



The Heath & Hampstead Society

NEWSLETTER

May 2018 Annual Report

Vol 49 No 2



New trees in the High Street

by Marc Hutchinson

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Front cover: Bill Oddie OBE, patron of the Society, plants the first of the new London Planes in the High Street. *From left to right: Tony Gbilchik, Evelyn Ellis, Jonathan Bergman, Vicki Harding, Maureen Clark-Darby, Andrew Haslam-Jones, Pete Mantle, Bill Oddie, Robert Linger, Martin Thompson, Tulip Siddiq MP, John Weston, Marc Hutchinson, Stephen Taylor (HNF), Councillor Oliver Cooper, Councillor Stephen Stark, Caroline Goldsack (CEO of the Hampstead Village BID), Councillor Richard Cotton (Mayor of Camden) and Andrew Lavery (Chair of the BID).* Photo courtesy: Helen Chapman of the Camden New Journal. □

I am pleased to report that the Society has had another successful year, our individual successes greatly outnumbering our setbacks.

Not the least of our successes has been the launch of our new website. If you wish to obtain access to the “members-only” material on the website, you need initially to log in, using your email address and membership number, and create a password; your membership number is the number printed on the address label on the envelope containing this newsletter.

Hampstead Neighbourhood Forum

On 21 June 2018, a referendum will be held to ask residents in the Forum area (see the map on page 26) to vote on the question of whether or not to adopt the Hampstead Neighbourhood Plan. The importance of this event for Hampstead cannot be overstated. The referendum will be conducted in the same manner as the current local elections; that is to say, you may vote in person at a polling station, or by proxy, or by post. The Plan is the result of nearly five years’ work by the Forum committee (and its expert advisers) led by its Chair, Janine Griffiths. Many of her committee have current or past connections with the Society: Janine is a former secretary and trustee; Stephen Taylor, who led development of the traffic policy, is a former trustee; Dr Vicki Harding, who led development of the tree policy, is our Tree Officer; David Castle, who advised on planning policy, is a trustee and Chair of our Planning Sub-Committee; and Andrew Haslam-Jones is a member of our Town Sub-Committee.

The Plan is a monumental achievement and introduces a significant additional layer of planning protection (in the broadest sense) for Hampstead. On page 26 of this newsletter and

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in a separate note that accompanies it, you will find a detailed explanation of the Plan and its underlying policies. The full text and materials are viewable on the Forum's website: www.hampsteadforum.org

In my view, one of the Forum's singular achievements has been to persuade Camden Council and the Plan's examiner (a government planning inspector) not to take a narrow view of the Plan's permissible "planning" remit. Thus, the Plan includes welcome policies covering, among other things, traffic, transport, pollution, trees and the local economy.

The Plan will be adopted by a simple majority vote in the referendum, but the greater the numerical majority of the vote, the greater will be the Plan's influence with the planning authorities at Camden and any relevant inspector. It is therefore imperative that as many as are eligible to vote do so, and may I urge – indeed plead – with you to vote on 21 June.

The trustees wish formally to record their congratulation and gratitude to Janine Griffis and the Forum committee for bringing the Plan this far.

Trees in Hampstead High Street

One of our trustees, Robert Linger, leads a project to plant more trees in the High Street. The first round of planting of London Plane trees took place on 19 March when Society patron, Bill Oddie OBE, ceremonially dug in one of the trees. I am most grateful to Robert for more than a year's work on his part on this project, to Caroline Goldsack (CEO of the Hampstead Village Business Improvement District) who assisted with many logistical aspects of the day, and to Dinny Hall (jewellers) who provided refreshments and are a new participant in the Hampstead Card scheme.

Membership

At the 2017 AGM, members gave a limited authority to trustees to offer, as part of a membership recruitment scheme, free or discounted first-year memberships to prospective new members, and in the last newsletter I said I would update members on the results of our two intended schemes.

The estate agents' scheme – under which the clients of eight selected local agents who bought in Hampstead are offered one year's free membership – has not produced any material result for us yet because the introduction of the scheme, in the autumn of 2017, coincided with the collapse of activity in the Hampstead property market. However, the scheme remains on foot and the agents have confirmed their willingness to keep promoting it.

As regards the photographic competition #myhampsteadheath, whilst the four winners to date have received free membership, we have decided, on reflection, that the time has not yet arrived to offer discounted memberships to all the competitors in the competition, which continues on a quarterly basis. The competition has now attracted over 2000 entries and we intend now to approach past competitors individually to invite them to join on a full-subscription basis. In the light of the level of the response, we will then reconsider a proposal to offer discounted memberships.

The result of all this is, as you will see from item 7 of the Notice of Annual General Meeting on page 2, that we are not asking members to alter the scope of the authority they gave to trustees last year.

For the record, our overall membership remains stable at over 2,000.

Legacies and donations in memory

During 2017–2018, we received legacies from the estates of the late Alison Mary Bolton (£2,000) and Jean Papworth (£5,000), and a donation of £100 in memory of the late Hilda Rutland.

New Village photographic competition

2017 marked the 50th anniversary of the creation of the first “conservation areas” in England and 2018 marks the 50th anniversary of the Hampstead Conservation Area (February 1968). Having regard to the success of our #myhampsteadheath competition and the fact that some competitors have already submitted photographs of the Village, we have decided to run a parallel competition for the Village to mark the anniversary. I will announce further details at the AGM.

Fairground sites at the Vale of Health

The position at the time of writing is as follows. The owner of the South Fairground site is appealing against Camden’s enforcement notice requiring her to demolish the house she has built on it, and with the Vale of Health Society we expect to attend, and possibly participate in, the hearing of her appeal. The intending developer of the North Fairground site (12+ bungalows in place of the present caravans) will not receive the permitted use certificate which he requested from Camden and which we and the Vale of Health Society opposed.

Open Spaces Act 2018

The Open Spaces Bill, which reforms and consolidates the legal powers of the City of London Corporation to manage its open spaces, including Hampstead Heath, received the Royal

Assent on 15 March 2018 and is now in force. We are currently working with the City to devise and finalise the detailed policies for the Heath governing “events” and other commercial usage such as commercial dog-walking.

Hampstead Card

Unless you are a life member, you will find with this newsletter your new Hampstead Card and a revised and expanded list of local outlets who accept it. We have been able to add materially to this list through the assistance of the Hampstead Village Business Improvement District. Incidentally, life members who have mislaid their “life” card should feel free to contact the Society for a replacement.

General Data Protection Regulation

With this newsletter you will find a note from me about this new Regulation which comes into force on 25 May 2018 and concerns how we retain and use your personal details. If we have an active e-mail contact for you, you will also receive a separate e-mail on this subject.

Lectures

Matt Maran gave our 2017 Springett lecture (précised in the last newsletter) on the subject of wildlife photography with special reference to the Heath. Our 2018 Springett lecturer will be Lindy Guinness (Marchioness of Dufferin and Ava) who will be talking about Constable’s paintings of the Heath: Burgh House on 25 October 2018 at 8pm (see page 9). Please note the date of our next Glass-in-Hand lecture on 19 September 2018 (see page 17).

David Kitchen

We were sorry to note the passing of this long-serving Chair of the South End Green

Annual Report (cont)

Association. He was well-known to many Society members and a good friend of the Society.

Trustees

There have been no changes to the General Committee (trustees) since the last AGM save that Anousheh Barbezieux was appointed a trustee on 15 January 2018 when she replaced Martin Thompson as acting Chair of the Town Sub-Committee.

Sub-Committees

On the Heath Sub-Committee, John Hunt and Peter Tausig retired to be replaced by Prof Jeff Wagge OBE and Pete Mantle, all as noted in the last newsletter. There have been no other changes to membership of the sub-committees.

Conclusion

We continue to enjoy good relations with the City and Camden Council, and the active support of our local MP Tulip Siddiq. We intend to work as closely as we can with the Highgate Society, the Hampstead Neighbourhood Forum (which is likely to continue in existence after the referendum on the Neighbourhood Plan) and the Hampstead Village Business Improvement District, to protect, preserve and improve the Heath and the Village. Meanwhile I want to thank the trustees and sub-committee members for their hard work, and our members for their support, over the last 12 months. □

Notice of the Annual General Meeting

Notice is given that the 121st Annual General Meeting of the Society will be held on Wednesday 13 June 2018 at 7:30pm at St Stephen's, Rosslyn Hill, London NW3 2PP.

The business of the meeting will be as follows:

1. Approval of the minutes of the 120th Annual General Meeting held on 19 June 2017.
2. Election of Lord Hoffmann as **President**.
3. Chair's report for 2017–2018.
4. Treasurer's report on the Society's examined financial statements for the 2017 financial year and adoption of those financial statements.
5. Appointment of Fisher Phillips LLP, Chartered Accountants, as the Society's auditors for the current financial year.
6. Determination of membership subscription rates for the next financial year. The trustees propose that there should be no change to the rates.
7. Determination of the limit on free/discounted memberships. The trustees propose that there be no change to the current limit of 200, approved by members in 2017.

Note: this relates to the figure of 200 specified in Rule 10(4):

Notice of the Annual General Meeting (cont)

“10(3) Notwithstanding Rules 10(1) and (2), the General Committee may determine, with effect from 1 January 2017, that the applicable annual subscription for a new member shall, for the member’s first year of membership only, be less than the applicable annual subscription determined under Rule 10(1).

10(4) The General Committee may make such a determination only as part of a particular scheme designed to increase the paid membership of the Society, and so that the amount of subscription income thereby forgone in respect of such new members does not exceed, in any year, an amount equal to the aggregate of subscription income (for a standard annual individual membership) that would be payable in that year by, subject to Rule 10(5), 200 members.

10(5) The number of members specified in Rule 10(4) may be changed by resolution of the members of the Society at any general meeting of the Society.”

8. Election of Officers and other members of the General Committee.

Officers

The following candidates have been duly proposed for election to the following positions:

Vice-President: Martin Humphery
Gordon Maclean

Chair: Marc Hutchinson

Treasurer: Maureen Clark-Darby

Secretary: Evelyn Ellis

General Committee Members

Tony Ghilchik and Dr Vicki Harding have been duly proposed for election for a second term of three years.

