

Appendix 5
Local Green Spaces
Justification

Hampstead
Neighbourhood Plan
2018-2033

Local Green Space Designation

Local Green Spaces (LGS) may be designated where those spaces are demonstrably special to the local community. The National Planning Policy Framework encourages neighbourhood forums to utilise the LGS designation where appropriate:

- 76 *Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*
- 77 *The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*
- where the green space is in reasonably close proximity to the community it serves;*
 - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
 - where the green area concerned is local in character and is not an extensive tract of land.*
- 78 *Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.*

This document sets out the reasoning and evidence for the proposed designations contained within the draft Hampstead Local Plan.

All LGSs for designation are consistent with Camden's Local Plan policies for sustainable development. They are:

at the heart of the village,
are very local,
will endure beyond the plan period,
are not extensive and
are not within development sites

The designations are consistent with local plan objectives:

- A connected Camden community where people lead active, healthy lives'
 - A sustainable Camden that adapts to a growing population" (Source: Camden Core Strategy)
- And with policies CS7, CS14, CS15, DP22, DP24, DP25 ***?

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

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

Is the space demonstrably special to a local community and of particular local significance?	Does the land already benefit from protections? e.g. MOL, National Park, AONB, SSSI, or CA	Have the landowners been consulted and if so what were their views on designation?	How will the green space be managed in the future?
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Proposed Local Green Spaces, including Sites of Importance for Nature Conservation that currently require LGS status to give them statutory protection

<p>1. Branch Hill House Gardens and Wood, Oak Hill Wood, Branch Hill Allotments and two extensions</p>	<p>Description of Space: Branch Hill SINC consists of several individual blocks of woodland, interposed with small areas of open grassland, a wooded bank south of Firecrest Drive as well as the private wooded grounds of Coombe Edge, Oak Hill House and Heysham House. Largely secondary woodland, it includes native and exotic trees, and is important for wildlife.</p> <p>Branch Hill Woodland was originally part of Hampstead Heath, from which it was cut off when Branch Hill House was built in its own grounds in the 1860s. Branch Hill Allotments are now on part of its former garden. The sloping site also has areas of woodland, open grass and wooded grounds of private houses.</p> <p>Below Branch Hill House is an interesting low-rise tiered housing scheme unobtrusively built in the midst of the woods on a site purchased in 1965 by LB Camden. The houses of Branch Hill Estate, now known as Spedan Close, have gardens that also form the roof of the house below, thus blending into the surrounding green space.</p>  <p>The map shows a residential area with several green spaces highlighted in green. Labels on the right side of the map include: 'Wooded bank south of Firecrest Drive', 'Woodland with Children's Play Area and gardens of Heysham House', 'Spedan Close', 'Branch Hill Allotments', 'Gardens associated with Spedan Close, Oak Tree House and Coombe Lodge', and 'Oak Hill Wood'. The map also shows streets like 'FIRECREST DRIVE', 'SPEDAN CLOSE', 'OAK HILL WAY', and 'OAK TREE HOUSE'. House numbers 145, 146, 147, 148, and 200 are visible on the map.</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102. Other LA designation: Nos 145, 146, 147, 148 and 269 in Camden's schedule of Open Spaces; Public Open Space (Small Local); Hampstead Conservation Area. Woodland TPO: triangular area bounded by Branch Hill and Spedan Close roadways. Hampstead Local Plan: Heath Fringes, Green Corridors, Veteran trees</p>	<p>LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden</p>	<p>Managed by Parks & Open Spaces with the help of volunteers from <i>Green Gym</i>.</p>
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	<p>Branch Hill Allotments</p> <p>Local Significance: (Historical and Beauty) Adjacent to Frogna Rise and Oak Hill Way are the well-used Branch Hill Allotments that were formed from the gardens of Branch Hill House, probably including a kitchen garden for which part of a wall remains. In the 1980s the neglected gardens were taken on by enterprising gardeners who informally maintained them by growing vegetables here. Their endeavours had the support of local residents and The Heath & Hampstead Society, and resulted in Camden Council earmarking the land for community use as allotments. The Branch Hill Allotments Association is currently taking over management of the area from LB Camden. There are 32 plots here, although a number are divided in two, and some 40 allotment-holders belong to the Association. The Association aims to allow wildness while developing cultivation in this area once frequented by poets such as John Keats and Gerard Manley Hopkins, and artists such as John Constable and George Romney. It is an amazing area of peace and tranquility: a mix of ordered and tidy plots, and the wilder areas with wild flowers, shrubs and native trees with scents and sounds of these and the birds that visit this beautiful and sheltered spot.</p> <p>Use by Local Community & Evidence for Particular Importance: There is de facto access to most of the site and it is an extremely popular recreational resource for many local people. While individual plots provide interest for their tenants, regular 'General Clear-up Days' with a BBQ and shared lunch provide a strong sense of community spirit and camaraderie for the plot holders. Local school children have regular supervised visits to it and it is open each year and a very popular venue for the Open Garden Squares weekend.</p> <p>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. A good number of birds visit the site including jay, great spotted woodpecker, tawny owl, nuthatch, goldcrest, long-tailed tit, kestrel, heron, stone chat as well as the more common garden birds. Stag horn beetle larvae are present in large logs from a previously felled tree, and newts and frogs have colonised the ponds.</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102.</p> <p>Other LA designation: Public Open Space (Small Local); Hampstead Conservation Area.</p> <p>Hampstead Local Plan: Heath Fringes, Green Corridors</p>	<p>From the Branch Hill Allotment Association: "We discussed your message to Annie Hanson [Chair] of 3 January [2016] at our committee meeting on Monday (11th). I'm pleased to say that the committee, on behalf of Branch Hill Allotments Association, agreed to support your work to have the allotments designated as Local Green Spaces and put into the Hampstead Local Plan. Good Luck! All best, Mary Wood (Sec)"</p>	<p><i>Branch Hill Allotment Association</i> are taking over the management of the allotments from Camden who still own the Freehold of the site.</p>
	<p>Woodland with Childrens' Play Area</p> <p>Use by Local Community & Evidence for Particular Importance: Spedan Close play area is set in a wooded enclosure and provides a valuable play facility for the local community. It caters for children from 4-12 years old and is open every day of the week. Both Hampstead Town and Frogna and Fitzjohns are below the standard of 0.65 sq.m of formal children's play provision per child so this particular facility is very important to this area.</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102.</p> <p>Other LA designation: Public Open Space (Small</p>	<p>LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received</p>	<p>Managed by Parks & Open Spaces within Camden Council Supporting Communities</p>

