



HAMPSTEAD
NEIGHBOURHOOD FORUM

Appendix 5

Additional evidence on biodiversity corridors And Local Green Spaces

Hampstead Neighbourhood Plan

Biodiversity Corridor A

Well Walk, Flask Walk and Gayton Road



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

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

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

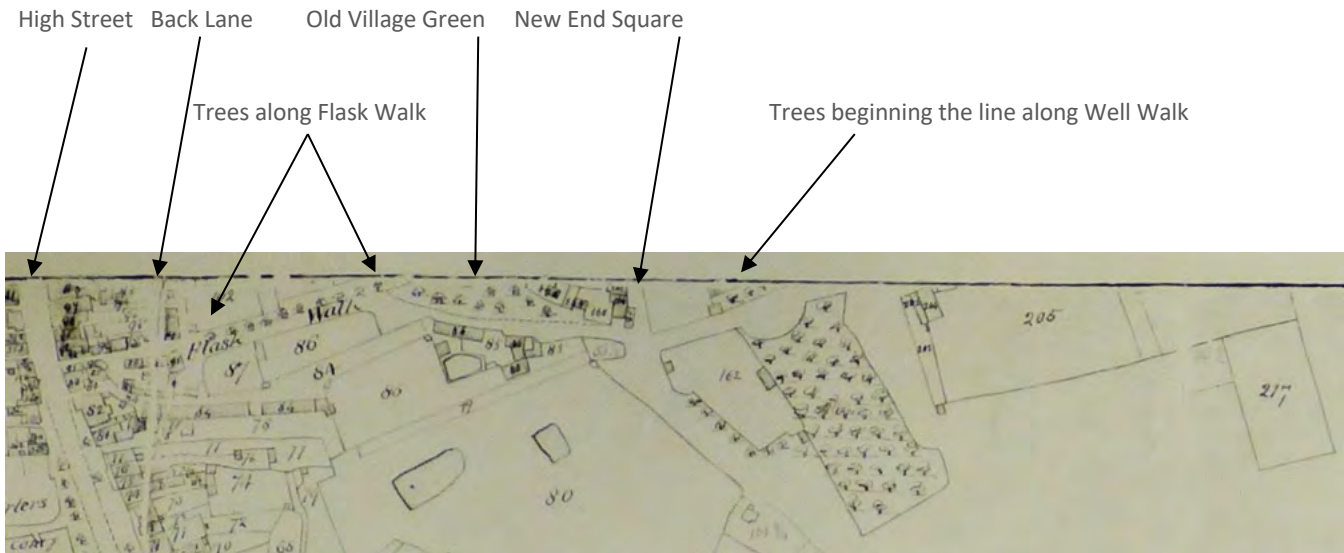
Well Walk is just south of the spring line between the Bagshot Sands and the Claygate Beds, indicated by its name. An important function of the trees along this street therefore is to help reduce the impact of emerging groundwater, and it is clear they were originally planted to fulfil this function.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



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



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

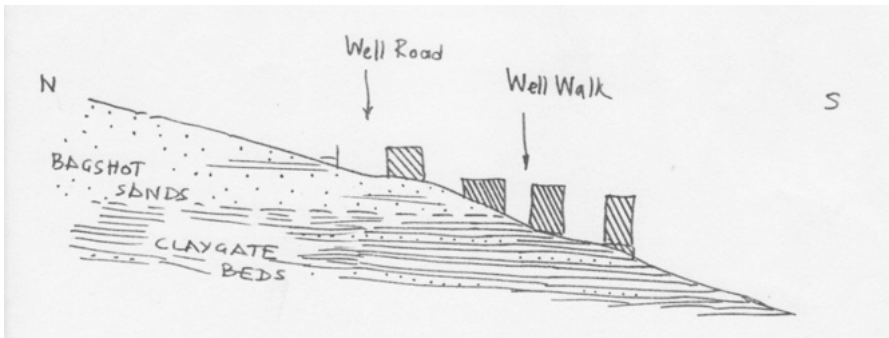


At New End Square the biodiversity corridor continues along Hampstead's former Village Green, now much reduced to a small grassy area with a few trees along it. The corridor then divides: a line of lime trees continues along Flask Walk as far as Back Lane, and the rear gardens of Gardnor Road and Gayton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



Lime trees along the north side of Flask Walk

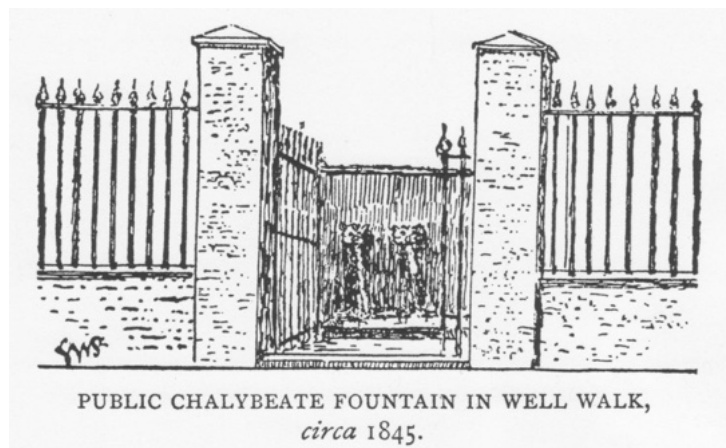
The verdant quality of the trees here is much due to the fact that the Spring line between the Bagshot Sands and the Claygate Beds runs just north of this biodiversity corridor.



