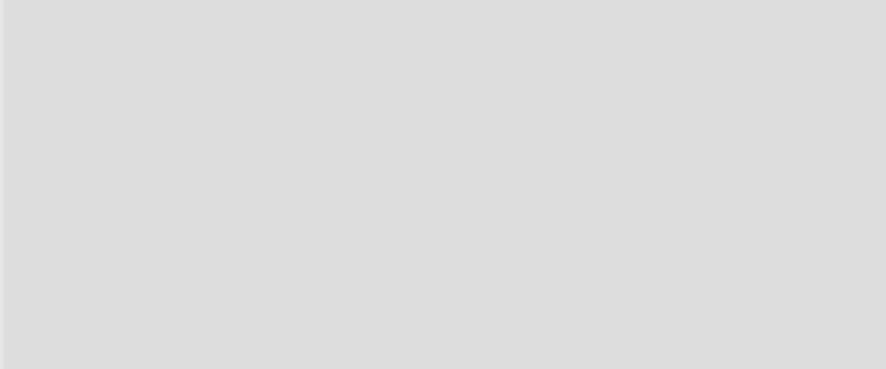




**HAMPSTEAD**  
NEIGHBOURHOOD FORUM



**Appendix 1**  
**Evidence Base Summary**

**(Draft) Hampstead**  
**Neighbourhood Plan**  
**2018-2033**

# Foreword

Appendix 1 summarises the evidence supporting each of our policies. The evidence demonstrates how each of our policies is supported by local consultation and meets the five basic conditions relevant to neighbourhood planning. A neighbourhood plan meets the basic conditions if:

1. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan
2. the 'making' of the neighbourhood plan contributes to the achievement of sustainable development
3. the 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)
4. the 'making' of the neighbourhood plan does not breach , and is otherwise compatible with EU obligations
5. prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

Our complete evidence files supporting each policy can be found online at [www.hampsteadforum.org](http://www.hampsteadforum.org).

Following examination, the examiner's report will set out the extent to which the draft plan proposal meets the basic conditions above and what modifications (if any) are needed to ensure it meets the basic conditions.

In the consultation on the draft Plan, April-May 2017, all six policy sections received overwhelming support. Only 1% (Design and Heritage) to 7% (Traffic and Transport) of respondents raised objections. Responses to comments we received can be found in the Consultation Statement.

<b>Policy DH1: Design</b>	
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.	
<b>Basic Conditions</b>	
In line with national planning policy framework? (NPPF)?	NPPF Chapter 7, paragraphs 58, 61, 64 NPPF Chapter 12, paragraphs 126, 135, 137 and 138 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 SO1, SO7, SO12; Policy D1, D2.
	London Plan SO 3, SO 4 Policy 2.9, 7.1, 7.2, 7.4, 7.11
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.
<b>Is there a clear link between the policy and evidence</b>	
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, <u>Camden Design and Access Statement requirements</u> , National Planning Policy Guidance: Paragraph: 029 Reference ID: 14-029-20140306, “What is a Design and Access Statement? <u>Historic England “Understanding Place: Historic Area Assessments: Principles and Practice”</u>

What does public consultation show?	In our 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 paragraph 17, Chapter 12, paragraphs 126, 130, 132,133, 137,138,
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO7; Policy D1, D2
	London Plan SO3, SO4, Policy 7.8
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
	Strongly supported by consultation. In our Vision consultation, more than 90% of respondents



Draft Hampstead Neighbourhood Plan – Evidence Base Summary

What does public consultation show?	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

<b>Policy DH3: The urban realm</b>	
Development should comply with relevant streetscape design guidance. Advertisements on street furniture that contribute to visual clutter will be resisted.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraphs 9, 35, Chapter 7, paragraphs 57, 58, 61, 67, 69.
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO7; Policy D1, D4
	London Plan Policy 7.4, 7.5
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
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.”
	“ <u>Who put that there?</u> ” 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 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
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<b>Policy NE1: Open Spaces</b>	
Identifies Local Green Spaces.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraphs 17, 69, 75-78, NPPF Chapter 11 Conserving and Enhancing the Natural Environment
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 7.18, 7.17, 7.19
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	See Appendix IV Local Green Spaces (Maps) and Appendix V (Justification)
	<a href="#">Camden Open Space, Sport and Recreation Study (Atkins 2014)</a>
	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"
	<a href="#">Camden Open Spaces, Local Development Framework Policies Map, 2016</a>
	Some proposed LGSs serve Frognal & Fitzjohn's Ward, the ward identified by Camden as the most deficient in green spaces in the borough.
What does public consultation show?	In our 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".

	<p>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>.</p>
Is there enough evidence?	Yes
Is more work needed?	No

<b>Policy NE2: Trees</b>	
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.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraphs 58, 99, Chapter 11 Conserving and Enhancing the Natural Environment, paragraphs 109, 117, 118.
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO10, SO12; Policy A3,CC2, CC3
	London Plan Policy 7.21,7.19, 5.10
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
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
	<b>Veteran trees:</b> See <a href="#">Forest Research</a> for importance and definition of Veteran Trees; veteran trees are marked on the <a href="#">1866 OS</a> 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 <sup>th</sup> and 18 <sup>th</sup> century Manorial maps of Hampstead
	<b>Groves:</b> 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

	<p>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</p>
	<p><b>Trees for water balance:</b> 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.</p>
	<p><b>Trees as habitat:</b> see 'Camden Biodiversity Action Plan 2013-18', <a href="http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3132995">http://www.camden.gov.uk/ccm/cms-service/download/asset?asset_id=3132995</a></p>
	<p><b>Loss of large trees:</b> 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></p>
	<p>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.</p>
	<p>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. <a href="http://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf">http://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf</a> 'SuDS in London - a guide' Mayor of London November 2016</p>
	<p>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.</p>
	<p>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</p>

	<p>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.</p>
	<p>Historic hedges and boundaries: In the Forum areas, these include West Heath Road, Firecrest, Frogna, 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<sup>th</sup> and 18<sup>th</sup> century Manorial maps of Hampstead.</p>
	<p>15m buffer zone: <a href="https://new.shropshire.gov.uk/media/2504/2016-trees-development-guidance-note.pdf">https://new.shropshire.gov.uk/media/2504/2016-trees-development-guidance-note.pdf</a></p> <p>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.</p> <p>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<sup>2</sup>, with a nominal circular radius of 15m, for stems of 1,250mm diameter or above (see section 4.6 of BS 5837: 2012).</p> <p>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.</p>
	<p>David Lonsdale 'Ancient and other veteran trees: further guidance on management' pub Tree Council 2013.</p> <p>page 46</p> <p>Protect young and mature trees where they are the potential successors of the current generations of ancient and other veteran trees.</p> <p><b>“Root Protection Areas (RPAs) for veteran trees: comparison with other guidance</b></p>



	<p>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.”</p> <p><b>“3.6 CONSTRUCTION SITES</b></p> <p>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).</p> <p>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.</p> <p>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).”</p> <p>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.</p>
<p>What does public consultation show?</p>	<p>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.</p>

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

<b>Policy NE3: Biodiversity corridors</b>	
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.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraph 99, Chapter 11, paragraphs 109, 117, 118
In line with strategic policies of the local plan?	Camden Local Plan SO10, SO12; Policy A3, CC2, CC3
	London Plan 7.19, 7.21,5.10
Contributes towards sustainable development?	Yes.
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
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.
	<b>Helen Read (2000) 'Veteran Trees - A Guide to Good Management' pub English Nature.</b> "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).

	<p>London Plan 2011: Green Infrastructure and Open Environments: The All London Green Grid</p> <p>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.</p>
What does public consultation show?	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”.
Is there enough evidence?	Yes
Is more work needed?	No

<b>Policy NE4: Biodiversity</b>	
Development proposals encouraged to use restrained lighting, increase tree canopy in garden schemes and use permeable surfaces. Proposals should seek to protect or enhance biodiversity.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraph 99, Chapter 11 Conserving and Enhancing the Natural Environment, paragraph 109, 117, 118
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO10; Policy A3, CC2, CC3
	London Plan Policy 7.19
Contributes towards sustainable development?	Yes.
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<b><u>Camden Biodiversity Action Plan, Camden Sites of Nature Conservation Importance</u></b> , 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: <b>Bat Conservation Trust</b> . 'Artificial lighting and wildlife. Interim Guidance: Recommendations to help minimise the impact of artificial lighting.' <a href="http://www.bats.org.uk/pages/bats_and_lighting.html">http://www.bats.org.uk/pages/bats_and_lighting.html</a> <b>Miles, James</b> (2016) 'What sort of harmful effects are your lighting designs potentially having on bats? Lighting Journal April 2016 pp28-30. <a href="https://issuu.com/matrixprint/docs/lighting_journal_april_2016">https://issuu.com/matrixprint/docs/lighting_journal_april_2016</a> <b>Edet, D. I, Oladele, A. T and Bekom R</b> (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. <b>International Dark-Sky Association</b> : 'Visibility, Environmental, and Astronomical Issues Associated with Blue-Rich White Outdoor Lighting' May 4, 2010. <a href="http://www.ida.darksky.org/assets/documents/Reports/IDA-Blue-Rich-Light-White-Paper.pdf">http://www.ida.darksky.org/assets/documents/Reports/IDA-Blue-Rich-Light-White-Paper.pdf</a>

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.

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

	<p>"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)."</p> <p><a href="http://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf">http://content.tfl.gov.uk/sustainable-urban-drainage-november-2016.pdf</a>  'SuDS in London - a guide' Mayor of London November 2016.  "SuDS should be designed according to the geology and soils of the area."</p>
<p>What does public consultation show?</p>	<p>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”.</p>
<p>Is there enough evidence?</p>	<p>Yes</p>
<p>Is more work needed?</p>	<p>No</p>

**Policy BA1: Local Requirements for Basement Impact Assessments**

Sets forth additional steps for the basement impact assessment. Planning applications required to submit a Schedule of Conditions survey of nearby properties, unless neighbours refuse access.

**Basic Conditions**

<p>In line with national policy (NPPF)?</p>	<p>NPPF paragraphs 58,109,120,121, 193 David Vickery, Inspector for the Planning Inspectorate wrote on 2<sup>nd</sup> December 2014 in its report on the RBKC’s Basement Planning Policy ( <a href="#">Planning Inspectorate -Basement Policy- RBKC</a> ): “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</p>
<p>In line with strategic policies of the local plan?</p>	<p>Camden Local Plan 2017 Policy A5</p>
<p>Contributes towards sustainable development?</p>	<p>London Plan Policy 7.6</p>
<p>Compatible with EU obligations (e.g. does it need a SEA?)</p>	<p>Yes</p>
<p>Does it need a SEA?</p>	<p>Does not require an SEA.</p>

**Is there a clear link between the policy and evidence**

<p>What evidence supports this policy/proposal?</p>	<p><u>Camden Local Plan Evidence Report, Survey of Basement Development 2016</u></p> <p>“Hampstead and Highgate Report”, a Geological and Hydrological Study by First Steps Ltd, July 2012</p>
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	<p>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”.</p> <p><b>See Camden Geological, Hydrogeological and Hydrological Study, Figures 11, 16 and 17.</b></p> <p>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.</p> <p>The presence of sink holes in Hampstead is also well documented in the press.  <u>Arup report #119</u> “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”</p> <p>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>”.</p> <p>For more details, please see the note by Stephen Ainger, dated 9.10.2016 in our Evidence Base, Basements.</p> <p>There are already precedents to our policies compliant to the NPPF: e.g., please see <a href="#">RBKC Basements SPD April 2016</a> ) pages 27 and 29.</p>
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<p>What does public consultation show?</p>	<p>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.</p>
<p>Is there enough evidence?</p>	<p>Yes</p>
<p>Is more work needed?</p>	<p>No</p>

<b>BA2: Basement Construction Plans</b>	
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.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraphs 58, 120, 121, 193 and 203 See “David Vickery”, above.
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO 1; Policy A1, A5
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<u>Camden Local Plan Evidence Report, Survey of Basement Development 2016</u>
	“Hampstead and Highgate Report”, a Geological and Hydrological Study by First Steps Ltd, July 2012

	<p>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”.</p> <p><b>See Camden Geological, Hydrogeological and Hydrological Study, Figures 11, 16 and 17.</b></p> <p>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.</p> <p>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.</p> <p>The presence of sink holes in Hampstead is also well documented in the press.  <u>Arup report</u> #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”</p> <p>There are already precedents to our policies compliant to the NPPF: e.g. <a href="#">RBKC Basements SPD April 2016</a> ) pages 27 and 29.</p>
<p>What does public consultation show?</p>	<p>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.</p> <p>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.</p>

Draft Hampstead Neighbourhood Plan – Evidence Base Summary

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

<b>BA3: Construction Management Plans</b>	
CMP must demonstrate how the construction will minimise the impact on neighbours and the area.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	<p>NPPF paragraphs 109, 120, 123, 152, 193 See “David Vickery”, above.</p> <p>In <a href="http://planningguidance.communities.gov.uk/blog/guidance/noise/noise-guidance/">http://planningguidance.communities.gov.uk/blog/guidance/noise/noise-guidance/</a> “, 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”</p>
In line with strategic policies of the local plan?	Camden Local Plan 2017 Policy A1, A5
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<p>Page 93, paragraph 10, of the Basements Supplementary Planning Documents of April 2016 by RBKC, link: <a href="#">RBKC SPD April 2016</a> , already incorporates working noise restrictions identical or stricter than the one in our policy.</p> <p>In page 40 of the same document, RBKC stipulates:</p> <p>“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.”</p>

	<p>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”</p> <p><a href="https://camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3436105">https://camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3436105</a></p> <p>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.</p>
<p>What does public consultation show?</p>	<p>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.</p> <p>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.</p>
<p>Is there enough evidence?</p>	<p>Yes</p>
<p>Is more work needed?</p>	<p>No</p>

<p><b>Policy TT1: Traffic Volumes and Vehicle Size</b></p> <p>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.</p>	
<p><b>Basic Conditions</b></p>	
<p><b>In line with national policy (NPPF)?</b></p>	<p>NPPF Core Planning Principle 17                      NPPF paragraphs 15,16, 35, 36, 109, 124, 152, 154,189, 193                      NPPF annex 2</p>
<p><b>In line with strategic policies of the local plan?</b></p>	<p>Camden Local Plan SO 8; Policy T1, T4</p> <p>Section 10 of Camden’s Local Plan seeks to reduce the overall volume of traffic on grounds of Health &amp; 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.</p> <p>Both the Local Plan and Neighbourhood Plan are based on Camden’s Clean Air Action Plan 2013-2015.</p> <p>The use of Transport Assessments, Travel Plans, Construction &amp; Management Plans and Delivery &amp; 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.</p> <p>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</p>