	<p>Richness of Wildlife: The woodland here is dominated by sycamore (<i>Acer pseudoplatanus</i>) with an understorey in which holly is abundant and accompanied by a small number of species including hawthorn (<i>Crataegus monogyna</i>), elder, cherry laurel and bramble (<i>Rubus fruticosus</i>). The area is thus a supportive and bridging habitat for the many mammals, birds, bats, invertebrates and wildflowers that inhabit the whole SINC and the biodiversity corridors leading to and from it.</p>	<p>Local); Hampstead Conservation Area. Hampstead Local Plan: Heath Fringes, Green Corridors</p>	<p>no comments from Camden</p>	<p>Directorate</p>
	<p>Oak Hill Wood Richness of Wildlife: The largest individual block of woodland is Oak Hill Wood. This is secondary woodland which includes numerous mature trees including hornbeam (<i>Carpinus betulus</i>), sweet chestnut (<i>Castanea sativa</i>), horse-chestnut (<i>Aesculus hippocastanum</i>), sycamore (<i>Acer pseudoplatanus</i>), oak (<i>Quercus</i> sp.), white poplar (<i>Populus alba</i>), common lime (<i>Tilia x europaea</i>), small-leaved lime (<i>Tilia cordata</i>) and holly (<i>Ilex aquilifolium</i>). Other species have colonised, including silver birch (<i>Betula pendula</i>), downy birch (<i>B. pubescens</i>), elm (<i>Ulmus</i> sp.), ash (<i>Fraxinus excelsior</i>), cherry laurel (<i>Prunus laurocerasus</i>) and elder (<i>Sambucus nigra</i>). Quite a number of sweet chestnut and oak trees within the wood have wide trunks and veteran characteristics. The area of Oak Hill Wood is particularly known for its native bluebells. Use by Local Community & Evidence for Particular Importance: While this woodland is fenced off, local people nevertheless access it to some degree, and it provides good visual and green amenity for those living on its boundaries and walking along Oak Hill Way. Its main importance is its key position within the SINC and as a green bridge between the veteran trees of Hampstead Heath and those within Oak Hill Park, the HNF Green Corridor: the Green Corridor proposed by the neighbouring Redington Froggnal Neighbourhood Forum.</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC CaB102. Other LA designation: Public Open Space (Small Local); Hampstead Conservation Area. Hampstead Local Plan: Heath Fringes; Biodiversity Corridors; Veteran trees</p>	<p>LB Camden This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden</p>	<p>Managed by Parks & Open Spaces</p>
	<p>Additional areas outside the SINC: 1) The woodland garden area to the west of Birchwood Drive joins Hampstead Heath - via Branch Hill SINC - to the proposed Biodiversity Corridor within the Redington Froggnal Neighbourhood Forum area, running towards Finchley Road along the valley of the western arm of the Canon stream, south east of Templewood Avenue. 2) The area of trees and garden along the east of Firecrest Drive provides more physical continuity with Hampstead Heath and the Branch Hill SINC, assisting the connections between veteran trees on the Heath, within Branch Hill SINC and along the network of both Hampstead and Redington Froggnal NFs' biodiversity corridors. For these two reasons in particular this area requires statutory protection, requested by local people living in Firecrest Drive: "the area needs its trees and ground cover to continue the</p>	<p>LA designations Apart from a tiny section of additional area 2, both are in Hampstead Conservation Area. Hampstead Local Plan: Heath Fringes; Biodiversity Corridors; Veteran trees</p>		<p>These areas are private gardens on the whole.</p>