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



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



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



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



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



1855 Inspection East Middlesex Militia Well Walk, Hampstead

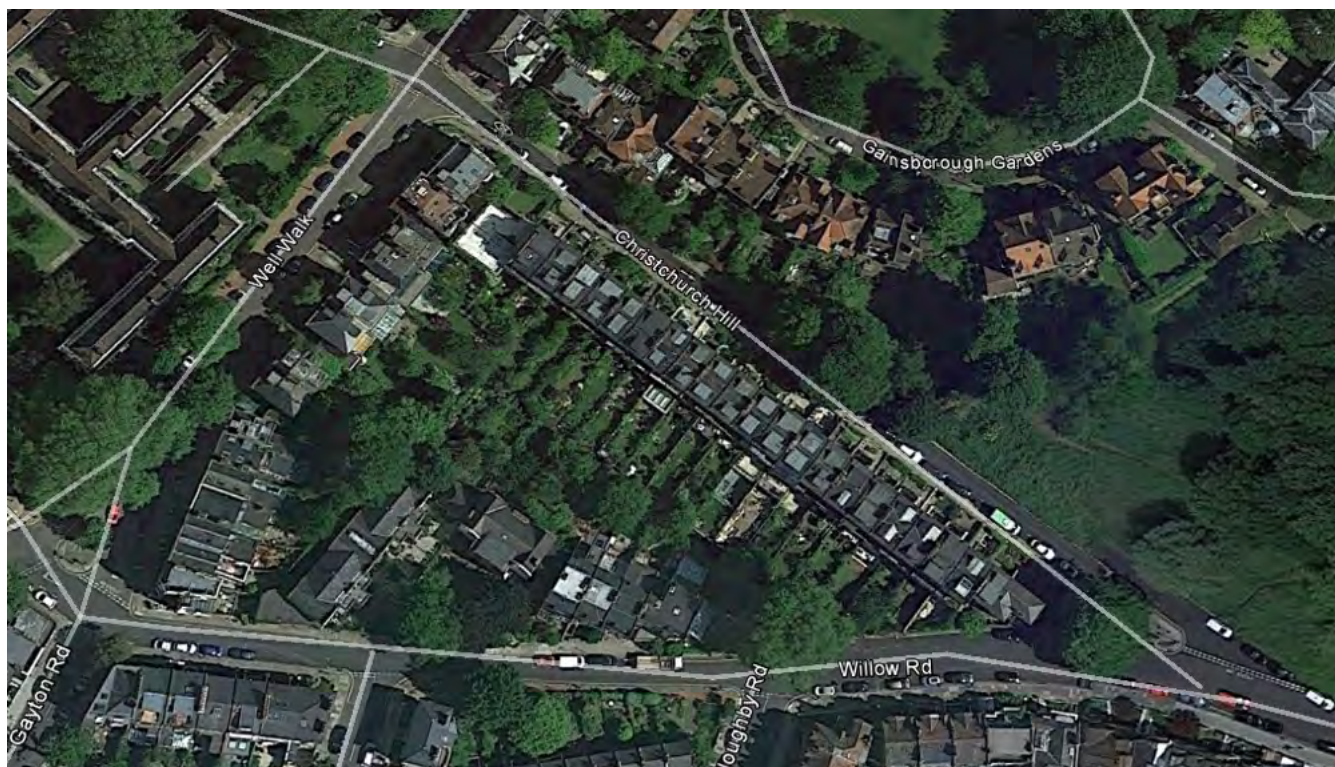
Biodiversity Corridor B

Rear gardens of 5-41 Christchurch Hill and Willow Road



**Biodiversity
corridor B**

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



Google Earth View of Biodiversity Corridor B

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



Western end of the biodiversity corridor

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

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

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

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



Swift holes in soffit boards in Christchurch Hill

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



43 Christchurch Hill

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



Panoramic winter photograph from roof of 43 Christchurch Hill looking southwards

Rear of 41 Christchurch Hill

Rear of 26 Well Walk



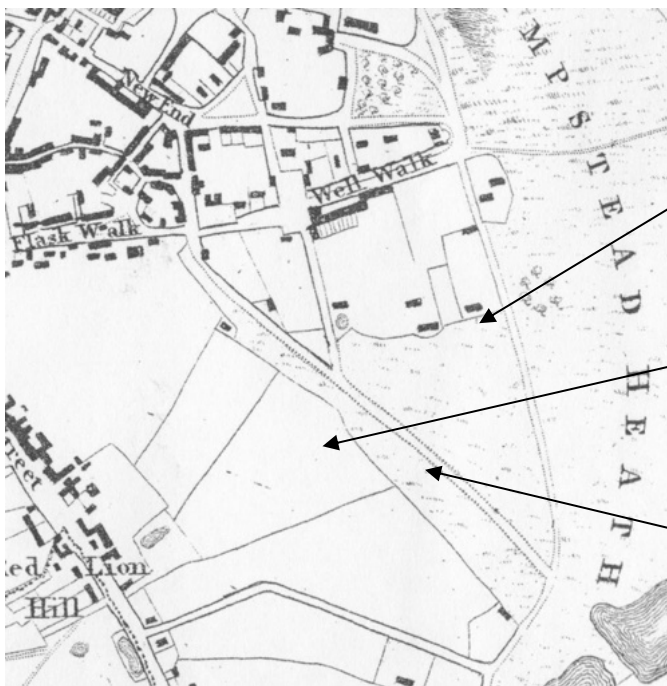
Sight lines of photograph above

Biodiversity Corridor C

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



1866 OS map



East Heath Road

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

Willow Road

Newton's 1814 map

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

Biodiversity Corridor **D**

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



Google Earth 2016



1866 OS map

Biodiversity Corridor D: Historic hedgerow line



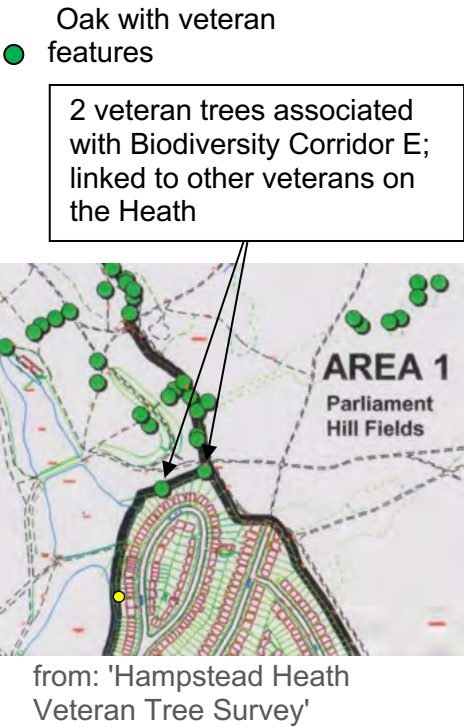
1814 Newton's map

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

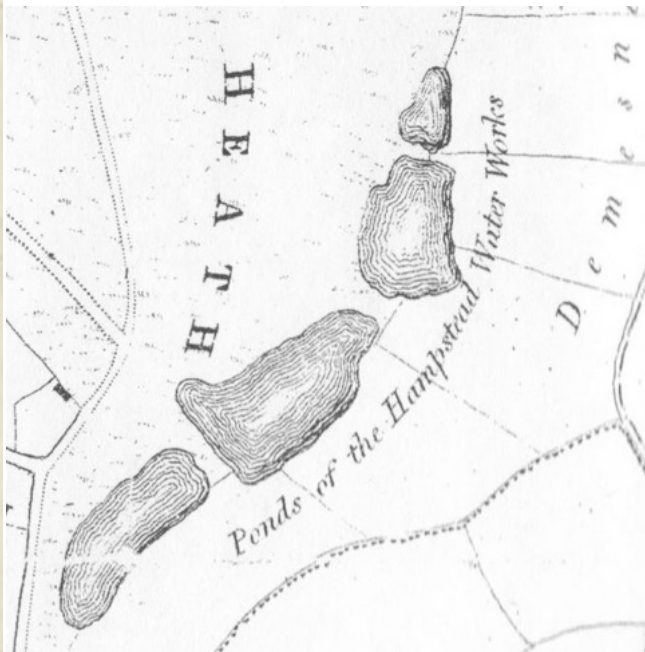
Biodiversity Corridor E

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

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



1866 OS map



Newton's 1814 map



Manorial map 1762



1746 John Rocques map

Biodiversity Corridor F

Rear gardens Hampstead Hill Gardens

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

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



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



