



## Hampstead Heath Highgate Wood and Queen's Park Committee

**Date:** MONDAY, 28 JANUARY 2013  
**Time:** 1.45 pm  
**Venue:** COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL  
**Members:** Jeremy Simons (Chairman)  
Deputy Michael Welbank (Deputy Chairman)  
Deputy John Barker  
Deputy Dennis Cotgrove  
Deputy Stella Currie  
Revd Dr Martin Dudley  
Sophie Fernandes  
Clare James  
Barbara Newman  
Deputy John Owen-Ward  
Virginia Rounding  
Alderman Simon Walsh  
Alderman Robert Hall (Ex-Officio Member)  
Dr Peter Hardwick (Ex-Officio Member)

*For Consideration of Business Relating to Hampstead Heath Only:*

Councillor Melvin Cohen	- (London Borough of Barnet)
Councillor Sally Gimson	- (London Borough of Camden)
Charlotte Kemp	- (English Heritage)
Tony Ghilchik	- (Heath & Hampstead Society)
Maija Roberts	- (Ramblers Association/Open Spaces Society)
Martyn Foster	- (RSPB)

**Enquiries:** Jacky Compton  
tel.no.: 020 7332 1174  
jacky.compton@cityoflondon.gov.uk

Lunch will be served in the Guildhall Club at 1pm

John Barradell  
Town Clerk and Chief Executive

# AGENDA

## Part 1 - Public Agenda

1. **APOLOGIES**
2. **DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**
3. **MINUTES**  
To agree the public minutes and summary of the meeting held on 26 November 2012 (copy attached).  

**For Decision**  
(Pages 1 - 6)
4. **TERMS OF REFERENCE**  
In accordance with an Order of the Court of 6 December 2012, the Committee are invited to review their terms of reference prior to their submission to the Court at its meeting in April 2013 (copy attached).  

**For Decision**  
(Pages 7 - 8)
5. **DECISION TAKEN UNDER DELEGATED AUTHORITY**  
Report of the Town Clerk (copy attached).  

**For Information**  
(Pages 9 - 10)
6. **SCHEDULE OF VISITS 2013**  
Report of the Town Clerk (copy attached).  

**For Decision**  
(Pages 11 - 14)

## Hampstead Heath

7. **SUPERINTENDENT'S UPDATE**  
Superintendent of Hampstead Heath to be heard on Hampstead Heath matters.  

**For Information**
8. **HAMPSTEAD HEATH HYDROLOGY (STRATEGIC RISK 11) - PROGRESS REPORT**  
Joint Report of the Director of Open Spaces and City Surveyor (copy attached).  

**For Information**  
(Pages 15 - 24)
9. **REVIEW OF HAMPSTEAD HEATH CONSTABULARY**  
Report of the Superintendent of Hampstead Heath (copy attached).  

**For Information**  
(Pages 25 - 38)

10. **WEST HEATH OUTREACH WORK UPDATE**  
Report of the Superintendent of Hampstead Heath (copy attached).

**For Decision**  
(Pages 39 - 48)

**Highgate Wood & Queen's Park**

11. **SUPERINTENDENT'S UPDATE**  
Superintendent of Hampstead Heath to be heard on Highgate Wood and Queen's Park matters.

**For Information**

12. **CONSERVATION MANAGEMENT PLAN - HIGHGATE WOOD**  
Report of the Superintendent of Hampstead Heath (copy attached).

**For Decision**  
(Pages 49 - 258)

13. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

14. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

15. **EXCLUSION OF THE PUBLIC**

MOTION: That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act as follows:-

<u>Item No.</u>	<u>Paragraphs in Schedule 12A</u>
16	3

**Part 2 - Non-Public Agenda**

16. **NON-PUBLIC MINUTES**  
To agree the non-public minutes of the meeting held on 26 November 2012 (copy attached).

**For Decision**  
(Pages 259 - 260)

17. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

18. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

This page is intentionally left blank

# Agenda Item 3

## HAMPSTEAD HEATH HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE Monday, 26 November 2012

Minutes of the meeting of the Hampstead Heath Highgate Wood and Queen's Park Committee held at Committee Room - 2nd Floor West Wing, Guildhall on Monday, 26 November 2012 at 1.45 pm

### Present

#### Members:

Jeremy Simons (Chairman)  
Deputy Michael Welbank (Deputy Chairman)  
Deputy John Barker  
Deputy Stella Currie  
Revd Dr Martin Dudley  
Clare James  
Barbara Newman  
Deputy John Owen-Ward  
Virginia Rounding  
Alderman Simon Walsh  
Alderman Robert Hall (Ex-Officio Member)  
Charlotte Kemp  
Tony Ghilchik  
Maija Roberts  
Martyn Foster

#### Officers:

John Barradell	- Town Clerk
Jacky Compton	- Town Clerk's Department
Sue Ireland	- Director of Open Spaces
Simon Lee	- Superintendent of Hampstead Heath
Declan Gallagher	- Hampstead Heath Department
Mark Jarvis	- Chamberlain's Department
Andrew Cotton	- City Surveyor's Department
Edward Wood	- Comptroller & City Solicitor's Department

#### CHAIRMAN'S WELCOME

The Chairman welcomed John Barradell, the Town Clerk and also Charlotte Kemp to their first meeting of this Committee.

#### 1. APOLOGIES

Apologies were received from Deputy Dennis Cotgrove, Sophie Fernandes, Cllr Melvin Cohen and Cllr Sally Gimson.

#### 2. DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA

There were no declarations.

3. **MINUTES**

The public minutes and summary from the meeting held on 23 July 2012 were approved as a correct record.

**Matters Arising**

**Temporary Installation of David Breuer-Weil 'Visitor 1' Sculpture (page 2)**

– The Superintendent advised the Committee that this had been removed from the Park on 15 November.

**Dog Control Orders** – In answer to a question from the Deputy Chairman, the Director of Open Spaces advised that a trial would have to be undertaken and hoped to learn lessons from it before application at Hampstead Heath could be considered.

**Car Parking Review** – In answer to a question, the Chairman stated that the report originally approved by the Chairman and Deputy Chairman under urgency procedures would be circulated to this Committee in due course and he apologised for the error and assured the Committee that this would not happen in the future.

**Affordable Art Fair** – The Superintendent advised that this event would be taking place at the end of November. He stated that income and attendance had increased since the last event.

4. **HAMPSTEAD HEATH CONSULTATIVE COMMITTEE MINUTES**

The draft minutes of the meeting held on 6 November 2012 were received, subject to the following amendment:-

**Car Park Enforcement** – page 11, para 3 – insert the word issue, so to read '*City staff would issue the notices*'.....

5. **DECISION TAKEN UNDER URGENCY POWERS**

Members received a report that provided details of action taken by the Town Clerk in consultation with the Chairman and Deputy Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee, in accordance with Standing Order No. 41(a) relative to Car Park Enforcement at Hampstead Heath.

**RECEIVED**

6. **REVENUE AND CAPITAL BUDGETS - 2013/14**

The Committee considered a joint report of the Chamberlain and the Director of Open Spaces updating Members on its latest approved revenue budget for 2012/13 and sought approval for a provisional revenue budget for 2013/14, for subsequent submission to the Finance Committee. The budgets had been prepared within the resources allocated to the Director and the table in the report summarises the position.

**RESOLVED:** That Members,

- i) review the provisional 2013/14 revenue budget to ensure that it reflects the Committee's objectives and, if so, approve the budget for submission to the Finance Committee;
- ii) review and approve the draft capital budget;
- iii) authorise the Chamberlain, in consultation with the Director of Open Spaces, to revise these budgets to allow for any further implications arising from Corporate Projects, departmental reorganisations and other reviews, changes to the Additional Works Programme, and implications arising from Carbon Trading Allowances.

**7. RISK MANAGEMENT - LOCAL RISK REGISTERS FOR HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK**

The Committee received a report of the Director of Open Spaces providing Members with an opportunity to examine the main local risks for Hampstead Heath, Highgate Wood and Queen's Park and the mitigating actions and controls that are in place.

**RECEIVED.**

**8. GREEN FLAG AND LONDON IN BLOOM AWARDS**

The Committee considered a report of the Director of Open Spaces informing Members of the City Corporation's overall success in the Green Flag Awards in 2012, and providing feedback on the judging process and compares performance with the national results. The report also described the success achieved by the City Gardens and West Ham Park in the annual London in Bloom Awards.

The Town Clerk informed the Committee that the Open Spaces, City Gardens and West Ham Park Committee and the Epping Forest and Commons Committee had approved this report at their recent meetings.

**RESOLVED:** That the staff and volunteers at all the Open Spaces be congratulated on their hard work throughout the year to ensure their sites won these prestigious Awards.

**9. SUPERINTENDENT'S UPDATE**

The Superintendent was heard on matters relating to Hampstead Heath:

Green to Gold – campaign had been very successful, over 130 events held.

Olympic Partnering Event – The partnership event with Camden Council held in September had been well supported and the Superintendent stated that he had hoped it would become a legacy event.

Wild about Hampstead – 2 officers had been appointed by RSPB to manage this project.

Planning Issues – The Superintendent advised that 2 neighbourhood forums were in the process of being formed. He stated that there was currently an issue around resources and that the City of London may be not able to participate in these forums but could help to advise on issues.

National Grid – 3 locations on the Heath were currently being used to upgrade gas supplies which would provide gas to the whole of North London. The Superintendent advised that works at Parliament Hill were progressing, it was hoped that the other sites would be completed in the early New Year.

Hampstead Heath Calendar – Superintendent stated that these would be made available to Members shortly.

10. **HAMPSTEAD HEATH TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012**

The Committee received a report of the Chamberlain presenting the Trustee's Annual Report and Financial Statements for the Year Ended 31 March 2012 for Hampstead Heath in the format required by the Charity Commission.

**RECEIVED.**

11. **UPDATE ON THE HAMPSTEAD HEATH FLOOD MANAGEMENT AND WATER QUALITY MANAGEMENT PROJECT**

Members considered a joint report of the City Surveyor and the Superintendent of Hampstead Heath providing the Committee with an update on the progress of this major project, since the last report in July 2012. Considerable work had been undertaken in negotiating a contract for the appointment of the Design Team and the Strategic Landscape Architect. These appointments had now been made and the selection process for a construction contractor has commenced.

**RESOLVED:** That Members

- i) note the progress being made towards the implementation of the Floor Management and Water Quality project; and
- ii) give delegated authority to the Town Clerk in consultation with the Chairman and Deputy Chairman to agree the Design Review Method Statement.

12. **FEES AND CHARGES REPORT**

The Committee received a report of the Superintendent of Hampstead Heath setting out the proposed fees and charges for a range of facilities and services provided at Hampstead Heath for 2013/14.

**RESOLVED:** That Members approve the proposed fees and charges for Hampstead Heath, Highgate Wood and Queen's Park 2013/14 as set out in Appendix 1 of the report.



**13. RESULTS OF THE SPARROWS PROJECT**

The Committee considered a report of the Superintendent of Hampstead Heath summarising the findings of the Sparrows Project.

**RESOLVED:** That Members,

- i) note the findings of the Sparrows Project.
- ii) approve the retention of the 'Sparrow Site' as a wild flower meadow.

**14. REVIEW OF ANNUAL WORK PROGRAMME 2012**

A report of the Superintendent of Hampstead Heath providing a review of the management operations and activities carried out on Hampstead Heath over the past 12 months as part of the 2012 Annual Work Programme, together with the new 2013 Work Programme appended to the report, was considered.

**RESOLVED:** That Members

- i) note the work undertaken during 2012 to enhance the natural aspect and designed landscapes within the Heath.
- ii) approve the proposed 2013 Annual Work plan appended to the report.

**15. SUPERINTENDENT'S UPDATE**

The Superintendent was heard on Highgate Wood and Queen's Park matters:-

Conservation Management Plan – The Committee were advised that the Plan would be sent out for consultation over the summer and he hoped to bring the results back to the Committee in January.

Queen's Park Day – The Superintendent thanked the Residents Association for this event with over 15,000 visitors.

**16. HIGHGATE WOOD AND QUEEN'S PARK KILBURN TRUSTEE'S ANNUAL REPORT AND FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2012**

The Committee considered a report of the Chamberlain presenting the Trustee's Annual Report and Financial Statements for the Year Ended 31 March 2012 for Highgate Wood and Queen's Park Kilburn in the format required by the Charity Commission.

**RECEIVED.**

**17. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

**18. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

There were no urgent items.

19. **EXCLUSION OF THE PUBLIC**

**RESOLVED:** That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A of the Local Government Act as follows:-

<u>Item No.</u>	<u>Paragraphs in Schedule</u>
<u>12A</u> 20-21	3

20. **NON-PUBLIC MINUTES**

The Committee approved the non-public minutes of the meeting held on 23 July 2012 as a correct record.

21. **DECISION TAKEN UNDER DELEGATED AUTHORITY**

The Committee considered a report of the Town Clerk that provided details of action taken by the Town Clerk in consultation with the Chairman and Deputy Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee, in accordance with Standing Order No. 41(b), relating to Hampstead Heath Hydrology – appointment of the design team and strategic landscape architect.

**RECEIVED**

22. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**

There were no questions.

23. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

There were no urgent items.

**The meeting ended at Time Not Specified**

-----  
Chairman

**Contact Officer: Jacky Compton**  
**tel.no.: 020 7332 1174**  
**jacky.compton@cityoflondon.gov.uk**

## **Terms of Reference**

To be responsible, having regard to the overall policy laid down by the Open Spaces, City Gardens & West Ham Park Committee, for:-

### **Hampstead Heath**

- (a) devising and implementing the City of London Corporation's policies and programmes of work in relation to Hampstead Heath (registered charity no. 803392) (and, in fulfilling those purposes, to have regard to any representations made to it by the Hampstead Heath Consultative Committee) in accordance with the London Government Re-organisation (Hampstead Heath) Order 1989;
- (b) exercising all the City of London Corporation's powers and duties relating to Hampstead Heath, including those set out in Regulation 5 of the London Government Re-organisation (Hampstead Heath) Order 1989, or in any Act or Statutory Instrument consolidating, amending or replacing the same;

### **Highgate Wood & Queen's Park**

- (c) devising and implementing the City of London Corporation's policies and programmes of work in relation to Highgate Wood and Queen's Park (registered charity no. 232986) ) (and, in fulfilling those purposes, to have regard to any representations made to it by the Highgate Wood Consultative Committee and the Queen's Park Joint Consultative Group) in accordance with the provisions of the Highgate Wood and Kilburn Open Spaces Act 1886;

### **Consultative Committees**

- (d) appointing such Consultative Committees as are considered necessary for the better performance of its duties including a,  
Hampstead Heath Consultative Committee  
Highgate Wood Consultative Committee  
Queen's Park Joint Consultative Group

This page is intentionally left blank

# Agenda Item 5

<b>Committee:</b>	<b>Date:</b>
Hampstead Heath, Highgate Wood & Queen's Park Committee	28 January 2013
<b>Subject:</b> Decision Taken Under Delegated Authority Procedures	<b>Public</b>
<b>Report of:</b> Town Clerk	<b>For Information</b>
<b><u>Summary</u></b>  This report provides details of action taken by the Town Clerk in consultation with the Chairman and Deputy Chairman of this Committee, in accordance with Standing Order No. 41(b).  <b>Recommendations:-</b>  That the action taken since the last meeting be noted.	

## **Main Report**

### **Background**

Standing Order No. 41(b) provides a mechanism for decisions to be taken between scheduled Committee meetings, where the Committee has delegated authority to make the decision to the Town Clerk in Consultation with the Committee's Chairman and Deputy Chairman.

### **Decisions Taken under Delegated Authority**

1. The following actions have been taken under urgency Standing Order No. 41(b), since the last meeting of the Committee:

#### **Hampstead Heath Hydrology – Design Review Method Statement**

2. At the meeting of the Hampstead Heath, Highgate Wood & Queens Park Committee on 27 November 2012, authority was delegated to the Town Clerk in consultation with the Chairman and Deputy Chairman to approve the Design Review Method Statement.

Having undertaken consultation with Members of the Hampstead Heath, Highgate Wood & Queen's Park Committee, Hampstead Heath Consultative Committee and the Water management Stakeholder Group, and considered responses from the Heath & Hampstead Society and Highgate Society, a review document was submitted for approval.

## **Conclusion**

3. Members are asked to note to contents of this report.

**Contact:**  
*Jacky Compton*  
020 7332 1174  
[jacky.compton@cityoflondon.gov.uk](mailto:jacky.compton@cityoflondon.gov.uk)

# Agenda Item 6

<b>Committees:</b> Open Spaces Committee Hampstead Heath, Highgate Wood and Queen's Park Committee Epping Forest & Commons Committee	<b>Dates:</b> <b>3 December 2012</b> <b>28 January 2013</b>  <b>13 February 2013</b>
<b>Subject:</b> Schedule Of Visits For 2013	<b>Public</b>
<b>Report of:</b> Town Clerk	<b>For Decision</b>
<b><u>Summary</u></b>	
<p>A schedule of visits to the various open spaces has been compiled following detailed consultation with officers and senior Members. As previously, the format for the visits will be conveyed to Members in advance.</p>	
<b>Recommendations</b>	
<b>That:-</b>	
i) the 2013 schedule of visits, as set out in the Appendix 1 to the report, be agreed; and	
ii) the various dates that relate to visits for each Committee be noted.	

## **Main Report**

### **Background**

1. Each year the Town Clerk prepares a schedule of visits for the Members of the City's several open spaces committees to go to see those open spaces for which their committee is responsible. Following approval of the schedule; arrangements for the visits are then made in the usual way.
2. An important part of understanding the complexity of the various sites is being able to visit each site. Over the years a schedule of visits has been compiled and the scheduling has evolved over the years to best suit Members needs.

### **Options**

3. The previous rota of visits has been used as the template for preparing the 2013 schedule. It is assumed that Members are happy to continue with the previous model of undertaking weekday visits to all the sites, apart from Epping Forest & Commons Committee, who have traditionally held their visits on a Saturday morning. The Hampstead Heath Consultative Committee also hold their visits on a Saturday morning and, as previously, there is some overlap.

### **Proposals**

4. It would continue to be the case that in some instances public transport would be offered instead of a coach to sites such as Ashted Common which have better rail then road links.

5. Members of the Open Spaces Committee will have the option of attending all the Grand Committee visits, as previously. Given that there is a very full schedule, it is of course optional whether they take up this offer. There will be a visit in July for that Committee and as previously should an urgent matter arise during the year, there is the option of scheduling visits prior to the April, June and October meetings.

#### **Financial and Risk Implications**

6. These are included in the body of the report.

#### **Legal Implications**

7. There are no legal implications.

#### **Strategic Implications**

8. The implications of the report support the following themes in the City Together Strategy: The Heart of a World Class City:
  - Competitive and promotes opportunity;
  - Supports our communities;
  - Protects, promotes and enhances our environment;
  - Is vibrant and culturally rich

#### **Consultees**

9. The Director of Open Spaces and the various Open Spaces Superintendents have been consulted.

#### **Conclusion**

10. Visits to the various open spaces have proved to be useful for Members and have been welcomed by local residents. A schedule of visits for the ensuing year is therefore set out for the approval of Members at Appendix 1.

#### **Background Papers:**

5 December 2011 report - Open Spaces, City Gardens & West Ham Park Committee etc.

#### **Contact:**

Edward Foale  
0207 332 1426

[edward.foale@cityoflondon.gov.uk](mailto:edward.foale@cityoflondon.gov.uk)



## Open Spaces Visits 2013

<u>Committee</u>	<b>Open Spaces</b>	<b>Epping Forest &amp; Commons</b>	<b>Hampstead Heath, Highgate Wood &amp; Queens Park</b>	<b>Hampstead Heath Consultative</b>	<b>West Ham Park</b>
<b><u>Dates:</u></b>		9 February (Epping Forest)	12 April	9 March	
	24 April †		24 April (HWJCC with HHHWQPC)		
		11 May (Epping Forest)			
	10 June †	15 June (City Commons)	12 June (QPJCG)		17 May
	19 July	6 July (Burnham Beeches)		6 July	
		*Ladies Day, EF – date to be confirmed			
		*7 September (Epping Forest)	13 September		
	7 October †	*Date in October to be confirmed Dorneywood LM visit			
		2 November (Epping Forest)		2 November	
<b><u>Attendees:</u></b>	<b>OS Members</b>	<b>EF&amp;C Members OS Members</b>	<b>HHHW&amp;QP Members OS Members</b>	<b>HHCC Chairman &amp; Deputy Chairman</b>	<b>WHP Members OS Members</b>

† As agreed by the Open Spaces Committee, these visits will only take place if required.

\*Provisional/require confirmation

This page is intentionally left blank

# Agenda Item 8

<b>Committee:</b> Audit and Risk Management Hampstead Heath, Highgate Wood and Queen's Park Committee	<b>Date:</b> 12 December 2012 28 January 2013	<b>Item no.</b>
<b>Subject:</b> Hampstead Heath Hydrology (Strategic Risk 11) – Progress Report	<b>Public</b>	
<b>Report of:</b> Director of Open Spaces and City Surveyor	<b>For Information</b>	
<b><u>Summary</u></b>		
<p>The City is currently managing the risk of failure of dams on Hampstead Heath. This is listed as Strategic Risk 11 on the Risk Register and is rated red due to the likelihood being rated as Possible and the impact as Catastrophic. This risk is owned and managed by the Director of Open Spaces with support and advice from the City Surveyor.</p> <p>Officers confirm that the City has taken all practical steps to reduce the risk to the downstream community and we continue to progress the dams project towards the ultimate resolution of this risk.</p> <p>This report provides the 9 month update requested and confirms that there has been no substantive slippage to the project.</p> <p><b>Recommendation</b></p> <ul style="list-style-type: none"><li>• It is recommended that this report be received for information.</li></ul>		

## **Main Report**

### **Background**

1. When Hampstead Heath transferred to the City under the provisions of The London Government Reorganisation (Hampstead Heath) Order 1989, the City took on all associated liabilities, including those relating to the chains of ponds on Hampstead Heath.
2. The Hampstead Heath, Highgate Wood & Queen's Park Committee has been delegated all powers and duties relating to Hampstead Heath including the dams and for monitoring and oversight of SR11.
3. The Audit & Risk Management Committee provides risk management oversight and seeks to obtain general assurance on the adequacy of the arrangements in place for managing risk across the organisation.
4. Approval was given by the Court of Common Council on 14 July 2011 to the project to upgrade the pond embankments on the Hampstead and Highgate chains. The aims of the project are to reduce the risk of pond overtopping,

embankment erosion and failure; ensure compliance with the existing requirements of the Reservoirs Act 1975 together with the additional expected requirements under the Flood and Water Management Act 2010 while meeting the obligations of the Hampstead Heath Act 1871; and improve water quality.

5. The 22<sup>nd</sup> February meeting of the Audit and Risk Management Committee resolved:
  - The Hampstead Heath, Highgate Wood and Queens Park Committee be sent a message of support from the Audit and Risk Management Committee for the steps being taken.
  - The Audit and Risk Management Committee receive a 9 monthly update on the project to reduce the likelihood of dam failure.
  - Any risks arising from slippage in the project be reported to the Audit and Risk Management Committee.
  - Whilst supporting the risk having a dedicated owner, the Audit and Risk Management Committee would like confirmation of the written agreement of this allocation of responsibilities as soon as possible.

### **Management of Risk**

6. The risk of major flooding as a result of pond embankment failure is listed on the City of London's Risk Register as a red status (net risk) as a result of it being categorised as Possible with a Catastrophic impact. The likelihood assessment was reduced (just prior to the last report to Committee) from Likely to Possible to reflect that in some scenarios, the dams will have the capacity to receive waters without breach and flooding downstream. However it should be noted that should severe overtopping occur, it is highly likely that the resulting erosion will lead to embankment failure.
7. Despite this re-assessment, the risk remains red rated. The red rating reflects that, despite our interim measures, the risk of dam failure remains possible under the terms of the risk register and would have a catastrophic impact. Despite the warning systems which the City has put into place, the damages to property and associated loss of life could be severe. (See risk register extract at appendix 1).
8. The interim measures in place are intended to provide maximum warning of overtopping and possible flooding, reducing the resulting risk to the lives of members of the local community; whereas the dams project seeks to mitigate the possibility of dams and embankment failure.

## Risk Ownership

9. The risk of dam failure is now owned and managed by the Director of Open Spaces with support and advice from the City Surveyor. The City Surveyor and Supervising Engineer provide expert technical advice, and in the event of an emergency, provide instructions to Open Spaces staff and the Emergency Contractors. In order to provide this advice the City Surveyor monitors the dams using telemetry. A written agreement covering the allocation of responsibilities was completed in May 2012 and the Chairman and Deputy Chairman of your Committee were advised on the 25<sup>th</sup> May.
10. Whilst the Director of Open Spaces is responsible for the risk of dam failure, the City Surveyor is responsible for the delivery of the dams project and project specific risks. A Project Board supports delivery of the project, and includes representation from Open Spaces, the Comptroller & City Solicitor, Chamberlain and Town Clerk.
11. Parts of Hampstead Ponds 1 & 2 are not in the City's ownership and are flooded by the City under the terms of a licence. Additionally parts of the existing dams and land which is likely to be required for the re-modelled dams, are not owned by the City. These adjoining landowners would be considered statutory co-undertakers if registered as such by the Environment Agency, which would result in them jointly holding risks with the City associated with any dam failure of Hampstead Ponds 1 & 2. As the detailed design solution is not expected to be fully developed until later, it is not yet possible to confirm the full extent of other affected land owners; however some of these landowners have been made aware of their potential liability. A separate report providing details of the potential liabilities of these adjoining land owners and recommendations as to how the City should proceed is currently being prepared by officers to be heard at your committees in the early part of 2013.

## Appointments

12. The design team and Strategic Landscape Architect (SLA) were appointed in October following approval from the Hampstead Heath, Highgate Wood & Queen's Park and Project Sub Committees. The appointment of the SLA followed a presentation to the stakeholder group. Currently the City is appointing the construction contractor and this involves a competitive dialogue process. Local stakeholders will be involved with the appointment process but excluded from sensitive commercial issues.
13. Following the appointment of the design team one of the first tasks is to undertake a fundamental review of the previous study works. This review will include a risk assessment, to identify Likely Loss of Life and Persons at

Risk. A further priority for the design team is to review the timescale for the project, in the light of the fundamental review and the need to further engage with the stakeholders.

### The Supervising Engineer

14. Andrew Hughes of Atkins Ltd was appointed as Supervising Engineer in April 2010 for a five year period to monitor, report and advise on the condition and safety of the dams.
15. The Supervising Engineer provides inspection reports and advice to the City Surveyor's Assistant Director of Engineering (the Responsible Person in accordance with the legislation for the City). The Assistant Director of Engineering undertakes recommended maintenance works which cannot be done in-house by Open Spaces and provides technical advice and instructions to the Director of Open Spaces and emergency contractors.

### **Mitigation of Risk**

16. The final engineering solution will take a number of years to put into place (both in terms of the local consultation required, the development of an appropriate design and the design's construction). It is currently anticipated that the project will start on site in February 2014, and complete in May 2015. In order to mitigate the interim risk, a number of measures have been put into place including creation and dissemination of an emergency action plan, installation of telemetry system and the engagement of an emergency response contractor. These measures do not reduce the likelihood of dam failure, but aid the City in identifying the potential for dam failure and taking appropriate action to alert the London Borough of Camden and the Police in order that they initiate their Off-Site Emergency Action Plan in order to reduce loss of life.
17. Officers advise that the City has taken all practical steps to reduce the current risk to the safety and wellbeing of the local community and continues to progress at practical speed towards the mitigation of Strategic Risk 11 Pond Embankment Failure, in the form of the dams project.

### On-Site Emergency Plan

18. An on-site emergency plan has been developed and is in place. Testing of the Plan with telemetry systems with Hampstead staff has happened and further tests with MITIE are planned for January 2013.
19. The London Borough of Camden has an off-site emergency plan. Officers are continuing to liaise with colleagues in Camden and the Emergency services and will appraise them of any revisions to our work plan as it develops.

### Emergency Response Contractor

20. The appointed Emergency Response Contractor supports the Supervising Engineer and the City Surveyor's Assistant Director of Engineering (who is the responsible officer), and will in the event of an emergency provide practical on-site support to City officers. The Emergency Response Contractor also carries out monthly water level monitoring and attends the Supervising Engineer's bi-annual inspections to ensure that they are familiar with the ponds.

#### Telemetry System,

21. This system was installed to give early warning of water level changes which could lead to a breach of the dams. The system also allows remote monitoring of water levels. This additional information provides a warning permitting the City to implement measures to prevent a breach of the dams, as well as for evacuation if necessary. The system has recently been tested with the emergency plan and staff on site.

#### Monitoring the weather

22. A rainfall forecasting system is in use, which will give a 6 hour alert of heavy rainfall being predicted on the Heath. Trigger levels for predicted and measured rainfall have been agreed and set.

#### Inspections by the Supervising Engineer

23. Twice a year the Supervising Engineer undertakes an inspection of all the dams across the Heath. During these inspections he checks for any advance signs of deterioration in the dams or leaks. Since taking up his position in 2010, the Supervising Engineer has been making recommendations in accordance with best practice, that coarse vegetation and saplings along the downstream face of the dams be removed. Hampstead Heath staff have undertaken works to comply with these recommendations, thereby enabling better observation of the condition of the dams and reducing obstacles that can result in turbulence and erosion of dams if they overtop.

#### Monitoring the dams for movement

24. Part of the recommended maintenance work on the dams includes annual surveying of the crests and embankments of Hampstead No 1, the Highgate Men's and Model Boating ponds.

25. In light of all the above actions, the City's Supervising Engineer is satisfied that the City has acted responsibly to reduce the interim risk, and advises that the only way to truly reduce the risk is to undertake improvement works.

#### **Community Engagement**

26. In its stewardship of the Heath, the City has long appreciated the support and critical friendship provided by the local community and its

representative groups. However, given that it is the City which holds the risks and liabilities associated with dam failure and resulting loss of life, it is recognised that this stakeholder engagement must be carefully managed. Officers are working to achieve a balance between reducing the likelihood of legal challenge (which would delay the project and prolong the risk) through consultation, and progressing the project at a reasonable speed. To support this, a Dams Communications Officer has been appointed and a Flood Management Stakeholder Group convened. Together with Hampstead Heath Consultative Committee, this provides a conduit to consider the emerging proposals and a mechanism to feed information back to the wider community. The stakeholder group has met several times to develop their understanding of the project.

27. The on-going dialogue with the Stakeholder Group is generally positive and necessary to secure support for the project and the planning consent process. There is however a serious risk that the level of scrutiny, from those opposing the basis of industry guidance (that environmental damage is not considered) and increasingly from those living downstream (who are seeking to ensure that any overtopping from Heath ponds is minimised), will continue to challenge the City's proposals and delay the project.

### **Proposals**

28. This report provides Members with an update on the interim measures undertaken to reduce the risk of loss of life in the event of pond embankment failure and the strategy for the mitigation of SR 11: Pond Embankment Failure through the dams project. No further proposals are presented.

### **Implications**

29. As outlined, the current measures mitigate the current risks arising from overtopping and dam failure in as far as practically possible until the mitigation measures are in place following the dams project. The current measures should assist in faster identification of possible problems, enabling the City to take steps to reduce the likelihood of overtopping. If overtopping still occurs, the interim measures also allow the City to alert the London Borough of Camden and Police so that they can initiate their Off-Site Emergency Plan in order to try to avoid loss of life. As discussed in this report, despite these interim measures a long term solution remains necessary to mitigate the risk of overtopping and dam failure.

### **Conclusion**

30. The City has taken all practical steps to mitigate the current risk and continues to progress the best options with all reasonable speed towards a final resolution.

### **Appendices**

1. Strategic Risk Register – Risk 11
2. Map of the location of the ponds



**Contact:**

Sue Ireland [sue.ireland@cityoflondon.gov.uk](mailto:sue.ireland@cityoflondon.gov.uk) ext 3033

<b>Risk</b>	Major Flooding caused as a result of pond embankment failure at Hampstead Heath <b>Links to: Strategic Aim SA3 and Key Policy Priority KPP4</b>	<b>Gross Risk</b>		<b>R</b>
		<b>Likelihood</b>	<b>Impact</b>	
		3	5	

<b>Detail</b>	If there were to be failure of the pond embankments during a major storm, and no warning was given, the number of lives at risk on the Hampstead chain would be in the region of 400 and on the Highgate chain would be around 1000. This would also result in inundation and damage to local properties, roads and the railway lines towards Kings Cross. Detailed analysis has identified that dam crests are not currently able to cope with the level of overtopping expected to occur as a result of such a storm, increasing the risk of erosion and dam failure. The City of London Strategic Flood Risk Assessment 2012 with new surface water modelling identified 4 areas of risk in the City from upstream run-off (including Hampstead Heath).
---------------	--





<b><u>Specific Issues</u></b>	<b><u>Mitigating Controls</u></b>
Insufficient warning given of flooding	Telemetry system installed and managed by the City Surveyor as an integral part of the on-site Emergency Action Plan for reservoir dam incidents enabling early warning where pre-determined water levels at key ponds in both the Hampstead and Highgate chains of ponds are breached. Testing of this with the emergency plan and Hampstead staff has happened and further tests are planned with Mite. <b>(City Surveyor/Director of Open Spaces)</b>
Inadequate response to dam overtopping	Emergency Action Plan for on-site response in place and Camden now have an off-site plan in place Liaison with Camden Council's emergency planners is on-going, to work through issues raised by Emergency Services and to appraise them of revisions to our work plan as it develops. <b>(City Surveyor/Director of Open Spaces)</b>
Sensitivities of the local community regarding the natural aspect of the Heath	The City has undertaken extensive consultation with local stakeholders about why this project is required. The City has established a Stakeholder Group to enable key groups to contribute to the detailed design of the scheme and has appointed a dedicated officer to manage consultation. Hampstead Heath, Highgate Wood and Queens Park Committee actively engaged with local community. The group has already met several times to develop their understanding of the project. A Strategic Landscape Architect independent of the Design Team has been appointed to champion the landscape. <b>(Director of Open Spaces)</b>
Non delivery of project to upgrade pond embankments (includes slippage from agreed timetable and budget)	There remains a potential risk of legal challenge. This is most likely to arise in relation to the City's need to adhere to current Guidance that sets standards for dams that is opposed by certain Groups/individuals.
	On-going monitoring by Project Board and Projects Sub Committee. Negotiations for the appointment of the Design Team are complete but took a month longer than planned, The contractor's appointment may be affected by the Purdah period for spring elections, the Project Board are considering ways to mitigate this <b>(City Surveyor)</b> .

<b><u>Summary and Further Action</u></b>	<b>Net Risk</b>		<b>R</b>
	<b>Likelihood</b>	<b>Impact</b>	
	3	5	
	<b>Control Evaluation</b>		
	A		

A project has been initiated to upgrade the pond embankments, but until such time that this project is completed (2014/15) there remains a risk of flooding downstream. Responsibility for the delivery of this project rests with the City Surveyor and in relation to the City's reputation, day to day management of the ponds and the community welfare aspects of this risk, the Director of Open Spaces.

# Hampstead Heath Ponds



-  Fishing ponds
- 1 Swan Pond
- 2 Leg of Mutton Pond
- 3 Lily Pond
- 4 Seven Sisters Ponds
- 5 Whitestone Pond
- 6 Vale of Heath Pond
- 7 Veduct Pond
-  8 Mixed Bathing Pond (No 3)
- 9 Hampstead No 2 Pond
- 10 Hampstead No 1 Pond
- 11 Wood Pond
- 12 Thousand Pound Pond
- 13 Stock Pond
-  14 Karwood Ladies' Bathing Pond
- 15 Bld Sanctuary Pond
- 16 Model Boating Pond
-  17 Highgate Men's Bathing Pond
- 18 Highgate No 1 Pond

This page is intentionally left blank

# Agenda Item 9

<b>Committee(s):</b>	<b>Date(s):</b>
Hampstead Heath, Highgate Wood and Queen's Park Management Committee	28 <sup>th</sup> January 2013
Hampstead Heath Consultative Committee	11 <sup>th</sup> March 2013
<b>Subject:</b>	<b>Public</b>
Review of the Hampstead Heath Constabulary 2012	
<b>Report of:</b>	<b>For Information</b>
Superintendent of Hampstead Heath	
<b>Summary</b>	
<p>This report reviews the work carried out by the Hampstead Heath Constabulary during the period 1st January 2012 to 31st December 2012, recording 1,993 occurrences/incidence in the year, together with information on the progress made in the development of partnerships with other agencies and achievements on key objectives.</p>	
<b>Recommendation(s)</b>	
<p>Members are asked to note the work of the Hampstead Heath Constabulary during 2012, in particular, the continued effort that is being undertaken to strengthen links with other agencies that helps to ensure that Hampstead Heath remains a safe, appealing and enjoyable place for millions who visit each year, reducing the fear of crime and anti-social behaviour.</p>	

## Main Report

### Background

1. The overall objective of the Hampstead Heath Constabulary (HHC) is to provide a professional, efficient and effective constabulary service for Hampstead Heath, to educate users of the Heath on appropriate behaviour, to enforce byelaws, deter and prevent antisocial behaviour and reduce the fear of crime through visible high profile patrolling. The approach adopted in achieving this objective is through engagement, education and finally enforcement, utilising the Heath byelaws to sanction activities which may impede others enjoyment of the site. The constabulary also provides a key role in ensuring the success and safety of all major events taking place throughout the year.

### Current Position

2. The constabulary currently has one vacancy for a dog handler which when filled early in 2013 will mean the return to a full a compliment of twelve constables; this includes two sergeants working across two teams and four constable dog handlers.
3. Advance planning for operational needs is carried out and performance is recorded and reported to senior managers on a regular basis. Productivity of

constabulary officers continues to improve and this has been evidenced in the number of process files and formal warnings issued in 2012.



**Constable on Bike at Hampstead Heath Event - Sept 2012**

### **Partnership Working**

4. A number of successful partnership strategies took place in 2012 including the continuation of outreach work with the Terrence Higgins Trust (THT) on the West Heath. As in previous years this has taken the form of volunteers and sessional workers from THT co-patrolling the West Heath in the evenings with The Hampstead Heath Constabulary.
5. A member of the Constabulary team made contact with the Dogs Trust; this is the largest dog welfare charity in the UK. His work has led to the start of a number of events on the Heath where free micro chipping can be offered to dog owners. Further advice on dog welfare and responsible ownership is available at these events. Six members of staff in the Constabulary team have been trained to micro-chip dogs and have supported the Dogs Trust at the events. Events have already been planned for 2013 and will be published on the website, via social media and locally on site.
6. A good working relationship continues with Safer Neighbourhood Teams (SNT) in the area. The HHC regularly attend SNT meetings and work with SNTs. One of the Heath Constables had been tasked to improve relationships with the MPS at Haringey and Barnet Boroughs. These links are being developed and although not as strong as those with the Camden Borough we are keen to develop sharing of information and intelligence.

### **Providing an Effective Frontline Service**

7. Providing an effective frontline service to Heath users is an important day to day function of the HHC and this has been recognised in the receipt of letters of compliment from members of the public who have contacted the City of London to express their gratitude and thanks for the service they have received.

Comments received from members of the public, staff and stakeholders include:

Received via email 29/11/2012

*Dear Hampstead Heath Constabulary,*

*On Saturday 3rd Nov [REDACTED] (Manchester Terrier) escaped off his harness in North Road Highgate. He was lost for several hours from around 2pm until after nightfall at approx 7pm. We only found out that he was possibly running around on the heath when one of Rangers stationed near Kenwood mentioned a black whippet ? that had been on the run for a few hours. After radioing through to your department it was clear that Ham had been under the watchful eyes of Constables Mike & Dave (we think are the names of the officers) all this time. Thankfully with your guidance we were reunited with [REDACTED] not far from Highgate Ponds (his favourite place for fetching the tennis ball)*

*[REDACTED] and I just wanted to express our heartfelt thanks to everyone involved for their efforts in doing such a great job in reuniting us with [REDACTED].*

*Many Thanks*

#### **Email received from GMI Partnership (West Heath Outreach)**

*'Thank you to both of you for the great session last week. I think it went very well! Even if the cold meant not tons of guys were around, there were definitely enough to make it worthwhile in my opinion. At least it give us an idea, and we can plan for a regular presence starting in spring so guys know who we are and that we'll be around.*

*Thank you for the opportunity to get involved. I look forward to more planning over the winter months.'*

#### **Email received 10/06/12**

*Dear*

*I wanted to say a huge thank you for your support at yesterday's Race for Life event. We could not have got the course set up in time, safely, without you so thank you so much. It was unfortunate that it took much longer than usual due to the new hazards created by the high winds and rain.*

*Perhaps you could update me on the situation with the dog attacks too? I spoke to both ladies last night and they were fine but shaken. They mentioned that the police would be coming round to collect statements.*

*As discussed, let's definitely work together in the lead up to next year's event. My contact details are below.*

*Many thanks again for your invaluable support.*

*Best wishes*

8. Receipt of these emails and plaudits confirm that Heath visitors and stakeholders appreciate and recognise the good work which is carried out by the Heath Constabulary on a daily basis in providing a safe environment for visitors to enjoy the Heath.
9. Over 26,000 interactions between the Constabulary and members of the public visiting Hampstead Heath took place in 2012. Further examples of comments are given in Appendix 1.

### **Constabulary Performance Objectives 2012**

10. As part of the annual Performance Development of staff, constables undertook a number of performance objectives, these included;

#### ***Cycling***

11. During July 2012 a week of research by the Constabulary was undertaken to identify the hotspots on the Heath for illegal cycling. Following this a 2 week enforcement campaign at those locations took place. The method used by constables was a mixture of engagement, education and enforcement.
12. The lead constable gained support from City Police Cycle Team to deliver 2 cycle awareness events at the end of the summer. Constables utilised a gazebo to attract public and offered security marking free of charge and security advice with giveaways such as flashing lights and water bottles. A smaller similar event was held at the Lido in autumn.
13. Plans are now in place to continue these events through 2013. All will be advertised in advance and will include events at cycle park areas at all swimming facilities.
14. The Constabulary purchased security marking equipment to enable the marking to be carried out. The system used (Selectamark) is used by a majority of Police services across the country. During 2012 over 140 cycles were marked.