	support for rich bird, small mammal and insect life and to provide cover and protection from disturbance."			
2. Oak Hill Park Spaces	<p>Local Significance: (Historical and Beauty) Originally part of the fields and hedgerows associated with Oak Hill Farm, Thomas Clowser built 10 houses in the 1870s in what he called Oak Hill Park estate after building the new road running from Frognaal to Oak Hill House and Oak Hill Lodge. Florence Nightingale was a frequent visitor to Oak Hill Park. The Oak Hill Park development was built in 1961-65 by Michael Lyell Associates, with landscaped grounds.</p> <p>Richness of Wildlife: The design of Oak Hill Park allowed for trees, extensive lawns, bedding and even smallish pockets of woodland between the blocks of flats and houses. The topography of the site means that there are some steep banks within Oak Hill Park which have been allowed to retain wild vegetation and other important habitat. There are still a number of veteran hedgerow oak trees remaining in Oak Hill Park. Three of these are marked as individual significant trees on the 1866 OS map, one with a girth of well over 4 metres though it has not been possible to obtain permission to measure this accurately, and another five trees with veteran features that are marked on the 1866 OS map within tree groups. These form an important link between other veteran trees in the Hampstead and Redington Frognaal wards and the many veteran trees on Hampstead Heath and within Branch Hill SINC. At least one of these trees contains a wild bees nest, an important resource for the area where wild bees are disappearing as in the rest of the UK, but also due to pressure on spaces in hollow trees from the increasing local population of non-native parakeets. The area is also immediately alongside the Branch Hill SINC CaB102 which itself contains many varieties of birds, bats, trees and other wildlife. Oak Hill Park is therefore an important habitat, in particular for the wildlife associated with veteran trees and for tawny owls and bats.</p> <p>Use by Local Community & Evidence for Particular Importance: The roadway of Oak Hill Park is a private road for access to the residences in Oak Hill Park. As such it is mainly of community use for the significant number of residents of the area. Its particular importance is for the veteran trees on this site, for the wildlife associated with them, and for their role as bridges to other veteran trees in the area,</p>	<p>LA designation: Hampstead Conservation Area</p> <p>Hampstead Local Plan: Biodiversity Corridors; Veteran trees</p>	Response from Dawlin: We are a private estate and as such the gardens and green spaces are for the sole enjoyment of the residents of the Oak Hill Park.	Managed by Oak Hill Park's freehold management company Dawlin.