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



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

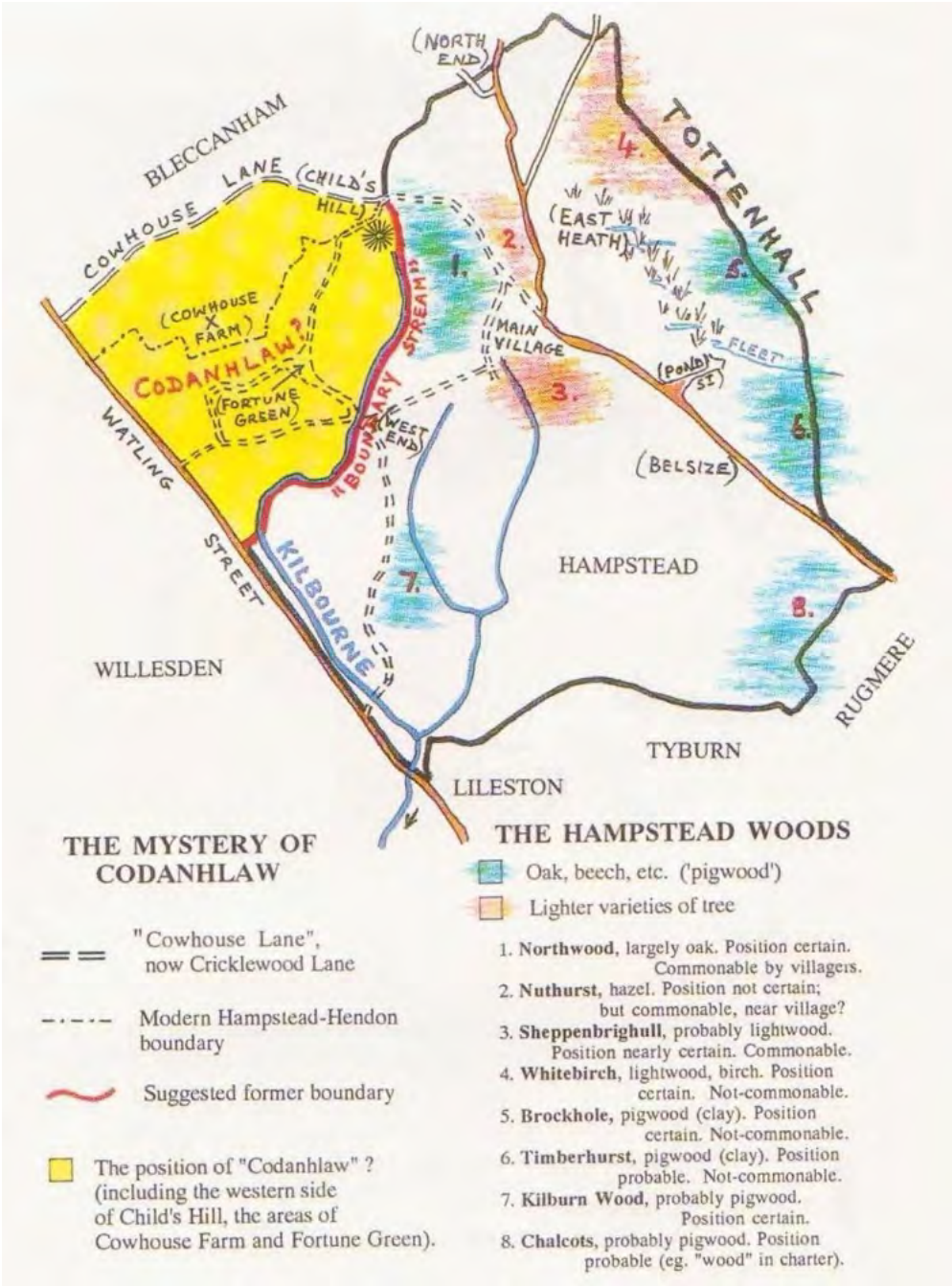
Biodiversity Corridor G

North-Western Frogna

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

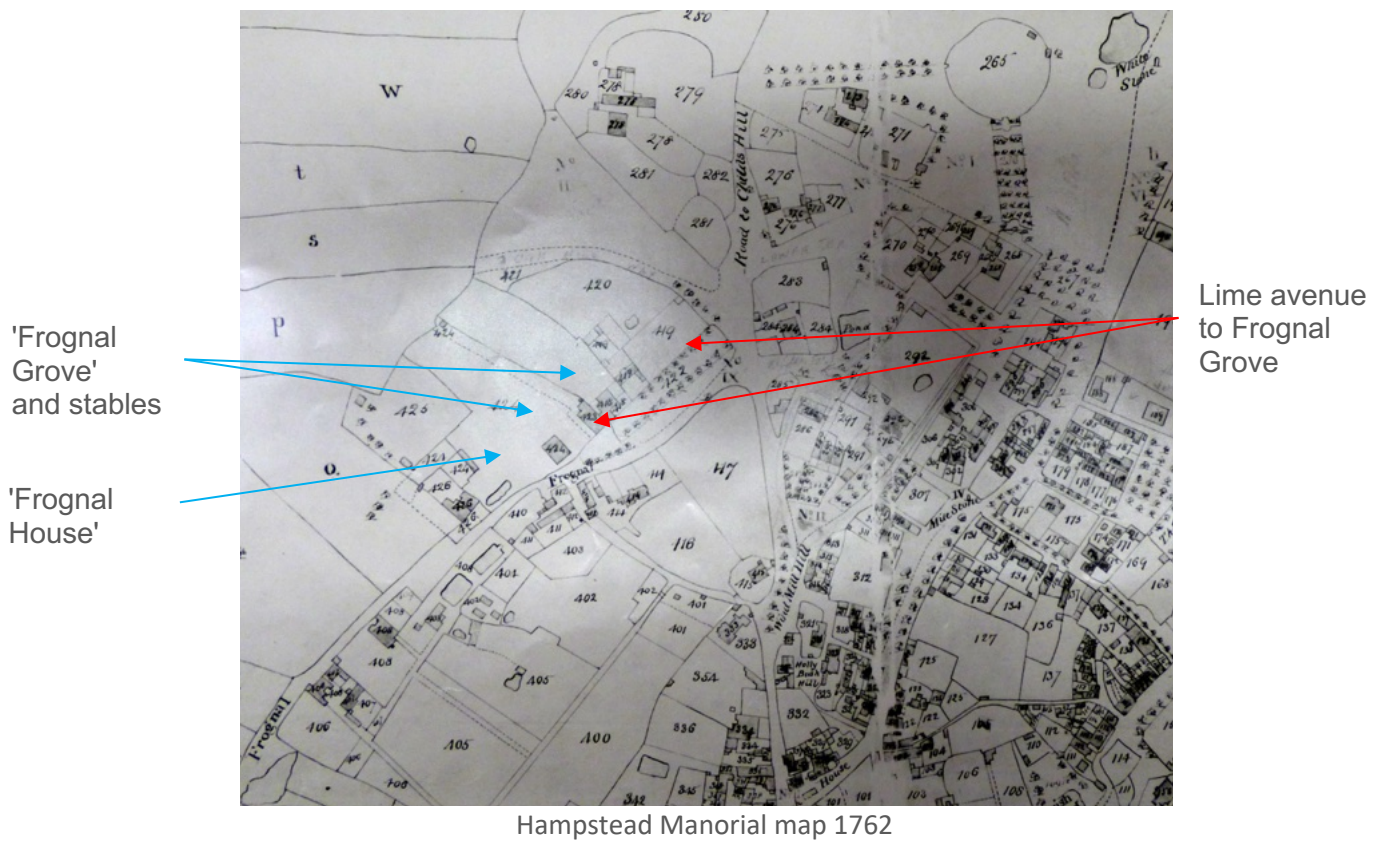
History

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



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

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



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

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

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

Green Links

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

Biodiversity Corridor **H**

Hampstead Grove, Admirals Walk, Upper and Lower Terrace

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



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

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



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

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



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



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



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



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



Historic lime trees by Netley Cottage,



Historic lime trees in summer



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

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

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



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

Biodiversity Corridor I

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

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

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





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

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

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

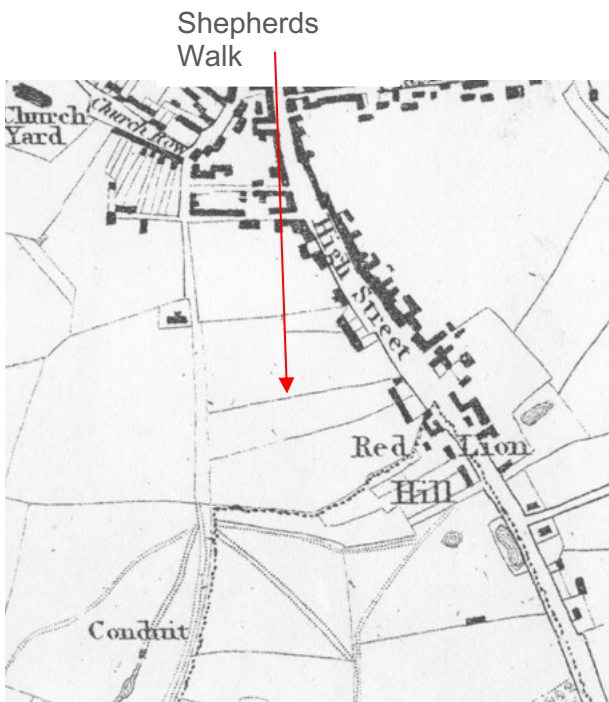
It is difficult to judge exactly where it was painted but this line of trees is likely to be along the line of this biodiversity corridor as the most direct route to St John's church from 2 Lower Terrace: paths on the western side of field 138 on the 1866 OS map. Other possible routes he could have painted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

