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*The Heath & Hampstead Society*

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# NEWSLETTER

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*May 2026*

*Vol 57 No 2*

*'Barbara Hepworth's statue 'Empyrean' before a flowering Magnolia, Kenwood'*

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# Annual Report for the Year 2025–2026

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*Front cover:* 'Monolith-Empyrean' is a nine-foot-tall, abstract sculpture made of blue Corrib limestone. Dame Jocelyn Barbara Hepworth (10 January 1903 – 20 May 1975) was an English artist and sculptor. Her work exemplifies Modernism and in particular modern sculpture.

In Hepworth's own words, 'the rising forms spring from the bridged, pierced hollow which could be the bridge between the body and the mind seeking comprehension... The monolith is a monument to those who seek their freedom in the upper air even though it involves fire and falling earthwards.' Some have suggested that the work commemorates the death of Hepworth's son, Paul Skeaping, who was killed while serving in the RAF in Malaya in 1953. Magnolia trees are among the oldest flowering plants, with ancestors dating back 95 to 100 million years to the Cretaceous period, existing alongside dinosaurs. As a species, they are among the earliest flowering plants, evolving before bees and relying on beetles for pollination.

*by Marc Hutchinson*

## **Your Chair**

I regret to report that we have still been unable to identify a possible successor to myself as Chair of the Society, a position I have now held for 12 years. We have advertised on several platforms including CharityJob, nurole and LinkedIn, and continue to do so. Sometimes the search for a new officer in the Society is just a matter of timing in that a possible candidate enters retirement or semi-retirement and then finds that they have the time and capacity to take on a new voluntary role. In the distant past this happened with the Society's newsletter when the search for a new editor seemed to be getting nowhere until a most capable individual put himself forward and served in that role for at least a couple of years prior to the appointment of our current and long-serving editor, Emilia Leese. The difficulty in finding volunteers is being experienced by many charities, as confirmed to me by the platforms mentioned above.

May I therefore ask readers of this newsletter to think about their acquaintances who are resident in or near Hampstead and who might be approached to take on the Chair's role. Anyone potentially interested should contact me in confidence as a first step. My mobile number is 07768 827405, and my email address is [marchutch54@gmail.com](mailto:marchutch54@gmail.com).

## **Your Treasurer**

Maureen Clark-Darby has served as our Treasurer for 19 years and, not unreasonably, also wishes to identify her successor with a view to that person taking over at the 2027 annual general meeting. With Stafford & Co as our new full-time bookkeeper and financial controller

## **Annual Report for the Year 2025-2026 (cont)**

and our new XERO system database, the day-to-day financial administration of the Society is less of a burden than it once was. Glitches in the new system and processes have now been removed, and the membership process is running smoothly, both on and offline. Again, anyone interested in the treasurer role should contact me in the first instance (my details as above).

### ***Town Sub-Committee – Chair***

Peter Kohl has currently agreed to remain the acting Chair of this Sub-Committee, but we do need to find a permanent Chair. Again, anyone interested in the role should contact me in the first instance.

### ***Annual general meeting – Wednesday 10 June 2026***

I look forward to welcoming you at our annual general meeting which will be held at St Stephen's. Our guest speaker this year is Nell Frizzell, the author of a new history of the Kenwood Ladies' Pond, to be published in May of this year. The book celebrates the centenary of the Pond through the rhythm of a single swimming year and is an important contribution to Hampstead social history.

At our 2025 annual general meeting, members agreed a 50% increase in our subscription rates, that increase having come into effect on 1 January 2026. I am pleased to say that the increase has not led to a reduction in our overall membership, annual members having promptly renewed at the new rates with several of them converting to life memberships.

I repeat my request, first made in the January 2026 newsletter, that members who have not had satisfactory replies to a query or instruction about membership, or the failure to receive newsletters (January, May and October in each year) should

email us at [info@HeathandHampstead.org.uk](mailto:info@HeathandHampstead.org.uk). With regard to our newsletters, we are having fewer of them 'returned to sender', which would seem to indicate that the postal service is improving.

### ***Bequests and legacies***

The Springett Legacy from the late Kate Springett continues to fund the annual Springett lecture in perpetuity.

The late Martin Humphery left us £10,000 in his will which, after discussion with his widow Angela, will be applied to the rebuilding of the public drinking fountain in Lime Avenue. Another trustee, who wishes to remain anonymous, has donated £8,000 for the rebuilding of a further public drinking fountain on the Heath. The Society is currently soliciting funds with a view to funding the restoration of the other Heath drinking fountains, all of which were closed during the pandemic.

I should also remind members that the late Jenifer Ford bequeathed a collection of paintings of Hampstead village and the Heath to the Society, a few of which remain for sale and are viewable on our website.

We also gratefully received a legacy for the general purposes of the Society of £1,000 from the late John Allum Collins.

### ***The Heath***

#### *Heath cafés*

I explained in the January 2026 Newsletter why the Society was not involved in what has proved to be the highly contentious tendering of new leases for the Heath cafés. I erroneously stated in my report that the new tenant, Daisy Green, was an international firm; it is in fact British. The existing tenant at the Lido café was Hoxton Beach, owned by Patrick Matthews and Emma

Fernandez. Hoxton Beach is seeking a judicial review of the City of London's tendering process and has refused to give up possession of the cafe, with the result that the City is now taking eviction proceedings.

Alderman Gregory Jones, currently Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee (the City's committee which manages the Heath and those other open spaces), makes the very reasonable point that significant money that could be spent on the Heath is being diverted towards the funding of no fewer than five pieces of current open spaces-related litigation, including preventing a planned memorial rave on West Heath and the continuing appeal challenge over the transgender admission policy at the Kenwood Ladies' Pond.

### *High-rise south of the Heath*

The next great campaign for our Society will be to challenge the proposed construction of high-rise buildings which will cumulatively destroy the famous southward views from Parliament Hill.

The first threat came from the proposed new Archway Tower in Islington which was called in by the Mayor of London last year for potential planning approval but which, strange to relate, has not yet been the subject of any decision by the Mayor even though this was

promised for last autumn. Whatever the Mayor decides will set an important precedent.

The other threats, shown in the picture below, were detailed in our Newsletter of January 2026. The argument that protection of historic views should not prevent the increase in London's housing stock for its poorer residents is a false one in this particular context because there is to be no meaningful increase in social housing resulting from any of these developments. Even the amount of so-called 'affordable housing' planned as part of them is being reduced at the insistence of the developers.

We have been surprised at the seeming lack of interest and concern by relevant heritage bodies and the film industry at the destruction of these views, the opposition to the developments currently coming only from local amenity societies and residents groups who will be adversely affected by the extreme nature of the high-rise.

The planning decision in relation to the proposed Camden Film Quarter have been postponed until after the May local elections.

### *Heath funding*

Previous newsletters reported on the proposed reform to the Heath funding model. On the one hand, the



*The proposed construction of high-rise buildings which will cumulatively destroy the famous southward views from Parliament Hill*

## Annual Report for the Year 2025-2026 (cont)

so-called 'grant-funding' model has been adopted in lieu of the previous 'deficit-funding' model. On the other hand, this is not led to a radical change in the basis of the funding for the next three years. In other words, the nomenclature has changed but the substance has not, and the existing level of funding has been maintained and will be increased each year based on inflation. Budgetary constraints on all the City's open spaces mean that the Heath does not currently have its full complement of staff and is hampered in its attempts to address future stress factors on the Heath, including large visitor numbers, crime on West Heath, and climate change. We continue to lobby for funding increases.

### Heath related events

In 2025 we were able to stage again our Kite Day on Parliament Hill (despite a regrettable lack of wind and the suspension of public transport due to the heat wave) and our Natural Aspect concert which drew a further record attendance. Sheep grazed on the Heath again during the autumn of 2025 and we continued our Heath walks on the first Sunday of every month for which we made no charge.

We have been able to continue the production of seasonally topical biodiversity display boards at the principal entrances to the Heath, a project led by

## Spring into Summer

# Nature on the Heath

Hampstead Heath and Kenwood managed by the City of London Corporation and English Heritage are central London's most nature-rich landscapes. Explore their meadow, woodland and wetland habitats and rich diversity of animals and plants.

### Busy Parents

Kestrels nest in tree holes, feeding their young on voles and mice. Females and males share this task. Watch them hovering over meadows in search of prey.




### Secretive Serpents

Grass snakes are shy and rarely seen outside of fenced areas. They are now laying eggs. Volunteers help by making habitat piles whose hot interiors are ideal for incubation.




### Heathland Restoration

Heather was once a prominent feature of the Heath's acid soils. It is now being restored.



### Taking Off

Once rare in London, the Marbled White, is increasingly sighted on the Heath in Summer.



### Studying the Heath

Scientific studies on the Heath are revealing how plants and animals are affected by people, dogs and climate change and what we can do about it.

The diversity of plant species in a standard area is measured to assess meadow quality in the Kings Meadow project at Kenwood.




Pond life is studied to understand the impact of pesticides from dog flea treatments.



### Be nature aware



-  BIRD NESTING: Stop on tracks or well-avoided
-  AVOID CONTACT: Speak and for Dogs, Prohibitory Paths
-  BARKER: Prohibit near grass, algae in ponds
-  NO FEES or BIRD: Help prevent wildlife
-  SAVE WORMS: Worms help soil in dog-pooed ponds
-  BROCCOLI: Broccoli is good for you

In collaboration with






Scan to learn more about biodiversity conservation and how you can get involved.



Professor Jeff Waage and supported by the Marylebone Birdwatching Society, Heath Hands, English Heritage, the City and the London Natural History Society. Above is the 'summer' board.

On 14 October 2025, Professor Waage organised and hosted a well-attended workshop on the topic of dog flea powder and Pond contamination, which brought together, among others, local veterinarians, commercial dog walkers, Heath staff and academics, to demonstrate effective alternatives to the toxic flea powder.

### ***The Town***

The Town Sub-Committee continues its work across a variety of areas.

#### *The High Street*

Retail outlets continue to struggle with rent, rates and taxes. Some restaurants remain closed and it is sad to report that the White Horse Pub (aka the South End Green Social) at South End Green has closed again despite the management's best efforts to sustain the business there.



*South End Green Social*

We welcome the establishment of the Circle & Star theatre on the premises of the old Pentameters theatre, and we hope it will continue to prosper as does the Well Walk theatre in New End.