Note: Frank Harding, Jessica Learmond-Criqui, Robert Linger, Douglas Maxwell, Peter Tausig and John Weston continue the terms for which they were elected. The Chairs of the three Sub-Committees are trustees and members of the General Committee, but they are appointed from time to time by the General Committee, not elected.

9. Any other business
10. Brief address by Andrew Lavery, Chair of the Hampstead Village Business Improvement District.

Information about the two candidates standing for election to the General Committee for their second three-year term is set out on page 7. □

Evelyn Ellis

Secretary

1 May 2018



Annual General Meeting 2018



Est. 1897

Please join us for our
Annual General Meeting
and
Reception

St. Stephen's, Rosslyn Hill

London NW3 2PP

Wednesday 13 June 2018 7:00pm

- 7:00pm** **Reception** – Refreshments will be served. Trustees and Sub-Committee members will be present to talk about their work. Come and learn more about that work over the last year.
- 7:30pm** **Annual General Meeting**
- 8:30pm** **Guest Speaker** – Piers Plowright, who will recall his early life in a short talk entitled “Fog, Sounds, Smells, Conversations, And Eccentrics – Growing Up In Hampstead 1945–1965”, with illustrations from Camden and Burgh House Archives.

Piers Plowright

Piers Plowright was born in Church Row in 1937 and has lived most of his life in Hampstead Village. He was an award-winning BBC radio producer from 1968 to 1997. He continues to work in broadcasting, teaching and book reviewing, and hosts events at Burgh House, Keats Community Library and the Hampstead Arts Festival. He is a fellow of the Royal Society of Literature.

We are grateful to the St. Stephen's Trust for hosting and sponsoring this event.

Notes on Candidates for Election

Tony Ghilchik is a retired chartered accountant who has lived all his life in the Suburb and, for the past 42 years, next to the Heath. Shortly after retiring he became a Trustee of Burgh House and Chairman of their Committee of Management, and is still a Trustee and their Treasurer. He also became involved in numerous other local organisations including the Heath & Hampstead Society, in 2001 joining the Heath Sub-Committee of which he is still a member and enjoyed being their Chair for 12 years until the end of 2014. During these 12 years he served on the General Committee and as the Society's representative on both the City of London Corporation's Heath Management Committee and English Heritage's Kenwood Landscape Forum.

Dr. Vicki Harding worked in the NHS as a chartered physiotherapist throughout her career, including in Athlone House and New End Hospital. She helped set up St Thomas' Hospital's chronic pain management unit 'INPUT', led its physiotherapy team for 25 years, and gained a PhD in psychology and measurement.

She has lived in and around Hampstead since 1975 and been a keen Heath Hands member for 18 years. She particularly enjoyed surveying 138 veteran trees as part of the Hampstead Heath veteran tree survey with Jeremy Wright, and as a result was recruited in 2007 as Tree Officer to the Society's Planning Sub-Committee. In this post she liaises with Camden's tree officers concerning their husbandry of Hampstead's splendid street trees, examines Notices of Intent for work on trees and planning applications that might influence trees or flooding and has led a survey and mapping exercise of Hampstead's town trees. She has an interest in the area's hydrogeology and believes this and its interaction with basement development – along with leaking

drains – are responsible for many cases of reported subsidence, rather than trees. □

*Spring
Fair*

*St John-at-Hampstead
Parish Church*

Church Row NW3

*19 May 2018
11:00am – 3:30pm*

A Day Of Celebration And Fun!

The Royal Wedding – live screening

Children's Activities – Competitions – Raffle

Cake Stall – Jams & Preserves – Lunches

BBQ – Bric-a-brac – Fizz bar – Book stall

And much more!

All proceeds to charities supported by the Church

Enquiries ☎ 020 7794 5808

Treasurer's Report for 2017

by Maureen Clark-Darby

***The Society is pleased to present its
Financial Statements for the year ended
31 December 2017.***

The Society reviews its accounting policies each year. The trustees are satisfied that the current policies meet the Society's needs and circumstances. These policies are disclosed on pages 7 and 8 of the Financial Statements.

The operating surplus for 2017 was £8,868 (2016: £3,804).

The Society made an unrealised gain of £322 on its investments. The resulting total surplus for the year was £9,190.

The Society received legacies from the estates of the late Alison Mary Bolton (£2,000) and Jean Papworth (£5,000).

Membership subscription income decreased by 7% year on year - 2017: £21,998 (2016: £23,608). This percentage decrease is due

principally to the late payment of annual membership subscriptions.

Dividend income slightly decreased for the year to £224 (2016: £213). Interest income was up for the year to £186 (2016: £329).

The Society's running costs, excluding exceptional costs, were up by 11% in 2017 to £18,892 (2016: £17,062). The increase is in the main due to increased newsletter costs.

During 2017, the Society continued its efforts to increase membership and subscription income.

The trustees believe that the Society's Capital and Reserves are satisfactory at £68,042, of which £35,650 are held in unrestricted reserves and £32,392 in restricted reserves.

The Society wishes to thank Fisher Phillips LLP, Chartered Accountants, for carrying out the Independent Examination of the Financial Statements for 2017. □

Fisher Phillips LLP, Chartered Accountants

Fisher Phillips LLP is a proactive and forward-thinking UK firm of Chartered Accountants based in North West London providing accountancy, taxation and business advisory services to individuals and businesses.

The Society is very grateful to Fisher Phillips LLP for examining the Society's annual financial statements each year on a pro bono basis.

Contact: info@fisherphillips.co.uk

T: +44 (0)20 7483 6100

Address: Summit House

170 Finchley Road, London NW3 6BP

The Springett Lecture

***To be given by Lindy Guinness on Thursday 25 October 2018 at 8:00pm
(doors open 7:30pm for refreshments) at Burgh House, New End, Hampstead***

Admission is free and non-members are welcome

John Constable and Hampstead Heath: in the footsteps of a contemporary artist

Lindy Guinness is a contemporary British painter. She was fortunate to have been great friends with Duncan Grant. She visited Charleston regularly, as a young girl, and it was there in his studio that she learned the love of painting. She has said her “whole development as a person and an artist is entwined with Duncan”. In 1965, she won a scholarship to the Slade School of Art. Before that she was a scholarship student in Salzburg under Oskar Kokoschka and did her postgraduate training at the Chelsea School of Art and evening classes and summer courses both at the Heatherly School of Art and the Byam Shaw.

She has exhibited extensively in London, Dublin and Belfast and has more recently had solo shows in Italy, Paris and New York. Her work today is continually inspired by the Irish countryside, the

changing seasons and her herd of prize-winning cows. She has her studio both at Clandeboyne, her home in Northern Ireland, and in London.

Throughout her career as an artist she has been fascinated by the long tradition of *plein air* painting and one of the artists she has always studied has been John Constable whose oil sketches, done on the spot, have been the starting point for so many journeys of observation throughout her life.

This lecture will be using this knowledge and exploring Constable's passion for Hampstead Heath and its changing moods, which throughout his later life was to become not only his home, but the motive he knew and drew and painted. Hampstead Heath was the inspiration for some of his best, most intimate and loved works.

Heath Report

by John Beyer

Open Spaces Act 2018

The City's Open Spaces Bill completed its passage through Parliament and received Royal Assent on 15 March. We have been working closely with the City on a range of policies which will be needed to implement the legislation. These cover such issues as the licensing of professional dog walkers, and most recently, policies which affect events on the Heath.

The Society thinks that the current level of event activity is about right. We would not want any policy to allow for events to take place which might disturb the wild nature of the Heath. We foresee the new policy as specifying referral to the City's Heath Consultative Committee of any proposed event of an unusual nature or of a large scale.

We have also been active in shaping the Outcomes paper devised by the City to implement the City's Heath Vision. A key point which we have made is that opening the Heath to a broader community should be done in such a way that it does not change the Heath.

"No" to new cycle routes

We were perturbed to discover that Camden Cycling Campaign had started to lobby for new cycle routes to be allowed on the Heath. The proposal was for five paths to be turned to dual use, for cycles and pedestrians. The Society believes that more cycle routes would harm the peaceful enjoyment of the Heath by walkers. A spirited response from the campaign group Heath for Feet, and a letter from Society Chair Marc Hutchinson to the Camden New Journal,



Photo courtesy: John Beyer

Heath and Nobby repairing cross-country damage

together with objections to more routes at the Consultative and Management Committees, saw off the proposal for the time being. There will be no consideration of new routes until midway through the next ten-year plan for the Heath, that is in 2023/2024.

Horses for Courses

Every year parts of the Heath are churned up by cross-country runners. Following the English Cross Country Championships on 24 February, a pair of Shire horses came the next day to repair the damage.

The aptly named “Heath”, aged twelve, was the senior of the pair. The younger, Nobby, was there to learn the skill of harrowing. The pair come from Operation Centaur, a charity which aims to show the effectiveness of heavy horses and preserve their use. Operation Centaur has 20 heavy horses, eight of them belonging to the Shire breed. Based in Richmond Park, they are mostly to be seen in the Royal Parks. Their website is www.operationcentaur.com. Heavy horses will return to the Heath on 15 July 2018 for hay-making. □



Photo courtesy: Horse and Hound

Harrowing the Heath



**HAMPSTEAD
SUMMER
FESTIVAL**

Art Fair Day at Whitestone Pond 23 June 12–5pm

Open Art Exhibition, activity tent for children to try their hand at clay modelling and a community canvas, craft stalls for beautiful hand-made gifts, live music, delicious food and summer drinks. The perfect way to spend a Summer afternoon, gazing at the Heath. Entry free.

Keats Community Library Garden Party 30 June 2–4pm

Stories, rhyme-time, craft activity stall to keep the children busy, treasure hunt and more, tea and delicious cakes, all on the lawn of Keats House, Keats Grove. £5 per child (on the door), adults free.