#### ***Dogs***

15. Members of the dog handling team undertook local visits and low key police dog displays were delivered to a local school, a scout group and a community group by handlers.
16. Six constabulary members attended a one day training course delivered at the Dogs Trust centre in Harefield. This training was delivered free of charge and the Constabulary have been supplied with free equipment and are qualified to carry out dog micro-chipping.
17. Dogs Trust assisted in the delivery of a dog event in October and December where advice on all aspects of dog ownership was given. 20 dogs were micro chipped in 2012.
18. Three further events are already planned for the first quarter of 2013.



## ***Fishing***

19. A review of the fishing permit process was undertaken and a new system introduced for the 2012/13 season.
20. All fishing permit applications are now accompanied by a passport style photo of the applicant.
21. Upon issue of a permit the holder is also given a welcome pack. This comprises of a watertight plastic pouch containing the permit, a copy of the Angling Regulations, a Heath diary, a Heath fishing leaflet and the lead constabulary officers contact details.
22. Improvements to the permit system are currently in development for introduction in 2013. The new permit will run for 2 years and the future welcome pack will be further enhanced.

## **Reports of Misconduct**

23. Constables are employees of the City and any complaint or disciplinary matter would be dealt with under the City's processes. It is possible that the City of London may call upon the City of London Police to assist with any investigation into a complaint made against a member of the Constabulary. There have been no formal complaints made against any officers during 2012.

## **Constabulary Performance Statistics**

24. During the period 1 Jan 2012 to 31 December 2012, the HHC recorded a total of 1,993 incidents.
25. This total is made up of the following occurrences:
  - 130 Crime/Anti-Social Behaviour occurrences
  - 1,056 Byelaw related occurrences
  - 807 Miscellaneous occurrences



**Member of the Public Disposing of Litter**

#### Miscellaneous Incidents:

- Found / Lost Property 64
- General Patrol Incident 180
- HEMS Landing 4
- Information 149
- Personal Accident / Injury 69
- Suspicious Occurrence 89
- Intelligence 33
- Missing Person 87
- Proactive Tasking Record 132

**TOTAL 807**

#### Examples of Miscellaneous Incidents:

- *Call received from a member of the public stating that there is a male near the Pergola who was acting in a strange manner. When she turned to look at him he said "Don't look back!" We carried out an area search with no good result. Male described as 30-40 years old, olive skin, wearing a navy jumper.*
- *Call on Airwave regarding a pit bull type dog that had recently had pups that was sitting, apparently abandoned on West Heath Road opposite Reddington Road, on West Heath.*
- *Following the report of an absconder from prison who was believed to be in the Hampstead area, support was given in October/November 2012 to the Metropolitan Police for the search of this individual.*

#### Incidents and Occurrences Recorded

26. Following a review of performance data and how information and data is captured, performance expectations were agreed with constables. The Constabulary have demonstrated an increase in their reporting of incidents and occurrences as well as an increase in the number of prosecutions initiated from 14 in 2011 to 17 in 2012. Changes in the patrol style, a more rigorous approach to performance management and being more proactive to demands placed upon the service has seen a further increase in the number of incidents responded to and recorded compared to previous years.

Month	Incidents/Occurrences			
	2009	2010	2011	2012
January	40	38	51	126
February	65	39	64	147
March	103	77	114	199
April	134	87	174	125
May	101	100	142	210
June	119	122	142	163

July	149	177	170	198
August	152	88	150	228
September	135	61	157	178
October	111	107	151	165
November	53	57	113	134
December	28	50	107	120
<b>TOTAL</b>	<b>1190</b>	<b>1003</b>	<b>1535</b>	<b>1993</b>

**Table 1 – Incidents and Occurrences by Month 2012**

27. Constables have specific objectives set within their annual Performance Development Review, improved performance monitoring and regular reviews with their Sergeants all achieving positive results.
28. Areas of the Heath are known to attract higher visitor numbers such as Parliament Hill Fields. Constable will be tasked to carry out foot patrols in this area on a more frequent basis and especially at times when we know there to be a higher usage, such a school break times and the end of the school day or on the evenings when the running track is open.
29. Seventeen prosecutions were initiated by Constabulary officers in 2012 for offences under the byelaws. Two were withdrawn prior to the case being heard, 9 progressed to court with the defendant being found guilty and 6 are due in court in January 2013.

<b>Date of Incident</b>	<b>Byelaw</b>	<b>Outcome</b>
30/01/2012	Dog Control	Withdrawn locally
06/04/2012	Dog Control/Fouling	Withdrawn locally
09/06/2012	Dog Control	Guilty - fine and costs £400
16/06/2012	Removal of Wildlife	Guilty - fine and costs £220
16/06/2012	Removal of Wildlife	Guilty in absence fine and costs £265
16/06/2012	Removal of Wildlife	Guilty in absence fine and costs £265
23/06/2012	Cycle Related	Guilty - fine and costs £490
01/07/2012	Cycling/Public Decency	Guilty - fine and costs £415
07/07/2012	Dog Control	Guilty - fine and costs £150
07/07/2012	Dog Control	Guilty in absence - fine and costs £765

21/07/2012	Dog Control	Awaiting Court
09/08/2012	Cycle Related	Withdrawn at request of District Judge after 18 hours in police custody. Maintained refusal to provide details
14/08/2012	No Fishing Permit	Awaiting Court
29/08/2012	Dog Control	Awaiting Court
22/09/2012	No Fishing Permit	Awaiting Court
29/09/2012	Cycle Related	Awaiting Court
17/12/2012	Cycle Related	Awaiting Court

**Table 2 –Summons Issued in 2012**

<b>Byelaw Offence</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Byelaw 2 – Damage, Graffiti	3	7	8	12
Byelaw 3 - Digging	3	7	8	16
Byelaw 5 – Entering Enclosed Areas	15	11	30	13
Byelaw 8 - Camping	25	25	42	63
Byelaw 9 – Remain in Area After Close	5	15	19	32
Byelaw 13 – Bicycles, Motor Vehicles	74	64	252	261
Byelaw 21 – Dog Control	45	47	101	113
Byelaw 26 – Disturbing/ill Treatment of Animals	2	8	7	3
Byelaw 31 – BBQ's and Fires	53	43	60	49
Byelaw 32 – Public Decency and Propriety	33	75	96	170
Byelaw 34 – Fighting, Swearing or Betting	51	13	24	26
Byelaw 41 – Fishing, Bathing, Preparation to play games	10	11	22	97
Other	33	30	80	201
<b>Total</b>	<b>352</b>	<b>356</b>	<b>749</b>	<b>1056</b>

**Table 3 – Main Byelaw Offences Committed in 2012**

30. Others include; Byelaw 11 (structures, tripods and tents) = 14, Byelaw 14 (Speed/endanger public) = 11, Byelaw 17 (vehicle parking) = 95, Byelaw 27 (litter) = 15, Byelaw 36 (Sale of Articles/leaflets) = 12.

31. Constabulary officers issued 860 formal warnings, completed 442 stop and accounts and assisted in the detention and arrest of 22 individuals.
32. The Constabulary responded to a number of events and occurrences in 2012, the information contained on the next page gives an outline of some of those attended.



## Incidents and Events of Note

### January 2012

A live handgun was found hidden on West Heath and passed to the Metropolitan Police.

### February 2012

Constabulary support was provided for a Cross Country event including overnight security of site.

### March 2012

An elderly lady reported missing from Haringey was found by staff in Athlone Gardens having committed suicide through an overdose.

### April 2012

A male was arrested for indecent exposure near Kenwood House Estate. He was convicted the next day and given an ASBO banning him from Hampstead Heath.

### May 2012

Hampstead Heath Constabulary's first community dog team event at local scouts and first Cycle Safety event

### June 2012

The Heath Constabulary assist with the eviction of Occupy London protestors who had set up camp on the Heath

Heath Constables supported the Jubilee event at Golders Hill Park Constables arrest a male at the Bank Holiday Fair after he had made a hoax bomb threat. Constables launch a new style permit for fishing season A dog owner is prosecuted for an attack by dog on two runners at the Race for Life event.

### July 2012

Male arrested for byelaw offences and possession of

an adapted stolen TfL 'Boris' bike. The male was cautioned by the Metropolitan Police for theft.

Following a dog attack where a dog was killed the dog owner and walker were successfully prosecuted (October 2012).

A public disorder incident occurred at the Lido where two males were stabbed during a 'gang' fight. Prosecutions launched by Metropolitan Police and Crown Prosecution Service.

### August 2012

The constabulary purchase a metal detection arch and deploy it for the first time at the Lido. A missing female is located on Parliament Hill having left a suicide note and taken a quantity of pills and alcohol.

She was handed to the Ambulance Service and subsequently survived the ordeal.

A male was arrested after exposing himself towards the Children's Play Area near the East Heath Fairground. He was remanded into custody by Metropolitan Police.

Constables provided additional cover to deal with impact of Olympics across the open space.

Officers arrested a male who breached a cycling byelaw. He continually refused to provide name and address details to constables, the Police or Magistrate. He appeared in court next day.

### September 2012

Six officers attended the Dogs Trust and received training to implant microchips. Two micro chipping events have taken place since the training was delivered.

### October 2012

Eight cases presented at Magistrates Court. All cases resulted in convictions.

### November 2012

A spate of low level sexual offences were reported on the Heath leading to a joint operation between the Metropolitan Police and the Heath Constabulary concerning the manhunt for a wanted absconder from prison.

### December 2012

Commence parking charge enforcement process for management of Heath car parks

End of year recorded a record number of calls requesting constabulary assistance together with a record number of enforcement actions and prosecutions.

## Proposals

33. A Constabulary Performance Plan is currently being prepared and will be presented to the Hampstead Heath Consultative Committee in March 2013 and your Committee in April 2013. The Plan will demonstrate our continuing commitment to provide an efficient and effective Constabulary service that delivers a safe environment to the several million people who visit Hampstead Heath during the course of each year.
34. The Constabulary will focus on a number of projects in 2013 including the development of Youth Engagement, on-going outreach work with PSE users, safety and security advice for cyclists and free micro chipping for dogs. Key task for the constabulary in 2013 remains that of byelaw education and enforcement, ensuring that Hampstead Heath remains free from anti-social behaviour and reducing the fear of crime.

## Corporate & Strategic Implications

35. The work of the Hampstead Heath Constabulary meets the City Together Strategy themes of *“protecting, promoting and enhancing our environment and is safer and stronger”*. It links to the Department’s Improvement Plan objective of *achieving high quality and accessible open spaces and involving communities in the care and management of our sites*.
36. The work of the Constabulary meets with the Departmental Strategic Aim for Inclusion - *Involve communities and partners in developing a sense of place through the care and management of our sites and Quality to provide safe, secure and accessible Open Spaces and services for the benefit of London and the Nation*. It also meets the Strategic Aim for People, *Manage, develop and empower a capable and motivated work force to achieve high standards of safety and performance*.
37. Two strategic aims in the City Corporation’s Corporate Plan also apply to the work of the Constabulary, namely:
  - Provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes.
  - Provide valued services to London and the nation.

### **Policies 100, 101, 110 and 111 of the Interim Management Plan state:**

- “Dogs will continue to be allowed to be exercised on the Heath subject to the animals being kept under proper control”.
- “Advice and information on responsible dog ownership will continue to be provided”.
- “Uniformed constables are charged with enforcing the bylaws and regulations relating to the health and the safety of its users. In undertaking their duties all City staff shall act in a fair and equitable manner which does not unfairly discriminate on grounds of sex or sexual orientation, race, nationality, ethnic origins, colour, creed,



disability, marital status, age or on any other grounds that cannot be justified.”

- “The City will continue to work closely with the Metropolitan Police Service on the basis of regular meetings to discuss problems of mutual interest.”

### **Implications**

38. There are no implications arising directly from the report; the presence of an on-site uniformed Constabulary not only engenders a sense of well-being for the estimated 7.2M visits made by the public to the Heath each year, it also helps to deter crime and anti-social behaviour. The constabulary presence enhances the reputation of the City Corporation and protects the asset. Ultimately their presence helps to deter the incidence of vandalism and other anti-social behaviour, thereby enabling resources from local risk budgets to be better used in the provision of services.

### **Legal Implications**

39. The legal implications of the Constabulary’s work have been included in the body of the report.

### **Conclusion**

40. This report sets out the breadth of work undertaken by the Heath Constabulary in 2012 in providing a professional, efficient and effective service for Hampstead Heath. The relatively low level of serious crime and anti-social behaviour on Hampstead Heath demonstrates the effectiveness of the uniformed presence of the Constabulary in reassuring visitors and deterring crime.
41. A change of patrol style and improvements in performance management is seeing a positive change in how the Hampstead Heath Constabulary performs their function on a daily basis.

### **Background Papers:**

Hampstead Heath, Highgate Wood and Queen’s Park management Committee – Public Sex Environment Outreach Work – January 2012

### **Appendices:**

Appendix 1: Emails and letters expressing gratitude and thanks for the service received from the HHC

- Letter of thanks, dated 18 September 2012
- Email of thanks dated 1 August 2012

### **Contact:**

#### **Richard Gentry**

Constabulary and Queen’s Park Manager

T: 020 8969 5661

E:richard.gentry@cityoflondon.gov.uk

## Appendix 1

Superintendent of Hampstead Heath  
Heathfield House  
432 Archway Road  
London  
N6 4JH

CORPORATION OF LONDON	
RECEIVED	
DATE	19 SEP 2012
ACK'D	

18 September 2012

Dear Sir,

### Re: Donation to Hampstead Heath Charity

This letter expresses my wife's and my sincere thanks to your Constabulary Team for their high degree of professionalism and patience displayed on 13 and 14 September 2012. We reported our dog "Blackie" missing on the Heath at around 4 pm on 13 September. The Constabulary Team members on duty that evening and the following morning were pro-active in co-ordinating her eventual recovery at 10.30 am.

As a token of our appreciation, please accept the attached cheque for £100 as a donation to the Hampstead Heath Charity.

Yours faithfully,

## Email - 01 August 2012

Sent: 01 August 2012 13:11

To: HH - Constabulary

Subject: Thank you

Hi,

Please can pass on my thanks to Police Officers Ian McGowan and Paula Casey for all of their help on Saturday 21st July, when my dog Chester and I were attacked by another dog. Thank you for all of your help and advice and for your kindness in driving us to the vets.

It was a very scary incident, and both [REDACTED] and I are very happy that you were passing by and were such fantastic help.

Many Thanks,

(Dog owner) and [REDACTED] (ginger spaniel)

<b>Committee(s):</b>	<b>Date(s):</b>
Hampstead Heath, Highgate Wood & Queen's Park Management Committee	28 <sup>th</sup> January 2013
Hampstead Heath Consultative Committee	11 <sup>th</sup> March 2013
<b>Subject:</b>	<b>Public</b>
Review of Public Sex Environment Outreach Work on Hampstead Heath 2012	
<b>Report of:</b>	<b>For Decision</b>
Superintendent Hampstead Heath	
<b>Summary</b>	
<p>This report provides an update on the partnership work, that has been undertaken by the City of London, Hampstead Heath Constabulary and Terrence Higgins Trust during 2012 in providing public sex environment outreach sessions on the West Heath, Hampstead Heath.</p>	
<b>Recommendation(s)</b>	
<p>Members are asked to:</p> <ul style="list-style-type: none"> <li>• Note partnership work which has continued to be carried out by the Hampstead Heath Constabulary , Terrence Higgins Trust and other agencies in promoting safety and responsible use of Hampstead Heath during 2012.</li> <li>• Support the continued partnership work during 2013.</li> </ul>	

## Main Report

### Background

1. West Heath has a history of being a popular public sex environment (PSE), it is known locally, nationally and internationally as an area where sexual activity takes place, publicised through various media including the internet. The West Heath tends to be used by men who want to have sex with other men (MSM).
2. There are a number of issues associated with the PSE, these include, homophobic crime, sexual offences, offences against indecency and propriety together with littering, including sexual detritus.
3. In 2002, Hampstead Heath Managers set up a Sexual Activity Working Group (SAWG), working in partnership with key stakeholders. These partners include the Metropolitan Police (MPS), Terrence Higgins Trust (THT), Camden Lesbian, Gay, Bisexual, Transgender (LGBT) Forum, members from the local community, including the Heath & Hampstead Society and City of London Corporation. The success of this group has been to provide a forum

to raise awareness of the impact of PSEs between different parts of the community and seek positive action to try and resolve conflict. The group have advanced a number of initiatives to address the concern that the general public have about sexual activity and particularly litter/detritus on Hampstead Heath in the areas, which are used as PSEs.

4. In 2011, THT representatives met with City of London Officers to discuss issues around disposal of sex litter by Heath users who frequent the PSE West Heath area. Patrols in previous years had focused on encouraging users to report crime but had failed to effectively deal with the concerns of local residents and Heath users about the detritus arising from use of the PSE, particularly after night time activity. THT were also keen to strengthen their relationship with the Hampstead Heath Constabulary (HHC).
5. The Superintendent of Hampstead Heath agreed to fund THT outreach sessions. These sessions would take place on a Friday evening over the summer months in 2011. To promote the new initiative THT produced new wallet cards (Appendix 1) with the central message of "Bin It" outlining their key deliverables. The message that both THT and the City of London wanted to deliver was for users to stay safe, dispose of litter responsibly and report crime.
6. It was resolved at the Hampstead Heath, Highgate Wood and Queen's Park Management Committee meeting of 28 November 2011 that the City of London would continue to support the partnership between THT and the City of London in 2012.

## **Review of 2012**

7. In 2012, the City of London continued to work in partnership with the THT. As in previous years, this has taken the form of volunteers and sessional workers from THT co-patrolling the West Heath in the evenings with the HHC. The method of approach used by THT staff was an initial introduction to PSE users and explain the 'Bin It' campaign which encourages people to take their sex litter with them or to find a bin and dispose of their litter responsibly. The PSE users are also offered men condoms and lube in order to encourage the safe sex messages that THT promote and information about how to report crime.
8. For 2012, THT appointed a lead outreach worker to become the familiar face of the team attending as many of the outreach sessions as possible and offering a consistency of service. The lead outreach worker had also supported the THT Community Engagement Manager in co-ordinating and training the volunteer team, around such areas as health and safety, communication skills as best applied to PSE users and appropriate responses to questions, comments or criticism to the service.
9. The goal for THT and the HHC was to empower PSE users to make the best possible choices for themselves, in terms of their health, their safety and well-being, and their use of the Heath as a place that could be enjoyed by everyone without conflict. The key message delivered was to 'Bin it'. The continuity of having the same faces patrolling the Heath meant that users were more willing to trust the service and more able to advise on and report

anti-social behaviour. This latter point proved particularly important with MSM who often did not access services due to the fear of being 'outed' because of their sexual activities.

10. The HHC has a constable who is a dedicated LGBT liaison officer as well as carrying out his constabulary duties on the Heath on a day to day basis. This constable became the designated point of contact for education, enforcement, guidance and outreach operations on the Heath. The presence and availability of the constable improved the overall running of the outreach sessions by forward planning and improving the safety risk assessments for THT workers and the Constabulary, effectively formalising the relationship between the two partners.
11. Whilst on patrol outreach workers had access to a Heath radio for improved communication for their own safety and to ensure they have direct contact with the Constabulary officers at all times. There has also been a plain-clothed presence of Constabulary officers to accompany the outreach workers for the evening sessions. Having the support of the constables has resulted in a sense of reassurance and safety for the THT staff and volunteers and wherever possible a dedicated officer has been able to stay with THT for the whole patrol. This maintains safety and ensures workers have the local knowledge of the area to guide them into the main areas of activity. This has allowed the HHC to give out advice on the byelaws and criminal law that apply to the area. The aim has been to make the Constabulary more accessible to a diverse group of people who have a history of ambiguity towards police and its working partners.
12. The outreach sessions took place mostly on Friday evenings, and continued from May to October.

### **Feedback from PSE Users**

13. The following feedback has been received from THE as a result of the outreach sessions:  
*Two men stated they have 'never experienced crime' on the Heath. Two separate people stated that Clapham Junction is not a safe place for cruising, which we can assume, is the reason they were on the Heath. On the same date, a male stated that there used to be a lot of trouble with youths on the Heath who would stand at the bottom of Jack Straws Car Park and shout abuse, however this has not happened for a while and the constabulary have had no reports of this type of occurrence for some time. One male stated he was punched in the face whilst cruising in Hyde Park so he does not go there anymore. He was handed a 'Bin it' card to ensure his safety on the Heath.*  
*One man said, "It was scary seeing a police officer". However, he appreciated the outreach work that is carried out after dark. On the same day one male was given a business card and said sarcastically "Does anything really get done". He was advised on our policies and policing plan. Another male said that he had posted comments on the cruising site Squirt.com regarding the police presence to discourage bad behaviour during the day.*

## Demographics of PSE users

14. To try and better understand the demographics of PSE users, THT requested some basic information from users as part of their outreach sessions. The age of men ranged from 19 to 70. The age of men tended to range from 30 upwards in the earlier part of the evening, as numbers of men increased, so did the age range of users. No one under the age of 18 were ever observed to be on the Heath, although there were a significant proportion of university students who stated that other public sex environments/venues such as saunas were 'too expensive'. There appeared to be no set areas for the diversity of men using the Heath i.e. no particular straight or gay exclusive areas. During the hours of darkness the wooded area opposite and on the same level as the Jack Straws Car Park tended to be used more by men visiting the PSE - possibly due to the combination of alcohol intoxication and the prevention of physical injury i.e. tripping over roots.
15. Escorting (sex working) was sometimes identified on the Heath and appropriate information was delivered for these men often involving signposting to THT's SWISH project (managed by the THT Community Engagement Manager) offering support and advice to people working in the sex industry.
16. Following interventions with PSE users between July and October 2012 the age ranges of users were recorded as;

Age Group	20 - 30	31- 40	41 - 50	51 - 60	61+
No.	38	65	42	67	6

17. Users were asked what their place of origin and their ethnic origin was:

### Place of origin:

- **Inner London 29%**
- **Tourist 37%**
- **Outer London 23%**
- **Other 11%**

### Ethnic Origin:

- **White 49%**
- **Black African 6%**
- **Latin American 21%**
- **Asian 5%**
- **Other 19%**

18. When asked , barriers for many service users for not reporting crime included:

- **Poor awareness of legal stance on PSEs**
- **‘Outing’ behaviour conducted on the Heath to the public**
- **Historical experiences of adverse police attitude and behaviour**

## Events

19. On Saturday 20 October 2012, a ‘Clean up West Heath’ event was supported with volunteers from THT, Camden LGBT Forum and Hampstead Heath Constabulary. Despite inclement weather contributing to low attendance at the exhibition trailer, the resulting litter pick was very successful. There was with positive feedback from users on the West Heath. Between the ten staff and volunteers, the team provided ten hours of litter picking in the West Heath area.



Volunteers at the Clean Up Event - Oct 2012

## Other Joint Outreach Work

20. On two occasions, the THT Community Engagement Manager invited outreach workers from GMI Partnership (Gay Mans Interaction Partnership) to attend the Heath on a joint patrol with the HHC. The GMI Partnership is made up of Positive East, the Metro Centre and West London Gay Men's Project.

21. Comments made by those completing the GMI questionnaire included:

*One Gentleman said that he was glad of police presence in the PSE part of The Heath as it made him feel safer. He had himself been physically attacked*

*a few years ago at Clapham Common - he didn't report this. He consequently has never been back there since. He purposely cruises on the Heath because he knows that there is police presence and it makes him feel safer. He has spoken to other users of the Heath who say the same thing; Been attacked at Clapham Common, so use The Heath as police presence makes it safer.'*

22. Some positive comments have been made and demonstrate the positive results that the outreach work is getting from interacting with the regular Heath visitors. One comment makes mention of how two males who had previously been stopped by Constables from the Heath Constabulary. The males did not have a negative perception of the police which in turn reinforces the fact that they were stopped for their behaviour for good reasons and were dealt with professionally.
23. Recently the Constabulary has made contact with the new outreach worker for Camden LGBT Forum. Going forward it is hoped that the Forum will have some input into the outreach programme. Camden LGBT Forum hopes to work with the GMI Partnership next year to offer a more static service to promote their specific messages about reporting homophobic crime. On Thursday 25th October 2012, an event was held in partnership with the Constabulary, Camden LGBT Forum and GMI on the Heath to promote their separate messages. A stall was set up on a main path at the foot of Jack Straws Car Park. It was lined with tea-lights and a rainbow flag which made it stand out. There were a handful of visitors to the stall who stayed for a discussion and were interested in the fact that the various organisations were in the area. Only a few passers-by wished not to engage.

### **Proposals for 2013**

24. The continuation in 2013 of a partnership approach with THT will support the City of London in maintaining a safe open space, accessible to all. It will continue to develop relationships with Heath users and stakeholders delivering a message of commitment to maintaining a high quality open space. The main Recommendations for 2013 include:
  - maintaining the continuity of approach by the City of London, utilising constabulary officers and a dedicated Constabulary LGBT Liaison Officer who can assist in the co-ordination and delivery of the 'Bin it' message as part of the outreach work with the support of the THT outreach workers will build consistency.
  - supporting THT, the 'Bin it' message will continue to be delivered to users, thus reducing impact to the environment by littering and waste.
  - further 'clean up' litter pick events are proposed in the spring and late summer of 2013 to promote the work that is being carried out by THT, volunteers, the City of London and the HHC.
  - THT workers to wear T-shirts promoting the 'Bin it' the campaign whilst carrying out their work on the West Heath
  - developing the educational message to users when engaging with them especially around the environmental impact of not disposing of litter and waste responsibly.



- extending the work to other areas of the Heath where there is an identified PSE and an opportunity to promote areas to all users for their enjoyment.
- seeking further opportunities for volunteering work, engaging with a hard to reach group of users who may have an interest in carrying out some type of conservation or maintenance work on the Heath.
- providing further diversity training for staff at some of the Hampstead Heath facilities, including the men's and ladies bathing ponds.
- Hampstead Heath Rangers leading a short walk on the West Heath as part of the Camden LGBT History month in February 2013. This walk will provide information on the environment and biodiversity on the West Heath.

### **Corporate & Strategic Implications**

25. This partnership approach meets with The City Together Strategy themes of *“protecting, promoting and enhancing our environment and is safer and stronger”*. It links to the Department's Improvement Plan objective of *achieving high quality and accessible open spaces and involving communities in the care and management of our sites*.
26. The outreach work meets with the Departmental Strategic Aim for Inclusion - *Involve communities and partners in developing a sense of place through the care and management of our sites and Quality to provide safe, secure and accessible Open Spaces and services for the benefit of London and the Nation*.
27. Two of the three strategic aims in the City Corporation's Corporate Plan also apply to the outreach work, namely:
  - **Provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes.**
  - **Provide valued services to London and the nation.**

### **Implications**

28. The Division currently employ two members of staff to work in the West Heath, primarily their function is to keep the area clean. The costs for THT to produce information material that has been handed out, undertaking outreach works and delivering diversity training costs just in excess of £5,000.
29. The City also has byelaws for its open spaces that are relevant to the issues of managing a PSE. The byelaws for Hampstead Heath prohibit any nuisance contrary to public decency or propriety as well as designedly doing any act which outrages public decency. A person in breach of any byelaw is liable to a fine. The byelaws at Hampstead Heath are enforced by attested constables from the HHC.

30. PSEs have no legal designation. People that use them do not as a matter of course commit a criminal offence by being there. It is an individual's behaviour that may constitute a criminal offence dependent on the circumstances and any complaint that may have been made.

## **Conclusion**

31. Litter and waste collection takes up a considerable resource within the Division, the continuation of the outreach work along with the support from other stakeholders will continue to deliver the 'Bin it' message, along with the City of London providing a safe environment available for all visitors.
32. The outreach work has gone from strength to strength. Continuing interest and enthusiasm from THT volunteers and Hampstead Heath Constables has ensured the projects successes, receiving positive feedback, visitors feeling safe and reassured and the Heath being used responsibly.

## **Appendices**

- Appendix 1 – 'Bin it' Campaign Leaflet

## **Background Papers:**

Hampstead Heath – Public Sex Environment Outreach Work – November 2011

## **Contact:**

### **Richard Gentry**

Constabulary and Queen's Park Manager

T: 020 8969 5661

E: [richard.gentry@cityoflondon.gov.uk](mailto:richard.gentry@cityoflondon.gov.uk)

### **Ian McGowan**


Constabulary Officer (LGBT Liaison Officer)

T: 020 8340 5260

E: [ian.mcgowan@cityoflondon.gov.uk](mailto:ian.mcgowan@cityoflondon.gov.uk)

## Appendix 1

Supported by



THT's Outreach Team can be contacted on 020 7812 1809. If you are involved in escorting please call the SWISH team on the same number. If you have any concerns about HIV or your sexual health call our THT Direct helpline on 0845 12 21 200. We can also refer you to a free Fastest testing clinic.

\*Terrence Higgins Trust is a registered charity in England and Wales (no. 208227) and Scotland (no. SC029916). Design Filson Communication 020 7405 0900 Ref: 13162



# Bin it.

Terrence Higgins Trust's Outreach Team will be here from May to July on Friday nights to give out free advice, condoms and lube.

We are working with the Hampstead Heath Constabulary and MPS to ensure that you look after yourself. If you are having sex on the Heath always use a condom. **Stay Safe. Be Careful. If you are attacked. REPORT IT.**

If you would like to report a crime, contact us on the following numbers, we will support you in doing so;

**Hampstead Constabulary:** 020 8340 5260

**Police:** (in emergency) 999 (non emergency) 0300 123 1212

### We are now providing bins for you to dispose of your sex litter.

The Heath is a place for everyone to enjoy. Put your used condoms and lube wrappings in the bin and help ensure that it remains a safe place for everybody.

Be responsible. **Bin it.**

This page is intentionally left blank

<b>Committee(s):</b>	<b>Date(s):</b>
Hampstead Heath, Highgate Wood and Queen's Park Management Committee.	28 <sup>th</sup> January 2013
<b>Subject:</b> Final Draft of Conservation Management Plan for Highgate Wood	<b>Public</b>
<b>Report of:</b> Superintendent of Hampstead Heath	<b>For Decision</b>
<b>Summary</b>	
<p>This report provides an update on the production of the new Conservation Management Plan for Highgate Wood. The Plan has now progressed through five revisions and the latest final draft is enclosed with this report, for the Committee's scrutiny and approval. Two public consultation events have been held to capture opinion on the core components of the new plan and the results show overwhelming support. The comments of the Highgate Joint Consultative Committee have also been received and the document amended to reflect their comments. There now remains the final consideration of any revisions that the Management Committee consider necessary for final approval and adoption. The Plan will then be published.</p>	
<b>Recommendation(s)</b>	
<p>That the Hampstead Heath, Highgate Wood and Queen's Park Management Committee:</p> <ul style="list-style-type: none"> <li>• considers and approves the attached final draft of the Highgate Wood Conservation Management Plan 2013 – 2023;</li> <li>• authorises publication as the adopted Conservation Management Plan for Highgate Wood.</li> </ul>	

## Main Report

### Background

1. The draft Conservation Management Plan for Highgate Wood is now at a final stage after five revisions and two public consultation events held between September and October. With the key objectives and policies formulated from the Highgate Wood Conservation Management Plan Advisory Group Workshop held in September 2011, the iterative process of developing the plan has progressed over the succeeding fifteen months. The focus has been on carrying out the recommendations which were made at the Highgate Wood Joint Consultative Committee meetings in May and November this year. The current draft now contains an Executive Summary, a more focused set of policies and aspirational objectives with broad timescales and a revised and improved overall master plan. At both the public consultation events

there was overall support for all the key policies and also the vision for the site.

### **Public Consultation**

2. Two separate public consultation sessions were held, the first in September at the Highgate Wood Heritage Day on 2nd September, and the second on 20th October. Both events were well attended and the results of the survey are shown in the appendix of the Conservation Management Plan which accompanies this report.
3. The Heritage Day participants were largely from the surrounding area but were not all regular users. Because of this, it was decided to hold an additional consultation on Saturday 20th October using the same displays to capture the opinion of more regular users, such as the dog walking community and joggers.
4. The Highgate Wood Manager is indebted to the Conservation Officer from Burnham Beeches for allowing access to the extensive material that was used for Burnham's own Management Plan consultation in 2010. This material provided the structure and format for the panels that were produced and used for the two consultation days for Highgate Wood and proved very effective.
5. On both occasions there was an overwhelming consensus of support for all the policies and a broad agreement with the master plan. There were clearly some concerns about the proposed changes to the café and the relocation of the disabled parking area.

### **Principle changes to the final draft**

6. The inclusion of an Executive Summary with the Vision and Principle Objectives included, provides a useful 'quick glance' view of the Plan. Documents of this size invariably are not read in their entirety, and this section is an essential component.
7. The master plan is a critical element of the Conservation Management Plan, encapsulating all the headline policies on a single visual plan, along with the more aspirational proposals. There are some proposals which will be challenging from a management perspective, but a strategic document should contain some element of long term planning.
8. The revised master plan is a major improvement from the version that appeared in the first draft and does provide a clearer interpretation of proposed changes and improvements to the site over the forthcoming years. It should be noted that there is no defined metric scale on this plan and the illustrated existing and proposed conservation areas appear much larger than their actual size.

9. The proposals for the disabled car parking and potential improvements to the Pavilion Café are in this category and will only be deliverable if innovative partnership/commercial funding opportunities arise. It is recognised that capital funding from within the City Corporation is unlikely to be available for the foreseeable future. No funding details have been included in these proposals, but we are seeking Members acknowledgement that these are the priority aspirations for the site and would be subject to more detailed feasibility and business case reports. They would also necessitate negotiations with local planning departments and other City of London departments if they were to be pursued.
10. The inclusion of timescales for the each of the topic area policies provides an improved perspective on the likely implementation time-frame. These have been divided into generic categories of short, medium and long term with the additional category of on-going for those that are already in progress. It is probably better to use this particular method at present while there is still such uncertainty about the economic situation. Whilst this is a ten year plan, it is proposed that there is a 5 year interim review.
11. An objective has been added on tree disease issues. This is becoming a serious concern for all woodland areas and tree management in general. Work is already underway to monitor the progress of oak decline within the site. However there are several other diseases which require careful consideration and planning, the most serious being Oak Processionary Moth which is currently established in West London but moving progressively to other parts of the capital
12. An additional objective has been included within the Natural Environment Section on page 50 to designate Highgate Wood as a Local Nature Reserve. The process of nominating the site is carried out by the London Borough of Haringey, with the approval of Natural England. The Highgate Wood Manager has held exploratory meetings with Haringey's Conservation Officer and Natural England and the site has been confirmed as being eligible for designation. Final approval can be arranged if the Management Committee give their consent for the proposal and the City of London legal team have confirmed that there are no legal conflicts between the designation and the foundation legislation within the Kilburn and Highgate Wood Act of 1886.
13. The Local Nature Reserve status will be a significant promotional opportunity for Highgate Wood, reinforcing the link with neighbouring Queen's Wood, which was designated as a Local Nature Reserve in 1990, and other Ancient Woodland sites in the area. The designation will also increase potential opportunities for additional external funding for heritage and educational projects.

#### **Heritage Assessment as a supplementary document**

10. Highgate Wood's extensive and long history has presented a challenge to produce a concise and accurate document, to accompany the Conservation Management Plan. A revised version was prepared by the LUC team earlier in

2012 but with the passing of time and further research, more information has come to light. The final version of the Heritage Assessment has undergone extensive change and it is hoped that the revised document and the historical images and maps included, provide a relatively accurate rendering of Highgate Wood's two thousand years of history. The production of this document would not have been possible without the support of local historian Michael Hammerson who provided free access to his extensive collection of historical images and other reference material.

11. The purpose of including this document with the Conservation Management Plan is to validate and support the central policy of conserving the Ancient Woodland component of the site. The previous history of the wood and its management as a sustainable source of fuel wood and timber, provides the framework for a management strategy, which now focuses on ensuring the woodland's preservation and conservation and providing a valuable haven for wildlife and people alike.

### **Corporate & Strategic Implications**

12. The proposal contributes to producing a Clean, Pleasant and Attractive City (Objective CPAC4) and to Conserve and Protect Biodiversity (Goal 15) in the Community Strategy. It will help fulfil the Department's Strategic Goals and Objectives 2 (To adopt sustainable and sensitive working practices, promote biodiversity and protect the Open Spaces for the enjoyment of future generations) and 5 (To ensure that the profile of the Open Spaces is further recognised through working in partnership with others to promote our sites and through influencing policies at a local, regional and national level).

### **Conclusion**

14. The process of producing a new Conservation Management Plan for Highgate Wood has taken some time and involved a large number of people, but the end result will hopefully justify the effort invested in the task. As stated, the project was always intended to be an iterative process but with a fixed completion date and a number of key milestones along the route. The final task remains to obtain Management Committee approval and formal adoption. There will be a regular review process to keep the Plan current and viable and a comprehensive reassessment after five years.

### **Appendices**

- Appendix 1 – Final Draft Highgate Wood Conservation Management Plan
- Appendix 2 – Heritage Assessment

Jonathan Meares Highgate Wood, Conservation and trees Manager

T: 0208 347 0389

E: [jonathan.meares@cityoflondon.gov.uk](mailto:jonathan.meares@cityoflondon.gov.uk)





[www.landuse.co.uk](http://www.landuse.co.uk)

# Highgate Wood Conservation Management Plan

Prepared by LUC  
January 2013

## LUC SERVICES

Environmental Planning  
Landscape Design  
Landscape Management  
Masterplanning  
Landscape Planning  
Ecology  
Environmental Assessment  
Rural Futures  
Digital Design  
Urban Regeneration  
Urban Design

**43 Chalton Street  
London NW1 1JD  
Tel: 020 7383 5784  
Fax: 020 7383 4798  
london@landuse.co.uk**

14 Great George Street  
Bristol BS1 5RH  
Tel: 0117 929 1997  
Fax: 0117 929 1998  
bristol@landuse.co.uk

37 Otago Street  
Glasgow G12 8JJ  
Tel: 0141 334 9595  
Fax: 0141 334 7789  
glasgow@landuse.co.uk

28 Stafford Street  
Edinburgh EH3 7BD  
Tel: 0131 202 1616  
edinburgh@landuse.co.uk

## DOCUMENT CONTROL SHEET

Version Status:		Version Details:	Prepared by:	Checked by:	Approved by:
Ver:	Date:				Principal
1	07/03/12	First Draft	MP/MT	KM	
2	11/04/12	Second Draft	MP/MT		
3	25/09/12	Final Draft	MP/MT	MT	
4	24/10/12	Final	MP/MT	MT	
5	08/01/13	Final (revised)	MP	MP	JEW
6	08/01/13	Final (with further additions)	MP	MP	JEW



# CONTENTS

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
<b>SECTION A: INTRODUCTION</b>	<b>3</b>
<b>1 INTRODUCTION TO THE CONSERVATION MANAGEMENT PLAN</b>	<b>5</b>
Why is a Conservation Management Plan needed?.....	5
Existing studies and development of the Conservation Management Plan .....	5
Structure of the Conservation Management Plan.....	6
<b>2 BACKGROUND INFORMATION AND MANAGEMENT CONTEXT</b>	<b>7</b>
An introduction to Highgate Wood .....	7
Management information and context .....	8
Planning context.....	8
The City of London’s strategic policy context.....	11
Management of Highgate Wood – City of London.....	12
The legal framework.....	12
Management, staffing and funding .....	12
Community support .....	14
Sustainability .....	14
<b>SECTION B: UNDERSTANDING THE PLACE</b>	<b>15</b>
<b>3 HERITAGE</b>	<b>17</b>
Documented history .....	17
Early history .....	17
16 <sup>th</sup> century.....	17
17 <sup>th</sup> and 18 <sup>th</sup> century .....	17
19 <sup>th</sup> century.....	17
From acquisition: 1886.....	18
20 <sup>th</sup> century.....	18
Archaeology .....	18
Historic woodland management techniques .....	19
Evaluation .....	19
<b>4 NATURAL ENVIRONMENT</b>	<b>21</b>
Context.....	21
Nature conservation designations.....	21
UK and London Biodiversity Action Plans .....	21
London Tree and Woodland Framework .....	23
Habitats at Highgate Wood .....	24
Species .....	25
Current management action.....	25
Evaluation .....	26
<b>5 COMMUNITY AND RECREATION</b>	<b>27</b>
Current use .....	27
Informal use .....	27
Playground .....	27
Sport field .....	27

Events and activities .....	28
Education and interpretation .....	28
Education centre .....	28
Voluntary Groups .....	29
Visitor surveys.....	29
Evaluation .....	30
<b>6 BUILT ENVIRONMENT</b>	<b>31</b>
Overview of the built environment .....	31
Drinking Fountain.....	31
Lodges.....	31
The café and changing rooms .....	31
Playground.....	32
Education centre .....	32
Gates.....	32
Paths .....	32
Vehicle entry.....	33
Signage.....	33
Function and maintenance of buildings and built features .....	33
Leases and tenancies.....	34
Evaluation .....	34
<b>7 CONSULTATION</b>	<b>35</b>
Highgate Wood Advisory Group .....	35
Workshop .....	35
<b>8 STATEMENT OF SIGNIFICANCE</b>	<b>37</b>
Heritage.....	37
Natural Environment.....	37
Community and recreation.....	38
Built environment .....	39
<b>SECTION C: ANALYSIS</b>	<b>41</b>
<b>9 ISSUES, VULNERABILITY AND OPPORTUNITIES</b>	<b>43</b>
Heritage.....	43
Natural Environment.....	43
Community and recreation.....	44
Built environment .....	45
<b>SECTION D: CONSERVATION STRATEGY, OBJECTIVES AND ACTION PLAN</b>	<b>47</b>
<b>10 VISION AND POLICIES</b>	<b>49</b>
Public consultation .....	49
Vision for Highgate Wood.....	49
Site wide policies .....	49
Natural environment.....	50
Community and recreation.....	50
Built environment .....	51
<b>11 IMPLEMENTATION</b>	<b>53</b>

Avoiding heritage impacts.....	53
Avoiding risks during the implementation stage .....	53
Design development and additional information required .....	53
Permissions and agreements .....	53
Funding.....	54

## **12 ADOPTION OF THE CMP AND REVIEW 55**

Monitoring the CMP .....	55
Document Information.....	57

## **FIGURES**

Figure 1.1:	Location plan
Figure 2.1:	Site plan
Figure 2.2:	Designations
Figure 2.3:	Management structure
Figure 3.1:	The Medieval Park and the Bishop of London’s Demesne
Figure 3.2:	Archaeology
Figure 4.1:	Ancient woodland context
Figure 4.2:	Habitats and nature conservation
Figure 6.1:	Built fabric
Figure 9.1:	Issues, vulnerabilities and opportunities
Figure 10.1:	Masterplan

## **APPENDICES**

Appendix 1:	Location of infrastructure at Highgate Wood
Appendix 2:	Plan charting the losses of Highgate Wood during the 19 <sup>th</sup> and 20 <sup>th</sup> centuries
Appendix 3:	Protected species recorded at Highgate Wood
Appendix 4:	Example of events calendar
Appendix 5:	Sport field management plan
Appendix 6:	Original drawings and specification for the Education Centre
Appendix 7:	Prioritised objectives as developed by the Heritage Advisory Group
Appendix 8:	Results of the community consultation events held at Highgate Wood
Appendix 9:	Options for the development of the Education Centre





## Executive summary

Highgate Wood comprises 28 hectares of ancient woodland set within the dense urban surroundings of the London Borough of Haringey in north London. The Wood is owned and managed by the City of London and has a long history of occupation and use dating back to Roman times. Its long history combined with the rich and diverse woodland habitat and facilities such as the playground, sport pitch and café ensures that the Wood is a much loved resource for the surrounding community and beyond.