	including those on Hampstead Heath.			
3. South End Green and Mansfield Allotments	<p>Description of Space:</p> <p>Local Significance and Use by Local Community: On the northern side of the Borough level SINC 'Railsides' a significant part of this area is used as allotments.</p> <p>Richness of Wildlife: The Gospel Oak Railsides are varied and support a variety of habitats including blocks of secondary woodland dominated by sycamore (<i>Acer pseudoplatanus</i>) with ash (<i>Fraxinus excelsior</i>) and silver birch (<i>Betula pendula</i>). These are interspersed with areas of scrub, grassland and tall herbs. The habitats present are closely linked to raiiside management, with vegetation clearance setting back succession.</p> <p>Apart from lineside management (vegetation clearance), these railsides provide a relatively undisturbed and continuous habitat. They are, thus a valuable habitat for invertebrates, birds, reptiles and mammals. The SEGMA allotments are in continuity with these wilder sections of the Gospel Oak Railsides and their management by plotholders and overseen by the SEGMA committee encourage organic gardening methods and protection of wildlife with retention of wildlife corridors along the allotment and plot boundary areas. Many plotholders also have gardens to the rear of Nassington Road which also encourage the use of this area by local wildlife from the Heath towards Biodiversity Corridors E and F, Local Green Spaces 'World Peace Garden' and 'Heath Hurst Gardens', and Open Spaces 'South End Green' and 'Keat's House Garden'.</p> <p>Use by Local Community & Evidence for Particular Importance: Camden has a very long waiting list for allotments and relatively few plots compared to neighbouring boroughs. This allotment area is leased from Railtrack, organised and run by local people, and provides 60 full-size allotment plots: an important resource in Hampstead, otherwise poorly served for allotments.</p>	<p>Special Policy Area: Grade 2 Borough SINC.</p> <p>Other LA designation: Hampstead Conservation Area</p> <p>Hampstead Local Plan: Heath Fringes; Biodiversity Corridors</p>	South End Green & Mansfield Allotments Association lease the land from Network Rail	The plan is for the current arrangements to continue into the future.
4. World Peace Garden South Hill Park	<p>Description of Space: Next door to Hampstead Heath Railway Station and above the northern platform, this was a neglected area of waste land on a steep slope down to the fence securing the platform. Beginning in 2004, and with the help of volunteers, including Heath Hands, this area was cleared and purchased by local traders Chhaganbhai Mistry and Trustee Jonathan Bergman together with local residents. Over the years inter-faith & other voluntary groups have donated their time & energy to transform this area into an unusual & inspiring World Peace Garden for the community.</p> <p>Use by Local Community: The garden serves the residents of the wider South Hill Park Gardens and Parliament Hill who all pass it to leave the area, as well as users of Hampstead Heath Rail Station, shoppers in South End Road and the South End Green</p>	<p>Special Policy Area: Grade 2 Borough SINC.</p> <p>Other LA designation: Hampstead Conservation Area</p> <p>Hampstead Local Plan: Heath Fringes, Biodiversity Corridors</p>	'The World Peace Garden Camden', registered Charity number 1120264, lease the land from Network Rail. The current group Trustee Jonathan Bergman, civil engineer/designer	The plan is for the current arrangements to continue into the future.