Big Fair Day on Heath Street 1 July 12–5pm

For the eighth year, bigger and – if you can imagine such a thing – even better. Hundreds of stalls of handcrafted produce from designers and makers, delicious international cuisine, cakes and ice creams. Street circus, funfair, SportZone, donkey rides, birds of prey and a chess café. Great live music to get you boogie-ing down Heath Street, bring your dancing shoes... Entry free.

The Hampstead Summer Festival brings people together to celebrate the best Hampstead has to offer. It raises funds for two popular local charities, Hampstead School of Art and Keats Community Library.

If you would like to volunteer to help at an event please contact Lindsay@stellalange.co.uk

Town Report

by Anousheh Barbezieux

New trees in Hampstead

As referenced in the Society's annual report, Bill Oddie OBE, a patron of the Society, joined local groups on 19 March to plant the first of four London Plane trees on Hampstead High Street, outside Dinny Hall (jewellers). The arrival of these four new trees is the culmination of a project spearheaded by Robert Linger, Society Trustee, in collaboration with Camden Council. Greening the centre of Hampstead Village has been high on the Society's agenda for years. Finding appropriate locations where there is room for the trees to root and grow has been quite a challenge given the amount of infrastructure under the pavement. As Society Chair Marc Hutchinson said, we are grateful to Camden's arboriculture team for tackling all the logistics and making our vision of a greener Hampstead a reality. Amongst those most notably present at the ceremony were Tulip Siddiq, Hampstead MP, and the Mayor of Camden, and also reporters from the Camden New Journal and Ham & High newspapers. The event was covered by both journals featuring group photographs of attendees.

Plaque walks

The Society is repeating the historic Plaque Walks of last year through and around Hampstead Village to discover where some of its most famous residents lived and worked. They are commemorated by the English Heritage blue plaques and the black oval plaques of the Society on some of Hampstead's landmark buildings. Blue Badge guide Julia Male will be leading the latest in a series of popular and entertaining walks taking in the plaques which mark the homes of, amongst others, the politicians Ramsay

MacDonald and General de Gaulle, the artists John Constable and George Romney, the pioneer for women's rights Marie Stopes, and the writers Daphne du Maurier and John Galsworthy. The walks will be on 12 and 19 May: morning walks cover the area to the west of Heath Street and afternoon walks the east and south of Heath Street. See page 29.

Oriel Place

The Town Sub-Committee members have extensively discussed the difficulty in getting a cohesive and satisfactory design for Oriel Place. All agreed that consistency is paramount in keeping a bigger vision for all of Hampstead's public spaces. In any event, the design recently received from the current (unremunerated) designers was deemed unsatisfactory. It was also pointed out that proper procurement procedures should be followed by Camden in selecting any replacement designer. The matter was further discussed at a meeting in January convened by the Hampstead Village Business Improvement District (BID) with all stakeholders. The plans tabled for the refurbishment of Oriel Place were rejected and such rejection was supported both by the Society and the BID.

Legible London

There is a Camden Council proposal to introduce large Legible London signs on the High Street, these being similar to signs now in place elsewhere in London, including at the bottom of Pond Street. The Sub-Committee concluded that these new signs would add to existing street clutter and were not consistent with the conservation area's design. One such sign within Hampstead Station might be useful but others should and will be opposed. The

Society's members were urged to lodge their own individual objections and we know that many did so, for which we are grateful.

Street name tiles

Camden have taken delivery of traditional ceramic tiles to be used in repairing and replacing street names. A previous survey of damaged and missing tiles will be updated so that Camden can receive the information to complete the project. The Society will contact local residents' associations to obtain some help in mapping out the missing street name tiles.

Abacus Free School

A revised application for planning for the Abacus Free School, in the decommissioned Hampstead Police Station, is not expected for some months. There have recently been meetings relating to the proposed development but these seem not to have moved the project forward, nor yet led to an alternative proposal, reputedly to be based on one form a year. There is still the possibility that the school will seek to take over the police station. □



Hampstead Police Station

Delivering the Newsletter by email

Would you prefer to receive your Newsletter by email in the form of a Acrobat PDF file so that you can read it on screen?

It is environmentally more friendly, saving paper, unnecessary waste and cost.

With postage charges increasing, this is now a major consideration. The occasional extra flyers could also be sent via email, if wished.

PDFs of the Newsletter can be seen on the website. If you would like to try this, please let us know at:

info@HeathandHampstead.org.uk



Don't forget to use the Hampstead Card

The current list of businesses taking part in the scheme can be found on the Society's website, and can be downloaded from there:
www.HeathandHampstead.org.uk

Benefits offered are granted at the traders' discretion. The Society is not responsible for changes in terms or availability of any discounts or offers.

Planning Report

by David Castle

The Planning Sub-Committee's objective has always been to ensure that the inevitable changes taking place in Hampstead add to or enhance the complex and varied urban landscape. In order to accomplish this, we examine every application made to Camden's Planning Department and raise objections to about one-third of all such applications – particularly if they are for basements, buildings that are crudely designed, are too large for their sites and cause physical or visual problems for the nearby buildings, or, very importantly, result in the loss of trees.

Our role in the protection of Camden's trees

The trees of Hampstead are an essential part of the urban landscape – we are lucky to have many magnificent trees in the streets and gardens. Not only are the trees frequently wonderful in themselves, they are important in environmental control, add to ecological richness, and also augment the architecture and spaces of Hampstead.

Where the Heath meets the Town

The magnificent 120–130 year-old London Plane trees are juxtaposed with a busy shopping street.



The South Entrance to the Heath from South End Green

The photos included in this article show how important walls and trees are in the ‘Outer Village’ of Hampstead. (See the Hampstead Neighbourhood Plan’s description of the ‘Outer Village’ Character Area.)

A large part of the Planning Sub-Committee’s work, therefore, is aimed at ensuring that, whenever possible, trees are protected and not lost when building takes place.

Unfortunately, all too frequently developers regard trees on a site, or nearby, as a nuisance – adding to the difficulties and expense of

construction and preventing them from building as large as they would prefer – which is almost always too large.

In addition to examining the planning applications to build, we also look at the many applications made to Camden for permission to prune, reduce, or remove trees on private land – which permission is legally obligatory for all trees on private land in Conservation Areas.

However, planning law does not protect trees in any streets or public spaces and, unfortunately, this includes street trees in Conservation Areas.



Upper Terrace – looking North. Just three miles from Oxford Street!

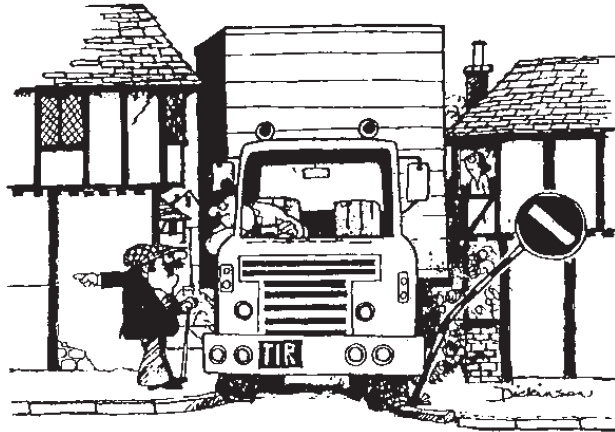
Planning Report (cont)

The local councils have that responsibility and we are lucky in Hampstead because in 2015 Camden produced an excellent detailed 'Camden Tree Policy', available on Camden's website, which ensures that, except in an emergency, all prospective tree removal is made known to enable public discussion to take place, and which alerts the Sub-Committee to any proposal by Camden to remove street trees.

The Hampstead Neighbourhood Plan includes a thorough list and photographs of the many special and veteran trees in Hampstead and is well worth seeing at www.HampsteadForum.org.

Campaign to designate more land on the fringes of Hampstead Heath as Metropolitan Open Land

This was mentioned in the last newsletter. Since then our Society, together with the Highgate Society, has met Camden Planning officers to discuss how best to add further sites to the register of Metropolitan Open Land (MOL) in order to achieve a high level of protection from future development. We have agreed to present to Camden a list of sites and gardens on the fringes of the Heath that meet the conditions required by the NPPF (National Planning Policy Framework) for



"Smash the next lamp on the left, flatten the pavement by the pub, nudge the sweet shop, scrape the Market Cross, then just follow the skid marks to London..."

Acknowledgement to Punch, 1979

participants in the Construction Working Group, monitoring the procedures and protection systems put in place to prevent damage by vibration or ground movement to adjacent buildings and, in particular, to St Stephen's Church.

Problems with the London Mayor's draft London Plan

Proposed revisions to the draft London Plan have been published for public consultation.

The London Plan ranks above Camden's Local Plan and the Hampstead Neighbourhood Plan, and so any proposed changes will affect Hampstead.

There have been concerns raised about changes affecting high buildings in London and the Green Belt and Metropolitan Open Land – but the most serious is Policy H2 which, in order to provide more dwellings, proposes a *"presumption in favour of development"* for **all** applications which

further discussion. The designation of MOL will be made by Camden only when the Local Plan is being re-considered – probably in 2020.

The proposed Royal Free Hospital Immunology Unit and St Stephen's Church

Work has now started on site – but we are still, as

demolish any building (only excepting Listed Buildings) or propose an **extra storey or two on top of a building**. Conservation Areas would not be protected.

This policy gives considerable power and almost guarantees approval to developers. If adopted unchanged, it would be disastrous for all Conservation Areas and, consequently, we have objected to the London Mayor.

We understand that Camden find the proposed Policy H2 unacceptable.

Demolition of Queen Mary's House

We have recently discovered that this large site, next to the Heath at the junction of Heath Street and East Heath Road, has just been put on the market, with plans for totally demolishing the existing substantial buildings and constructing a large number of luxury flats.

The building had been in public use as a hospital for many years and is currently run as social housing by Newlon Housing for about 54 people.

What is being proposed, therefore, is that dwellings suitable for the many low-income workers needed in London, in very short supply and diminishing rapidly, are to be demolished and replaced with luxury flats (which make excellent investments for overseas buyers).