Biodiversity Corridor J

Shepherds Walk, Spring Walk and Spring Path



Google Earth



1814 Newton's map

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

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



Elm Bank

1866 OS map



Stanford's Library map 1862

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

Biodiversity Corridor K

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

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

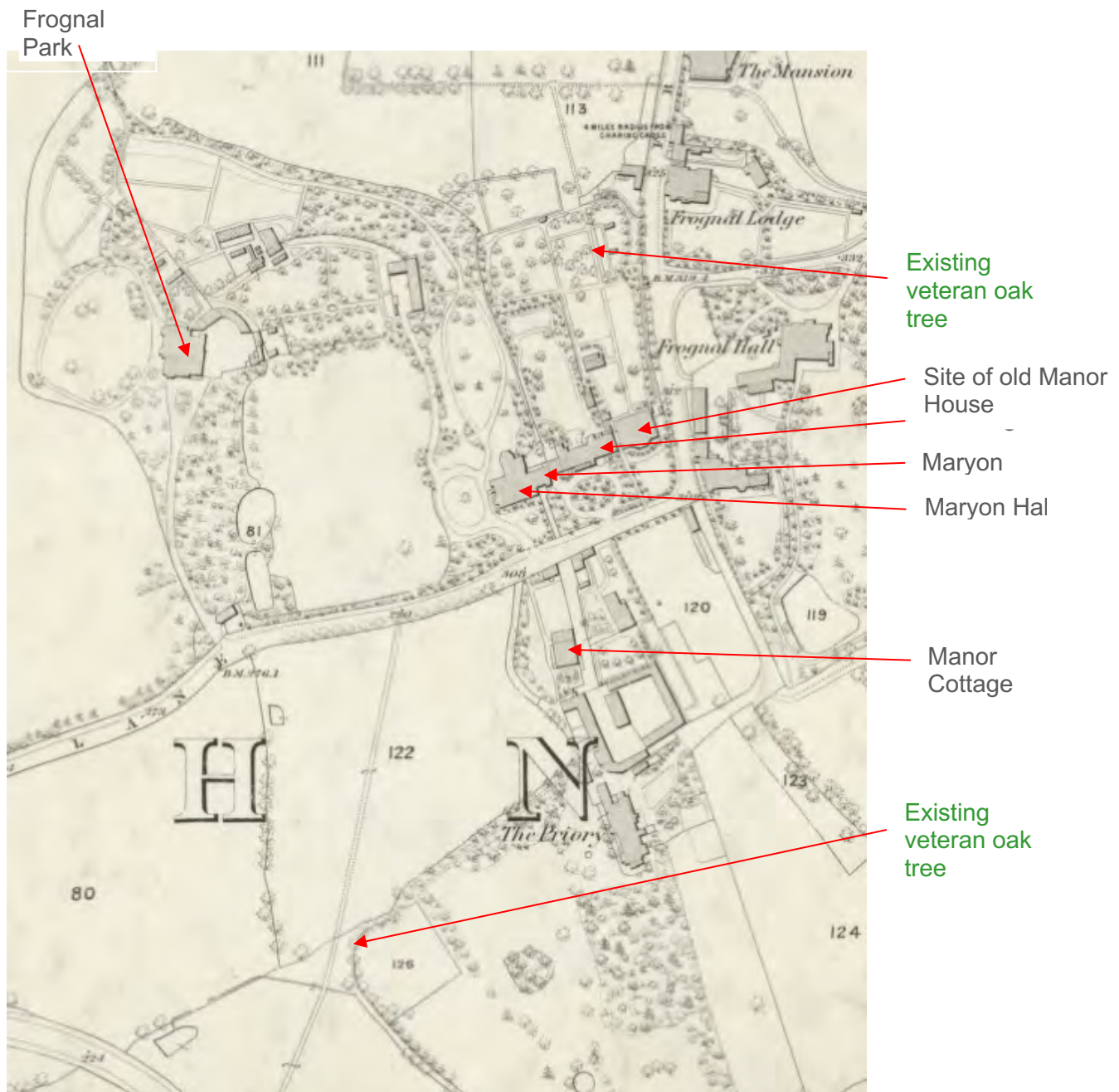
This biodiversity corridor has good historical credentials as it contained the Hampstead Estate manor-house where the Courts Lees were held. The section north of Frognal Lane was ancient demesne land (land that the lord of a manor, in feudal times, kept for himself rather than letting out): part of Manor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

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





from Newton's 1814 map



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

Local Green Space: **Branch Hill**

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

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

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

Special Policy Area:

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

Other LA designation:

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

Supports Local Plan Policies:

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



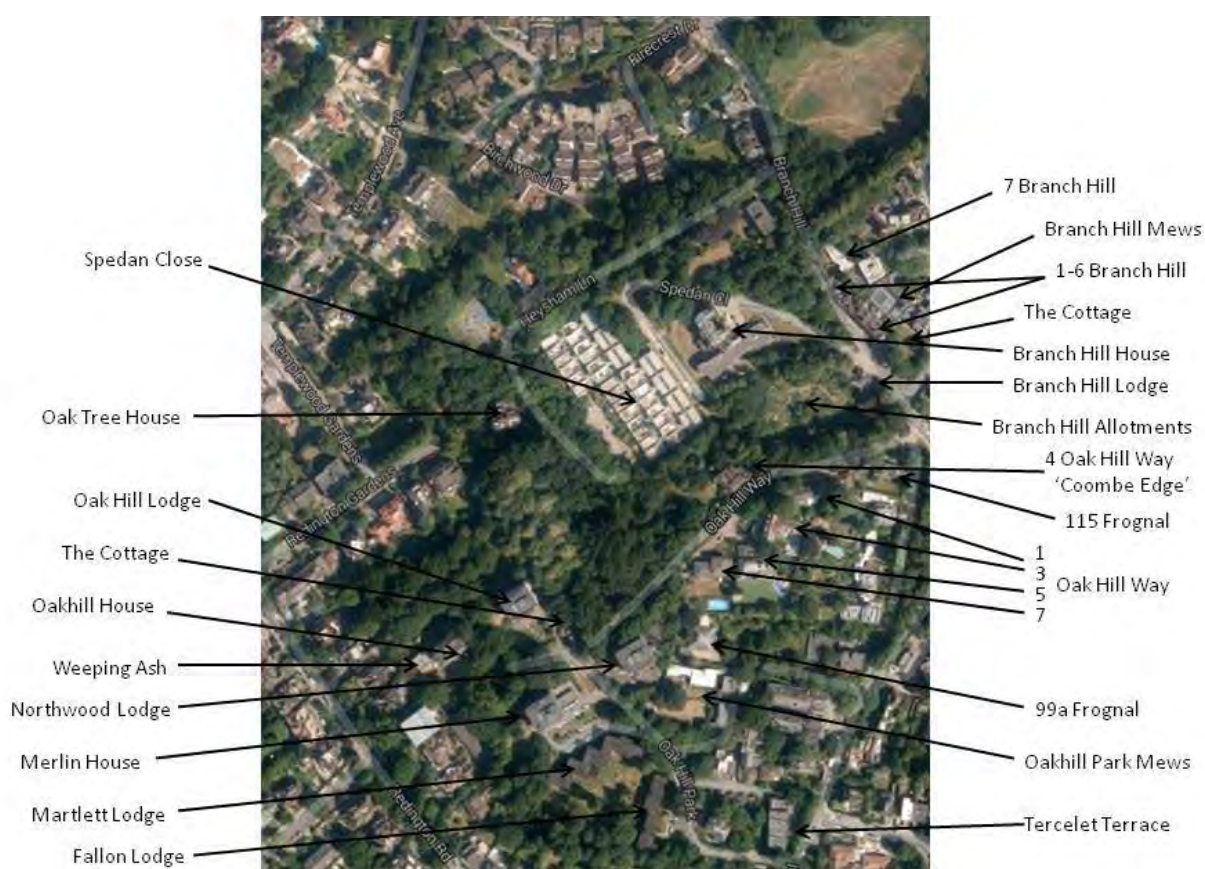
Current extent of Branch Hill SINC CaB102



