
pieces of the years.
While you, my brother,
fourteen years dead,
inhabit the same deep earth
that nurtures apple roots,
plumping their blossoms,
swelling their progeny.



Local Green Space: **Admiral's Walk to Windmill Hill**

Description of Space:

This footpath is a public right of way running south from Admiral's Walk to Windmill Hill by the service entrance of Fenton House.



Northern end of footpath,
opposite Admiral's House



Southern end of footpath seen emerging between Willow Cottage black gate (to left) and service entrance to Fenton House (to right).

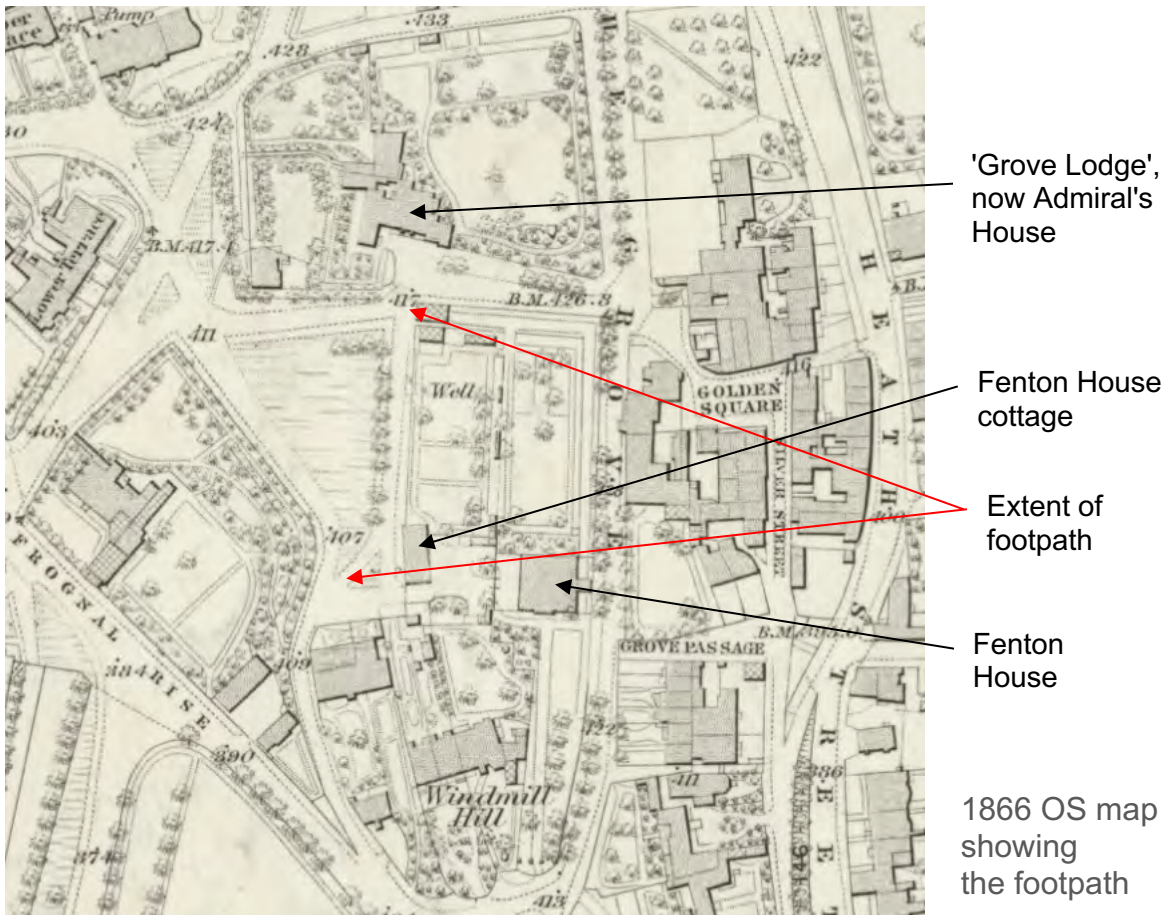
It runs between the rear, western wall of Fenton House gardens and Fenton House Cottage, and the eastern boundaries of Fleet House in Admiral's Walk and Willow Cottage in Windmill Hill. The footpath has trees and ground cover either side and is maintained by footfall. Clock House pond (also called Crockett's pond) was to its west until the mid-19th century when the pond was filled in. It appears in a painting of Grove Lodge by John Constable c1821-2.