In addition, it is a well-established principle, endorsed by Camden's new Local Plan, that it is environmentally preferable to retain and improve existing buildings – but of course developers make much more profit by demolishing buildings, however suitable, because, unbelievably, 20% VAT is chargeable on environmentally-friendly improvements or

alterations or repair of existing buildings – but not on new buildings. This policy should be reversed to boost the retention of buildings or at the very least equalised to 10% each or even reduced to zero VAT for both.

Referendum on the Hampstead Neighbourhood Plan

The proposed Neighbourhood Plan gives a lot of extra protection against poor development, especially for Hampstead. The Referendum needed to give final approval to the Plan takes place on 21 June 2018. We hope that you all find time to read it and give it your support, either at the polling station or with a postal or proxy vote. □

Save the Date

The Heath & Hampstead Society
and **Osbornes Law** together present

a **Glass-in-Hand lecture**
at **St Stephen's, Rosslyn Hill**
on **Wednesday 19 September 2018**

on the latest technical and legal issues
surrounding basement construction
in Hampstead.

Guest speakers will include
Dr Michael de Freitas PhD, DIC, CGeol,
C.WEM, Emeritus Reader in Engineering
Geology, Imperial College London.

The event is free to Society members.

Further details will follow
on the website and by email to members.

Why NW3 CLT?

Founding member of NW3 Community Land Trust, Sanya Polescuk, explains the background to the Trust's formation and sets out what it hopes to achieve.

The Housing Crisis

I have lived and worked in NW3 for over 25 years. In NW3, I'm at home. But the NW3 I knew and learned to love is changing. Not only is the area losing its historic buildings, it is also losing its unique social and demographic mix. That special Hampstead character is disappearing. With house prices growing exponentially and only a handful of affordable flats built in recent years, it has become impossible for many people, and in particular key workers, to settle here. People who have called it home, worked here or have some other connection with this amazing place are also being excluded.

The London Borough of Camden and the National Health Service are both under financial pressure and are trying to balance the books by selling our assets off for exclusive residential developments. This short-term gain is reducing the long-term viability of the area. Whilst understandable, it is frustrating and dispiriting to witness NW3 being treated as a cash cow for the rest of Camden. In the last five years we have lost well over 100 affordable units – the Nurses Home in New End; Westfield Student Accommodation in Kidderpore Avenue; Hyelm Student Hostel in Fitzjohn's Avenue and Sheltered Housing in Wells Court, Oriel Place. We are set to lose yet more as both Branch Hill House, the Camden-owned nursing home for the elderly and Queen Mary's House, the RFH's mental care unit and key-workers' home, are currently in the process of being sold on the open market too.

At the same time, Voluntary Right to Buy, which all Social Housing and Housing Association tenants can exercise, is depleting the affordable stock even further.

This trend is damaging for the area.

Hampstead has always been well known as a socially mixed and culturally diverse neighbourhood and we want to help protect that mix. We want to find ways to prevent the future of local homes and facilities, previously open to all, such as Branch Hill House and Queen Mary's House, ending up the same way as the Nurses Home in New End.

How We Believe We Can Do That – The Community Land Trust Movement

Following advice from the National CLT Network, and other Community Land Trusts around the country who are already working on this issue, in April 2016 we set up as NW3 Community Land Trust. NW3 CLT is incorporated as a Community Benefit Society, a not-for-profit organisation concerned with the provision of affordable and key worker housing in NW3 and adjoining postcodes. We raise awareness of, lobby Camden Council about, and ultimately want to build, CLT-owned housing in our area.

Community Land Trusts (CLTs) are a form of community-led local organisation set up and run by ordinary people to develop and manage homes as well as other assets important to that community, like community enterprises, food growing or workspaces. With housing, a CLT's main task is to make sure that homes are genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

In addition to assisting CLTs across the UK, the main focus of the National Network is lobbying Central and Local Government in order to secure a supportive policy framework and the right level of regulation and political

support for Community-led housing to succeed. As a result of this work, for instance, CLT homes are exempt from the Voluntary Right to Buy. They are also protected from the 1% rent cut which forced a number of Housing Associations into block-mergers and developer-like existence, whereby new affordable homes now make up just over 80% of their operations. Another of the Network's successful campaigns was influencing Sadiq Khan's Mayoral election pledge to include a promise to help build 1,000 CLT homes and the Department of Communities and Local Government's pledge of £60m for Community-led housing. Other social impact investors have set up specific funds to help CLTs across the country.

A number of successful CLTs are in the process of developing, or have already developed, affordable flats. The first London-based Trust, situated in Mile End, is the well-established London CLT. It was set up in 2007. In 2012 it joined a partnership between Linden Homes, the Greater London Authority (GLA) and the Peabody Trust, in order to participate in the redevelopment of St Clement's, an ex-psychiatric hospital housed in a Grade II Listed Building. This redevelopment, which is now nearly completed, provides over 200 new homes, 35% of which are genuinely affordable and this includes 23 new London CLT homes. The CLT homes are sold on a shared-ownership basis at prices as low as £130,000 for a one-bed, £182,000 for a two-bed and £235,000 for a three-bed flat. These prices are set as affordable to those with local earnings and will remain as such in perpetuity. Also in London, in Enfield, Naked House CLT has secured a development of 22 affordable homes

on the site of a Council-owned set of garages; and further afield in Bristol, Bristol CLT has just started building on site a development of 42 new homes, having completed a smaller redevelopment of 6 affordable homes in 2017.

These examples illustrate the work of just some of the 157 registered CLTs across the UK. We are joining a growing movement that aims to take back (at least some!) control of our communities and provide an economic alternative to the current system.



Photo courtesy: © <http://nw3clt.org.uk>

NW3 CLT proposal for Wells Court as seen from Hampstead High Street

Why NW3 CLT? (cont)

The Planning System and Planning Policies

One reason for the severe lack of new affordable homes lies in the ability of developers to sidestep requirements of the current planning system. The National Planning Policy Framework (NPPF) has been in place since 2012 and it sets out how a commercial developer, depending on the size of the development, should also fund the building of affordable homes. Developers often seek ways to minimise and sometimes even entirely avoid fulfilling this obligation. The number and the location of developer-funded affordable homes is determined through Section 106 Agreements negotiated directly between the council and the developer following the NPPF guidelines. The outcome of these negotiations, especially in high value areas like Hampstead, is often in a form of units built ‘off-site’ or in a payment to the council in lieu of the units. Part of a Section 106 Agreement is the developer-prepared Financial Viability (FV) calculation. The trouble with these calculations is that they follow no prescribed standard and are not publicly accessible. So, it comes as no surprise that FV calculations often appear to conclude that the profit from a development is insufficient to fund affordable units.

A well-known example of this, to all of us living and working in Hampstead, is the sorry tale of the New End Nurses Home. Two successive developers not only successfully fought off both the local community and the planning system but, having benefited from the land value increase in the interim, then went on to prove (incredibly!) that their profits would be insufficient for affordable housing. The end-result for Hampstead is an architecturally

uninspiring, corporate-looking development of 16 luxury flats with double basement garages and gym. This building replaces the original, Hampstead-typical, need-driven, mighty edifice for nurses which complemented the important part of the local history of health-care as well as providing affordable homes to key workers for over 50 years.

This kind of manipulation of the system may be on its way out – the 2017 Budget included a proposal to change planning policy and legislation in order to bring forward more land for housing in the right places. At the start of March 2018, the Government set out its proposal for an overhaul of the current National Planning Policy Framework (NPPF). The Ministry of Housing, Communities and Local Government has published a Draft Planning Practice Guidance and Housing Delivery Test Draft Measurement Rule Book for consultation. This consultation closes on 10 May 2018. It proposes to do away with the need for FV calculations at the decision-making stage, other than in exceptional circumstances. Where, in exceptional circumstances, the FV is required at the decision-making stage, it would be made publicly-accessible and follow standardised inputs and methods of calculations. There are many more reforms included in the proposals, ostensibly aiming for greater accountability for developers over affordable housing and infrastructure and generally a more transparent planning process. The measures proposed should safeguard and monitor developers’ contributions and would require local authorities to carry out annual assessments of their land supplies for housing. Together with the National CLT Network we will be making comments on the proposals for these much-needed changes.

Working Locally: Greater London Authority (GLA) and Camden

It has become accepted wisdom that we have a housing crisis on our hands and that London is suffering particularly badly despite the number of new homes built exceeding the number of households. The government has invested £9bn through the Affordable Homes Programme in order to support the delivery of a wide range of affordable homes and has given tools to local authorities to help development. It has also pledged to diversify the current sources of delivery of housing. A handful of large house-builders dominate the private market and G15 Group Housing Association builds the majority of affordable homes. In London for instance, 4/5 of all new homes are built by the G15 Group.

In the summer of 2017, the GLA launched the Housing Hub with a remit to assist

Community-led housing groups in partnering with smaller Housing Associations and with like-minded developers. The GLA also created the Small Sites Register, a public resource of a London-wide register of small sites in public ownership which the Mayor is releasing for development by small developers, housing associations and community-led organisations. We have joined the Register's mailing list and received the notice of issue of the first ten TfL-owned sites. This was in February 2018 and the bidding deadline expired on 23 March. This first tranche of sites did not include any in Camden, so we are expecting to see the next tranche sometime in April and will be keeping a close eye on this.

On a more local level, in Camden, we raise awareness of the erosion of affordable housing stock in our area and about the growing need to provide such housing in order to sustain an



Drawing courtesy: © <http://nw3clt.org.uk>

NW3 CLT proposal for new affordable housing building set behind the Rosslyn Hill-facing listed building

Why NW3 CLT? (cont)

integrated yet diverse community. Those of the CLT members who are local councillors, and have direct access to the Camden councillors and officers holding Housing, Community Engagement and Property Disposal portfolios, help us lobby the Council directly. Our local MP has pledged to help at the Planning level. Voluntary Action Camden (VAC) provides a useful resource with all possible data concerned with the Council, while local newspapers (CNJ, Ham & High) and London TV stations reinforce our approaches.