	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.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<ul style="list-style-type: none"> <li>• Camden’s 2013 Air Quality Progress Report showed NO<sub>2</sub> pollution levels for 2008 to 2012 in Fitzjohn’s Avenue to be consistently 50% above target levels.</li> <li>• The impact on traffic of local schools is referred to in Camden Local Plan Evidence Report - Car Free Development 2016 paragraph 5.32.</li> <li>• Deterrence to active travel – TfL’s “Attitudes to Cycling 2014” report sets out the disincentive which traffic and associated safety concerns represent for cycling.</li> <li>• Service and Construction vehicles – Camden’s 2013 Air Quality Progress Report and Clean Air Action Plan 2013-2015 report on the contribution to NO<sub>2</sub> pollution made by service and construction vehicles.</li> <li>• Further evidence on the impact of inappropriately sized service and construction vehicles is summarised in HNF’s document "Service and Construction Vehciles - Impact Assessment"</li> <li>• Camden’s Clean Air Action Plan 2013-2015 indicated that over 40% of NO<sub>2</sub> pollution arose from traffic.</li> <li>• Further supporting data is derived from Camden’s Air Quality Action Plan 2016-2018</li> <li>• Please also refer to HNF’s own Pollution Studies, 2015-16, referred to separately.</li> <li>• The definition of a Heavy Goods Vehicle is based on Camden Planning Guidance CPG7 – paragraph 2.5</li> <li>• The use of a 300M<sup>2</sup> measure for large developments is based on the Nationally Described Space Standard 2015 – Table 1.</li> <li>• 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 practioner dental surgery set out in the British</li> </ul>

	<p>Dental Association Research Report – The State of General Dental Practice 2013 – Table 14.</p> <ul style="list-style-type: none"> <li>• Please refer to Policy TT3 for further details on public transport measures.</li> <li>• Further information on the road network hierarchy is contained in Camden Transport Strategy 2011 – Figure 2.12.</li> <li>• Further information on Living Environment Deprivation is contained in Camden Hampstead Area Profile November 2015 Page 28.</li> <li>• Further details on Transport Assessment data can be found in Camden Planning Guidance CPG7 Figure 1.</li> <li>• Further information on the use of Transport Statements can be found in Camden Planning Guidance CPG7 Paragraph 2.5.</li> <li>• Further information on the use of Delivery &amp; Servicing Management plans can be found in Camden Planning Guidance CPG7 Section 4 which refers to Camden Development Policies 2010 paragraph 16.</li> <li>• 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</li> <li>• K &amp; 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</li> <li>• Mortality rates: Air Quality Strategy, v3, 2010, london.gov.uk and PHE10: Estimating Local Mortality Burdens associated with Particulate Air Pollution, 2.2.3</li> <li>• 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 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.</li> <li>• <a href="#">ROSPA Road Safety Information 2014</a> (HGVs “present a particular danger for cyclists, especially in London where around 20% of cyclist fatalities occur involve an HGV”).</li> <li>• <a href="#">ROSPA Road Safety Information 2014</a> (HGVs “present a particular danger for cyclists, especially in London where around 20% of cyclist fatalities occur involve an HGV”).</li> <li>• 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.</li> </ul>
	<p>In our Vision consultation, more than 90% of respondents supported aim to “Reinforce Hampstead</p>

<p>What does public consultation show?</p>	<p>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.</p>
<p>Is there enough evidence?</p>	<p>Yes</p>
<p>Is more work needed?</p>	<p>No</p>

<b>Policy TT2: Pedestrian Environments</b>	
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.	
<b>Basic Conditions</b>	
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.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Transport for London equivalent statistics can be found in the spreadsheet “Collision Levels in Greater London” Issue 14, published in June 2015.</li> <li>• Further information on the importance of pedestrian environments for business centres is supported in Camden’s Local Plan Evidence Report – Car Free Development.</li> <li>• The benefits of Camden’s Naked Streets Principle are summarised in its Transport Strategy 2011, paragraphs 5.235ff</li> <li>• The use of shared use or shared space road schemes are described in Camden Transport Strategy 2011, paragraph 5.293</li> </ul>

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

<b>Policy TT3: Public Transport</b>	
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.	
<b>Basic Conditions</b>	
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.”
	Public Transport London Plan Policy 6.1,6.3,6.4
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<ul style="list-style-type: none"> <li>Detailed Public Transport Accessibility Level (PTAL) information is sourced from TfL’s analysis by borough and ward, available from TfL’s website.</li> <li>PTAL mapping is sourced from TfL’s Webcat service at <a href="https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat">https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat</a></li> <li>Camden Core Strategy: Camden Core Strategy 2010-2015, stated “All of Camden’s centres</li> </ul>

	<p>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).</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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 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.”</li> <li>• 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.</li> <li>• Passenger volumes at Hampstead Heath station are reported in the Office of Rail and Road document “Estimates of Station Usage 2014-2015” dated 15<sup>th</sup> December 2015.</li> <li>• Passenger volumes at Hampstead Underground station are reported in TfL’s document “Multi-year entry and exist figures 2015”.</li> <li>• The analysis of bus provision is based on TfL’s Northwest London Bus Map 2017 and timetable information.</li> </ul>
<p>What does public consultation show?</p>	<ul style="list-style-type: none"> <li>• The issue of bus provision was highlighted in the Community Conversation meeting held on 20th November 2014.</li> <li>• Written responses to the 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.</li> <li>• 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.</li> </ul>

	<ul style="list-style-type: none"> <li>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></li> </ul>
Is there enough evidence?	Yes
Is more work needed?	No



<p><b>Policy TT4: Cycle and Car Ownership</b></p> <p>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.</p>	
<p><b>Basic Conditions</b></p>	
<p>In line with national policy (NPPF)?</p>	<p>NPPF paragraphs 35, 39, 40, 162</p>
<p>In line with strategic policies of the local plan?</p>	<p>Camden Local Plan 2017 SO8; Policy T1, paragraphs 3.1, 10, 15 and 3.254.</p> <p>London Plan 6.1, 6.9</p>
<p>Contributes towards sustainable development?</p>	<p>Yes</p>
<p>Compatible with EU obligations (e.g. does it need a SEA?)</p>	<p>Does not require an SEA.</p>
<p><b>Is there a clear link between the policy and evidence</b></p>	
<p>What evidence supports this policy/proposal?</p>	<p><u>Cycle Parking</u></p> <p>The association of improving street environments with increased cycle usage is outlined in TfL’s Attitudes to Cycling Survey 2014 Page 64.</p> <p>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.</p> <p><u>Vehicle ownership and Parking</u></p> <ul style="list-style-type: none"> <li>Statistics of car ownership are derived from ONS Nomis Official Labour Market Statistics</li> </ul>

	<p>document KS404EW - Car or van availability.</p> <ul style="list-style-type: none"> <li>• Comparative figures on the reduction in car ownership by ward are sourced from Camden’s Annual Parking Report 2014.</li> <li>• Statistics on methods of travel to work are sourced from ONS Nomis QS701EW - Method of travel to work.</li> <li>• 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</li> </ul>
<p>What does public consultation show?</p>	<p>In our 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.”</p>
<p>Is there enough evidence?</p>	<p>Yes</p>
<p>Is more work needed?</p>	<p>No</p>

<b>Policy EC1: Retailers: encouraging a healthy mix 1</b>	
The Plan supports the retention of business premises, including small retail premises, and resists the change of use from A1 to A2.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraph 23
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO4, SO5; Policy TC5 Article 4 Direction Office to Residential Conversions <a href="#">Area 1C</a> (Hampstead) <a href="#">Area 3C</a> (Outer Hampstead) Camden has also made an <a href="#">Article 4 Direction</a> to withdraw permitted development rights for A1 to A2 conversions (shops to financial services) and B1c to C3 (light industrial to residential). The notification period is currently underway.
	London Plan 4.8
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
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.”

	<p>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</p> <p>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.”</p> <p>See Evidence Base, Economy, Primary and Secondary Frontages, for analysis of current shopfront usage and current usage of the floors above shops</p> <p><a href="#">Office to Residential Permitted Development Impact Study 2014</a></p> <p>“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.”</p> <p>LB Camden Retail and Town Centre Study 2013, appendix 1, page 39</p> <p>Camden’s Employment Land Review</p>
<p>What does public consultation show?</p>	<p>In our 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.</p>
<p>Is there enough evidence?</p>	<p>Yes</p>
<p>Is more work needed?</p>	<p>No</p>

<b>Policy EC2: Retail centre environment</b>	
Requires shop fronts to contribute positively to retail environment by setting forth requirements.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraphs 23, 126
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO4, SO5; Policy TC2, London Plan Policy 4.7, 4.8,
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	Hampstead Conservation Area Statement, CPG5, CPG1, Hampstead Conservation Area Design Guide
	<u>“The Changing Face of the High Street”</u> , English Heritage, and the GLA’s guide to <u>“Smartening shop fronts”</u>
What does public consultation show?	In our 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





<b>Policy HC1: A mix of housing</b>	
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.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraph 50
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO2, SO3; Policy H2,H3, H4, H5, H6, H7
	London Plan 3.1, 3.8, 3.9, 3.11
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
What evidence supports this policy/proposal?	<u>GLA London Data Store, House Prices by Wards</u>
	<u>Telegraph article (Savill survey of house prices over 10 years)</u> Guide to social housing availability in Camden, 2013 - Hampstead has 32% of its accommodation in houses, up from 29% in 2001; but the rest of the Borough is 15% in houses and 85% in flats.
What does public consultation show?	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





<b>Policy HC2: Community Facilities</b>	
Resists the loss of identified community facilities.	
<b>Basic Conditions</b>	
In line with national policy (NPPF)?	NPPF paragraph 70
In line with strategic policies of the local plan?	Camden Local Plan 2017 SO 12; Policy C1, C2, C3, C4
	London Plan 3.1, 3.16, 3.17, 3.18
Contributes towards sustainable development?	Yes
Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
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 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

### Policy HC3: Community 3

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 57,58,69
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, <a href="#">See 7.16</a>
Contributes towards sustainable development?	Yes

Compatible with EU obligations (e.g. does it need a SEA?)	Does not require an SEA.
<b>Is there a clear link between the policy and evidence</b>	
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, <b>and the buildings that frame those spaces</b> , should contribute to the highest standards of comfort, security and ease of movement possible.”
What does public consultation show?	More than 90% of respondees to our 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



**Appendix 2  
Character Areas  
Draft Hampstead  
Neighbourhood Plan  
2018-2013**

## Character Area A: The Historic Village

Hampstead has evolved over the centuries, resulting in an informal yet magnificent composition of streets, alleys, and courts, framed by buildings of many styles and types: simple and grand, small and large, historic and modern. Despite its diversity of scale and architectural style, the strength of the landscape and intimate street network unifies the area and gives it its essential character.

Hampstead High and Heath Streets are the main arterial routes in the area, still lined by narrow three and four storey historic buildings. Roof profiles and party walls that step with the steep slope distinguish the streetscape. The Conservation Area also has a number of listed buildings and prominent visual landmarks such as the Clock Tower, the Tube station and fine churches.



Narrow alleys, mews, and courtyards branch out from the main street to form enclosures of mixed-use areas that support the town centre. Perrins Lane, Oriel Place, and Old Brewery Mews are some examples. Small office uses above retail make a positive contribution to the activity through the day and the viability of the area.



**Perrins Court**



**Alley: New End to Elm Row**



**Gated Entry off New End**

Clusters of small buildings (such as the cottages of Mansfield Place and small converted warehouses of Back Lane) create pockets of quirky charm and individuality; the area feels compact and urban. Picturesque and intimate pedestrian alleys generate surprise and delight; buildings are often set back behind railings or brick boundary walls, which frame and reinforce a dense and public network of routes and spaces. Gated developments (such as the former New End Hospital) stand out as an anomaly in this landscape, undermining the network of clear and inviting public routes through their overt message of private security.



**Well Walk**



**Oriel Place**

Victorian era improvements, such as the widening and landscaping of the Heath and High Streets and Well Walk respect and reinforce the hierarchy of public routes. Street trees tend to be mature and make a magnificent contribution to the street scene. Within the dense core, trees often occur singly or in small clusters and where they do, are memorable interventions in the dense built character of the village core. Single trees, such as at Oriel Place or New Court, are important public focal points.





**Burgh House**



**Well House**



**Flask Walk**

Grand houses and buildings sit comfortably in this landscape, offering an intimate front to the narrow streets while sitting discreetly behind landscaped setbacks, iron railings and walls. Despite the variation in scale, the predominance of brick as a building material in the area creates harmony.

The area also has local authority housing estates, which are well integrated into the area; some date back to the 19th century, others were built after WWII. They benefit from being set within a now mature landscape and do not intrude onto the street. There is no or very little car parking on site.

Views over rooftops of trees, historic towers, church spires, and landmark buildings are a feature of the topography, making it critical to preserve the integrity of long views. Roof level interventions, such as loft conversions, can add to the variety if designed well or result in large front dormers destroying the scale of the street and need careful consideration. New elements in the skyline or raising the roof profile are often disruptive to the sense of uniformity of the skyline.



**Former New End Hospital Chimney above adds variety to the landscape while Natwest Bank skyline, with oversized dormers, below, destroys the scale of the street**





## Character Area B: The Outer Village



**Grade I listed Fenton House**



**Former Mount Vernon Hospital**

Stretching north around the dense village core is the outer village - an area of imposing houses and buildings in a magnificent setting of large mature walled gardens, compounds, green verges, and numerous fine trees. The lush landscape character of the area signals the presence of Hampstead Heath nearby.

The area is home to Fenton House, the oldest surviving mansion in Hampstead. Close by is Mount Vernon, a former 1880s hospital by Roger Smith now apartments, which gives an unusual formality to the area. The topography in the area is pronounced, with streets and stepped alleys framing many picturesque views, both urban and green.



**Lower Terrace**

There are a few formal terraces of houses in the area; Cannon Place offers paired villas creating a consistent and more urban ensemble along the street. While some cottages and terraces relate directly to the street, many buildings are set behind walls. Doorways and gates into walls are typical features.



**Cannon Place**



**Windmill Hill**

Some high quality modern detached houses exist in the area, with some from the 1970s and 1980s now being replaced. New additions of similar scale that fit within the landscape are successful, but recent precedents of larger scaled proposals threaten the character of the area. In some areas, newer houses dominate the setting and appear to be crammed onto sites that are too small for them; these are inappropriate additions in an area where buildings, although often large, rarely overwhelm their landscape setting.