Local Significance: (Historical and Beauty)

This footpath is clearly shown on the 1866 Ordnance Survey map as well as possible to make out on Stanford's Library map of 1862 and the Manorial maps of 1762. Attempts by developers to cut down trees or to use the path as an area for parking construction vehicles has been vigorously fought. Camden Tree

Officers have refused all attempts to unreasonably fell trees and Camden have refused permission to park on the footpath, particularly within Construction Management Plans.



Stanford's Library map 1862

1762 Manorial map



John Constable's painting c1821-2 of The Grove (now Admiral's House) with the Clock House pond and a young willow tree in the foreground and the footpath seen running behind a row of tall trees on the right

Richness of Wildlife

Trees found along the footpath include hawthorn, elder, yew, sycamore, false acacia, goat willow and Norway maple. Pipistrelle bats fly along this footpath during warm evenings and the extensive ground cover - mainly ivy - provides good habitat and cover for mammals and invertebrates. This is one of the last remaining areas of true 'scrub' land within Hampstead village.

Use by the Local Community:

The footpath is a public right of way and its use is evident from the maintenance of the path by this footfall.

Special Policy Area: Within the Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation: Within the Hampstead Conservation Area.

Hampstead Local Plan: Biodiversity Corridor H that runs from the Upper Terrace Reservoir, through the Lower Terrace and Admiral's Walk area, and along Hampstead Grove.

How will the green space be managed in the future?

The lack of management and maintenance is the footpath's main attribute. Local people and Fenton House are keen that the footpath is retained as a wild area and a soft treed background to the Fenton House walled garden. The area is unlit and the path maintained purely by footfall, ensuring good conditions for the wildlife that use the cover to nest, feed or to travel through. Since the underlying soil is mainly Bagshot sands it is well drained. Local people plan to work with Camden on retaining its



The line of trees along the footpath behind Fenton House garden western wall

wildness, and continuing to prevent unnecessary tree felling or pruning, wildlife disturbance, or access by vehicles.

Have the landowners been consulted?

It is understood that the footpath is owned by the Maryon Wilson family, past Lords of the manor. Efforts to track them down are on-going.

Local Green Space: **Burgh House Gardens**

History

Burgh House was built in 1704 by Henry and Hanna Sewell. The garden was already a key feature of the house.

Auction particulars from *The Times*, 24th April 1822:

'The house has a handsome approach, commanding extensive and delightful views of the hills of Kent and Surrey ... butlers' offices detached, housekeeper's room, with servants sleeping rooms, a double coach house and a four stall stable, large brewery and laundry, with plenty of excellent water and dry and capacious cellaring: a detached kitchen garden, enclosed with lofty walls covered with fruit trees in good bearing, with greenhouse, hothouse and cold bath; the whole replete with every convenience requisite for a highly respectable family.'

In 1911, Dr George Williamson who owned and occupied the house from 1906-1924, commissioned renowned garden designer Gertrude Jekyll to renovate the grounds. Though little remains of the garden today, her legacy lives on through her signature mill-wheel designs on the paving stones, the continuation of some of her favourite plants and flowers and the terrace that bears her name.

When the Burgh House Trust took over the running of the House in 1979, they enlisted volunteers to clear up and replant the garden, which was overgrown and suffering from years of neglect. The garden is still cared for by a dedicated team of volunteers, led by Head Gardener Chris Coll, which works tirelessly all year round to ensure that it stays looking beautiful.