This Conservation Management Plan provides a strategy for the future management of Highgate Wood and will be used to guide resources over the next 10 years. The Plan has been developed through consultation with the Highgate Wood Advisory Group (which includes representatives of local community groups/ organisations and members of the Highgate Wood management team) and wider public consultation at Highgate Wood.

The Plan is organised under the themes of **heritage, 'natural' environment, community and recreation, and built environment** to consider the existing character and features of the Woods. These themes are also used to assess the relative values and significances of the site and to identify key issues, vulnerabilities and opportunities. The results of this investigation and analysis work are then taken forward to inform the development of a vision and management policies which will be used to guide the future conservation and enhancement of Highgate Wood.

### Vision for Highgate Wood

The Vision for Highgate Wood is:

To ensure the continuity of Highgate Wood as a managed Ancient Woodland site, whilst maintaining its reputation as a safe environment for relaxation, recreation and education. This special character, combining with heritage features, and conservation value will be conserved and enhanced for the benefit of current and future generations.

The vision is supported by a number of overarching site wide policies organised under the four themes:

**Policy 1: Heritage** - The valuable heritage resource including the earthworks and ancient woodland fabric, the Roman Kiln site, selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.

**Policy 2: Natural Environment** - The coppice with standards structure will be conserved with new conservation areas created and managed. The oak population will be conserved and its age class extended; species diversity will be maintained and enhanced. A programme of survey and monitoring will be implemented to inform future review of the CMP.

**Policy 3: Community and recreation** - The wide range of recreational facilities and uses of Highgate Wood will continue to be provided, actively promoted and enhanced. The City of London will continue to engage with schools, interest groups (e.g. London Wildlife Trust) and the general public to ensure that the Wood's importance and range of facilities is fully understood and used.

**Policy 4: Built environment** - The condition and appearance of existing buildings will be maintained and the setting of key heritage features such as the Fountain and the Lodge will be enhanced. Infrastructure and site furniture will be maintained and rationalised where possible and high quality design and materials appropriate to the woodland setting will be used throughout. There will be a general assumption against further built development unless it is deemed to have no negative impact upon the heritage, ecology or enjoyment of the site and it is of outstanding architectural design or the benefits it delivers are of sufficient merit.

Each of the site wide policies is supported by an illustrative masterplan and a series of detailed prioritised management policies. The headline projects that will be delivered over the next two years include:

- Extension of the education centre to allow for the return of the Roman Kiln structures and display new information about the origin of the earthworks.
- Re-configure the layout of the existing café building to improve kitchen facilities and to increase the capacity for indoor dining.
- Diversify woodland edge to enhance the ecological value and to address safety concerns.
- Create new conservation areas and increase areas of wildflower meadow.
- Rationalise vehicle movements through the site by promoting pedestrian priority zones and seeking options to create alternative parking facilities for visitors with mobility difficulties.

## **SECTION A: INTRODUCTION**



# 1 Introduction to the Conservation Management Plan

- 1.1 Highgate Wood is a 28 hectare (70 acre) area of easily accessible ancient woodland located in Haringey, north London, approximately 6 miles from the City of London (**Figure 1.1**). Its long history of use dating back to Roman times and its rich woodland habitat combine to create a special atmosphere. These qualities along with more recently added facilities such as the playground, sports pitch and café ensure that the Wood is well-used and loved by the surrounding community and beyond.
- 1.2 Highgate Wood has been owned and managed by the City of London Corporation (CoL) since 30<sup>th</sup> October 1886 under the Highgate and Kilburn Open Spaces Act 1886.

## WHY IS A CONSERVATION MANAGEMENT PLAN NEEDED?

- 1.3 This Conservation Management Plan considers all aspects of the management of Highgate Wood, and aims to present a clear list of objectives for the site, along with a statement of significance. The Plan is the product of consultation with the Highgate Wood Advisory Group, the Management team, and the Highgate Wood staff. The Plan will provide guidance for the Management team for the next ten years, and will also serve as a strategic policy document which will be available for public reference purposes. The new plan when approved will replace the existing Management Plan which was introduced in 2001.

## EXISTING STUDIES AND DEVELOPMENT OF THE CONSERVATION MANAGEMENT PLAN

- 1.4 A number of existing plans, surveys and studies have been used to inform the development of the CMP including:
- Highgate Wood Management Plan 2001 – 2011
  - A variety of wildlife and monitoring surveys carried out by City of London staff and other external specialists
  - Biodiversity Action Plan for Highgate Wood
  - Detailed information on the historic development of the Wood from Michael Hammerson
  - A SWOT analysis by the Highgate Wood management team
  - The Highgate Wood Heritage Assessment, prepared separately by LUC (2011) to support the preparation of the CMP
- 1.5 The Highgate Wood Manager, his Management Team and the Superintendent of the North London Open Spaces Division have been involved throughout the preparation of the Plan.
- 1.6 The City of London and Land Use Consultants held a workshop on Friday 9<sup>th</sup> September 2011 as a key stage in the CMP process for Highgate Wood. The

purpose of the workshop was to gain the support and input from the Advisory Group formed of local specialists, representatives of local community groups/organisations and members of the Highgate Wood Management Team.

## **STRUCTURE OF THE CONSERVATION MANAGEMENT PLAN**

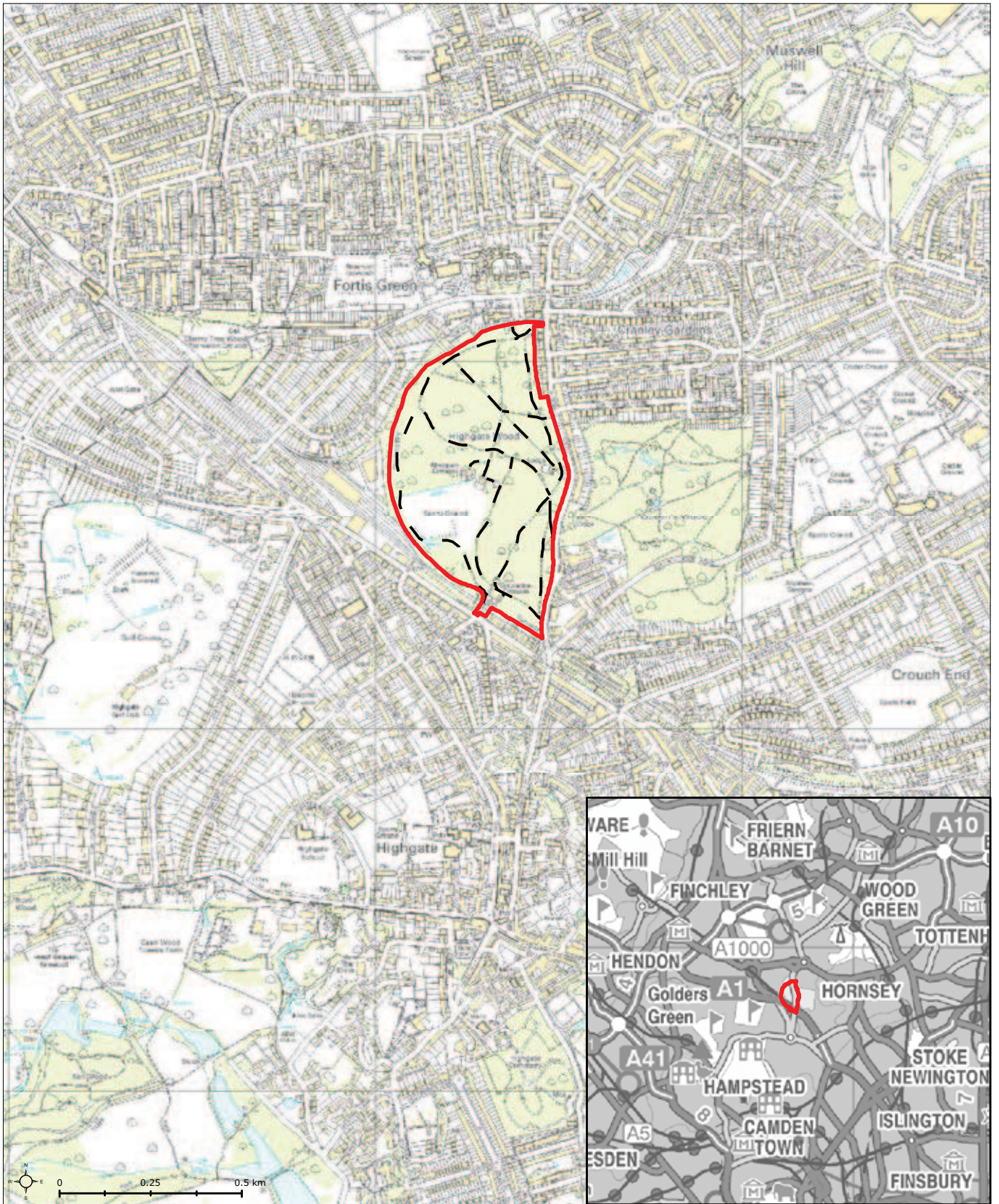
1.7 The Plan is set out under four main headings:

**Section A: introduction** (chapters 1 and 2) – explains the purpose of the Plan and provides background information and management context.

**Section B: understanding the place** (chapters 3 – 8) – an assessment of the heritage, natural environment, community and recreation and built environment and their relative values and significances. This section also provides a summary of the consultation process carried out as part of the Plan preparation.

**Section C: analysis** (chapter 9) – a consideration of the key issues, vulnerabilities and opportunities relating to each of the themes outlined in Section B.

**Section D: the Plan** (chapters 10 – 12) – details of the overall management approach set out as an overall vision, a series of policies relating to each theme and their accompanying actions. This section also outlines the key measures which should be considered when implementing the capital projects, and ends with a description of how the CMP will be monitored and reviewed.



Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence numbers 100047514, 0100031673.LUC LDN 5223-01 001 Location Plan Portrait 11/04/2012

- Highgate Wood site boundary
- Current path network

Highgate Wood

**Figure 1.1**  
**Location plan**







## 2 Background information and management context

- 2.1 The Wood is owned and managed by the CoL and provides valuable opportunity for both formal and informal recreation as well as the conservation of wildlife and access to nature. This chapter provides an introduction to Highgate Wood in terms of its character, context and management. The site plan is provided in **Figure 2.1** with an additional plan showing the infrastructure at Highgate Wood provided in **Appendix I**.

### AN INTRODUCTION TO HIGHGATE WOOD

- 2.2 Highgate Wood together with Queen's Wood has been identified as a potential Regionally Important Geological Site (RIGS) by the London Geodiversity Partnership, and is mentioned in 'London's Foundations: Protecting the Geodiversity of the Capital', London 2012, Mayor of London.
- 2.3 It has recently been established that the majority of the wood is underlain by Claygate Beds. Geological surveys are in the process of being up-dated and corrected for this area. This type of sandy clay results in erosion and run-off during periods of flooding. This erosion is made worse by the large numbers of visitors and trampling, and due to the fact that the humus layer is very thin throughout large parts of the wood. The sandy clay is interspersed with pockets of flint gravels, and the western edge of the wood has been disturbed by gravel digging in the past.
- 2.4 The site enjoys a long history extending back to the pre-Norman period and was also the centre of a first Century AD small scale pottery industry. The woodland is made up of predominantly hornbeam with oak standards with an assortment of other species notably a number of Wild Service trees (*Sorbus torminalis*) an indicator of Ancient Woodland. Highgate Wood was an important woodland resource for many centuries and was once an important part of the Bishop of London's hunting park which is described in greater detail in the Heritage Assessment. The first historical reference to the wood appears in the Domesday Book of 1087, where it is described as part of the Hornsey Woods.
- 2.5 Following concern that the land would be sold for development Highgate Wood was purchased under the Highgate and Kilburn Open Spaces Act 1886, to be maintained in perpetuity for the benefit of the public. It was publicly declared "open for the use and recreation of the public forever" on October 30 1886, by the Lord Mayor of the time, Sir John Staples and remains in the ownership of the City of London today.
- 2.6 The rich diversity of wildlife in the wood has been well researched and documented over the years. To date, over 900 invertebrate species, 338 moth species, 353 fungi species, 70 bird species, and seven bat species have been recorded. Many of these species are reliant on very particular niches found only in ancient woodlands, with their well-developed and complex ecosystems.

- 2.7 Highgate Wood is an important leisure and amenity resource providing an opportunity for many people to visit a woodland site that has retained much of its historic fabric as well as gaining access to an open space that offers leisure and recreation in a built up area of London.
- 2.8 Highgate Wood offers visitors a number of recreational facilities, including a playing field, trim trail, cricket nets, a large children's playground, a café, and an information centre with booklets, newsletters and trail guides. There is also a football and a cricket pitch which are maintained for regular weekend league clubs.

## **MANAGEMENT INFORMATION AND CONTEXT**

### **Planning context**

- 2.9 Open spaces provide substantial health benefits, create sustainable communities and improve the attractiveness of an urban area. Current national government policies, including the Urban White Paper and the Sustainable Communities Plan reflect the importance of accessible spaces. In addition, national planning policies have been formed to protect and enhance open spaces within urban areas and these are implemented at national, regional, sub-regional and local levels.
- 2.10 National, regional and local designations are shown in **Figure 2.2**.












#### ***The national context***

- 2.11 The Coalition Government has announced a programme of radical reforms to the planning system as part of its agenda for devolving greater powers to councils and neighbourhoods. The Government published the National Planning Policy Framework (NPPF) in March 2012. The NPPF is designed to consolidate planning policy statements, circulars and guidance documents into a single consolidated framework. The NPPF must be regarded as a 'material consideration'. At the heart of the framework is a 'presumption in favour of sustainable development' i.e. local planning authorities should plan positively for new development and approve proposals wherever possible.
- 2.12 The creation of strong, vibrant and healthy communities, by creating a good quality built environment, with accessible local services that reflect community needs and support well-being is central to the Government's vision and it is recognised that in order to achieve this objective the planning system should ensure access to open spaces and recreational facilities that promote the health and well-being of the community.
- 2.13 The Government is currently carrying out a review of the existing Planning Policy Statement (PPS) and the few remaining Planning Policy Guidance Notes (PPG). PPSs and PPGs explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. Those particularly relevant to Highgate Wood are:
- PPS5: Planning for the Historic Environment
  - PPS 9: Biodiversity and Geological Conservation
  - PPG17: Planning for Open Space, Sport and Recreation

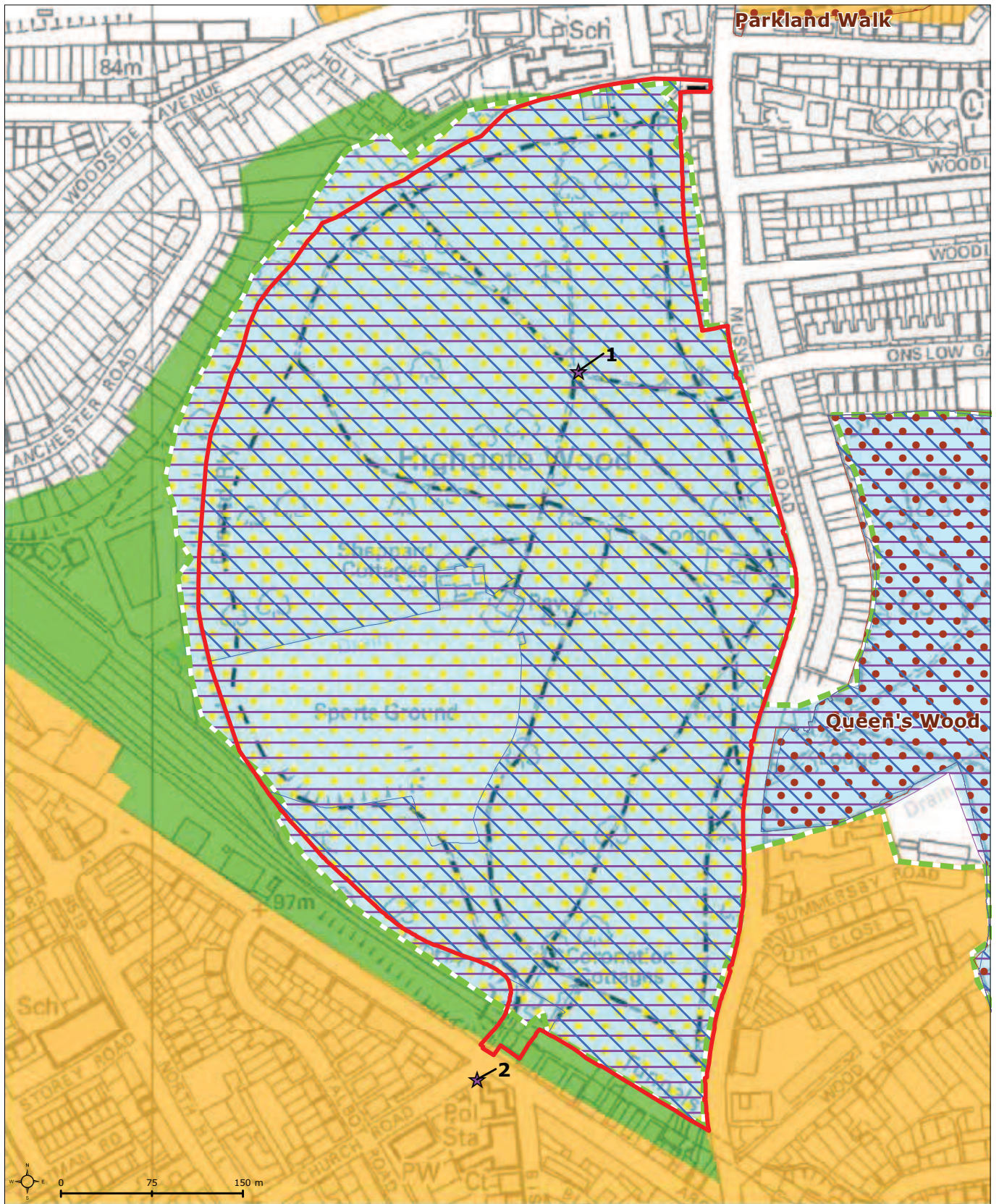
Figure 2.1: Site plan



Key

- |   |   |   |   |   |                              |
|---|---|---|---|---|------------------------------|
|  | Site Boundary                           |  | Existing footpath network                           |  | The Hollies (bird sanctuary) |
|  | Grass                                   |  | Mature wild service tree                            |  | Existing compartment areas   |
|  | Area where bluebells thrive             |  | Wood bank/ woodbanks or site of historic importance |  | Existing conservation areas  |
|  | Site of ancient pottery kilns AD 50-150 |  | Existing vehicular route                            |   |                              |





Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence numbers 100047514, 0100031673. LUC LDN 5223-01 003 Designations 11/04/2012

<ul style="list-style-type: none"> <li> Highgate Wood site boundary</li> <li> Ancient Woodland</li> <li> Local Nature reserves</li> <li> Metropolitan Open Land</li> <li> Ecologically Valuable Site of Metropolitan Importance</li> <li> Ecological Corridor</li> <li> Historic Park</li> </ul>	<ul style="list-style-type: none"> <li> Area of Archaeological Importance</li> <li> Conservation Area</li> <li> Current path network</li> </ul> <p>Listed buildings</p> <ul style="list-style-type: none"> <li> 1. Drinking fountain in Highgate Wood</li> <li> 2. Cattle trough</li> </ul>	<p><b>Highgate Wood</b></p> <p><b>Figure 2.2</b></p> <p><b>Designations within Highgate Wood</b></p>
<p>Map Scale @ A4: 1:4,500</p>		<p><b>LUC</b></p> <p>Source: Land Use Consultants</p>



### ***The regional context – London***

- 2.14 The Mayor of London's **London Plan** is the overall strategic plan for London. It sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide decisions on planning applications by councils and the Mayor. Policies most relevant to Highgate Wood are contained in Chapter 7 London's Living Place and Space and include policies relating to Heritage Assets and Archaeology, Metropolitan Open Land, Biodiversity and Access to Nature and the Blue Ribbon Network.
- 2.15 The Plan aims to protect major strategic open spaces such as Highgate Wood which is designated as **Metropolitan Open Land (MOL)**. Under Policy 17.7 Metropolitan Open Land (MOL) has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. This is a designation unique to London, and protects strategically important open spaces within the built environment. The policy recognises the importance of and sets the criteria for land designated as Metropolitan Open Land. MOL is then referred to in local planning policies.
- 2.16 Highgate Wood was designated as a site of **Metropolitan Importance for Nature Conservation** in October 1990, in recognition of the fact that the site is considered to be of London-wide significance for nature conservation.
- 2.17 The Mayor of London's **Biodiversity Strategy** details the Mayor's vision for protecting and conserving London's natural open spaces such as Highgate Wood. It seeks to ensure that there is no overall loss of wildlife habitats in London, and that more open spaces are created and made accessible, so that all Londoners are within walking distance of a quality natural space. The 2008 report Improving Londoners' Access to Nature highlights areas of London which are deficient in access to sites of Metropolitan or Borough Importance for Nature Conservation.
- 2.18 Highgate Wood also makes a significant contribution to, and is influenced by, the following Mayor of London's strategies:
- Children and young people
  - Older people
  - Accessible London Supplementary Planning Guidance
  - Transport
  - Planning for Equality and Diversity Supplementary Planning Guidance

### ***The local context***

- 2.19 Although managed by the City of London (CoL) as one of its outlying sites management of Highgate Wood does, and will need to continue to, consider the policies and aspirations of the London Borough of Haringey with particular attention to planning policy and general open space needs. The Examination in public on the Core Strategy started in June 2011 and consultation finished in November 2011 on some of the fundamental changes

that resulted from that process. As it stands the Core Strategy Strategic Policies 11, 12 and 13 all promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity. Core Strategy Strategic Policy 13 – Open Space is the most relevant to Highgate Wood and is outlined below:

**SPI3 - Open Space and Biodiversity**

New development shall protect and improve Haringey's parks and open spaces. All new development shall:

- Protect and enhance the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document;
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards Supplementary Planning Document;
- Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency i.e. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards Supplementary Planning Document.

All development shall protect and improve sites of biodiversity and nature conservation through its:

- Contribution to wildlife and ecological habitats and where possible include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate;
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

The Council will enhance and improve the borough's green infrastructure through:

- Implementation of the borough's green infrastructure projects (such as Lordship Recreation Ground Improvements);
- Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructures and link up sites.

New development shall provide opportunities for Children's Play Space by:

- Protecting and enhancing existing play spaces;
- Making provision for children's informal or formal play space in addition to amenity space provision as set out above;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community;
- Securing a financial contribution pursuant to a S106 Agreement towards the provision of Children's Play Space and ensuring its long term maintenance is addressed through planning obligations.

Developers will be encouraged to:

- Recognise that the potential for play spaces can exist for a range of outdoor activities and for users of all ages in other existing public spaces; and
- To work with the relevant agencies, community groups and developers to ensure the provision of safe, stimulating play facilities.



2.20 A Sustainable Way Forward - **Haringey's Sustainable Community Strategy 2007 – 2016**, contains several priorities which are relevant to Highgate Wood:

- Provide award winning parks and open spaces
- Protect the natural environment
- Give greater opportunities to live a healthier lifestyle
- Manage our environmental resources more effectively

### **The City of London's strategic policy context**

#### ***Community Strategy - 'The City Together: A Vision for a World Class City 2004-2014***

2.21 The Community Strategy Vision states:

*'The City of London will build on its success as the world's leading international financial and business centre, and will maintain high quality, accessible and responsive services benefiting its communities, its neighbours, London and the nation.'*

2.22 Two specific objectives in the Community Strategy are the responsibility of the Open Spaces Department:

- To protect and maintain open spaces and biodiversity through effective management.
- To encourage services and initiatives which benefit wider communities and contribute to local, regional and national prosperity.

#### ***The City of London's Corporate Plan***

2.23 The Corporate Plan represents the long-term ambitions to achieve CoL's vision as set out in the City Together strategy. The strategic aims outlined in the Corporate Plan which are most relevant to the Open Space Department include:

- Provide excellent services for our communities.
- Provide valued services for London and the Nation.

#### ***The Open Spaces Business Plan 2010-2013***

2.24 The Open Space Department has its own vision and shares the CoL Core Values.

Vision: "A World Class City needs a World Class Environment"

Values:

- The right services at the right price
- The best of the old with the best of the new
- Opportunity and prosperity for all

- 2.25 The Business Plan is a guiding document for the Open Spaces department setting out the strategic aims and improvement objectives.

The strategic aims:

1. Provide safe high quality accessible Open Spaces and services in accordance with nationally recognised standards for the benefit of London and the Nation.
2. Celebrate a sense of place involving communities in the care and management of our sites.
3. Adopt sustainable working practices, promote the variety of life and protect the Open Spaces for the enjoyment of future generations.
4. Promote opportunities to use and enjoy the outdoor environment for recreation, health, learning and inclusion and ensure the value of Open Spaces is recognised.
5. Manage, develop and empower a capable and motivated work force to achieve high standards of safety and performance.

The improvement objectives are to:

1. Achieve high standards and deliver value for money work programmes for sites in accordance with long-term management plans.
2. Extend **partnership-working** and continue to develop closer links with local authorities, particularly in relation to **planning and transport**.
3. Ensure that measures to promote **sustainability** and **biodiversity** are embedded in the Department's work.
4. Market ourselves and adapt **events and education programmes** to deliver opportunities particularly for **young people**.
5. Provide focused opportunities for **staff and volunteers** to feel confident in meeting the changing requirements of the organisation.

## MANAGEMENT OF HIGHGATE WOOD – CITY OF LONDON

### The legal framework

- 2.26 Concerned that access to the countryside was being threatened, the CoL promoted two Acts of Parliament in the 1870s. The Epping Forest Act and the City of London (Open Spaces) Act were passed in 1878. These enabled the CoL to acquire and protect threatened open spaces. Highgate Wood was publicly declared “open for the use and recreation of the public forever” on October 30 1886, by the Lord Mayor of the time, Sir John Staples.

### Management, staffing and funding

- 2.27 The Open Spaces Directorate oversees the Open Space Department which is responsible for the management of the parks and open spaces owned by CoL.
- 2.28 Management responsibility for Highgate Wood falls within the North London Open Spaces Division who is also responsible for managing Hampstead Heath and Queen's Park. The North London Open Spaces Division is led by the Superintendent who is responsible for the operation of six teams as follows:
- Parliament Hill and Technical
  - Golders Hill and Queen's Park

- Leisure and Events
  - Highgate Wood, Conservation and Trees
  - Office and Administration
  - Constabulary and Support Service
- 2.29 The Division is formed of the equivalent of 155 full-time directly employed staff. The management structure for the Division is shown in **Figure 2.3**.

2.30 The Highgate Wood, Conservation and Trees Manager is responsible for the day-to-day management of Highgate Wood as well as nature conservation operations and management of trees at Hampstead Heath.



The Highgate Wood team celebrating being awarded a Green Flag in July 2012.

- 2.31 The Highgate Wood Manager is responsible for five teams, the seven staff at Highgate Wood, the Hampstead Heath Conservation and Heath Ranger Teams, the Tree Team, and the Ecology Team. The Highgate Team are responsible for tree and woodland management, sports related operations, nature conservation, and other core estate work. The annual management operations are outlined in the 5-year rolling work programme.
- 2.32 Highgate Wood is managed by a dedicated team of eight staff including the site manager. Five of the team are resident on site. This resource provides an all year round service including Christmas Day, with a varied range of facilities and over 20 hectares of managed woodland.
- 2.33 Four members of the team have worked and lived on site for over 10 years and collectively possess a great deal of experience and detailed knowledge of the site and the flora and fauna.
- 2.34 Various members of the Highgate staff have strong links with other nearby sites (e.g. Queen's Wood). However up until recently there has been very little communication between Highgate Wood and other sites in Haringey.
- 2.35 The team are guided by the 5-year rolling work programme which covers all operational work onsite, including sport related estate work, woodland and tree management, and conservation work.

#### ***Committee reporting arrangements***

- 2.36 The **Open Spaces Committee** determines the overall departmental policy, considers strategic and corporate issues and is responsible for matters relating to the City Gardens. The Open Spaces Committee meets six times year (February, April, June, July, October and December).
- 2.37 The management of each CoL Open Space is overseen by several City Committees, as required by various Acts of Parliament. Matters concerning Highgate Wood are discussed by **Hampstead Heath, Highgate Wood and Queen's Park Management Committee**, which meets six times throughout the year.

### **Community support**

- 2.38 Local community groups and organisations also have a key role in the management of the Wood, working in partnership with the CoL.
- 2.39 For example the Heath Hands have helped with carrying out nature conservation works including coppice management. Local specialists have supported CoL staff to carry out surveys of flora and fauna, the results of which provide an invaluable tool for the management of the Wood. Local specialists and educational groups have also been key in carrying out investigations into the history of the Wood.

### **Sustainability**

- 2.40 Highgate Wood took part in the first stage of the City of London's new Sustainability Audit System, launching a new waste management system in 2010 which has resulted in a zero landfill rating for the site and a reduction in the number of vehicle movements. Highgate Wood also has a Sustainability Improvement Plan which follows on from a Sustainability Audit carried out in 2010. New LED lighting has been installed and there are also plans to install additional solar panels and rainwater harvesting tanks.

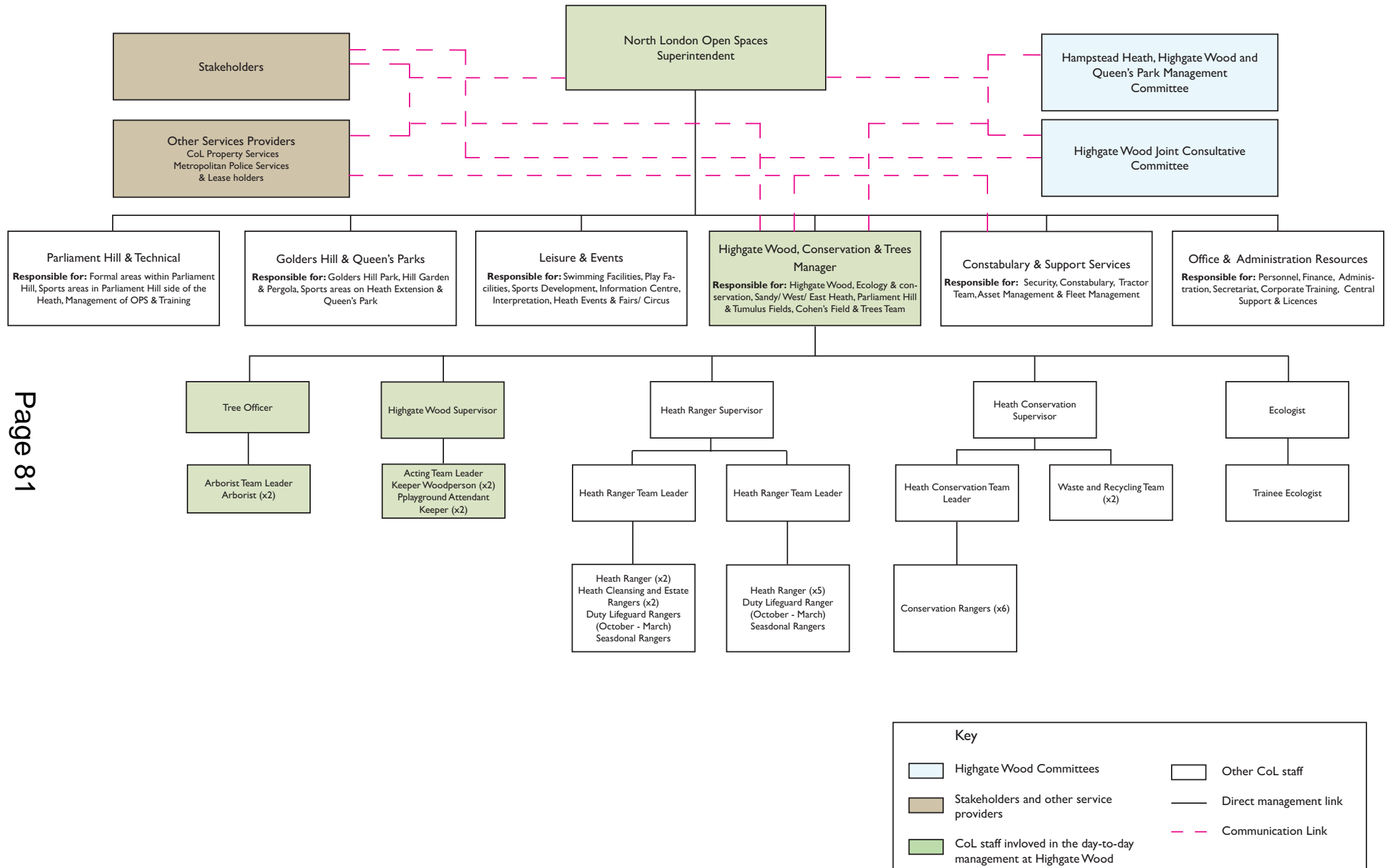


Figure 2.3: Highgate Wood, Conservation and Trees Section Management Structure



## **SECTION B: UNDERSTANDING THE PLACE**





## 3 Heritage

- 3.1 The Highgate Wood Heritage Assessment has been prepared separately by LUC (2011) to support the preparation of the CMP. This section provides a brief summary of the findings.

### DOCUMENTED HISTORY

#### Early history

- 3.2 Highgate Wood and the adjacent Queen's Wood are remnants of the Hornsey Woods mentioned in the Domesday Book. Whilst there is little evidence of occupation during the Roman Period, archaeological records suggests that 10 kilns existed in Highgate Wood and pottery was made from AD 43 through to approximately AD 160.
- 3.3 In AD 604, after the demise of the Roman Government in Britain, Highgate Wood formed part of the property of the Diocese of London. Following the Norman Conquest of England in 1066, the Wood formed part of a large Hunting Park given by King William to William, the Norman Bishop of London. The Bishop of London continued to have hunting rights over the land until as late as 1662, see **Figure 3.1: The Medieval Park and the Bishop of London's Demesne** which shows the Park's extent.

#### 16<sup>th</sup> century

- 3.4 During the 16<sup>th</sup> century the Wood was leased to various tenants who managed it as coppice with standards. Managing coppice with standards was a legal requirement when the Crown required oak timber to build the navy's fighting ships.

#### 17<sup>th</sup> and 18<sup>th</sup> century

- 3.5 Oak standards and coppiced wood continued to be in increasing demand during the 17<sup>th</sup> and 18<sup>th</sup> centuries to provide bark for tannin and charcoal for the iron and glass industries. During this period the Wood was known as Brewer's Fall or Brewhouse Wood making reference to the local brewers who held the lease for the Wood during the 17<sup>th</sup> and 18<sup>th</sup> centuries. In the 1780s the Wood was leased by Francis Gallow who owned four Highgate inns and the Brewhouse on North Hill.

#### 19<sup>th</sup> century

- 3.6 Archway Road was built in 1813 as a 'bypass' to Highgate Village and Highgate Hill severing the southern part of Highgate Wood. The separation of the woodland area by the newly constructed Archway Road represented a major degenerative impact on the site as an area approaching 30 acres was now exposed to potential development. Although this did not happen for another fifty years, this loss and the further development of the Alexandra Palace railway in 1871 around the western perimeter of the wood was perceived with increasing alarm by local residents. A plan showing the reduction in the area of Highgate Wood during the 19<sup>th</sup> and 20<sup>th</sup> centuries can be seen in **Appendix 2**. Ownership of the Wood returned to the Ecclesiastical

Commission and was renamed as Gravelpit Wood due to its use for gravel extraction. The current name 'Highgate Wood' was not adopted until 1896.

- 3.7 Regular coppicing continued until at least 1842 when the Wood was leased to the Earl of Mansfield and a period of neglect began. Mansfield's lease ended in 1884 and the Woods were subsequently leased to a dairy farmer.
- 3.8 At this time development in the area was intensifying and there was local concern that the Woods would be developed. This instigated a campaign fronted by the chairman of the Hornsey Local Board and a local politician, Henry Reader Williams. In February 1885, the Ecclesiastical Commissioners offered the Wood to the Corporation of London as a gift and this was accepted in 1886 under the Highgate and Kilburn Open Spaces Act 1886. On 30<sup>th</sup> October 1886 the Wood was declared 'open for the use and recreation of the public forever'<sup>1</sup> by the Lord Mayor of the time Sir John Staples.

### **From acquisition: 1886**

- 3.9 The City of London Corporation began to convert the Wood into an 'urban park' and constructed the Lodge building (designed by Sir Horace Jones), added paths and improved drainage. The grade II listed drinking fountain followed in 1888 donated by grateful local residents.

### **20<sup>th</sup> century**

- 3.10 Inappropriate management during the early 20<sup>th</sup> century continued to erode the natural fabric of the Wood and the high volume of visitors caused compaction of the ground.
- 3.11 Highgate Wood had an important role in defending London during the Second World War and was used as a station for barrage balloons to defend against low-level aircraft. The balloons were anchored to concrete blocks which can be seen in the sport pitch during periods of dry weather.
- 3.12 During the 1960s the City of London Corporation attempted to improve the ground conditions within the Wood by relieving ground compaction in selected areas. In 1968 the Conservation Council of the London Natural History Society expressed concern at the planting of exotic conifers including Corsican Pine, Western Hemlock, Norway Spruce and Douglas Fir.
- 3.13 A programme of creating small fenced off coppice compartments commenced in 1977 and continues to this day. Judging by historical postcards, coppicing was still being carried out into the early 1900's. Although there was little or no coppicing carried out at Highgate Wood between 1910s and 1980s.

### **ARCHAEOLOGY**

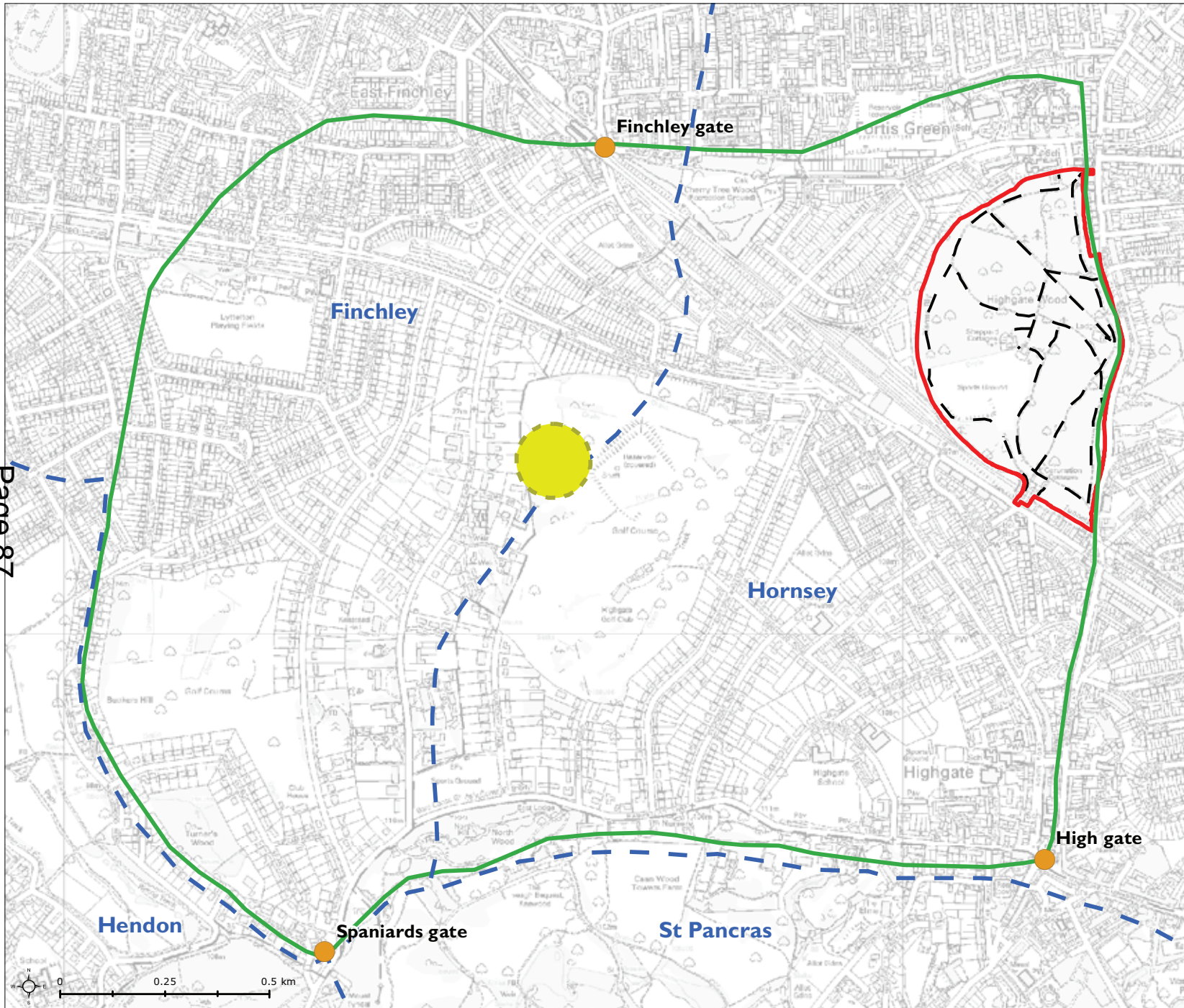
- 3.14 The most significant discovery in Highgate Wood is the Romano-British Pottery which was discovered in the 1960s and 1970s. During the



Reconstruction of one of the kilns found at Highgate Wood.