Left – example of appropriate and well integrated new development; right - example of overwhelming development

Pedestrian routes through stepped alleys and informal pavements are prominent. Routes leading up to the Heath are important habitat and green corridors. By virtue of its location, the outer village plays an important role in preserving and enhancing the integrity of the Hampstead Heath fringe.



**Holly Mount Steps**



**Lower Terrace**

There are a number of mature and beautiful trees in the area. They are planted on streets and verges and also within private gardens and walled compounds, which are visible in and contribute to the public realm. They often occur singly but also in clusters and create a spectacular setting that changes with the seasons.





## Character Area C: 19th Century Expansion

The suburban neighbourhoods developed on the original estates and landholdings south and east of the village core and can be clearly distinguished by their planned appearance and typical urban streets lined by rows of houses. A number of development types can be found in this wider area from dense terraced streets (e.g Willoughby Road) to rows of semi-detached or paired terraces (e.g Hampstead Hill Gardens) to detached houses (e.g Frognal, Keats Grove). The Downshire Hill and Keats Grove area was the first to be developed from about 1815 with elegant Regency stucco villas and brick flat-fronted late Georgian terraced houses. This area is more spacious than the later higher density, mainly brick, Victorian areas.



Denning Road

The streets around Willoughby Road and South Hill Park / Parliament Hill typically feature terraced housing with a direct relationship to the street. While building styles vary, a common palette of brick and stucco and rooflines that rise and fall with the topography preserve the integrity of the street.



Pilgrims Lane and Willoughby Road

The transition from the public pavement to the private home through a semi private space is a notable feature of these terraced streets. A typical ground level includes a boundary of railings or low brick parapet enclosing a planted space. New houses that disregard this principle disrupt the

quality and character of the street.

On Frognal, a plot-by-plot development, often architect designed, has resulted in greater individuality in building character although the direct relationship to the street is maintained. Later additions, such as the house below on the right, that do not conform to the prevailing approach detract from the pedestrian quality of the street despite interesting architecture.



**Houses on Frognal**



Downshire Hill is characterised by a range of building types including large white stucco detached houses and some modern insertions; Keats Grove and South End Road are smaller in scale with generous front gardens. The Hopkins House by Michael and Patricia Hopkins, 44 Willoughby Road by Guard Tillman Pollack Architects and 1-3 Willow Road by Erno Goldfinger are modern houses of modest scale and high design quality that fit well into the neighbourhood because they are unique and modest in scale. Other new developments such as the house at the junction of the High Street and Willoughby Road are unsuccessful despite the intention to 'replicate' the street form.



**Hopkins House, Downshire Hill**



**Grade I listed 1-3 Willow Road**

Heath Street turns into Fitzjohn's Avenue, which runs down the slope to Swiss Cottage and Finchley Road. To the south of Fitzjohn's are the streets of Ellerdale, Prince Arthur Road and

Arkwright Road, Thurlow Road and Lyndhurst Terrace form the boundary of the Forum area and are similar in character with often large villas, many now flats mostly with car parking at the front. The streets contain large mature trees as do the private gardens.



At the top of Arkwright Road and Fitzjohn's schools dominate the area. The roads in the area are too often blocked with school run traffic leading to high levels of pollution. The UCS Senior School campus that borders the Neighbourhood Area in Arkwright Road compounds this situation.

Between the High Street, Prince Arthur Road and Fitzjohn's Avenue is an area containing some larger buildings. Henderson Court and opposite it the Arthur West House (under construction) together with Greenhill are anomalies and unlike the character of the rest of the area. The area is also characterised by the schools of Saint Anthony's Preparatory School, Fitzjohn's Primary School and Northbridge House Senior School. Another large site exists in the Royal Mail Delivery Office of Shepherd's Walk and Spring Walk. Any redevelopment of these sites must consider and enhance the scale and pedestrian quality of the wider area.

The shopping streets of South End Green were built in the late 1800s, though Pond Street has many listed buildings from an earlier time. While it is a popular destination, excessive traffic undermines its character. South End Green effectively serves the role of a traffic island. The brutalist architecture of the Royal Free Hospital is a looming presence. Deteriorating paving, poor signage, and clutter lead to poor quality pavements and impede movement, and there is an opportunity to improve the design of open spaces in the town centres.



South End Road in 1880s



Original shopfronts in South End Green as well as Hampstead High Street enliven the streetscape, as do some well-designed modern ones; those that present lifeless facades, advertising posters, or loud branded fronts are missed opportunities that make no positive contribution to the area.



**Left: Traditional shopfronts enhance the period buildings**

**Right: Poor use of materials, colours and finishes detract from the streetscape**

## **Character Area D: The Outlying Areas**

The distinguishing feature of the pockets of development referred to as the outlying areas is their sense of being set within the Heath. They are essentially of two kinds: self-contained older areas enclosed by the Heath (Vale of Health, and North End); and large mansions and gardens or 20th century developments such as Mount Tyndall, St. Columba's and Firecrest Drive built in what were previously the estates of large houses (Branch Hill/Oak Hill Park, Heath House, Inverforth Lodge and the Elms).



**Left: Back of houses in South Hill Park**

**Right: row of terraces houses in Vale of Health**

The neighbourhoods of the Vale of Health and North End are similar in charm and mix of historical styles to the village core. Both are intimate in scale but distinctly urban pockets set within the Heath.

The gated nature and domineering scale (a term used by Pevsner!) of some of the 20<sup>th</sup> century developments detracts from the open aspect of the rest of the Forum area. Spedan Close, the development of Branch Hill Estate, by Benson and Forsyth for the Camden Architects Departments in the late 1970s is a highlight. The 21 pairs of two storey villas are a hidden modernist architecture delight in the Forum area.



**Oak Hill Estate**



**Firecrest Drive**

Overgrown greenery and mature landscape is typical of the areas surrounding the buildings and is an appropriate character for the fringes of the Heath. Any future redevelopment of the area must consider its location at the edge of the Heath and seek to preserve and enhance its lush open character.



## **Character Area E: Hampstead Heath**

The 790-acre Hampstead Heath, a unique relic of London's former countryside located on the Hampstead-Highgate ridge is the area's most spectacular feature and gives Hampstead its identity and character. The Heath is a Site of Metropolitan Importance for Nature Conservation and part of Kenwood is a Site of Special Scientific Interest. It is owned and managed by the Corporation of London

While the Heath is a separate and distinct character area it is not specifically addressed in this Plan as it is subject to a range of protection and management guidelines by various agencies and overseen by the Heath and Hampstead Society. However the importance of the Heath to the quality and character of Hampstead's built areas cannot be underestimated and all new developments, particular along the fringes of the Heath or those that have a visual relationship with it should minimise any impact on it.



**Appendix 3**  
**Master list of designated (listed) and**  
**Non-designated heritage assets**

**(Draft) Hampstead**  
**Neighbourhood Plan**  
**2018-2033**

**This is a master list of designated (listed) and non-designated heritage assets (those asset that make a positive contribution to the conservation area) within the Hampstead Forum Area as noted in the relevant conservation area appraisals or in Camden's Local List (2015). This list may change over time as amended by Camden Council.**

The Hampstead Forum Area includes all of the Hampstead Conservation Area (in black) and the South Hill Park Estate Conservation Area (blue). It includes part of the Mansfield Conservation Area Statement (green) and the Fitzjohn's Netherhall Conservation Area (in red). Buildings and features listed in Camden's Local List (2015) are in purple. Details and photographs of the listed buildings are available on the Camden web-site; [www.camden.gov.uk/planning/listed](http://www.camden.gov.uk/planning/listed)

**LISTED BUILDINGS – Designated heritage assets**  
(Grade II unless otherwise stated)

Admiral's Walk: Admirals House; Grove Lodge; Terrace Lodge; Curtilage wall & entrances on eastern boundary to Admiral's House.

Benham's Place: Nos. 1-9 (cons.).

Branch Hill: Lodge House

Cannon Lane: 1, 2 & 3; 11 (Old Parish Lock-up); nine cannon bollards; 2 lamp posts.

Cannon Place: 1; 12(II\*); 14(II\*); Cannon bollards & two early 19th century lampposts; Cannon Place (south side), bollards, including garden walls & gates to Cannon Hall No 14.

Christchurch Hill: 26: Christchurch School & School Houses & attached railings.

Christchurch Passage: Three 19th century lamp posts.

Church Row: 5 (II\*); 6 & attached railings; 7 & attached railings; 8 & attached railings & gate; 9 (II\*) & attached railings & gate; 9a; 10 & attached railings; 11; 12 & attached railings, gate & lamp holder; 15 & attached railings; 16 & attached railings & lamp-holder; 17 & attached railings to front and garden walls to rear; 18 & 19 (II\*) & attached railings to front & brick walls to rear; 20 & attached railings (II\*); 21 & attached railings to front & brick walls to rear (II\*); 22 & attached railings (II\*); 23 & attached railings (II\*); 24-28 (cons) & attached railings to front & walls to rear (II\*); 5-12; 15; 16-28; Parish Church of St. John (I); St. John's Graveyard; ten mid-19th century lamp posts; six bollards; lamp post outside east entrance of St. John's Church.

Downshire Hill: 4&5;6;7&8 & attached garden wall & railings; 9 (which is undergoing extensive rebuilding and renovations following a fire in 2006);10&11;12 & attached garden wall, railings, gate piers & gate; 13A&14 & attached garden walls & railings; 14A&14B &

attached garden wall & railings; 15 & attached garden wall, railings, gate piers & gate; 16&17 & attached garden walls, railings, gate piers & gate; 18&19 & attached garden walls, railings, gate piers & gate; 20 & attached garden wall, railings, gate piers & gate; 21&22 & attached garden walls, railings, gate piers & gate; 23&24 & attached garden walls, railings, gate piers & gates; 25&26 & attached gardens walls, railings, gate piers & gate; 27&28 & attached garden walls, railings, gate piers & gate; 31; 34& 35 & attached garden walls, railings, gate piers & gate; 36& attached garden wall, railings, gate piers & gate; 37&38 & attached garden walls, railings, gate piers & gate; 39&40 & attached garden walls & railings; 41,42&43 & attached garden walls, railings, gate piers & gate; 44&45;46;47&48 & attached garden walls, railings, gate piers & gate; 49 (which has installed new fencing, now becoming overgrown) ;50&51 & attached area walls & balustrade; St. John's Church (I); seven 19th century lamp posts; gates & railings to St. John's Church, south side.

East Heath Road: 1&2 East Heath Lodge (No.1), South Lodge (No.2); Garden walls & gates to Nos.1 & 2; Heath Side; Heath Lodge; Foley House (11); 14&15;16&17 & attached wall; Front wall and porch to Foley House; Length of garden wall to south east of Foley House; Stables to south east of Foley House; Drinking trough approximately 140m north east of junction with Downshire Hill.

**Elderdale Road: 2 & gateway 1890 TK Green (for himself); 6 Grade I, 1874-76 R. Norman Shaw (for himself)**

Elm Row: 1(II\*), 2 Elm Lodge & attached garden wall (II\*); 3; 5; 10, 12&14; ( South side) Two lampposts.

**Fitzjohn's Avenue: 75 Late C19 TK Green, including attached walls, gate piers and gates.**

Flask Walk: 1&3; 2&4; 5&7; 9; 14 (The Flask Public House); 35-41(Odd) & attached railings, walls & gates;43&45;46&48;47;53-67 (odd);75;Garden wall, railings & gate to No.75; Gardnor House (II\*);South-east garden wall to Gardnor House; three 19th century lamp posts; railings to raised pavement and 2 bollards; K6 Telephone Kiosk (north) on island outside No.71A (71A not included); K6 Telephone Kiosk (south) on island outside no.71A (71A not included);New Court Nos. 1 - 30 (cons); New Court Nos.31-40 (cons); New Court No.41; The Wells and Campden Baths & Wash Houses.

Frognaal: 49&51;79,81&83; 95; 99; 103; 105-111(Odd) Frognaal Grove including former stable range (II\*); Front garden walls, railings, piers, gate & mounting block to Nos.105-111; 66 (II\*); 88&88A (this seems to be a mistake by English Heritage – should be 90 and 88 – 88A doesn't appear to exist. See: <http://list.historicengland.org.uk/resultsingle.aspx?uid=1113069>) & attached railings;94&94A The Old Mansion & attached wall, railings & lamp-holder (II\*);104&106 & attached wall, railings & gate to No.106;108;110.

Frognaal Grove including former stable range (II\*); Front garden walls, railings, piers, gate & mounting block to Nos.105-111; 66 (II\*); 88&88A & attached railings; 94&94A The Old Mansion & attached wall, railings & Lamp-holder (II\*); 104&106 & attached wall, railings & gate to No.106; 108; 110.

Froggnal Lane: 19&21; 23; 40; 42.

Froggnal Rise: Froggnal Rise.

Froggnal Way: 5, 9(II\*).

Gainsborough Gardens: 3&4.

Hampstead Grove: 3 Fenton House (I); Fenton House garden gates, railings, walls; four garden statues & cistern in gardens of Fenton House; Fenton House Garage; 26 Old Grove House & attached outbuildings & railings; Garden wall to 26 Old Grove House; 28 & 28a New Grove House; railings to water reservoir.

Hampstead High Street: 9&9a; 14 not including shop; 18&19; 23; 24; 27; 28; 29; 30; 31&31A; 45&46; 70&71; 72; 73-76 (cons); 82& 83, 85 & 86a (II\*) milestone opposite No.5; pillar box opposite No. 23.

Hampstead Hill Gardens: 1, 1a & 1b, including Studio House; Nos. 2 & 2a & attached wall, railings & gate; 3 & 3a; No.4 & attached wall, railings & gate; Nos.5, 5a, 5b & attached wall & railings & gate; 7 & attached wall; 9 & attached wall, railings & gate; 11 & attached walls, railings & gate.

Hampstead Square: 1 & attached railings; 2 & attached railings; 4; 6 Vine House; 7, 8, 8A & 9; 12 Lawn House; Christ Church; two 19th century lamp posts.

Heath Street: 13a (II\*), 49; 66;68 Horse & Groom; 70-76 (even); 78-84 (even); 75; 77; 79&81; 83; 85; 86, 88, 90; 87; 89, 92&94; 93, 96&96A; 98 Guyon House; 110 & 110b; 112&114;113,115&117; 118 & attached railings; 119&121 & attached railings; 120 (Friends Meeting House); Garden entrance gateway to No.120 The Friends Meeting House; 123;125; Baptist Church; Boundary wall, piers & southern gate; K6 telephone kiosk (3m north of Upper Terrace junction), east side; K6 telephone kiosk (6m north of Upper Terrace junction); (East side) Boundary wall, piers & southern gate.

