

The Review Officer (Camden)  
Local Government Boundary Commission for England  
1<sup>st</sup> Floor, Windsor House  
50 Victoria Street  
London SW1H 0TL

17 July 2019

Dear Review Officer:

The Hampstead Neighbourhood Forum objects to the recommendations regarding the area currently bounded by South End Road, Pond Street and Rosslyn Hill. While we support the aims of the Boundary Commission, excising this particular group of streets from Hampstead Town would ignore hundreds of years of history and culture.

Submissions and public protests from residents of the affected streets have already made clear their view that they are very much a part of Hampstead and not of Gospel Oak. The purpose of this submission is to demonstrate that theirs is not simply an emotional reaction to the Commission's proposals. It is grounded firmly in the history of Hampstead's development over the past 800 years.

Pond Street has been a part of Hampstead town since the earliest recorded settlements. According to the 'Hampstead town' section of the *History of the County of Middlesex*<sup>1</sup>, there were rented residences in Pond Street in the 13<sup>th</sup> and 14<sup>th</sup> centuries. The story of Hampstead from the 15<sup>th</sup> to the 19<sup>th</sup> centuries is one of development in the area bounded to the south by Pond Street, to the west by Froggnal, to the east by what is now East Heath Road, and to the north leading up to Whitestone Pond.

From the 17<sup>th</sup> century, substantial houses were built not only on Pond Street but on the London road up to the centre of the town – for example, in 1619 James I visited a large house between the present Pilgrim's Lane and Willoughby Road.<sup>2</sup>

Hampstead's sudden prominence as a spa from about 1700 benefited Pond Street because, in the early days, it was the route that carriages used to reach Well Walk, where visitors took the waters and enjoyed entertainments. By 1762, Hampstead contained 327 houses, of which 34 were in Pond Street. Underlining the integral role of Pond Street (and of what is now South End Road) in Hampstead's development was the emergence in the 18<sup>th</sup> century of what is now Willow Road, originally a farm track, leading from the centre of Hampstead's second spa at the junction of Well and Flask Walks down to the bottom of Pond Street.

In the 19<sup>th</sup> century, Hampstead came closer to its present form with substantial development in the area from Pond Street northwards to the Flask Walk area. In the 1870s came the building of Hampstead Hill Gardens, in which the houses were designed for artists – underlining the fact that it was part of Hampstead, which has long been home to writers, artists and actors. Within a few years came the transformation of South End Green, already home to Hampstead Heath railway station and also a tram terminus, into shops and flats, including Maryon Terrace.

It can clearly be seen that the development of Hampstead Town from mediaeval times until the 19<sup>th</sup> centuries, and on to the present day, was of an area that was bounded by Pond Street to the south. Moreover, the area around Pond Street has for the entire period been very much a part of Hampstead. The story of the development of Gospel Oak is no doubt linked to that of Hampstead Town – but it would be a different story.

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<sup>1</sup> T.F.T. Baker, Diane K. Bolton and Patricia E.C. Croot, *A History of the County of Middlesex, Vol. 9, Hampstead, Paddington*, (London, Victoria County History, 1989), pp. 15-33, accessed at <https://www.british-history.ac.uk/vch/middx/vol9/pp15-33>.

<sup>2</sup> Christopher Wade, *Hampstead Past*, (London, Historical Publications, 1989), p. 14

A number of 18<sup>th</sup> century houses remain listed in Pond Street today and are part of the Hampstead Conservation Area. In addition, Pond Street is the southern border not only of the present ward but also of the Hampstead Neighbourhood Forum area and of the Hampstead Conservation Area. It would make no sense at all to take them out of Hampstead Town ward.

We urge you not to remove these streets from Hampstead Town ward.

Sincerely,

Janine Griffis  
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