	<p>bus depot and routes. It receives in excess of 25,000 visits per year. It is frequented by meditation groups, Chi Gong classes, Camden Carers meetings, Chess Championships, Poetry Groups, Schools Visualization groups, Community Planting, Royal Free Hospital staff & patients, Hampstead Heath Station commuters, Heath walkers, local residents & families and Art Schools. Music Concerts and Children's Shows are held here, and an After School & Sunday Puppet Project is scheduled for summer 2017.</p> <p>Richness of Wildlife: The garden contains several varieties of exotic trees (monkey puzzle, cedar of Lebanon, Bird of Paradise, magnolia, cypress, pinups, azaleas, rhododendrons, olive, bamboo and tree of Heaven) and garden shrubs (climbing roses, camelias, mahonia, pyrocanthas). However the garden also has a number of indigenous trees (sycamore, crab apple, cherry, bay, hawthorn, yew and holly) and there are fruiting trees too (several varieties of apple, pear and peach). These, along with a range of bulbs and wild flowers have an important role in this Local Green Space providing fruit, seed and nectar for birds and insects.</p> <p>The garden has 2 pond areas and includes natural log seating.</p> <p>Local Significance: (Historical and beauty) Beginning in 2004, and with the help of volunteers, including Heath Hands, this area was cleared and purchased by local traders Chhaganbhai Mistry and Trustee Jonathan Bergman together with local residents. Over the years inter-faith & other voluntary groups have donated their time & energy to transform this area into an unusual & inspiring World Peace Garden for the community. Set up in 2011 the World Peace Garden Camden is a charitable project to promote peace by challenging the usual way we look at the world in the form of an unusual garden containing inspiring messages. It features a peaceful picnic area & secluded bench seating, a stage/platform suitable for assembly & group meetings & performance includes an auditorium seating area using natural logs.</p> <p>Evidence for Particular Importance: This LGS is an important link in the local Biodiversity Corridors E, F and J from the Heath into the town. Local Green Space designation would further recognise the site as an important community asset for recreation/tranquility and recognise its ecological value.</p>		<p>Michael Wardle & garden designer Tony Panayiotou have stated they "are all fully behind the proposal to make this a Local Green Space."</p>	
<p>5. Oriel Place Garden</p>	<p>Description of Space: On the north side a small urban 'garden' with crazy paving and small flower beds; in the middle a vast spreading plane tree considered to be 80 years old, its branches overhanging the garden; around its base an old iron seat into which the trunk of the tree has grown and become embedded.</p>	<p>LA designation: Private Open Space (Small Local) number 239 in the LB Camden Unitary</p>	<p>LB Camden This site was included in the</p>	<p>Camden Street Tree Department, Parks & Open</p>

	<p>Evidence for Particular Importance: Use by Local Community: This area has remained locked for many years, but the importance of this small garden to local people is indicated by their frequent requests to Camden for it to be opened up. Recently this was brought up again during consultation for the Hampstead Local Plan. It was a popular theme within 'Trees and Open Spaces' at the Neighbourhood Forum's 2014 AGM and subsequently. It was proposed by local people that Community Infrastructure Levy money be spent on opening up and improving this area: the 4th most popular project obtaining 63.47% of support. Following investigation, this is currently being actively pursued.</p> <p>Local Significance: (historical) Oriel Place came about as part of a 'Town Improvement' scheme in 1888 that swept away many small alleys and courts. The High Street was widened, Fitzjohn's Avenue (then Greenhill Road) was extended to meet Heath Street, and soon afterwards Crockett's Court, Bradley's Buildings, and other slums, including Oriel House and other tenemented houses, were replaced by Oriel Place, shops, and tenement blocks. Within this area Oriel Place garden was set aside with seating, flower beds and later (about 80 years ago) the planting of a London plane tree for shade and greenery with a cast iron bench placed around its trunk.</p>	Development Plans Schedule of Open Spaces. Hampstead Conservation Area.	1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden	Spaces will continue to manage the London Plane tree.
6. Hampstead Green	<p>Description of Space: Hampstead Green is a triangle of land between Haverstock Hill, the southern boundary of St Stephen's church site and a footpath running from Roland Hill Street towards the entrance to the Royal Free Hospital's pedestrian and vehicle entrance on Pond Street.</p> <p>Local Significance: (Historical and Beauty) Hampstead Green is the remains of what was once a much larger area of manorial waste. It was neglected for many years and became overgrown until the local community cleared the area and transformed it into a natural open space. The railed triangular site is now laid to grass with around nine trees, species including cherry, red oak, sycamore and poplar. The area is owned by the LB Camden and is managed for nature conservation with bird boxes, large log piles for insects and principally cultivated as a wild flower meadow to encourage butterflies. Hampstead Green is not generally open for public access and is left as a site for wildlife. In spring it is a blaze of colour with daffodils.</p>	<p>Special Policy Area: Local SINC CaL17.</p> <p>Other LA designation: Hampstead Conservation Area. Public Open Space number 49 in the LB Camden Unitary Development Plans Schedule of Open Spaces. Occasionally open to the public, it is locked but visible.</p>	The land is owned by Camden, but subject to a covenant that restricts its use to "an enclosed open space". This site was included in the 1st consultation draft of the Hampstead Local Plan. The allocation received no comments from Camden.	Managed by Parks & Open Spaces