Holly Bush Hill: 1 Alpine Cottage; 2&3 & attached railings; 4 & attached railings, Romney's House (I); Garden wall to Romney's House.

Holly Hill: 12&14; 15, 17, 19; 16&18 & attached railings; 20, 22 & 24 & attached railings; railings & terminal bollards to upper path on west side.

Holly Mount: 1&2 & attached railings; 3&4 & attached railings; 5; 6; 7&8;9, 10 &11;12; 15; 18; 21 & attached bollards & chains; 23&24; Holly Bush Tavern; garden vaults to Nos.3 & 4 Holly Mount; (West side) Lamp post between Nos.5&6.

Holly Place Roman Catholic Church of St Mary (II\*); 1-4 (cons.) & attached railings; 5-8 & attached railings; 9 The Watch House & attached lamp; two lamp posts.



Holly Place (Hollyberry Lane): 10, 11

Holly Walk: Moreton House,

Keats Grove: 1; 2; 3; 4, 4a, 4b, 4c; 10 Keats House; 12; 17&18; 19-22 (Cons) & attached garden walls & railings; 23; 24 & attached garden wall & railings; five 19th century lamp posts;

Lower Terrace: 1; 2&3 & attached railings; 4; 10; garden wall to No. 10; five 19th century lamp posts;

**Lyndhurst Terrace: 1 & 3 and attached boundary walls: Grade II\* c. 1864-65 John Burlison, aided by Alfred Bell.**

Milestone at junction of Lower Terrace & Hampstead Grove.

Mount Vernon: 1&2; 3-6 (cons); 7; Mount Vernon House, Three 19th century lamp posts.

New End: Chimney; Boilerhouse and chimney at former New End Hospital; Circular Ward & attached ablution & water tank tower at former New End Hospital (II\*); Infirmary block & linking corridors at former

New End Hospital; Original workhouse block at former New End Hosp. & attached railings; 10, 12, 14 & attached railings & lamp holder; 30 & attached railings & wall. New End Primary School; three lamp posts.

New End Square: 4, 6&8; 16; 17&19 Burgh House (I); Entrance gates & flanking wall to Burgh House; 18; 20; 38; 40; four 19th century lamp posts.

North End 1&3; Wildwood & Lesser Wildwood; Wildwood Lodge, former coach house to Wildwood; gateway & garden wall with overthrow to Wildwood Lodge.

North End Way: Hampstead War Memorial (also in Camden's Local List), Inverforth House; Heath House (II\*); garden wall & railings to Heath House; Jack Straw's Castle; Old Court House; The Pinfold; milestone at junction of Lower Terrace & Hampstead Grove; Garden terrace steps at Inverforth House; Hill Garden Cruciform pergola, (II\*); Hill Garden southern pergola & terrace, (II\*); archway to former Pitt House garden; Hill Garden southern summerhouse, (II\*); The Old Bull and Bush Public House.

Perrin's Court: 2&4; 6, 6a&6b; 10&12; One lamp post; Two bollards.

Perrin's Lane: 8; 12; 14-26 (even); an 1828 cannon bollard; King William IV Public House.

Perrin's Walk: 24

Pilgrim's Lane: 1 & 3(II\*), 2a, 7, 9

Pond Street: 5-13 (odd); 15 Roebuck Public House; 17&17A & attached railings & walls; 19&21 & attached railings & walls; 23 & attached railings; 31; 33, 35&35A.

Prospect Place 1-4 (cons.).

Rosslyn Hill: 40 & 40a (II\*); Unitarian Chapel; 22&24; Hampstead Police Station & Court House & attached railings & lamps; St. Stephen's Rosslyn Hill (I); 12 (north east side) Torrington & attached wall, gate piers & gate; Churchyard gate & wall to Church of St. Stephen; K6 telephone kiosk outside the police station. **Drinking Fountain attached to the wall of No. 65 c1875.**

Rudall Crescent: Penn Studio (13A).

South End Green: Drinking fountain; Public lavatories; pair of K 2 telephone kiosks; Tramwaymens Bus Shelter.

South End Road: 71&73; 77&79; 97&99; 103,105&107 & attached railings.

[South Hill Park: 31, 78, 80-90 \(evens\)](#)

Spaniard's Road: St. Columba's Hospital; Toll Gate House.

Squires Mount: 1- 5(cons); Chestnut Lodge & Squire's Mount (II\*); Garden walls & gates to Chestnut Lodge; Garden walls & gates to Squires Mount; The Cottage.

The Mount: 1 - 4 (cons) & attached railings to Nos.1& 2; 6 Cloth Hill (II\*); Garden wall, railings & gate to Cloth Hill; 8& 9; 11 Caroline House; 12 Holly Cottage. Two 19th century bollards & a lamp post

Upper Terrace: 1, 2, 3&4; Upper Terrace House & attached walls.

Vale of Health: Villas on the Heath 1&2; Villas on the Heath 3-6 & attached railings; Chestnut Cottage; Vivary Cottage& Lavender Cottage; Vale Lodge; Vale House & Vale Cottage; North Villa & South Villa & attached railings & gates: Rose Cottage; 1&2 Byron Villas; Old Cottage. Well Road: Cannon Cottage & Providence Corner; 17-20 (The Logs) & attached wall & archway.

Well Walk: 19; 30 Wells Tavern; 32&34 & attached railings; 36&38 & attached railings, walls & gates; 40 & attached railings, walls & gates (II\*); 46 & attached railings & wall (II\*); Chalybeate Fountain & drinking fountain flanked by steps; four 19th century lamp posts; Railings to footpath on north west side; 21& 23 & walls & gate piers; Nos.25 & 27 & walls & gate piers; No.50 Klippan House; Gate piers to north of No. 50.

Whitestone Lane: Gang Moor.

Willow Road: 33-41(Willow Cottages); 1, 2&3(II\*)

Windmill Hill: Volta House, Bolton House, Windmill Hill House incl. former Enfield House; one 19<sup>th</sup> century lamp post & three cannon bollards; Capo-di-Monte.

### **Non-designated heritage assets**

Noted in the relevant conservation area appraisals and management statements as making a positive contribution to the area or are on the Camden Local List.

#### **Arkwright Road: 1-9 (odd), 2-10 (even)**

Back Lane: 1-23 (odd), 12, 14

Boedes Mews: 1, 2

Branch Hill: 1-6, Branch Hill House, The Chestnuts, Leavesden, Oakhurst, Lower Lodge

Cannon Place: 3, 5, 2-10 (even), 7-25

Carlingford Road: 2, 2a, 4-34 (even), 1-35 (odd).

#### **Constantine Road: 1-4 Elm Terrace, 4**

Christchurch Hill: 1-41(odd), 16-22 (even), 30, 34, 55, 55a, 57, 59, Agrist Cottage,

Christchurch Passage: Christchurch Cottage

Church Row: 12a, 12b, 13, 13a, 14, Gardnor Mansions

Denning Road: 1-33(odd), 2-44(even), and 39-45 (odd), Hall.

Downshire Hill: 1, 2a, 3, 3a, 4a, 2, 3, 13, 47a, White House, The Freeman's Arms, Hampstead Hill Mansions,

38a, 40a, 49a

East Heath Road: 4-8(cons), The Pryors, 18-20 (cons), Bellmoor, 24, 25

#### **Eldon Grove: 2-9 (cons), 10, 11, 12, 14, 15, 16**

#### **Ellerdale Close: 1, 2, 3, 4**

#### **Ellerdale Road: 8-20 (even), 22-26 (even), 1-7 (odd), 7a, 9**

Elm Row: 6, 8

Fitzjohns Avenue: Monro House

#### **Fitzjohns Avenue: 65, 67, 69, 71, 73, Feld Court, 77, 81-87 (odd), 89-95 (odd), 72-78 (even), 84-90 (even), Fitzjohn's Primary School, Henderson Court, 104-114 (even)**

Flask Walk: 11-17(odd), 6-12(even), 16-22(even), 19-27(odd), 29 & Lakis Close, 49, 50, 51, 58, 60, 61,

73, 1 & 2 Flask Cottages.

#### **Fleet Road: 90-156 (even)**

Frogнал: 45, 47, 51 53, 55, 58, 60, 63, 65, 68, 69, 70, 71, 88, 90, 92, 100, 102, 112.

Frogнал Gardens: 1, 2-16 (even).

Frogнал Lane: 44

Frogнал Rise: 2, 4, Conservatory to Frogнал Rise, Gainsborough House

Frogнал Way: 4, 7, 11, 18, 20.

Gainsborough Gardens: 5-14, The Lodge

Gardnor Road: 1-12 (cons), 13a, 13b, 13c, 13-18(cons).

Gayton Crescent: 1-15 (cons), 17-23 (cons)

Gayton Road: 3-36 (cons), 39-62 (cons), 36a - 38a (cons).

Golden Yard 3, 4  
Grove Place: Trellis Cottage, 1-31 (cons)  
Hampstead Grove: Heath Mansions, 4 - 14 (even), 30 - 42 (even), 25  
Hampstead High Street: 7, 8, 15-17 (cons), 22, 28a, 38-44 (cons), 47, 55-64 (cons) 65-69 (cons), 77, 94.  
Hampstead Hill Gdns: 6, 10-20 (even) 13- 33 (odd).  
Hampstead Square: 10, 11  
Heath Hurst Road: 2-38 (even), 7-47 (odd)  
Heath Street: 1-13, 15-21, 23, 25-37, 39-47, 55-61, 69-73 (odd), 95-111 (odd), 2-44 (cons), 52-56 (even), 64, 102-106 (even), 100, 110a, 116, Hampstead Tube Station, Monro House, Northcote Mansions.  
Holford Road: 1, 2, 3, 4, High Close, St. Mary's Hospital  
Holly Bush Vale: 2-16, Cinema, Hampstead Parochial School, New Campden Court  
Holly Hill: 10  
Holly Mount: 14, 16, 17, Prospect Cottage  
Holly Place: 10, 11  
Hollybush Steps: 18a  
Keats Grove: The Library, 5, 6, 9, Keats Close.  
Kemplay Road: 2-30 (even), 1, 3, 25  
Lower Terrace: 14  
Lutton Terrace: 1-4 (cons)  
**Lyndhurst Road: 1-11 (cons), 11a, 11b**  
**Lyndhurst Terrace: 2, 5, 7, 13, 15, 17, 19**  
Mansfield Place: 1-13 (cons)  
Maryon Mews: 1, 1a, 2, 2a, 3-8 (cons)  
Murray Terrace: 1-4 (cons)  
**Nasington Road: 1-57 (odd), 4-26 (even)**  
New End: 3 - 8 Youngs Court, 1-25 (odd), 16-28 (even), 57-71 (odd), New End House, former New End Theatre.  
New End Square: 1, 2, 3, 5, 10, 12, 14, 24, 28, 30, 32, 34.  
North End: 6, Hogarth Court, 19, 21-29, Wildwood Cottage.  
North End Avenue: Cedar Lodge, Pitt House, Standen House, The Lodge, Northgate, Northstead, 3, Brandon House  
North End Way: The Village (No.5), Elmwood  
Oak Hill Park: 1  
Oak Hill Way: Oak Hill House, 4  
Old Brewery Mews: 1-2  
Oriel Place: Wells Court.  
**Parliament Hill: 1-14 (cons), 15-77 (odd), 18-70 (even)**

Perrin's Court 8, 14, 16, 1-12 Village Mount,  
Perrin's Lane: 1-13(odd), 2-6(even), Prince Arthur Mews, Prince Arthur Court.  
Perrin's Walk: 20, 22,23,25,27, The Cottage  
Pilgrim's Lane: 2-8 (even), 12-66(even), 25-29 (odd), 35-43 (odd).  
Pond Street: 1 & 3, 5-13, Hampstead Hill School, 25 The Armoury (also in Camden's Local List), 27-29 Day Nursery, 37  
**Prince Arthur Road: 2-14 (even), 3, 5a, 5, 16, 28**  
Redington Road: 1  
Rosslyn Hill: 2-10 (even), 14-20(even), 26, 28-36 (even), 42-70 (even), 80  
**Rosslyn Hill: 1-9 (odd), 9a, b, c, d, 13-63 (odd)**  
**Rosslyn Hall**  
Rosslyn Mews: Mews  
Rudall Crescent: 1-13(odd), 13a, 15-25(odd), 31-39 (odd), 43-47 (odd), 2-6 (even)  
Sandy Road: Corner House, 1-3 (cons), 7,9 (former schoolhouse), The Rook, West House, Sandy House, Ambridge Cottage  
**South Hill Park: Magdala Tavern, 2-30 (even), 32-76 (even), 92-118 (even), 1-27 (odd), 29, 33-107 (odd)**  
**South Hill Park Gardens: 2-10 (even), 16-24 (even), 1-23 (odd)**  
South End Road: 1-33 (odd), 43, 45-65 (odd), 75, 83-95 (odd), 101.  
Spedan Close: 1-42  
Squire's Mount: 11, 12  
Stamford Close: do we want to mention any of these buildings with clapboard cladding?  
Streatley Place: 2, 3, Streatley Flats, 1-13 Mansfield Place, School Keepers House.  
**Tanza Road: 2-22 (even), 1-39 (odd)**  
The Mount 14,16,17,18  
**Thurlow Road: 1-10 (cons), 13-16 (cons), 19-30 (cons)**  
Upper Terrace: The Priory, **Number 5**  
Vale of Health: Heathdean, Ashdown, Manor Cottage, Manor Lodge, Greenmoor, Heathland Studio, The  
Gables 1-6, East View 1-4, Heath Villas 1-12, Byron Villas 3, 4, Fig Tree House, Silverdale, Lakeview, Hill View, Beechey Cottage, Faircroft, Heathurst, Hollycot, Fleet House, Upfleet/Lea Steps.  
Well Road: 1, 1a, 2, 2a, 3, 4, 5-13 (cons), Well Mount Studio, Well Mount Cottage, Wetherall Lodge, 22,  
Public House.  
Well Walk 2-28 (even), The Wells House, 11-17 (odd), 42, 44, Wellside, 48.  
Whitestone Lane: Whitestone House, The Cottage  
Wildwood Grove: 1-13 (cons)  
Wildwood Terrace: 1-4  
Willoughby Road: Trinity Close, 1-21 (odd), 29, 31, 2-26 (even), 30-38 (even), 42-54 (even)  
Willow Road: 5-32 (cons), 32 (cons.), 42-48 (cons), 49, 50-53 (cons)

Note: Camden's Local List (2015) also includes a number of street features including lamp posts in the Pilgrim's to Willoughby Road area, a number of boundary markers and a post box. For a complete list, see [Camden Local List](#).