---

<sup>1</sup> Highgate Wood Leaflet, City of London



### Highgate Wood

**Figure 3.1**

### The Medieval Park & The Bishop of London's Demense

- ▭ Present day boundary
- Medieval hunting lodge
- ▭ Boundary of medieval hunting park
- Gate to medieval hunting park
- — — Current path network
- — — Parish boundary & name - The Bishop of London's Demesne in Finchley and Hornsey c.1788

Map Scale @ A4: 1:13,000



Source: Land Use Consultants



excavation several kilns were discovered and the best preserved was removed to be exhibited in Bruce Castle Museum in Haringey. There were also small shards of pottery discovered at the southern end of the site suggesting another possible kiln site. It appears that the site would have been used intermittently until circa AD160.<sup>2</sup> It was established shortly after the Roman conquest and would have supplied London and the south east with tableware. Part of the roman kiln is now on display in the education building in Highgate wood.

- 3.15 The Museum of London Archaeological survey carried out archaeological survey of earthworks in 1998. The survey accurately mapped the earthwork features and states that it is possible that these features are a relic of a medieval rural landscape. See **Figure 3.2: Archaeology.**

## HISTORIC WOODLAND MANAGEMENT TECHNIQUES

- 3.16 Highgate Wood was managed over many centuries for the commercial production of fuel wood obtained by cyclical cutting of the hornbeam stock. The timber was harvested on a rotational basis processed on site and sold on for a variety of uses. It is hard to imagine now a world without central heating and freely accessible gas and electricity, but before the industrial revolution and the massive increase in coal production, the only available fuel source was wood. The woods around the City of London provided an essential resource and hornbeam was particularly valued for its burning qualities. The Oak standards were probably planted for a longer term investment for eventual use for the shipbuilding and construction industry, but their bark may also have served as a lucrative secondary commercial crop for the tanning industry.
- 3.17 Since 1977 a total of seven one acre areas have been coppiced every five years, to encourage regeneration of this traditional mix, as well as other native species, and to encourage tree age diversity. Within these areas, veteran trees are also supported, and a diversity of niche habitats and species are created and maintained.



Heritage day to demonstrate the woodland crafts which used the timber produced through managing coppiced woodland.

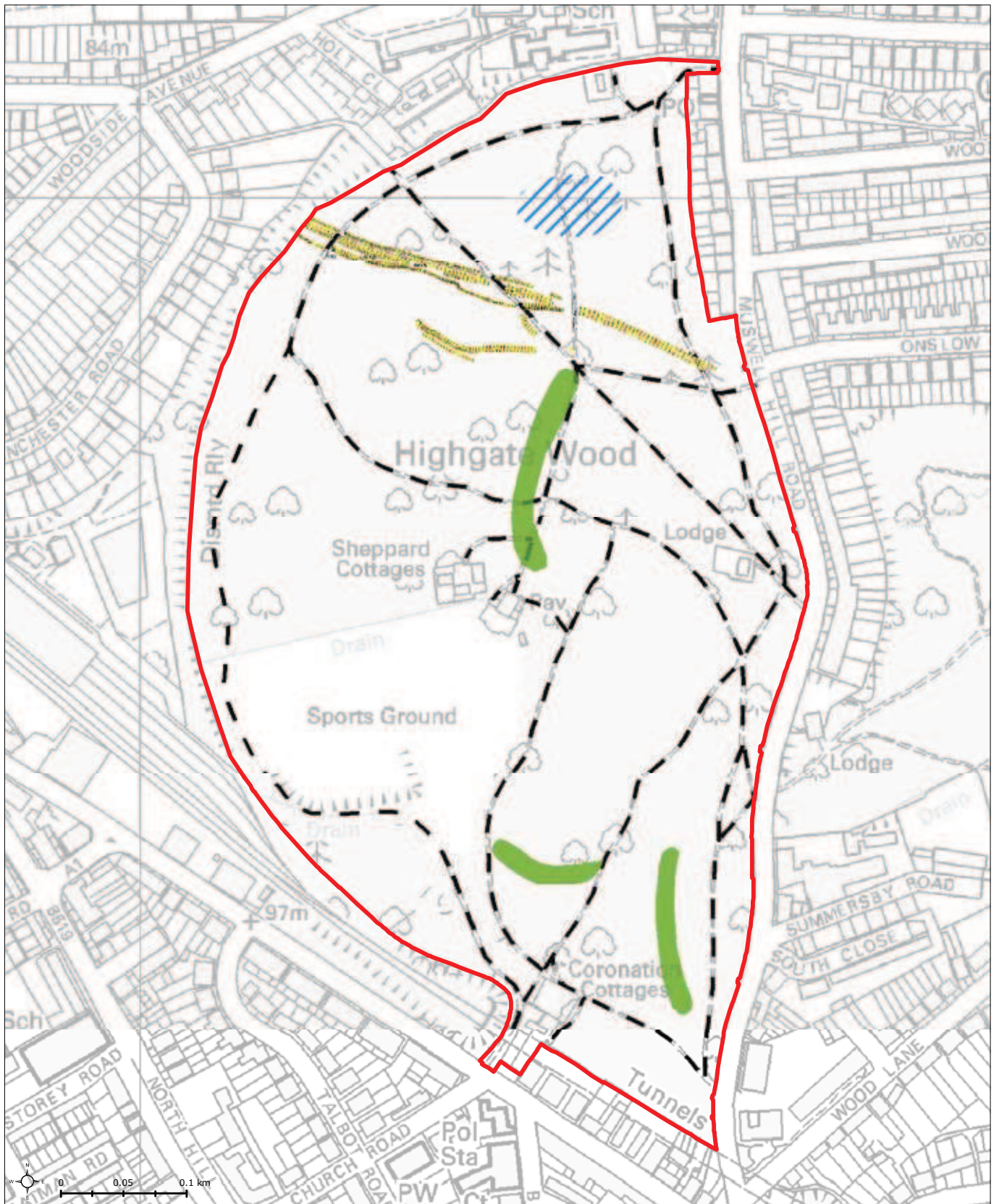
## EVALUATION

- 3.18 Highgate Wood has a well-documented history extending back to the Roman and early medieval periods. During the Roman period the Wood was used for making pottery and flints from the early Mesolithic period have also been uncovered on the site which suggests early human settlement.
- 3.19 There are also good sources of information from the period prior to the site's transfer of ownership over to the City of London Corporation. This

<sup>2</sup> Museum of London Archaeological Survey (1998) Highgate Wood An Archaeological Earthwork Survey

period saw a rapid decline in the management of the Wood for producing fuel due to the growing availability of coal.

- 3.20 The discovery of the Roman pottery kiln in the late 1960's was followed up by a number of archaeological excavations overseen by the Museum of London. The excavations revealed a considerable quantity of pottery centred around a series of kilns using the natural resources on the site (wood fuel, clay and water) to sustain a transient pottery ware industry.
- 3.21 Highgate Wood is one of an important cluster of Ancient Woodland site centred on the Hornsey and Highgate area, forming an important network of remnant sites from a lost landscape. The proximity of the sites is important as this allows a degree of movement of wildlife particularly birds and bats. This also offers an opportunity for site management to be linked and information sharing to be explored.



Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence numbers 100047514, 0100031673. LUC LDN 5223-01\_06 Archaeology RevC 11/04/2012

**Key**

- Highgate Wood site boundary
- Site of ancient pottery kilns AD 50-150
- Wood bank
- Surveyed earthworks
- Current footpath network

Highgate Wood

**Figure 3.2**  
**Archaeology**



Map Scale @ A4: 1:4,337.44

Source: Land Use Consultants





## 4 Natural environment

- 4.1 This section considers the natural fabric of Highgate Wood highlighting the key species and habitats.

### CONTEXT

#### Nature conservation designations

##### *Site of Metropolitan Importance*

- 4.2 Highgate Wood is designated as a **Site of Metropolitan Importance** for Nature Conservation as it is considered to be of London-wide significance for nature conservation.

#### UK and London Biodiversity Action Plans

- 4.3 The UK Biodiversity Action Plan (BAP) sets out a national strategy for wildlife conservation, based upon action plans for habitats and species which are identified in the UK BAP. Habitat Action Plans (HAPs) relevant to Highgate Wood include the following:



- Broadleaved woodland
- Improved grassland
- Urban

- 4.4 Surveys of fauna at Highgate Wood have identified 31 BAP priority species. These are listed in table 4.1 below. Other protected species recorded at Highgate Wood are contained in **Appendix 3**.

**Table 4.1: BAP priority species recorded at Highgate Wood**

<b>Moths</b>	
Oak Hook-tip moth	
Lunar Yellow Underwing	
Shoulder Striped Wainscot	
Rosy Minor	
Rustic	
Mullein Wave	
Small Phoenix	
Small Square-spot	
Mouse Moth	
Grey Dagger	
Mottled Rustic	
Small Emerald	
Brindled Beauty	
Powdered Quaker	
White Ermine	
Buff Ermine	
Garden Dart	

Pipistrelles

White Letter Hairstreak	
Small Heath	
<b>Birds</b>	
Song Thrush	
Lesser Spotted Woodpecker	
Starling	
Dunnock	
<b>Bats</b>	
Pipistrelles	
Noctule	
Brown Long-eared	Thick Legged Flower Beetle
<b>Mammals</b>	
Hedgehog	
<b>Insects</b>	
Stag Beetle	
Mining Bee	
Thick Legged Flower Beetle	
<b>Fungi</b>	
Podoschypha multizonata	

### **London**

4.6 The UK BAP is taken forward at a regional level through the London Biodiversity Action Plan which is delivered by the London Biodiversity Partnership. The relevant action plans for Highgate Wood include HAPs for **Parks and Urban Green Spaces** and **Woodland**. The aims of the Woodland HAP are:

- To maintain the extent of woodland in London at its 2008 value of 4,909 hectares.
- To enhance the condition of 500 hectares of woodland by 2020 using improved management practices.
- To increase the total extent of woodland habitat in London by 20 hectares by 2015 including five hectares of wet woodland.

4.7 The London BAP also notes the importance of built structures within the urban environment.

### **London Borough of Haringey**

4.8 The London Borough of Haringey has prepared a BAP to protect and enhance biodiversity value across the borough which supports the national and regional strategies. The BAP has been prepared through input by the Haringey Biodiversity Partnership which is formed of local “Friends of”

groups, land managers, organisations from the voluntary sector and concerned individuals. The aim which is particularly applicable to Highgate Wood is:

- Promote and conserve ecological corridors and green chains including those which link to Highgate Wood and the Parkland Walk.

4.9 The CoL wish to contribute to London Borough of Haringey's BAP and have therefore adopted the following objectives and actions.

#### **Objectives**

- To assist London Borough of Haringey in realising targets on improving Ancient Woodland sites in the Borough.
- Deliver a programme of events on the woodland environment.
- Contribute to work on improving bat habitat within the borough and raising public awareness on bat related issues.

#### **Actions**

- Provide a team from the CoL to carry out two organised woodland management sessions between September and March with the assistance of volunteers.
- Hold 25 events annually centred on Ancient woodland habitat and its management.
- Hold four bat walk events annually in Highgate Wood and continue to develop and monitor bat habitat on site.

#### **Habitat and Species Action Plans**

4.10 The habitat and species action plans objectives relevant to Highgate Wood include:

- To encourage good conservation practice in parks and green spaces across LB Haringey, improving access to nature, and raising the awareness of the importance of parks and green spaces in the conservation of Haringey's biodiversity.
- To conserve and enhance Haringey's woodland for the benefit of biodiversity and for the local community.
- To improve the overall value of built structures in Haringey for the benefit of biodiversity.
- To help reverse the current population decline of bats of all species and to address the public misconceptions about bats and secure their status as culturally valued animals.

#### **London Tree and Woodland Framework**

4.11 The Woodland Advisory Group was formed to provide a strategic overview on the sustainable management of London's trees and woodlands. The organisations represented in the Group were:

- City of London

- Countryside Agency
- English Nature
- English Heritage
- Forestry Commission
- Government Office of London
- Greater London Authority
- Groundwork London
- London Development Agency
- London Tree Officers Association
- Royal Parks
- Thames Chase Community Forest
- Trees for London
- Woodland Trust

4.12 The Group produced a framework to address the protection, management and enhancement of London’s trees and woodland over the next 20 years. The Framework aims:

- To ensure trees and woodland contribute to a high quality natural environment.
- To help shape the built environment and new development.
- Through people’s contact with trees and woodland to help foster community and individual people’s well-being and social inclusion.
- To support the capital’s economy.

4.13 The Framework notes that ancient woodland sites are of irreplaceable value due to the interactions between plants, animals, soils, climate and people. It also states that woodland covers eight per cent of London’s land area and only 1.4% of the land area in London is now covered by ancient woodland. Much of this is on the edge of London which highlights the importance of ancient woodland of Highgate Wood.

## **HABITATS AT HIGHGATE WOOD**

4.14 Highgate Wood is designated as Semi-natural Ancient Woodland, and as already mentioned above in 3.21, forms part of a group of important woodland sites in North London. Semi-natural Ancient Woodland supports a large number of species, a number of which are listed as vulnerable, particularly those species that require stable unchanging



Veteran hornbeam coppice.

conditions in order to survive. **Figure 4.1** shows the Highgate Wood in location to other Ancient Woodlands.

- 4.15 Although there are in excess of 500,000 hectares of Semi-natural Ancient Woodland in the UK much of what remains has been partially or completely replanted and the ancient woodland trees and precious woodland soils that have taken many centuries to develop have been lost and degraded. Much of the Ancient Woodland sites that survive are less than 20 hectares in size and half of the recorded sites are less than 5 hectares.

### **Species**

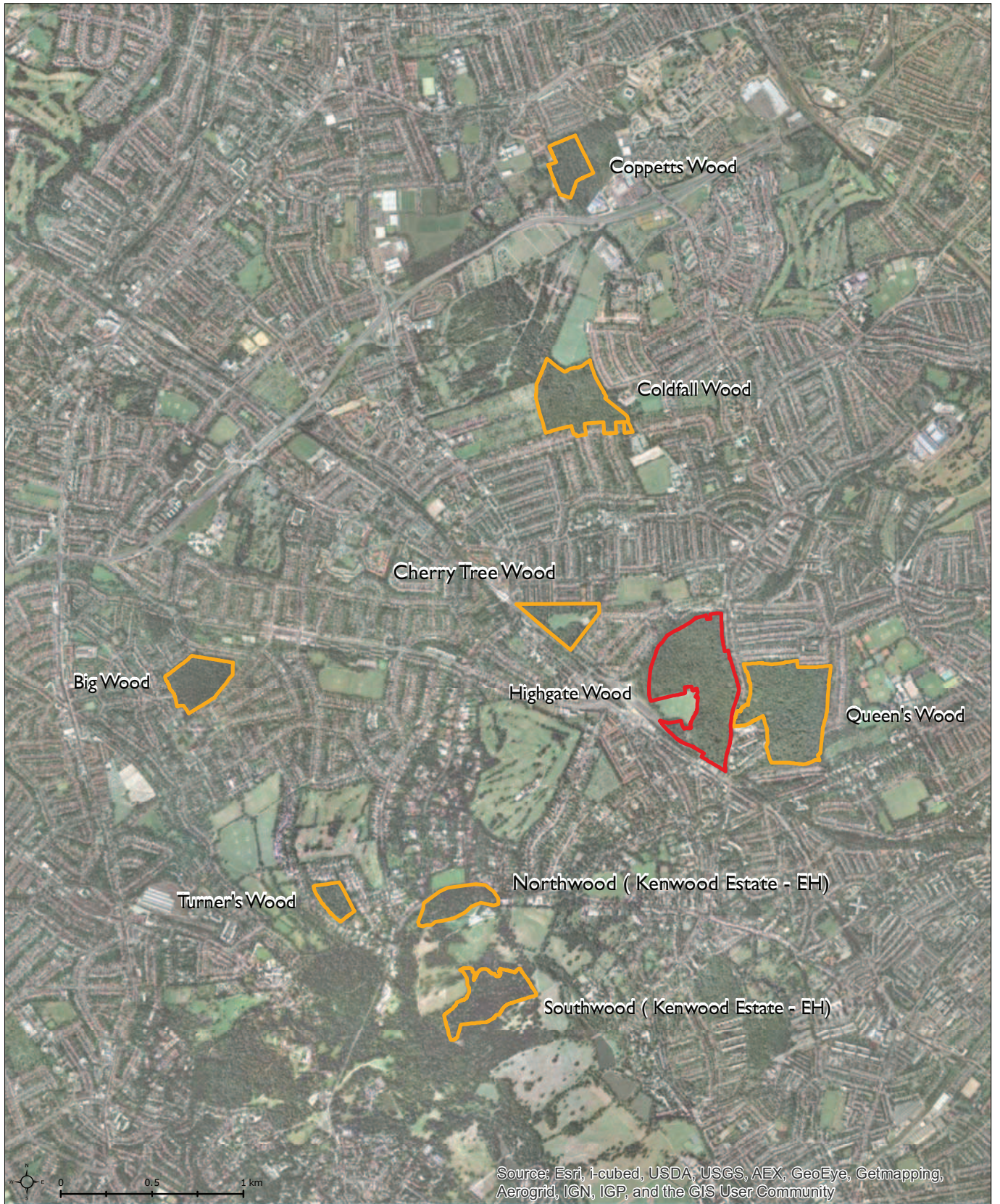
- 4.16 The rich diversity of wildlife in the wood has been well researched and documented over the years. To date, over 900 invertebrate species, 338 moth species, 353 fungi species, 70 bird species, and seven bat species have been recorded. Many of these species are reliant on very particular niches found only in ancient woodlands, with their well-developed and complex ecosystems.

### **Current management action**

- 4.17 There are a variety of niche habitats within the woodland areas. These niche habitats are mostly located within the seven existing conservation areas that have been created since 1977. There are also a number of ponds within the site that provide a home for frogs and newts. A detailed description of the all the existing conservation areas is included in the Appendices section.
- 4.18 The management of the conservation areas has been varied and evolved over time, in response to successes and opportunities for habitat diversity. **Figure 4.2** locates each of the conservation areas and provides details of when they were established.
- 4.19 Protective dead hedges have been established around areas with dense bluebell growth and dominating species such as holly and beech is kept in check. Dead wood and ivy is left in canopies of trees in less frequented areas. Wild service trees suckers are transplanted into conservation areas.
- 4.20 Current core conservation management principles include the following:
- Continue creating small conservation areas to encourage regenerative growth.
  - Focus on conserving stock of oak standards as 'key stone' trees.
  - Increase the existing areas of dead wood habitat, especially standing dead wood to enhance birds, bats and invertebrate habitat.
  - Improve the existing soil conditions throughout the woodland area using a programme of mulching and operations to reduce compaction and erosion.
  - Continue to monitor and survey fauna and flora species and record and review our conservation work.

## EVALUATION

- 4.21 Highgate Wood consists of the 28 hectares of woodland and open space which is managed by a dedicated team of eight staff who collectively possess detailed knowledge of the site and its flora and fauna.
- 4.22 The Wood provides a range of habitats which support a number of protected and UK BAP priority species including bats, birds, fungi and moths. The management team and local specialists have dedicated a great deal of time and effort to recording biodiversity and species found on the site and much of this has been carefully logged and transferred to the GIGL database. This work has been carried out over a period of nearly twenty years which has created a valuable record which traces the changes in habitat and species distribution.
- 4.23 Highgate Wood is a Site of Metropolitan Importance for Nature Conservation and is therefore considered to be of London-wide significance for nature conservation. Its status as Ancient Woodland adds to that significance.
- 4.24 A monitoring programme to examine the rate and spread of canopy decline of mature oaks was carried out during May and June 2010. CoL staff mapped out 27 evenly spaced 50m square sections, and within these, a total of 327 mature oaks were surveyed for a percentage canopy decline and percentage caterpillar defoliation. Approximately half of all the trees surveyed appeared to have 50% or higher canopy decline, and are displaying symptoms of Chronic Oak Decline. This work is now repeated every summer to monitor further changes within the survey group, and the resulting data is processed by the Ecology team. The Management team should carefully consider the decline of oaks and options to reduce competition, through haloing, selective tree surgery, mulching and protection (from trampling and therefore compaction) could be explored.
- 4.25 There are several specific tree diseases that will at some point reach Highgate Wood, and these will need to be planned for and managed. Oak Precessionary Moth is currently the disease that causes the most concern as it represents a significant health hazard to both the public and staff, and potentially could accelerate the current decline of a number of the oaks within the site. The disease is well established in West London and has now spread into Central London Boroughs. The Management team will need to seek advice and plan for Oak Precessionary Moth's arrival and develop a strategy for controlling its spread within the site.
- 4.26 As the ancient former coppice hornbeams grow they become more prone to collapse as their structure becomes unbalanced. Management of the hornbeams also needs to consider how best to conserve and enhance such an important resource. Options such as those outlined for the oak above along with experimental pollarding or possibly re-coppicing could be explored.



Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence numbers 100047514, 0100031673. LUC LDN 5223-01 004 Ancient woodland context 25/10/2012

Highgate Wood

**Figure 4.1**  
**Ancient Woodland Context**



Map Scale @ A4: 1:30,000

Source:







Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence numbers: 100047614-200301011 and 100047614-200301011

<ul style="list-style-type: none"> <li> Contours</li> <li> Conservation Areas</li> <li> Footpath</li> <li> Bird feeders hung in trees</li> <li> The Hollies (bird sanctuary)</li> <li> Site of historic importance</li> <li> Mature wild service trees</li> <li> Earthworks</li> <li> Compartment areas</li> </ul>	<ul style="list-style-type: none"> <li> Area where blue bells thrive</li> <li> Site of ancient pottery kilns (AD 50-150)</li> <li> Wood bank</li> <li> Highgate Wood boundary</li> <li> Playground</li> <li> Woodland Canopy 2006</li> <li> Grass</li> </ul>	<p>Highgate Wood</p> <p><b>Figure 4.2</b></p> <p><b>Habitats and nature conservation</b></p> <p><b>LUC</b></p>
--	--	--



## 5 Community and recreation

- 5.1 This section outlines the current use of Highgate Wood and its importance to the local community.

### CURRENT USE

#### Informal use

- 5.2 Highgate Wood is a valuable resource for the local community with many users visiting on a daily basis for walking, dog walking and jogging. It is valued for its peace and tranquillity together with the opportunities it provides for contact with nature.
- 5.3 In addition to it being valued for its 'natural' environment, Highgate Wood also contains a number of popular built features including the café, playground and an education centre. Public toilets are also provided adjacent to the café and next to the playground.
- 5.4 The presence of a team of onsite staff helps to create a secure and safe environment for visitors to the Wood. Many regular visitors know or recognise the team.

#### Playground

- 5.5 The playground is a well-used facility attracting many visitors and is particularly favoured by younger children. A camera has been installed in a bird box with a monitor located in the building adjacent to the playground. This provides the opportunity to see birds nest-building and feeding their young.

#### Sport field

- 5.6 The sport field is located in the centre of Highgate Wood covering an area of approximately 2.6 hectares (6.5 acres). It is a popular feature of the Wood and is used throughout the year for informal games, picnics, sunbathing and walking etc. There are also two football pitches that are in use from September to April and a cricket pitch from April to September. The pitches are hired out to local teams and the sport field is also used by schools for sport days and athletics.



The sport field is popular with local football and cricket teams

- 5.7 There are changing facilities and showers provided in the building attached to the café and a score hut is provided for the cricket teams. The sport pitches are marked out prior to each game together with the erection of goalposts, nets and sightscreens. Two cricket practices nets are provided in the south-western section of the field and are open at all times throughout the year. They are the only free practice cricket nets in the London Borough of Haringey and are well used.

- 5.8 The woodland backdrop provides a unique setting to the sport pitch and there are number of teams and leagues who are long-term users and the fixture list is fully subscribed.



## EVENTS AND ACTIVITIES

- 5.9 The CoL holds a full programme of events and activities at Highgate Wood ranging from Christmas Tree Recycling to guide walks and bush craft skills. Events and activities are delivered by CoL staff with the support of volunteers. An example of the annual events calendar for Highgate Wood is shown in **Appendix 4**.

## EDUCATION AND INTERPRETATION

- 5.10 The ancient woodland of Highgate Wood and the species it supports provides a great number of opportunities for the local community to come into contact with the natural environment.
- 5.11 Highgate Wood is becoming increasingly popular as a local learning resource particularly local primary schools, who want to provide a natural outdoor setting for curriculum subjects such as natural history and the environment. Students are able to experience the woodland within walking distance to their school. CoL staff provide walk and talk sessions on nature and woodland species.

Highgate Wood staff lead educational walks. (photo courtesy of Sue Czapska)



- 5.12 The sport field is very popular for summer sport days. Schools without sport fields are encouraged to use the fields for formal and informal sport activities.

### Education centre

- 5.13 A free annual newsletter is produced by the CoL and is available from the education centre. The education centre also provides trail guide leaflets and information on wildlife and history.
- 5.14 The education centre contains a Roman Kiln exhibition which includes a small section of the original 1<sup>st</sup> Century AD kiln that was unearthed in Highgate Wood in the early 1970's. There are plans to increase this exhibition which would involve the construction of an extension or reconfiguration of the existing building. The exhibition will be a joint venture between the CoL, the Museum of London and Bruce Castle Museum. Work is currently under way to prepare the proposals for the building work (see Chapter 7) and to secure funding. It is hoped that the project will be completed by 2014.

## VOLUNTARY GROUPS

5.15 The Heath Hands volunteer group help with conservation work in the Wood including coppicing of hazel and clearing areas of brambles and ivy. Local school students also help with conservation works including the planting of hedges to protect sensitive ecological areas.

5.16 Some wooden bird and bat boxes have been made by local students and scout groups. A local resident has set up a scheme in which local estate agents donate “Woodcrete” bird and bat boxes to the Wood as well as a hedgehog and bumblebee box.



## VISITOR SURVEYS

5.17 A visitor survey was carried out in August 2000 by using face-to-face interviews with people in the Wood. The survey was carried out on one day and 122 questionnaires were completed. The aim of the survey was to understand current usage and satisfaction levels as well as capturing visitor opinion on current management.

5.18 A second survey was carried out over a 10 month period from October 2004 to August 2005. This was a self-selected survey with questionnaires being provided at the Information Hut. 151 surveys were completed, 119 of which were completed fully. The results of this survey recorded the following:

- 86.8% of respondents travelled to the Wood by walking (45.5%) or car/motorcycle (41.3%)
- 52.6% of respondents visited the Wood less than once a week with 21.1% visiting about once a week and 16.4% visiting three or more times
- 44.3% of respondents visited the Woods for one to two hours with 28.9% visiting for more than two hours and 22.8% visiting for half an hour to one hour
- 70.5% of respondents visited the Wood during the weekend with 32.5% of respondents visiting on weekend afternoons and 19% visiting on weekend mornings. 21.4% of respondents visited on weekday afternoons
- 31% of respondents visited from postcodes within N10
- 51.4% of respondents who visited the woods had children of school age
- 30.1% of respondents visited the Wood for relaxation or informal recreation and 24.4% of respondents visited for contact with nature
- 88.2% of respondents felt safe when they visited the Wood
- Fear of dogs (41.4%), fear of crime (27.6%) and intimidation from other people (24.1%) were identified as the main factors which made respondents feel unsafe

- 19.9% of respondents had a dog in their household
- 28% of respondents felt that there were issues with dogs in Highgate Wood with dog poo and dogs not on leads the main issues
- 92.5% of respondents felt that CoL provide very good (55.5%) or good (37%) services at Highgate Wood

## EVALUATION

- 5.19 Highgate Woods is one of the few areas of woodland in London that has resident staff, which combined with relatively secure funding, provides a welcoming and safe environment for local communities.
- 5.20 The popularity and high level of use of the sport field can lead to conflicts between users groups along with wear to the fabric of the field. The management and maintenance of the sport field is guided by a separate management plan and involves a regular programme of aeration and fertilisation (autumn/ winter and spring/ summer feeds) to ensure alleviation of compaction and repair to worn areas of the field. The management plan for the sport field can be seen in **Appendix 5**.
- 5.21 The environment and history of the Wood, along with the enthusiasm and knowledge of staff combine to provide a significant educational resource. The education centre adds to the offer and has further potential for improvement subject to fundraising.
- 5.22 The playground, toilets and café are all highly valued and well used facilities with the café and playground continuing to form hubs of activity in the Wood.
- 5.23 The Management team wish to explore the feasibility of creating a new 'Friends of Highgate Wood'. This would be primarily formed as a core of volunteers to carry out conservation work but could also contain a small focus group based on the working group who were assembled for the Conservation Management Plan Workshop.

## 6 Built environment

- 6.1 This section provides details of the built features within Highgate Wood. A description for each of the features is given together with details of existing use and management arrangements. **Figure 6.1** locates the built features within Highgate Wood.

### OVERVIEW OF THE BUILT ENVIRONMENT

- 6.2 Buildings began to appear within Highgate Wood shortly after the Ecclesiastical Commission transferred ownership of the Wood to the City of London Corporation as a gift (1886). Highgate Wood currently contains six staff lodges, a café and changing rooms, a Grade II listed drinking fountain, a playground, and gates at each entrance.

#### Drinking Fountain

- 6.3 One of the first built features added to the Wood was the drinking fountain. Located in the north part of the site, the fountain dates to 1888 and was erected shortly after the opening of Highgate Wood as a public open space. The fountain is listed at Grade II by English Heritage for its architectural importance. The obelisk is formed from Pink Peterhead granite with chamfered angles and is set over a broad basin. Both are carried on a square plinth standing on an octagonal base which is formed of grey granite. The plinth contains a narrow trough.

#### Lodges

- 6.4 The Lodge was the first building to be constructed in the Wood and dates to 1886. It was designed by the English architect Sir Horace Jones who was also responsible for the designs of Leadenhall Market and Old Billingsgate Market. The Lodge is built in the mock Tudor style popular at the time and was traditionally the home of Highgate Wood's Head Keeper. The Coronation and Hornbeam Cottages were built during the 1950's and Sheppard Cottages were built during the 1970s.



New staff office near to cafe.

- 6.5 The lodges currently provide accommodation for the woodland team which enables the CoL to have a presence on site 365 days per year providing a sense of security for the site users. A store shed and offices are located adjacent to the Sheppard Cottages and are used by the CoL staff.

#### The café and changing rooms

- 6.6 The café is located in a former cricket pavilion, which dates to the 1930s. It is a well-used facility which is very popular with local residents and provides a useful focal point for the site. Its popularity often results in park users having long waits for tables.

- 6.7 The café is nestled within the woodland edge to the northeast of the sport pitch. However, its location in the heart of the Wood creates a major logistic problem as all deliveries and other related vehicle movements have to drive into the centre of the site. This leads to conflicts between pedestrians and vehicles.



The café at Highgate Wood located within former cricket pavilion.

### Playground

- 6.8 The playground currently covers an area of 2,000 m<sup>2</sup>. It is located near to Archway Road entrance and is within easy walking distance of several local primary schools. The playground was modernised in 1990 and a toilet block was added during the winter period of 1996/7. Further works were carried out in the playground during 2010 with the replacement of the Tots Tree house and the installation of a new space net.



The play area is a highly valued feature of Highgate Wood. .

- 6.9 The playground is checked daily before opening to ensure that the equipment is safe for use. A more detailed check is carried out every week. A qualified specialist engineer inspects all the items twice a year and reports the findings to the City of London.

### Education centre

- 6.10 The education centre was added to the Wood in 1995 and provides information on the heritage and nature conservation aspects of the site. The building was constructed by a company called Norwegian Log and original drawings and specifications of the structure and its foundation slab have been obtained and appear in **Appendix 6**.

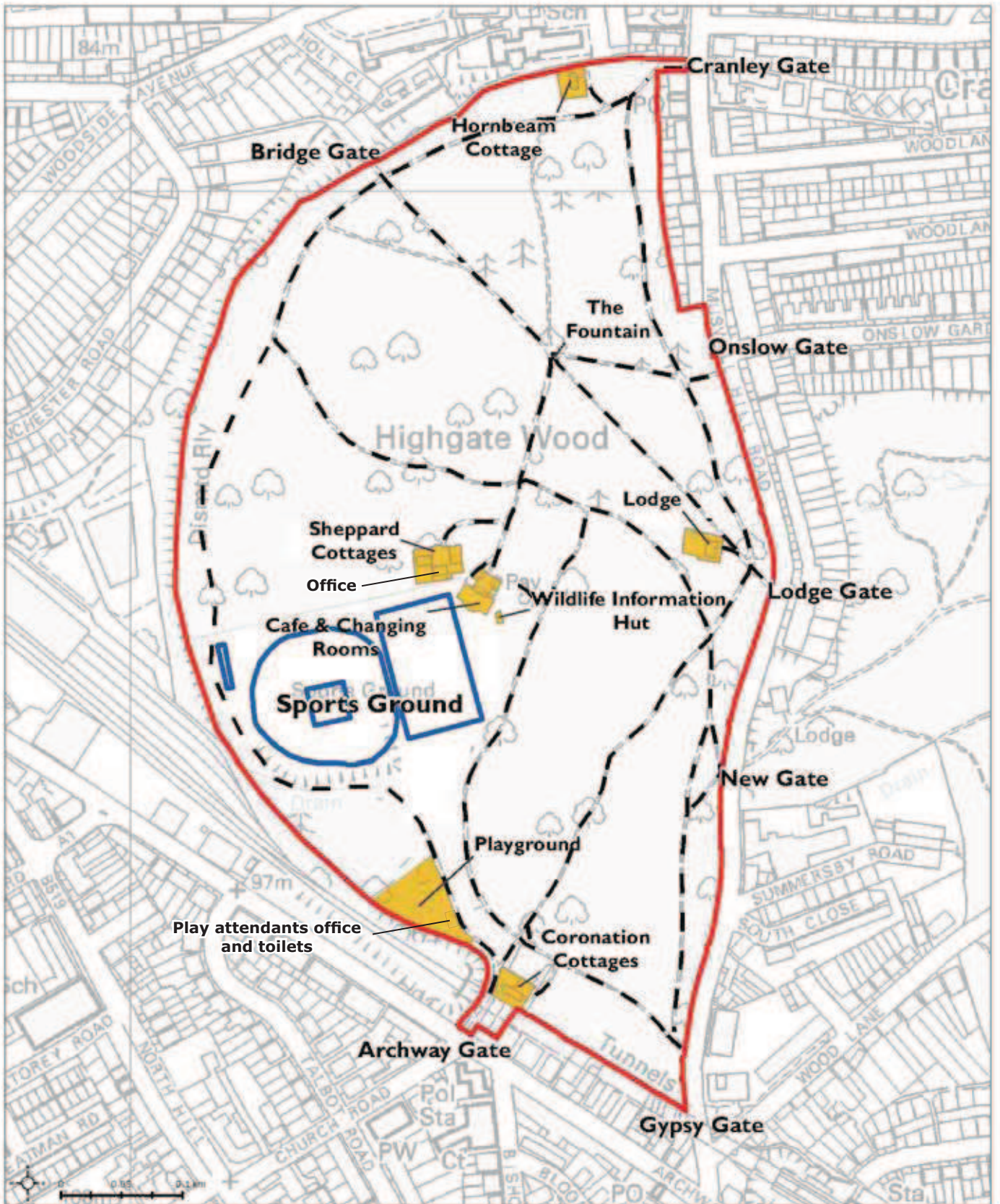
### Gates

- 6.11 There are currently seven entrances to Highgate Wood however the 1873-76 Map records entrances at Gypsy Gate, Archway Gate and Onslow Gate. An entrance at Bridge gate is also shown but the location differs slightly due to the construction of the Alexandra Park Branch. Cranley Gate, Lodge Gate, New Gate and Bridge Gate are recorded on mapping dating to 1913-15. All the gates are of a modern design.

### Paths

- 6.12 Highgate Wood has a good network of pathways providing access to all parts of the Wood. The pathways are designed to be unobtrusive and appropriate to the environment.





Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. License numbers 100047514, 0100021073. LUC LND SP23-01\_G02\_Built fabric 11/04/2012

<ul style="list-style-type: none"> <li><span style="border: 1px solid blue; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Sports grounds</li> <li><span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px; margin-right: 5px;"></span> Present day boundary</li> <li><span style="border-bottom: 2px dashed black; display: inline-block; width: 20px; margin-right: 5px;"></span> Current path network</li> </ul>	<p>Highgate Wood</p>
<p><b>Figure 6.1</b> <b>Built Fabric and Community Facilities</b></p>	
<p><b>LUC</b></p>	

Map Scale @ A4: 1:4,500

Source: Land Use Consultants



- 6.13 Highgate Wood forms part of the Capital Ring which is a green footpath surrounding London which has been designated a 'strategic walk' by the Mayor of London.

### **Vehicle entry**

- 6.14 Vehicle entry to the Wood is limited to a single access point at Onslow Gate along Muswell Hill Road on the eastern boundary. There is limited parking available in the Wood for visitors with impaired mobility. Other vehicle movements through the Wood include deliveries to the café and by the woodland team accessing the lodges. The vehicle route from Onslow Gate through to the café is surfaced in tarmac.
- 6.15 Cycle barriers have been introduced to try and reduce conflicts with other user groups.

### **Signage**

- 6.16 Signage and noticeboards are provided at each of the entrances. The noticeboards provide information on facilities, details of forthcoming events and management activities. Finger posts are located at key locations throughout the Wood linking key features both within and outside of the Wood's boundary. Waymarkers are provided throughout the wood to demarcate Healthy Walk Trails and a children's' nature trail.

### **Function and maintenance of buildings and built features**

- 6.17 The buildings and structures within Highgate Wood are maintained by the Property Services Division of the CoL Surveyor's Department. This includes responsibility for asset management and, in respect of these assets, health & safety and conformity to legislation. The Service Level Commitment document outlines the working relationship between Property Services and the Open Spaces Department.
- 6.18 Built features are inspected weekly and any repair issues are reported to Property Services. All issues are logged with progress tracked and the works assessed and planned in accordance with budget availability, or mandatory requirements. The Open Spaces Department are responsible for funding all improvements works which are arranged through Property Services or installed to a standard acceptable to Property Services.
- 6.19 All built features within Highgate Wood have been recorded in an Asset Registration Database. The database is a web based system and contains a description and use for each feature along with its location and a description of the current condition. A draft 20-year plan for the built features was produced in 2008/09 and highlights the projected annual costs for the repair and maintenance of each building/ feature. In addition, the CoL Surveyor has carried out detailed audits of all sites to ensure optimum use. Proposals to secure appropriate levels of long term funding to deal with the potential funding shortfall for repairs and maintenance have been developed by the Chamberlain and CoL Surveyor.
- 6.20 Ongoing maintenance operations of buildings and structures include:
- The public toilets are inspected and cleaned on a daily basis

- Path maintenance including infilling pot holes, surface dressing and weed control
- Inspection and cleaning of seating
- Removal of graffiti
- Repairing vandalism
- Clearance, and maintenance of drains/ gullies
- Repair, maintenance and installation of fences/ gates
- Repair, maintenance and installation of seats, signs, paths and bins
- Visual inspection of paths, fences, gates, notices and other features

### **Leases and tenancies**

- 6.21 Five of the six lodges are currently occupied by residential CoL staff and one lodge is currently used as an office.

### **EVALUATION**

- 6.22 The collection of lodges within the site allows the residential members of the team to provide extended opening times especially during the summer months when visitors and local residents can enjoy the long summer evenings.
- 6.23 The network of footpaths enables freely accessible routes around the site whilst the café, playground and education centre provide popular focal points for informal recreation and relaxation.
- 6.24 Although traffic movements are limited, there is still concern about safety issues and conflicts between pedestrians (particularly dog walkers and those with young children) and vehicles.
- 6.25 The café is very popular and well used facility. However the catering facilities are cramped and are inappropriate for its commercial use. There is also limited seating within the café. Likewise, the education centre is a popular facility but space for displays is restricted.
- 6.26 The entrances are clearly defined but signage is overbearing and not sympathetic to the woodland character.

## 7 Consultation

- 7.1 This section provides an overview of the consultation events carried out to guide the development of this CMP.

### **HIGHGATE WOOD ADVISORY GROUP**

- 7.2 The process for the development of this CMP has involved the formation of an Advisory Group, which was formed of local specialists, members of the Highgate Wood Consultative Committee, representatives of local community groups/ organisations and members of the Highgate Wood management team.

### **Workshop**

- 7.3 A workshop was held on Friday 9<sup>th</sup> September 2011 as a key stage in the process of producing the CMP for Highgate Wood. The purpose of the workshop was to gain the support and views from the Advisory Group.
- 7.4 Advisory Group members were assigned to one of three groups according to their core area of interest or expertise. Group discussions were guided by a facilitator. The three groups were as follows:
1. Heritage
  2. Community/ Recreation
  3. Biodiversity
- 7.5 Each group were asked to complete three tasks to consider the following:
- A. Significance
    - What is important / why / where?
  - B. Issues and opportunities
    - How is the significance vulnerable?
    - How Highgate Wood be improved?
  - C. Developing objectives
    - How do we address the key issues/ opportunities? – developing a management approach
- 7.6 A summary of the findings of this workshop are provided in the paragraphs below.