The Burgh House gardens were originally more expansive than the space seen today. At the front of the House, there was a large lawn that extended beyond the terrace. There was also a garden at the back as well as one to the right, which extended all the way from where Wells House now stands to Christchurch Hill and Well Road.

Sales particulars by Hamptons Estate Agents, 1924

'Charming formal garden with fruit trees and Yorkstone paved paths with ornamental column in centre, greenhouse, forcing frame, rustic summer house, etc. Soft water in tank area. Separate garden with entrance from New End Square.'

Sales particulars by Potters Surveyors and Valuers, late 1930s

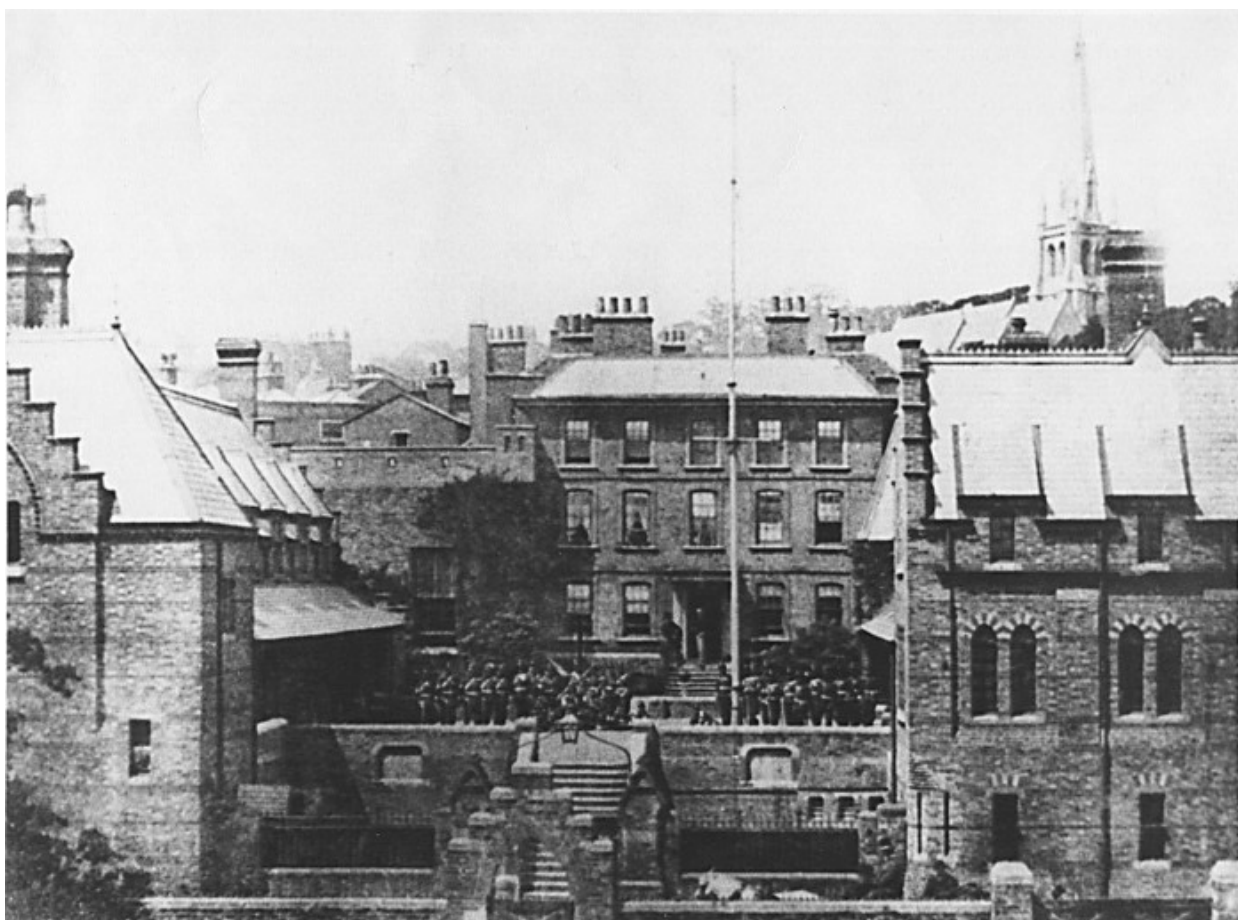
'Queen Anne Residence to be sold with delightful well planned and laid out secluded gardens of over one acre, planted with Roses, Rhododendrons, Lilac, Azalea, Clematis, Japonica, Wisteria and a charming variety of choice flowering shrubs and mature trees. Sloping lawns, terraces, lily ponds, flagstone walls, Dutch garden.'