**HAMPSTEAD**  
NEIGHBOURHOOD FORUM

## **Appendix 4**

### **Open Spaces and Biodiversity Corridors**

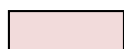
**Hampstead**  
**Neighbourhood Plan**  
**2018-2033**

## **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:

1. Hampstead Heath
2. Local Green Spaces (proposed)
3. Spaces with London Squares Preservation Act 1931 designation (existing)
4. Spaces with Camden UDP Private / Public Open Space designation (existing)
5. Sites of Importance for Nature Conservation

### **KEY**



Hampstead Heath



Local Green Space



Other Green Spaces

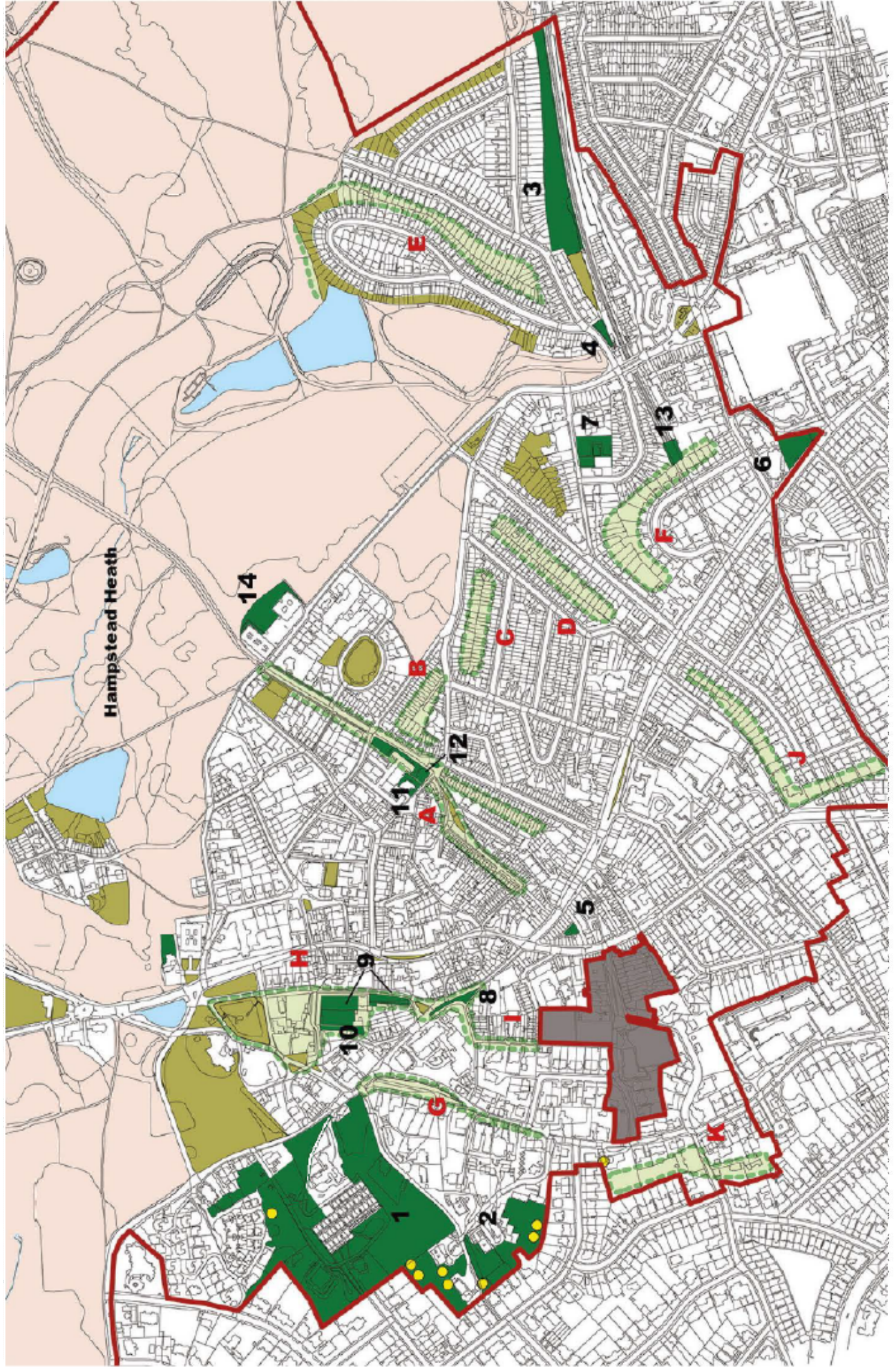


Sites of Importance for Nature Conservation



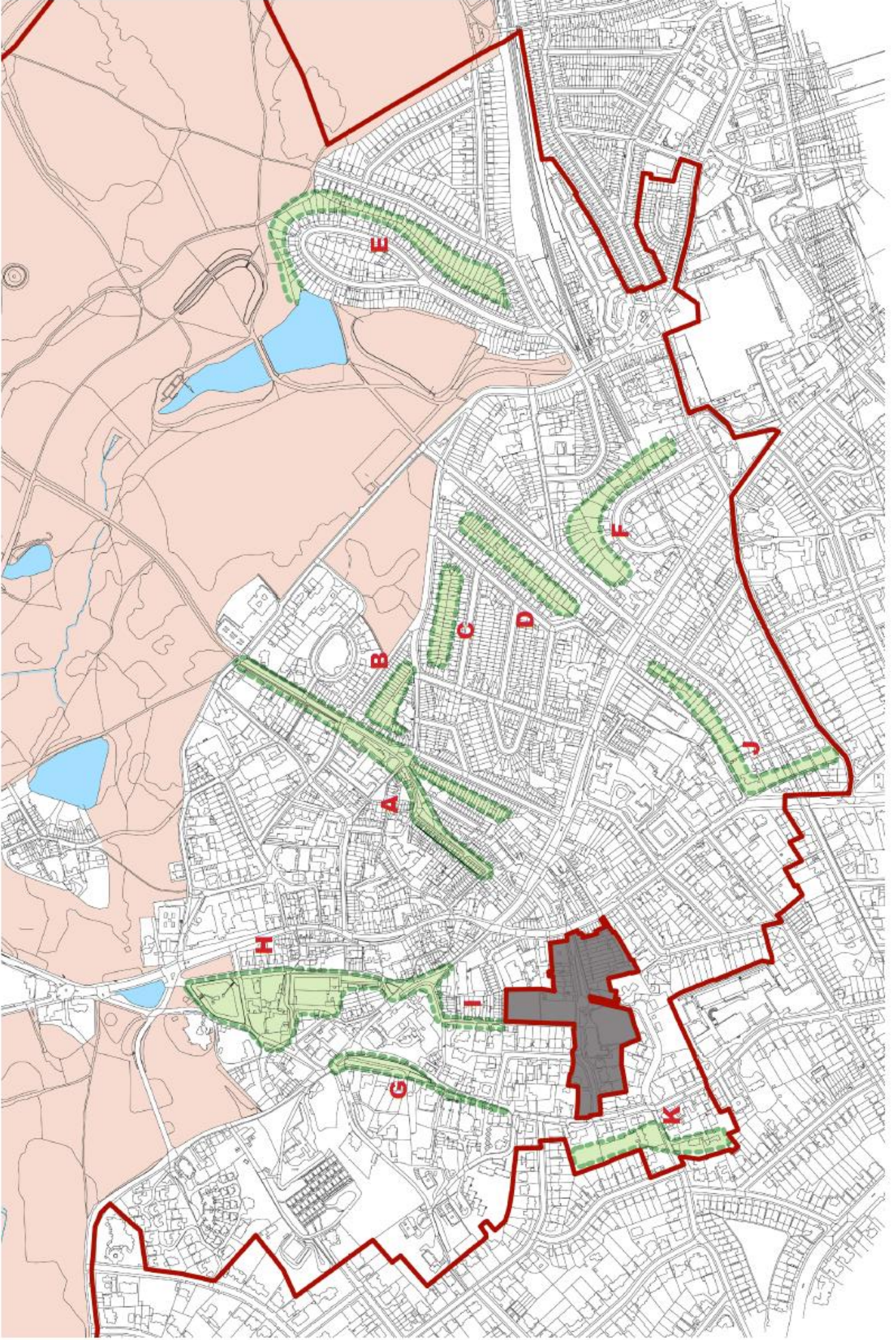
Biodiversity Corridors





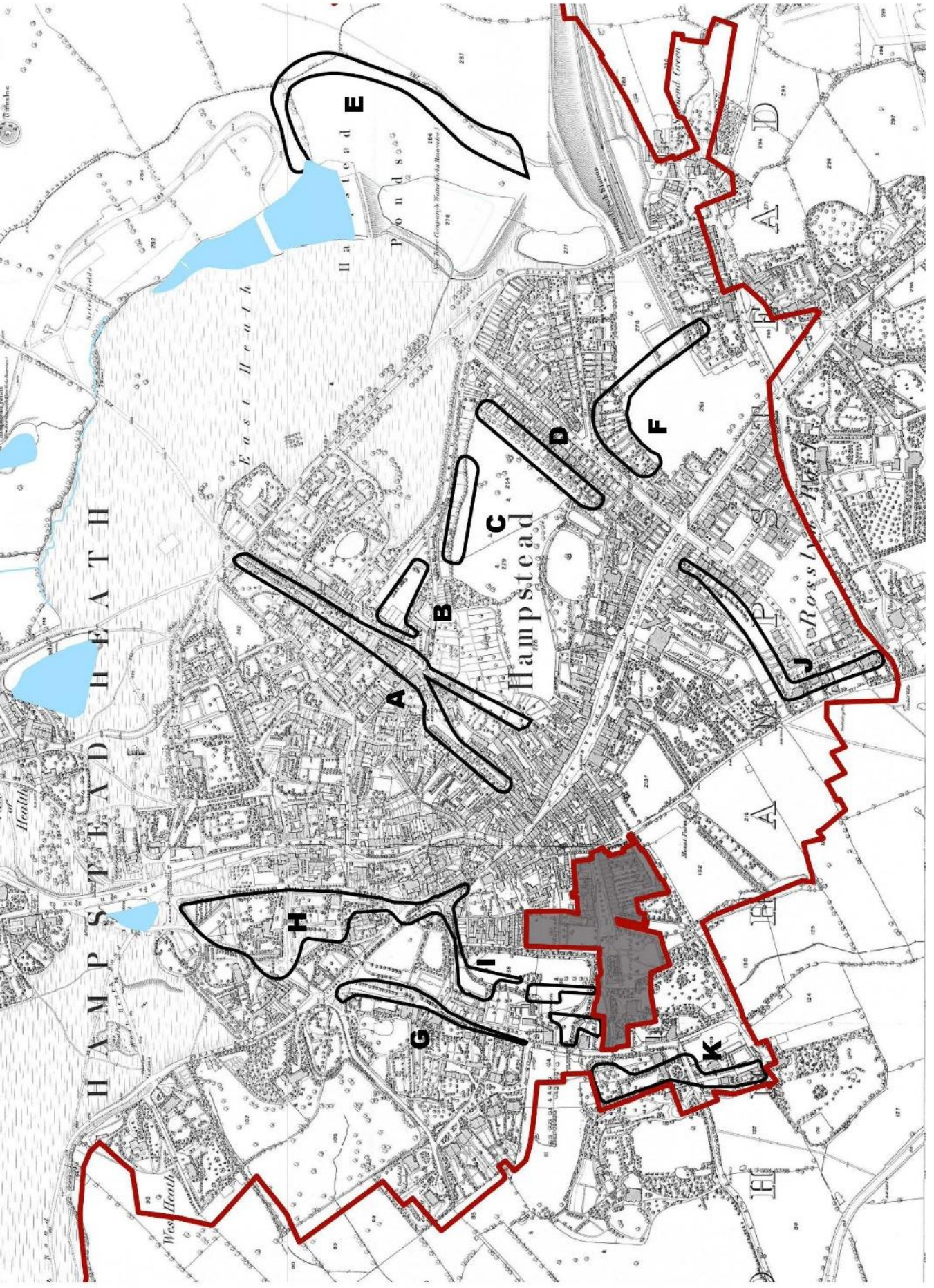
**Local Green Spaces and Biodiversity Corridors Map**