### ***Summary of significance from each group***

- I. Heritage
  - Highgate Wood has a long history of use and development. Its heritage values include a range of archaeological features including the earthworks and the Roman Kiln site; the ancient woodland; development of Highgate Wood during the Victorian period; and the use of the woods during wartime. The broad range of heritage features provides significant opportunities for interpretation and education.

## 2. Community and recreation

- Highgate Wood is an easily accessible green open space with a special atmosphere. It provides a safe feeling with top quality facilities as well as excellent educational and recreational activities for all ages.

## 3. Biodiversity

- Highgate Wood is significant for the range of habitats and species that it supports and its location within the built environment and the connectivity with the surrounding nature conservation sites. It also has a consistent and diverse collection of historical survey records.

### ***Common issue/ opportunity and themes***

#### 1. Conserving the woodland structure:

- The importance of preserving and perpetuating the 'key stone' species within the woodland and continuing to practise a degree of coppice management including the creation of future conservation areas.

#### 2. The importance of further research and investigation:

- The need to carry out extensive research on the history of the site, focusing on the earthwork structures and Church archives. This research should also include monitoring the woodland and tree condition.

#### 3. Networking:

- The importance of forging stronger relationships with both external agencies such as the Museum of London, but also other nearby Ancient woodland sites in the area.

#### 4. Access considerations:

- The need to consider more carefully how to control access throughout the site, both in terms of vehicle movements and existing infrastructure but also pedestrian impact on the woodland areas and compaction and erosion concerns.

#### 5. Community involvement:

- The need to increase community involvement, focusing on growing a core of local volunteer for conservation work and looking at encouraging young people to get involved.

### ***Objectives***

- 7.7 Having given consideration to the significance, issues and opportunities of Highgate Wood, each group was asked to develop a series of objectives to guide future management. These were then presented to the Advisory Group with each member encouraged to prioritise just two of the objectives. The results of this activity can be seen in **Appendix 7**.

## 8 Statement of significance

8.1 This section summarises the many and varied layers of significance that make Highgate Wood an important and highly valued resource.

8.2 The statement of significance is arranged under the themed headings as set out earlier in the Plan, however it is important to emphasise that **Highgate Wood's significance is defined by its evolved character as managed Ancient Woodland still retaining the distinct fabric of hornbeam coppice with oak standards. The inherent beauty of the Wood, its time depth value, the rich diversity of habitats and species and its use by the community are all related to this character and form of management.**

### HERITAGE

8.3 Highgate Wood has a **long history of use and development**. Its heritage values include the range of archaeological features including the earthworks and the Roman Kiln site; the ancient and veteran trees as key features of the landscape; developments during the Victorian period and the use of the Wood during wartime. The heritage resource provides significant opportunities for interpretation and education.

8.4 The **extensive historic records** of Highgate Wood reach back to the Roman period. There are also records charting Highgate Wood through the early medieval period. Flints from the Early Mesolithic period have also been uncovered on the site, suggesting early human settlement. There are good sources of information from the period prior to the site's transfer over to the CoL's ownership which indicates the rapid decline of the Wood's use as a fuel resource with growing coal availability.

8.5 The **visible archaeological evidence** of banks, ditches, past tree management techniques and the significant discovery of the Roman pottery kiln give the Wood immense time depth interest. The Roman pottery kilns were discovered in in the late 1960's and there followed a number of archaeological digs overseen by the Museum of London. The excavations revealed a considerable quantity of pottery centred round a series of kilns using the natural resources on the site (wood fuel, clay and water) to sustain a transient pottery ware industry. Ancient hornbeam coppice stools and mature standard oaks provide engaging and attractive visible evidence of the former use and management of the woodland.

8.6 The heritage values provide immense opportunities for education and interpretation which are partly realised through various walks and talks by staff and a local historian, along with the education centre which provides static displays.

### NATURAL ENVIRONMENT

8.7 **Ancient woodlands** are some of the richest sites for wildlife offering habitats suitable to support a wide range of wildlife and often containing more

threatened species than any other UK habitat<sup>3</sup>. The Wood provides a **range of habitats which support a number of protected and UK BAP priority species** including bats, birds, fungi and moths. Highgate Wood contains important Ancient Woodland indicator species including the Wild Service Tree (*Sorbus terminalis*) which indicates a continual presence of woodland for hundreds of years. Highgate Wood is designated as a site of **Metropolitan Importance for Nature Conservation** providing a clear indication of its London-wide significance for nature conservation.

- 8.8 Highgate Wood is managed by a dedicated team of eight staff who collectively possess a great deal of **experience and detailed knowledge of the sites flora and fauna**. Together with the support of local specialists, the team have dedicated much time and effort to recording biodiversity and species abundance on site. This information has been collected over 20 years and is a **valuable record of changes in habitat and species distribution**.
- 8.9 **Several local experts on fungi, fauna, local history and archaeology live locally** to Highgate Wood. These individuals are a valuable source through supporting the management team and through their ongoing work leading educational walks on their specialist areas.

## COMMUNITY AND RECREATION

- 8.10 Highgate Wood is an **easily accessible green open space with a special atmosphere**. It provides a safe feeling with good facilities as well as educational and recreational activities for all ages.
- 8.11 The Wood is a very **important resource for the surrounding community** and provides a variety of options for precious periods of relaxation from the pressures and demands of modern urban life. The Highgate Wood management team have been able to foster long standing relationships with local residents, which has helped nurture a **welcoming environment where people feel safe and secure**. The site has several distinct groups of people enjoying the natural environment from early morning joggers, to young children and their parents exploring the woodland to dog walkers and power walker groups. **The café is very popular** with families with young children and it acts as an essential hub to for the site where people can sit down for a coffee or meal. It is also generates a useful income for the CoL.
- 8.12 The **sport field within a natural woodland setting is a popular facility** for both football and cricket teams throughout the year. There are a number of teams and leagues who are long term users and the fixture list is fully subscribed. The cricket practice nets are the only free nets in the London Borough of Haringey and are well used throughout the season. The sport field is very popular for summer sports days.
- 8.13 **Local primary schools frequently visit Highgate Wood** as a learning resource making use of the natural outdoor setting for curriculum subjects such as natural history and the environment. Children are able to have a real outdoor rural experience within walking distance of their school, with staff being able to provide walk talk sessions on nature and woodland species.

---

<sup>3</sup> Woodland Trust



## **BUILT ENVIRONMENT**

- 8.14 The addition of the built features during the late 19<sup>th</sup> and 20<sup>th</sup> centuries has resulted in a **collection of buildings set within a unique woodland setting** in the dense urban environment. **The Lodge and the Fountain are of particular importance and interest.** The Lodge was the first building to be constructed in the Wood and dates to 1886. It was designed by the English architect Sir Horace Jones who was also responsible for the designs of Leadenhall Market and Old Billingsgate Market. The Fountain was built in 1888 and is of national important as evidenced by its Grade II Listed Building status.
- 8.15 The **network of footpaths enables freely accessible routes** around the site whilst the **café, playground and education centre provide popular focal points for informal recreation and relaxation.** The five staff cottages allow for the Wood to be open to the public throughout the year with a member of staff available at all times.



**SECTION C: ANALYSIS**



## 9 Issues, vulnerability and opportunities

- 9.1 This section considers key management issues, ways in which the significance of the Wood is vulnerable and any opportunities that have become apparent during the CMP process. **Figure 9.1:** provides a photographic record of issues, vulnerabilities and opportunities.

### HERITAGE

1: Heritage	
I(a)	A legacy of mismanagement of the Wood including management as a formal park and loss of historic woodland management techniques has changed the character of the Wood. This is being reversed but there is opportunity to further strengthen the woodland character.
I(b)	Earthwork features have been accurately mapped but the function and age of the earthworks remains unconfirmed. Further investigation of the earthwork structures and their history is required to establish their age and origins.
I(c)	There is some damage to earthworks due to erosion through foot-fall and vegetation growth on earthworks.
I(d)	There is a threat of damage to archaeology from general maintenance work e.g. tree planting.
I(e)	There are opportunities to obtain further information about the history of the Wood, e.g. in the St. Paul's archive.
I(f)	The Wood is a fantastic educational resource; the education centre provides engaging displays on the heritage of the Wood including part of the kiln structure. However there is scope to extend and improve learning facilities and material.
I(g)	There are a number of distinct areas of ancient woodland in the vicinity of Highgate Wood. There is opportunity to strengthen their connection to celebrate the fragments of a past landscape which once dominated the area.
I(h)	Connections with external heritage organisations and other partners could be improved to improve service delivery.

### NATURAL ENVIRONMENT

2: Natural Environment	
2(a)	Up until recently there has been little support from the CoL ecology teams who have been focused on projects and surveys on Hampstead Heath.
2(b)	The current operational management plan does not provide detail on habitat management and surveying work. There is a need to identify the works to be done over the next 5-10 years.
2(c)	There is often little time allocated to woodland management due to the resource requirement of other features and for delivering activities (e.g. education walks).
2(d)	There are some specific and potentially serious issues to be addressed with the future of the existing woodland e.g. the continuing decline of the oak standards and the threat of other tree diseases such as Oak Precessionary Moth which could present a major public health and safety issue, and further weaken the trees.
2(e)	Until recently there has been very little communication at management level

<b>2: Natural Environment</b>	
	between Highgate Wood and other nearby woodland sites.
2(f)	Coppice woodland is under threat with a dramatic decline in managed coppice woodland in the UK over the last ninety years.
2(g)	The oak standard population is progressively declining.
2(h)	The tree age class distribution is poor with the majority of the existing oak trees 140-200 years old with a small number of older trees.
2(l)	Increased visitor numbers can negatively impact on the natural fabric of the site.
2(j)	The site suffers from frequent vehicle traffic movements mostly centred round the café operations.
2(k)	The Friends Group disbanded some time ago. A new Friends Group could be beneficial for the site and would enable the formation of a volunteer group to assist with woodland conservation operations. It would also provide a useful opportunity to raise additional funding for the site and might pair up with the Friends of Queen's Wood.
2(L)	There are opportunities to extend the existing education programme for primary and secondary school age groups.
2(m)	Highgate Wood is currently designated as a Site of Metropolitan Importance for Nature Conservation. However gaining Local Nature Reserve status would increase the protection of the Wood and would demonstrate its nature conservation importance to the surrounding community.

## COMMUNITY AND RECREATION

<b>3: Community and recreation</b>	
3(a)	There is not currently a local representative group that has direct links with the site.
3(b)	Highgate Wood would benefit from a committed volunteer group from the local area.
3(c)	Recent years have seen a rise in the numbers of teenagers using the site particularly during spring/ early summer period. This has coincided with an emerging pattern of small isolated groups of individuals on site who have caused damage to property on site and have been involved in incidents of theft and threatening behaviour.
3(d)	There is reluctance from local secondary schools to use Highgate Wood for lessons or after school clubs.
3(e)	The Heath Constabulary are currently exploring an additional role at Highgate Wood to increase security and assurance to the public.
3(f)	There is renewed enthusiasm and interest in woodlands and woodland management due to increased public awareness of environmental issues.
3(g)	Highgate Wood is one of a number of Ancient Woodland sites in Haringey. There is opportunity to strengthen their connection to celebrate the fragments of a past landscape which once dominated the area.
3(h)	The Highgate Wood team have launched a new DVD to encourage more people to use the site as an excellent location to exercise with a number of different levels to suit individual needs.

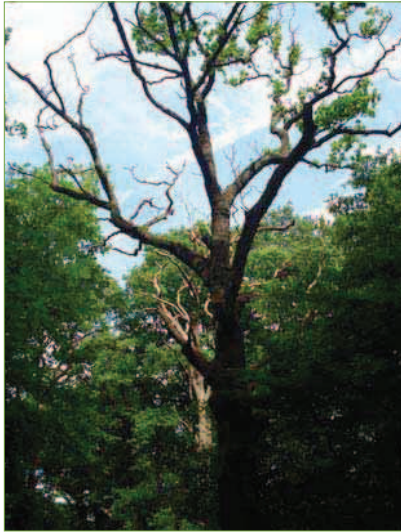
<b>3: Community and recreation</b>	
3(i)	Local horticultural and arboricultural colleges need suitable locations for training and there is potential for Highgate Wood to be used as a training location.
3(j)	The London Borough of Haringey's Magistrates Court is located close to the Wood and could provide an alternative non-urban location for young people to carry out community service.
3(k)	The sport pitch often creates conflicts between players, picnickers and others enjoying the field area on busy weekends.
3(l)	The sport pitch experiences problems with drainage and often becomes waterlogged during prolonged periods of wet weather.
3(m)	There could be potential to generate additional income through recreational events.
3(n)	There could be potential to provide further opportunities for improving general fitness and outdoor recreation to offset the increasing concerns about obesity within the primary school age group.
3(o)	Higher visitor numbers could increase disturbance to wildlife.

## **BUILT ENVIRONMENT**

<b>4: Built environment</b>	
4(a)	The location of the café at the centre of the site provides a major logistical problem as all deliveries and other related vehicle movements have to come into the centre of the site which leads to conflicts between pedestrians and vehicles.
4(b)	The size of the café restricts the current business operation.
4(c)	There is currently no cycling permitted in the Wood and there is limited vehicle access.
4(d)	Parking for authorised traffic is centred on the café which detracts from the woodland setting.
4(e)	Disabled access is limited to parts of the site.
4(f)	A number of lodges are poorly insulated and have antiquated inefficient heating systems.
4(g)	The play area is a popular facility but offers a limited range of equipment for children in the 7-10 age group.
4(h)	The buildings within the Wood could be run on more sustainable fuel systems given the rich resource on their doorstep.







Progressive decline of the Oak standards.



Sections of the Wood have been fenced off to create conservation areas.



The cafe is popular with visitors but the kitchen facilities are restricted.



The area surrounding the cafe experiences problems with erosion and compaction.



Onslow Gate is the only point of entry for vehicles.



The location of the cafe at the centre of the sites leads to conflicts with between pedestrians and vehicles.



The sport pitches are a well used by local clubs.



The Education Centre provides visitors with the opportunity to discover about the heritage of Highgate Wood.



The Roman Kiln which was discovered at Highgate Wood in the 1960s should be permanently displayed in the Education Centre.



Grade II Listed drinking fountain within Highgate Wood.



The play area is frequently used by families and experiences high levels of use at the weekends.



The Woodkeepers' Lodges are a unique feature of Highgate Wood.

**SECTION D: CONSERVATION STRATEGY,  
OBJECTIVES AND ACTION PLAN**



## 10 Vision and Policies

- 10.1 This section of the report takes forward the findings of the preceding sections of this CMP to formulate a vision and management policies for Highgate Wood. The management policies are illustrated in **Figure 10.1: Masterplan**.

### PUBLIC CONSULTATION

- 10.2 Visitors to Highgate Wood were given the opportunity to comment on the proposals for the conservation and management of the Woods during two public consultation events held on 2<sup>nd</sup> September and 20<sup>th</sup> October 2012. Draft versions of the masterplan, vision and management policies for the Wood were displayed near to the café. Visitors were encouraged to indicate whether they agreed or disagreed with each of the proposals. The response from the event was very positive with the results revealing that the majority of respondents were supportive the proposals for Highgate Wood. A full breakdown of the results from the consultation events is provided in **Appendix 8**.

### VISION FOR HIGHGATE WOOD

- 10.3 The vision for Highgate Wood describes the direction for the Management team to follow and is supported by the site wide policies as identified in the tables below.

To ensure the continuity of Highgate Wood as a managed Ancient Woodland site, whilst maintaining its reputation as a safe environment for relaxation, recreation and education. This special character, combining with heritage features, and conservation value will be conserved and enhanced for the benefit of current and future generations.

### SITE WIDE POLICIES

- 10.4 The following site wider policies have been developed and reviewed following the public consultation events.

Policy I: Heritage		Responds to issue, vulnerability or opportunity	Timing			
			Ongoing	Short term	Medium term	Long term
Policy I(a)	Conserve all earthworks through gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required.	I(c)	x			
Policy I(b)	Mark out all archaeological features and provide relevant education and training to management staff.	I(d)		x		
Policy I(c)	Seek to extend the education centre to allow for the return of the Roman Kiln structures and display new information about the origin of the earthworks. An initial options appraisal for the extension of the education centre appears in <b>Appendix 9</b> of this Plan.	I(f)		x		

Policy 1(d)	Explore further opportunities for interpretation and education and develop a heritage themed programme of events throughout the year.	1(f)			x	
Policy 1(e)	Strengthen links with English Heritage and the Museum of London to explore avenues for future projects e.g. selective excavation and dating of earthworks.	1(h)			x	

## NATURAL ENVIRONMENT

<b>Policy 2: Natural Environment</b>		Responds to issue, vulnerability or opportunity	Timing			
The coppice with standards structure will be conserved with new conservation areas created and managed. The oak population will be conserved and its age class extended; species diversity will be maintained and enhanced. A programme of survey and monitoring will be implemented to inform future review of the CMP.			Ongoing	Short term	Medium term	Long term
Policy 2(a)	Develop a prescriptive management strategy to guide the conservation of the oak and hornbeam population over the next 10 years and beyond.	2(b)		x		
Policy 2(b)	Work closely with other City of London Open Spaces, the Forestry Commission and other tree health organisations to plan and protect against present and forthcoming tree disease threats.	2(d)			x	
Policy 2(c)	Promote research opportunities with students or post graduates with a focus on vulnerabilities of woodland species, in particular the decline of the oak standards.	2(d)				x
Policy 2(d)	Strengthen links with London Borough of Haringey and consider opportunities to create and enhance 'green corridors' and coordinate habitat management across local Ancient Woodland sites and raise awareness of this vulnerable habitat.	2(e)			x	
Policy 2(e)	Manage and expand the existing coppice areas and seek opportunities to create new areas.	2(f)	x			
Policy 2(f)	Monitor the oak standard population as a keystone species, prolong its longevity and continue restocking operations.	2(h)				
Policy 2(g)	Seek to gain Local Nature Reserve status for Highgate Wood to provide greater protection and to promote the nature conservation importance of the Wood to the local community.	2(m)		x		
Policy 2(h)	Encourage the Conservation and Arboricultural Staff on Hampstead Heath to become involved in the management of the Wood and explore the possibilities of learning from other CoL sites.	2(c)			x	

## COMMUNITY AND RECREATION

<b>Policy 3: Community and recreation</b>	Responds to	Timing
---	-------------	--------

The wide range of recreational facilities and uses of Highgate Wood will continue to be provided, actively promoted and enhanced. The City of London will continue to engage with schools, interest groups (e.g. London Wildlife Trust) and the general public to ensure that the Wood's importance and range of facilities is fully understood and used.		issue, vulnerability or opportunity	Ongoing	Short term	Medium term	Long term
Policy 3(a)	Build on existing relationships with the local community and stakeholders to form a dedicated Friends of Highgate Wood group formed around a core group of volunteers.	3(a) and (q)	x			
Policy 3(b)	Improve links with young people and youth community groups.	3(c)			x	
Policy 3(c)	Explore opportunities to host events that raise the awareness of the UK's woodland heritage and its vulnerability.	3(f)			x	
Policy 3(d)	Develop a health and well-being programme and investigate Natural England's Greenspace Walking Scheme.	3(h)		x		
Policy 3(e)	Explore options to resolve conflicts between sports people and those enjoying the field area on weekends.	3(k)		x		
Policy 3(f)	Explore feasibility of increasing charges for hiring out the facilities and explore all avenues for marketing and income generation. The charitable status of the organisation should be highlighted.	3(m)		x		
Policy 3(g)	Promote public access but ensure careful monitoring of visitor numbers and restrict access to sensitive ecologically and archaeologically sensitive areas.	3(o)	x			
Policy 3(h)	Increase knowledge of and links to Queen's Wood through use of signage, websites, leaflets, maps and electronic information.	3(g)		x		

## BUILT ENVIRONMENT

<b>Policy 4: Built environment</b>		Responds to issue, vulnerability or opportunity	Timing			
The condition and appearance of existing buildings will be maintained and the setting of key heritage features such as the Fountain and the Lodge will be enhanced. Infrastructure and site furniture will be maintained and rationalised where possible and high quality design and materials appropriate to the woodland setting will be used throughout. There will be a general assumption against further built development unless it is deemed to have no negative impact upon the heritage, ecology or enjoyment of the site and it is of outstanding architectural design or the benefits it delivers are of sufficient merit.			Ongoing	Short term	Medium term	Long term
Policy 4(a)	Investigate options to create a small car park for visitors with mobility difficulties close to Onslow Gate.	4 (a) and (d)		x		
Policy 4(b)	Re-configure the layout of the existing café building to improve kitchen facilities and to increase the capacity for indoor dining.	4(b)		x		
Policy 4(c)	Rationalise vehicle deliveries and restrict vehicle movements throughout the site.	4(a)		x		






Policy 4(d)	Promote access for all and ensure existing provision is DDA compliant.	4 (d) and (e)	x			
Policy 4(e)	Improve environmental performance of buildings throughout the wood e.g. insulation of lodges, updating heating systems and photovoltaic installation.	4(f)				x
Policy 4(f)	Increase the range of play equipment to cater for children in the 7 – 10 age group.	4(g)			x	









**Figure 10.1: Masterplan**





**Key - Existing**

-  Site Boundary
-  Grass
-  Area where bluebells thrive
-  Site of ancient pottery kilns AD 50-150
-  Existing footpath network

-  Existing vehicular route
-  Mature wild service tree
-  Wood bank/ woodbanks or site of historic importance
-  Existing compartment areas
-  The Hollies (bird sanctuary)
-  Existing conservation areas

**Key - Proposed**

-  Meadow area
-  Option for alternative small car park for visitors with mobility difficulties
-  Next phase conservation areas
-  Pedestrian priority zones
-  Consider upgrading desire line to create new footpath

-  Re-configure the layout of the existing cafe building to improve kitchen facilities and to increase the capacity for indoor dining.
-  Diversify the woodland edge to enhance the ecological value and to address safety concerns.

**Figure 10.1: Masterplan**





# 11 Implementation

- 11.1 The delivery of the revenue and capital actions outlined in the preceding sections (and illustrated in Figure 10.1 Masterplan) will be co-ordinated by the CoL team led by the Highgate Wood Manager.
- 11.2 Each of the actions will be prioritised into a series of short, medium and longer-term action plans and will be included in the Open Spaces Department's business planning process. These tasks will then be incorporated into the North London Open Space Division's Annual Work Programmes.

## AVOIDING HERITAGE IMPACTS

### Avoiding risks during the implementation stage

- 11.3 In order to avoid risks to the heritage features during the implementation of the proposals, the following measures should be considered and reviewed:
- Tree removals and work to understory vegetation should be avoided from early March to August to avoid disturbance to breeding birds
  - Work should be carried out by CoL staff with the appropriate skills and knowledge or reputable and suitably qualified contractors
  - Allowances should be made for archaeological watching brief where required
  - Close supervision of capital works should take place by a contract administrator and the contractor's site agent
  - Plan for sufficient staffing levels to deliver the revenue projects and in particular and the delivery of annual conservation tasks

### Design development and additional information required

- 11.4 If the masterplan proposals and actions are to be implemented as part of one contract then a multi-disciplinary team would need to be formed to carry out additional surveys and design work. The team is likely to include:
- Ecologists
  - Arboriculturist
  - Landscape Architect
  - Architects
  - Structural and Services Engineer
  - Quantity Surveyor
  - CDM co-ordinator

## PERMISSIONS AND AGREEMENTS

- 11.5 Planning permission may be required for some aspects of the work including the extension of the education centre and the creation of a new car park. Tree works consent may also be required.

## **FUNDING**

11.6 The CMP identifies a number of actions that will require additional funding. The following funding streams may be applicable for Highgate Wood:

- Heritage Lottery Fund
- English Woodland Grant Scheme
- Natural England's Access to Nature Scheme

## 12 Adoption of the CMP and review

12.1 The Conservation Management Plan will be continually reviewed, revised and re-written. The cycle of the CMP is to:

- Adopt the CMP
- Operate according to the vision and policies held within the CMP
- Monitor the operation of the CMP
- Review the working of the CMP
- Reviewing the CMP to ensure that the vision and policies contained therein remain valid with time and changing circumstances

### MONITORING THE CMP

12.2 CoL will be responsible for carrying out monitoring of all capital and management works to ensure that these are being carried out satisfactory. The Highgate Wood Manager will be responsible for the day-to-day implementation of the CMP and for ensuring that all relevant staff members are involved in the monitoring review of the CMP.

12.3 In addition, the following methods of monitoring and review will be implemented:

- Consultation with stakeholders, users of the Woods and those not using the site but living within its expected catchment area, to ascertain whether the vision and policies contained within the CMP still reflect the community's requirements.
- All key CoL staff will hold an annual internal meeting to monitor standards, to measure progress and to consider the success of the nature conservation works.
- Feedback from the annual Green Flag and Green Heritage awards.
- Review of comments received through GreenSTAT.

12.4 The CMP covers a period of 10 years and will be subject to continual review annually to enable any improvements and alterations to be made as necessary. The CMP will be formerly rewritten in the 5<sup>th</sup> and 10<sup>th</sup> year.



S:\5200\5223 Highgate Wood Conservation Management Plan\B Project Working\Documents\Report\Final\January  
2013\5223\_ConservationManagementPlan\_020113\_v6.doc

## **DOCUMENT INFORMATION**

**Setting**

**Value**





## **Appendix I**

### **Location of infrastructure at Highgate Wood**





Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. License numbers 100047514, 0100000478225-01, 006 Historic Features All A5v2 RevB 07/01/2012

	Culvert		Woodland Canopy 2006
	Bus routes		Grass
	First aid		
	Contours		
	Current footpath network		
	Dog waste bins		
	Highgate Wood boundary		
	Playground		

**Highgate Wood**

**Location of Infrastructure at Highgate Wood**

**LUC**

Map Scale @ A4: 1:4,500

Source: Land Use Consultants



## **Appendix 2**

### **Plan charting the losses of Highgate Wood during the 19<sup>th</sup> and 20<sup>th</sup> centuries**





Current extent of Highgate Wood covering an area of approximately 28 hectares.



1813: The construction of Archway Road resulted in the division of southern section of Highgate Wood, which subsequently resulted in the loss of approximately 15 hectares of woodland.



1870's: The construction of the Alexandra Palace railway line resulted in the division of the western section of Highgate Wood and the loss of approximately 1 hectare of woodland.



1870's to 1930's: The Northern Line and Lanchester Road developments led to a further loss of approximately 10 hectares of woodland.

### Appendix 2: Losses of Highgate Wood during the 19<sup>th</sup> and 20<sup>th</sup> centuries





## **Appendix 3**

### **Protected species recorded at Highgate Wood**



**Table 5.1: Protected/ flagship species recorded at Highgate Wood and associated with ancient high canopy/ open oak and hornbeam woodland**

Species	Designations
Flora	
Bluebell	Haringey BAP priority Wildlife and Countryside Act Schedule 8
Wild service tree	Haringey BAP priority
Ivy	Haringey Flagship
Hornbeam	Haringey Flagship
Rosebay willowherb	London Flagship
Podoschypha multizonata	UK BAP priority London BAP priority Haringey BAP priority

**Table 5.3: Protected/ flagship species recorded at Highgate Wood and associated with grassland and wildflowers within selected coppiced areas**

Species	Designations
Moths	
Shoulder-striped wainscot	UK BAP priority London BAP priority
Rosy minor	UK BAP priority London BAP priority
Rustic	UK BAP priority London BAP priority
Blood vein	
Mullein wave	UK BAP priority London BAP priority
Small phoenix	UK BAP priority London BAP priority
White ermine	UK BAP priority London BAP priority
Buff ermine	UK BAP priority London BAP priority
Garden dart	UK BAP priority London BAP priority
Small Square-spot	UK BAP priority London BAP priority

Speckled wood	London Flagship
Oak hook-tip moth	UK BAP priority NERC S4I
Lunar yellow underwing	UK BAP priority NERC S4I
Mouse moth	UK BAP priority London BAP priority
Grey dagger	UK BAP priority London BAP priority
Mottled rustic	UK BAP priority London BAP priority
Small emerald	UK BAP priority London BAP priority
Brindled beauty	UK BAP priority London BAP priority
Powder quaker	UK BAP priority London BAP priority
Small heath	UK BAP priority London BAP priority
White-letter hairstreak	UK BAP priority London BAP priority Haringey BAP priority
Toadflax Brocade	

**Table 5.4: Protected/ flagship bats recorded at Highgate Wood and associated with scrub regeneration within selected coppiced areas including birch, willow and blackthorn**

Species	Designations
Bats	
45 Pipistrelles	London BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np
55 Pipistrelles	UK BAP priority London BAP priority Haringey BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np

Brown long-eared bat	UK BAP priority London BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np
Daubenton's bat	London BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np
Noctule bat	UK BAP priority London BAP priority Haringey BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np
Leisler's bat	London BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np
Natterer's bat	London BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np

**Table 5.5: Other protected/ flagship species recorded at Highgate Wood**

Species	Designations
Stag beetle	UK BAP priority London BAP priority Haringey BAP priority Wildlife and Countryside Act Schedule 5 Conservation Regulations 1994 Schedule 2 Habitat and Species Directive Annex 2np
Mining bees	
Bumblebees	
Hedgehog	UK BAP priority London BAP priority Haringey BAP priority

Smooth newt	Wildlife and Conservation Act Schedule 5
Native goldenrod	Haringey BAP priority

**Table 5.7: Protected/ flagship birds recorded at Highgate Wood and associated amenity grassland**

Species	Designations
Birds	
Lesser spotted woodpecker	UK BAP priority London BAP priority
Song thrush	UK BAP priority London BAP priority Red listed
Sparrow hawk	Haringey Flagship
Great spotted woodpecker	London Flagship
Starling	UK BAP priority London BAP priority
Long-tailed tit	Haringey Flagship
Dunnock	UK BAP priority London BAP priority Amber listed
Blackbird	Haringey Flagship
Robin	Haringey Flagship
Wren	Haringey Flagship
Redwing	Wildlife and Countryside Act Schedule 1 Part 1
Tawny owl	
Nuthatch	

## **Appendix 4**

### **Example of an events calendar for Highgate Wood**





## Highgate Wood diary of events 2011

Month	Event
March	Birds and their song walk
April	The story telling tree Historical walk
May	Spring guided walk Birds and their song walk Tree identification walk
June	Insect safari Evening bat watch Come meet the bees
July	Evening bat watch Bushcraft skills (children session) Bushcraft skills (adult session) The story telling tree Summer guided walk
August	Great green picnic Birds of Bray (birds of prey display) Bugs and butterflies Historical walks Wildwood play day Evening bat watch City critters circus play day
September	Evening bat watch Heritage day Moth identification evening
October	Walk to look at fungi Autumn guided walk
November	Tree and fungi walk
December	Winter guided walk



## **Appendix 5**

### **Sport field management plan**



City of London

MANAGEMENT PLAN  
FOR  
HIGHGATE WOOD PLAYING FIELD

January 2006

## Introduction

The sports field in the centre of Highgate Wood is a very important and popular feature. It is approximately 6.5 acres in size and is used on a formal and informal basis.

The purpose of this management plan is to firstly outline the history and current management of the sports field and secondly make recommendations for any improvements, in order to continue the high standards recently achieved and also to continue raising the standards.

## General Description

The sports field has two main sporting activities played on it, (Football and Cricket). There are three football teams and four cricket teams. A small annual fee is charged. One of the football pitches overlaps the cricket outfield. Full football and cricket markings are set out before play and goalposts, nets and sightscreens erected. Changing facilities and showers are available for use by the teams and a score hut is provided for the cricket teams.

The cricket square is 29m X 29m, giving us 10 playing strips. The four cricket teams also have one evening a week allocated to them to use the practice nets situated at the north west area of the field.

The two practice nets have a hard Astroturf surface. They are opened at 8.00am and are closed 30 minutes prior to closing through the playing season. They are used on a first come basis. A minimal hourly fee for the hire of the nets is charged.

During the summer, a small number of local schools hire the field for their organised sports day. We provide the markings for the running tracks they require.

During the week a small number of local schools that do not possess sports grounds use the field for informal games.

In March 2001 three exercise stations were installed for general use:

- 1) Chin-up bars situated at the north west of the field.
- 2) Parallel bars situated at the south west of the field.
- 3) Sit up bench situated at the south of the field.

The two football pitches are of similar size (105m X 60m). One runs from north to south at the East Side of the field. The other runs east to west at the north side of the field. The pitch on the north side overlaps the outfield of the cricket, to the north of the Cricket Square.

### Current Use

There are three football teams, which play alternate Saturdays and Sundays. Old Tollingtonians Football Club plays every Saturday with five teams in their club, each taking turns to play on our site. Enigma Football Club and Five Bells Football Club are our Sunday teams and play alternate Sundays.

There are four cricket teams, Metro Cricket Club and Strongroom Cricket Club who play alternate Saturdays. Palm Tree Cricket Club and Black Rose Cricket Club play alternate Sundays.

The Football Season runs from September to April and the Cricket Season runs from April to September.

Five schools use our facilities for their Sports Days through June and July, with many other local schools using our field for other sporting activities. (i.e.: Rounders, Running, Football, Rugby practice, Cricket).

The field is an open space for all to use on a daily basis from 7.30am to 15 minutes before dusk, (4.15pm winter – 9.30pm summer). The field is often used in our Guided Walks (from Nursery level to adult), as an example of different habitat and therefore the flora and fauna is different to that of the woodland.

### Staffing

The site is managed and maintained using staff employed by the City of London Corporation, Open Spaces.

The staff consists of six; this includes the manager, who all assist with the duties involved in maintaining the field.

### History

Early Ordnance Survey maps show the field to be a very prominent feature within the woodland. In the mid 1800's the field was known as The Brickfields, indicating that bricks were made from nearby clay and then dried on the field itself.

Football and Cricket appear to have been played on the field since 1900's.

In the Second World War barrage balloons were anchored on the east side of the field in front of the café as part of London's Defences during the Blitz. The balloon was held down by cables attached to metal rings embedded into sunken concrete blocks. In dry summers the anchor points become visible, as there is insufficient water for the grass over the blocks, so it becomes parched. After the war, the Government of the day levelled the playing field in order to enhance it as a playing field for sports in gratitude for the part it played in defending London.

Drainage was laid in 1983 by a Youth Opportunities Scheme, overseen by their Supervisor. No aeration took place on the field until 1992. No overseeding took place until 1993. Feeding the grass with fertiliser started in 1993



### Current Problems

The drainage that was carried out previously has been laid at the incorrect depth, as it is too close to the surface and the fall is inconsistent. The popularity of the wood and field has grown in recent years and this has led to compaction of the soil. Also due to recent abnormally wet weather this has led to persistent waterlogging in areas.

There is no rest time for the field as the football and cricket seasons run directly after each other.

Soil analysis carried out recently showed the pH levels on the football pitch running north to south was low.

### Solutions

To alleviate the immediate drainage and compaction problem we have acquired a field aerator that enables us to spike the field up to a 6-inch depth. This will open up the soil structure to allow it to breathe and allow the grass roots to penetrate deeper. It splits the grass allowing it to tiller to produce a tougher and more resilient surface.

Overseeding now takes place in early October after the Cricket Season. This has bulked up the perennial grasses which are more suited to constant use, are better able to cope with all weather conditions and are able to compete more successfully with the weed grasses.

Over the last 5 years, the teams who play on the field and the groundstaff have seen a marked improvement in the playing surface, which helps with the playing quality. (See survey results).

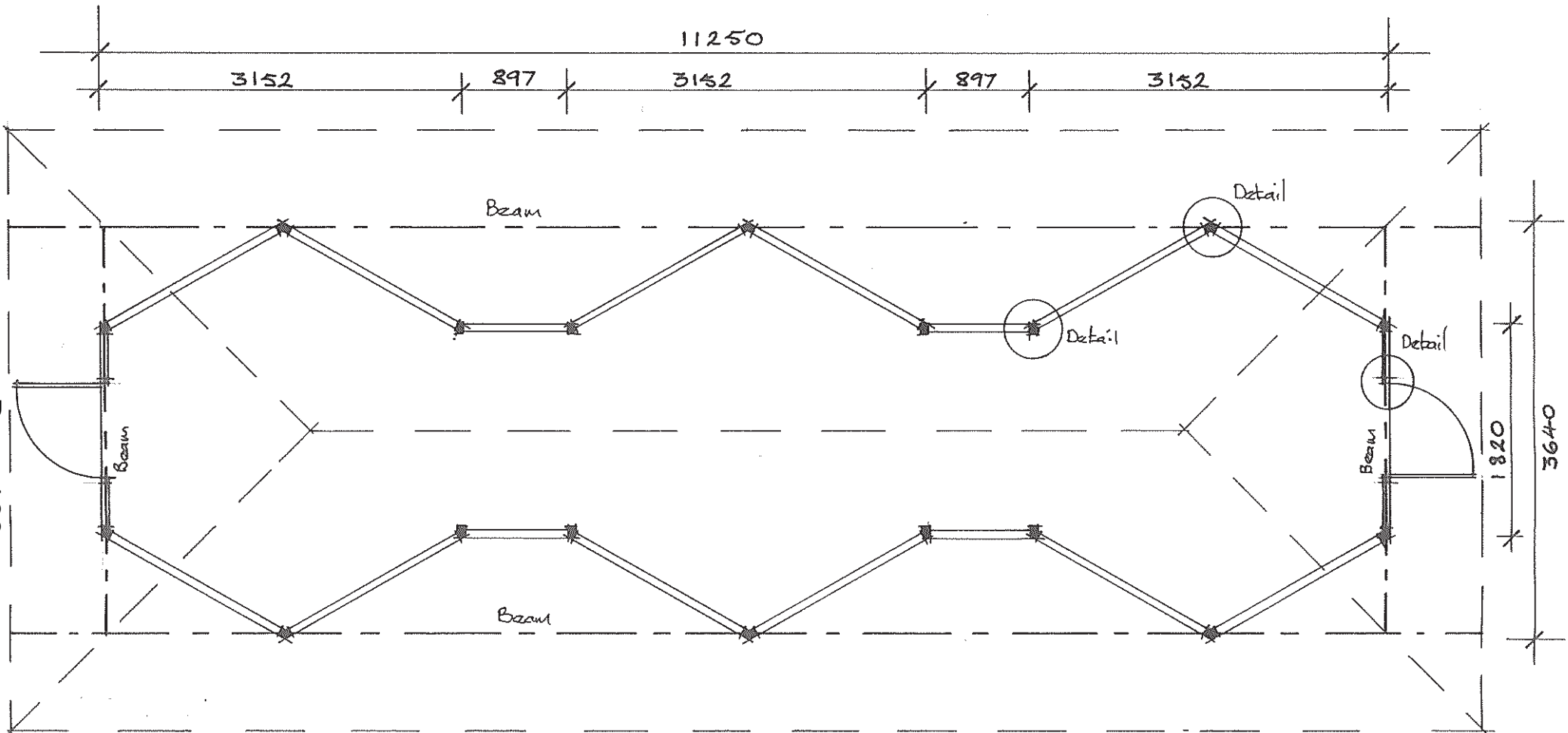
Calcified seaweed has been distributed over the football pitch running from North to South to rectify the pH levels.

h:\hwood\mangpla2.doc

## **Appendix 6**

### **Original drawings and specification for the Education Centre**





FLOOR PLAN Scale 1:50

Dimensions to outer corners of main posts.

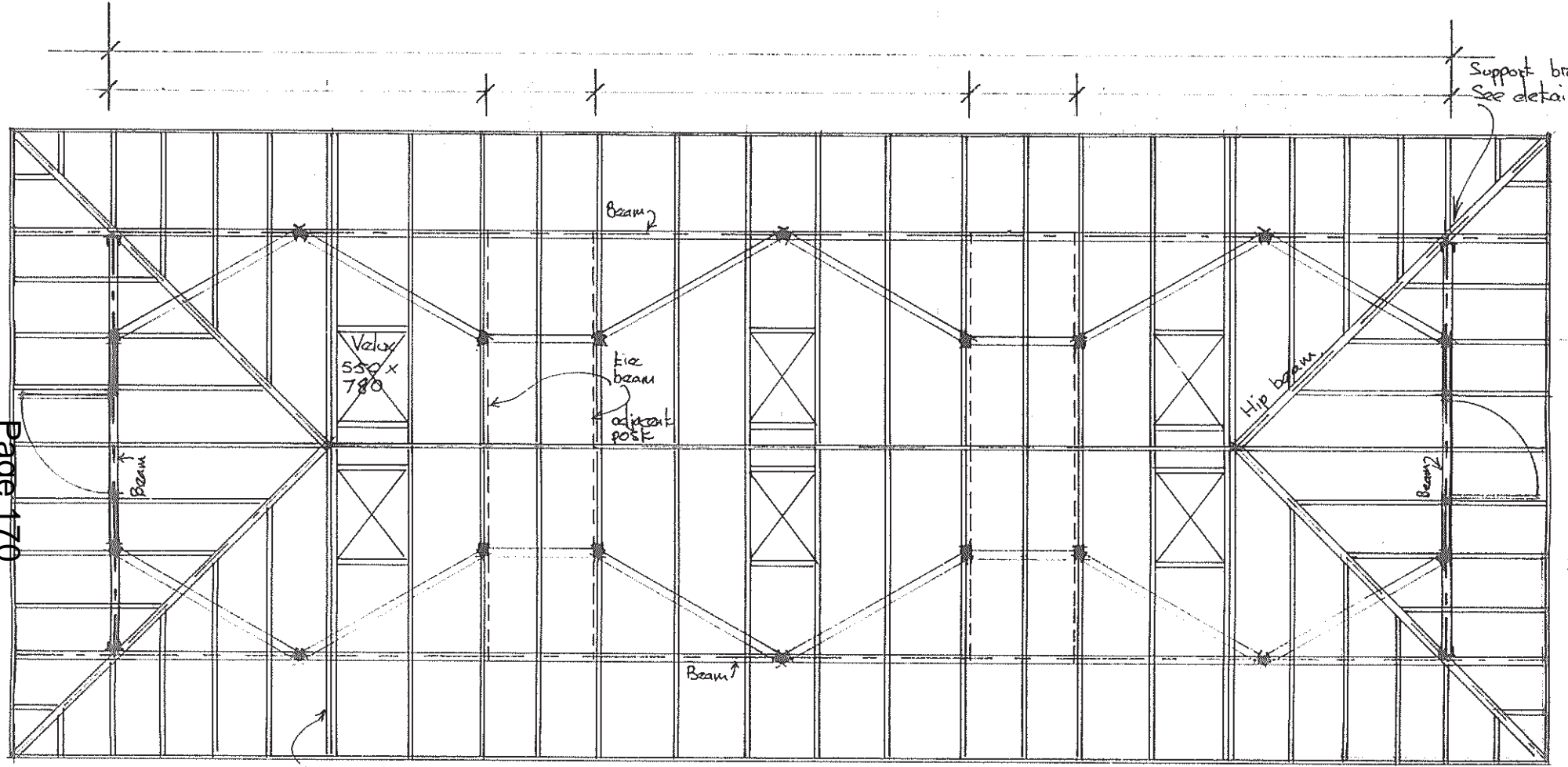
READ IN CONJUNCTION WITH CORPORATION OF LONDON  
DWG HWIC/95/3 REV C

HIGHGATE WOOD

Dwg HWIC/NLC/01

Continuous fascia at corners.