*South End Green Social*

#### *Traffic*

The Hampstead Transport Partnership is hoping shortly to publish its long-awaited report on possible solutions to Hampstead's traffic problems, and we are grateful to Jessica Learmond-Criqui and Jenny White for their continuing work on this project.

#### *Fenton House and 2 Willow Road*

We wrote to the National Trust to plead with it not to reduce the opening days of these two properties to a single day a week and are pleased to report that they will both be kept open for two days a week as they have been since the pandemic.

#### *Plaques*

Our Plaque Selection Panel, under its Chair Frank

## *Annual Report for the Year 2025-2026 (cont)*

Harding continued its work during 2025 with the unveiling, in June, of a plaque in Well Walk for Margaret Llewelyn Davies, a pioneering feminist and one of Britain's most influential advocates for women's rights. In October we unveiled a park for Gerald Swire, the endocrinologist who pioneered many advances in reproductive medicine, including the development of the contraceptive pill in the 1950s. The Panel also restored the existing plaque for Sir Cecil Beaton in Langland Gardens.

### *Street furniture*

We have persuaded Camden Council to restore the public benches in the High Street, and we continue to work with them on the restoration of the finger posts and street tiles. We have been less successful with the post office and the restoration of the existing public letter boxes, but we continue to lobby accordingly.



*New automated post boxes are to be installed*

### **Lectures**

On 15 September at Hampstead Parish Church we hosted, with the London Record Society, the book launch of Henry Sharpe's Journals, edited by Helen Lawrence, a former Society Vice-President. This substantial volume retails for £75 but the Society has, at the time of writing, a few copies which are available to Society members at the discounted rate of £25.

Helen was also our guest speaker at the 2025 annual general meeting.

On 30 October 2025 Robert MacFarlane delivered the Springett Lecture at St Stephen's entitled "Living Rivers: Water and Animacy on Hampstead Heath and Beyond".

The larger venue was chosen because of the especially large attendance.

### **Sub-Committees**

#### *Planning*

We said goodbye to Barnaby Neberka and welcomed back Mojgan Green. The Chair, Gordon Curtis, continues to recruit new suitably qualified members

#### *Town*

We welcome new member Mark Talbot he has a particular interest in local Hampstead history.

### **Hydrology**

We express our sincere thanks to Michael Eldred who, for many years, has served as one of the advisers to the Society on the vexed question of basements. Apart from giving occasional lectures to Society members, he often assisted the Society and its members in basement disputes. We wish him well in his retirement.

### **Conclusion**

It would be misleading to assume that all the improvements made and problems fixed within Hampstead are the results of the Society working on its own. To the contrary, the Society has been immensely helped by our two Hampstead ward councillors, Stephen Stark and Linda Chung, to whom we are very grateful.

We enjoy good relations with the City and Camden Council despite occasional differences of opinion.

The Society is well placed, financially and otherwise, to face the coming year and, as always, I thank our loyal members for their continued support for our campaigning work.

# *The Heath & Hampstead Society – The 127th Annual General Meeting of the Society on Wednesday 10 June 2026 at 7.30 pm at St Stephen’s, Rosslyn Hill, London NW3 2PP*

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## **Agenda – The business of the meeting will be as follows:**

1. Approval of the minutes of the 127th Annual General Meeting held on 25 June 2025.
2. Election of Lord Mance as President.
3. Chair’s report for 2025-2026.
4. Treasurer’s report on the Society’s examined financial statements for the 2025 financial year and adoption of those financial statements.
5. Appointment of Fisher Phillips LLP, Chartered Accountants, as the Society’s auditors for the 2026 financial year.
6. Determination of membership subscription rates for the 2026 financial year. The trustees propose that there should be no increases.
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 2019.

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

**Chair:** Marc Hutchinson  
**Treasurer:** Maureen Clark-Darby  
**Secretary:** Amory Fathi

### **General Committee Member**

Dr Vicki Harding has been duly proposed for election for a second term of three years.

*Note: Latoya Austin, Jessica Learmond-Criqui, Maddy Raman and John Weston continue the terms for which they were elected. Frank Harding (Chair of the Plaque Selection Panel) may be appointed by the General Committee, after this Annual General Meeting, to a vacancy on the General Committee. 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. Professor Jeff Waage is also appointed, not elected, as a trustee and member of the General Committee in his capacity as the Society’s representative on the Hampstead Heath Consultative Committee.*

9. Any other business.

By order of the Secretary

1 May 2026

## *Notes on Candidate for Election*

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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 since 1999. 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 Society Tree Officer, based in the 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 initiated a survey and mapping exercise of Hampstead town's veteran trees. She has an interest in the area's hydrogeology and believes this and its interaction with basement construction can be responsible for many cases of building subsidence, rather than trees. She has plans for a study of patterns of local ground movement since 2011 using the radar-based satellite data of X-band InSAR in the near future. Hampstead would seem to be the ideal place to do this.



Est. 1897

### *The Heath & Hampstead Society*

**Please join us for our Annual General Meeting and Reception**

**St Stephen's, Rosslyn Hill, London NW3 2PP**

**Wednesday 10 June 2026 7.00pm (doors open)**

- 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** – Nell Frizzell will speak about her recently published centennial history of the Kenwood Ladies' Pond – "Brave and Bold" – where she once worked as a lifeguard. The book celebrates a century of this beloved Hampstead spot through the rhythm of a single swimming year and gives insight into a century of women's lives. The Society believes that the book will be of great interest to members since it covers many aspects of life in Hampstead beyond recreational swimming. Copies of the book will be on sale at the meeting.

*We are grateful to the St Stephen's Trust for hosting our meeting.*



## *Thomas Radice – in memoriam*

With great regret, we announce the death in March of Thomas Radice. Thomas served as a trustee on the General Committee of the Society from 2015 to 2025 and, in that capacity for a time represented the Society on the City of London's Hampstead Heath Consultative Committee and the Kenwood Landscape Forum. He was also, from 2006 to 2024, a member of the Heath Sub-Committee where he organised the monthly Sunday walks, some of which he himself led. The Society is grateful to Thomas for the skill, time and effort he put into that particular role over so many years; literally thousands of people, over that time, enjoyed the fruits of his work.

Thomas grew up in Highgate and had known the Heath and Kenwood since he was five. He worked in various government departments, including the former Department of the Environment (DOE), and was Secretary of the standing Royal Commission on Environmental Pollution from 1981 to 1986. After that he was responsible within the DOE until 1991 for policy on ancient monuments, listed buildings and conservation areas and for relations with grant-aided bodies in the built-heritage field, notably English Heritage. After retirement from the civil service in 1995 he worked for eight years in the House of Lords as Clerk to the Environment Sub-Committee of the EU Select Committee.

Thomas's wife Jennifer died in 2025, and Thomas suffered bouts of illness after that, but he was able to be present and on good form on 27 January this year for the Society's farewell party for Heath

Conservation Officer Jonathan Meares.

Thomas was a greatly loved, and now much missed, officer of the Society for which he performed many services in many roles. He is survived by his three children to whom we extend our deepest sympathy.



*Tony Ghilchik, Helen Lawrence and Thomas Radice (on the right)*



*Thomas Radice and Tony Ghilchik cut their cakes*



*Jeremy Wright and Thomas Radice (on the right)*

# *Treasurer's Report for 2025*

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*by Maureen Clark-Darby*

The Society is pleased to present its Financial Statements for the year ended 31 December 2025.

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, which have not changed, are disclosed on pages 9 and 10 of the Financial Statements.

The operating deficit for 2025 of £3,538 (2024: surplus of £12,713).

The Society made an unrealised gain of £766 on its investments. The resulting total deficit for the year was £2,774.

Membership subscription income increased by 6% year on year – 2025: £25,280 (2024: £23,772). This increase is due to timing differences in annual renewals. Membership stood at 2,045 at the end of 2025, of which 455 were life memberships.

Donations: The principal donation received during the year was an anonymous donation of £8,000 to restricted funds from one of the Society's trustees.

Other donations to unrestricted funds included various Society plaque donations and donations from Society members.

Dividend income increased for the year to £283 (2024: £270). Interest income decreased for the year to £3,860 (2024: £4,092).

The Society's running costs increased in 2025 to £53,726 (2024: £31,874). The increase is due to the cost of two sets of Heath Biodiversity Boards and the move of the Society's accounting system and database to the new XERO system.

The trustees believe that the Society's Capital and Reserves are satisfactory at £70,392, of which £25,605 are held in unrestricted funds and £44,787 in restricted funds.

The Society wishes to thank Fisher Phillips LLP, Chartered Accountants, for carrying out the Independent Examination of the Financial Statements for 2025.

## ***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.

Contact: [info@fisherphillips.co.uk](mailto:info@fisherphillips.co.uk) / T: +44 (0)20 7483 6100

Address: Summit House 170 Finchley Road, London NW3 6BP

# Town Report

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by Peter Kohl

The Town Sub-Committee continues to work closely with local councillors, Camden Council officers, and partner organisations on initiatives to enhance Hampstead's streetscape, public realm, and environmental quality. This report highlights recent developments in tree planting and measures to protect mature street trees in the village.



*New street tree on Willoughby Road, one of six recently planted by Camden Council in response to residents' request*

## ***New Street Tree Plantings***

Street trees are among our most valuable public assets, contributing to flood mitigation, reducing the urban heat island effect, and providing mental health and social benefits to our community.

In response to an organised request from the local residents association (Pilgrim's to Willoughby RA), the Society is delighted to report the planting by Camden Council of six new street trees on Willoughby Road. The Willoughby Road project demonstrates what can be accomplished when residents work together with Camden's arboricultural team. The new plantings will mature over the coming years to provide shade, improve air quality, support biodiversity, and enhance the character of this residential street.

Victoria Barclay of the Town Sub-Committee has been working closely with Riccardo Arnone, Camden's Tree Officer, who advises that applications for tree planting should be submitted in May for the September-March planting season. Camden's arboricultural team will assess the suitability of proposed locations based on several technical factors: pavement width (trees require adequate space for root systems and canopy), underground utilities (roots must not interfere with water mains, sewers, or electric cables), building proximity (particularly basements, which can limit root space), and species selection (choosing the "right tree for the right site" to ensure long-term success).

For residents interested in requesting new street tree planting, applications should be submitted to Camden's Tree Service in May for the following autumn-winter planting season. Camden's Tree Service can be

## **Town Report (cont)**

contacted on 020 7974 4444 or at [treesection@camden.gov.uk](mailto:treesection@camden.gov.uk).