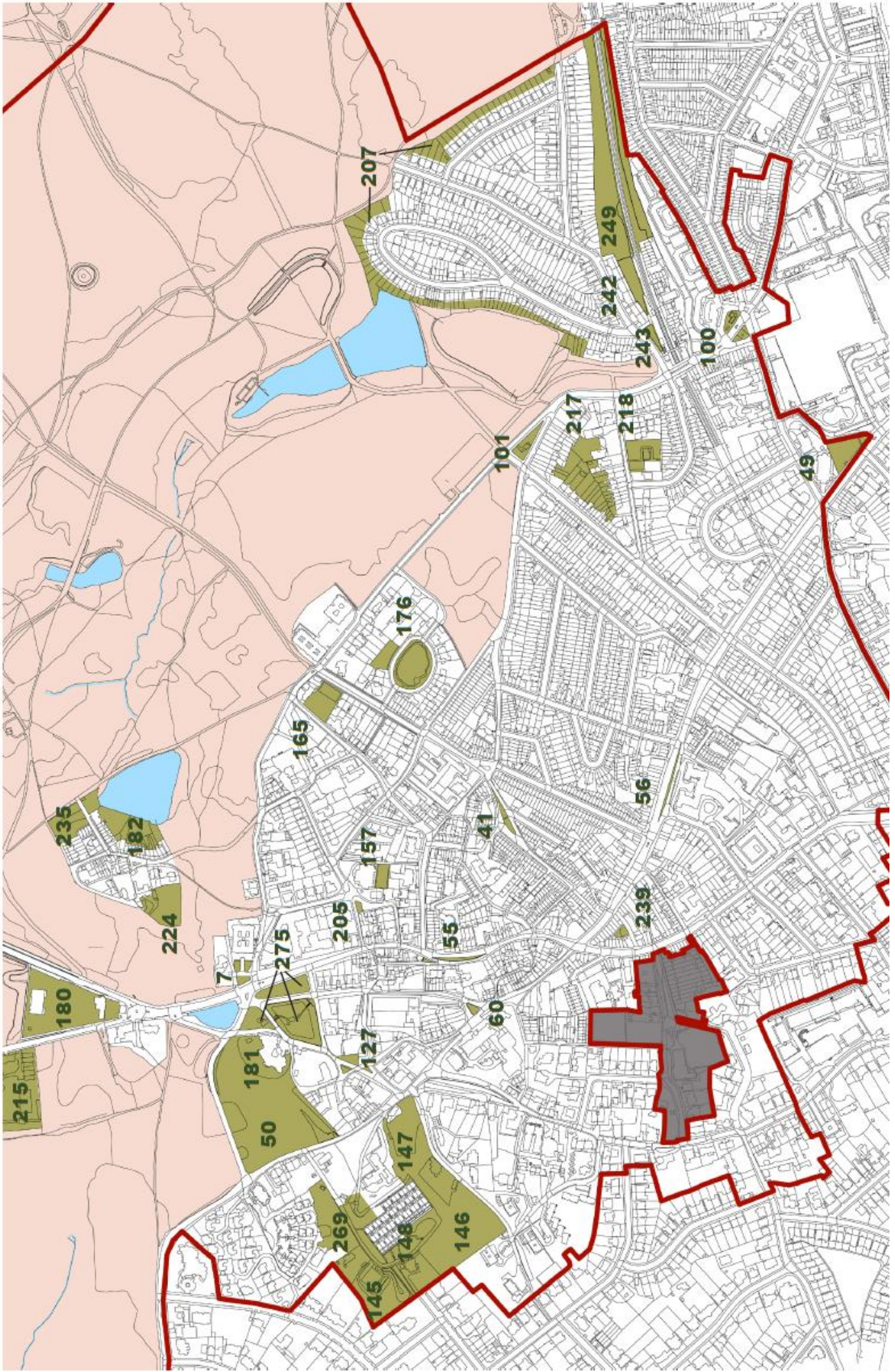
**Biodiversity Corridors Map**





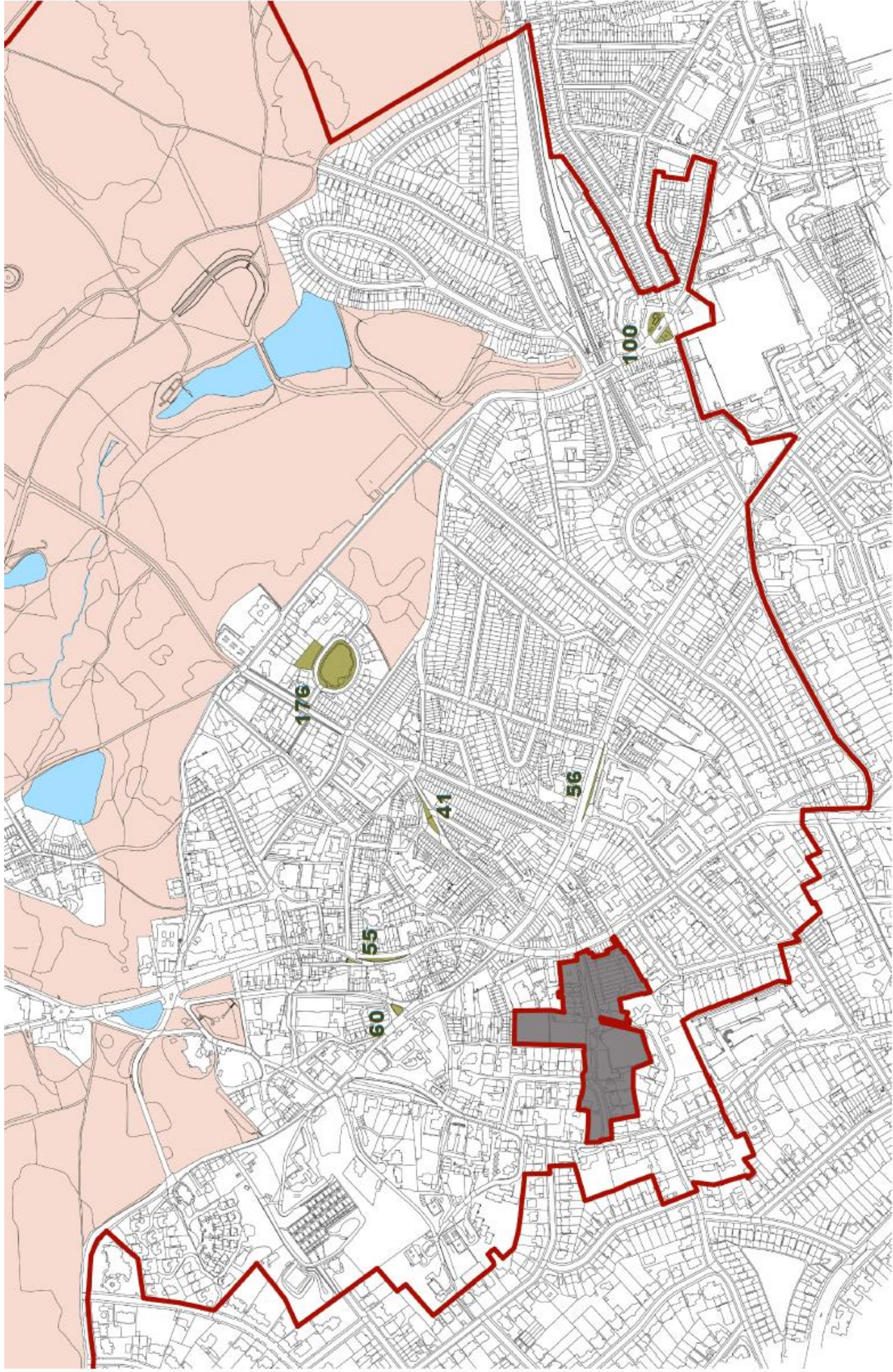
Biodiversity Corridors Superimposed on the 1866 Map





LB Camden Unitary Development Plan Open Space in Hampstead

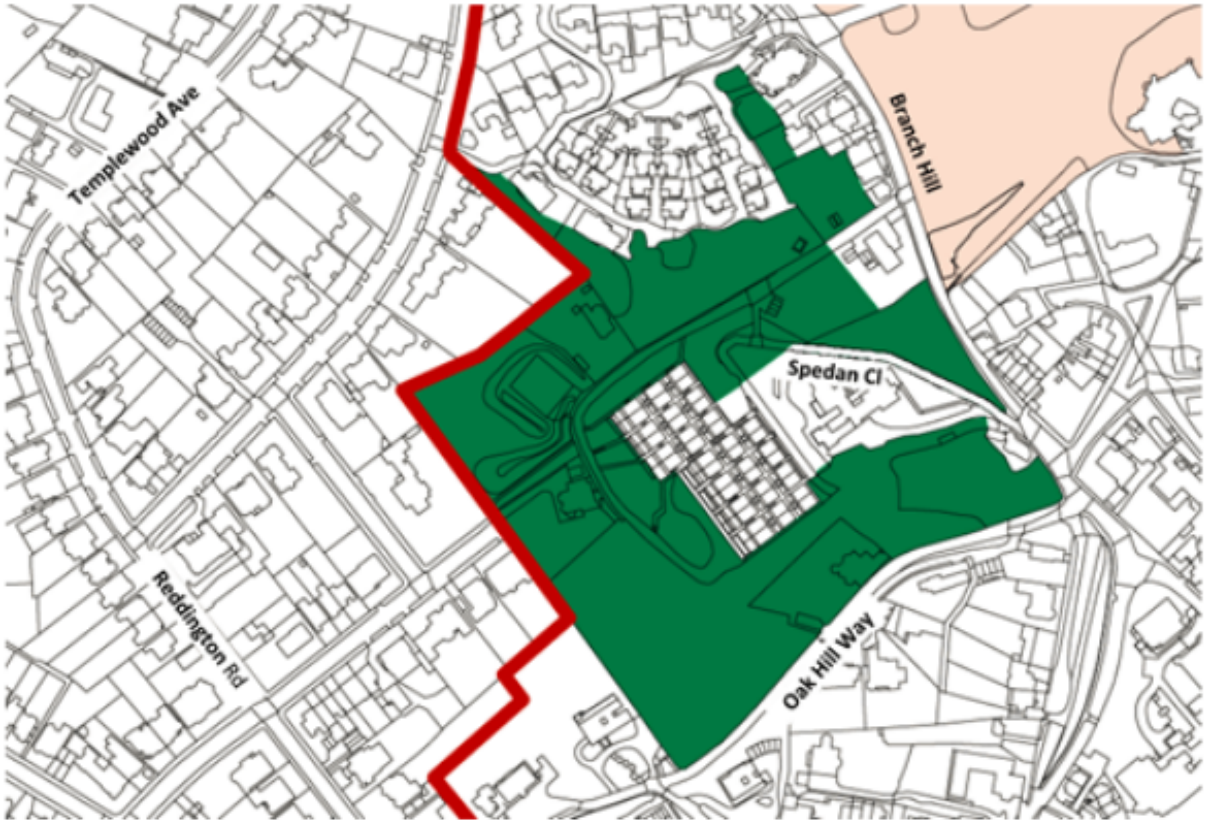




**Open Spaces with London Preservation Act 1931 Designation**



# Local Green Spaces Detailed Maps



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



2. Oak Hill Park



3. South End Green and Mansfield (SEGMA) Allotments



4. World Peace Garden, South Hill Park

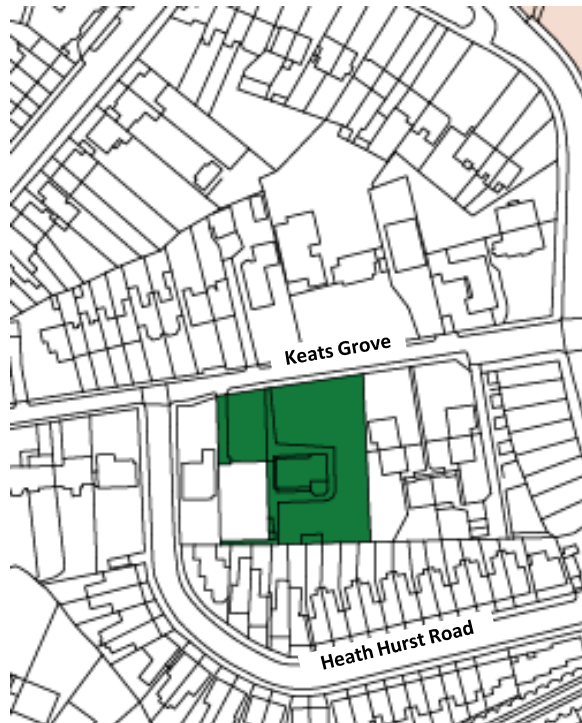




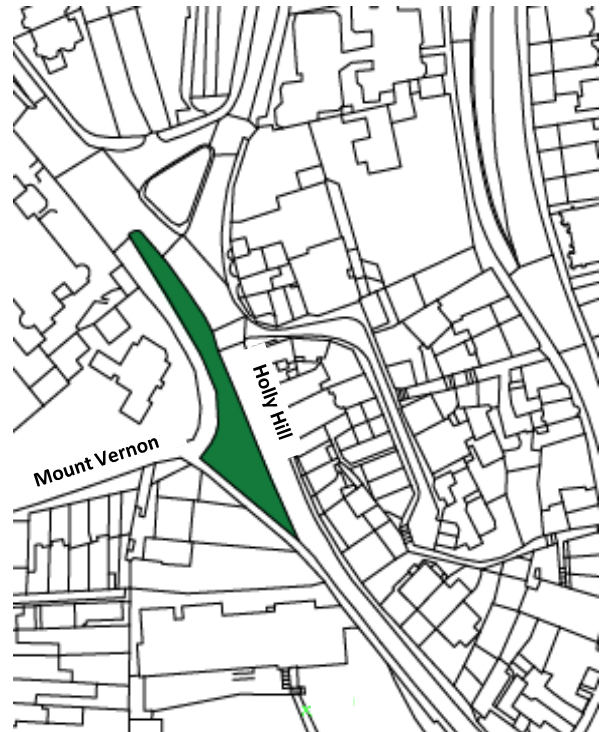
5. Oriel Place Garden



6. Hampstead Green



7. Keats House and Garden

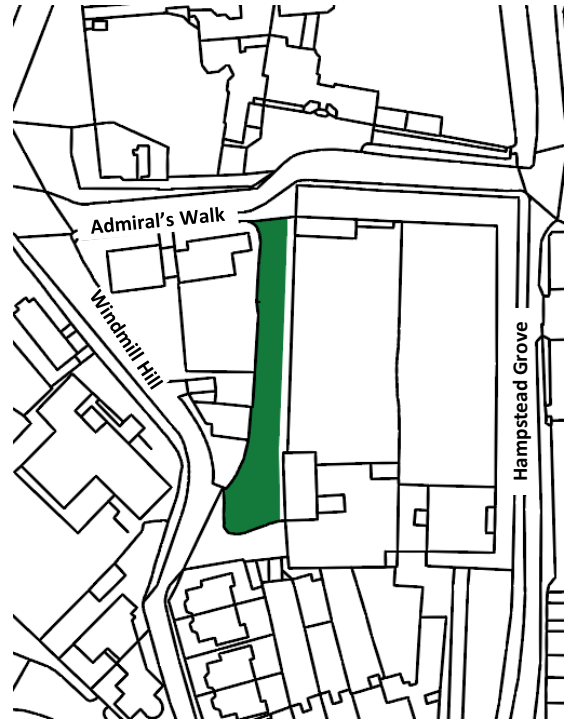


8. Holly Hill Bank





9. Fenton House Gardens



10. Pedestrian Walk – Admirals Walk to Windmill Hill



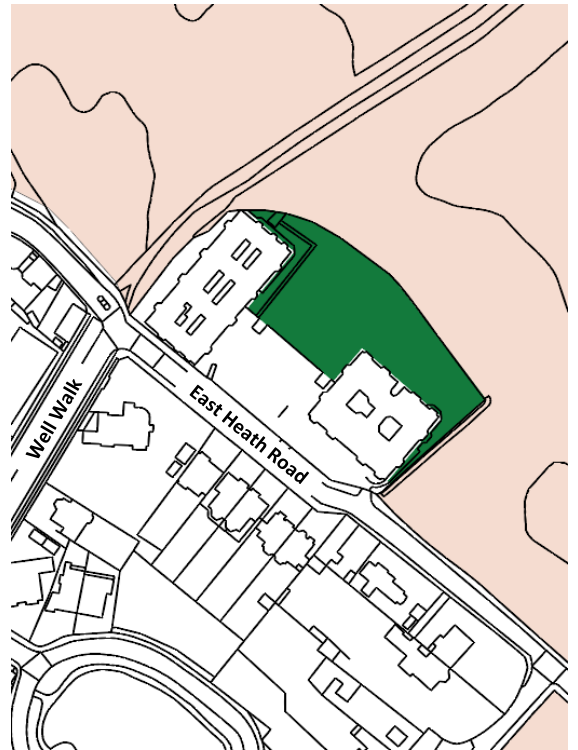
11. Burgh House Gardens



12. Communal Gardens of Wells House and Gertrude Jekyll's Garden



13. Heath Hurst Gardens



14. Garden of The Pryors

	SITE NAME	DESIGNATION
<b>Metropolitan Open Land (MOL1) within Hampstead Neighbourhood Forum Area</b>		
	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
<b>Sites of Importance for Nature Conservation</b>		<b>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.</b>
	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
<b>London Squares Preservation Act 1931</b>		<b>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.</b>
	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.

