

Appendix 4
Local Green Spaces
Justification

(Draft) Hampstead
Neighbourhood Plan
2017-2032

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), tranquillity 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 paper 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

3. The designation is consistent with local plan objectives:

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

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'

LGSD Ref	Is the space demonstrably special to a local community and of particular local significance? ¹	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 there views on designation?	How will the green space be managed in the future?
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Sites of Importance for Nature Conservation that require LGS status to give them statutory protection

<p>Branch Hill House, Gardens and Wood</p>	<p>Description of Space: Branch Hill 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. The area of Oak Hill Wood is particularly known for its bluebells. The Oak Hill Park development was built in 1961-65 by Michael Lyell Associates, with landscaped grounds.</p> <p>Use by Local Community: Evidence for Particular Importance Richness of Wildlife: Local Significance: (Beauty and historical) 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. One area is particularly known for its bluebells.</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. Branch Hill Estate, now known as Spedan Close, 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.</p> <p>Heath Fringes, Green Corridors</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC Other LA designation: Public Open Space (Small Local), Hampstead Conservation Area. Woodland TPO triangular area bounded by Branch Hill and Spedan Close roadways.</p>	<p>LB Camden managed by Parks & Open Spaces</p>	
<p>Branch Hill Allotments</p>	<p>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</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC</p>	<p>We discussed your message to Annie Hanson of 3 January [2016] at our committee meeting</p>	<p>Branch Hill Allotment Association are taking</p>

	<p>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 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.</p> <p>There is de facto access to most of the site and it is an extremely popular recreational resource for many local people. 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>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>Other LA designation: Public Open Space (Small Local), Hampstead Conservation Area.</p>	<p>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</p>	<p>over the management of the allotments from Camden who still own the Freehold of the site.</p>
<p>Oak Hill Wood</p>	<p>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 have large trunks and veteran characteristics. Housing development in the woodland includes Oak Hill Park built with landscaped grounds Green Corridors</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge. Grade 1 Borough SINC Other LA designation: Public Open Space (Small Local), Hampstead Conservation Area.</p>	<p>LB Camden managed by Parks & Open Spaces</p>	

Railsides	<p>Description of Space:</p> <p>Use by Local Community: On the northern side the area is used as allotments</p> <p>Evidence for Particular Importance:</p> <p>Richness of Wildlife: The 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 railside management, with vegetation clearance setting back succession.</p> <p>Apart from lineside management (vegetation clearance), the railsides provide a relatively undisturbed and continuous habitat. They are, thus a valuable habitat for invertebrates, birds, reptiles and mammals.</p> <p>Local Significance: (Beauty and historical)</p> <p>Heath Fringes, Green Corridors</p>		Railtrack	South End Green & Mansfield Allotments Association. Met to discuss June 14th, Berwyn Rutherford to get back to me
World Peace Garden South Hill Park	<p>World Peace Garden on north embankment of rail sides adjacent to Hampstead Heath station.</p> <p>Local Green Space designation would further recognise the site as an important community asset for recreation/tranquillity and recognise its ecological value.</p> <p>Description of Space: JB</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 bus depot and routes.</p> <p>Evidence for Particular Importance: JB</p> <p>Richness of Wildlife: JB</p> <p>Local Significance: (Beauty and historical) Set up in 2011 on a piece of neglected wasteland, funded and created by local residents and traders. 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.</p> <p>Heath Fringes, Green Corridors</p>		Railtrack j.bergman@ambarden.co.uk Jonathan Bergman getting back to me re this and the ACV	
LGS				

Reservoir	<p>Description of Space: Use by Local Community: Evidence for Particular Importance Richness of Wildlife: Local Significance: (Beauty and historical) This undisturbed covered reservoir is vegetated mostly with neutral grassland dominated by false oatgrass (<i>Arrhenatherum elatius</i>), with a moderate diversity of common wild flowers. Spiked sedge (<i>Carex spicata</i>), which is uncommon in Camden, is present in reasonable quantity. Typical grassland butterflies, including common blue and meadow brown, are present, as well as nests of yellow meadow-ant. The site is the only known location in Camden for slow-worms. Pipistrelle bats have been recorded flying over the site. There are small areas of woodland, mostly of sycamore (<i>Acer pseudoplatanus</i>) and ash (<i>Fraxinus excelsior</i>), with hawthorn (<i>Crataegus monogyna</i>) and plum (<i>Prunus domestica</i>) below, on the slopes at the eastern and western ends. This provides habitat for common birds. Part of the site is subject to a development proposal, with remainder to be managed as a nature reserve. There is no access to the general public but it can be seen from adjacent roads.</p> <p>Heath Fringes, Green Corridors</p>	Hampstead Conservation Area.	My assistant Simon Lang may know who to contact at Thames Water. Contact: hampsteadobs@gmail.com phone me: 020 8346 1056. Doug Daniels (HSS President & Astro Sec.)	
Burgh House	<p>Description of Space: 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. Evidence for Particular Importance Richness of Wildlife: Local Significance: (Beauty and historical) 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</p>	Hampstead Conservation Area. English Heritage Grade 1 listing [not Garden]	Burgh House Trust Email from director Mark Francis	On-going care by volunteers and support form the Burgh House Trust