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

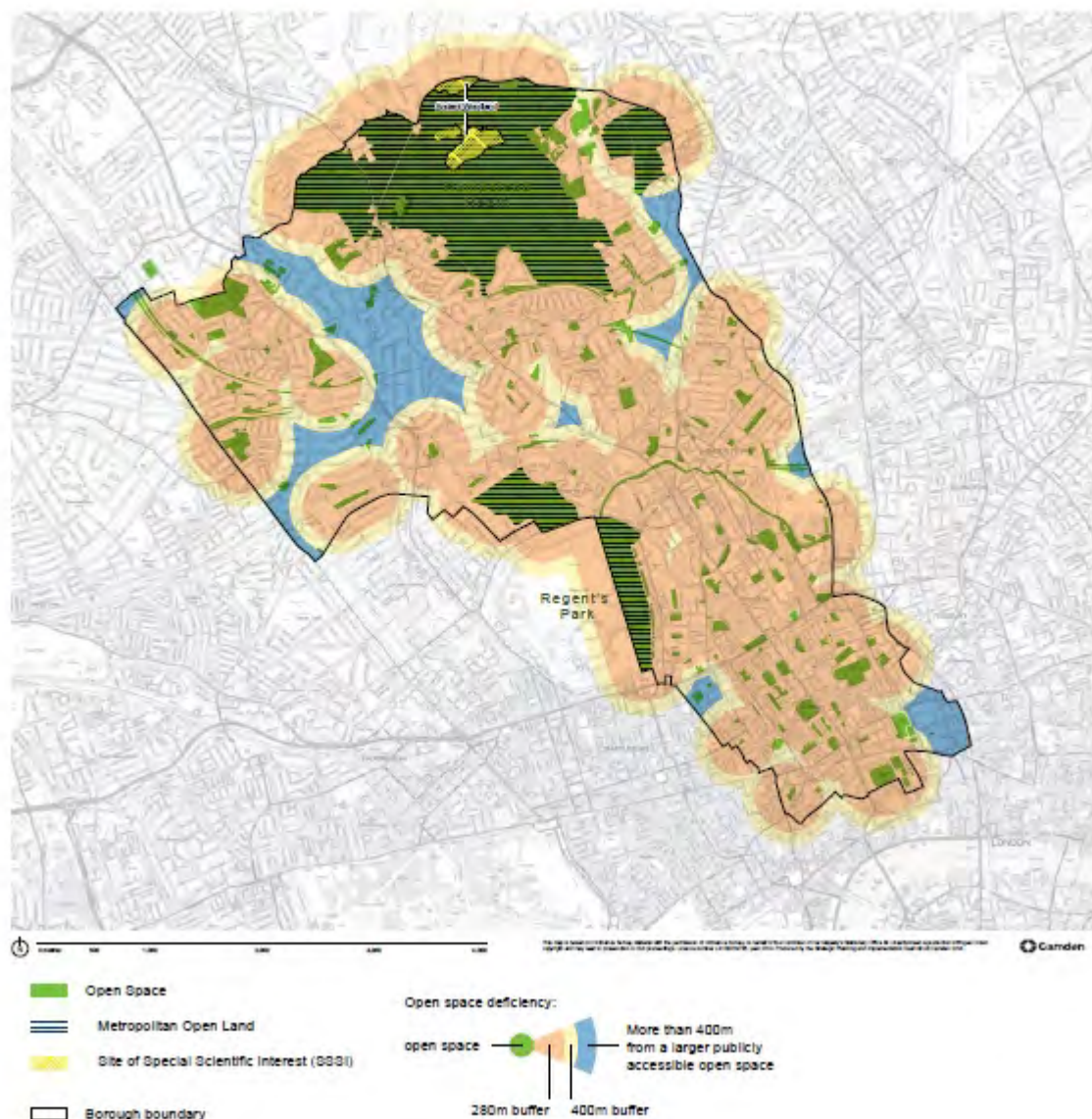


Sections of Branch Hill SINC with their Camden Open Spaces schedule numbers



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

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



Camden Local Plan Map 3: Locations deficient in natural greenspace

Branch Hill House Gardens

History

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

Richness of Wildlife:

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

Retained standing deadwood:
habitat that is important for veteran
trees



Branch Hill Allotments

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

Use by Local Community:

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





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



Winter time

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

Richness of Wildlife:

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

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

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

Support of Local Plan Policies by Branch Hill Allotments:

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

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

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

Spedan Close

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

Wildlife and Use by Local Community:

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

Oak Hill Wood

Richness of Wildlife:

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

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

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

Spedan Close Play Area

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



Spedan Close Play Area

Use by Local Community:

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

Evidence for Particular Importance

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

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

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

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

Wooded bank south of Firecrest

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

Use by Local Community:

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

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



Veteran oak: a lapsed hedgerow pollard

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

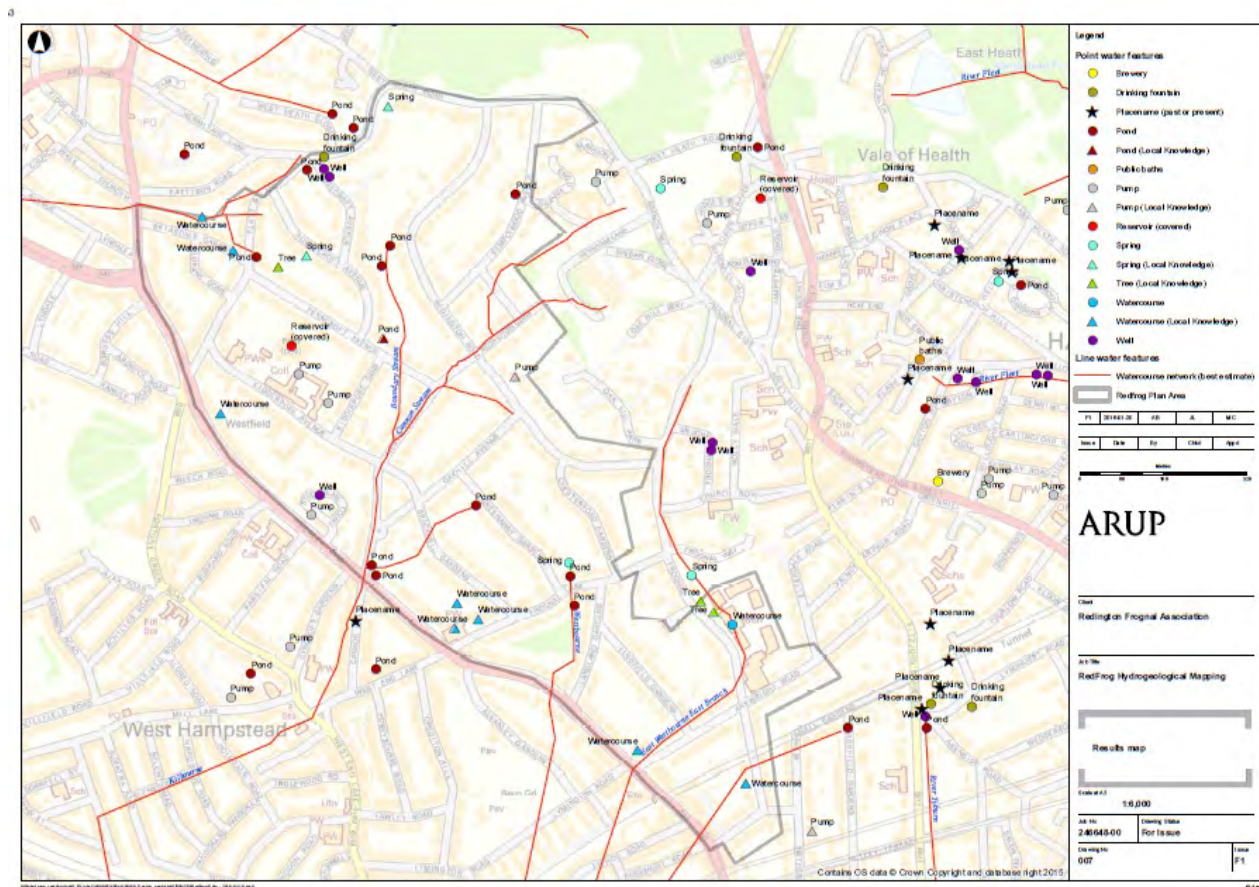


Fallen trees & deadwood in the grounds of Firecrest

Additional Areas

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

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



Initial map of local springs and streams produced by Arup as part of a study for the Redington Froggnal Neighbourhood Forum daylighting urban rivers project. Reproduced with kind permission.