We learn early about sales of council-owned properties. For instance, we know that the potential purchaser of Branch Hill House has been chosen and is going to seek planning permission for the redevelopment of the site. Should that permission be for a residential development, we will lobby the Council so that the associated funding of affordable homes is satisfied as much as possible within Hampstead.

We also know that Queen Mary's House on Heath Street is being sold as freehold for luxury homes development only. It comes accompanied by a 125-year lease for a small, decent site, on RFH Pond Street, in order to house the replacement of current affordable, key-worker units and any new units resulting from the luxury development on Heath Street. This concept will need close monitoring to ensure the maximum number of affordable homes is delivered. We are talking to the Housing Association currently holding the lease of the key-worker homes and to Camden Development officers.

In addition to lobbying, we work on identifying and appraising unused and underused Council-owned or privately and publicly-owned properties in NW3 (and adjoining postcodes)

with a view to developing them in a way which maximises affordable housing. We would always aim to retain and re-use as much of the building as possible, removing only inferior architectural features in order to maximise the capacity for housing.

We look to fund projects through a combination of private and public investment and grants, in partnership with commercial developers and registered housing providers.

Our Projects to Date

Wells Court

Wells Court on Oriel Place in Hampstead was owned by Camden. It was used as sheltered housing from the 1970s and was decommissioned in 2015, its residents relocated to Henderson Court and elsewhere around the Borough. Camden was selling the building on the open market but making it clear they are not bound to accept the highest, or any, offer.

Our proposal to Camden from January 2016 was for a community-led, architect-designed housing scheme; a subtle conversion of the internal layouts would have provided 19 housing units and a set-back rooftop extension would have added two more. 70% of all units would have been affordable rental flats for local people, held by NW3CLT in perpetuity. On the completion of the build, our proposal would have offered capital receipt of around £1.7m to Camden in addition to the provision of the accommodation.

We submitted a bid to Camden but the Council did not enter into any real dialogue with us to help. In February 2016 we were informed that we had not been successful and in April 2016 the Council sold the building to

a commercial property developer. Two years on, the development is still incomplete. Once finished, it will provide 26 new open-market apartments in place of the original 23 affordable flats.

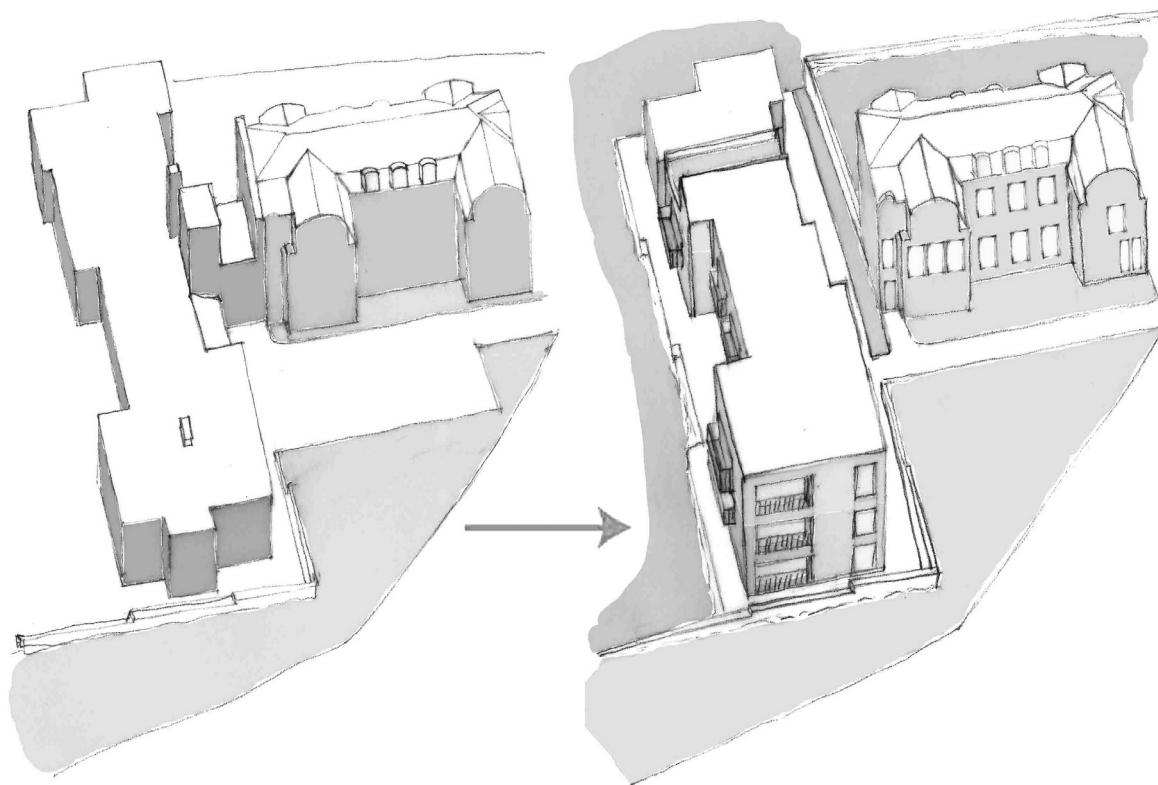
Hampstead Police Station

This historic Grade II Listed public building of high value was previously owned by the Metropolitan Police. It was sold to the Department of Education and has been empty since 2014. Last year, Abacus Free School submitted a planning application for its redevelopment which was refused in July 2017

as an architecturally insensitive and programmatically inappropriate proposal.

Instead, we propose a mixed-use development comprising housing with an emphasis on key-worker housing, a community space, and a workspace hub. The proposal respects the listed status of the building and ensures the retention of its key heritage features, such as making use of the former magistrates' court as a community space.

Key-worker housing, of which there is considerable shortage in Hampstead, is a particularly good use for a site like this where a



Drawing courtesy: © <http://nw3clt.org.uk>

Old Branch Hill House (Care Home) on the left and NW3 CLT proposal with affordable flats on the right

Why NW3 CLT? (cont)

large, undeveloped yard sits at the back of a street-facing listed building. By developing the yard, we propose to create a set of new buildings with 18 flats for affordable rentals. At the same time our proposal includes the refurbishment of the main listed building and the coach house to create 18 flats for market sale.

Branch Hill House

This Council-owned and run care home for the elderly is an historic house with an out-of-character 1970s extension. It sits in a prime and tranquil location in Hampstead, surrounded by its own mature trees and bordering a site of allotments. This community asset is in the process of being sold for redevelopment. Another set of luxury homes will no doubt emerge where, for over 30 years, Hampstead provided 50 affordable homes.

As was the case with Wells Court and the New End Nurses Home in Hampstead, with the current NPPF still in operation, it will be unlikely that any affordable home will remain on site as a result of the redevelopment. But the fact is, it is possible to develop this site for market sale and retain affordable flats – we developed a proposal, emulating the successful example of London CLT, albeit on a smaller scale. Our proposal is for a redevelopment of minimum impact – a retrofit, restoration and extension of the building with a view to provide 23 new high-quality homes, 45% affordable, including seven new NW3 CLT homes.

What Next?

The three sites described above are all of exceptionally high value, the two in Camden's ownership especially, and have been or will be sold in order to maximise capital receipts to the Council so it can develop care facilities

elsewhere in the Borough. This is a difficult field for a Community-led housing group to enter. However, there are many more sites on Camden's Register the values of which are of a different order.

On 31 December 2017 Camden published its long-awaited Register of Brownfield Sites as part of the Government's request for local authorities to bring forward sites available for housing development. Following the Council's assessment and identification of small sites, we have agreed to meet with officers in order to discuss potential site(s) for redevelopment by NW3 CLT.

Please Join Us

But we can only do this effectively if we do it together. We need a wide membership in order to make our voice carry further and secure a position of trust and accountability with the Council. Together we can build an organisation that is led and owned by the community. Join our nearly 100-strong membership which includes a diverse pool of locals including tradesmen and professionals, local councillors and teachers, young and old. Join us if you want to see a strong, diverse and resilient community in our neighbourhood and prevent a further loss of our historic building stock making way for another luxury development which nobody here needs. □

Website: <http://nw3clt.org.uk>

Twitter: <https://twitter.com/nw3clt>

Facebook: <https://www.facebook.com/NW3-CLT>



Spring 2018 Events in the Library

Wednesday 16 May

Lyndall Gordon discusses her new book

Outsiders, 5 Women Writers who Changed the World

with readings by performer Ruth Rosen

(as performed at the National Theatre on International Women's Day).

Books will be available to buy and have signed.



Tuesday 22 May

'Oscar's People'

– a rehearsed reading of a new 'conversation piece' by Hampstead resident Neil Titley. It conjures up an imaginary meeting of Oscar Wilde with three of his many acquaintances – Shaw, Whistler, and Beerbohm Tree – and bubbles with the wit and comedy associated with the 1890s. The five-strong cast bring a wealth of knowledge and experience to their roles, and the project is backed by the U.K. Oscar Wilde Society.



Thursday 31 May

Dr Zipp comes to Keats Library

Journalist, Spurs fan, and sound-system wizard, Dan Carrier talks to Piers Plowright about his new book Doctor Zipp's Amazing Octo-Com This book gives voice to eccentric Londoners – a magic collection of real life stories. With readings.

Tickets £10 from the library ☎ 020 7431 1266 or online at www.wegotickets.com

KCL events are supported by



Hampstead Neighbourhood Plan

by Alexander Nicoll and Janine Griffis, Hampstead Neighbourhood Forum

It has taken more than four years of hard work, but the fate of the Hampstead Neighbourhood Plan now lies with you, the residents of Hampstead. We and the other members of the Hampstead Neighbourhood Forum committee very much hope that you will vote in a public referendum on Thursday 21 June 2018 to give your approval to the Plan.

If you do, then the Hampstead Neighbourhood Plan will take its place as a statutory document alongside Camden's Local Plan. This means that anyone making a planning application over the next fifteen years will need to take the Plan's policies into account – and Camden will also be required to do so in making decisions on applications. The Plan will play an important role in shaping future development in Hampstead.