	<p>were added, such as old varieties of rose, and there were plans for a white and gold border on the east side.</p> <p>Heath Fringes, Green Corridors</p>			
<p>Hampstead Green</p>	<p>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.</p> <p>Hampstead Green 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 and large log piles for insects. Hampstead Green is not generally open for public access and is left as a site for wildlife, cultivated as a wild flower meadow to encourage butterflies. In spring it is a blaze of colour with daffodils.</p>	<p>Hampstead Conservation Area.</p> <p>Hampstead Green is listed as Public Open Space 49 in the LB Camden Unitary Development Plans Schedule of Open Spaces.</p> <p>Occasionally open to the public, it is locked but visible.</p> <p>The Byelaws in Respect of Pleasure Gardens, Gardens and Open Spaces are thus not applicable and it is not listed in the schedules of these byelaws. If it is opened to the public in future this will have to be reviewed.</p>	<p>LB Camden managed by Parks & Open Spaces</p>	<p>The land is owned by Camden, but subject to a covenant that restricts its use to "an enclosed open space". The Camden legal department are examining the Title Deeds to evaluate the possible impact of this covenant on our future actions here.</p>

<p>Communal gardens of Wells House, 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 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 surrounding streets are named for this historic area of spas and wells (Well Walk, Well Road).</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 outdoors recreation. Estate residents care for</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>Green corridors</p>		<p>LB Camden managed by Housing -district area manager John Rice, leaseholder</p>	
<p>Pedestrian walk between Admirals Walk and Windmill Hill along boundary wall to rear gardens of Fenton House</p>	<p>Description of Space:</p> <p>Use by Local Community: Local people make a point of walking down this route to maintain its status as a public right of way. Fiercely protective, they ensured that Camden allowed Admirals Walk to be closed to traffic rather than have the trees in this route felled to allow parking of construction vehicles here for the demolition and re-built of Fleet House.</p> <p>Evidence for Particular Importance:</p> <p>Richness of Wildlife:</p> <p>Local Significance: (Beauty and historical)</p> <p>Green corridors</p>		<p>The route is thought to be owned by the Maryon Willson family. Efforts to track them down are on-going.</p>	

<p>Oriel Place</p>	<p>Brought up in consultation – a theme within Trees and Open Spaces at 2014 AGM and subsequently. Proposal to spend CIL money on opening up and improving this area.</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>Evidence for Particular Importance: Use by Local Community: This area has remained locked for many years, but it's opening up is regularly brought up by locals and is now in the pipeline. Local Significance: (Beauty and historical)</p>	<p>Hampstead Conservation Area. Defined as Private Open Space in the UDP.</p>	<p>Yes (LB Camden managed by Parks & Open Spaces). This site was included in the 1st consultation draft of the Hampstead NPlan. The allocation received no comments from Camden</p>	<p>Camden Street Tree Department will continue to manage the London Plane tree. Locals have allocated CIL money to open the area & for its upgrade.</p>
<p>Keats House and Garden</p>	<p>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 (q.v.), 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.</p> <p>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.</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 on 25 May 1925.</p>	<p>Special Policy Area: Area of Special Character: Hampstead & Highgate Ridge Other LA designation: Public Open Space (Small Local)</p> <p>English Heritage Grade 1 listing [not Garden]</p>	<p>Owned and managed by City of London Corporation</p>	<p>Garden maintained by the volunteer group Heath Hands</p>

