

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 The Conservation Volunteers and has around 20 members, of which about half regularly help with gardening on the site. The annual membership fee goes

towards the cost of 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,

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,

our theft and our delight;
a childhood steal stashed safe and

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, Cottage black opposite Admiral's House (right).

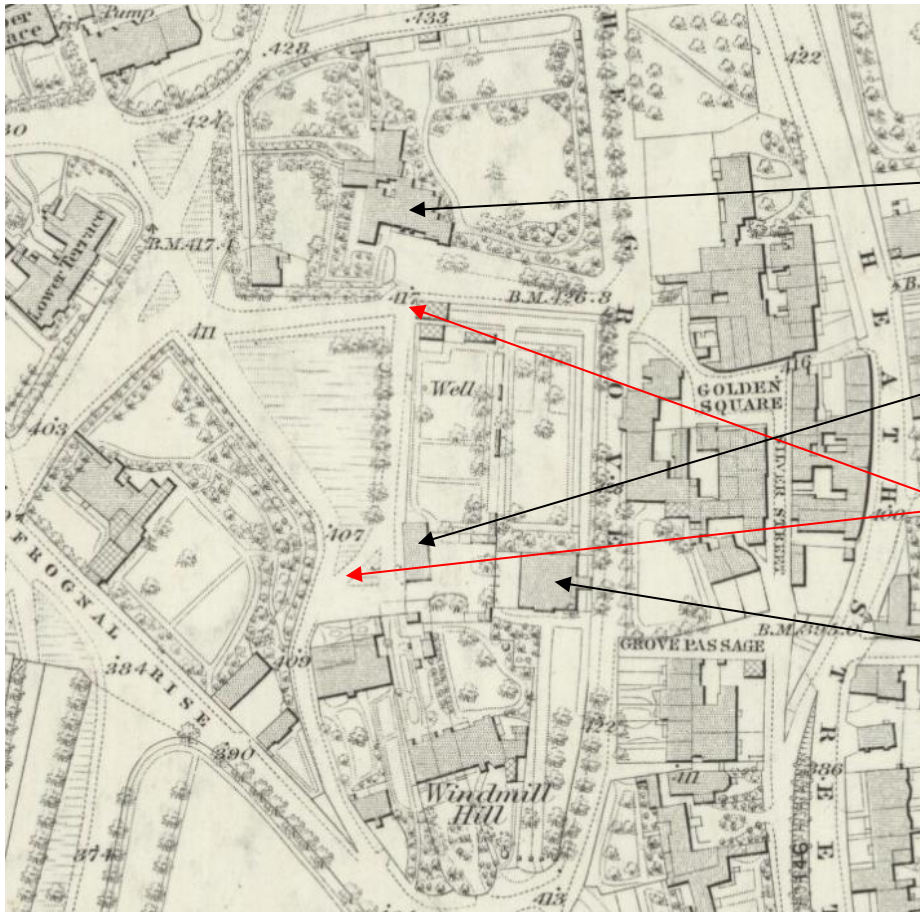
Southern end of footpath seen emerging between Willow gate (to left) and service entrance to Fenton House (to right).

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.



'Grove Lodge',
now Admiral's House

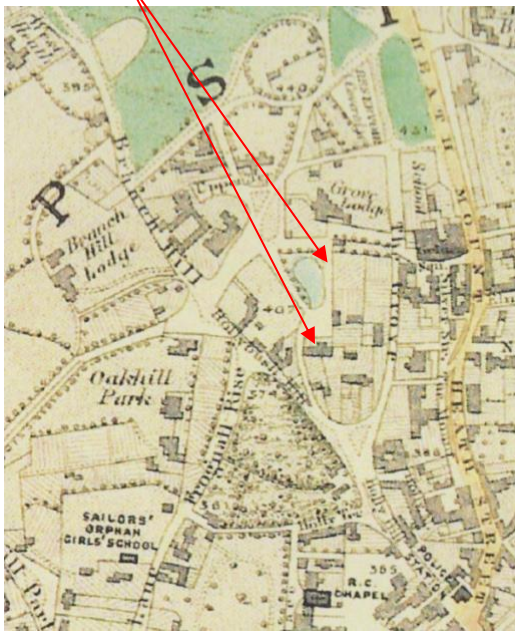
Fenton House cottage

Extent of footpath

Fenton House

**1866 OS map showing
the footpath**

Extent of footpath



Stanford's Library map 1862



Extent of footpath

1762 Manorial map



John Constable's painting c1821-2 of Grove Lodge (now Admiral's House) with Clock House pond (also called Crockett's pond) 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