In 1946 the house and gardens were in a poor state after the war, and Hampstead Borough Council bought and restored the house. In 1979 Camden Council awarded a lease to the Burgh House Trust and the house was opened to the public.

Within the gardens of Burgh House, only the front terrace now remains of Gertrude Jekyll's garden which is maintained in her style. The lower gardens now associated with Wells House still exist though much altered (see Local Green Space 'Gertrude Jekyll's Garden & Wells House Gardens').



Burgh House rear gardens 1930s



Burgh House and its front garden with the Royal East Middlesex Militia, 1870



c1884-97 Burgh House front steps



c1990 Burgh House front steps with wisteria

Use by local community

Burgh House and its gardens are now open to the public four days a week as an independent charitable trust for arts, heritage and the community. The garden, maintained by the gardener and by volunteers, has outdoor seating both on the front terrace and in secluded areas in the garden around the house.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Burgh House is in the Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of Burgh House gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, f and h; A3 'Biodiversity': a, c, e, f and h. Through its provision of a restful and beautiful space with facilities for local people**, it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.

Hampstead Local Plan:

Views; biodiversity corridors

Links to other Green Space in the Hampstead Local Plan area

Burgh House is within Biodiversity corridor A, a long historic tree line and a key link for wildlife between the Heath and the town. Burgh House gardens are also close to Biodiversity corridor B with its direct links to Biodiversity corridors C, D and F. It is also close to the old village green and open public space in Flask Walk, to the designated village green and open space 'Gainsborough Gardens', and is immediately next door to Local Green Space 'Communal Gardens of Wells House and Gertrude Jekyll's Garden'.

Owners of the land

Camden are the freeholders; Burgh House Trust lease the building and raise money for its upkeep, repair, and improvements.







Gertrude Jekyll's mill-wheel designs still feature in the paving stones on the terrace named in her honour

Local Green Space: **Communal Gardens of Wells House and Gertrude Jekyll's Garden**

Description of Site: The communal gardens of Wells House and Gertrude Jekyll gardens, Well Walk are part of the estate owned by Camden. Many of the flats have been bought under the Right to Buy scheme. The grounds are mainly laid to lawn with geometric bedding and planters around the lawns, and some trees.



Local Significance: (Historical and Beauty)

The flats and grounds are built on the site of the second Long Room and Ballroom of the Spa revival in the 1730s. These Spas buildings were converted to residencies, but bombed in WW2 and the current housing built in 1948. The Gertrude Jekyll gardens in front of Burgh House were originally part of Burgh House gardens. Jekyll was one half of one of the most influential and historical partnerships of the Arts and Crafts movement, thanks to her association with the English architect, Edwin Lutyens, for whose projects she created numerous landscapes.

Jekyll is remembered for her outstanding designs and subtle, painterly approach to the arrangement of the gardens she created, particularly her "hardy flower borders". Her work is known for its radiant colour and the brush-like strokes of her plantings.

Dr George Williamson commissioned Gertrude Jekyll in 1908 to design the gardens of Burgh House, and this is the main remaining section. While Camden have re-built the gardens and put new walls around them,

nevertheless there are areas of path that retain the original materials and the outline of paths and beds that is so typical of Gertrude Jekyll have been retained.