The Forum designed the Plan's policies to reflect the views that we heard from residents in the numerous public meetings that we held

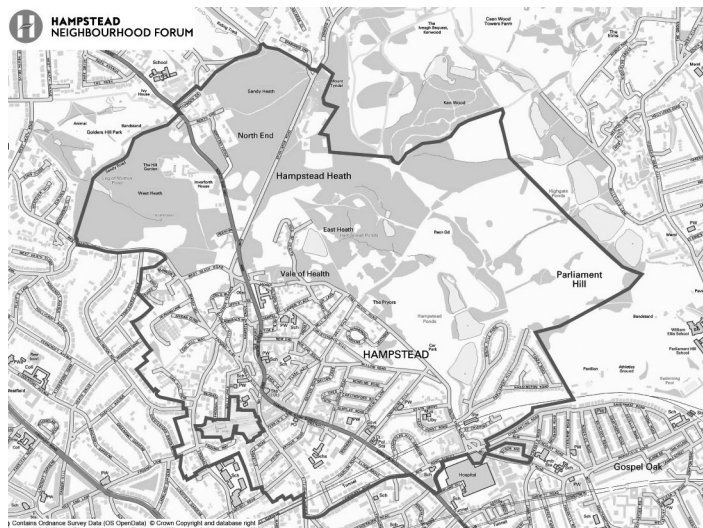
from 2013 onwards. As a result, we believe that the Plan contains many of the provisions and protections that residents wanted to see, to the extent that these could be achieved within the limits of planning law.

Drafts of the Plan were subjected to two rounds of public consultation during 2017, following an earlier consultation on a Vision Statement that set broad goals. We're very grateful for the hundreds of comments that we received from residents. The resulting final draft was submitted in January 2018 for inspection by an independent examiner, Jill Kingaby. We were pleased that, subject to minor changes being made, she recommended to Camden that the Plan proceed to public referendum. Camden Council gave its approval on 26 March, and thus on 21 June we will finally reach the last stage of a long and painstaking process.

Any registered voter who lives in the Plan area will be able to vote on 21 June just in the same

way as you would in an election, meaning that postal votes are allowed. The Plan area, which can be seen at www.hampsteadforum.org/area, includes the Hampstead Town ward, plus small parts of Frognal and Fitzjohns and Gospel Oak wards, but minus Church Row and Perrin's Walk, which are covered by a separate neighbourhood forum.

What will the Neighbourhood Plan accomplish for Hampstead? It contains policies in six subject areas: Design & Heritage, Natural Environment, Basements, Traffic & Transport, Economy, and Housing & Community. Here are some of the highlights of each section:



Hampstead Neighbourhood Plan area (note the carve-out of the Church Row Neighbourhood Forum)

Design and Heritage

The Plan sets out five ‘character areas’ within the area: the Village Core, the Outer Village, 19th Century Expansion, several ‘outlying’ sections, and the Heath (which is already well protected from development). Development that fails to respect and enhance the character of an area, and the way it functions, will not be supported. Similarly, the Plan identifies thirteen important views: applications in these particular areas should show how they protect and enhance the views.

Development will be required to protect and/or enhance both Listed and non-Listed heritage assets and should take advantage of opportunities to restore lost features.

This part of the Plan also sets out new criteria for Design and Access statements, guidance on street furniture, lighting and paving, and emphasises the importance of permeability in larger developments, avoiding lockable gates and fencing.

Natural Environment

The Plan affords significant new protection to Hampstead’s trees, green spaces and biodiversity. It designates 14 additional Local Green Spaces that will be protected from being harmed by development, over and above those that already have protection. These include, for example, the ‘World Peace Garden’ on South Hill Park, Branch Hill allotments and Burgh House Gardens. Also given new protection are veteran and other trees, tree lines and biodiversity corridors – eleven such corridors are designated in which ecological systems are to be protected. These include, for example, Well and Flask Walks, and the rear gardens between Downshire Hill and Pilgrim’s Lane.

Throughout Hampstead, developments are encouraged to use restrained exterior lighting, increase tree canopy cover and use permeable surfaces.

Basements

This section was, as you would expect, the most hotly debated both in the drafting and in discussions with Camden. To be clear, a Neighbourhood Plan is not allowed to be against development: rather, it must try to set parameters within which development should be allowed to proceed. Overall, the basements section of the Plan seeks to address the impact on neighbours and the local environment, both during and after construction, through more stringent basement construction and basement management plans. It sets hours on weekdays within which high impact work is permitted.

The Plan also sets forth additional steps and guidance for basement impact assessments and establishes a 15m protection zone for veteran trees and historic tree lines.

Traffic and Transport

This is perhaps the most surprising and innovative section of the plan. Many residents are very worried about traffic, especially during the school run, as well as about the number of lorries on Hampstead’s streets. In addition, public concern has rapidly grown in the last few years about air pollution caused by London traffic, with EU standards for air quality being breached across the city. The Forum’s own measurements of nitrogen dioxide particles in the air showed alarming levels in some parts of ‘leafy’ Hampstead, more than double the EU’s permitted upper limit.

Hampstead Neighbourhood Plan (cont)

However, planning law does not really address issues of traffic and transport, and therefore it appeared that our ability to respond to residents' concerns would be very constrained.

Thanks to some clever thinking on the committee, the Forum has succeeded in bringing criteria related to transport and pollution into the treatment of planning applications. For example, the Plan stipulates that major developments such as new schools should only be permitted in areas where there is high availability of public transport. At present, according to Transport for London's measurement system, availability of public transport in Hampstead is well below the highest level. Thus, the Plan's provisions will create pressure over time for improvements in the supply of public transport, which should in turn reduce the volume of traffic, especially during the school run.

Overall, the Plan supports development that contributes to a reduction in vehicle construction and pollution. In addition, the Plan seeks to limit the impact of heavy goods and construction vehicles by limiting their size, both during construction (construction vehicles) and after completion (delivery and servicing vehicles). Any exceptions must be documented. The cumulative impact of construction on air quality and pollution must be taken into account and mitigated.



Hampstead traffic

The Plan sets forth objectives to improve the pedestrian environment and specifies the needs for cycle storage in new residential developments.

The examiner supported the Plan's recommendation that the A502 (Heath Street) be downgraded.

Economy

In our meetings and consultations, many residents wanted to ensure that small, independent shops were given a better chance to thrive. Though a Neighbourhood Plan can only do so much in this regard, the Plan does support the preservation of small retail shops as well as the use of first floor premises for office and retail units. It resists the conversion of offices and retail units above shops to residential use, so as to ensure that Hampstead and South End Green remain lively and dynamic. New shopfront proposals are to follow guidelines on design and signage.

Housing and Community

The Plan supports the development of social, affordable, intermediate and community-led housing, as well as the inclusion of smaller dwellings in new non-social developments. It also resists the loss of existing smaller units.

Please vote

The Plan contains provisions to ensure that Hampstead remains a healthy, caring community by resisting the loss of important community facilities and encouraging street life in accessible, well-lit, welcoming public spaces. The use of proceeds of the Community Infrastructure Levy (CIL), a tax on developers, is encouraged to improve community facilities and spaces. The Forum has been closely involved in facilitating

CIL-funded projects such as much-needed improvements to the Hampstead Community Centre, Burgh House and Keats Library, as well as innovative refurbishment of a dementia ward at the Royal Free Hospital. Later in 2018, we will hold our third public consultation on proposals for new projects put forward for CIL funding.

The Forum is one of hundreds set up across the country to write neighbourhood plans following the passing of the Localism Act 2011. Fifteen have been set up within the Borough of Camden. The idea was to give local people a greater voice in the shaping of their areas through planning policies. We certainly feel that, in the case of Hampstead, the efforts of local people have indeed created a vision and policies that will help to advance and maintain the specific character of the place in which we are privileged to live. This has involved great efforts from individual committee members, local councillors, Camden officers and numerous advisers and volunteers.

Now, the final step is up to you. Please vote on 21 June to support the Hampstead Neighbourhood Plan 2018–2033. □



Flask Walk: the Plan aims to protect Hampstead's distinctive character

Guided Walks of Hampstead's Historic Plaques

12 May 2018

With Blue Badge Guide Julia Male

The Society is repeating the historic Plaque walks of last year through and around Hampstead Village to discover where some of its most famous residents lived and worked.

Blue Badge guide Julia Male will be leading the latest in her series of popular and entertaining walks taking in the plaques which mark the homes of, amongst others, the politicians Ramsay MacDonald and General de Gaulle, the artists John Constable and George Romney, the pioneer for womens' rights Marie Stopes, and the writers Daphne du Maurier and John Galsworthy.

The walks will be on 12 May: the morning walk covers the area to the west of Heath Street and the afternoon walk the east and south of Heath Street. The meeting point for both walks is at the entrance to Hampstead Underground station at 10:30 and 2:30 respectively.

Each walk will take approximately two hours. The cost of each walk is £10 per person.

To reserve your place(s), please email: frankaharding@btinternet.com and send a cheque for £10 per person for each of the walks, made payable to The Heath & Hampstead Society, to: Frank Harding, 11 Pilgrim's Lane NW3 1SJ

Please include your name, address, telephone number and your email address. Note: the walks originally planned for 19 May have been consolidated with the walks on the 12 May.

Organs in Hampstead IV

Martin Renshaw and Vicki Harding continue their occasional series of articles about organs that are or once were in the Hampstead area

This story begins with the Peace of Amiens that (almost) concluded hostilities with Napoleon's France after the battle of Waterloo. For twenty years England's economy had been on a war footing; London and other major cities had recently experienced food riots and two terrible winters had hit agriculture very hard. The government's reaction to the state of the nation included looking to its morals, their remedy being to build churches for city suburbs and new industrial towns.