Local Green Space: **Oak Hill Park**

History

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

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

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

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

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

Richness of Wildlife

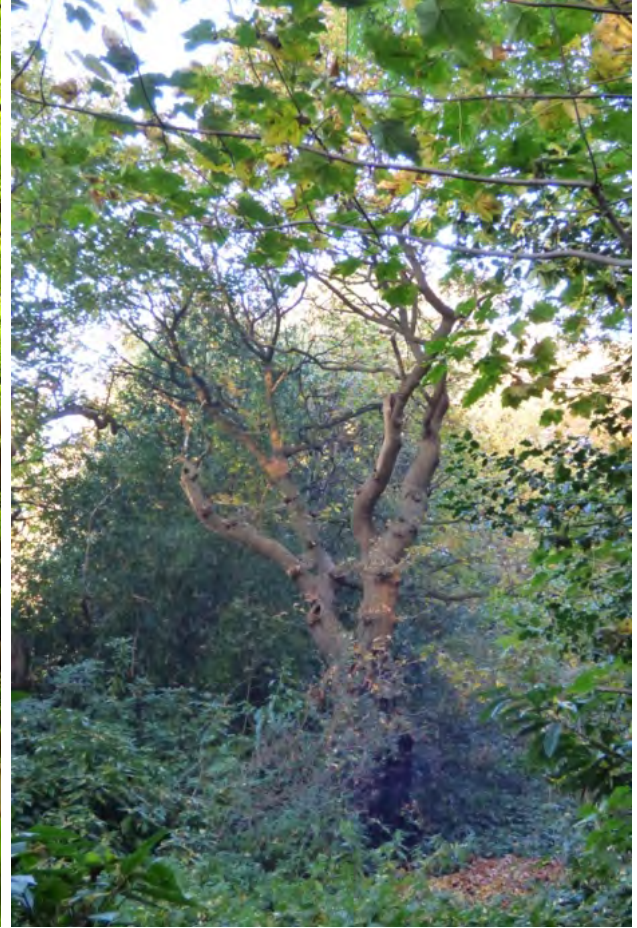
The Oak Hill Park Local Green Space area contains some areas of woodland and a range of trees, both indigenous and non-indigenous, and importantly a wide range of tree ages. Being surrounded by dense woodland on two sides it is also an important area of habitat for nesting owls, other bird species, bees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

Veteran trees

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



Veteran oak by fence on the right with wild bees nest



Another oak with veteran features: good habitat



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

Owners

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

Management

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

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Hampstead Conservation Area.

Supports Local Plan Policies:

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

Links to other Green Space in the Hampstead Local Plan area

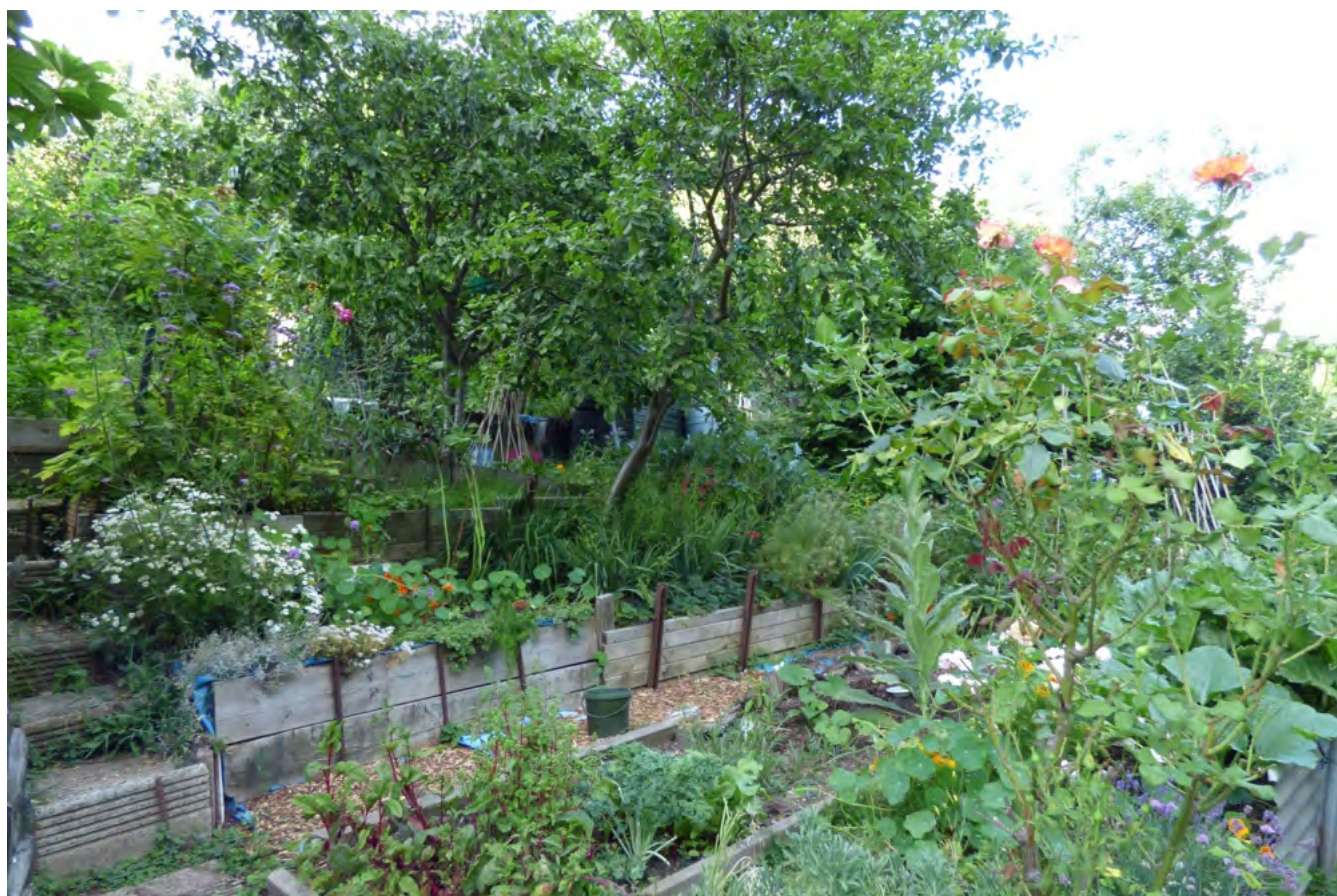
Oak Hill Park Estate sits between Local Green Space and SINC Branch Hill and the Plan's Biodiversity Corridors G (North-western Frognal) and K (Western Frognal rear gardens from south Redington Road to HNF boundary). As such it is in a key position to link Hampstead Heath with significant parts of the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

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

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



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



Special Policy Area:

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

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

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

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

Other LA designation:

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

Supports Local Plan Policies:

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

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

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

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

³ Atkins: Camden Open Space, Sport and Recreation Study

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

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

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



Use by Local Community:

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



Richness of Wildlife:

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



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

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

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

Local Green Space: **World Peace Garden**

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



Special Policy Area:

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

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

Other LA designation:

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

Supports Local Plan Policies:

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

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

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

Policy C2 Community facilities, culture and leisure.

Links to other Green Space in the Hampstead Local Plan area

The World Peace Garden Camden is a link in a local chain. It links the most southerly part of Hampstead Heath, along the rail sides with the South End Green and Mansfield Allotments (also part of the SINCCaB104), then on to Hampstead Local Plan Biodiversity Corridors F (the rear gardens of Hampstead Hill Gardens, Heath Hurst Road and Keats Grove) which is an historical tree line and hedgerow, Biodiversity corridor D (an historical tree line between Downshire Hill and Pilgims Lane) and thence on to Biodiversity corridor J along Shepherds Walk, Spring Walk and Spring Path.

History of the Site

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

Use by local community

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

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

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

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

Richness of Wildlife

The garden contains several varieties of exotic trees including:

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

tree of Heaven.

There are various fruiting trees with several varieties of:

- apple,
- pear,
- peach.