	<p>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 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 of £424,000 to undertake substantial restoration and it re-opened in 2009. In tandem with the refurbishment of the house, the garden has also been 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>Heath Fringes, Green Corridors</p>			
Fenton House	Open to the public with a voluntary donation every day except Mondays.	English Heritage Grade 1 listing [not Garden]	National Trust	
South End Green	South End Green is a small open space in the middle of busy roads, with grass, a few trees and seating. A settlement called Pond Street is mentioned in 1607, and by the early C18th the hamlet had c.24 houses. Until 1835 there was a pond where South End Green is now, which was then filled in and a public green laid out.	Registered Green (TVG27), Protected under London Squares Preservation Act 1931	LB Camden Highways, David Wells	
Open Green Spaces not for designation as Local Green Spaces as they are already protected by the London Squares Preservation Act 1931				

Gainsborough Gardens	<p>Gainsborough Gardens is a private communal garden at the centre of a gated enclave of housing built in the late C19th on the former site of Hampstead Wells spa. In 1698 6 acres of swampy ground that contained chalybeate water were donated to the 'poor of Hampstead' by the then Lords of the Manor, the Gainsborough family. The houses and communal garden were laid out by the Wells and Campden Charity from the 1880s, covering part of the former pleasure grounds where a bowling green and ornamental pond had been, the site of the latter visible in the lawn. Today the lawns are surrounded by shrubberies with a wide variety of plants and mature trees. A path runs round the edge with a number of small pergolas marking entrances to the gardens. Trees include:</p> <p>Heath Fringes, Green Corridors, Hampstead Conservation Area</p>	<p>Listed as Private Open Space 176 in the LB Camden Unitary Development Plans Schedule of Open Spaces. London Squares Preservation Act 1931</p> <p>Hampstead Wells and Campden Trust</p>	<p>Managed by the residents. Horticultural gardeners, employed by the Trust, ongoing.</p>	
The Green, Flask Walk	<p>Hampstead's former village green at the end of Flask Walk was once larger, but today is a small area of grass with a number of trees. In 1712 it was the site for the first Fair recorded taking place in Hampstead, and there were once village stocks and a Watchman's hut with 2 cells. The Wells and Campden Baths and Wash Houses built in 1888 can still be seen facing the Green, the site chosen for its proximity to the original Chalybeate spring on Well Walk. By the early C20th the Green was owned and maintained by Hampstead Borough Council.</p> <p>Green Corridors</p>	<p>Public Open Space (Small Local). Protected under London Squares Preservation Act of 1931</p>	<p>LB Camden Highways, David Wells</p>	
Green Triangle Upper Terrace			<p>LB Camden Highways, David Wells</p>	
Heath Street Shrubbery and High Street Shrubbery Hampstead High Street/Greenhill; Heath Street/The Mount	<p>Along Hampstead High Street and Heath Street are a number of landscaped areas with grass, shrubs and some trees, such as the central enclosure between The Mount and Heath Street, which have been maintained as public open space by Hampstead Borough Council since at least the late C19th/early C20th. They are now maintained by LB Camden. These green spaces are of interest in providing green banks to the busy high street.</p>	<p>Public Open Land, unrestricted access</p> <p>London Squares Preservation Act 1931</p>	<p>LB Camden managed by Highways, David Wells</p>	

<p>Holly Bush Hill, Green and Shrubbery</p>	<p>Description of Space: Use by Local Community: Evidence for Particular Importance Richness of Wildlife: Local Significance: (Beauty and historical) Holly Bush Hill has two small areas of green space that since the late C19th/early C20th have been maintained by Hampstead Borough Council, now by LB Camden, a narrow strip of land on Holly Bush Hill was laid out as a shrubbery and a small triangular green bounded by post and chain. In c.1900 Holly Bush Hill was under threat for road widening in connection with railway works but local opposition prevented this.</p>	<p>London Squares Preservation Act 1931</p>	<p>LB Camden managed by Highways, David Wells</p>	
<p>Extras / Others</p>	<p>East Heath Road then opens out to a small triangular green at the top of Holford Road, now flanked by the recent extension to Queen Mary's (Royal Free Hospital).</p> <p>Windmill Hill has three green Public Open Spaces, comprising lawn and shrubberies and designated in the UDP. In addition at the south of this group at the foot of Windmill Hill is a small triangular green, defined as Holly Bush Hill Public Open Space in the UDP and listed in the London Squares Act 1931.</p> <p>At Manor Lodge the road widens to include a green triangle, bordered at its northern end by Nos. 3-6 Villas on the Heath.</p>		<p>LB Camden Highways, David Wells</p>	