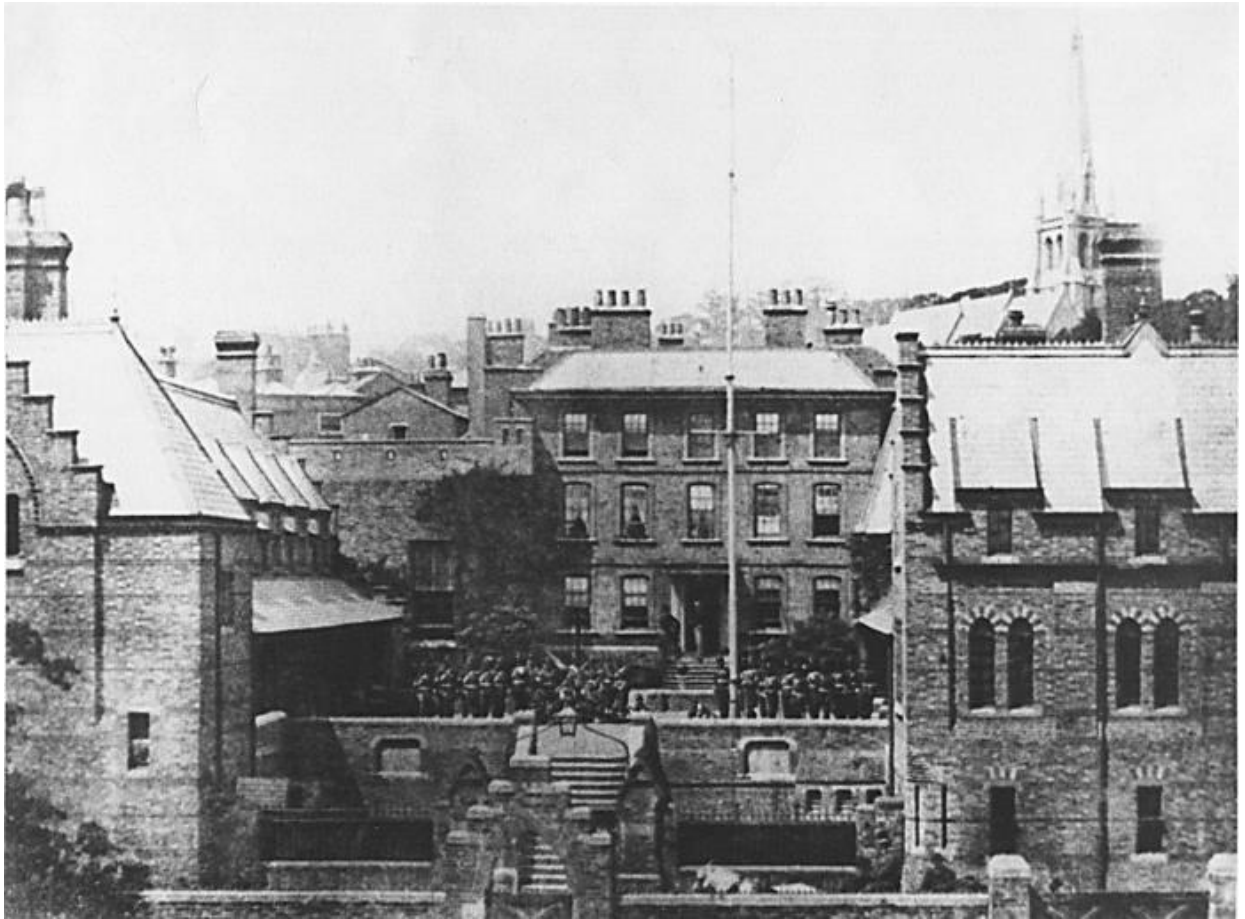
'Queen Anne Residence to be sold with delightful well planned and laid out secluded gardens of over one acre, planted with Roses, Rhododendrons, Lilac, Azalea, Clematis, Japonica, Wisteria and a charming variety of choice flowering shrubs and mature trees. Sloping lawns, terraces, lily ponds, flagstone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