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

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

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

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

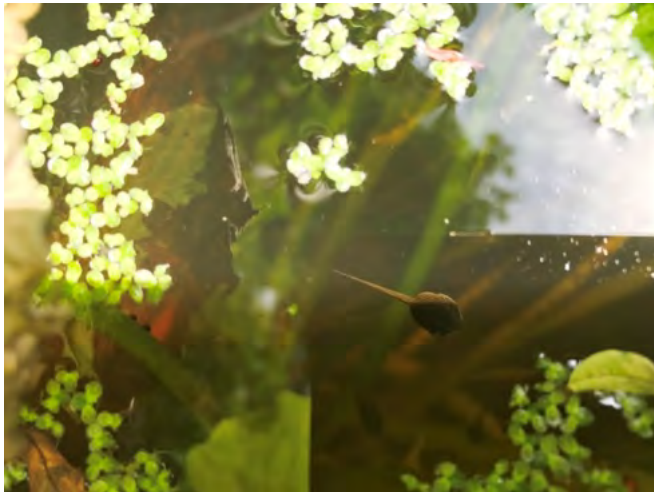
There are 2 pond areas with natural log seating within this semi-wild area. While not as valuable for wildlife as parts of Hampstead Heath, nevertheless this oasis for humans is also used by wildlife. The trees, shrubs and flowers encourage a profuse number of insects and bees to visit. Each year birds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



Autumn frog October 2016



Frogspawn April 2017



Tadpole time May 2017



Birds nesting March 2017

Beauty and Tranquility

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

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

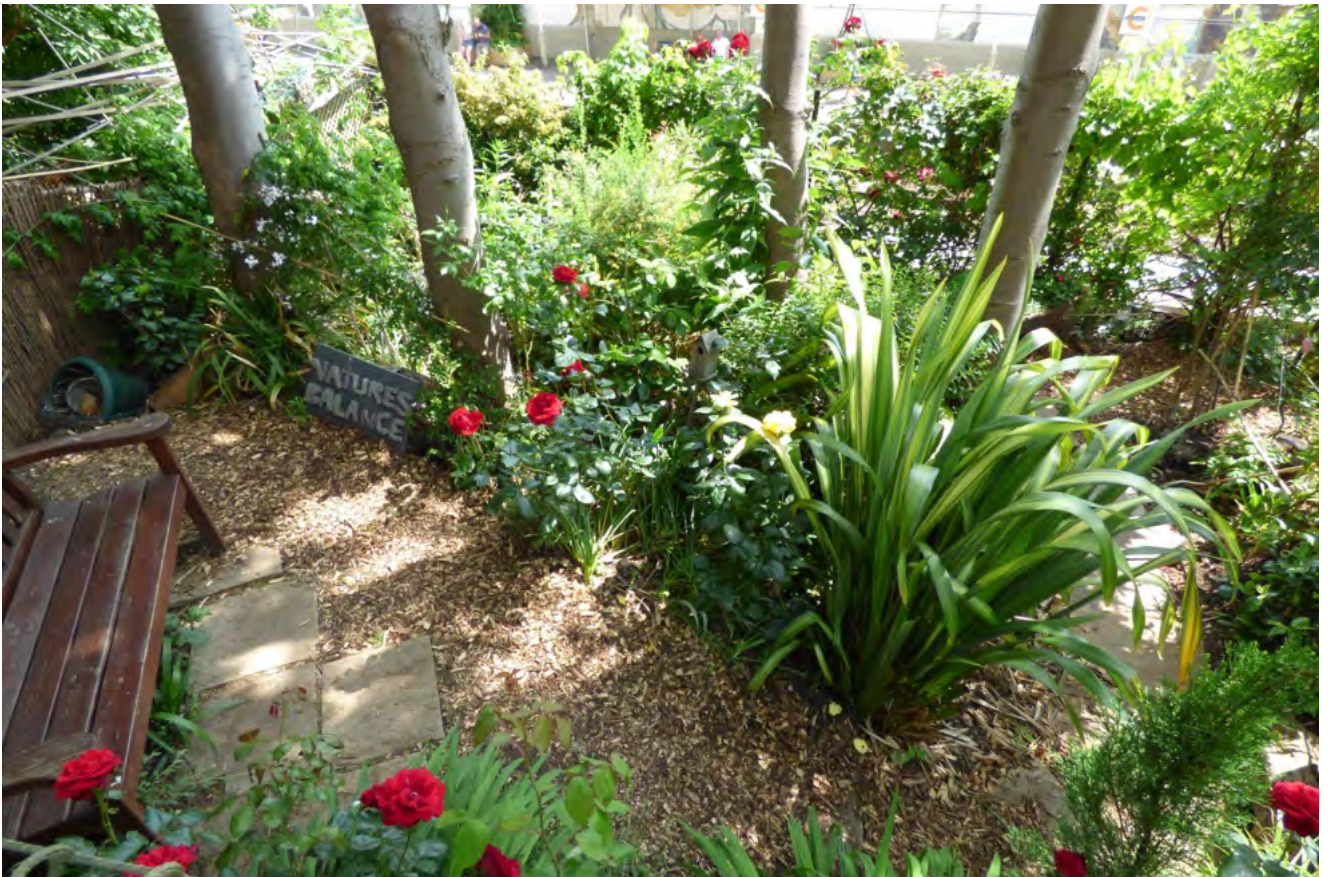




How will the green space be managed in the future?

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





Owners of the land

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

Local Green Space: **Oriel Place Garden**

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

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

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

Local Significance: Historical

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

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





1866 Ordnance Survey map showing the area since demolished and rebuilt with a new street layout between Little Church Row and Church Place - now Heath Street - and the High Street

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

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

In the Hampstead Conservation Area.

Supports Local Plan Policies:

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

Hampstead Local Plan:

Important trees

Local Green Space: **Hampstead Green**

History

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



Manorial map 1762



Roque's map, 1746



Newton's map, 1814



Stanford's Library map 1862

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



Richness of Wildlife:

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

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



Use by Local Community:

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

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

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



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



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



Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

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

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

Other LA designation:

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

Hampstead Local Plan:

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

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

Supports Local Plan Policies:

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



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

Local Significance: (Historical and Beauty)

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

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



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

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

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



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





Use by the Local Community:

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



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

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

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

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

Free, just drop in."

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

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

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

Other LA designation: Public Open Space (Small Local)

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

Supports Local Plan Policies:

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

Hampstead Local Plan:

Heath Fringes, Biodiversity Corridors

Links to other Green Spaces in the Hampstead Local Plan area

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

Local Green Space: **Holly Hill**

Description of Site

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

Historical Significance



Holly Hill in 1840

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



Recent History

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



Use by local community

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

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



Richness of Wildlife

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

Beauty and Tranquility

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

Owners of the land

London Borough of Camden

How will the green space be managed in the future?

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

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.



Other LA designation:

Holly Hill Bank is in the Hampstead Conservation Area.

Hampstead Local Plan:

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

Supports Local Plan Policies:

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

Local Green Space: **Fenton House Garden**

Local Significance: (Historical and Beauty)

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

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

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



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

Richness of Wildlife

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



Use by the Local Community:

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

In addition various events take place in the gardens:

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

Special Policy Area:

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

Other LA designation:

Fenton House and garden is within the Hampstead Conservation Area.

Supports Local Plan Policies:

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

Hampstead Local Plan:

Biodiversity corridors, Historic tree lines.

Links to other Green Space in the Hampstead Local Plan area

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

How will the green space be managed in the future?

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

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

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

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

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

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



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

Description of Space:

