

6 February 2018

Jill Kingaby
Examiner
Intelligent Plans
Regency Offices
37 Gay Street
Bath BA1 2NT

Dear Ms Kingaby,

Please see below the responses to your queries.

I noted that a relatively new house exists in Hampstead Hill Gardens, and wondered whether this has blocked former access to the site from the west?

Access to the garden is by key via the gate between 21 and 23. Keys are only available to those members who contribute to the annual running costs of the garden. Membership is limited to those who live on Heath Hurst Road.

If you would like access to see the space yourself, you could contact Barbara Thompson, [REDACTED]

Although Appendix 5 states that all houses in Heath Hurst Road have access to the communal garden, does this happen in practice or is it only the householders whose gardens back on to it?

Approximately 45 households are eligible for access, and assuming between 3 and 4 people per household (some will be more, some less) that gives a figure of between 135 and 180 people. At present, around 30 households are active members, which gives a figure of between 90 and 120 people. These figures fluctuate over time.

Paragraph 77 of the NPPF states that local green space designation will not be appropriate for most areas of open space, and I wonder whether this proposed space has such limited accessibility that its designation may not be justified. I would appreciate it if you could provide some additional information to help me reach a reasonable decision as to whether the criteria in paragraph 77 are satisfied in this case.

- The green space is obviously close to the community it serves (i.e. everyone in the street).
- The local association usually has one or two garden parties a year, to which everyone in the street is invited. This is greatly valued by most in the street, and has created a strong

sense of community in the street. Young and old get to mix, as do new arrivals and longstanding residents.

- The beauty, recreational value (football, cricket, other games), tranquillity and richness of wildlife are very important to those who live locally.

Please let us know if we can answer any additional questions for you.

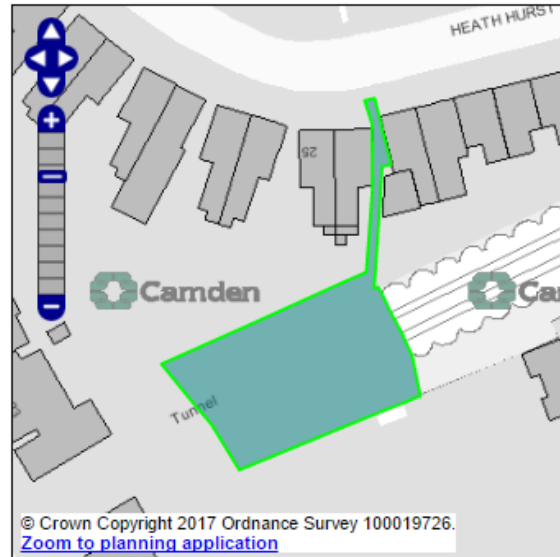
Sincerely,

Janine Griffis
Chair, Hampstead Neighbourhood Forum



Local Green Space: **Heath Hurst Gardens**

This communal garden is sited over the entrance of the tunnel for the North London line west of Hampstead Heath rail station. The communal garden is approached via a pathway between 21 and 23 Heath Hurst Road on the south side of Heath Hurst Road. It is run by the Heath Hurst Gardens Association (HHGA) for all the residents of all houses in Heath Hurst Road, both north and south. HHGA have leased this garden since 1970.



Entrance to the North London line tunnel



Use by local community

Heath Hurst Gardens are kept locked with all residents of all houses of Heath Hurst Road having access. Principally it is an area for children from Heath Hurst Road to play safely, and for adults to have a tranquil green area for relaxation. This is very welcome as 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.

Richness of Wildlife

The communal garden consist mainly of grass (a large area with football goal posts), trees including poplars, sycamore, ash and elder, shrubs and flowers both wild and cultivated, and a play area with swings and a climbing frame.

Wildlife that the residents note include foxes, squirrels, many bird species, newts, frogs, abundant insect life hence bats that hunt here too, and bees that are enticed by the flowers and flowering shrubs.

Special Policy Area:

Heath Hurst Gardens are a short distance from the western end of the strategic biodiversity corridor 'North London Line railway corridor'. This railway corridor is a narrow corridor across the Borough and although in places is of limited value for wildlife, the areas of greenspace are valuable 'stepping stones' for wildlife movement.

It therefore has recognised links to the strategic Hampstead Ridge corridor (a hilly ridge that bisects Camden and runs through from the neighbouring boroughs of Barnet and Haringey) and the Nash Ramblas Link corridor (a link corridor running up from Parliament Square and the Thames, through the Royal Parks and Primrose Hill to Parliament Hill and Hampstead Heath)¹.

Other LA designation:

Heath Hurst Gardens are in the Hampstead Conservation Area.