<p>7. Keats House and Garden</p>	<p>Description of Space: The gardens lie north, east and south of Keats' House. They consist of lawns, paths, hedges, large flower beds and mature trees.</p> <p>Local Significance: (Historical and Beauty) The house was built on land enclosed from Hampstead Heath between 1814-6 as a pair of semi-detached houses sharing a common garden. There were stables to the south-west and a kitchen garden to the north-west of the house; the stables were later converted to house a collection relating to Keats and to a branch library now run by local people. What was the kitchen garden became the approach path to the library. John Keats (1795- 1821) lived here for 17 months from 1818-1820, and from April 1819 his next door neighbour was Mrs Brawne and her three children. Keats and the eldest daughter Fanny met and fell in love.</p> <p>The garden in Keats' day was a woodland garden; Keats referred to a 'grass plot' in front of the windows. An ancient plum tree that stood near the front of the house has been replaced and a plaque beneath it relates how the 'Ode to a Nightingale' was written there.</p> <p>In 1920-21 the house was threatened with destruction, but was saved by money raised by public subscription and it was vested in Hampstead Borough Council to be maintained in perpetuity in Keats' memory. It was opened to the public 25 May 1925.</p> <p>In 1974-5 LB Camden restored the house with funding from the Historic Buildings Council. The garden was replanted in the late 1970s, included flowering shrubs within a north fenced boundary, with mature trees retained including plane and lime, and ash, beech, sycamore trees planted along the south boundary. In 1998 City of London took over responsibility for the house, which was managed by London Metropolitan Archives. Although formerly on the EH Register of Parks and Gardens of Special Historic Interest, Keats' House was removed in 2003.</p> <p>In 2007, Keats House was awarded a HLF grant to undertake substantial restoration and it re-opened in 2009. In tandem with the refurbishment of the house, the garden was also redesigned. A new hedge was planted around the border of the garden in October 2008 and new fruit trees, plants and shrubs, all in keeping with the Regency period, have been put in place. Each border of the garden reflects an aspect of Keats's poetry: Melancholy, Autumn and Nightingale.</p> <p>Use by Local Community: The garden is open to the public Wed-Sat and Bank Holiday Mondays 11am to 5pm. Entry is free and picnics encouraged. Keats' House Gardens</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge</p> <p>Other LA designation: Private Open Space (Small Local) number 217 in the LB Camden Unitary Development Plans Schedule of Open Spaces.</p> <p>English Heritage Grade I listing [not the garden, though this importantly forms the setting of the Grade I listed house]</p> <p>Hampstead Local Plan: Heath Fringes, Biodiversity Corridors</p>	<p>Owned and managed by City of London Corporation ***</p>	<p>Garden maintained with year-round weekly assistance of a volunteer group from <i>Heath Hands</i></p>
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	take part each year in Open Garden Squares weekend.			
8. Holly Bush Hill	<p>Description of Space: 'Holly Bush Hill' is the area of planting bounded by the roads Holly Hill and Mount Vernon and the tarmac footpath going up to the top of Mount Vernon. It is a raised-up bank due to the steepness of the hill here with a wall and drop on the west side of the road Holly Hill.</p> <p>Local Significance: (Historical and use by local community)</p> <p>In c.1900 Holly Hill was under threat for road widening in connection with railway works but opposition from local people prevented this, meaning that the green bank 'Holly Hill' was retained for locals to continue to appreciate. Since the late 19th century / early 20th century it has been maintained by Hampstead Borough Council as an area of regularly mown grass. This was continued by LB Camden Parks & Open Spaces Department, but it eventually turned to scrub.</p> <p>The original desire of the local community to protect and improve this area is continuing. The Holly Hill Conservation Volunteers were formed in October 2013, signing an agreement with Camden in September 2014 for permission to access Holly Hill site to enhance it. This included clearing the ivy, brambles and scrub and sowing, growing and maintaining this area for plants, flowers, fruits, grasses, herbs and shrubs.</p> <p>The group is a member of The Conservation Volunteers and has around 20 members, of which about half regularly help with gardening on the site. The annual membership fee goes towards the cost of insurance and plants; plant donations are also received. Access is otherwise not safe for members of the public.</p> <p>Richness of Wildlife</p> <p>An area within the site is retained for wild flowers and by using organic methods, insects and birds can visit without harm. The site is very popular with bats who swoop around the area on warm evenings. The volunteers have put up a bat box on the Holly Hill bank and have a bat detector. This demonstrates the regular seasonal presence of bats and is useful for introducing children to the fascination of our local bats.</p> <p>Beauty and Tranquility</p> <p>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</p>	<p>LA designation:</p> <p>Public Local Space number 60 in the LB Camden Unitary Development Plans Schedule of Open Spaces.</p>	London Borough of Camden	It is expected that LB Camden ownership will continue, with the Holly Hill volunteers continuing to maintain it.