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



Northern end of footpath,
opposite Admiral's House



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

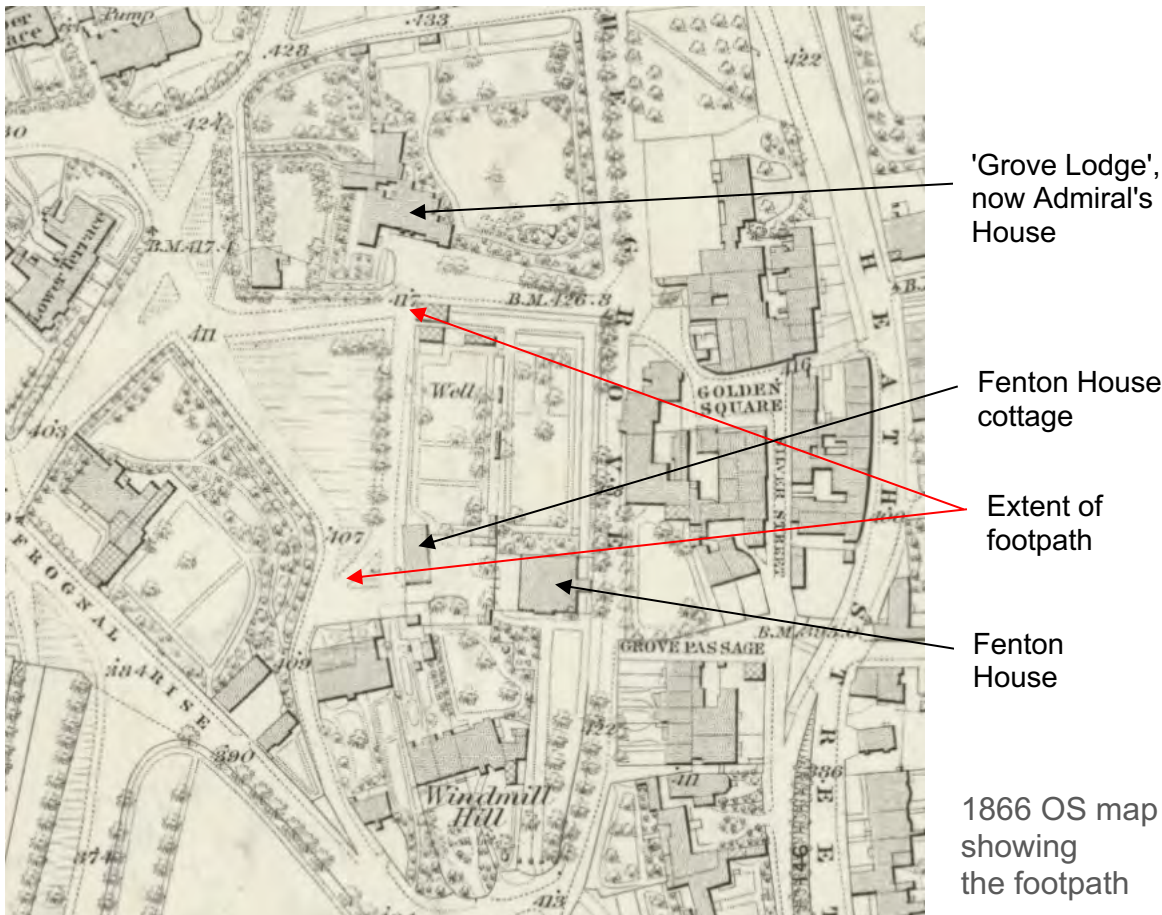
It runs between the rear, western wall of Fenton House gardens and Fenton House Cottage, and the eastern boundaries of Fleet House in Admiral's Walk and Willow Cottage in Windmill Hill. The footpath has trees and ground cover either side and is maintained by footfall. Clock House pond (also called Crockett's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



Local Significance: (Historical and Beauty)

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

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



Stanford's Library map 1862

1762 Manorial map



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

Richness of Wildlife

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

Use by the Local Community:

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

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

Other LA designation: Within the Hampstead Conservation Area.

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

How will the green space be managed in the future?

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



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

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

Have the landowners been consulted?

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

Local Green Space: **Burgh House Gardens**

History

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

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

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

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

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

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

Sales particulars by Hamptons Estate Agents, 1924

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

Sales particulars by Potters Surveyors and Valuers, late 1930s

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

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

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



Burgh House rear gardens 1930s



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



c1884-97 Burgh House front steps



c1990 Burgh House front steps with wisteria

Use by local community

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

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Burgh House is in the Hampstead Conservation Area.

Supports Local Plan Policies:

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

Hampstead Local Plan:

Views; biodiversity corridors

Links to other Green Space in the Hampstead Local Plan area

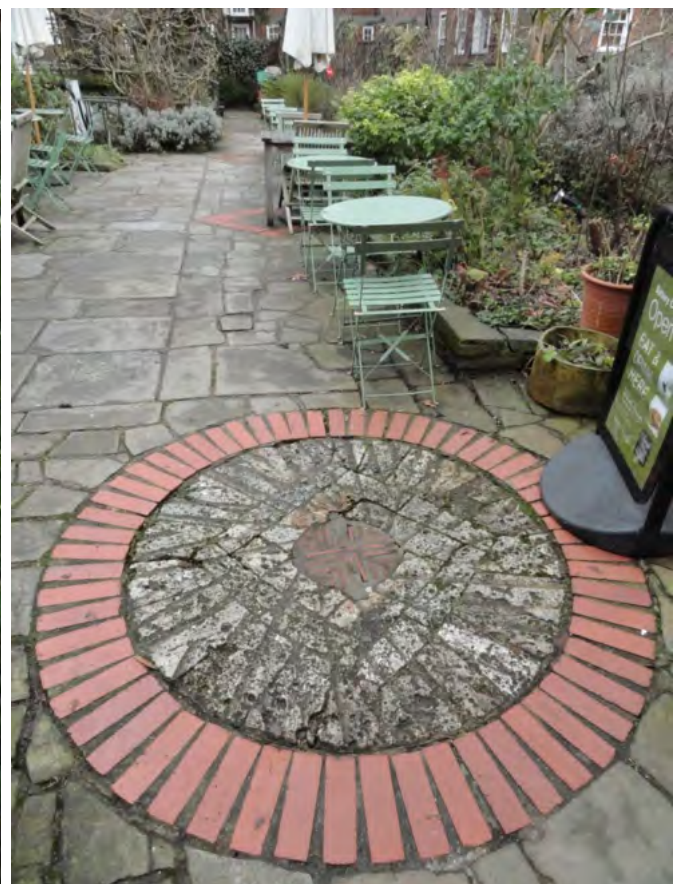
Burgh House is within Biodiversity corridor A, a long historic tree line and a key link for wildlife between the Heath and the town. Burgh House gardens are also close to Biodiversity corridor B with its direct links to Biodiversity corridors C, D and F. It is also close to the old village green and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

Owners of the land

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







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

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

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



Local Significance: (Historical and Beauty)

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

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

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

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





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



Some of the retained brickwork and materials

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

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

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge.

Other LA designation:

Hampstead Conservation Area.

Supports Local Plan Policies:

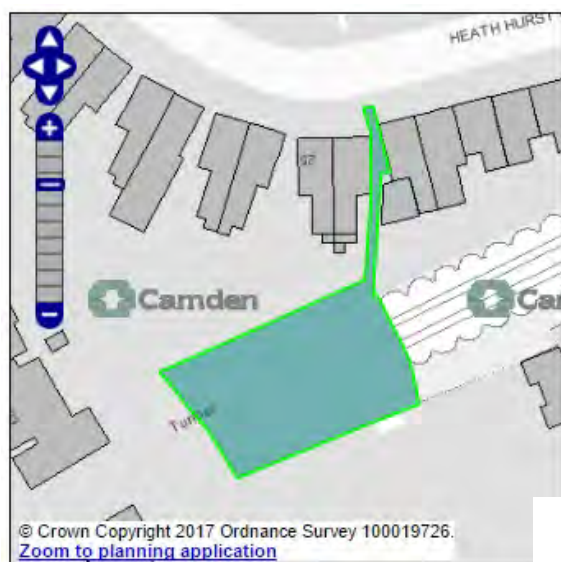
Designation of the Communal Gardens of Wells House and Gertrude Jekyll gardens as a Local Green Space would support **Camden's Local Plan Policy A2 'Open Space': b, c, f and h; A3 'Biodiversity': a, c, e, f and h.**

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



Local Green Space: **Heath Hurst Gardens**

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



Entrance to the
North London line tunnel



Use by local community

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

Richness of Wildlife

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

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

Special Policy Area:

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

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

Other LA designation:

Heath Hurst Gardens are in the Hampstead Conservation Area.

Supports Local Plan Policies:

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

Links to other Green Space in the Hampstead Local Plan area

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

How will the green space be managed in the future?

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

Owners of the land

Age Concern, Camden are the freeholders.

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





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

Local Green Space: **The Pryors**

Description of Space

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

Local Significance: (Historical and Beauty)

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



1902 sale announcement for the old house and its garden

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

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

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

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



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





Richness of Wildlife

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

Special Policy Area:

Area of Special Character: Hampstead & Highgate Ridge

Other LA designation:

The Pryors are in the Hampstead Conservation Area.

Supports Local Plan Policies:

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

Hampstead Local Plan:

Heath fringes; Biodiversity corridors