Organs had been re-introduced slowly into churches since the re-establishment of the Church of England and the monarchy in 1660. By 1820 only 720 churches had organs, but now they were wanted everywhere, and a heavily sub-contracted craft industry found itself obliged to turn into a factory-based one, with everything done 'in house' on the model of the cotton-spinning factories pioneered by Richard Arkwright in the Derwent valley of Derbyshire. The first of these musical factories was established by John Broadwood, where in Horseferry Road, Westminster an astonishing 2,500 pianos of all kinds were produced in the 1840s, with Broadwood being one of London's twelve largest employers of labour.

But making pianos or organs is not quite like producing yarn from bales of cotton. This transformation of raw material is much more complicated, needing near-genius and extraordinary persistence to make artistic and characteristic instruments of consistently high quality. One of the handful of personalities that succeeded in doing this, in that post-war generation, was Henry Willis (1821–1901). Born in Church (now Fournier) Street, Spitalfields, he came from a family of house builders – another trade needing good management skills – and

was apprenticed to John Gray, the master of workshops that already produced organs in fair quantity with high standards of design and finish. Three other London organ makers had been brought up in the same way (Joseph Walker, the Bevington brothers, and William Hill), and their sons and successors were with the Willis family destined to dominate the national scene for most of the rest of the century, the Willis firm alone building or rebuilding over two thousand organs across the Empire.

In Hampstead, Henry Willis was the organ builder to make the greatest mark. By 1851 he had already become famous for making the largest organ in the Great Exhibition with many new features, using capital lent by Sir James Tyler, the philanthropist, who lived only a street away from him as a young boy in Brick Lane. How Willis was able to build such a large organ, with his brothers and a fairly small staff of skilled workers, is quite hard to imagine, even given the 10-hour day (or more) and 6 days a week working culture of the time.

But thanks to his flair for publicity and one imagines a vast amount of sheer hard work, his Exhibition instrument was chosen to give a recital for Queen Victoria and Prince Albert and proved a great success, leading to his gaining some very big contracts. The following year he became organist of St John's, the Hampstead Parish church, and builder of its new organ. While organist here for only about a year, the organ he built started a connection with St John's that continued for the rest of his life. It was also the first of many made for churches in and around Hampstead; perhaps not so surprising since his workshops and homes were never far away (he lived at 9 Rochester Terrace,

then 2 Bartholomew Road, Kentish Town) and the Parish church organ provided a wonderful advertisement. In addition to smaller instruments and house organs, the other major instruments he made for Hampstead include:

Heath Street Baptist Church, 1866;
Christ Church, 1857, enlarged 1882;
St Stephen's, Rosslyn Hill, 1871;
Lyndhurst Road Congregational church
(now Air Studios), 1884–5 and 1888;
Hampstead Conservatoire, Eton Avenue,
1889;
St Luke's, Kidderpore, 1901;
and, most notably, St Dominic's Priory,
Southampton Road, 1883.

Of these, only the organ Willis made for St Dominic's survives intact in its original home – luckily indeed because it was one of his own favourite instruments – and, we consider, one of the top organs of London, absolutely unaltered, in a wonderful acoustic, and now fortunate in having a superb musician as organist, Martin Stacey. The Willis organ made for St Stephen's is now the prized possession of the Organ Academy at Goteborg in Sweden, but the large Willis organs at Christ Church and Lyndhurst Road have both disappeared apart from the front case and pipes in less than happy circumstances. The organ he made for Hampstead Conservatoire is currently languishing in St Peter's church in central Brighton, and the organ made in 1866 for the Baptist

church is presumably somewhere, having been removed in 1901, but no-one knows where...

Willis had trained as a very competent organist, which no doubt contributed to his skills as an organ voicer and finisher. At a time when duet playing was a very popular way of learning the keyboard and the symphonic works of the classical and romantic composers, his childhood sparring partner was George Cooper (later to be a prominent London organist), the son of the deputy organist at St Paul's Cathedral where they frequently played together! He was also well known for his expert pedal technique.

Hampstead Parish church in 1852 was still quite small, but Willis had found a way, pioneered to



Photo courtesy: Vicki Harding

Willis organ in Christ Church Hampstead: only the front pipes and case (both designs a gift to the church from the architect Sir George Gilbert Scott) remain in place

Organs in Hampstead IV (cont)

a small extent by his previous master John Gray, of making every pipe in an organ more firm and full in tone. I was lucky to have been taught the principles of voicing organ pipes by a man who had himself trained in the immediately post-war period in the Willis workshops, and it is clear from his work and that of others trained there that the firm's basic philosophy was that there was a sound latent in every pipe that had somehow to be 'found' while voicing it. This idea was crucial to success. Everything though depends on how the pipes themselves were designed and made, down to the smallest detail; a pipe made in an 18th century way cannot be made to sound like a Willis pipe of say the 1870s or vice versa, but

the same rule applies – there is a sound inherent in each pipe's design and winding that needs to be liberated to give it the sound it 'naturally' can give.

Such a philosophy explains why Willis did not waste time trying to remake organs made by others, and why when he came to Hampstead he was able to persuade the St John's parish church authorities to remove their organ built in 1786 by James Davis (1762–1822) in favour of one of his own. His organ, placed on the same west gallery, would certainly have been somewhat louder than Davis's, and for good reasons. Huge changes in acoustics were brought about when churches were restored or remade in the middle of the 19th century. At St John's, the extensions made in 1843 had increased the seating by more than 500 places. Take out earlier sound-transmitting flat or vaulted plaster ceilings and put in a large congregation wearing the multitude of clothes that then seemed necessary for both men and (above all) for women, and you create a large acoustic sponge, ready to soak up sounds rather than allow them to carry round a building.

Vocal techniques had also changed radically since the turn of the 18th and 19th centuries, and modern singing techniques date from this time when much more use of a chest voice was pioneered in opera houses, with new demands on accompanying instruments. Brought up in a musical family, Willis would have been well aware of these changes. It is interesting though that, for most of his life, he played the organ at St Mary Magdalene, Islington, a church of the earlier style with an organ to suit it, made by George Pyke England, who (as John Marsh frequently reminds us) made organs that were eminently

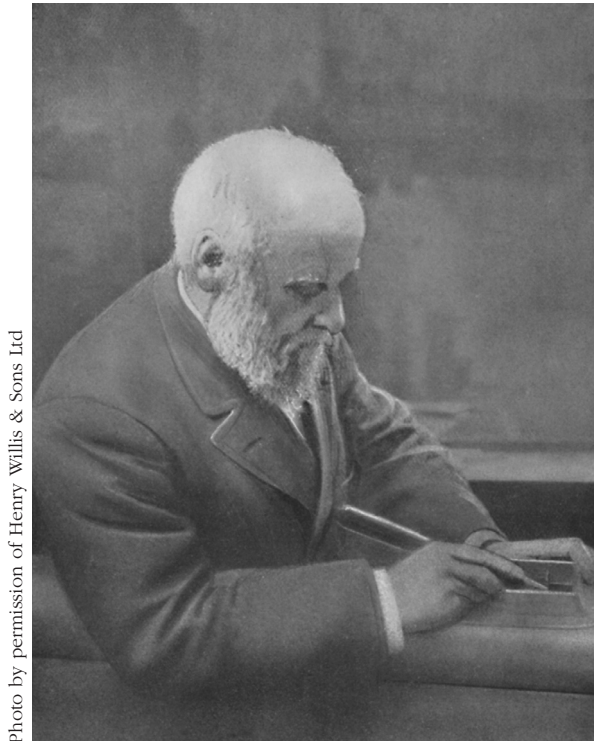


Photo by permission of Henry Willis & Sons Ltd

Henry Willis 'nicking' to voice a double diapason

musical. It fitted that building as well as Willis's organ does at St Dominic's Priory, perfectly illustrating a voicer's goal: to create and 'finish' an organ uniquely suited to the building it is made for.

The great extension of St John's church (Hampstead Parish) that took place from 1877 onwards, again changed the acoustics. When the new chancel was furnished in 1883 with money given by Frognaal (then West End) Lane resident Reginald Prance, this work included a new organ case, designed in lavish style by Prance's friend Thomas Graham Jackson (born in Hampstead in 1835). Willis and Jackson were well acquainted too, in particular at Oxford, where Willis had built an organ in 1862 for Wadham College – which remains pretty well as originally made – where Jackson had been an undergraduate and where he did much work; they also collaborated in a new organ for the Sheldonian Theatre in 1877. St John's new organ was installed inside its beautiful new walnut case in 1884 and no doubt represented the mature style of Willis's work, as in the almost contemporary organ at St Dominic's Priory. It would have used a similar mixture of action systems to work the keys, pedals and stops: directly mechanical, servo-pneumatics (as pioneered by the Englishman Charles Barker in Paris in the 1830s and developed further by Willis) and 'pure' pneumatics.

Perhaps 45 years later these systems were beginning to show signs of fatigue – though they still certainly soldier on now without any major problems at St Dominic's – or maybe the organist wanted an organ 'easier' to play; that is with more controls, even if, as seems to have been the case, its essential tonal structures were not altered. So in 1929–30, the

organ was remade with electrical systems throughout and only a few tonal changes. We have a copy of 'Rotunda', the Willis house journal published in March 1930, which sets out the basics of this new organ. It is clear that there are many more couplers than before, and other playing aids, especially thumb-operated pistons between the keys that bring on relatively-easily pre-set combinations of stops. Since St John's organ was remade by the Willis firm under his grandson Henry III's direction, this work would have been done in a spirit of piety and care for the original.

In 1947, St John's appointed an up and coming musician as organist, and he was to transform the music in the church until his retirement in 1992. Many singers and players owe much to Martindale Sidwell, retaining good memories of a fine if exigent teacher. He lived very near the church but was also organist of the RAF church St Clement Danes in the Strand, with a post-war Harrison organ, and there he had the vocal running of a choir school based at Blackheath. One of us remembers her organist grandfather's and aunt's tales of the young Martindale there, and their friend Ken Jones who sang bass solos in both the St Clement Danes and Hampstead, and can still sing in his 90s. In 1964 St John's 1884 organ was rebuilt by Harrison with what can only be described as considerable chutzpah and an attempt at bringing Willis into line with the then accepted mode of building cathedral-style organs.