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

<b>K</b>	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
<b>J</b>	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
<b>K</b>	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.
<b>Private Open Space</b>		
	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



<b>Public Open Space</b>		
	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 5**  
**Local Green Spaces**  
**Justification**

**(Draft) Hampstead**  
**Neighbourhood Plan**  
**2018-2033**

## 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:

- 76 *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.*
- 77 *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.*
- 78 *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'

**More detailed information on each Local Green Space can be found in our Evidence Base, Natural Environment, LGS folder.**



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 *Green Gym*.

	<p><b>Branch Hill Allotments</b></p> <p><b>Local Significance: (Historical and Beauty)</b>  Adjacent to Frogna 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 &amp; 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.</p> <p><b>Use by Local Community &amp; Evidence for Particular Importance:</b>  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.</p> <p><b>Richness of Wildlife:</b>  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.</p>	<p><b>Special Policy Area:</b> Area of Special Character: Hampstead &amp; Highgate Ridge. Grade 1 Borough SINC CaB102.</p> <p><b>Other LA designation:</b> Public Open Space (Small Local); Hampstead Conservation Area.</p> <p><b>Hampstead Local Plan:</b> Heath Fringes, Green Corridors</p>	<p>From the Branch Hill Allotment Association: "We discussed your message to Annie Hanson [Chair] of 3 January [2016] at our committee meeting on Monday (11<sup>th</sup>). 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)"</p>	<p><i>Branch Hill Allotment Association</i> are taking over the management of the allotments from Camden who still own the Freehold of the site.</p>
	<p><b>Woodland with Childrens' Play Area</b></p> <p><b>Use by Local Community &amp; Evidence for Particular Importance:</b>  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 Frogna 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.</p> <p><b>Richness of Wildlife:</b> The woodland here is dominated by sycamore (<i>Acer pseudoplatanus</i>) with an understorey in which holly is abundant and accompanied by a</p>	<p><b>Special Policy Area:</b> Area of Special Character: Hampstead &amp; Highgate Ridge. Grade 1 Borough SINC CaB102.</p> <p><b>Other LA designation:</b> Public Open Space (Small Local); Hampstead Conservation Area.</p>	<p>LB Camden  This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden</p>	<p>Managed by Parks &amp; Open Spaces within Camden Council Supporting Communities Directorate</p>

	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.	<b>Hampstead Local Plan:</b> Heath Fringes, Green Corridors		
	<p><b>Oak Hill Wood</b></p> <p><b>Richness of Wildlife:</b> 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.</p> <p><b>Use by Local Community &amp; Evidence for Particular Importance:</b> 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 Frogna! Neighbourhood Forum.</p>	<p><b>Special Policy Area:</b> Area of Special Character: Hampstead &amp; Highgate Ridge. Grade 1 Borough SINC CaB102.</p> <p><b>Other LA designation:</b> Public Open Space (Small Local); Hampstead Conservation Area.</p> <p><b>Hampstead Local Plan:</b> Heath Fringes; Biodiversity Corridors; Veteran trees</p>	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
	<p><b>Additional areas outside the SINC:</b></p> <p>1) 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 Frogna! Neighbourhood Forum area, running towards Finchley Road along the valley of the western arm of the Canon stream, south east of Templewood Avenue.</p> <p>2) 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 Frogna! 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."</p>	<p><b>LA designations</b> Apart from a tiny section of additional area 2, both are in Hampstead Conservation Area.</p> <p><b>Hampstead Local Plan:</b> Heath Fringes; Biodiversity Corridors; Veteran trees</p>		These areas are private gardens on the whole.
<b>2. Oak Hill Park Spaces</b>	<p><b>Local Significance: (Historical and Beauty)</b> Originally part of the fields and hedgerows associated with Oak Hill Farm, Thomas</p>	<p><b>LA designation:</b> Hampstead Conservation</p>	Response from Dawlin: We are a	Managed by Oak Hill Park's

	<p>Clowser built 10 houses in the 1870s in what he called Oak Hill Park estate after building the new road running from Frognal 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.</p> <p><b>Richness of Wildlife:</b> 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 Frognal 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.</p> <p><b>Use by Local Community &amp; Evidence for Particular Importance:</b> 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.</p>	<p>Area <b>Hampstead Local Plan:</b> Biodiversity Corridors; Veteran trees</p>	<p>private estate and as such the gardens and green spaces are for the sole enjoyment of the residents of the Oak Hill Park.</p>	<p>freehold management company Dawlin.</p>
<p><b>3. South End Green and Mansfield Allotments</b></p>	<p><b>Description of Space:</b> <b>Local Significance and Use by Local Community:</b> On the northern side of the Borough level SINC 'Railsides' a significant part of this area is used as allotments. <b>Richness of Wildlife:</b> 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.</p>	<p><b>Special Policy Area:</b> Grade 2 Borough SINC. <b>Other LA designation:</b> Hampstead Conservation Area <b>Hampstead Local Plan:</b> Heath Fringes; Biodiversity Corridors</p>	<p>South End Green &amp; Mansfield Allotments Association lease the land from Network Rail</p>	<p>The plan is for the current arrangements to continue into the future.</p>

	<p>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'.</p> <p><b>Use by Local Community &amp; Evidence for Particular Importance:</b> 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.</p>			
<p><b>4. World Peace Garden South Hill Park</b></p>	<p><b>Description of Space:</b> 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 &amp; other voluntary groups have donated their time &amp; energy to transform this area into an unusual &amp; inspiring World Peace Garden for the community.</p> <p><b>Use by Local Community:</b> 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 &amp; patients, Hampstead Heath Station commuters, Heath walkers, local residents &amp; families and Art Schools. Music Concerts and Children's Shows are held here, and an After School &amp; Sunday Puppet Project is scheduled for summer 2017.</p> <p><b>Richness of Wildlife:</b> 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</p>	<p><b>Special Policy Area:</b> Grade 2 Borough SINC.</p> <p><b>Other LA designation:</b> Hampstead Conservation Area</p> <p><b>Hampstead Local Plan:</b> Heath Fringes, Biodiversity Corridors</p>	<p>'The World Peace Garden Camden', registered Charity number 1120264, lease the land from Network Rail.</p> <p>The current group Trustee Jonathan Bergman, civil engineer/designer Michael Wardle &amp; garden designer Tony Panayiotou have stated they "are all fully behind the proposal to make this a Local Green Space."</p>	<p>The plan is for the current arrangements to continue into the future.</p>

	<p>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.</p> <p>The garden has 2 pond areas and includes natural log seating.</p> <p><b>Local Significance: (Historical and beauty)</b></p> <p>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 &amp; other voluntary groups have donated their time &amp; energy to transform this area into an unusual &amp; 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 &amp; secluded bench seating, a stage/platform suitable for assembly &amp; group meetings &amp; performance includes an auditorium seating area using natural logs.</p> <p><b>Evidence for Particular Importance:</b></p> <p>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.</p>			
<p><b>5. Oriel Place Garden</b></p>	<p><b>Description of Space:</b> 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.</p> <p><b>Evidence for Particular Importance:</b></p> <p><b>Use by Local Community:</b> 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.</p> <p><b>Local Significance: (historical)</b></p> <p>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</p>	<p><b>LA designation:</b></p> <p>Private Open Space (Small Local) number 239 in the LB Camden Unitary Development Plans Schedule of Open Spaces. Hampstead Conservation Area.</p>	<p>LB Camden</p> <p>This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden</p>	<p>Camden Street Tree Department, Parks &amp; Open Spaces will continue to manage the London Plane tree.</p>

	<p>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.</p>			
<p><b>6. Hampstead Green</b></p>	<p><b>Description of Space:</b> 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.</p> <p><b>Local Significance: (Historical and Beauty)</b> 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.</p>	<p><b>Special Policy Area:</b> Local SINC CaL17. <b>Other LA designation:</b> 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.</p>	<p>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.</p>	<p>Managed by Parks &amp; Open Spaces</p>
<p><b>7. Keats House and Garden</b></p>	<p><b>Description of Space:</b> The gardens lie north, east and south of Keats' House. They consist of lawns, paths, hedges, large flower beds and mature trees.</p> <p><b>Local Significance: (Historical and Beauty)</b> 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.</p> <p>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.</p> <p>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</p>	<p><b>Special Policy Area:</b> Area of Special Character: Hampstead &amp; Highgate Ridge <b>Other LA designation:</b> 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] <b>Hampstead Local Plan:</b> Heath Fringes, Biodiversity Corridors</p>	<p>Owned and managed by City of London Corporation ***</p>	<p>Garden maintained with year-round weekly assistance of a volunteer group from <i>Heath Hands</i></p>

	<p>maintained in perpetuity in Keats' memory. It was opened to the public 25 May 1925.</p> <p>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.</p> <p>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.</p> <p><b>Use by Local Community:</b> 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.</p>			
<p><b>8. Holly Bush Hill</b></p>	<p><b>Description of Space:</b> '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.</p> <p><b>Local Significance: (Historical and use by local community)</b></p> <p>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 &amp; Open Spaces Department, but it eventually turned to scrub.</p> <p>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.</p> <p>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</p>	<p><b>LA designation:</b> Public Local Space number 60 in the LB Camden Unitary Development Plans Schedule of Open Spaces.</p>	<p>London Borough of Camden</p>	<p>It is expected that LB Camden ownership will continue, with the Holly Hill volunteers continuing to maintain it.</p>



	<p>goes towards the cost of insurance and plants; plant donations are also received. Access is otherwise not safe for members of the public.</p> <p><b>Richness of Wildlife</b> 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.</p> <p><b>Beauty and Tranquility</b> 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.</p>			
<p><b>9. Fenton House</b></p>	<p><b>Description of Space:</b> 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.</p> <p><b>Local Significance: (Historical and Beauty)</b> 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.</p> <p><b>Richness of Wildlife:</b> 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.</p>	<p>English Heritage Grade 1 listing [not Garden] <b>Hampstead Local Plan:</b> Biodiversity corridors</p>	<p>National Trust. The National Trust have been approached via Andrew Darragh Fenton House gardener, but have not replied so far.</p>	<p><i>National Trust with the help of Fenton House garden volunteers</i></p>

<p><b>10. Pedestrian walk Admirals Walk to Windmill Hill</b></p>	<p><b>Description of Space:</b> 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.</p> <p><b>Local Significance: (Historical and Beauty)</b> 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.</p> <p><b>Richness of Wildlife:</b> 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.</p>	<p><b>Hampstead Local Plan:</b> Biodiversity corridor H</p>	<p>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.</p>	
<p><b>11. Burgh House</b></p>	<p><b>Description of Space:</b> <b>Use by Local Community:</b> 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.</p> <p><b>Local Significance: (Historical and Beauty)</b> 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.</p>	<p>Hampstead Conservation Area. English Heritage Grade 1 listing [not Garden] <b>Hampstead Local Plan:</b> Biodiversity Corridors; Views</p>	<p>Burgh House Trust, director Mark Francis</p>	<p>On-going care by volunteers and support from the Burgh House Trust</p>

<p><b>12. Communal gardens of Wells House and Gertrude Jekyll's garden, Well Walk</b></p>	<p><b>Description of Site:</b> 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.</p> <p><b>Local Significance: (Historical and Beauty)</b> 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.</p> <p><b>Use by Local Community:</b> 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.</p> <p>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.</p>	<p><b>LA designation:</b> Hampstead Conservation Area.</p> <p><b>Hampstead Local Plan:</b> Biodiversity Corridors; Green corridors</p>	<p>LB Camden</p>	<p>Managed by Housing - district area manager John Rice</p>
<p><b>13. Heath Hurst Gardens</b></p>	<p>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.</p> <p><b>Description of Space:</b> 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.</p> <p><b>Richness of Wildlife:</b> 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.</p> <p><b>Use by Local Community:</b> 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.</p>	<p><b>Hampstead Local Plan:</b> Biodiversity Corridors;</p>	<p>Age Concern, Camden are the freeholders.</p>	<p>HHRA wish to maintain the communal garden and trees and are about to re-sign a further lease on this plot.</p>
<p><b>14. Pryors</b></p>	<p><b>Description of Space:</b> The Pryors has a large communal garden between Blocks A &amp; B. It has a huge area laid to grass, has many trees, hedges, shrubs and flower beds.</p>	<p><b>Hampstead Local Plan:</b> Biodiversity Corridors;</p>	<p>The Pryors Ltd was set up in 1976</p>	<p>The garden is managed by</p>

	<p><b>Local Significance: (Historical and Beauty)</b> 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.</p> <p><b>Richness of Wildlife:</b> 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.</p>	Heath Fringes	when the lessees bought the freehold.	the Garden Group, a subcommittee of the Board of The Pryors Ltd.
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**HAMPSTEAD**  
NEIGHBOURHOOD FORUM





**Appendix 6**  
**Veteran trees and**  
**Locally important trees**

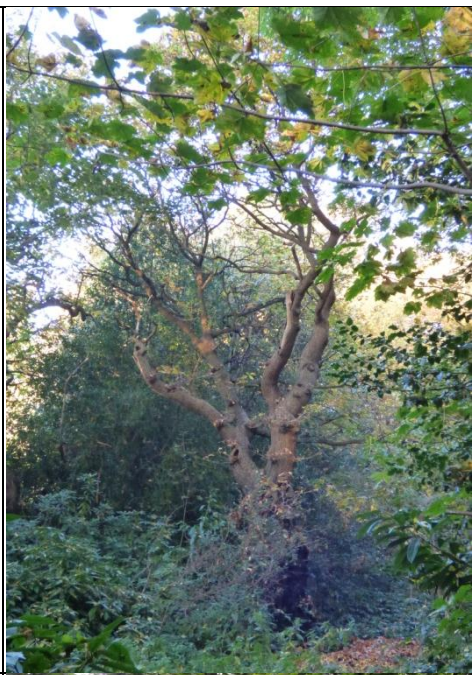

**(Draft) Hampstead**  
**Neighbourhood**  
**Plan**  
**2018-2033**

**Veteran trees: list of trees marked as significant on the 1866 OS map in the Plan Area.  
This list does not include the many veteran trees located in Hampstead Heath.**