	sage. Snowdrops, primroses and daffodils provide beautiful early cover until the (pre-existing) bluebells come out.			
9. Fenton House	<p>Description of Space: The layout today is not dissimilar to that of the 1860s with a lawn to the south with central gravel path leading from the entrance gates to what was then the main entrance of the house. The garden to the north is on three levels: it has a delightful formal walled and terraced garden including colourful herbaceous borders edged with box, a sunken rose garden, and an orchard and working kitchen garden with a wide range of vegetables.</p> <p>Local Significance: (Historical and Beauty) Fenton House was built c1693 as a merchant's house in Hampstead. It now belongs to the National Trust, bequeathed to them in 1952, and has Historic England grade 1 listing. The listing does not extend to the 1½ acre walled garden, though the garden gates, railings and walls (dating from C17th and C18th with alterations) are listed (grade II) and the garden provides an important setting for the house. A description of the garden in 1756 records that it had fruit trees and a kitchen garden. The garden is open to the public with a voluntary donation every day except Mondays from March to October.</p> <p>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.</p>	English Heritage Grade 1 listing [not Garden] Hampstead Local Plan: Biodiversity corridors	National Trust. The National Trust have been approached via Andrew Darragh Fenton House gardener, but have not replied so far.	<i>National Trust with the help of Fenton House garden volunteers</i>
10. Pedestrian walk Admirals Walk to Windmill Hill	<p>Description of Space: This footpath is a public right of way running south from Admiral's Walk to Windmill Hill near to the service entrance of Fenton House. The footpath has trees and ground cover either side and is maintained by footfall.</p> <p>Local Significance: (Historical and Beauty) This is probably an ancient footpath, appearing on the 1762 Manorial maps. It ran along the eastern side of Clock House pond (also called Crockett's pond) until the end of the 19th century when the pond was filled in. It appears in a painting of Grove Lodge by John Constable c1821-2.</p> <p>Richness of Wildlife: A range of indigenous trees and shrubs are found along both sides of the path with mainly ivy ground cover. It is one of the few pieces of true scrub land within Hampstead village, and is used by pipistrelle bats for foraging and cover when</p>	Hampstead Local Plan: Biodiversity corridor H	The route is thought to be owned by the Maryon Wilson family, past Lords of the manor. Efforts to track them down are on-going.	

	flying along this corridor.			
11. Burgh House	<p>Description of Space:</p> <p>Use by Local Community: The garden is cared for by a dedicated team of volunteers, led by Head Gardener Chris Coll. They work tirelessly all year round to ensure that it stays looking beautiful. The Gertrude Jekyll Terrace in front of the house is now home to the Buttery Café.</p> <p>Local Significance: (Historical and Beauty)</p> <p>Burgh House is a detached Queen Anne house built in 1703-4, now a meeting place and venue, and houses Hampstead Museum. From 1906-24 it was the home of art specialist and author Dr George Williamson, who in 1908 commissioned Gertrude Jekyll to design the garden behind the house. Now largely built over, all that remains from her design is the terraced garden with millstones set into the path. Following WWII Burgh House was purchased by Hampstead Borough Council and reopened in 1947. It was later leased to Burgh House Trust. In 1979 the sloping terraced garden had become derelict and was restored, planted with over 100 varieties of plants. Improvements to the garden continued in the 1980s and in later phases of work plants favoured by Jekyll were added, such as old varieties of rose, and there were plans for a white and gold border on the east side.</p>	<p>Hampstead Conservation Area.</p> <p>English Heritage Grade 1 listing [not Garden]</p> <p>Hampstead Local Plan:</p> <p>Biodiversity Corridors;</p> <p>Views</p>	<p>Burgh House Trust, director Mark Francis</p>	<p>On-going care by volunteers and support from the Burgh House Trust</p>