Following the success of the Willoughby Road initiative, the Society encourages residents in other streets to approach Camden Council with similar requests. The Town Sub-Committee is happy to assist residents in preparing applications. You may contact the Sub-Committee at [info@HeathandHampstead.org.uk](mailto:info@HeathandHampstead.org.uk).

Of course, caring for new trees is extremely important, especially with our recent dry summers, and residents can do their part. For a helpful video by Camden Council on how to water young street trees, please see [www.camden.gov.uk/trees#taiz](http://www.camden.gov.uk/trees#taiz).

Residents also can view all Council-owned trees in Hampstead using Camden's online tree map at [www.opendata.camden.gov.uk/Environment/Trees-In-Camden-Map/p5w8-cdre](http://www.opendata.camden.gov.uk/Environment/Trees-In-Camden-Map/p5w8-cdre). The map identifies the type of each tree and when each tree was last inspected and is due for inspection by Camden.

### ***Protecting Mature Trees on Hampstead High Street***

Over the years, the Society has been instrumental in encouraging the planting of several plane trees on the Hampstead High Street, and we remain vigilant about protecting mature trees. Large plane trees are especially valuable as street trees, but they are vulnerable to heavy foot traffic unless they are protected. We therefore are pleased to note the new tree root protective measures installed by Camden Council to protect three magnificent mature plane trees on the High Street. Plane trees depend on shallow roots that can be badly affected by compaction, so the new system is built from permeable and load-spreading materials that are



*New resin bound tree pit around a mature plane tree on Hampstead High Street*

designed to reduce compaction of the soil around the trees.

Historically, some tree bases across Camden were covered with tarmac, and examples of this remain. Residents are encouraged to identify (ideally photograph) and report these locations so they can be replaced with more environmentally friendly materials.

### ***Other Developments around the Village***

The following are updates on other matters that we are actively monitoring.

- ***Well Walk Triangle***

Work has begun on the Well Walk Triangle to create a new public green space in front of Burgh House and the Well Walk Theatre, with changes to traffic routing and improved pedestrian priority. The project

is expected to be completed this Spring, and the Society continues to work closely with Burgh House, the Well Walk Theatre, and Camden Council officers on this enhanced public realm.

- ***Fitzjohn's Avenue Safer Streets Update***

The Fitzjohn's Avenue Safer Streets scheme has been progressing through Camden's approval process. The scheme, with some revisions, was approved by a Camden cabinet officer but was then called in by certain local councillors and is now scheduled to be heard by the relevant Camden committee later in the Spring. The Society continues to monitor this proposal and work with local residents and Camden officers.

- ***Restrictions on Short-Term Lets***

Short-term residential lets, such as serviced

apartments or those marketed by Airbnb or similar platforms, are strictly regulated under current Camden and London planning rules. An owner can rent a residential unit on a short-term basis (a rental period of not more than 90 days), but only if the total number of days of short-term lets for such unit in any year does not exceed 90 days. Anyone desiring to rent their property on a short-term basis beyond this 90-day limit must first receive planning permission for a change of use, which under Camden planning policy is unlikely to be approved. The Society recently has been working with local residents and councillors regarding a couple of potential infringers. The proliferation of short-term lets can have significant impacts on residential communities and housing availability, and the Society supports appropriate enforcement of planning regulations.

## ***NEW STREET TREES IN HAMPSTEAD***

The Town Sub-Committee is working with Camden to support new tree planting and protect mature trees across Hampstead. Six new trees have recently been planted in the neighbourhood following a request from Pilgrim's to Willoughby Residents Association, showing what can be achieved through local initiative.

Residents can apply for new street trees via Camden's Tree Service in May for planting between September and March. Sites are assessed for space, underground utilities, nearby buildings and suitable species. If you are interested contact Camden on 020 7974 4444 or [treesection@camden.gov.uk](mailto:treesection@camden.gov.uk). The Committee is happy to help with applications, please contact [info@HeathandHampstead.org.uk](mailto:info@HeathandHampstead.org.uk)



*The Magdala Pub, photo from foodieexplorers.co.uk*

## *Planning Report*

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*by Gordon Curtis*

There is little to report in terms of significant planning applications since our last newsletter. The decision date on the application for the Camden Film Quarter has been extended and, as this Newsletter goes to press, not yet been set. Unsurprisingly, there has been a lot of community reaction with a petition of over 1,000 objections, and a separate community response document with over 200 named resident objections. The Society also knows its montages have prompted discussions: this is a complicated series of developments and the Society hopes that they are getting the required level of consideration.

Meanwhile the Society continues to monitor applications within Hampstead. The Society notes a number of recent cases where approval has been granted in the face of what seem to be reasonable objections by communities and experts. Notably,

a large basement scheme to a house was recently granted permission – at the fifth attempt, despite being perilously close to a listed early 19th century terrace of cottages, with compelling evidence that it would disturb ground water courses and cause pressure on the old buildings. The Society notes an application for retrospective permission to convert part of The Magdala Pub is coming up for conclusion. This conversion has already been carried out, unlawfully, and the owner is now seeking permission ‘after the event’. Applications such as these not only create a lot of work for local authorities, but risk setting poor examples of procedure and decision-making. The Society hopes that Camden will reach a suitable decision; again, there is a lot of community action in support of this much loved local pub.



# KITE DISPLAY AT PARLIAMENT HILL

Come and see members of The Kite Society of Great Britain give a spectacular display of the art of kite flying, with tricks and intricate routines accompanied by music, in the beautiful surroundings of the Heath

**Sunday 28 June**  
**Noon – 4 PM**  
Parliament Hill Fields



Supported by The Heath & Hampstead Society, The Kite Society of Great Britain,  
Heath Hands and The City of London Corporation

FREE!

THE HEATH & HAMPSTEAD SOCIETY WITH  
CITY OF LONDON CORPORATION PRESENTS  
**NATURAL ASPECT**

SAVE THE  
DATE!

SUMMER CONCERT  
**SUN 30 AUG**  
PARLIAMENT HILL BANDSTAND 1 TIL 5

**LIVE BANDS - COCKTAIL BAR  
- BARBECUE - ICE CREAM -  
DANCING - BRING A PICNIC!**

FREE  
CIRCUS  
WORKSHOP

JOIN US FOR A LIVE CELEBRATION OF  
LOCAL CULTURE AND NATURE TO FILL  
YOUR SUMMER WITH JOY!





## *Guided Walks of Hampstead's Historic Plaques*

**Walk 1: Tuesday 14 July at 2.00pm**

**Walk 2: Wednesday 9 September at 11.00am**

*Led by Carol Seigel, historian, curator, and member of the HHS Plaque Panel*

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The Society is hosting two historic plaque walks 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, some of which are on Hampstead's landmark buildings.

**Walk 1 will explore upper Hampstead, between Hampstead Underground Station and Whitestone Pond, and the surrounding streets.**

**Walk 2 will explore the village from Burgh House down to Downshire Hill, the High Street and the surrounding streets.**

The meeting and end points for both walks will be Burgh House, New End Square, NW3 1LT. 10 minutes' walk from Hampstead Tube Station (for map see [www.burghouse.org.uk](http://www.burghouse.org.uk)).

The walks will take approximately an hour and a half.

**The cost of the walk is £10 per person, which can be paid at the start of the walk in cash or by credit card. To reserve your place(s), please email the Society on [events@HeathandHampstead.org.uk](mailto:events@HeathandHampstead.org.uk)**



**HAMPSTEAD  
SUMMER  
FESTIVAL**

**2026**

## **Art Street in Keats Grove**

Giant canvases by local artists and schools will be displayed again this year along Keats Grove throughout June and July

### **21st June Art Fair 12-5pm**

A surprise celebrity will open the Festival in Keats House Garden. Art works by local artists and students of Hampstead School of Art, Picture the Heath competition entries, craft stalls of pottery, jewellery and designer clothes will dazzle – and tempt – visitors, who can also sit and enjoy the lovely gardens with a glass of wine and food. *Free Entry*

### **25th & 26th June at 7pm, 4th July 2pm & 6pm Northanger Abbey**

The delightful Moving Parts Theatre Company will visit Keats House Garden again, celebrating Jane Austen's 250th anniversary with a new open-air dramatisation of her novel. Suitable for all ages. Bring a picnic or buy some refreshments on arrival. Tickets from [www.eventbrite.co.uk](http://www.eventbrite.co.uk)

### **28th June Family Garden Party 2-5pm**

A great afternoon for all the family. Birds of prey, face-painting, music, art activities, a magician, and ballet on the lawn. Afternoon tea and cake in the lovely grounds of Keats House. *Free entry*

### **5th July Big Fair 12-5pm**

The Big Finale in Heath Street, over 100 stalls of “not-on-the-high-street” crafts, clothes, international food and drink, a kids’ circus school, funfair, and sport zone. The highlight of summer in Hampstead. Not to be missed. *Free!*

All the proceeds from the Festival are shared between Hampstead School of Art and Keats Community Library, two popular local charities

**WE LOOK FORWARD TO SEEING YOU ALL!**

[www.hampsteadsummerfestival.com](http://www.hampsteadsummerfestival.com)





# *‘Picture the Heath’*

Win up to £500 plus other prizes

Exhibit your ‘En Plein Air’ Paintings and Drawings, inspired  
by Hampstead Heath and the surrounding area.



Organised by Hampstead School of Art as part of **Hampstead Summer Festival**,  
*Picture the Heath* is an annual exhibition celebrating the local area.

Artworks will be exhibited, judged, and available for purchase during Hampstead Summer  
Festival’s **Art Fair Day** in Keats House Garden on **Sunday 21st June**.

Registration & further information is available at  
[www.picture-the-heath-2026.eventbrite.co.uk](http://www.picture-the-heath-2026.eventbrite.co.uk)

Please meet us in the Garden of Keats House on the 7th June at 10.30am to collect a map.

Scan the QR Code above or visit [www.hampsteadsummerfestival.com](http://www.hampsteadsummerfestival.com)

MOVING PARTS THEATRE COMPANY PRESENT

# NORTHANGER ABBEY

(after Jane Austin)

Keats House Garden in Hampstead NW3 2RR

**The power of stories. The thrill of imagination.**

This summer, step into Northanger Abbey – a deliciously Gothic mystery...  
or a witty, heartwarming Regency romance?