Google Earth: The communal gardens of Wells House and Gertrude Jekyll gardens, winter and summer



Some of the retained brickwork and materials

Use by Local Community: The flats of Wells House have no private outdoor space; these communal green spaces are residents' sole amenity for children's play, dog walking, gardening and outdoor recreation. Estate residents contribute towards caring for the garden, managed by Camden's Housing district area manager.

Hampstead Ward has only 0.1sqm of play space provision per child, by far the lowest in the borough, where the proposed quantity standard for children's play provision 0.65 sq.m per child. Atkins Camden Open Space, Sport and Recreation Study Version 1.0 24 February 2014.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Hampstead Conservation Area.

Supports Local Plan Policies:

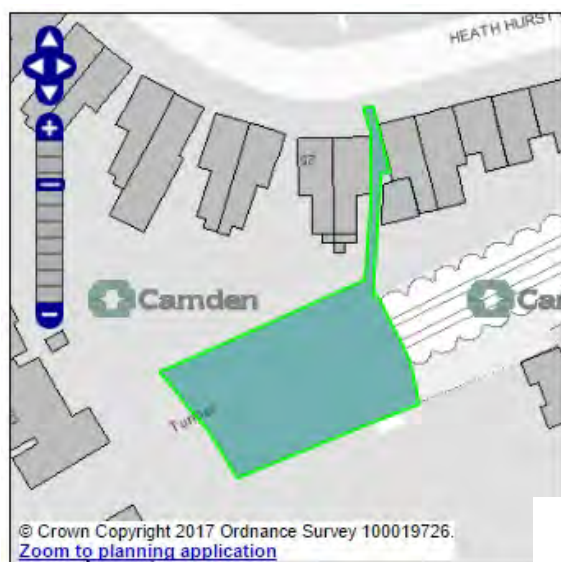
Designation of the Communal Gardens of Wells House and Gertrude Jekyll gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': b, c, f and h; A3 'Biodiversity': a, c, e, f and h.**

By providing informal play space for its residents children as well as a restful and beautiful space for adult residents it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.



Local Green Space: **Heath Hurst Gardens**

This communal garden is sited over the entrance of the tunnel for the North London line west of Hampstead Heath rail station. The communal garden is approached via a pathway between 21 and 23 Heath Hurst Road on the south side of Heath Hurst Road. It is run by the Heath Hurst Gardens Association (HHGA) for all the residents of all houses in Heath Hurst Road, both north and south. HHGA have leased this garden since 1970.



Entrance to the
North London line tunnel



Use by local community

Heath Hurst Gardens are kept locked with all residents of all houses of Heath Hurst Road having access. Principally it is an area for children from Heath Hurst Road to play safely, and for adults to have a tranquil green area for relaxation. This is very welcome as some Heath Hurst Road houses - due to the railway line and lay-out of other roads in the area - do not have large private rear gardens. HHRA maintain the communal garden and trees, and the access.

Richness of Wildlife

The communal garden consist mainly of grass (a large area with football goal posts), trees including poplars, sycamore, ash and elder, shrubs and flowers both wild and cultivated, and a play area with swings and a climbing frame.

Wildlife that the residents note include foxes, squirrels, many bird species, newts, frogs, abundant insect life hence bats that hunt here too, and bees that are enticed by the flowers and flowering shrubs.

Special Policy Area:

Heath Hurst Gardens are a short distance from the western end of the strategic biodiversity corridor 'North London Line railway corridor'. This railway corridor is a narrow corridor across the Borough and although in places is of limited value for wildlife, the areas of greenspace are valuable 'stepping stones' for wildlife movement.

It therefore has recognised links to the strategic Hampstead Ridge corridor (a hilly ridge that bisects Camden and runs through from the neighbouring boroughs of Barnet and Haringey) and the Nash Ramblas Link corridor (a link corridor running up from Parliament Square and the Thames, through the Royal Parks and Primrose Hill to Parliament Hill and Hampstead Heath)⁵.