<p>12. Communal gardens of Wells House and Gertrude Jekyll's garden, Well Walk</p>	<p>Description of Site: The communal gardens of Wells House, Well Walk are part of the estate owned by Camden, though many flats have been bought under the Right to Buy scheme. The grounds are mainly laid to lawn with geometric bedding and planters around the lawns, and some trees.</p> <p>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 gardens in front of Burgh House were originally part of Burgh House gardens. In 1908 Dr George Williamson commissioned Gertrude Jekyll to design the gardens of Burgh House, and this is the main remaining section. While Camden have re-built the gardens and put new walls around them, nevertheless there are areas of path that retain the original materials and the outline of paths and beds that is so typical of Gertrude Jekyll have been retained.</p> <p>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.</p> <p>Hampstead Ward has only 0.1sqm of play space provision per child, by far the lowest in the borough, where the proposed quantity standard for children's play provision 0.65 sq.m per child. Atkins Camden Open Space, Sport and Recreation Study Version 1.0 24 February 2014.</p>	<p>LA designation: Hampstead Conservation Area.</p> <p>Hampstead Local Plan: Biodiversity Corridors; Green corridors</p>	<p>LB Camden</p>	<p>Managed by Housing - district area manager John Rice</p>
<p>13. Heath Hurst Gardens</p>	<p>This communal garden is leased and run by the Heath Hurst Gardens Association (HHGA) for all the residents of all houses in Heath Hurst Road, both north and south.</p> <p>Description of Space: It is sited over the entrance of the tunnel for the North London line west of Hampstead Heath rail station. It consist mainly of grass (a large area with football goal posts), trees, shrubs and flowers both wild and cultivated, and a play area with swings and a climbing frame.</p> <p>Richness of Wildlife: Trees here include poplars, sycamore, ash and elder. Residents report seeing foxes, squirrels, many bird species, newts, frogs, abundant insect life hence bats that hunt there too, and bees enticed by the flowers and flowering shrubs.</p> <p>Use by Local Community: Heath Hurst Gardens are kept locked with all residents of all houses of Heath Hurst Road having access. It is an area for children from Heath Hurst Road to play safely, and for adults to have a tranquil green area for relaxation - some Heath Hurst Road houses - due to the railway line and lay-out of other roads in the area - do not have large private rear gardens. HHRA maintain the communal garden and trees, and the access.</p>	<p>Hampstead Local Plan: Biodiversity Corridors;</p>	<p>Age Concern, Camden are the freeholders.</p>	<p>HHRA wish to maintain the communal garden and trees and are about to re-sign a further lease on this plot.</p>

<p>14. Pryors</p>	<p>Description of Space: The Pryors has a large communal garden between Blocks A & B. It has a huge area laid to grass, has many trees, hedges, shrubs and flower beds.</p> <p>Local Significance: (Historical and Beauty) While the original house on this site was present on Rocque's <i>Map of London</i> (1741-5), the 2 blocks of flats built to replace it nevertheless retained much of the original garden. The Pryors garden is important to residents, giving safe enjoyment to people of all ages, including children.</p> <p>Richness of Wildlife: Being literally within the Heath, the trees in the gardens here are managed for their habitat as well as their beauty, supporting bats, birds and invertebrates.</p>	<p>Hampstead Local Plan: Biodiversity Corridors; Heath Fringes</p>	<p>The Pryors Ltd was set up in 1976 when the lessees bought the freehold.</p>	<p>The garden is managed by the Garden Group, a subcommittee of the Board of The Pryors Ltd.</p>
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