*Which will it be?*



## Performances

- Thursday 25 June 7:00pm
- Friday 26 June 7:00pm
- Saturday 4 July 2:00pm & 6:00pm



## Tickets

£25 | £20 concessions

£78 family (2 adults + 2 children)

To book go to: [www.eventbrite.co.uk](http://www.eventbrite.co.uk)



## Outdoor Theatre Experience

- Bring a rug and picnic
- Refreshments available
- Limited seating provided



HAMPSTEAD  
SUMMER  
FESTIVAL

Sponsored by



*Part of the ticket price goes to Hampstead Summer Festival's two charity beneficiaries,  
Hampstead School of Art and Keats Community Library*

# *Rosslyn Hill Chapel: 'A spiritual home for open minds'*

## *Hampstead NW3 1NG*

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We gather to create a caring community where we all feel supported in our search for meaning and value. Our Unitarian spiritual community celebrates diverse beliefs and backgrounds. Although Unitarianism has its roots in Judeo-Christian traditions, it is open to insights from all faiths, science, the arts, the natural world and everyday living. Join us to explore your spiritual journey through a range of services and events. We offer a stay and play for children under-5 called Saturday Club during term-time. The Chapel is open all day on Sundays with a morning service at 11:00am, afternoon workshops at 2:00pm on various spiritual and life skills subjects, a short mindfulness meditation at 6:00pm and informal meditation-based evening gatherings at 7:00pm. Our friendly choir meets on Wednesdays at 7:30pm and performs each month. We are looking forward to a summer of diverse events.

### **Seasonal Highlights**

#### *Sunday workshops and events*

**June:** 7th London Festival of Architecture workshop;  
14th Poetic Empowerment workshop – each at 2:00pm;  
21st Summer Solstice Pagan Ceremony at 7:00pm

**July:** 12th Women in midlife workshop at 2:00pm

**August:** 9th Labyrinth walking meditation;  
23rd Live music and meditation – each at 7:00pm

Visit [www.rosslynhillchapel.org.uk/whats-on](http://www.rosslynhillchapel.org.uk/whats-on)  
or scan the QR code for more information



# HAMPSTEAD ELEMENTAL FESTIVAL

**Celebrate World  
No Car Day**

**SUNDAY  
20 SEPT 2026**

**11.30 –  
17:30**

**Lower Heath Street**

Enjoy the party & rich  
fabric of Hampstead Life

**WITH BRAZILIAN DRUMMERS –  
THE MAYOR OF CAMDEN + KIDS FROM ICANDANCE**

*The Heath & Hampstead Society presents*

# The Springett Lecture 2026

*A Lecture by Liz Andrew*

Thursday 22 October

7:30pm for 8:00pm | Rosslyn Hill Chapel, NW3

So close to central London, Hampstead Heath's biodiversity continues to amaze.

Each year, new records are added to a list that already has over 800 species of plants, similar numbers of fungi, and at least 1500 invertebrates.

Liz Andrew will take you on a journey through the habitats where some species have lived perhaps for centuries, others have more recently arrived, and tantalisingly more are yet to be discovered.

Admission is free for members of:

- The Heath & Hampstead Society
- The Marylebone Bird Watching Society
- The Vale of Health Society
- The Highgate Society
- Heath Hands

RSVP to [events@heathandhampstead.org.uk](mailto:events@heathandhampstead.org.uk)

Tickets for non-members are available for purchase on EventBrite

If you wish to watch the lecture free of charge via Zoom, please contact: [events@heathandhampstead.org.uk](mailto:events@heathandhampstead.org.uk) and request the Zoom link



# Heath Report

by John Beyer and Jeff Waage

## Heath funding

In April, the financing arrangements with the City changed. Now, the emphasis will be on the Hampstead Heath Charity, whose sole trustee remains the City. The change is to present the Heath as more of a community-funded operation, rather than one dependent largely on an annual grant from the City. For the first year of operation (2026-2027) the budget will remain more or less the same. For the Society, and many partner organisations around the Heath, the change has been a cause of concern. Growing use of the Heath and climate change are likely to increase the cost of its management in future. The fear is that the City will taper off its funding in an unsustainable way. To date, we believe that behind doors lobbying has had some effect, but we remain vigilant.

The Heath Superintendent has (with the Society's support) applied for additional funding of £750,000. This is focussed on health and safety issues, including extra staff to reduce reliance on casual labour and to address increased crime and sexual activity on the West Heath.

## Farewell to Jonathan Meares, Head of Conservation

On 27 January, the Society held a farewell for Jonathan Meares, in conjunction with the City, at Keat's House. Attendees included the City's Heath Management Committee chair Alderman Greg Jones, deputy chair William Upton and the whole of the Heath Consultative Committee. Alderman Jones, Superintendent Bill LoSasso and Society chair



Jonathan Meares with his Heath bowl



Farewell cake "Home is on the Heath"



Alderman Gregory Jones KC and Society Chair, Marc Hutchinson, celebrate Jonathan



Heath Superintendent Bill LoSasso's kind words for Jonathan Meares

Marc Hutchinson paid tribute to Jonathan. But the attendance list, a who's-who of Heath enthusiasts, was a mark of the well-founded respect all involved have for Jonathan. There was strong representation from the Heath rangers and other staff.

There was also a good presence from representatives of the Highgate Wood Consultative Committee; Jonathan fulfilled the role of Superintendent of Highgate Wood. Jonathan was also pleased to see some friends from his earlier days, such as John Hunt and Jeremy Wright.

Alderman Gregory Jones presented Jonathan with a hat to ward off the sun as he tends his trees in the south of France, while Marc Hutchinson gave him a small memento to remind him of episodes on the Heath. The present was a bowl made by a local potter, Tanya McAllan, made from clay from beneath the roots of a fallen oak on the Heath.

A landmark contribution of Jonathan's in recent years has been his delivery of the City's climate change policy for the Heath. Working with the landscapes of woodland, meadows, streams and ponds, he has shaped a strategy which not only delivers the climate change mitigation and adaptation desired, but greatly improves those critical Heath habitats and makes them more resilient. Jonathan delivered a memorable and timely Springett Lecture on climate change and the Heath. Jonathan guided us all on countless working walks. He worked closely with us to make projects succeed, whether they be the biodiversity boards at the entrances to the Heath, redigging Constable's Pond, finally turning the semi-island at the Model Boating Pond into a wildlife sanctuary, and establishing biodiversity grazing with sheep on the Heath. These projects would not have gone forward without Jonathan's enthusiastic support.

The Society has been very grateful for his continued support for nature on the Heath and his responsiveness and collaboration on ideas to managing human impact on habitats and enhance wildlife. He has led an outstanding and talented team of land management experts and all of them together have delivered well the aspiration of the 1871 Act to maintain the Heath's natural aspect. We are grateful for what he achieved, and who he was, in his 18 years of service.

### ***Kite flying returns***

On Sunday 28 June, kites will return to Parliament Hill (Kite Hill). The Society will be working with its established partners: the City, the Kite Society of Great Britain and Heath Hands. The Society has extra partners this year in the Hampstead Puppet Theatre, the Queens Crescent Association, Sally's Forest School and Afghan kite-maker Sanjar Qiam. The aim is to provide more activities for children, which are especially needed if there is no wind.

### ***Model Boating Pond island finally becomes wildlife refuge***

The Society has been working for a good decade to make the "island" in the Model Boating Pond into a wildlife haven.

Donors had already contributed £6,000 towards the estimated £50,000 needed to remove the causeway connecting the pond's "island" to the main Heath. The Society raised the remaining £46,000 from its membership to ensure the project could go ahead. The Society and the City (as the Hampstead Heath Charity) are extremely grateful for all the donors' contributions. Work began in February and continued for four weeks. There was more material to be removed than was at first thought, and more heavy clay. The spoils have

## Heath Report (cont)



*Digger at work*

been removed to extend reedbeds around the pond. Apart from creation of the sanctuary, the project will add 100m<sup>2</sup> of reedbed habitat, a UK priority for conservation.

Reedbeds support aquatic biodiversity and provide shelter for nesting birds. Reedbeds also help tackle climate change. As the reeds grow, they absorb carbon dioxide from the air and store it in their stems, roots and surrounding soils, helping to lock carbon away naturally over time. The new reedbeds will act as natural filters, trapping pollutants and improving water quality in the



*Jonathan Mearns explains pond life*



*Model Boating Pond. At last a wildlife island*

ponds. The new reedbeds have been planted in areas of open water currently lacking vegetation. Wetland plants slow water movement and improve water quality, making the pond more resilient to hotter summers and heavier rainfall.

Despite being fenced, the causeway used to be regularly accessed by the public, disturbing wildlife. Its removal has established 0.17 hectares of protected habitat, allowing birds to feed, rest, and breed without interference.

Species likely to use this island for nesting include mallard and tufted duck, mute swan, moorhen and coot. It may attract nesting by a very special and uncommon London bird, the great crested grebe, which has bred on well-protected parts of Heath ponds. Their spectacular courtship dances are a treat for visitors in early spring. Many other birds will make use of such a protected space, like herons and cormorants. Rare visitors like snipe and woodcock may use it during their migration. Native wildflowers, such as lady's bedstraw and oxeye daisy, will be carefully relocated to the island's banks after landscaping.

While the causeway was removed, the underlying concrete pipework will remain to ensure emergency access to the island. Some reseeded grass is due to take place later this year; fences have been erected to protect the new reedbeds.

### ***New biodiversity boards***

The 2026 Heath biodiversity boards went out in mid-March at seven points around the perimeter of the Heath. As before, they introduce regular and new visitors to the Heath to all the remarkable plants and animals that can be found at this biodiversity hotspot for central London. Boards change every season to highlight the habitats to visit through the year and what you can find there. To create the boards each year, the Society convenes members of Heath organisations to select themes and stories. Spring boards this year celebrate the growing numbers of kingfishers on the Heath ponds and the frog nurseries on Sandy Heath.

A special feature of this year's boards is that every photograph on every seasonal board was actually taken on the Heath! This has been possible because of the dramatic increase in nature lovers and photographers in recent years who share their experiences and photographs on several Heath WhatsApp groups.