Location & Coordinates	Description		
<p><b>Firecrest Drive / Heysham Lane</b> South of Regis Heights</p> <p>51.33364, -0.11028</p>	<p>veteran oak</p>		
<p><b>Old Oak Place, 65</b> Froggnal, front garden</p> <p>51.33204, -0.10596</p>	<p>veteran oak</p>		
<p><b>Oak Hill Park</b> on edge of tennis court at rear of Merlin House (above basement under tennis court owned by 22 Redington Road)</p> <p>51.557249, -0.185563</p>	<p>veteran oak</p>		









<p><b>Oak Hill Park</b> End of open grassed area with trees behind, backing onto the vicarage, Redington Rd</p> <p>51.556590, -0.184324; 51.556657, -0.184733 *</p>	<p>2 veteran oaks</p>		
<p><b>Oak Hill House Oak Hill Way</b>, east side garden</p> <p>51.557729, -0.185432; 51.557899, -0.185584</p>	<p>2 veteran oaks (+ wild bees nest in hole).</p>		

<p><b>Oak Hill Lodge Oak Hill Way, rear garden</b></p> <p>51.558300, -0.185674 (on boundary with rear gardens of Redington Gardens) and 51.558200, -0.185585.</p>	<p>2 veteran oaks</p>		
<p><b>1, Oak Hill Way</b> - on bank in front of house - 2 of the original 8 individual trees marked lining the roadway on 1866 OS map (not hedgerow trees) - for surveying.</p> <p>51.558637, -0.182679; 51.558600, -0.182835.</p>	<p>2 oaks with veteran features</p>		







## Trees with veteran features, indicated on the 1866 OS map



<p><b>Oak Hill Wood</b> Sweet chestnut trees with veteran features and large trunks, possibly represented on the 1866 OS map within a field - these are not hedgerow trees. At least six sweet chestnuts are still alive, some fallen, all of great habitat value.</p> <p>Two small-leaved lime trees with veteran features and two oaks, previously hedgerow trees with veteran features. This whole area requires further surveying.</p>	<p>6 veteran sweet chestnut trees; 2 sweet lime trees with veteran features; 2 oaks with veteran features</p>	 	 
<p><b>Branch Hill House</b> Standing dead wood of a former veteran oak tree in the grounds. An immensely important habitat 'bridging the gaps' for an area with other veteran trees.</p>	<p>Standing deadwood oak tree</p>		

<p><b>Willoughby Road</b> Lime tree present as a younger tree on the 1866 OS map, and now showing some signs of veteranisation.</p>	<p>Lime tree with veteran features</p>	
<p><b>72 South Hill Park</b>, rear garden</p>	<p>Oak with veteran features</p>	






## Trees proposed as locally important




Address	Species	Tree photograph
Branch Hill allotments	Sycamore and copper beech	
4 Carlingford Rd rear	Horse chestnut "a mature tree which attracts squirrels and many birds."	
1 Christchurch Hill.	Horse chestnut. N.B. Street Tree "Magnificent tree, marking the junction at Christchurch Hill and Willow Road."	
6 Downshire Hill front garden	Horse chestnut	




12 Downshire Hill front garden	2 Magnolias	
14 Downshire Hill, rear	A <i>Robinia</i> (mock acacia) "The Robinia is a very elegant and beautiful tree and - when in leaf - hides our view of The Royal Free!"	
16 Downshire Hill, rear	"An ancient pear tree The blossom on the pear tree is an annual delight. We understand that the area used to be orchards... probably in Keats' time. The pear tree is very large and gnarled so it must go back some time....."	
East Heath Road	Cedar	
Border of 71 Fitzjohns Avenue and Devonshire house school	Large acer "I watch it from my living room window all year round and it gives me great pleasure."	
Fitzjohns Avenue to the right of Munro House	Cherry "Beautiful cherry - its bountiful bloom each Spring is very uplifting, and in the setting with the House behind it, looks particularly special, and lifts up the whole street."	







<p>9a Gainsborough Gardens</p>	<p>Ginko</p>	
<p>Heath Mansions Hampstead Grove</p>	<p>Copper beech</p>	
<p>Front garden of South Villa, Heathside.</p>	<p>Copper beech "Has an important and beneficial effect on our streetscape, and lifts my spirits around the year"</p>	







Marty's Yard	Sycamore Maple Ash	
Front garden, Moreton House, Holly Walk	Horse Chestnut "This is a magnificent specimen and provides an important feature of the street landscape."	
Front garden, 6 Holly Place	Pine tree "A great specimen which also adds a unique feature to the streetscape and complements the almost Mediterranean style of the Grade 2* listed Roman Catholic Church, St Mary's, next door but one."	
1 Lower Terrace	Plum and Malus (crab apple)	
New End, Burgh House	Wisteria "Beautiful wisteria"	
Oriel Place	London Plane	




8 Pilgrims Lane	Thuja	
8 Pilgrims Lane	Cherry	
27 Pilgrim's Lane, rear	<p>Ash tree</p> <p>The tall ash tree in the rear garden of 27 Pilgrim's Lane, which has recently been substantially trimmed and cut back and will hopefully continue to flourish.</p>	
Front garden 44 Pilgrim's Lane	Crabapple Number one on my list	
35 Pond Street, front	<p>Lime trees</p> <p>"Lime trees here form a wonderful screen, hiding the huge Royal Free Hospital building. If they are used as a screen, rather than a freestanding tree in the street or a park, they have to be cut in such a way, that the branches on two opposite sides are kept and inter-connected to each other with some green wire, whilst the ones towards my house and towards the opposite Royal Free side are cut back. This is how you train them to form a perfect screen giving you privacy."</p>	






19 Ruddall Cresc	Lime Silver Birch Acers x 2	
22 South Hill Park, rear	Black plum "...we planted in 1970 to celebrate the birth of our son"	
22 South Hill Park, rear	Rowan "we planted a few years later"[post 1970]	
18 South Hill Park, rear	Horse chestnut "Lovely, huge, magnificent old chestnut which was very large when we moved in to no. 22 SHP 47 years ago"	
Upper Terrace, street tree	Veteran sweet chestnut	




<p>Chestnut Cottage Vale of Health</p>	<p>Horse chestnut "Wonderful horse chestnut of spectacular beauty; referred to in the early 20th century by Stella Gibbons in her book Ebury Heath."</p>	
<p>Wellside, Well Walk</p>	<p>3xLombardy Poplar</p>	
<p>Well Walk</p>	<p>Cherry</p>	
<p>Communal garden to rear of 15 Well Walk</p>	<p>Lime tree "This is a beautiful 50ft Lime Tree"</p>	



<p>Trees in Well Passage</p>		
<p>Front garden of 30 Willoughby Road, at corner of Carlingford and Willoughby Roads.</p>	<p>Weeping willow " This used to be much more beautiful before it was hacked about. Still has a lovely weeping habit."</p>	
<p>23 Willoughby Road</p>	<p>Lime (Tilia Cordata) "The tree surgeon who looks after it estimates that it is over 200 hundred years old and while I would never nominate the Lime Tree as a favoured ornamental tree, the truth is that our tree provides not just a large green canopy that can be seen from both Willoughby Road and Denning Road and beautifies the street scene - the tree also helps absorb a huge amount of ground water that has been diverted by development of homes and through the loss of front gardens in the area to driveways." The tree appears on the 1866 Ordnance Survey map "This tree is very well tended by the owners of 23."</p>	



<p>35 Willow Road</p>	<p>Camelia, williamsii</p>	
<p>Path behind houses in Willow Road and Christchurch Hill, adjacent to 53 Willow Road.</p>	<p>London Plane "Has a massive trunk. This view shows an 'elbow' branch that hangs over the road. Is seen better in the afternoon."</p>	
<p>Willow Cottage Windmill Hill</p>	<p>Weeping willow</p>	

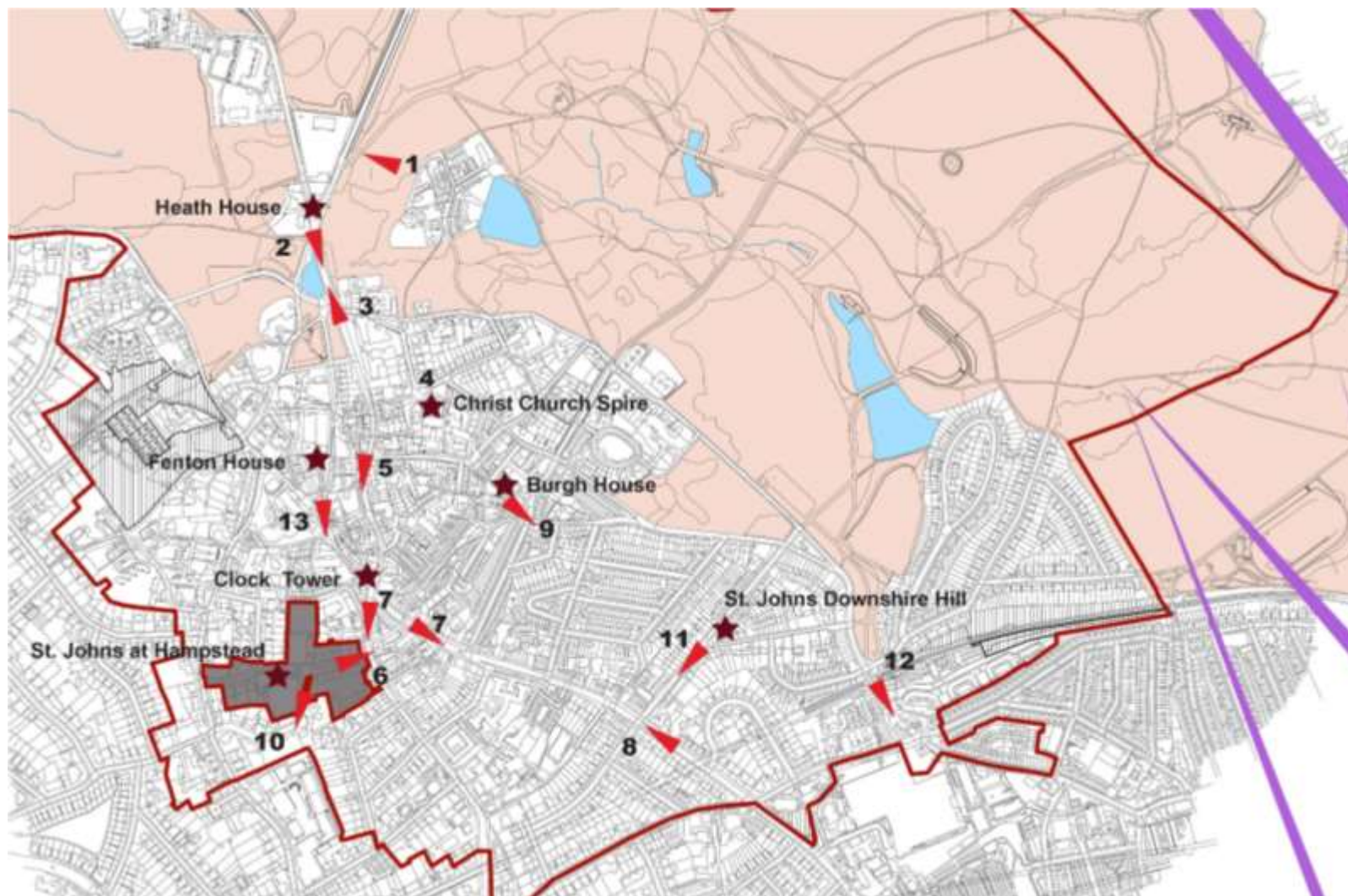
Windmill Hill	Weeping willow	
22 Windmill Hill	Copper beech	
Volta House, Windmill Hill	Horse chestnuts	

**Appendix 7**  
**Important views**

**(Draft) Hampstead**  
**Neighbourhood Plan**  
2018-2033



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 area but the list below is not exhaustive.



Draft Hampstead Neighbourhood Plan

1. Below Spaniards Road near Northern Fairgrounds, across Vale of Health
2. From Whitestone Pond north toward War Memorial, Jack Straw's Castle, Heath House
3. From Whitestone Pond south down Heath Street
4. Christchurch spire from various points in area
5. Up Heath Street toward the Mount
6. From Heath Street to St John's, Church Row
7. Toward Clock Tower from High Street and Heath Street
8. Down High Street toward Rosslyn Hill
9. Burgh House from Well Walk
10. Back of Church Row from Frogna! Way
11. Down Downshire Hill toward the Heath
12. South End Green toward South End Road and entrance to Heath
- 13.** View from Holly Bush/Frogna! Rise toward Fenton House

Key views



London view corridors



Landmarks





1. 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.



*The view across the Vale of Health toward the City beyond*

2. 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.



2. Whitestone Pond, cont.



*Similar view from the 1950s*

3. 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*



4. 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





	<p>the Spire and its Tower from local views will be resisted.</p>	
<p>5.</p>	<p>Up Heath Street toward The Mount.</p> <p>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.</p> <p>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.</p>	 <p><i>View of The Mount looking north</i></p>

	 <p data-bbox="770 774 1048 799"><i>View of The Mount looking south</i></p>
<p data-bbox="143 805 734 1166">6. 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.</p> <p data-bbox="224 1209 734 1417">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></p>	 <p data-bbox="770 1385 1025 1410"><i>Church Row from Heath Street</i></p>

*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 18<sup>th</sup> century*

7. Hampstead High Street, south of Oriel 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 19<sup>th</sup> century*



7.

properties on the right hand side with little ornamentation at the upper levels,

*High Street and Heath Street, cont.*

and exhibit a regular parapet line with no visible roof level, typical of much of the High Street in this area.



*Looking north from Heath Street*



8. 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.



*Looking east on High Street*



9. 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.



10. 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.





11. 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.



*View of Downshire Hill, St John's and Heath in the distance*



*View approaching St John's, with Keat's Grove is to the right*

12. 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.



*A similar view from the mid-20<sup>th</sup> century*



13.	<p>View from Holly Bush/Frogna Rise toward Fenton House</p> <p>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.</p> <p>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.</p>	 <p><i>From Holly Bush Vale toward Fenton House</i></p>

13. *Fenton House, cont.*



*From slightly further back*



A similar view from 1949