Other LA designation:

Heath Hurst Gardens are in the Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of Heath Hurst Gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, e and j; A3 'Biodiversity': c and j. Through its provision of safe and secure play facilities for its residents' children**, it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community Facilities'.

Links to other Green Space in the Hampstead Local Plan area

Heath Hurst Gardens are a link in a local chain. They connect the most southerly part of Hampstead Heath, along the rail sides with the South End Green and Mansfield Allotments (also part of the SINC CaB104), then on to Hampstead Local Plan Biodiversity Corridors F (the rear gardens of Hampstead Hill Gardens, Heath Hurst Road and Keats Grove) which is an historical tree line and hedgerow, Biodiversity corridor D (an historical tree line between Downshire Hill and Pilgims Lane) and thence on to Biodiversity corridor J along Shepherds Walk, Spring Walk and Spring Path.

How will the green space be managed in the future?

HHRA wish to maintain the communal garden and trees and are about to re-sign a further lease on this plot.

Owners of the land

Age Concern, Camden are the freeholders.

⁵ Mayor of London's 'Green Infrastructure and Open Environments: The All London Green Grid' Supplementary Planning Guidance March 2012





Communal gardens stability over the years as seen with Google Earth: 1999, 2003, 2006, 2010, 2013, 2015

Local Green Space: **The Pryors**

Description of Space

The Pryors are two blocks of private flats, Block A and Block B, situated on the edge of and within Hampstead Heath with a large communal garden between them. It is mainly laid to grass but has many specimen trees, hedges, shrubs and flower beds.

Local Significance: (Historical and Beauty)

The Pryors was originally a large single house with stabling and extensive gardens, owned by the Pryors family. It is shown as present on Rocque's *Map of London* (1741-5). Walter Field, water colour artist of some repute, and main founder of the Hampstead Heath Protection Society, lived here up until his death in 1901. He was untiring in his efforts to preserve the natural beauties of Hampstead Heath. The whole plot of 1¾ acres was sold the following year with its grounds described as charming and secluded, shaded by cedar and other trees. The house was then pulled down and the present two large blocks of flats built, but retaining much of the gardens.



1902 sale announcement for the old house and its garden

Thomas J Barratt in his 'The Annals of Hampstead' of 1912 reported (vol iii, page 214) 'A fine Copper Beech stands immediately in front of a new block of offices known as The Pryors in the East Heath Road.'

The Pryors Ltd was set up in 1976 when the lessees bought the freehold. It is expected to continue into the future with the continued help of a managing company. The garden is managed by the 'Garden Group' which is a subcommittee of the Board of The Pryors Ltd. They produce a newsletter about the garden twice a year for the residents.

The Pryors garden is important to residents; a very popular amenity particularly with young families giving safe enjoyment to people of all ages, including children. It has 550 yards of hedges, 115 yards of planted beds around Block B, further beds in the car park and in the main garden. In addition there are hanging baskets and tubs adjacent to both blocks, a rose garden between Block A and the Heath, and a composting area for both garden and kitchen waste. There is an important and much used huge area of grass and 27 trees.

The trees in the garden are inspected annually. There are 17 different tree species, including maples, beeches, holly, birch, cedar, oak, whitebeam, oriental plane, ash, tulip tree and various fruit trees.



The Pryors photographed from Hampstead Heath, demonstrating how well it blends into its surroundings





Richness of Wildlife

Being quite literally within the Heath, the trees in the gardens here are managed for their habitat as well as their beauty; one can be seen from the Heath with a splendid set of holes. The smaller bats are regularly seen to fly around in the garden and the larger noctule bats are known to fly high over the Heath at dusk from this direction.

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge

Other LA designation:

The Pryors are in the Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of the gardens of The Pryors as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': c, e and j; A3 'Biodiversity': c and j. By providing informal play space for its residents children as well as a restful and beautiful space for adult residents** it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community facilities'.

Hampstead Local Plan:

Heath fringes; Biodiversity corridors