That same growth in nature enthusiasts is helping the Society to organise a 2026 Nesting Bird Survey with the City. This survey measures bird nesting activity all over the Heath. More than 20 volunteers walk nine, two kilometre transects at dawn every fortnight over the spring, recording all the bird species showing nesting behaviour. The resulting thousands of observations are analysed to identify areas of the Heath most important for bird populations. This then helps the City and English Heritage to manage Heath landscapes to improve bird abundance and diversity. This year's survey

repeats a Society-led survey in 2021. By comparing these years, we can see if birds on the Heath are following the declines seen at the national level, and what might be done to address this.

### ***Sheep are coming back***

Sheep will return for their biodiversity grazing on the Heath Extension from Friday 29 May to Monday 8 June. Once again, this is a partnership with Heath Hands, the London Natural History Society and the City. Tending them and explaining what they are doing is an engaging experience. Book shepherding on [www.heath-hands.org.uk](http://www.heath-hands.org.uk), further information on [www.heathandhampstead.org.uk](http://www.heathandhampstead.org.uk).



*Dogs relax with sheep on the Extension*

### ***Thomas Radice RIP***

Thomas Radice, a loyal and devoted member of the Heath Sub-Committee, passed away in March. Members of the Society attended his funeral on 16 April to pay their respects to his family and convey their thanks and admiration to them.

# Proms at St Jude's Heritage Walks

Join our fascinating walks in the Heath and Hampstead area, plus some around the City of London.

*Photos courtesy of Kate Webster*

Mon 29 June	10.30	Hampstead South: Personalities and Plaques
Mon 29 June	14.00	Revolting London: 2000 Years of Rebellion and Retribution
Tues 30 June	10.30	Tracks through Northern Heights
Tues 30 June	10.30	Managing Central Square's Limes
Tues 30 June	14.00	Constable and Geology
Wed 1 July	10.30	The Babbling Brook in the Next Valley
Wed 1 July	14.00	Brent Cross Town Revisited
Thur 2 July	10.30	Managing our Heath Trees
Thur 2 July	14.00	From North End to the Suburb: In the steps of Henrietta Barnett and Raymond Unwin
Fri 3 July	10.30	Building the Inter-War Suburb
Fri 3 July	14.00	Monks, Merchants, Modern Architecture and (Hilary) Mantel: In Search of Thomas Cromwell and Tudor London
Sat 4 July	10.30	Spitalfields and the East End
Sun 5 July	10.30	Radicals, Rebels and Pioneers



**proms**  
at st jude's

**Tickets and details: scan the QR code or visit:**  
[www.promsatstjudes.org.uk/2026-heritage-walks](http://www.promsatstjudes.org.uk/2026-heritage-walks)

**Booking open now!**

Raising funds for North London Hospice, Toynbee Hall and education outreach



## SUPPORT YOUR LOCAL THEATRE

### Become a Friend of Hampstead Theatre

Join as a Friend to make sure you never miss a show and support the future of Hampstead.

From £70 per year Friends receive exciting benefits such as:

- Priority Booking
- Regular e-newsletters
- Invitations to exclusive events at the Theatre
- 10% discount at Hampstead Theatre Café and more.

#### JOIN NOW ON:

[hampsteadtheatre.com/friends](http://hampsteadtheatre.com/friends)

Call us on **020 7722 9301**

or visit us on Eton Avenue, NW3



**WE LOOK FORWARD TO WELCOMING YOU SOON!**



### *Members' email addresses*

## *Are you missing out?*

### **Keeping you informed of the latest news and events.**

The Society is increasingly using email, to let members know of vital issues that crop up between Newsletters.

It is also an invaluable way to bring you other useful information, such as walks, talks and events that do not fit in with the Newsletter timetable.

*If we do not have your email address you may be missing out on important local and Society news and initiatives.*

So, if you have not already done so, please do send your email address to the Society at:

**info@HeathandHampstead.org.uk**

Make sure that you include your name and street address so that we can identify you.

This will also enable us to update our membership records and simplify our communications with you.

# ***Subsidence: Experience gained by the Planning Sub-Committee of potential causes of building movement in Hampstead and the Society's plans for gathering further evidence***

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*by Dr Vicki Harding*

*Dr Vicki Harding, a trustee and member of the Planning Sub-Committee, is the Society's Tree Officer and has a keen interest in local geology.*

In 2007, I became the Society's Tree Officer as part of the Planning Sub-Committee. In that role, I have been checking Tree Notices of Intent and Planning Applications for their impact on trees. Very soon the sheer number of notices to fell trees (the "s211 notices") came to my attention. The primary reason given in these notices to justify felling trees was they were the cause of building subsidence. A longstanding interest in the geology of Hampstead, prompted by groundwater flooding of my own flat and an interesting lecture 'Holes under Hampstead' by Dr Eric Robinson, then the Society's geologist, made me question the reasoning behind such tree removals. With help from the Society's geotechnical experts Drs Michael de Freitas and Michael Eldred, I have studied cases of building movement in Hampstead to attempt to determine the main factors which I believe are actually contributing to subsidence in our area.

## ***Clay subsoils***

Clay subsoils can contribute to a degree of cracking in buildings. Shrink-swell is the volume change occurring due to changes in the moisture content of clay-rich soils. When water is absorbed between clay minerals, such as montmorillonite or smectite, it pushes these molecules

apart: the clay swells. As clay dries out, water molecules are released and evaporate, i.e., the clay shrinks. The proportion of such minerals within a clay determines its shrink-swell capacity. London clay is highly susceptible to shrink-swell. Swelling pressures can cause heave, or lifting of structures. Shrinkage can cause settlement or building subsidence. When different moisture or ground conditions occur beneath a building, subsidence may be differential with cracking occurring between the parts with different conditions. Clay undergoes up to a 7% change in its volume between complete drying and waterlogging. A building of equal depth foundations which is on a relatively uniform layer of clay will not crack much though because the clay will all move as one.

## ***Trees and roots***

When located very close to structures, sometimes trees can cause stability problems. Their trunks or roots, expanding as they put on growth rings over the years, can directly push against a garden wall causing it to move and/or buckle. Some young evergreen shrubs can eventually become much bigger than was ever envisaged when they were planted. Trees, shrubs and even climbing plants, particularly wisteria, need planting quite a bit away from any walls to ensure the tree does not directly impact on them. Some of Hampstead's walls have been ingeniously rebuilt to bridge over expanding roots, or a wall thinned or a gap made to accommodate an expanding trunk.

Trees can also cause a degree of building subsidence during periods of low rainfall in summer. Their roots take up water when they are in leaf, adding to soil drying during periods of desiccation or drought. This can lead to additional clay shrinkage beneath the part of a building affected by these roots. The severity of much of the cracking I have observed and measured in Hampstead appears to be beyond what clay is likely to be chiefly responsible for, with or without trees. Also, clay and trees alone cannot explain why only one building suffers subsidence in an equally well-treed area undergoing similar drought conditions.

### ***Local subsidence***

By being on the Planning Sub-Committee, I have gained broad experience relating to Hampstead's geology, hydrology, basement excavation problems, flooding, burst water mains, broken sewers and roadway sinkholes. At each building subsidence site, I ask myself: "Why *there*; Why *then*?"

I have come across over 200 cases of subsidence, 70 of which I have examined in greater detail when I had access to insurance loss adjuster investigations which I checked against other data. From this experience, I believe the following factors are worth considering in Hampstead with respect to subsidence:

- The geology and hydrology beneath the building and the local topography that may interact with each other or with altered ground pressures to increase movement risk, including:

- Proximity to geological features such as boundary zones, spring lines, aquifers;
- Courses of 'lost' local rivers, ditches and ponds that can be found on old maps, these features becoming 'live again' when storm surges occur; and
- Presence of both erodible silt within the ground and a space for it to be washed into, coupled with storm surges in groundwater (see later for an example and an explanation).
- What else was going on immediately prior to the date that the cracking began in relation to:
  - Rainfall or drought up to that period;
  - Leaf burst and leaf fall. Does this and the rainfall explain if the cracking is *mainly* due to a tree or trees – or to other factors?
  - Interference with ground stresses nearby (e.g. excavation, construction loading for a new extension, removal of a retaining wall);<sup>1</sup>
  - Building a new basement beneath one house in an otherwise same-level-based terrace;<sup>2</sup>
  - Softening of ground beneath or close to a building by wetting, such as burst mains waterpipes, collapsed sewers or leaking private drains; groundwater diverted under or away from a building or adjoining garden by a new retaining wall or neighbouring basement; flooding. Drying causes subsoil shrinkage (i.e. *subsidence*), but wetting causes a reduction in soil's load-bearing capacity, allowing a building's weight to compress or shift

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<sup>1</sup> See de Freitas, M. "Ground response to basement development in Camden," Heath & Hampstead Society (2013), [www.HeathandHampstead.org.uk/planning/ground-response-to-basement-development-in-camden/](http://www.HeathandHampstead.org.uk/planning/ground-response-to-basement-development-in-camden/).

<sup>2</sup> The Victorians and Edwardians knew what clay could do. One of their solutions was to 'float' the whole terrace together, all at the same level, thus avoiding differential subsidence. If a basement is dug down onto the deeper soil and thus stiffer soil beneath one part of the terrace, this part no longer moves simultaneously with the rest. There are several notorious cases across London where the terrace has then 'torn itself apart.'

## *Subsidence: Experience gained by the Planning Sub-Committee (cont)*

the soil (i.e. *settlement*);

- o Silt erosion: severe rainstorms causing erosive storm surges in groundwater<sup>3</sup> = *volume loss*;
- o Changes *across* areas of differential movement e.g. new or removed movement joints between a building and its extension;
- o Signs of building failure such as damp or timber decay of older wall plates and bressummers.
- o Changes in building materials from flexible lime-based mortar, plaster or rendering to concrete-based ones. Buildings which could have absorbed movement before are now not able to do so, so they crack apart; and
- o Poor practice in new development nearby with:
  - a) Inadequate testing and/or ground modelling;
  - b) Inadequate temporary wall support—

I suspect both these factors appear to be present in the case pictured to the right on this page. The Basement Impact Assessment (BIA) for the planning application showed groundwater level testing was not done during heavy rainfall as is required; the BIA audit acknowledged 'limited monitoring (two visits)' but the required groundwater level monitoring through heavy rain was not enforced; neighbours' reports of seeing previous groundwater floods in the vicinity were ignored. With what I consider is an inadequate damage risk assessment and what would appear in these photographs to have been inadequate temporary support, this listed wall was seriously damaged. As I understand it, the cause of the collapse

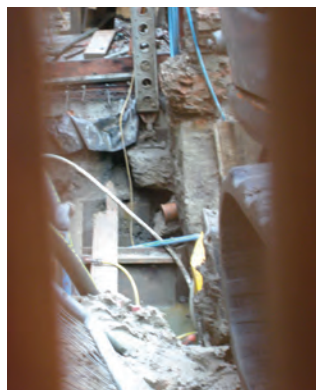
is up to now still considered unresolved, but our councillors, the Society and others are on to it.