Supports Local Plan Policies:

Designation of Heath Hurst Gardens as a Local Green Space would support Camden's Local Plan Policy A2 'Open Space': c, e, j; A3 'Biodiversity': c and j. Through its provision of safe and secure play facilities for its residents' children, it is consistent with Local Plan Policy C1 'Health and well-being': a, and Policy C2 'Community Facilities'.

Links to other Green Space in the Hampstead Local Plan area

Heath Hurst Gardens are a link in a local chain. They connect the most southerly part of Hampstead Heath, along the rail sides with the South End Green and Mansfield Allotments (also part of the SINC CaB104), then on to Hampstead Local Plan Biodiversity Corridors F (the rear gardens of Hampstead Hill Gardens, Heath Hurst Road and Keats Grove) which is an historical tree line and hedgerow, Biodiversity corridor D (an historical tree line between Downshire Hill and Pilgims Lane) and thence on to Biodiversity corridor J along Shepherds Walk, Spring Walk and Spring Path.

How will the green space be managed in the future?

HHRA wish to maintain the communal garden and trees and are about to re-sign a further lease on this plot.

Owners of the land

Age Concern, Camden are the freeholders.

¹ Mayor of London's 'Green Infrastructure and Open Environments: The All London Green Grid' Supplementary Planning Guidance March 2012





Communal gardens stability over the years as seen with Google Earth: 1999, 2003, 2006, 2010, 2013, 2015

Local Green Spaces

Hampstead Neighbourhood Plan

Access information

1. Branch Hill

No access problems except for Oak Hill Wood where one needs to climb through a gap in the fence along Oak Hill Way which many locals do, and wellington boots are recommended due to the boggy areas from the springs on the slope down to a mainly subsoil tributary of the Cannon Stream. Camden states in its SINC (the vast majority of this site) review of 2014 that 'There is de facto access to most of the site and it is an extremely popular recreational resource for many local people'. Access to Branch Hill Allotments via Vicki Harding [REDACTED]

[REDACTED] Access to the green areas/gardens around Firecrest Linda Robson [REDACTED]

2. Oak Hill Park

No access problems as although this is a private estate it is completely open.

3. South End Green and Mansfield Allotments

Since this is an allotment area it is kept locked, however there are 60 plots with xxx people who have access either via their rear gardens or via a padlocked gate to which all have keys.

Robert Deane [REDACTED] or Caroline Kennedy (SEGMA)

4. World Peace Garden

This is open 7 days a week from 10am and closed at 6pm **or** when darkness falls earlier in Winter.

It receives approximately 20,000 visitors *per annum*. Contact details: Jonathan Bergman [REDACTED]

5. Oriel Place Garden

This can be appreciated at all times by all passers-by, though the actual area is locked at present. Local people have voted CIL money to open and improve this area, and part of this award has been spent on the design which is now being actively considered by local groups.

6. Hampstead Green

This large area of wildlife and butterfly-friendly meadow with trees can be appreciated at all times by all passers-by, though it is kept locked and access is by appointment. Linda Chung [REDACTED]

7. Keats House Gardens

Keats House and Garden are open all year round Wednesday to Saturday and Good Friday and Bank Holiday Mondays 11am to 5pm. While there is a fee for entry to the house, entry to the garden is free.

<https://www.cityoflondon.gov.uk/things-to-do/keats-house/visit/Pages/hours-prices.aspx>

keatshouse@cityoflondon.gov.uk [REDACTED]

8. Holly Hill

Victoria Nicholl [REDACTED]

9. Fenton House Gardens

fentonhouse@nationaltrust.org.uk [REDACTED]

This is a National Trust property that is closed from November to February though there are members of staff and volunteers there at times during the November to February period. The gardener Andrew Darragh lives on site: andrew.darragh@nationaltrust.org.uk

10. Pedestrian walk Admirals Walk to Windmill Hill - this is a public right of way.

11. Burgh House

Opening times

The Buttery Cafe (hence the garden) 10am - 5pm Wednesday - Friday 9.30am - 5.30pm Saturday & Sunday

12. Gertrude Jekyll's Garden & Wells House Gardens These are never locked.

13. HHG you have Barbara Thompson, on [REDACTED], but please speak to Barbara directly.

14. The Pryors

There is one non-resident caretaker and a part time cleaner on site Monday to Friday. They are employed by The Pryors Ltd. The caretakers' lodge is.

Caretaker 7:30 am to 4:30 pm **Lee Mullan** Mobile: [REDACTED]

Caretakers' Lodge (located on the south side of Block B): Telephone: [REDACTED]

email: [REDACTED]

15. Whitestone House gardens This is a private garden but can be viewed on three sides from Hampstead Heath which surrounds it.