In 2000, the organ at St John's was once again remodeled. The three 1993 quotes for this work are very illuminating. Rather than using one of the large firms who would take the voicing further from Willis (quotes £28,600

Organs in Hampstead IV (cont)

and £63,734), the organ has been more future-proofed by using a specialist, the

organist-builder Richard Bower from Norfolk (quote £18,500). A determined effort has been

made to recapture as much of the Willis style and 1884 stop-list as possible. To this has been added the small but effective 'Nave' division, visible above the north transept gallery, which bolsters the efficiency of the organ for congregational singing. This includes the solo Trumpet added by Harrison in 1964, useful in performances of pieces such as Verdi's Requiem in the many choral concerts that continue the tradition begun by Sidwell.

The church website indicates the immense amount of music that can now be heard at St John's, including two choral services every Sunday sung by the professional choir. Recently, the music director and organist Peter Foggitt, and junior choir director and assistant organist David Moore, have restarted an organ scholarship scheme for young people who play for Thursday evensong with the junior choir. Both have many organ pupils at Hampstead, so the Willis organ has a bright future. □



Photo courtesy: Vicki Harding

Willis organ, St John-at-Hampstead, Hampstead Parish church

Proms 2018 at St Jude's Heritage Walks – 23 June to 1 July

There are nine guided **Heritage Walks** in this year's Proms at St Jude's festival, mostly in and around Hampstead and the Heath:

Monday 25 June 10:30

Pioneers and Philanthropists: Discover the work of pioneers and philanthropists who fought poverty in the East End by opening bathhouses, soup kitchens and adult universities. This will include a visit to the recently restored Toynbee Hall (subject to building works). Led by Blue Badge Guide **Julia Male**. *Meet at the Kindertransport Memorial, Hope Square, Liverpool Street Station.*

Monday 25 June 14:00

Lesser-known Suburb highlights: Suburb architects were arguably 'the best domestic architects of their time'. Lutyens is well known, but others deserve greater recognition – join **David Davidson**, Hampstead Garden Suburb Trust's architectural adviser, on a walk to cottages and houses by Herbert Welch and Michael Bunney, who both contributed much to the design of the Suburb. *Meet at St Jude's car park NW11 7AH*

Tuesday 26 June 10:30

Intrigue and Spies in Belsize: **Lester Hillman**, urban planner, lecturer and accredited guide, will lead a walk and uncover spies – real or imagined – and explore dramas from real life and literature which have been played out in Hampstead streets. *Meet at Waitrose Swiss Cottage, Finchley Road NW3 6NN, near Finchley Road Underground.*

Wednesday 27 June 10:30

The trees of Golders Hill and West and Sandy Heaths: **Richard Payne**, Hampstead Heath Conservation Supervisor, will share his deep knowledge and infectious enthusiasm for the Heath, with a focus on the management of the wonderful native and introduced trees. Walking shoes advisable. *Meet at Golders Hill Park café NW3 7HD*

Wednesday 27 June 14:00

The Suburb's verdant spaces. Join **Paul Capewell**, the Trust's Assistant Estate Manager, on a tour of some of the Suburb's open spaces, public and private, which are intrinsic to a 'garden suburb'. Will include parks and allotments, so sturdy footwear is advised. *Meet at St Jude's car park, NW11 7AH*

Thursday 28 June 10:30

A marriage of art and landscape. English Heritage volunteer guide **Tamara Rabin** ▷



Kenwood House

Photo courtesy: Andrew Morley

Bulletin Board (cont)

leads a look at the famous Humphrey Repton landscapes of Kenwood, making links with landscape depictions in the Kenwood collection. *Meet in the Kenwood car park, NW3 7JR*

Thursday 28 June 14:00

More architectural highlights of the Suburb: **Nick Packard**, HGS Trust Estate Manager, leads a walk looking at the work of two more important, but less well-known Suburb architects, Geoffrey Lucas & Courtenay Crickmer. Discover how and why their groups of cottages and houses add so much to the architectural and aesthetic success of the Suburb. *Meet at St Jude's car park, NW11 7AH*

Friday 29 June 10:00

Notable residents of the Garden Suburb's southern fringes: Thomas Radice, Heath & Hampstead Society Trustee, traces the homes of philanthropists, architects, artists, musicians and other famous inhabitants of the Northern Heights of the Heath, the Heath Extension and nearby parts of the Garden Suburb. *Meet outside Golders Hill Park café (opens at 9:00) NW3 7HD. Walk ends at the Free Church for lunchtime harp recital.*

Sunday 1 July 11:00

Modernist Hampstead: City of London guide and former Curator of Hampstead museum,



Isokon flats

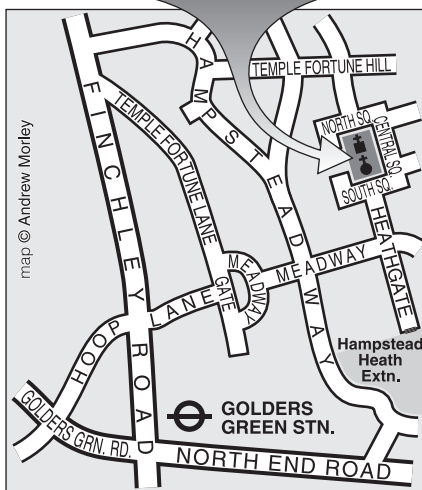
Marilyn Greene, leads this walk around the revolutionary modernist homes of

Hampstead, many now recognised as national treasures. The walk finishes at the iconic Isokon flats on Lawn Road, where those who are hungry for more can explore the excellent (and free) Isokon gallery. *Meet at Hampstead Underground [High Street entrance] NW3 1QG*

All tickets are £10 and are available at www.promsatstjudes.org.uk from 23 April or by phone (from 29 May) on 020 3322 8123. They must be booked in advance.

The Proms festival also includes nine days of first-class music and a literary weekend with best-selling authors. All funds raised go to Toynbee Hall and the North London Hospice. Proms has raised over £850,000 for charity since it was founded.

St Jude's and the Free Church



Burgh House & Hampstead Museum this Spring

Wine and Cheese Tasting Evening at Burgh House

31 May 7pm

The next in our series sold-out soirées – we are delighted to announce our next intimate wine and cheese tasting event. Working very closely with Jeroboams in Hampstead, a sommelier will guide you through each of the five wines they have carefully selected, with a lovely accompaniment of formaggio of course! We will be focusing on the fine Italian wines for this event! Your ticket also includes a 10% discount in Hampstead's Jeroboams shop for up to one month after the event. Very limited seating, so please book in advance; no tickets will be available on the door. Tickets £17.50, available on the Burgh House website.

An Evening of Jazz with Sodi Cookey

7 June 7pm

Enjoy an exciting evening of live jazz, blues and soul with the charismatic singer/songwriter Sodi Cookey in the beautiful music room. Cookey's powerful voice and passionate performances delight and surprise audiences. £12 (£10 FoBH & u25s), all proceeds go to Burgh House & Hampstead Museum. Tickets available on the Burgh House website.

Lifelines with Nicole Farhi

20 June 7pm

We are delighted to announce Hampstead resident Nicole Farhi at Burgh House, in conversation with broadcaster and journalist Clare Lynch. Nicole will discuss her journey and transition from fashion catwalk to sculpture studio. Tickets £12 (£10 FoBH & u25s) plus an additional buffet of cheese, charcuterie and nibbles with wine after the talk for £12.

House & Museum

open 12–5pm Wed, Thu, Fri & Sun

Café

open 10am–5pm Wed, Thu & Fri,
9:30am–5:30pm weekends

Burgh House

New End Square, NW3 1LT

☎ 020 7431 0144

info@burghhouse.org.uk

www.burghhouse.org.uk



Heath Walks: 2018

Walks are normally held on the first Sunday of every month except January. Most start from Burgh House, New End Square. London NW3 1LT – 10 minutes walk from Hampstead Tube Station (for map see www.burghhouse.org.uk).

NB: *Parking is extremely difficult locally, especially in spring and summer; the West Heath car park (behind Jack Straw's Castle) is more likely to have spaces than the East Heath car park.*

Starting times are either 2:30pm or 10:30am (9:30am for birds), depending on season and subject matter.

Walks last approximately two hours. They do not necessarily follow made-up paths; you are recommended to wear suitable footwear as conditions may be rough or muddy.

You will be invited to make a minimum donation of £5, to be collected at the beginning of each walk, to help support future walks programmes and to promote the Society's activities generally.

Children are always welcome so long as they are suitably shod, can walk reasonable distances and are accompanied by an adult taking full responsibility for them.

Further information from the walks organiser, Thomas Radice

mobile: 07941 528 034 or

email: hhs.walks@gmail.com

3 June 2:30pm (meet at Burgh House)
Flora of the Heath led by David Bevan, Conservation Officer and Past President, London Natural History Society, and Fellow of the Linnean Society of London.

1 July 2:30pm (meet at Burgh House) **Spider foray** led by Edward Milner, former BBC producer and National Spider Recorder for Middlesex and London; member of the Institute of Ecology and Environmental Management; author of *'Trees of Britain and Ireland'*.

5 August 2:30pm (meet at the cattle trough and flower stall, Spaniard's End, near the Spaniard's Inn) **The Hampstead Heath Extension** led by Tony Ghilchik, Trustee of the Society and member of the Heath Sub-Committee.

2 September 9:30am (meet at Burgh House) **Birds of the Heath** led by John Hunt, member of the Society and former Chairman of the Marylebone Birdwatching Society.

7 October 2:30pm (meet at the Flagstaff, Whitestone Pond) **Hampstead Heath from the 1820s to the 1920s: a century-long campaign** led by Thomas Radice, Trustee of the Society and member of the Heath Sub-Committee.

4 November 10:30am (exact details to be confirmed) **Trees of the Heath** led by David Humphries of the City of London Corporation.

Further walks will be announced in the October 2018 Newsletter. Details of walk programmes will be available on the Society's website:

www.HeathandHampstead.org.uk

Twitter: @HandHSocHeath