Page 170



Support bracket  
See detail

Valley  
550 x  
780

Beam

Ridge beam  
adjacent  
post

Hip beam

Beam

Beam

Beam

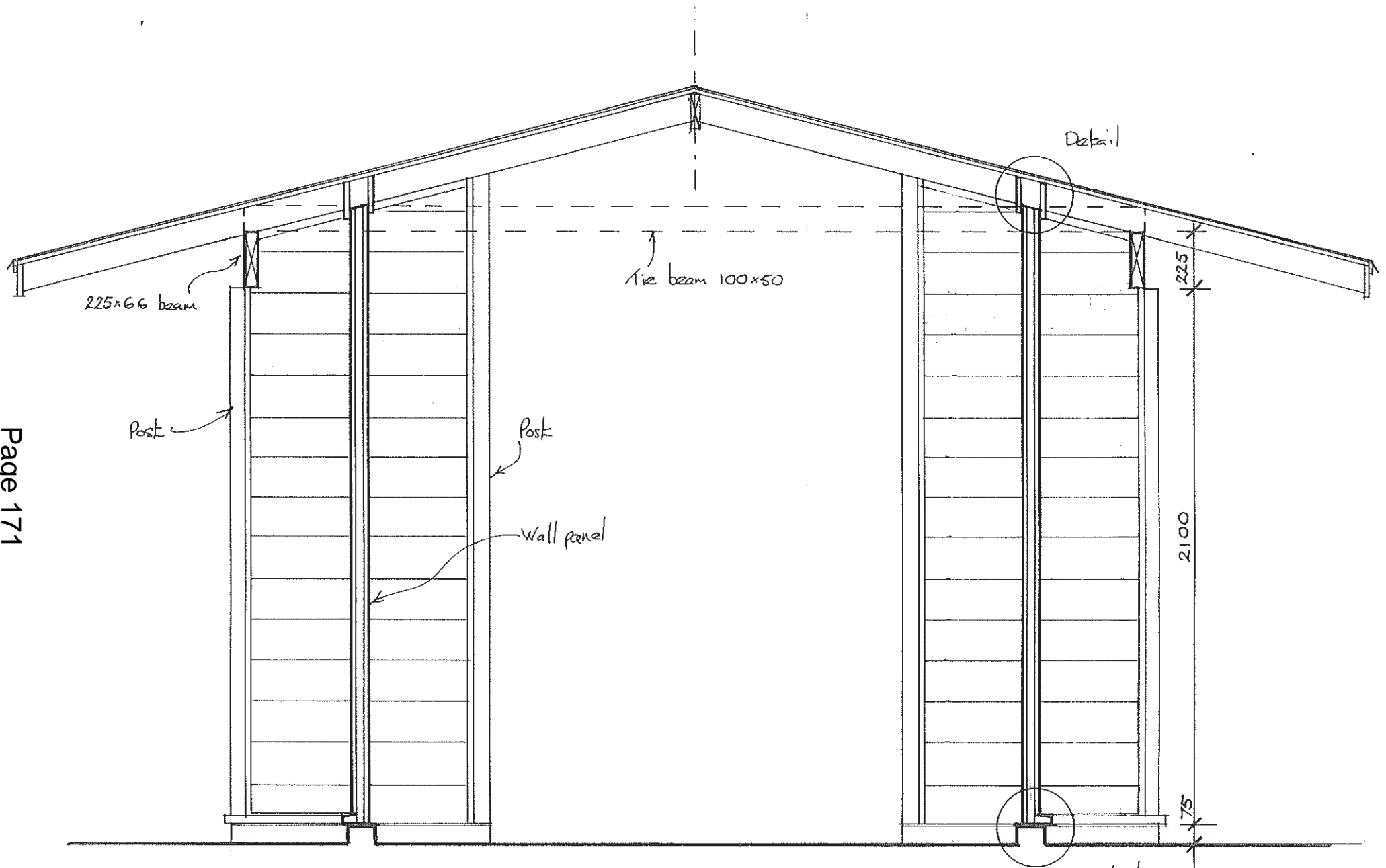
Double rafter at  
hip end

Rafters at 600 ctrs and  
to suit post positions.

Continuous fascia at corners

ROOF PLAN Scale 1:50

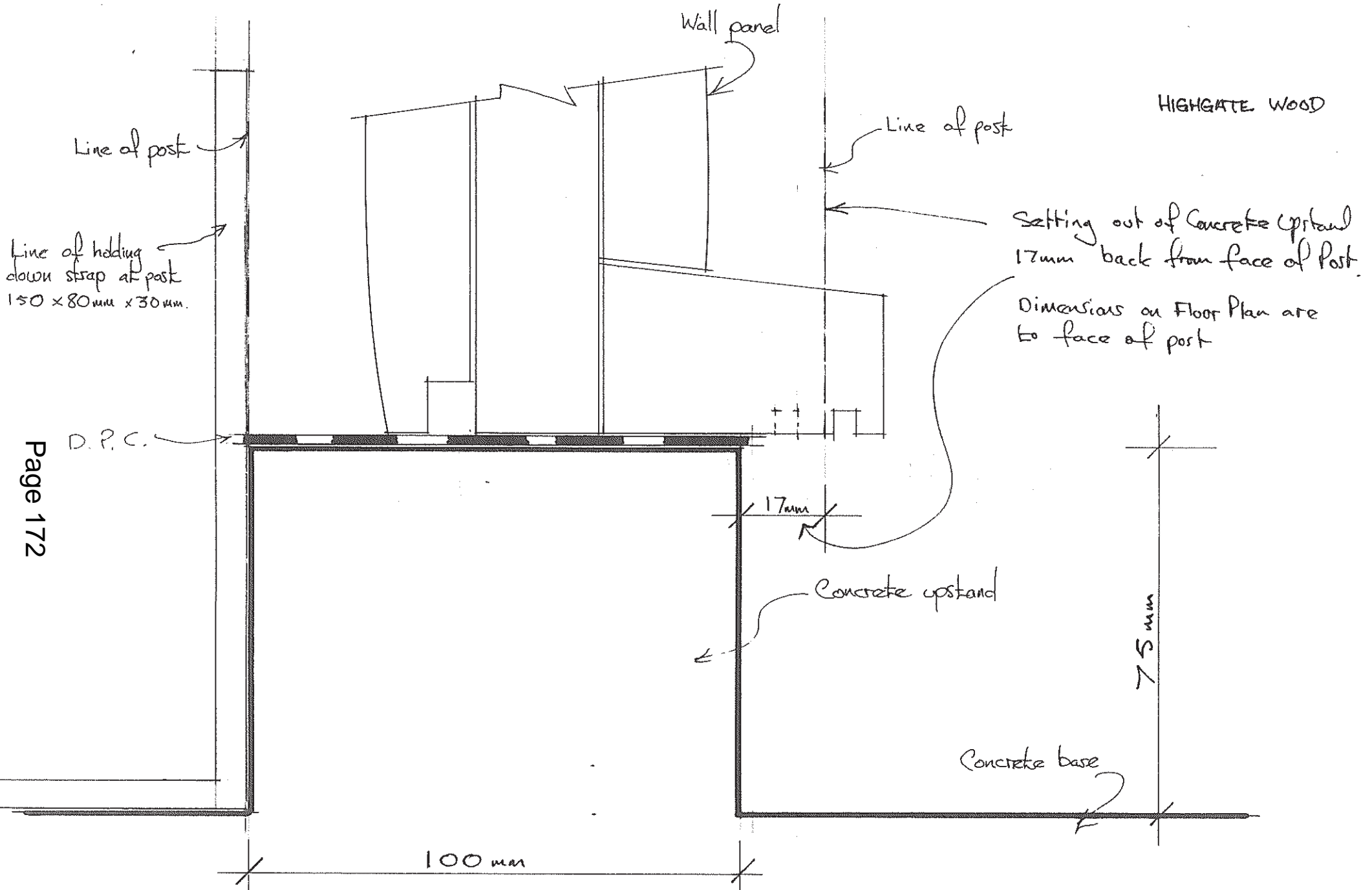
HIGHGATE WOOD  
Dwg HW1C/NLC/02



SECTION A-A Scale 1:20

HIGHGATE WOOD  
Dwg HW1C/NLC/03

HIGHGATE WOOD



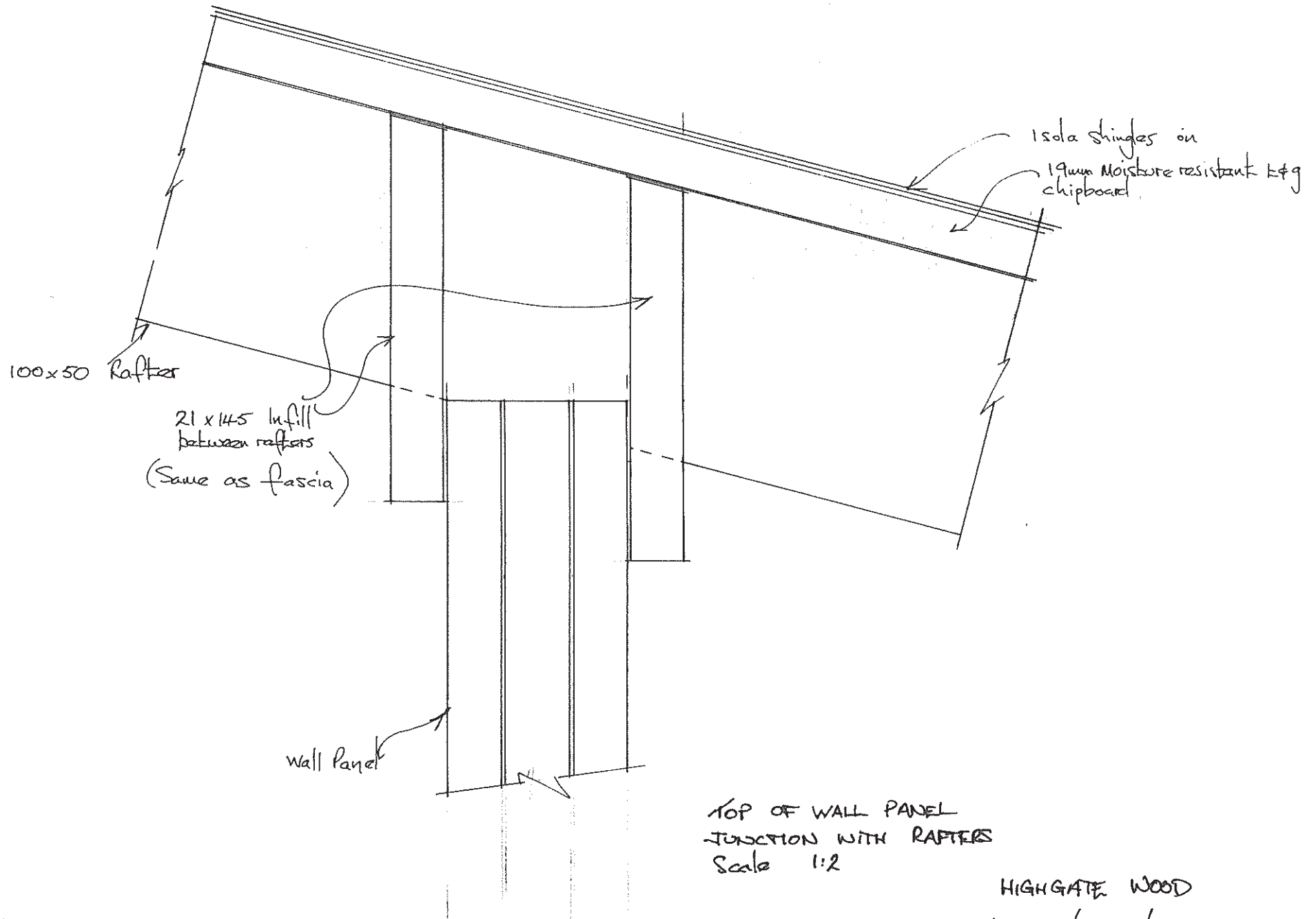
Page 172

SECTION THROUGH PANEL JUNCTION WITH BASE UPSTAND -

Full size.

Dwg HWIC/NLC/04





TOP OF WALL PANEL  
JUNCTION WITH RAFTERS  
Scale 1:2

HIGHGATE WOOD  
Dwg HWIC/NLC/05

Floor Plan dimensions to outer face of Post  
Reduce by 17mm for outer face of  
concrete upstand

Line of cill

Line of Concrete upstand  
10x15 Cover piece

10x15 Cover piece

Line of Concrete upstand.

All fixing holes plugged

Holding down straps to inside face of post.

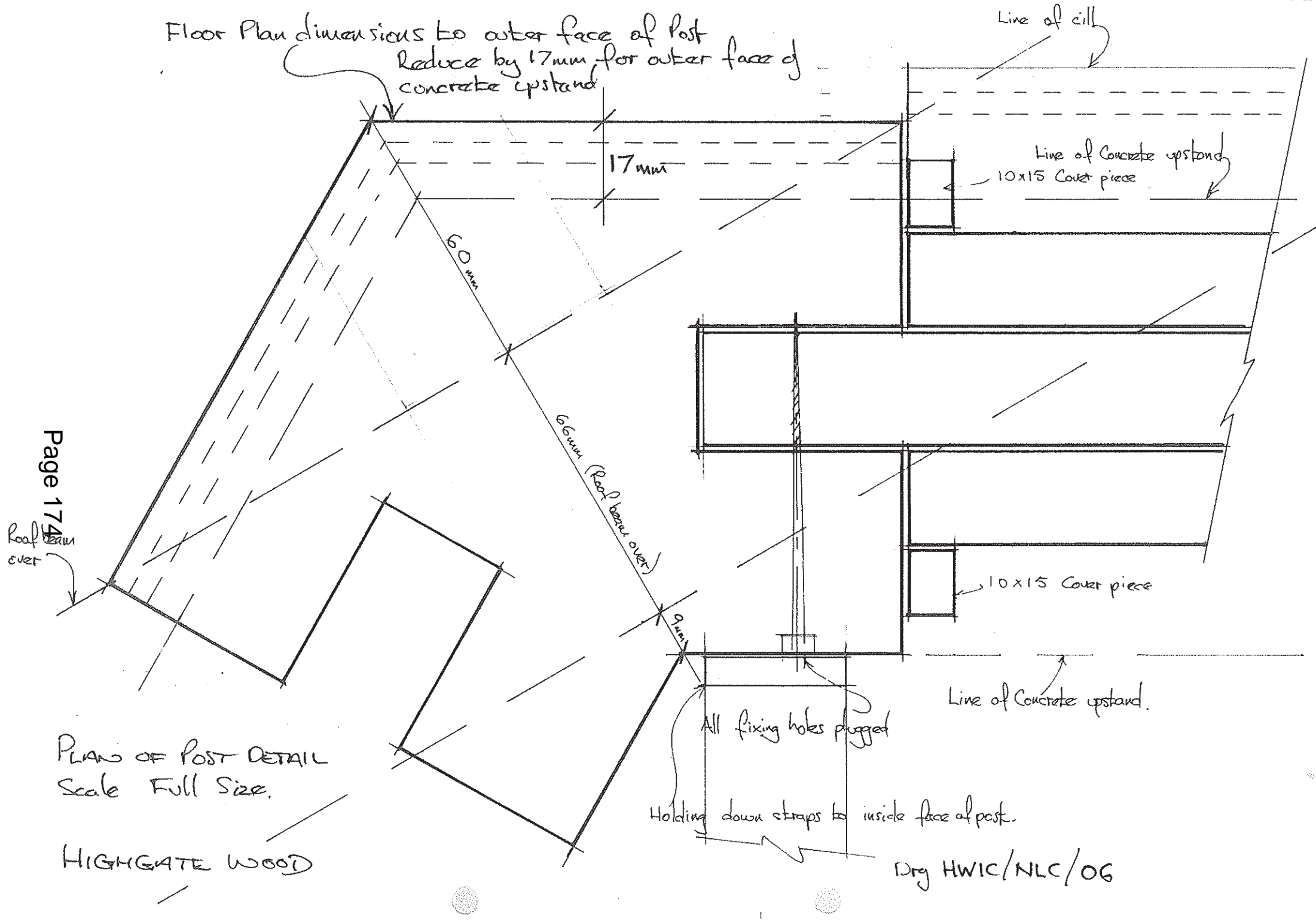
Dry HWIC/NLC/OG

Page 174

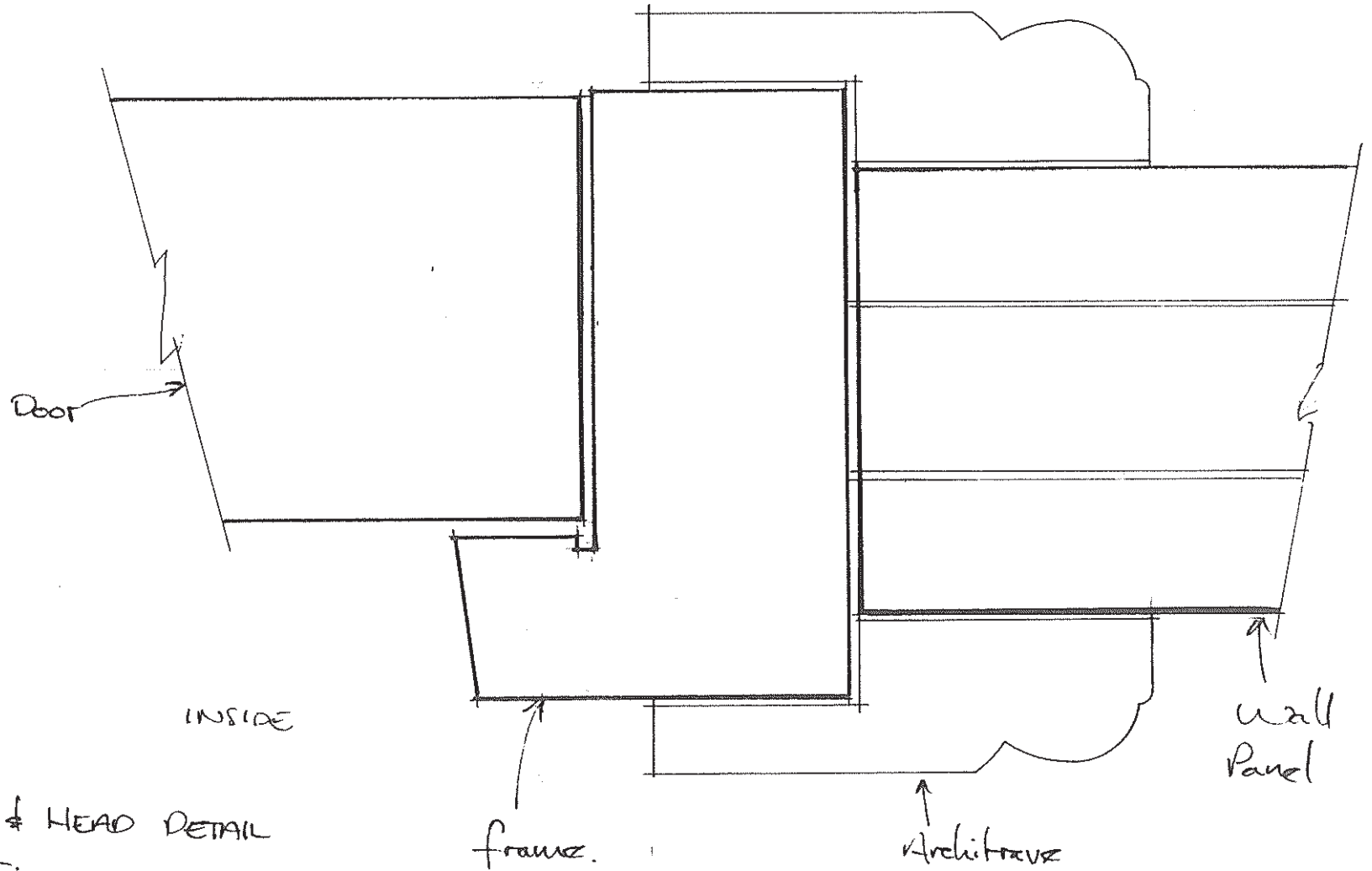
Roof beam  
over

PLAN OF POST DETAIL  
Scale Full Size.

HIGHGATE WOOD



OUTSIDE

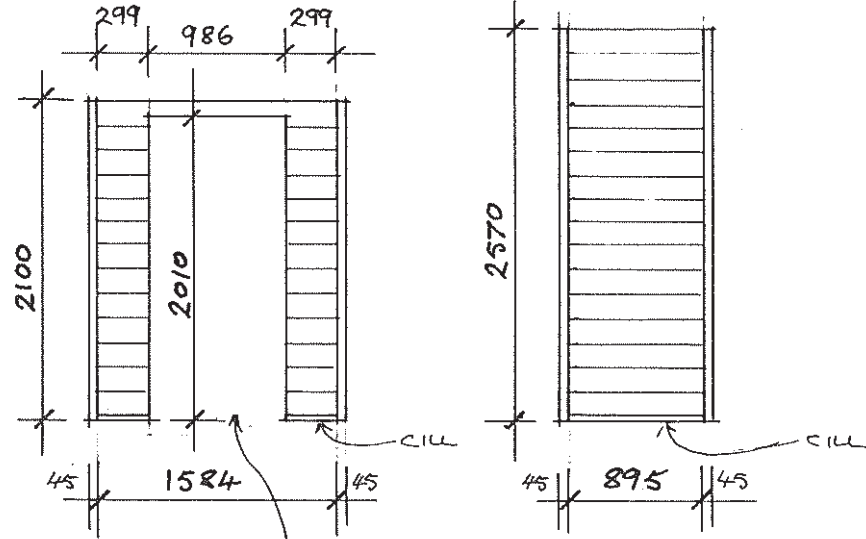
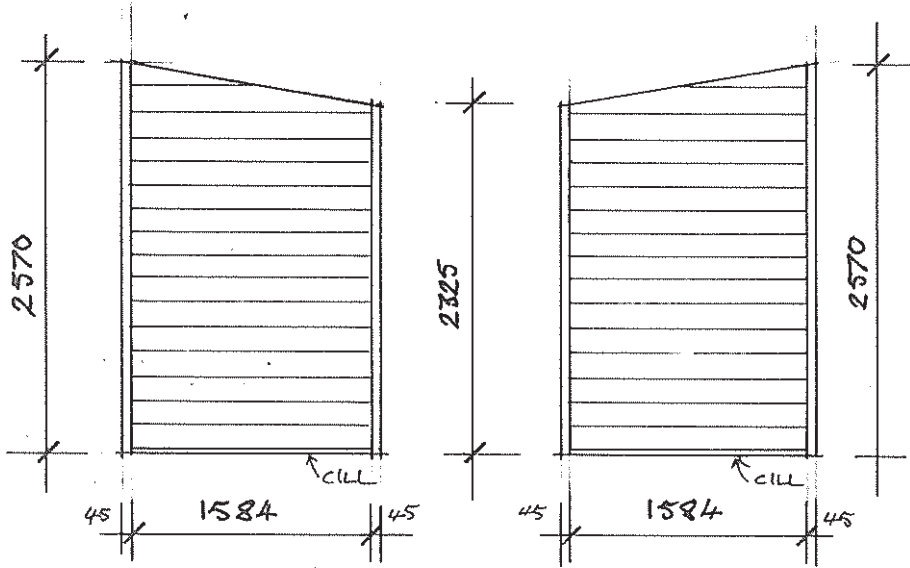


INSIDE

Door JAMB & HEAD DETAIL  
Scale Full Size

HIGHGATE WOOD

Eng HWIC/NLC/07



Page 176

6 No.

6 No.

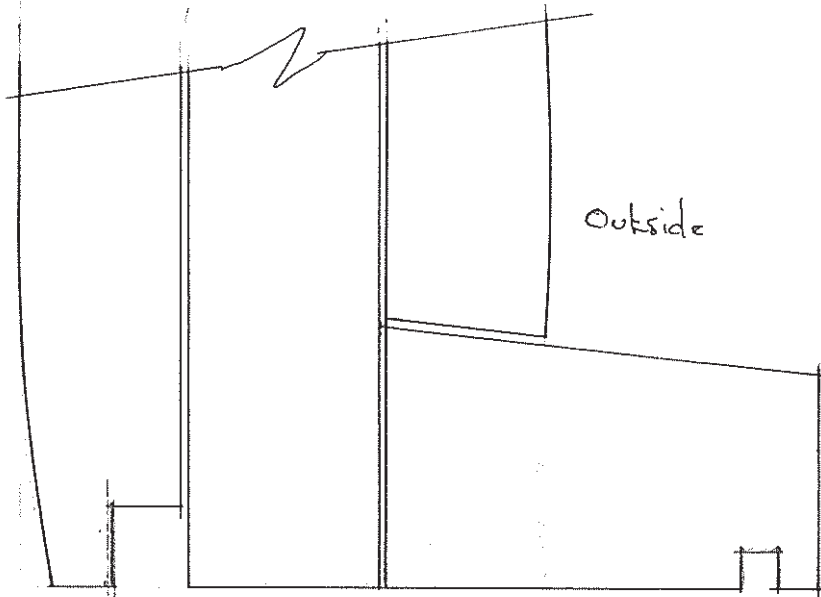
2 No.

Temporary braces at bottom for transport.

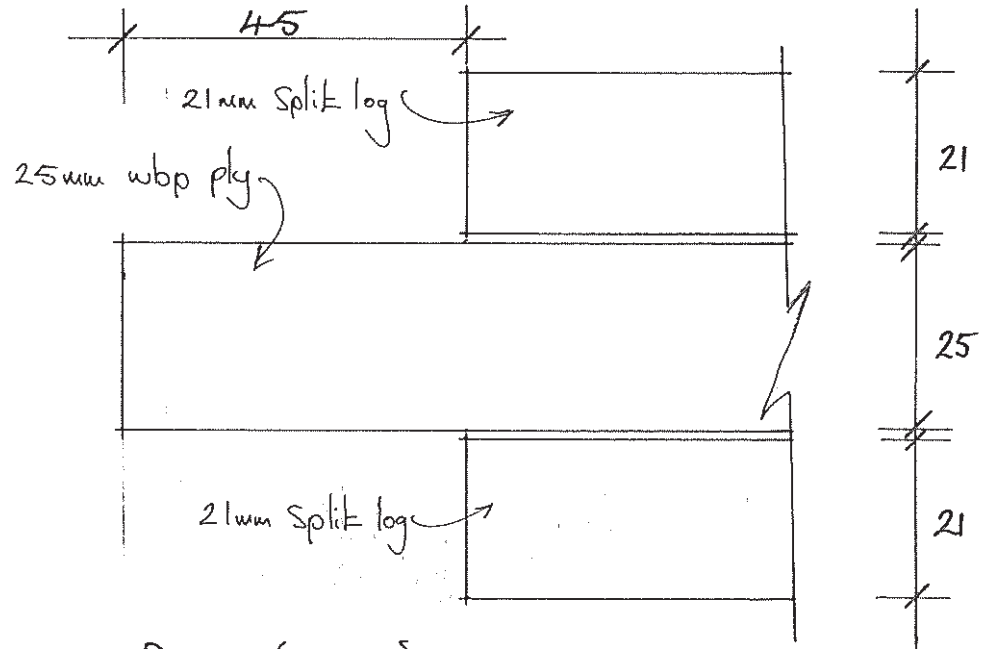
4 No.

EXTERNAL VIEW Scale 1:50

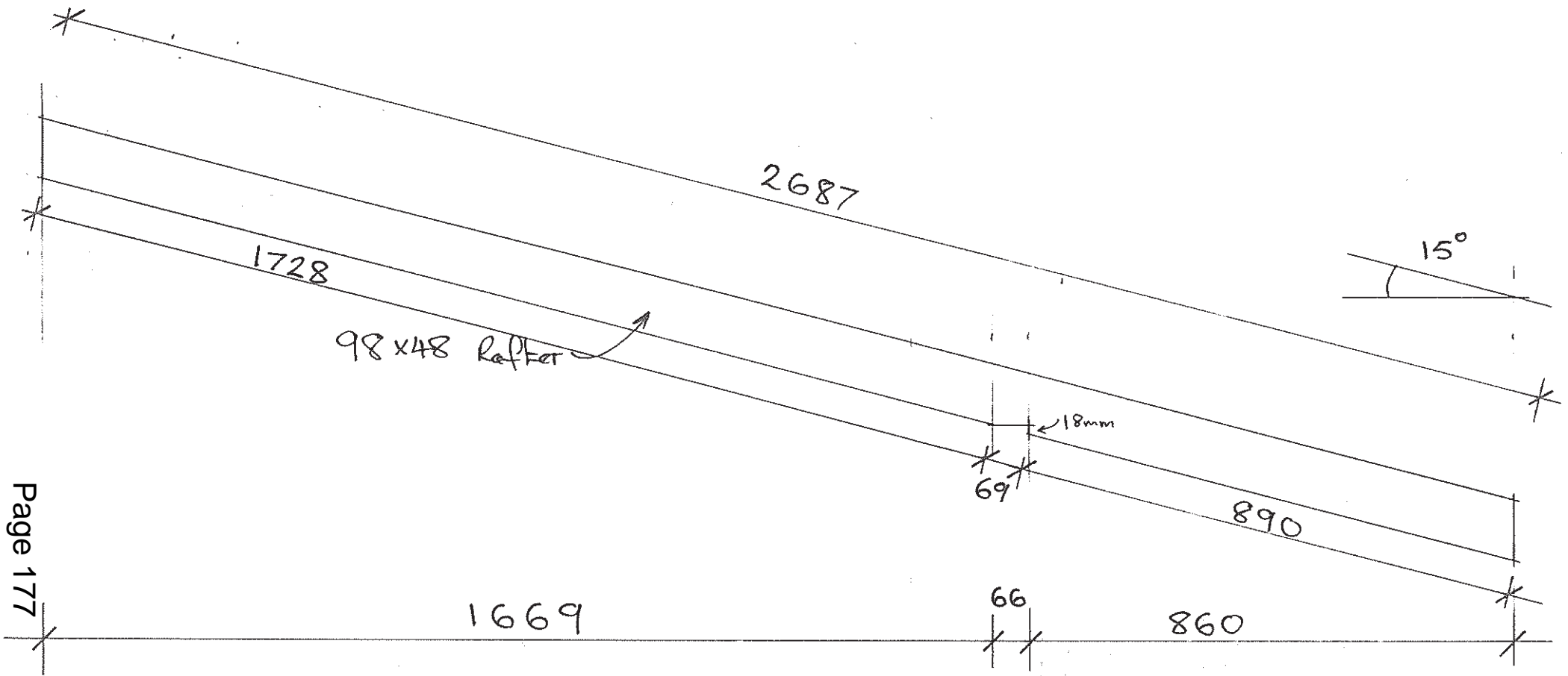
Inside.



SECTION OF CILL (Full Size)



PLAN (Full Size) OF EDGE OF PANEL.  
Dwg HWIC/NLC/08



Page 177

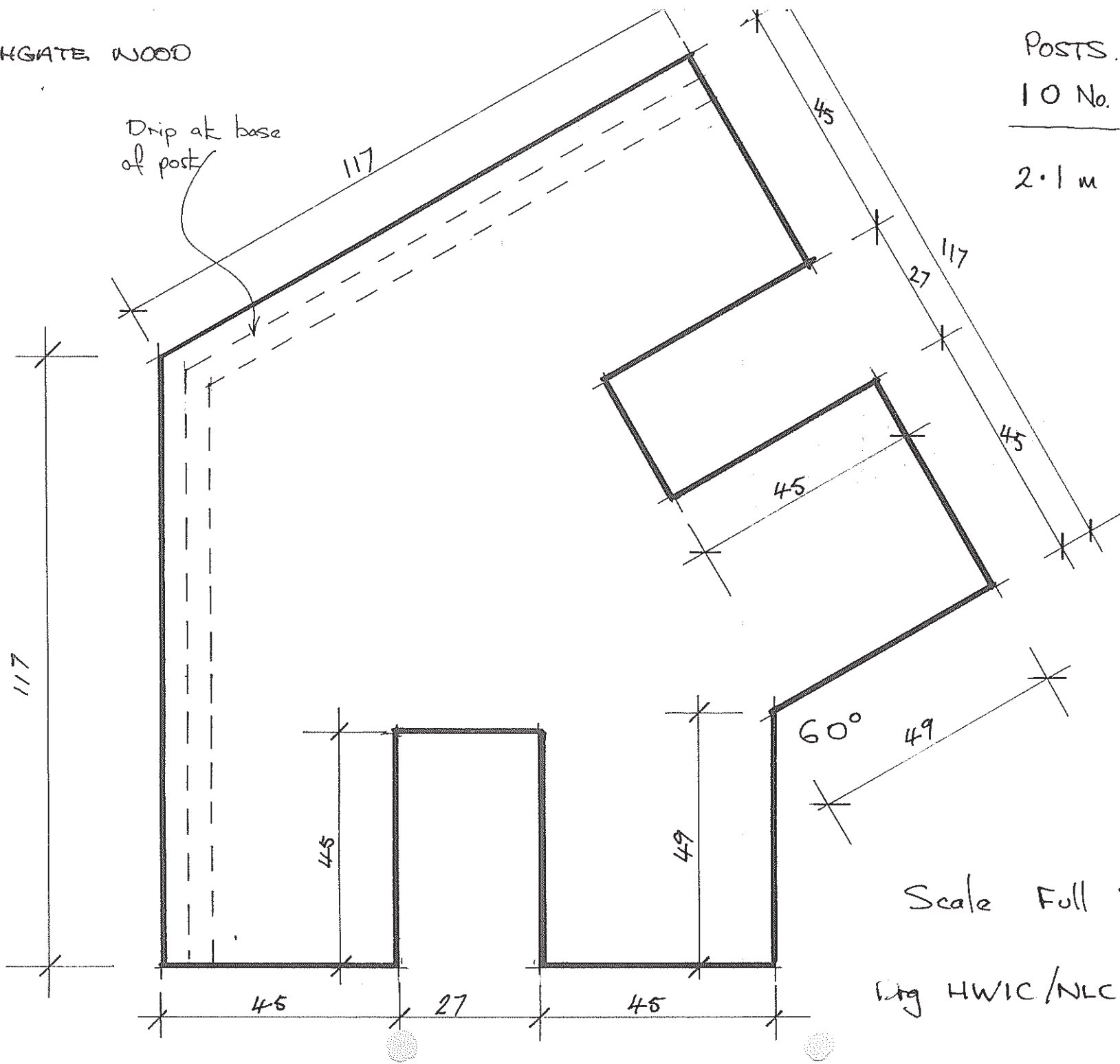
Scale 1:10  
 Highgate Wood  
 Information Centre

58 N° required

Dwg HWIC/NLC/09

HIGHGATE WOOD

POSTS.  
10 No. Required.  
2.1 m Long



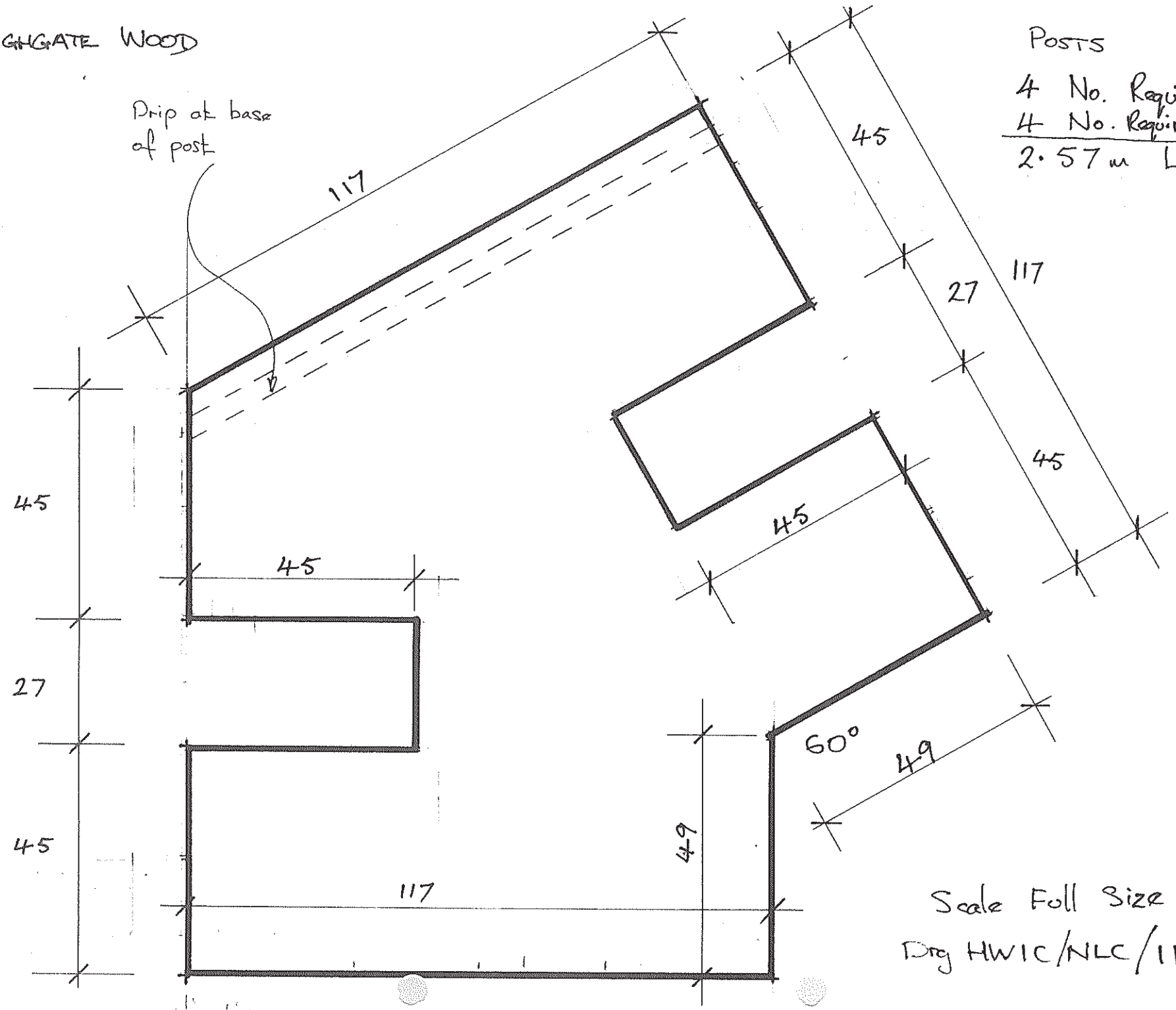
Scale Full Size

By HWIC/NLC/10

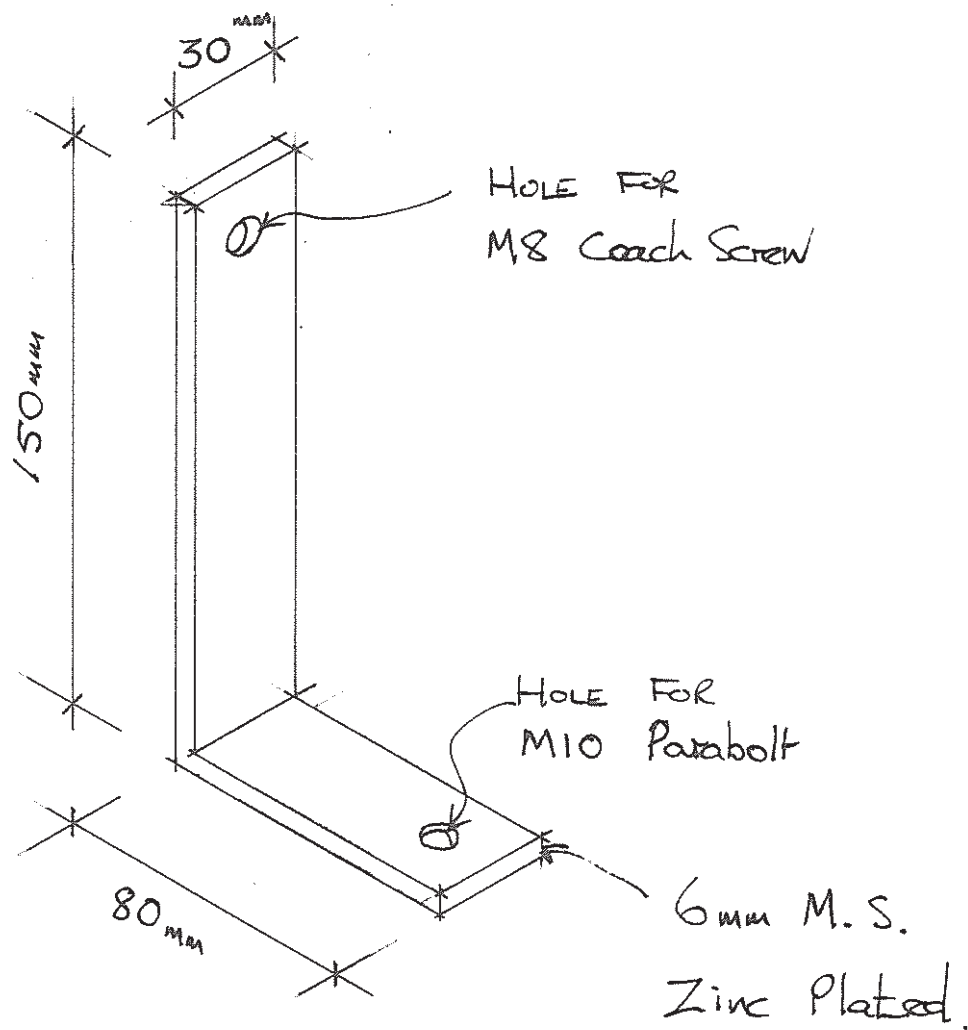
HIGHGATE WOOD

POSTS  
4 No. Required, As drawn  
4 No. Required Handed.  
2.57m LONG

Page 179



Scale Full Size  
Dwg HWIC/NLC/11



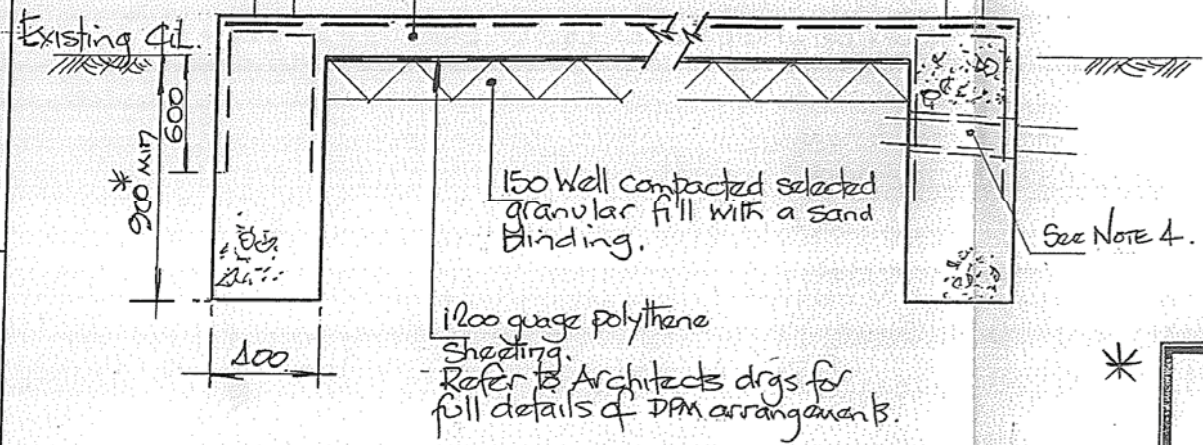
Scale 1:2

Highgate Wood  
Information Centre

18 No required.

Dwg HWIC/NLC/12





- NOTES:
- 1 All work shall be carried out to the satisfaction of the Local Authority
  - 2 Concrete to be a Designated mix ref FND4 in accordance with BS5328.
  - 3 All top soil & deleterious/organic material shall be removed beneath the slab area & the surface compacted prior to laying the granular material.
  - 4 Refer to Architects drgs for details of U/r drawings ~ Flexible connections shall be provided where the drain runs/services pass through the foundations

\*  
 DUE TO THE CLOSE PROXIMITY OF MATURE TREES AND A NUMBER OF EXISTING ROOTS AT FORMATION LEVEL OF THE STRIP FOOTINGS IT IS POSSIBLE THAT SOME MOVEMENT OF THE FOUNDATIONS COULD OCCUR IN THE FUTURE.