The Planning Sub-Committee has suggested that such development plans cannot just be left to the responsibility of a privatised Building Control which the developer pays for, or to Party Wall agreements; and

- c) Unprepared-for construction site flooding by groundwater accidentally breached in an old river sand parting, causing severe subsidence of a neighbour's house (in this case 18 months before 24-hour pumping of groundwater direct to sewers could be stopped). (See photos page 33.)



<sup>3</sup> All of Hampstead's superficial deposits and its bedrock, whether the Bagshot Sands, the Claygate Beds or other units of the London Clay Formation, contain varying degrees of silt. Hampstead is the source of four of London's rivers. Even the clays will contain sand partings within which the tributaries not yet within the conduits and sewers built for these rivers still can pass, slowly eroding silt and sand as they go, but more rapidly during storm surges.



### ***Geological and development history***

The local area's history can illuminate why its buildings may be cracking or help put this into context. Long-standing residents of Hampstead are usually aware of the groundwater flows or springs, ponds and past streams in their road, and they and experts well-experienced in this area can give advice for taking measures related to this. Ineffective tree clearance by an insurance company can then be avoided.

I was told by a resident of one road that slopes down to Finchley Road: "We all know we're very very slowly sliding towards Finchley Road. We do not take any notice of cracks, we just fill and paint them from time to time. No-one's house has fallen over; we're all very

slowly going together. It's not a problem!" It is refreshing to hear such realism. I would though suggest that it can be a problem when a new resident or a developer wants to improve a property and sell it cosmetically pristine or with a new basement at a profit *without understanding the local issues*. It is also worth remembering that insurance companies will not consider paying for cosmetic cracking of up to 1mm. Most owners of older buildings recognise that the value of living in a characterful home comes with some duties and responsibilities.

Some areas have a particular history related to their original construction. Where past brickfields have been built upon for example (the Claygate Beds is a very silty clay that makes very good bricks so Hampstead has many old brickfields!), developers need to consider that this land is disturbed and its physical characteristics unpredictable. It is worth finding out if this applies to an area prior to building or extending on it, and if so informing the project's engineers so that they are prepared for this.

South Hampstead originally had a gentle slope to it with the roads and their houses built at 90° to this slope and the slopes terraced somewhat along their length. The buildings were cut slightly into the slope's side onto the stiffer ground with lengthy patios behind on the built-up parts of the terracing. But when an extension is now built over such a patio, this less compacted ground soon sinks with the weight of the new extension, settling and cracking where this joins to the main building.

We now know of a number of such local situations, where it is clear why taking out trees would not help and indeed can even make problems worse. I will be exploring more of these in future Newsletters and the Planning Sub-Committee's webpage about the local hydrogeology's impact on subsidence will be up-dated.

## *Subsidence: Experience gained by the Planning Sub-Committee (cont)*

### ***Key factors that commonly cause subsidence in Hampstead***

Over the last 15 or so years, with over 200 cases of subsidence in and around Hampstead already discovered, and about 70 explored in depth, three key causative local factors have been revealed. These are usually overlooked but I would suggest these are amongst the main causes of building movement and other Hampstead ground-related incidents. They are:

#### **1) Silt erosion by the action of groundwater.**

This can be gradual, as seen in many parts of Hampstead where older houses have ‘wonky’ windows, doors and brick courses along sloping roads that follow known groundwater flows, demonstrated in these pictures.

These groundwater flows may not be along the main river courses, but there are plenty of indicators to show that these smaller tributaries are still impactful over long periods. However, silt erosion can also be very sudden during storm surges in groundwater. There is local evidence for example of 60m<sup>3</sup> of silt being eroded by a storm surge in groundwater the night of the ‘Pavarotti in the Park’ storm on 30th July 1991.<sup>4</sup> (Many remember Princess Diana putting her umbrella *down*, preventing umbrella injuries but resulting in a very soaked Diana, Charles and Luciano Pavarotti!!) 25.8mm of rain fell that day, but all of it in a very short space of time. This groundwater storm surge carried ‘upstream’ silt into the recently excavated and still ‘open’ basement beneath the caretaker’s cottage next door to Air Studios.

That same night another building – now known to be in the path of groundwater – suffered partial subsidence of its front wall and one of its front bays, for which its

<sup>4</sup> [camdocs.camden.gov.uk/CMWebDrawer/Record/5662706/file/document?inline](http://camdocs.camden.gov.uk/CMWebDrawer/Record/5662706/file/document?inline)



*Heath Street*



*46 Well Walk: a stream runs directly beneath this house*



*Hampstead Square*



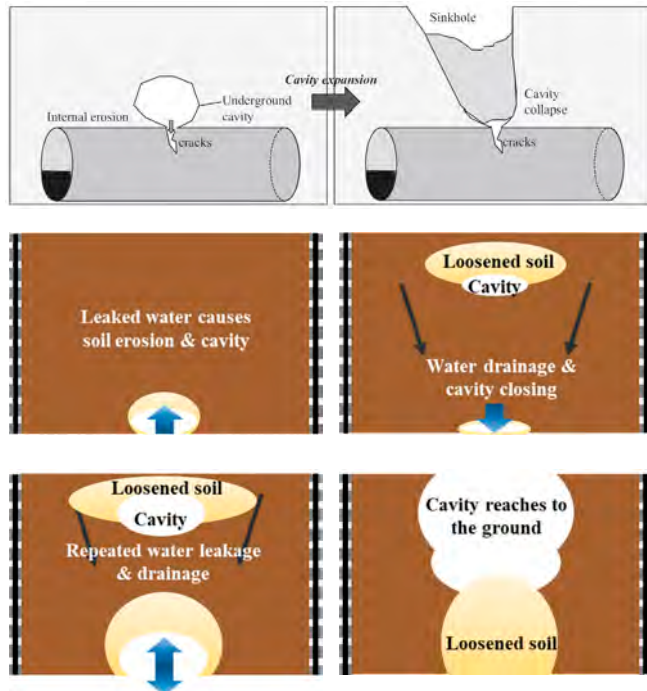
*St. John's Parish Church (1745) on the Bagshot/Claygate boundary*



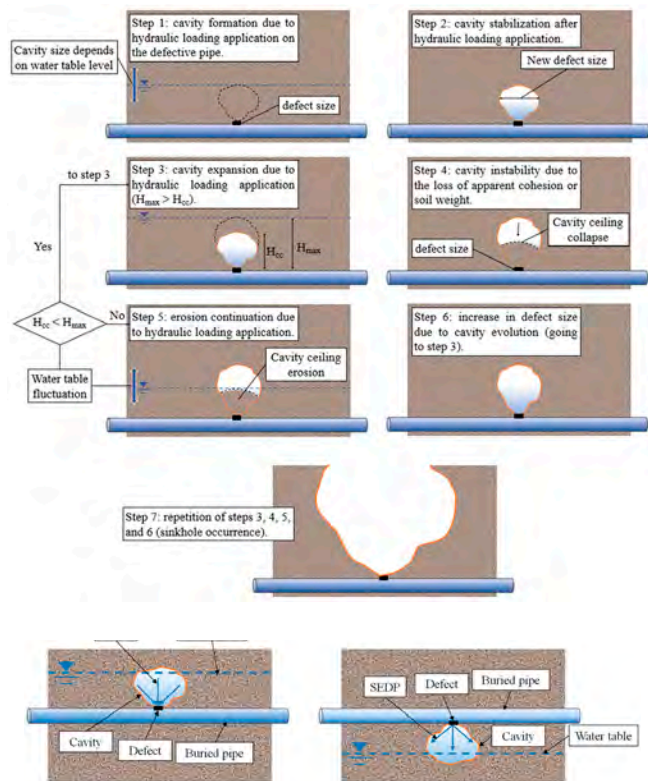
insurance company bore the cost of underpinning that area, but also required Camden to remove a street tree to avoid the taxpayer having to pay for the underpinning, having deemed the tree ‘An Actionable Nuisance.’ This case emerged during investigations when the 25th

July 2021 storm was followed by subsidence of the other bay. The owners returned from holiday to discover the windowsill had dropped two inches, for which another street lime tree was to be felled. (The Society sadly did not manage to prevent this.)

*Mechanisms of leaking drains causing silt erosion and potholes/sinkholes*



*‘Experimental Study of Ground Subsidence: Mechanism Caused by Sewer Pipe Cracks’<sup>5</sup>*



*‘Soil Erosion Due to Defective Pipes: A Hidden Hazard Beneath Our Feet’<sup>6</sup>*

<sup>5</sup> ‘Experimental Study of Ground Subsidence: Mechanism Caused by Sewer Pipe Cracks.’ Karoui T *et al* (2018) Applied Sciences 8, 679. [www.mdpi.com/2076-3417/8/5/679](http://www.mdpi.com/2076-3417/8/5/679)

<sup>6</sup> ‘Soil Erosion Due to Defective Pipes: A Hidden Hazard Beneath Our Feet.’ Dastpak P *et al* (2023) Sustainability 15, 8931. [www.mdpi.com/2071-1050/15/11/8931](http://www.mdpi.com/2071-1050/15/11/8931)

