

# Hampstead Neighbourhood Plan

Presentation of draft for  
public consultation

Burgh House  
8 March 2017



HAMPSTEAD  
NEIGHBOURHOOD FORUM

# Hampstead Neighbourhood Forum

## Our Plan for Hampstead

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### Our Vision\*

To conserve and foster Hampstead's charm and liveability;  
by protecting the distinctive character of buildings  
and open spaces, the Heath, healthy living,  
community spirit and the local economy.

\*Supported by 94% of respondents to our Vision consultation

# Hampstead Neighbourhood Plan

## Summary

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**Design and Heritage**

**Natural Environment**

**Basements**

**Traffic and Transport**

**Economy**

**Community**

### Appendices

- 1 Evidence base summary
- 2 Character areas
- 3 List of listed buildings, buildings that make a positive contribution
- 4 Detailed maps of Local Green Spaces
- 5 Locally Designated Green Spaces, justification
- 6 List of veteran and important local trees
- 7 List of important local views

**Evidence files – uploaded to [www.hampsteadforum.org](http://www.hampsteadforum.org)**



# Hampstead Neighbourhood Plan

## Design and Heritage

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**Covering design, Conservation Area and listed buildings and the urban realm**

### **Policy DH1: Design**

Hampstead contains distinct 'character areas'. Developments must respect and enhance these areas through their design and landscaping. Criteria include safeguarding amenity and privacy of neighbours, and protecting views. Design and Access Statement to show how developments enhance character areas.

### **Policy DH2: Conservation Areas & listed buildings**

Provides greater protection for Conservation Areas and listed buildings. Developments should take advantage of opportunities to enhance and restore features that make a positive contribution to Conservation Areas.

### **Policy DH3: The Urban Realm**

Development must conform to guidance regarding street furniture, lighting, paving, etc. Advertisements on street furniture not permitted.

# Hampstead Neighbourhood Plan

## Natural Environment

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### Local green spaces, trees, ecological corridors and green networks

#### NE1: Local Green Spaces

Designates 15 sites as Local Green Spaces in addition to areas already protected such as Heath. In accordance with NPPF, developments must not harm these spaces.

#### NE2: Trees

Further protects veteran and other trees, and encourages future planting.

#### NE3: Ecological Networks

Requires development to protect and restore tree lines and green corridors. Identifies 'biodiversity corridors' in which ecological systems to be protected.

#### NE4: Supporting biodiversity

Development encouraged to use restrained exterior lighting.

# Hampstead Neighbourhood Plan

## Basements

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**Limiting the impacts of development on neighbours, local environment, during and after construction**

### **BA1: Basement development**

Proposals must demonstrate they will not cause harm to nearby properties, trees, heritage assets and character of area. Predicted damage can be no more than “slight”. Basements beyond house to be no more than 50% of footprint of house.

### **BA2: Local requirements for Basement Impact Assessment**

Because of local conditions unique to Hampstead, additional steps necessary for BIA. Sets forth additional protections for neighbours.

### **BA3: Construction impacts**

Proposals must demonstrate that disruption due to construction will be acceptable. Sets conditions.

# Hampstead Neighbourhood Plan

## Traffic and Transport

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**Addresses traffic volumes, pedestrian and cycle considerations**

### **TT1: Traffic volumes and vehicle size**

Supports development which contributes to a reduction in vehicle congestion and pollution. Seeks to limit the impact of heavy goods and construction vehicles.

### **TT2: Pedestrian environments**

Development should support permeability (easy to cycle or walk through) and improve the pedestrian environment, avoiding unnecessary clutter and barriers.

### **TT3: Public transport**

Proposals for schools and other large developments may only be possible in areas where there is high public transport availability as measured by TfL.

### **TT4: Cycle and car ownership**

Specifies enhanced off-street cycle storage provisions for new apartments, but only where this can be achieved sympathetically.

# Hampstead Neighbourhood Plan

## Economy

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### Enhancing the retail environment

#### **EC1: Healthy retail mix**

Resists the change of use of businesses to residential above shops. Supports broadening the range of shopping, drinking, eating and community facilities.

#### **EC2: Contributing positively to the retail environment**

Reinforces provisions in conservation area statements regarding shopfront design





# Hampstead Neighbourhood Plan

## Community

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### Community facilities, types of housing and the public realm

#### **CO1: Community facilities**

Plan resists loss of specified list of facilities.

#### **CO2: Promoting a mix of housing**

Supports a mix of housing, including social affordable and smaller dwellings.

#### **CO3: Enhancing street life through the public realm**

Supports development that creates accessible, welcoming public spaces. Expects buildings adjacent to public spaces to encourage the potential for public use.

Supports regular closures of selected streets and squares to traffic to facilitate markets, festivals, children's play, etc.



# Neighbourhood Plan

## Next steps



Camden adopts Plan following successful public referendum



# Hampstead Neighbourhood Forum

## Other areas covered, appendices

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Evidence base summary

Character areas - 5 areas described and illustrated, with maps

Important local views – 13 described, with photos

Designated local green spaces, with individual maps

Biodiversity corridors, descriptions, with maps

Veteran trees, important local trees

Vision for South End Green

**Thank you and find out more and give  
us your comments at**

[www.hampsteadforum.org](http://www.hampsteadforum.org)



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