THIS DETAIL FOR THE FOUNDATIONS REPRESENTS A COMPROMISE IN RESPECT OF THE SIZE OF THE FOUNDATIONS AND THE TYPE AND SIZE OF THE PROPOSED BUILDINGS.

TO REDUCE THE RISK OF MOVEMENT OF THE FOUNDATIONS THE DEPTH OF THE FOUNDATIONS SHOULD BE INCREASED TO BELOW THE LEVEL OF THE TREE ROOTS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE N.H.B.C.

PRELIMINARY

JOB TITLE <b>HIGHGATE WOOD</b>	DRAWING TITLE <b>PROPOSED FOUNDATIONS FOR NEW TOILET BLOCK &amp; INFORMATION CENTRE</b>	<b>MAURICE BAGULEY &amp; PARTNERS</b> CONSULTING ENGINEERS AND BUILDING SURVEYORS <hr/> 45 Gatwick Road Crawley West Sussex RH10 2RD. Tel:0293 565144 Fax:0293 565134 22 Market Place Wokingham Berkshire RG11 1AP. Tel:0734 796060 Fax:0734 770545 24 Coleborne Mews London SW10 9EA. Tel:071 370 4486 Fax:071 370 4491	SCALE 1:20  DATE 15.7.06  DRAWN	JOB NO. <b>8939</b>  DRAWING NO. <b>8939/st/01</b>  REV.
-----------------------------------	--	--	---	--



## **Appendix 7**

### **Prioritised objectives as developed by the Highgate Wood Advisory Group**



## Prioritised objectives as developed by the Highgate Wood Advisory Group

Objectives for Highgate Wood	Number of Responses (most responses = greatest priority)
<b>Heritage</b>	
<b>1. Conserve and enhance ancient coppice with standard woodland</b>	<b>11</b>
2. Gain a more thorough understanding of Highgate Wood through a programme of survey and research	2
<b>3. Explore all opportunities for interpretation and education</b>	<b>4</b>
4. Protect earthworks throughout Highgate Wood	
<b>Community and recreation</b>	
<b>1. Establish communication links with teenagers and secondary schools (Duke of Edinburgh) with a view to increase opportunities for activities and involvement of management of Highgate Wood.</b>	<b>4</b>
2. Establish demand for and establish if require a Friends of Group.	1
3. Develop partnerships with health authorities, hospitals, surgeries to increase opportunities for activities to enhance physical and mental health, and wellbeing.	
4. Increase knowledge of and links to Park land walk and Queen's Wood etc. through use of signage, websites, leaflets, maps, electronic information.	1
5. Review sports charges and explore all avenues for marketing & income generation, including possibly schools & promote our charity status.	
<b>Biodiversity</b>	
<b>1. To develop a prescriptive management approach to guide the appropriate conservation of HW and to maintain the oak population.</b>	<b>7</b>
2. Promote public access but to balance use with nature conservation management operations through controlled movement around sensitive areas.	2
3. To promote and to protect the historical interest of HW providing interpretation and education of historic management operations.	
4. Improve the soil conditions throughout the site to encourage greater ground flora to encourage species resilient to a changing climate.	1
5. To establish partnership with local community groups and specialist organisations to identify potential funding streams and to promote education and to support future management.	1
6. Liaise with LB Haringey and neighbouring land managers to protect and promote the importance of HW within the local green infrastructure network.	



## **Appendix 8**

### **Results of the community consultation events held at Highgate Wood**



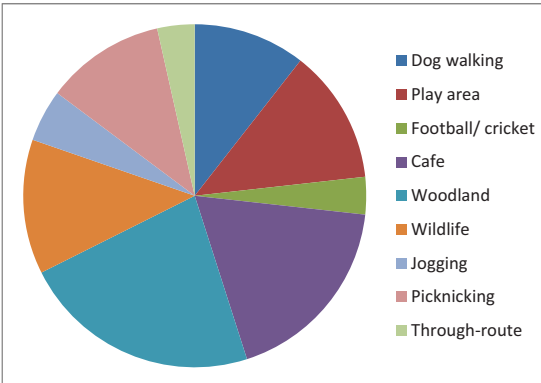


# Feedback from Heritage Day Consultation Event

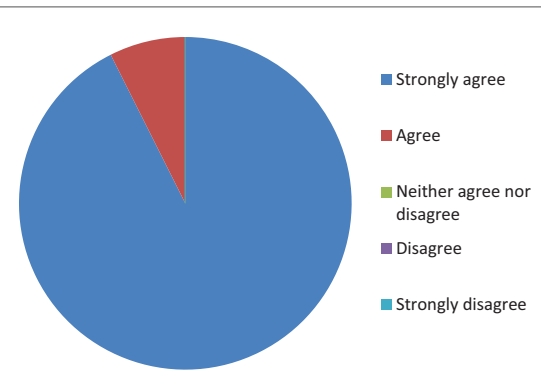
**Date of consultation:** 2nd September 2012

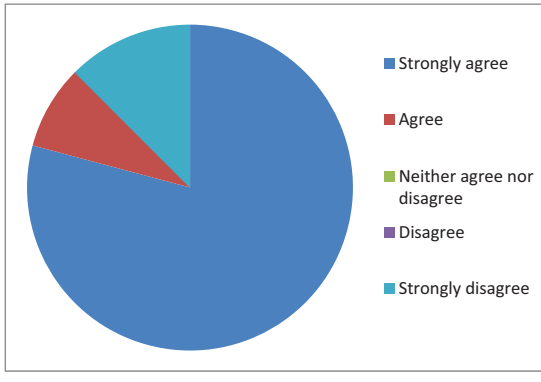
**Location:** Highgate Wood

## 1. Why do you visit Highgate Wood?

Item	Responses	
Dog walking	15	 <ul style="list-style-type: none"> <li>Dog walking</li> <li>Play area</li> <li>Football/ cricket</li> <li>Cafe</li> <li>Woodland</li> <li>Wildlife</li> <li>Jogging</li> <li>Picknicking</li> <li>Through-route</li> </ul>
Play area	18	
Football/ cricket	5	
Cafe	26	
Woodland	32	
Wildlife	18	
Jogging	7	
Picknicking	16	
Through-route	5	

## 2. Comments on the draft vision for Highgate Wood and the policies for Theme 1: Heritage

Item	Responses	
<b>Vision</b>		
To ensure the continuity of Highgate Wood as a managed Ancient Woodland site, whilst maintaining its reputation as a safe environment for relaxation, recreation and education. This special character, combining with heritage features, and conservation value will be conserved and enhanced for the benefit of current and future generations.	25 respondents (93%) strongly agreed with the management vision. The remaining 7% agreed.	 <ul style="list-style-type: none"> <li>Strongly agree</li> <li>Agree</li> <li>Neither agree nor disagree</li> <li>Disagree</li> <li>Strongly disagree</li> </ul>
Strongly agree	25	
Agree	2	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	

<b>Topic 1: Heritage</b>		
The valuable heritage resource including the earthworks and ancient woodland fabric, the Roman Kiln site, selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.	19 respondents (79%) strongly agreed with the overarching policy for the management of heritage	 <ul style="list-style-type: none"> <li>Strongly agree</li> <li>Agree</li> <li>Neither agree nor disagree</li> <li>Disagree</li> <li>Strongly disagree</li> </ul>
Strongly agree	19	
Agree	2	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	3	
<b>Policies</b>		
Conserve all earthworks through gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required.	11 respondents (44%) strongly agreed and 9 respondents (36%) agreed with this policy. 1 respondent (4%) neither agreed or disagreed with the policy, 2 respondents (8%) disagreed and a further 2 respondents (8%) strongly disagreed.	
Mark out all archaeological features and provide relevant education and training to management staff.	16 respondents (70%) strongly agreed and 3 respondents (13%) agreed with this policy. 1 respondent (4%) neither agreed nor disagreed with the policy, 2 respondents (9%) disagreed and 1 respondent (4%) strongly disagreed.	

Seek to extend the education centre to allow for the return of the Roman Kiln structures and display new information about the origin of the earthworks.	14 respondents (64%) strongly agreed and 5 respondents (23%) agreed with this policy. 2 respondents (9%) and 1 respondent (4%) disagreed or strongly disagreed respectively.
Explore further opportunities for interpretation and education and develop a heritage themed programme of events throughout the year.	13 respondents (57%) strongly agreed with this policy and 4 respondents (17%) agreed. 6 respondents (26%) neither agreed nor disagreed.
Strengthen links with English Heritage and the Museum of London to explore avenues for future projects e.g. selective excavation and dating of earthworks.	13 respondents (57%) strongly agreed and 6 respondents (26%) agreed with this policy. 1 respondent (4%) neither agreed nor disagreed and 3 respondents (13%) disagreed.

### 3. Comments on the policies for Theme Two: Natural Environment

Item	Responses	
<b>Policy 2: Natural Environment</b>		
The coppice with standards structure will be conserved with new conservation areas created and managed. The oak population will be conserved and its age class extended; species diversity will be maintained and enhanced. A programme of survey and monitoring will be implemented to inform future review of the CMP.	26 respondents (96%) strongly agreed with the overarching policy. 1 respondent (4%) agreed with the policy.	
Strongly agree	26	
Agree	1	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	
<b>Policies</b>		
Develop a prescriptive management strategy to guide woodland management operations and the conservation of the oak and hornbeam population over the next 10 years.	25 respondents (100%) strongly agreed with this policy.	
Encourage the Conservation and Arboricultural Staff on Hampstead Heath to become involved in the management of the Wood and explore the possibilities of learning from other CoL sites.	14 respondents (70%) strongly agreed and 5 respondents (25%) agreed with this policy. 1 respondent (5%) strongly disagreed.	
Promote research opportunities with students or post graduates with a focus on vulnerabilities of woodland species, in particular the decline of the oak standards.	15 respondents (71%) strongly agreed and 4 respondents (19%) agreed with this policy. 1 respondent (5%) neither agreed or disagreed and 1 respondent (5%) strongly disagreed.	
Strengthen links with London Borough of Haringey and consider opportunities to coordinate habitat management across local Ancient Woodland sites and raise awareness of this important habitat.	18 respondents (72%) strongly agreed and 1 respondent (4%) agreed with this policy. 1 respondent (4%) neither agreed or disagreed. 3 respondents (12%) disagreed and 2 respondents (8%) strongly disagreed.	
Manage and expand the existing coppice areas and seek opportunities to create new areas.	16 respondents (64%) strongly agreed and 4 respondents (16%) agreed with this policy. 4 respondents (16%) neither agreed nor disagreed and 1 respondent (4%) strongly disagreed.	
Monitor the oak standard population as a keystone species, prolong its longevity and continue restocking operations.	23 respondents (85%) strongly agreed with the policy. 3 respondents (11%) agreed and 1 respondent (4%) disagreed.	
<b>Comments</b>		
<ul style="list-style-type: none"> <li>Reduction of Beech trees</li> <li>Control of parakeet population should be a priority</li> <li>I like parakeets and they don't seem to be displacing any other species – leave them alone!</li> </ul>		

### 4. Comments on the policies for Theme Three: Community and Recreation

Item	Responses	
<b>Policy 3: Community and recreation</b>		
The wide range of recreational facilities and uses of Highgate Wood will continue to be provided, actively promoted and enhanced. The City of London will continue to engage with schools, interest groups (e.g. London Wildlife Trust) and the general public to ensure that the Wood's importance and range of facilities is fully understood and used.	25 respondents (86%) strongly agreed with the overarching policy for	
Strongly agree	25	
Agree	4	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	

Policies	
Build on existing relationships with the local community and stakeholders to form a dedicated Friends of Highgate Wood group formed around a core group of volunteers.	24 respondents (75%) strongly agreed with this policy. 6 respondents (19%) agreed, 1 respondent (3%) neither agreed nor disagreed and 1 respondent disagreed.
Improve links with young people and youth community groups.	21 respondents (78%) strongly agreed and 6 respondents (22%) agreed with this policy.
Explore opportunities to host events that raise the awareness of the UK's woodland heritage and its vulnerability.	20 respondents (71%) strongly agreed and 7 respondents (25%) agreed with this policy. 1 respondent (4%) neither agreed nor disagreed.
Develop a health and well-being programme and investigate Natural England's Greenspace Walking Scheme.	16 respondents (62%) strongly agreed and 5 respondents (19%) agreed with this policy. 5 respondents (19%) neither agreed nor disagreed.
Explore options to resolve conflicts between sports people and those enjoying the field area on weekends.	17 respondents (77%) strongly agreed and 3 respondents (14%) agreed with this policy. 2 respondents (9%) neither agreed nor disagreed.
Explore feasibility of increasing charges for hiring out the facilities and explore all avenues for marketing and income generation. The charitable status of the organisation should be highlighted.	7 respondents (28%) strongly agreed and 4 respondents (16%) agreed with this policy. 5 respondents (20%) neither agreed nor disagreed, a further 5 respondents (20%) disagreed and 4 respondents (16%) strongly disagreed.
Promote public access but ensure careful monitoring of visitor numbers and restrict access to sensitive ecologically and archaeologically sensitive areas.	18 respondents (62%) strongly agreed with the policy and a further 6 respondents (21%) agreed. 3 respondents (10%) neither agreed nor disagreed and 2 respondents (7%) strongly disagreed.
Increase knowledge of and links to Queen's Wood through use of signage, websites, leaflets, maps and electronic information.	20 respondents (59%) of respondents strongly agreed with this policy. 6 respondents (17.5%) agreed with the policy. 6 respondents (17.5%) neither agreed nor disagreed with the policy. 2 respondents (6%) disagreed.
<b>Comments</b>	
<ul style="list-style-type: none"> <li>Establish links with Parkland Walk (info@parklandwalk.org.uk )</li> </ul>	

#### 5. Comments on the policies for Theme Four: Built Environment

Item	Responses	
<b>Policy 4: Built environment</b>		
The condition and appearance of existing buildings will be maintained and the setting of key heritage features such as the Fountain and the Lodge will be enhanced. Infrastructure and site furniture will be maintained and rationalised where possible and high quality design and materials appropriate to the woodland setting will be used throughout. There will be a general assumption against further built development unless it is deemed to have no negative impact upon the heritage, ecology or enjoyment of the site and it is of outstanding architectural design or the benefits it delivers are of sufficient merit.	23 respondents (85%) strongly agreed with the overarching policy for the built environment at Highgate Wood. 4	<p>■ Strongly agree ■ Agree ■ Neither agree nor disagree ■ Disagree ■ Strongly disagree</p>
Strongly agree	23	
Agree	4	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	
<b>Policies</b>		
Investigate options to create a small car park for visitors with mobility difficulties close to Onslow Gate.	7 respondents (28%) strongly agreed with this policy. 6 respondents (24%) agreed, 4 respondents (16%) neither agreed nor disagreed and 6 respondents (24%) disagreed and 2 respondents (8%) strongly disagreed.	
Rationalise vehicle deliveries and restrict vehicle movements throughout the site.	15 respondents (60%) strongly agreed and 3 respondents (12%) agreed with this policy. 1 respondent (4%) neither agreed nor disagreed with the policy, 4 respondents (16%) disagreed and 2 respondents (8%) strongly disagreed.	
Re-configure the layout of the existing café building to improve kitchen facilities and to increase the capacity for indoor dining.	13 respondents (48%) strongly agreed and 5 respondents (18.5%) agreed with this policy. 5 respondents (18.5%) neither agreed nor disagreed and the remaining 4 respondents (15%) disagreed.	
Promote access for all and ensure existing provision is DDA compliant.	14 respondents (61%) strongly agreed and 5 respondents (22%) agreed with this policy. 3 respondents (13%) neither agreed nor disagreed and 1 respondent (4%) disagreed.	
Improve environmental performance of buildings throughout the wood e.g. insulation of lodges, updating heating systems and photovoltaic installation.	20 respondents (17%) strongly agreed and 3 respondents (11%) agreed with this policy. 4 respondents (16%) neither agreed nor disagreed. 1 respondent (4%) disagreed with this policy.	
Increase the range of play equipment to cater for children in the 7 – 10 age group.	6 respondents (26%) strongly agreed and 8 respondents (35%) agreed with this policy. 7 respondents (30%) neither agreed nor disagreed, a further 2 respondents (9%) disagreed with the policy.	
<b>Comments</b>		
<ul style="list-style-type: none"> <li>Recreational activities for teenagers urgent e.g. skateboard and more challenging zipwire.</li> <li>Disagrees with the need for recreational activities for teenagers.</li> </ul>		

- Why stop at 10 years?

#### Comments on masterplan proposals

Please don't create glades - trees close to pathway, create a lovely atmosphere

Establish a drop off area at Onslow Gate to goods etc. for café

The free adverts stack up on the frame next to the bus stop and are a blot on the landscape - can they be removed more regularly.

Please please do not abolish the small area of disabled DDA parking spaces by the café and house. Disabled people need to be near shelter from rain and seating. This facility can be life changing. Do not consider replacing it - no substitute

The top of the hill next to the bluebell area should never be turned into a conservation area, you do not need blackberries growing everywhere. All the visitors love that area as fo all the people that I meet there. It is unique in the wood. An area where the ground is parcially bare among huge trees is like a cathedral. It is special place- do not destroy it.

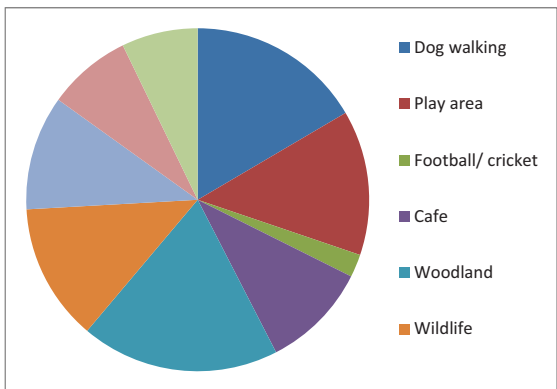
# Feedback from Public Consultation Event

**Date of consultation:** 20th September 2012

**Location:** Highgate Wood

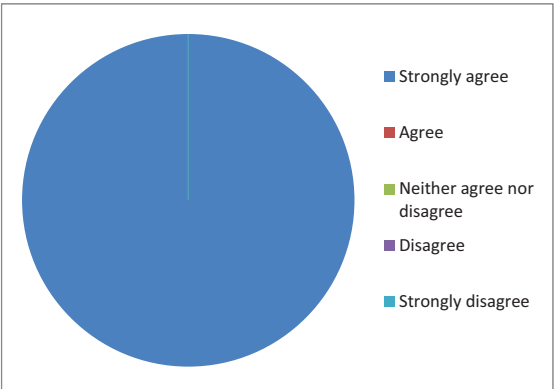
## 1. Why do you visit Highgate Wood?

Item	Responses
Dog walking	23
Play area	19
Football/ cricket	3
Cafe	14
Woodland	26
Wildlife	18
Jogging	15
Picknicking	11
Commuting/ through-route	10

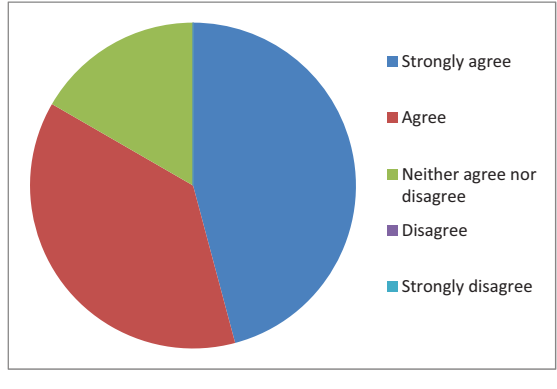


## 2. Comments on the draft vision for Highgate Wood and the policies for Theme 1: Heritage

Item	Responses
<b>Vision</b>	
To ensure the continuity of Highgate Wood as a managed Ancient Woodland site, whilst maintaining its reputation as a safe environment for relaxation, recreation and education. This special character, combining with heritage features, and conservation value will be conserved and enhanced for the benefit of current and future generations.	
Strongly agree	23
Agree	0
Neither agree nor disagree	0
Disagree	0
Strongly disagree	0

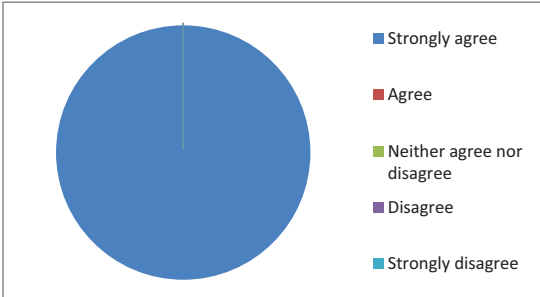


<b>Topic 1: Heritage</b>	
The valuable heritage resource including the earthworks and ancient woodland fabric, the Roman Kiln site, selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.	
Strongly agree	11
Agree	9
Neither agree nor disagree	4
Disagree	0
Strongly disagree	0
<b>Policies</b>	
Conserve all earthworks through gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required.	7 respondents (33%) strongly agreed and 11 respondents (52%) agreed with this policy. 2 respondents (10%) neither agreed or disagreed with the policy, 1 respondent (5%) disagreed.
Mark out all archaeological features and provide relevant education and training to management staff.	11 respondents (50%) strongly agreed and 7 respondents (32%) agreed with this policy. 3 respondents (14%) neither agreed nor disagreed with the policy, 1 respondent (4%) disagreed.

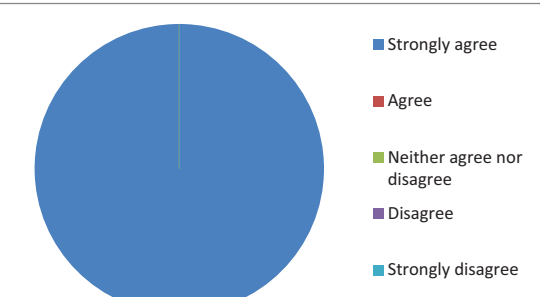


Seek to extend the education centre to allow for the return of the Roman Kiln structures and display new information about the origin of the earthworks.	12 respondents (57%) strongly agreed and 4 respondents (19%) agreed with this policy. 3 respondents (14%) neither agreed nor disagreed, 1 respondent (5%) disagreed and 1 respondent (5%) strongly disagreed.
Explore further opportunities for interpretation and education and develop a heritage themed programme of events throughout the year.	13 respondents (65%) strongly agreed with this policy and 6 respondents (30%) agreed. 1 respondent (5%) neither agreed nor disagreed.
Strengthen links with English Heritage and the Museum of London to explore avenues for future projects e.g. selective excavation and dating of earthworks.	15 respondents (63%) strongly agreed and 5 respondents (21%) agreed with this policy. 4 respondents (16%) neither agreed nor disagreed.

### 3. Comments on the policies for Theme Two: Natural Environment

Item	Responses	
<b>Policy 2: Natural Environment</b>		
The coppice with standards structure will be conserved with new conservation areas created and managed. The oak population will be conserved and its age class extended; species diversity will be maintained and enhanced. A programme of survey and monitoring will be implemented to inform future review of the CMP.		 <p>Legend:            ■ Strongly agree            ■ Agree            ■ Neither agree nor disagree            ■ Disagree            ■ Strongly disagree</p>
Strongly agree	18	
Agree	0	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	
<b>Policies</b>		
Develop a prescriptive management strategy to guide woodland management operations and the conservation of the oak and hornbeam population over the next 10 years.	14 respondents (100%) strongly agreed with this policy.	
Encourage the Conservation and Arboricultural Staff on Hampstead Heath to become involved in the management of the Wood and explore the possibilities of learning from other CoL sites.	12 respondents (63%) strongly agreed and 5 respondents (26%) agreed with this policy. 2 respondents (11%) neither agreed nor disagreed.	
Promote research opportunities with students or post graduates with a focus on vulnerabilities of woodland species, in particular the decline of the oak standards.	10 respondents (59%) strongly agreed and 6 respondents (35%) agreed with this policy. 1 respondent (6%) neither agreed or disagreed.	
Strengthen links with London Borough of Haringey and consider opportunities to coordinate habitat management across local Ancient Woodland sites and raise awareness of this important habitat.	10 respondents (72%) strongly agreed and 2 respondents (4%) agreed with this policy.	
Manage and expand the existing coppice areas and seek opportunities to create new areas.	11 respondents (69%) strongly agreed and 5 respondents (31%) agreed with this policy.	
Monitor the oak standard population as a keystone species, prolong its longevity and continue restocking operations.	17 respondents (89%) strongly agreed with the policy. 2 respondents (11%) agreed with the policy.	
<b>Comments</b>		
<ul style="list-style-type: none"> <li>Reduction of Beech trees</li> <li>Control of parakeet population should be a priority</li> <li>I like parakeets and they don't seem to be displacing any other species – leave them alone!</li> </ul>		

### 4. Comments on the policies for Theme Three: Community and Recreation

Item	Responses	
<b>Policy 3: Community and recreation</b>		
The wide range of recreational facilities and uses of Highgate Wood will continue to be provided, actively promoted and enhanced. The City of London will continue to engage with schools, interest groups (e.g. London Wildlife Trust) and the general public to ensure that the Wood's importance and range of facilities is fully understood and used.		 <p>Legend:            ■ Strongly agree            ■ Agree            ■ Neither agree nor disagree            ■ Disagree            ■ Strongly disagree</p>
Strongly agree	13	
Agree	0	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	
<b>Policies</b>		

Build on existing relationships with the local community and stakeholders to form a dedicated Friends of Highgate Wood group formed around a core group of volunteers.	15 respondents (88%) strongly agreed with this policy. 2 respondents (12%) agreed.
Improve links with young people and youth community groups.	9 respondents (60%) strongly agreed, 5 respondents (33%) agreed and 1 respondent (7%) neither agreed nor disagreed with this policy.
Explore opportunities to host events that raise the awareness of the UK's woodland heritage and its vulnerability.	11 respondents (65%) strongly agreed and 8 respondents (42%) agreed with this policy. 3 respondents (16%) neither agreed nor disagreed.
Develop a health and well-being programme and investigate Natural England's Greenspace Walking Scheme.	8 respondents (42%) strongly agreed and 8 respondents (42%) agreed with this policy. 3 respondents (16%) neither agreed nor disagreed.
Explore options to resolve conflicts between sports people and those enjoying the field area on weekends.	9 respondents (50%) strongly agreed and 6 respondents (33%) agreed with this policy. 3 respondents (17%) neither agreed nor disagreed.
Explore feasibility of increasing charges for hiring out the facilities and explore all avenues for marketing and income generation. The charitable status of the organisation should be highlighted.	7 respondents (37%) strongly agreed and 3 respondents (16%) agreed with this policy. 4 respondents (21%) neither agreed nor disagreed, a further 2 respondents (10%) disagreed and 3 respondents (16%) strongly disagreed.
Promote public access but ensure careful monitoring of visitor numbers and restrict access to sensitive ecologically and archaeologically sensitive areas.	11 respondents (79%) strongly agreed with the policy and a further 2 respondents (14%) agreed. 1 respondent (7%) neither agreed nor disagreed with this policy.
Increase knowledge of and links to Queen's Wood through use of signage, websites, leaflets, maps and electronic information.	11 respondents (65%) of respondents strongly agreed with this policy. 6 respondents (35%) agreed with the policy.
<b>Comments</b>	
· Establish links with Parkland Walk (info@parklandwalk.org.uk )	

#### 5. Comments on the policies for Theme Four: Built Environment

Item	Responses	
<b>Policy 4: Built environment</b>		
The condition and appearance of existing buildings will be maintained and the setting of key heritage features such as the Fountain and the Lodge will be enhanced. Infrastructure and site furniture will be maintained and rationalised where possible and high quality design and materials appropriate to the woodland setting will be used throughout. There will be a general assumption against further built development unless it is deemed to have no negative impact upon the heritage, ecology or enjoyment of the site and it is of outstanding architectural design or the benefits it delivers are of sufficient merit.		<p>Legend:</p> <ul style="list-style-type: none"> <li>Strongly agree</li> <li>Agree</li> <li>Neither agree nor disagree</li> <li>Disagree</li> <li>Strongly disagree</li> </ul>
Strongly agree	19	
Agree	0	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	
<b>Policies</b>		
Investigate options to create a small car park for visitors with mobility difficulties close to Onslow Gate.	13 respondents (65%) strongly agreed with this policy. 2 respondents (10%) agreed, 1 respondent (5%) neither agreed nor disagreed and 1 respondent (5%) disagreed and 3 respondents (15%) strongly disagreed.	
Rationalise vehicle deliveries and restrict vehicle movements throughout the site.	18 respondents (94%) strongly agreed and 1 respondent (6%) agreed with this policy.	
Re-configure the layout of the existing café building to improve kitchen facilities and to increase the capacity for indoor dining.	11 respondents (46%) strongly agreed and 3 respondents (12%) agreed with this policy. 9 respondents (37%) neither agreed nor disagreed and the remaining 1 respondent (4%) disagreed.	
Promote access for all and ensure existing provision is DDA compliant.	4 respondents (24%) strongly agreed and 13 respondents (76%) agreed with this policy.	
Improve environmental performance of buildings throughout the wood e.g. insulation of lodges, updating heating systems and photovoltaic installation.	8 respondents (50%) strongly agreed and 4 respondents (25%) agreed with this policy. 4 respondents (25%) neither agreed nor disagreed.	
Increase the range of play equipment to cater for children in the 7 – 10 age group.	4 respondents (20%) strongly agreed and 2 respondents (10%) agreed with this policy. 11 respondents (55%) neither agreed nor disagreed, a further 2 respondents (10%) disagreed and 1 respondent (5%) disagreed with the policy.	
<b>Comments</b>		
<ul style="list-style-type: none"> <li>Recreational activities for teenagers urgent e.g. skateboard and more challenging zipwire.</li> <li>Disagrees with the need for recreational activities for teenagers.</li> <li>Why stop at 10 years?</li> </ul>		

**Comments on masterplan proposals**

I love Highgate

Establish a drop off area at Onslow Gate to goods etc. for café

Bluebell coverage has improved each year - be lovely if it continued

Access for disabled: Limited mobility only beside café; Wheelchair users by by Onslow; Radar- key access single gate beside normal gate for mobility buggy users

Onslow gate and driving too fast with no regard to pedestrians. A drop off point at the gate would be safer for all.

Local fund raising for the woods. Volunteer group from local community

Use of café needs to be expanded - allow dogs on leash to go into café (outside area only) create some form of marquee for inclement weather, make use of outside area within café)

Harry likes the tree of animals in the play area.

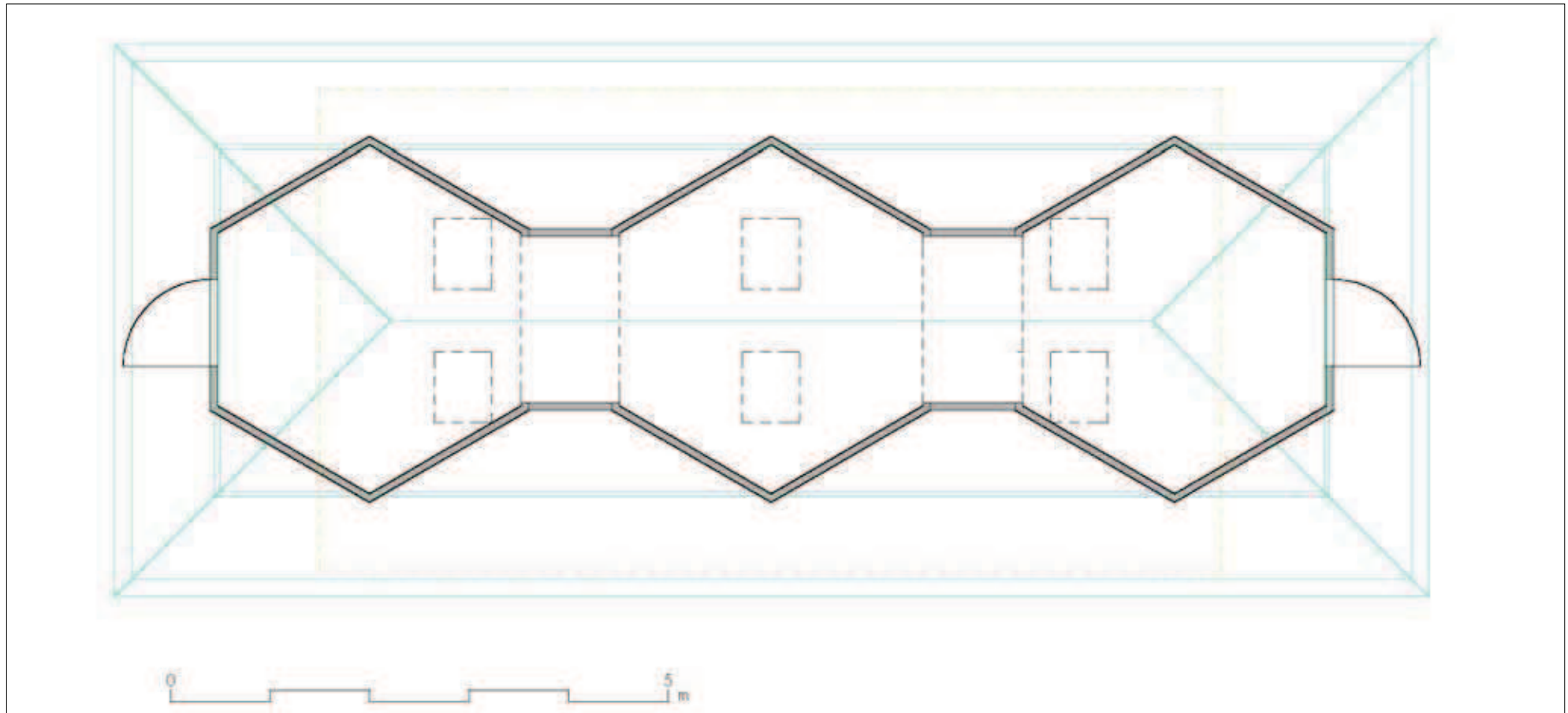


## **Appendix 9**

### **Options for the development of the Education Centre**



## Existing layout of the Education Centre at Highgate Wood



The existing Education Centre was erected in 1995 by Norwegian Log. The walls of the structure are formed of plywood sheets clad on both sides with log profiles.

The plan below suggests that there was a smaller building on a concrete slab which predated the present building. It appears the existing building was placed with the principal loads on the old slab.

The original plan of three linked hexagons is simple and clear although the logic is more apparent on the plan than in reality.

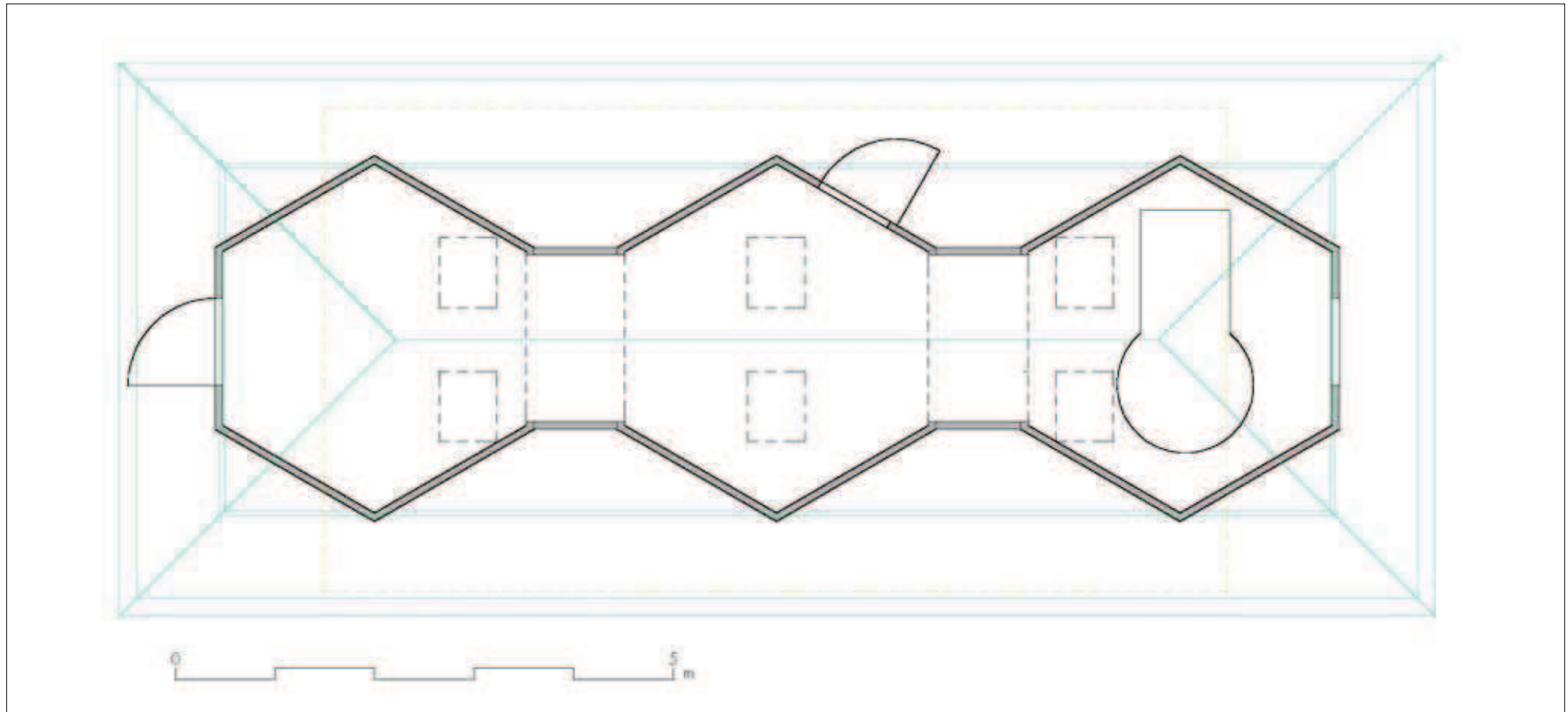


The existing Education Centre.



The Education Centre is located in the heart of Highgate Wood.