## *Subsidence: Experience gained by the Planning Sub-Committee (cont)*

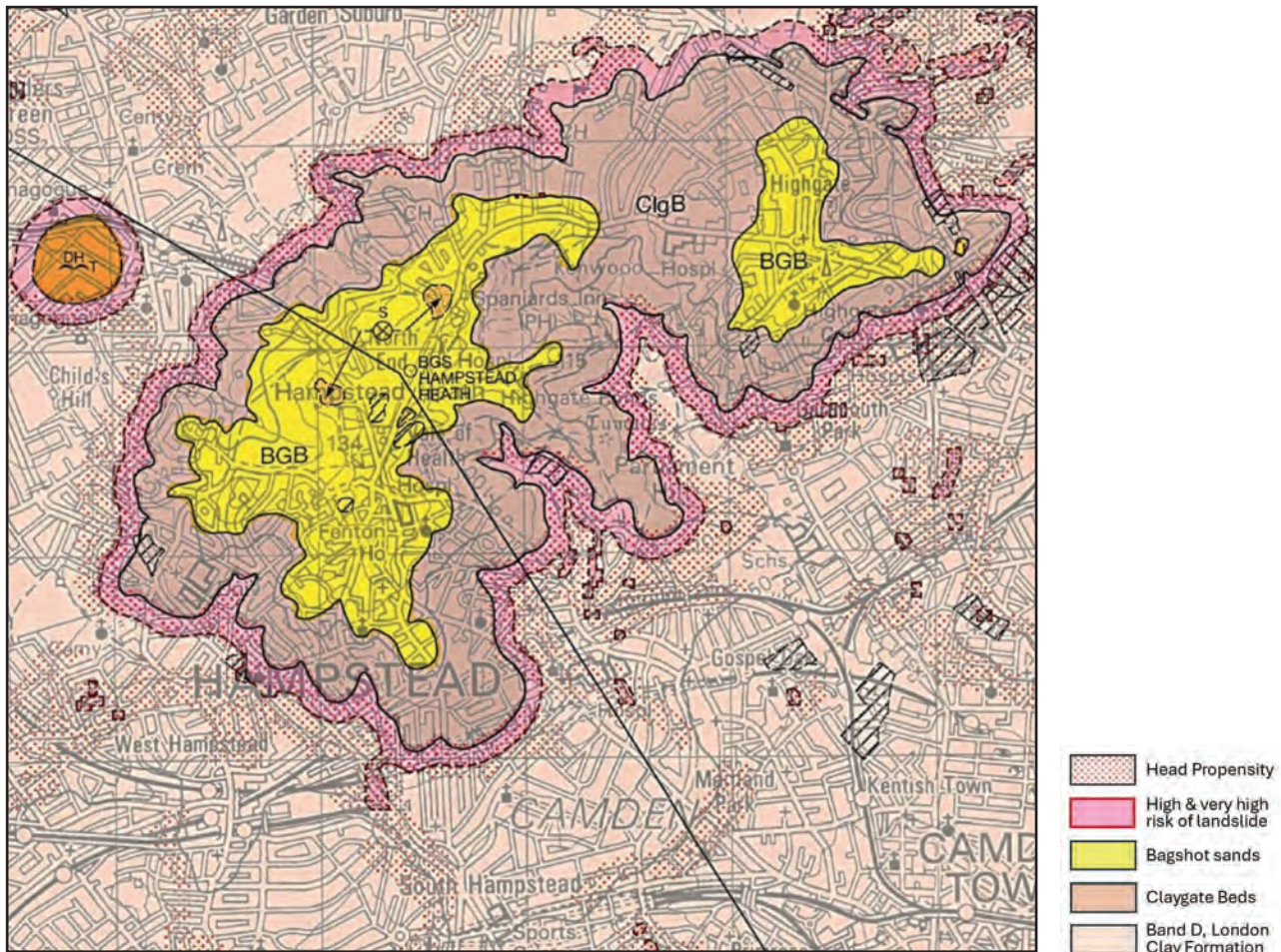
Silt requires space to be washed into to create potholes, sinkholes and subsidence, which is why 'open' sites such as at Air Studios should be of concern and prepared for. Experimental work has shown how leaking drains and sewers provide a space for eroded silt to go into. As shown below, this itself creates empty space outside such leaking pipes, causing potholes and sinkholes to form beneath the roadways. Volume loss from silt removal causes subsidence of a building too.

### **2) Ground pressure changes caused by basement excavation.**

This is a subject we will explain in more detail in a future Newsletter article.

### **3) Landslide**

This occurs on the slopes around Hampstead (and Highgate) just below the Claygate Beds/Band D of the London Clay Formation spring line, where



*Merged map: Hampstead Landslide Potential with Geology and Street plan*

it is overlain by the complex, laminated, permeable and erodible quaternary superficial deposits, called 'Head'. These had gradually and intermittently flowed downslope during periods of freeze-thaw at the end of the last Ice Age.

These 'Areas of high and very high risk of landslide' have been reproduced as a map in Figure 12 of ARUP's '*Camden geological, hydrogeological and hydrological study. Guidance for subterranean development*'. It is hard to determine if particular development sites are on these areas though, so the Hampstead Neighbourhood Forum and the Society have collaborated to have the 'British Geological Survey 1:50 000 series North London Sheet 256 Bedrock and Superficial Deposits' map and the 'BGS Areas for Greatest Potential for Slope Instability' maps merged and included in the Hampstead Neighbourhood Plan 2025-2040:<sup>7</sup>

I have found nine cases of landslide timed directly with basement excavation, with serious consequences for the immediate neighbours and others uphill of these along the north side of Finchley Road alone. This subject will also be explained in more detail in a future Newsletter article.

***Plan to gather more local evidence and change the way subsidence is managed***

The area that most of the Society's membership covers is clearly an excellent area in which the various causes of subsidence could be more carefully investigated. Thanks to the work of the Planning Sub-Committee over the years, coupled with advice from

the Society's geotechnical experts, including Drs Michael de Freitas and Michael Eldred, the Society has a lot of local experience of subsidence incidents and of damage caused by basement excavation and construction. With the histories of many subsidence cases and some ground-based investigations I have already gathered, and with the excellent weather data from NW3weather who have been exceedingly generous with their minute-by-minute weather data and with their advice, I believe there is growing evidence for the causes for subsidence in our area that I have suggested above.

This is still a complex field where it is hard to pin down certainty for the causes in every case, however. I was therefore really excited to hear of the new X-band InSAR method of precise measurement of surface movement that can be finely and frequently obtained using this radar method from certain satellites. This means that the various causes of subsidence in our area can be studied, demonstrated for their characteristics and could be picked up in future subsidence evaluations.

The Society is now planning to obtain and utilise 15-years' worth of historical X-band InSAR satellite data to do this. The data will consist of twice-daily measurement of vertical ground surface movement across 5 square kilometres of the Hampstead/Highgate area taken since 2011 when X-band InSAR was first invented. We will be directing the suppliers of the data – who invented InSAR – to explore several aspects of interest over this period. The Society will also be working closely with Imperial College London whose

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<sup>7</sup> Both maps are found here: [www.largeimages.bgs.ac.uk/iip/mapsportal.html?id=1001750](http://www.largeimages.bgs.ac.uk/iip/mapsportal.html?id=1001750). The merged map included in the HNP 2025-2040 is Map 8: 'Hampstead landslide potential', page 47 here: [www.hampsteadforum.org/plan](http://www.hampsteadforum.org/plan).

## ***Subsidence: Experience gained by the Planning Sub-Committee (cont)***

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department of Earth Sciences and Engineering are very keen to be part of this project. Their expertise in Planetary Remote Sensing will no doubt be of immense value to us and to the new information we hope to obtain. This will start with known historical cases of subsidence, landslide, the extent and timing of ground movement associated with basement excavation, or with silt erosion from storm surges in groundwater, and many other related factors. The Society plans to explore the extent of the influence of clay and of trees on buildings, not just to prove that they do or do not cause movement, but to explore them in relation to all the factors that are involved. It is possible that some unknown or unexpected factors may also emerge from this 15-years of data. The X-band version of InSAR that the Society has been advised to use measures points three metres apart over this entire region to a precision of around one millimeter!

Plans are in the early stages, but Society members will be informed as and when this project develops. The Society will also be working closely with Camden Council, Thames Water, local Residents Associations, Neighbourhood Forums, Flood Action Groups and other organisations who have an interest.



### ***Delivering the Newsletter by email***

Would you prefer to receive your Newsletter by email in the form of an 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](mailto:info@HeathandHampstead.org.uk)



Remember 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](http://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.*

## Donald Locke Resistant Forms 10 Apr – 30 Aug 2026

London's first comprehensive survey of Guyanese-British ceramicist, painter and sculptor Donald Locke.

A post-war artist of the Windrush Generation, Donald Locke (1930-2010) played a pivotal role in 20th century British sculpture. This exhibition, presenting over 80 works across five decades, offers a long-overdue exploration of the artist, whose significance has gone under-recognised in the UK.

Always experimenting, Locke's practice is characterised by his evolving approach to different media and his formal ingenuity, alongside a constant exploration of history, identity and subjugation.

*Image: Timehri Rock #40, 2009. Mixed media, ceramic, twigs. Courtesy of The Anthony Shaw Collection/York Museums Trust. Credit Tom Meyer.*



## Ain Bailey The Jamaica Project 10 Apr – 14 Jun 2026

This exhibition by London-based composer, artist, and DJ Ain Bailey (b. 1963, London) encompasses a trilogy of films, begun in 2021, exploring her relationship with Jamaica as a child of Windrush Generation parents.

The exhibition presents a newly produced video work and soundtrack by the artist – an outcome of her first visit to Jamaica in 2025. Conceived as a travelogue, and captured on her iPhone, the video takes audiences on a voyage of discover that traces Bailey's journey towards the place where her mother's family once lived.

*Image: 5C Jacques Road: Part One, 2026.*

**Camden Art Centre**  
Arkwright Road  
London NW3

**Art Centre, Café & Garden: Tue-Sun 11am-6pm; Thu 11am-9pm**

**Camden Art Centre, Arkwright Road, NW3 6DG**

Nearest Station: Finchley Road (Underground); Finchley Road and Frognal (Overground)

T +44(0)20 7472 5500 E [info@camdenartscentre.org](mailto:info@camdenartscentre.org) W [www.camdenartscentre.org](http://www.camdenartscentre.org)

# Squaring the Triangle

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by Dylan McNeil

*The almost (as of the date of printing) completed junction at Hampstead's Well Walk, Willow Road and New End will reclaim a safer, more pedestrian-friendly character, with locals and cultural venues welcoming the change.*

The long-awaited and much-needed works at the junction of Well Walk, Willow Road and New End are almost complete, and the result is a remarkable success, immediately embraced by locals, families, schools and visitors alike.

The urban designers and planners involved have approached the project with care and sensitivity, achieving an outcome that not only improves safety but also enhances the character of this historic corner of Hampstead.

What was previously a traffic-dominated crossing, marked by frequent incidents and near-misses, has now been transformed into a safer, more coherent



*Still from the film Peril for the Guy, offering a rare glimpse of the triangle in a quieter Hampstead. Film directed by James Hill, copyright World Wide Pictures Ltd., Children's Film Foundation, BFI*

and pedestrian-friendly environment, offering greatly improved safety for the thousands of people who use this principal route between the village and the Heath each week, and especially for the many local schoolchildren who use it daily on their way to school and for regular outings and walks.

The triangular space – sometimes affectionately known as the “tear-drop” – was conceived in an era before the motor car, and its original design had long since become obsolete under modern traffic conditions. The still from the 1956 film *Peril for the Guy* offers a telling reminder of a time when the streets were free of traffic and children could still play in the roadway.

The scheme is the result of a collaborative effort between Camden Council, the Society, the Hampstead Neighbourhood Forum, Burgh House and the Well Walk Theatre, with the invaluable support of our ward councillors and many others, too numerous to mention, all of whom deserve their share of this achievement.

A small but determined opposition to the scheme did, however, lead the Council to scale back aspects of the original, more ambitious proposal. In particular, Burgh House was unable – for the time being – to reclaim what many consider its natural entrance onto Well Walk, in order to preserve two existing parking spaces. One hopes that this omission may yet be addressed in a future application.

Nonetheless, after a prolonged period in which the public realm was gradually eroded and lost ground, the tide now appears to be turning.

The cultural “golden triangle” formed by Burgh House,

the Well Walk Theatre and Livingstone Studio is now physically connected through pavements and crossings. Burgh House has, thanks to the scheme, regained some of its visual predominance and is now, under renewed leadership, reasserting its role as the cultural heart of Hampstead. The Well Walk Theatre's early success suggests that it is well on course to become a lasting local institution, while Livingstone Studio is preparing to open its doors more widely to the public, with a programme of arts workshops led by the Well Walk Theatre and an exciting new partnership with Benjamin Pollock's Toy Theatres.

It is our hope that these three cultural venues will nourish one another and serve as a reminder of what Hampstead truly was – and, to some extent, still remains: a place shaped by artists, writers and thinkers; a village whose spirit has always been sustained as much by its creative life as by its architectural heritage and its unique access to nature.

Encouragingly, discussions are also under way with the Camden Culture Team to explore the creation of a wider “cultural corridor”, linking Hampstead's key cultural venues, including Burgh House, Keats House, Fenton House, 2 Willow Road, the Well Walk Theatre, Livingstone Studio, the Isokon Gallery and the Freud Museum.

At a time when the area's traditional artistic community is gradually giving way, and increasing traffic pressures continue to erode the distinctive charm of Hampstead, this scheme represents a modest yet significant step towards reclaiming its unique cultural identity.

One cannot help but feel that this newly revived triangle deserves a presence at its heart: perhaps, one day, even a statue. The contenders are numerous – John Constable?

Jim Henson? Alfred Brendel? My personal favourite, though I admit I am partial, having shared many unforgettable conversations with him under a ginkgo tree, would be David Cornwell, better known as John le Carré. For what more fitting name could there be than the *Le Carré Square*?



*The junction as of early April 2026*

# *Seen on the Heath*

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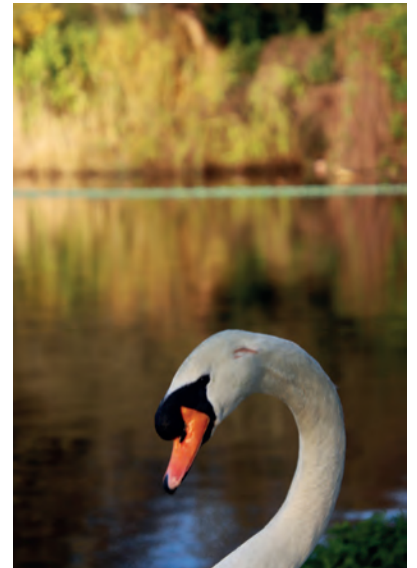
*Photos by Ron Vester, Heath Sub-Committee member*



*A lucky and spectacular flying shot of George, the most photographed bird on the Heath*

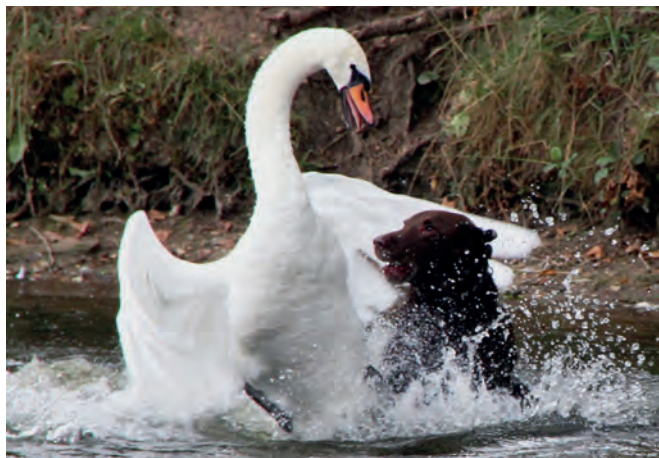


*First-time nest from Highgate Pond swan couple, which was unfortunately disturbed and eggs are unlikely to hatch*



*Papa swan, father of so many cygnets over the years*

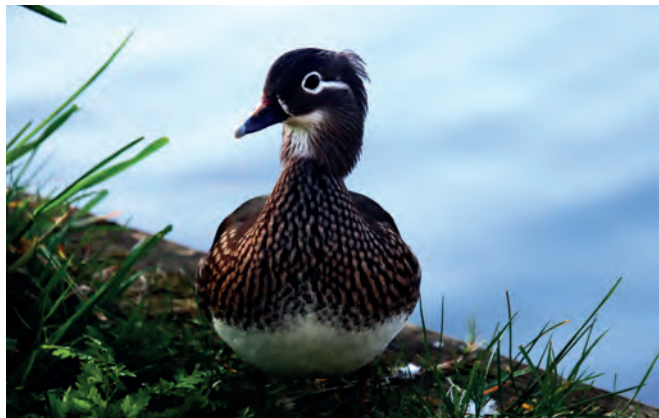
*Seen on the Heath (cont)*



*Reminder: keep dogs on lead when near waterfowl. This is mama swan taking on a dog who ventured too close to her cygnets*



*The bridge in neighbouring Kenwood House*



*Male and female mandarin ducks seen on Hampstead No 2 pond. Two splendid ducks*



*Chi and Valerie from Hanoi, Vietnam. They were thrilled to see papa swan sleeping on this year's new nest*





Taking place at Keats House, 10 Keats Grove, London, NW3 2RR

## *Summer Poetry and Jazz*

Thursday 11 June, 6:30-8:00pm | £12/£10

Celebrate the lazy, hazy days of the season with the Keats House Poetry Ambassadors and musician Catherine Lima, who will be coming together to bring you a fusion of poetry and jazz

Events can be booked at [keatsevents.eventbrite.co.uk](https://keatsevents.eventbrite.co.uk). Booking always essential.

**Scan the QR code to book tickets**



### Opening Hours:

**Tuesday and Wednesday 10–6 • Thursday and Friday 10–7 • Saturday and Sunday 12–4**

To learn more, see our website: [keatscommunitylibrary.org.uk](https://keatscommunitylibrary.org.uk)

To join our mailing list, email: [keatscommunitylibrary@gmail.com](mailto:keatscommunitylibrary@gmail.com)

Keats Community Library, 10A Keats Grove, NW3 2RR ☎ 0207 431 1266

KCL Events are generously supported by  Osbornes | Law<sup>o</sup>

1973–2023

# *Burgh House & Hampstead Museum*

## **There's always something to enjoy at Burgh House!**

Burgh House continues to offer a vibrant programme of cultural events in the heart of Hampstead. Check our website, social media, or in-house print for details of our upcoming programming. There's something for everyone – from talks, family workshops, wine tasting, and exhibitions to our popular fortnightly Sunday Sounds recital series, bringing an exciting range of young musicians to our historic Music Room.

Alongside our public events, Burgh House is also available for private hire. With its elegant period rooms and beautiful surroundings, it provides a unique venue for celebrations, meetings, and special occasions.



**BURGH  
HOUSE**  
Art. Events. History

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Follow us on social media:



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[www.facebook.com/BurghHouse1704/#](https://www.facebook.com/BurghHouse1704/#)

# Heath Walks: 2026

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

**NB:** *Parking is difficult locally, especially on fine weekends; the West Heath car park (behind Jack Straw's Castle) is more likely to have spaces than the East Heath car park.*

Advance booking not required except where indicated; simply turn up at meeting place 5–10 minutes before the start times. Walks last approximately two hours. They do not necessarily follow made-up paths, so you are recommended to wear suitable footwear as conditions may be rough or muddy

The walks are now **FREE** but you will be encouraged to become a member of the Society – one of England's oldest and most respected conservation charities – if you are not one already

**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, Tereza Pultarova

mobile: 0777 6649163 or email: [hhs.walks@gmail.com](mailto:hhs.walks@gmail.com)

**Sunday 3 May 10am** (meet at **Golders Hill Park** orchard). *Trees of the Heath and Climate, which trees will struggle amid climate change*, with David Humphries, the Heath's tree inspector and arboricultural manager

**Sunday 7 June 2pm** (meet at the **Magdala Pub** opposite Hampstead Heath overground station). *The story of Hampstead Heath* with London walk-leader Arthur Savile

**Sunday 5 July 10am** (meet at the **Flagpole by Whitestone Pond**). *The Unique Geology of the Heath* with Diana Clements, a Natural History Museum's associate geologist

**Sunday 2 August 2.30pm** (meet at **Spaniard's End** by the flower stall near the Spaniards Inn). *The Story of Philanthropist Henrietta Barnett and the Salvation of the Heath Extension from Urban Development* with Heath Sub-Committee member Lynda Cook

**Sunday 6 September 9am** (meet at **Burgh House**). *Birds of Hampstead Heath in the Autumn* with bird expert Heath Sub-Committee member Pete Mantle. Bring binoculars and good shoes

**Sunday 4 October 10am** (meet at **Parliament Hill Bandstand**) *Hampstead Heath amid the Progressing Climate Change – adaptation and protection* with Professor Jeff Waage OBE, Society Trustee.

**Sunday 1 November – TBD**

**Sunday 6 December 10am** (meet at **Burgh House**) *The History of Hampstead Heath Ponds* with Marc Hutchinson, Society Chair

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

[www.HeathandHampstead.org.uk](http://www.HeathandHampstead.org.uk)

 [@HandHSocHeath](https://twitter.com/HandHSocHeath)