## Alterations to the Education Centre at Highgate Wood: Option 1

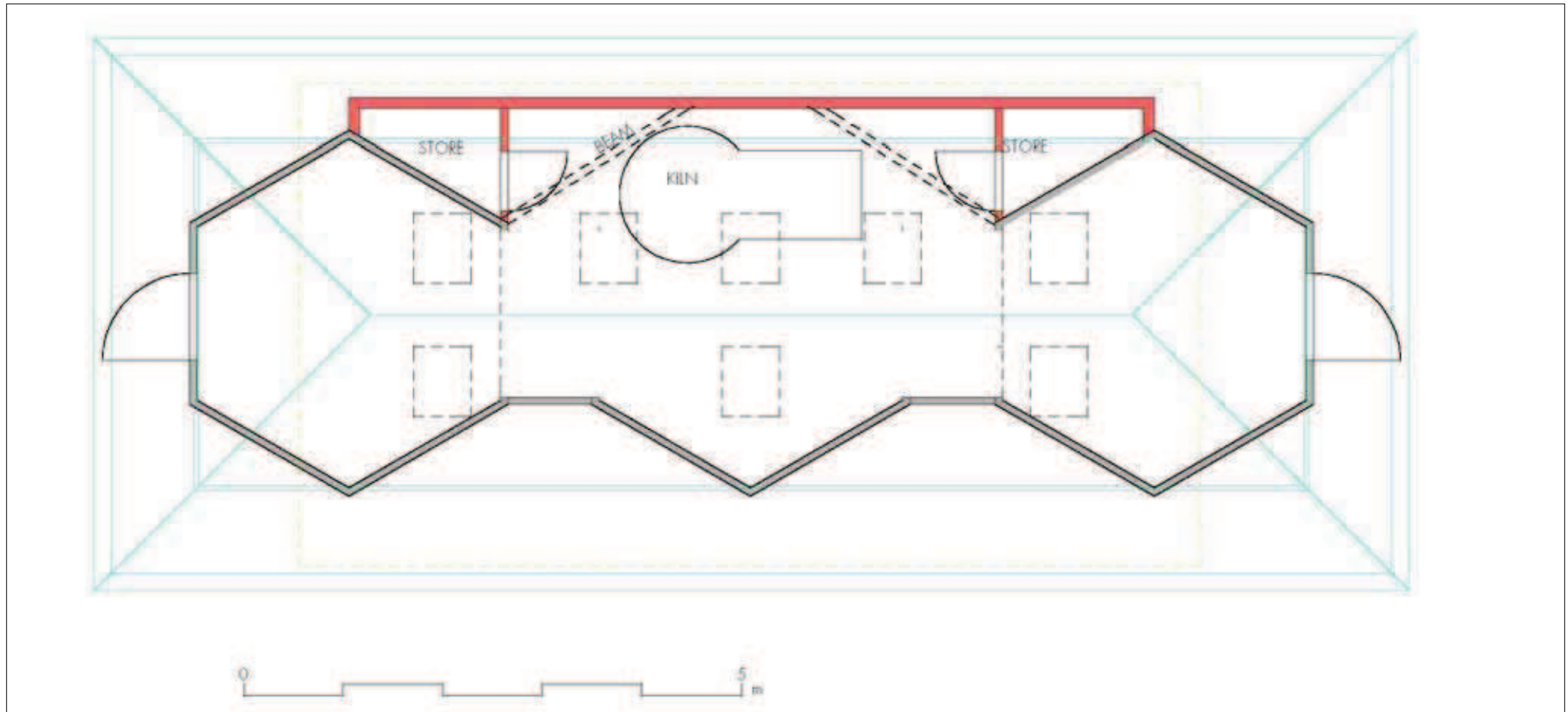


Page 200

Option 1 shows the kiln occupying one end of the building and a new door cut into the middle section to maintain a through route. The kiln appears to fit in the location shown but would allow for little space for anyone to move around it. Therefore, the kiln would end up being viewed from just one side, although there is the possibility that visitors could be looking through the former door.

Consideration would need to be given to which side of the kiln should be presented and whether it would need to be displayed in a case or whether there will need to be a barrier to stop visitors entering that section of the building.

## Alterations to the Education Centre at Highgate Wood: Option 2



Option 2 shows the footprint of the building expanded. The middle section of the building has been extended to maximise the additional space whilst retaining the building within the original concrete floor base. However, consideration will need to be given to how the existing displays will work as the kiln would split them into two separate areas.

Additional roof lights are shown in the middle area to avoid the need to introduce new windows partly for security reasons and partly because the roof overhang limits their usefulness.



# Highgate Wood Heritage Assessment

Prepared for City of London  
by Land Use Consultants

January 2013



**Project Title:** Highgate Wood Heritage Assessment

**Client:** City of London

Version	Date	Version Details	Prepared by	Checked by	Approved by Principal
1	21/10/11	First Draft	KM	MT	DC
2	24/10/11	Revised First Draft	KM	MT	DC
3	22/05/12	Second Draft – Final Report	JM/KM	MT	DC
4	8/01/13	Revised Final Report	MP	MP	JEW



# Highgate Wood Heritage Assessment

Prepared by LUC  
January 2013

Planning & EIA  
Design  
Landscape Planning  
Landscape Management  
Ecology  
Mapping & Visualisation

LUC LONDON  
43 Chalton Street  
London NW1 1JD  
T 020 7383 5784  
F 020 7383 4798  
london@landuse.co.uk

Offices also in:  
Bristol  
Glasgow  
Edinburgh



FS 566056  
EMS 566057

Land Use Consultants Ltd  
Registered in England  
Registered number: 2549296  
Registered Office:  
43 Chalton Street  
London NW1 1JD  
LUC uses 100% recycled paper

# Contents

<b>1</b>	<b>Background and Context</b>	<b>1</b>
<b>2</b>	<b>Documented History</b>	<b>3</b>
<b>3</b>	<b>Historic Woodland Management Practices</b>	<b>15</b>
<b>4</b>	<b>Built Fabric</b>	<b>19</b>
<b>5</b>	<b>Archaeology</b>	<b>21</b>
<b>6</b>	<b>Historic Map Regression</b>	<b>23</b>
<b>7</b>	<b>Conclusions</b>	<b>25</b>

## Figures

Figure 1.1 Location Plan

Figure 1.2 Designations

Figure 2.1 Ancient Woodland Context

Figure 2.2 The Medieval Park

Figure 2.3 Timeline

Figure 4.1 Built Fabric

Figure 5.1 Archaeology

Figure 6.1 Historic Map Regression

## Appendices

Appendix 1 Historic Maps

## Acknowledgements

LUC is grateful to Michael Hammerson and Jonathan Meares who shared their knowledge and research with LUC to enable this Heritage Assessment to be produced. Also to City of London staff – Dennis Fletcher, David Humpheries, Cindy Blaney, Declan O’Brien and Rebecca Hirst for their contribution.

# 1 Background and Context

## Location

- 1.1 Highgate Wood is a 28ha Ancient Woodland, located in the London Borough of Haringey in North London (refer to Figure 1.1). Muswell Hill Road forms the eastern boundary of the Wood and separates it from Queen's Wood to the east. To the south and south west the Wood is bordered by the back gardens of properties on the A1 Archway Road and the London Underground Storage Line. Properties on Lanchester Road, Woodside Avenue and Holt Close form the Wood's northern boundary. Today Highgate Wood serves a diverse community and contains a range of facilities including a cafe, sports pitches, toilets and a playground.

## Acquisition and Administration

- 1.2 Highgate Wood was acquired by the Corporation of London in 1886 from the Ecclesiastical Commissioners under the Highgate and Kilburn Open Spaces Act 1886. It was publicly dedicated as 'an open space for ever' on October 30 1886 by Lord Mayor, Sir John Staples.
- 1.3 Highgate Wood continues to be owned and managed by the City of London Corporation (formerly the Corporation of London) through Hampstead Heath, Highgate Wood and Queen's Park Management Committee. The committee meets six times per year at the Guildhall and meetings are open to the public.
- 1.4 The Open Spaces Department are responsible for managing the Wood on behalf of the Committee. The Highgate Wood and Queen's Park Joint Consultative Committee which consists of City Members and representatives from local groups, was created in 1974 and meets biannually.
- 1.5 Highgate Wood is maintained from City of London funds at no cost to the communities which it serves. This has been sustained since the then Corporation of London acquired the site in 1886.

## Designations

- 1.6 Highgate Wood (excluding the sports ground) is designated as Ancient Woodland (refer to Figure 1.2) which is defined in England, by Natural England, as 'land that has had a continuous woodland cover since at least 1600 AD'. Ancient Woodland can be:
  - Ancient semi-natural stands composed predominantly of trees and shrubs native to the site that do not obviously originate from planting. They include stands that may have been managed by coppicing or pollarding in the past, as well as those where the tree and shrub layer has grown up by natural regeneration.
  - Ancient replanted woodland sites (also called plantations on ancient woodland sites) where the original native tree cover has been felled and replaced by planted stock most commonly of a species not native to the site, for example conifers such as Norway spruce or Corsican pine, but also broadleaves such as sycamore or sweet chestnut.
- 1.7 Highgate Wood is defined as Ancient Semi Natural Woodland on the National Inventory of Ancient Woodlands, which is maintained by Natural England.
- 1.8 Highgate Wood is a locally designated<sup>1</sup> Ecologically Valuable Site (Metropolitan Importance), Historic Park, Area of Archaeological Importance and Metropolitan Open Land (refer to Figure 1.2). These designations all also apply to the adjacent Queen's Wood. A locally designated Ecological Corridor runs along the north western and south eastern edge of Highgate Wood, associated with the existing and dismantled railway lines. Highgate Conservation Area lies to the south and east of the Wood and Muswell Hill Conservation Area lies to the north.

---

<sup>1</sup> Haringey Unitary Development Plan Adopted July 2006. Saved Policies version July 2009

### **Geology, Soils and Water**

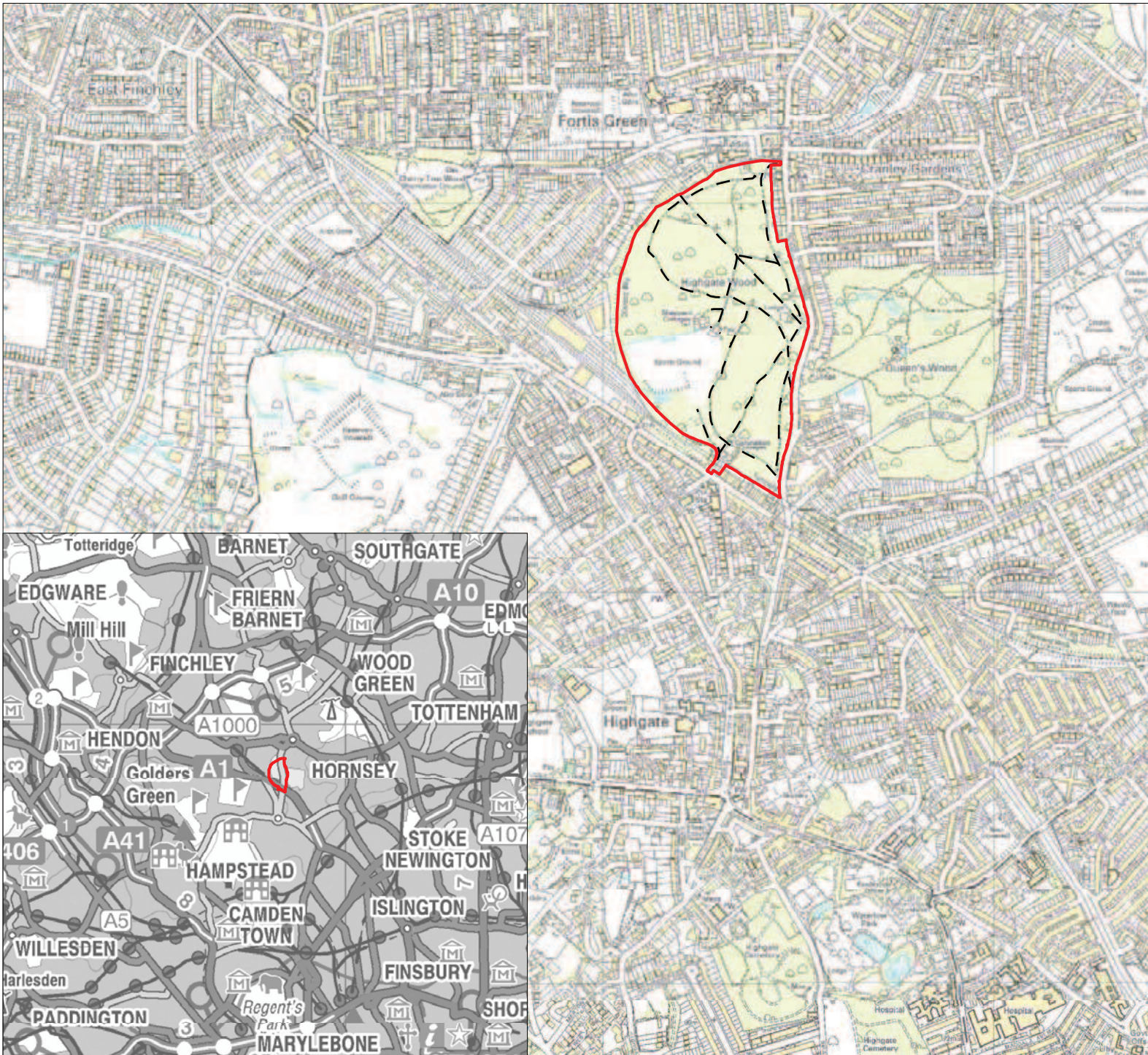
- 1.9 Highgate Wood is located mainly on Claygate Beds. Deposits of sand, clay and gravel cut into and are embedded into the clay, probably as an out-wash from a glacier which reached as far south as Muswell Hill during the Pleistocene<sup>2</sup>.
- 1.10 The Wood is on the Muswell Hill Ridge which is a watershed between the valleys of the River Brent to the west and River Lea to the east. A small 'stream' in the north west of the wood is now completely dry and only receives flood water run-off. It used to flow via Mutton Brook, Dollis Brook and the River Brent into the Thames. 100 years ago there were more streams and pools in the wood with streams and springs on the eastern side of the wood flowing into the Thames via the River Lea. The springs on the eastern side still show activity and surface flow at times.
- 1.11 Highgate Wood together with Queen's Wood has been identified as a potential Regionally Important Geological Site (RIGS) by the London Geodiversity Partnership, and is mentioned in 'London's Foundations: Protecting the Geodiversity of the Capital', London Plan 2012, Mayor of London. London RIGS are sites which are considered to be worthy of protection for their geodiversity and are equivalent to Sites of Metropolitan Importance for Nature Conservation. The report recommends that further consultation should be carried out at Highgate Wood and Queen's Wood to consider their designation as RIGS in Development Plan Documents.

### **Purpose of the Heritage Assessment**

- 1.12 The Heritage Assessment has been produced to inform the preparation of the Conservation Management Plan (CMP) for Highgate Wood. The CMP will replace the existing management plan which expires in 2011 and will encompass all aspects of the site providing clear aims and objectives to guide future management.

---



<sup>2</sup> Brown and Sheldon (1969) London Archaeologist Vol 1pg39 in Museum of London (1998) Highgate Wood An Archaeological Earthwork Survey

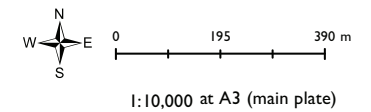


### Highgate Wood Heritage Assessment

Figure 1.1: Location Plan

#### Key

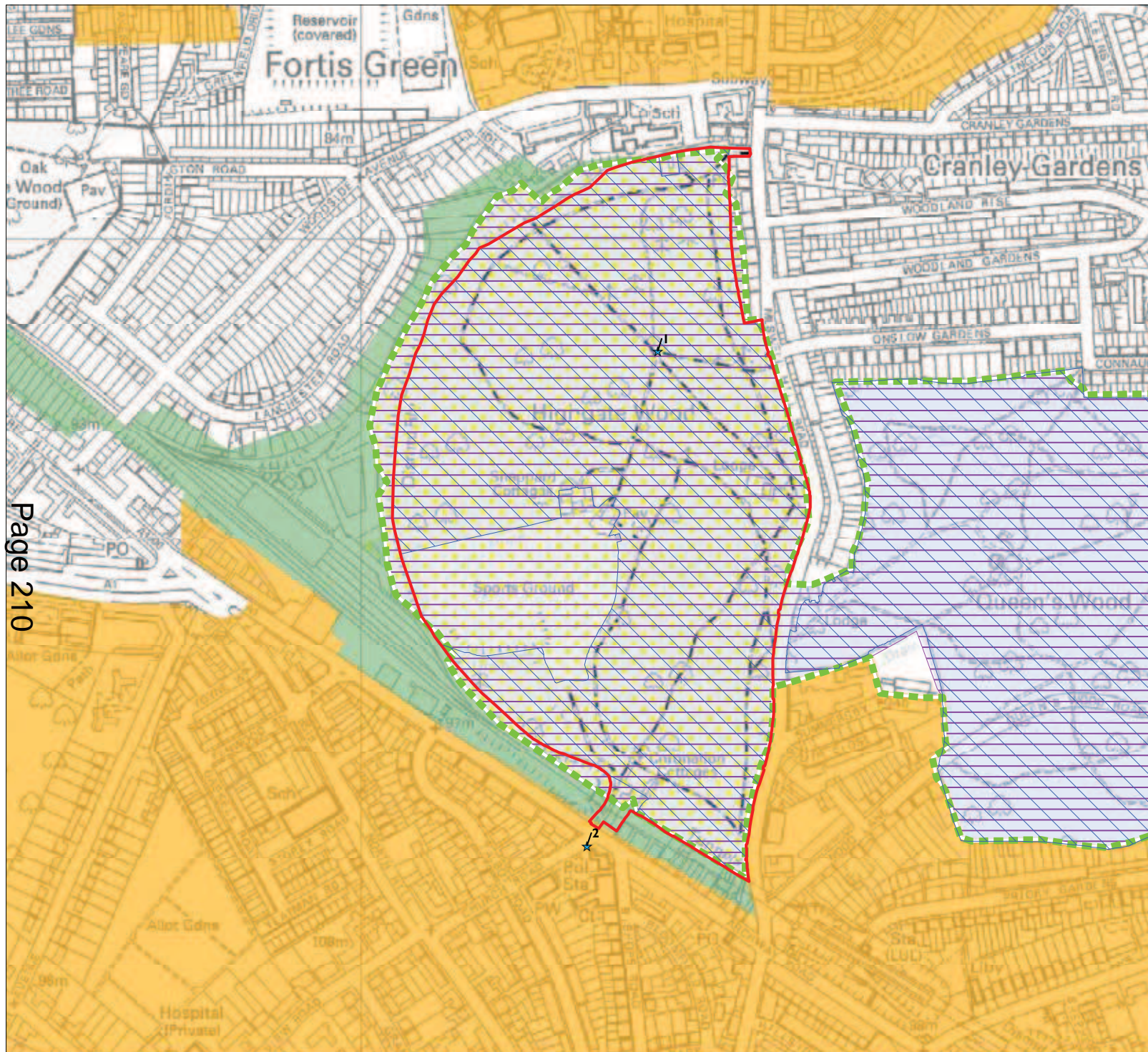
-  Highgate Wood site boundary
-  Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: B





# Highgate Wood Heritage Assessment

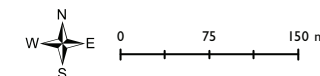
Figure 1.2: Designations

## Key

- Highgate Wood site boundary
- Ancient Woodland
- Metropolitan Open Land
- Ecologically Valuable Site of Metropolitan Importance
- Ecological Corridor
- Historic Park
- Area of Archaeological Importance
- Conservation Area

## Listed buildings

- 1. Drinking fountain in Highgate Wood
- 2. Cattle trough
- Current path network



1:4,500 at A3

Source: Land Use Consultants, Haringey Council

Date: 24/10/2011  
Revision: B



## 2 Documented History

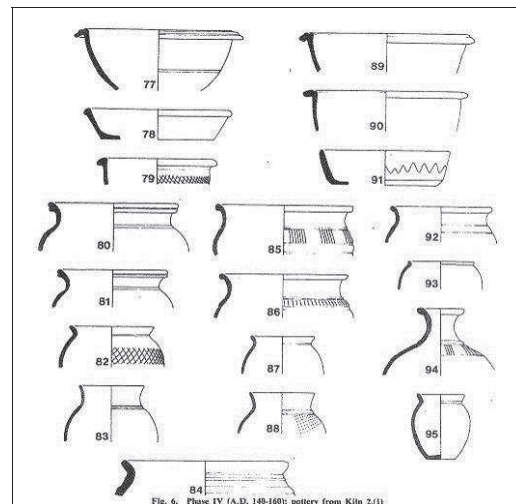
- 2.1 This section provides a summary of the history of Highgate Wood. Historic maps are presented in Appendix 1 with analysis provided in Chapter 6. In addition a timeline highlighting events in the history of Highgate Wood is presented in Figure 2.3.

### Early History

- 2.2 Highgate and the adjacent Queen's Wood are part of a cluster of Ancient Woodland sites which are located within a five kilometre radius of Highgate Village (refer to Figure 2.1). These woods have all managed to escape development and are a valuable vestige of a past landscape which comprised a mosaic of farmland, managed woodland and enclosed estate land for hunting. The period pre dating the Bishop of London's ownership in the 7<sup>th</sup> century AD is full of conjecture, and it is uncertain whether these sites were part of a much greater woodland area that remained uncleared until the early medieval period. Highgate Wood contains a number of indicative features of Ancient Woodland, including several fine wild service trees (*Sorbus torminalis*), and the remnants of a ditch and bank system which once formed the coppice compartments.
- 2.3 In Roman times the site of Highgate Wood was in an area bounded to the west by Watlin Street and to the east by Ermine Street which shows little evidence of occupation during the Roman Period. However archaeological excavations carried out in the late 1960's and early 1970's unearthed a series of kilns in Highgate Wood and subsequent dating suggested that pottery was being made in AD 43 to approximately AD 160 (Refer to Chapter 5 Archaeology for more information).



Wild service tree (*Sorbus torminalis*)



Pottery excavated from the kilns

- 2.4 It is probable that pottery manufacturing was cyclical with the process linked to the coppicing cycle that would have provided fuel wood to fire the kilns<sup>3</sup>. The Roman activity recorded in the area suggests that roads must have existed in the vicinity of the Wood but their exact position remains unconfirmed<sup>4</sup>.

<sup>3</sup> Michael Hammerson (2009) for the City of London Highgate Wood A Self-Guided Walk.

<sup>4</sup> Museum of London (1998) Highgate Wood An Archaeological Earthwork Survey

- 2.5 From the early 7th century the Wood was part of the lands owned by the Bishops of London. After the Norman Conquest of England in 1066 the Wood was part of a much larger Hunting Park given by King William to William the Norman Bishop of London 1051-75. Interestingly the Norman influence predated the invasion of 1066, with a number of prominent Norman nobleman appointed as bishops during the reign of Edward the Confessor. Figure 2.2 shows the Bishop of London's Demesne in Finchley and Hornsey c. 1788 indicating the parish boundaries. The boundary of the medieval Hunting Park is also shown. Deer were kept in the Hunting Park, which was enclosed by a 'pale' or embankment. There were still visible sections of this structure in existence on the western side of the Park until the early part of the twentieth century, but with the construction of Hampstead Garden Suburb they were grubbed out. There is a mention of Highgate Wood as part of the Hornsey Woods in the Domesday Book of 1086 as supporting pannage for 770 swine.
- 2.6 The Park was also known as Hornsey Park and covered an area of just in excess of 1000 acres (approximately 400 hectares). It was enclosed initially almost exclusively for hunting but there were woodland areas within the site and these would also have provided an important income and resource for the Church. At the centre of the Park was the Bishops Hunting Lodge, located where the Highgate Golf course is now, and this residence was in regular use into the early fifteenth century. The first records of the site as a Hunting Park appear in 1241 when the estate had been requisitioned by the Earl of Pembroke during one of the periods where the episcopacy had remained vacant for some years. The estate was the centre of several intrigues during the medieval period including a legend attached to the escape of Robert Bruce in 1205, and the later necromantic acts carried out by Roger Bolinbroke and Thomas Southwell during the reign of Henry VI. The Park gradually became fragmented as land was leased off to various local landowners on long leases often becoming being passed from one generation to the next.
- 2.7 The village of Highgate grew up because it was the 'High Toll Gate', the southern entrance to the road through the Hunting Park where tolls were collected until 1871. The western entrance to the Hunting Park was known as Spaniards Gate and the northern entrance known as Finchley Gate. Figure 2.2 shows the location of the gates in relation to the Hunting Park.



**The moat which surrounded the Hunting Lodge is visible on the 12th tee of Highgate Golf Course. This view is along the northern moat. (Photograph: Michael Hammerson)**



- 2.8 Although named by 1354, Highgate in the 14th century was recorded only in connection with the road to the gateway or with the hermits who lived nearby and repaired the road. Early growth was probably due to general traffic and to the hermitage, which attracted pilgrims by 1464<sup>5</sup>.



**The 'High Toll Gate' southern entrance to the Hunting Park. View of about 1750 looking from Highgate Village towards the toll gate**



**The western entrance to the Hunting Park 'Spaniard's Gate' dating from about 1900. The small brick building opposite the Spaniard's Inn is an 18th century Toll House.**



**Painting dating to 1780 showing the northern entrance to the Hunting Park known as Finchley Gate**

---

<sup>5</sup> 'Hornsey, including Highgate: Highgate', A History of the County of Middlesex: Volume 6: Friern Barnet, Finchley, Hornsey with Highgate (1980), pp. 122-135. URL: <http://www.british-history.ac.uk/report.aspx?compid=22519> Date accessed: 18 October 2011

### 16th century and commonwealth period

- 2.9 Between the 16th and 18th centuries the Wood was leased to various tenants who managed it as coppice with standards. In the 16th century this management system was a legal requirement when the Crown required oak timber to build the navy's fighting ships. By the Tudor period good quality oak timber was becoming increasingly scarce and with a ship of the size of the 'Mary Rose' requiring upwards of 600 large oak trees to build there was concern that the nation's timber reserves were close to being exhausted. Henry VIII was forced to enact decrees banning the felling of oak timber trees in various locations to ensure the survival of a sustainable reserve for future building. The period following the English Civil War known as the Commonwealth 1649-1653 saw the estate of the Bishop of London confiscated and sold to Sir John Wollaston a prominent local landowner and parliamentarian. The village and environs of Highgate were a parliamentarian stronghold with links with the infamous 'Regicides' the group of individuals who signed the death warrant of Charles 1 in 1649. Oliver Cromwell's son in law Sir John Ireton was linked to this group and had vested interests in the Village. With the restoration of the monarchy in 1660 and the return of Charles II the church was restored as landowner

### 17th and 18th century

- 2.10 In the 17th and 18th centuries coppice was increasingly in demand to supply charcoal to the iron and glass industries. Oak supplied bark for tannin.
- 2.11 In 1664 Highgate contained 161 houses<sup>6</sup>. The Bishop of London retained hunting rights over the land until as late as 1662. The Wood was known as Brewer's Fall or Brewhouse Wood making reference to ownership by local brewers in the 17th and 18th century. A 'fall' was compartmented coppice wood and the name is recalled in nearby Coldfall Wood to the north of Highgate Wood in Muswell Hill. In the 1780's the wood was leased by Francis Gillow who owned four Highgate Inns and the Brewhouse on North Hill.

### 19th century and fragmentation

- 2.12 Gillow got into financial difficulties and the wood was passed to John Addison who leased it until at least 1809. Highgate Wood was known as Gravelpit Wood in the 18th and 19th century when it was used for gravel extraction<sup>7</sup> (refer to 1873-76 and 1894 Maps in Appendix 1 which record the name Gravelpit Wood). The name was changed from Brewhouse Wood to Gravel Pit Wood when the Wood was back in possession of the Ecclesiastical Commission. The current name 'Highgate Wood' was adopted by 1896 (refer to Appendix 1).
- 2.13 Until the late 19th century the Highgate area was still predominantly a rural farmland landscape of woods and fields. People lived mainly in the villages of Highgate, Crouch End, Hornsey, Finchley and Hampstead. The agricultural landscape employed most of the population and provided fuel and food for London which at that time was the largest city in the world.
- 2.14 The Archway Road was built in 1813 as a 'bypass' to Highgate Village and Highgate Hill which became impassable in winter making it impossible for horses and wagons to make the steep gradient. The new road cut through the southern part of Highgate Wood, effectively severing an area of approximately thirty acres and rendering it irrecoverably fragmented from the main part of the wood. Prior to this event the wood had extended to North Hill as far up as Park House Passage. This section remained intact until the 1860s (refer to Pricketts Map 1842) when it was finally developed. Three ancient oaks from this lost part of the Wood still exist in a back garden of a property in Church Road<sup>8</sup>.


---


<sup>6</sup> From: 'Hornsey, including Highgate: Growth before the mid 19th century', A History of the County of Middlesex: Volume 6: Friern Barnet, Finchley, Hornsey with Highgate (1980), pp. 107-111. URL: <http://www.british-history.ac.uk/report.aspx?compid=22517> Date accessed: 18 October 2011


<sup>7</sup> The City of London (2006) Highgate Wood Management Plan 2006-2011


<sup>8</sup> Highgate Wood A Self-Guided Walk. Compiled by Michael Hammerson for the City of London 2009



- 

**Current extent of Highgate Wood covering an area of approximately 28 hectares.**
- 

**1813: The construction of Archway Road resulted in the division of southern section of Highgate Wood, which subsequently resulted in the loss of approximately 15 hectares of woodland.**
- 

**1870's: The construction of the Alexandra Palace railway line resulted in the division of the western section of Highgate Wood and the loss of approximately 1 hectare of woodland.**
- 

**1870's to 1930's: The Northern Line and Lanchester Road developments led to a further loss of approximately 10 hectares of woodland.**

Losses of Highgate Wood during the 19<sup>th</sup> and 20<sup>th</sup> centuries

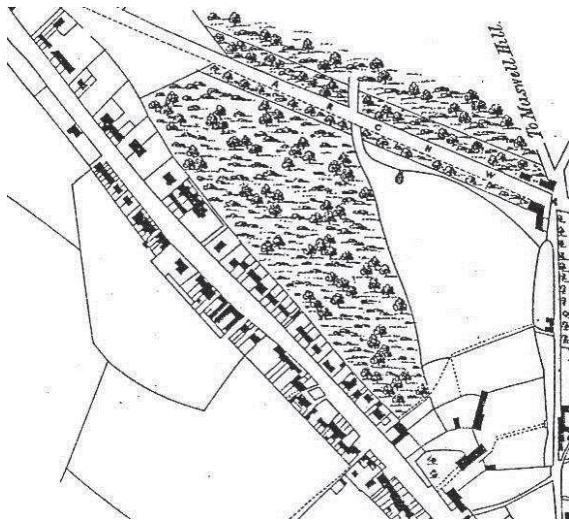


**1878 farmland landscape. Far left is the northern edge of Highgate and Queen's Woods. Alexandra Palace on the hill.**



**Lithograph showing the new Archway Road and original Archway in 1814.**

- 2.15 The gravel pits were probably quarried for construction of the road. By 1900 the Archway depicted was too narrow for all the horse drawn traffic and was demolished and replaced by the one in existence today.
- 2.16 Regular coppicing was carried out until at least 1842, the Wood was then leased to the Earl of Mansfield (owner of the Kenwood Estate) and the importance of coppicing declined followed by a period of neglect. In 1884 as recorded by the Illustrated London News (11th October 1884) the Wood was leased to a dairy farmer. At this time development was intensifying with the expansion of housing and building of the railways to serve the expanding city and there was local concern that the Ecclesiastical Commissioners, who owned the Wood, would develop the land. In 1871 work commenced to construct the railway through to Alexandra Palace, with a further swath of woodland lost on the western boundary. It is difficult to quantify the amount of woodland lost during this period, but the corridor of railway line would have necessitated the removal of many trees and associated habitat. The Church Commissioners who now administered the land had also allowed a new road to be built through the Ancient Woodland that still existed around the site of the Bishops of London's old hunting Lodge, just to the west of Highgate Village. The loss of woodland and the rapid expansion of housing was causing an upwelling of public opposition much of which was directed at the church. It was this growing concern that would ultimately be the saving of Highgate Wood.



**Prickett's map 1842**

- 2.17 The successful campaign to save Hampstead Heath in 1871 had highlighted the importance of green space in London. The local concern about the future of Highgate Wood instigated a campaign headed by the chairman of the Hornsey Local Board and a local politician, Henry Reader Williams with much coverage given in *The Times* newspaper. In February 1885, The Ecclesiastical Commissioners offered the Wood to the Corporation of London as a gift and this offer was accepted in 1886 under the Highgate and Kilburn Open Spaces Act 1886. There is some evidence to suggest that this apparent gesture of goodwill was actually an attempt by the Church Commissioners to reduce the ill feeling that was growing amongst the local community following their development of the Ancient Woodland surrounding the site of the Bishop's Lodge.
- 2.18 On 30th October 1886 the Wood was publicly declared 'open for the use and recreation of the public forever'<sup>9</sup> by the Lord Mayor of the time Sir John Staples.
- 2.19 From acquisition in 1886, The Corporation of London embarked on a programme of works to convert the site into a 'park' and there is some anecdotal evidence that a number of the old oaks were felled between 1899 and 1906<sup>10</sup>. Asphalt and cinder paths were constructed and drainage 'improved', many wildflower areas were lost between 1890 and 1905. The Wood took on a 'manicured' appearance with shrubs along paths having a 'tidy' edge. Ornamental trees were also planted and dead wood removed and burned. The Wood was managed more as an urban park, to serve the now surrounding suburban population, than an ancient wood and the wildlife suffered accordingly<sup>11</sup>.



**The Fountain area 1902**



**Neat hard surface path 1905**

<sup>9</sup> Highgate Wood Leaflet, City of London

<sup>10</sup> Highgate Wood A Self-Guided Walk. Compiled by Michael Hammerson for the City of London 2009

<sup>11</sup> David Bevan (1992) *The Natural History of Haringey's Ancient Woodlands*

- 2.20 A letter dated 1894 from A.C Houseman to the Standard Newspaper records his concern about the felling of trees which had revealed views from within the Wood to the railway, a public house and to the washing hanging out in the back gardens of properties along Archway Road.
- 2.21 The photograph below (left) depicts the Muswell Hill Road in the 1890s showing the current entrance to Queen's Wood and Alexandra Palace in the distance. To the left of the photograph, an elevated bank with a track for pedestrians marks the edge of Highgate Wood. This was probably dug away to accommodate the widened road and pavements by c.1910 (refer to photograph below right).



**Muswell Hill Road 1890s. Highgate Wood to the left, Queen's Wood to the right**



**Muswell Hill Road 1910. Highgate Wood to the right, Queen's Wood to the left**

### 20th century developments and further degradation (with further progression map)

- 2.22 The photograph below (left) shows the Wood in 1903 probably separated from the playing field by estate rail fencing. The Rocque Map of 1754 suggests that the playing field may have been a field for centuries and was not created when the Wood became a public space (refer to Appendix 1).
- 2.23 A view of the Wood and eastern edge of the playing field in 1915 is shown in the photograph below (right). The building is a pavilion which no longer stands. The present café was built in 1930s and in relation to this photograph would be located behind the photographer.



**1903 Photograph**



**The Playing Field in 1915**

- 2.24 By 1916 the London Natural History Society was reporting that bluebells and wood anemones were almost non-existent in Highgate Wood. The 'improved' drainage of the Wood destroyed numerous plants which were present and recorded in the Wood in the 19th century (e.g. sedges). During the 1930s the area that had been partitioned off following the construction of the Alexandra Palace railway was finally developed thus closing any opportunity to reunite the woodland remnant in the Lanchester Road area with the main body of the site. It is a sobering thought that during the period between 1813 and 1930 an area of close to fifty acres was lost to development. The present site is just under seventy acres, so assuming Highgate Wood extended to an area of approximately 120 acres prior to 1813, by 1930 the site had lost over 40% of its woodland.

2.25 During the Second World War barrage balloons were stationed on the eastern side of the sports field as the railway line running past Highgate Wood was a target for German aircraft. The map below shows where bombs fell in the Highgate Wood area 1939-1945, all of them on the southern and western edge of the Wood in proximity to the railway. The barrage balloons were secured to the ground with metal cables and used to defend against low-level aircraft attack, by making the attackers approach more difficult and damaging the aircraft on collision with the cables. Today, when the weather is dry the concrete blocks which formed the anchor for the barrage balloon are evident.



**Locations where bombs fell 1939-1945**



**Line of barrage balloons provides some indication of what the defences on Highgate would have looked like**



**Parch marks reveal the anchor points for barrage balloons**

2.26 Throughout the earlier part of the 20th century inappropriate management continued to cause damage to the Wood. Compaction of the ground by public trampling affected the native ground

flora and a well-intended but misguided programme of beech planting took place. The photo (right) shows a view towards the playing field in 1911, the hornbeam topped bank, once forming a boundary to an old coppice compartment has been almost lost due to erosion by users of the Wood.



**Row of hornbeams, once forming a hedge on an old coppice compartment. The banks have since been destroyed by erosion**

- 2.27 During the 1960s disc harrowing was used in an attempt to ameliorate the compaction of the previous decades, but the operation probably caused more harm than benefit as harrowing would have damaged the rooting zones of the nearby trees. In 1968 the Conservation Council of the London Natural History Society expressed concern at the planting of exotic conifers in the Wood including Corsican pine, western hemlock, Norway Spruce and Douglas fir. These trees were planted mostly on the eastern perimeter of the site to form a shelter belt against the prevailing winds during the winter months. Quite a number of these trees remain, and form impressive stands at the Gypsy and Onslow Gate entrances.



**Location of coniferous trees in the Wood**



**Coniferous planting**



- 2.28 Little or no coppicing was carried out in the Wood between the 1890s and 1970s. The photograph (right) shows the wood in 1964 after 70-80 years without coppicing and management as a 'park'. The ground is relatively bare, overshadowed by mature trees and trampling by visitors. Stumps of any felled trees were often grubbed out. A report dated 1973 by a Forester responds to criticism of elements of management of the woods made by Highgate Wood Residents association. Since 1974 there have been Joint Consultative Committee meetings between the City and certain interested bodies (e.g. the Friends of Highgate Wood).



**The Wood in 1964 after 70-80 years without coppicing**

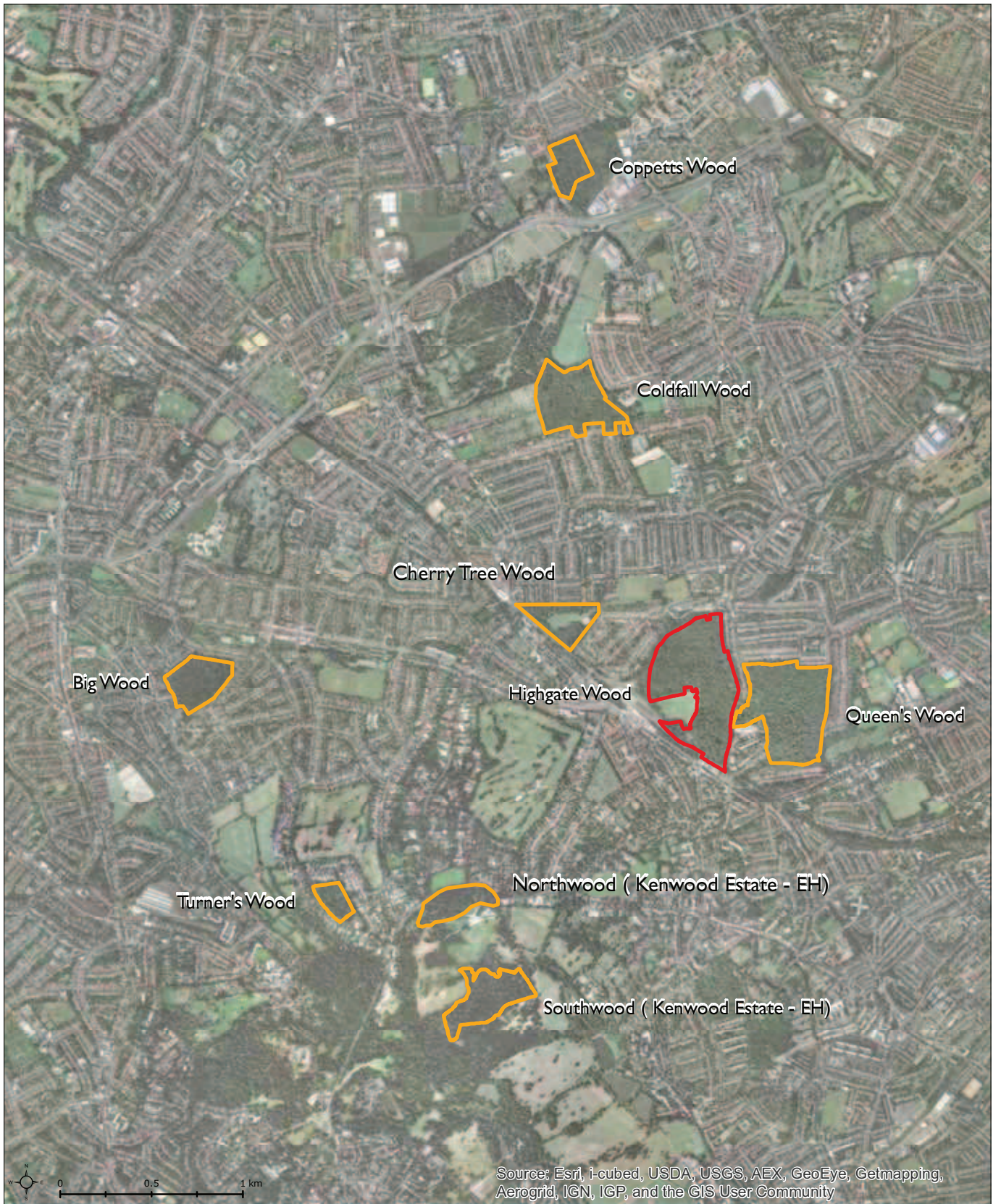
- 2.29 Since 1977 small clearings of approximately 0.5 acre have been created in the Woodland and fenced off to allow natural regeneration over a five year period. The purpose of this work is to gradually introduce a mosaic of regrowth throughout the woodland area including a variety of different age classes of tree stock to ensure continuity. This will have the additional benefit of increasing habitat variation and enhance the biodiversity value of the site. See attached map showing the seven conservation areas created since 1977 and the next proposed area to be created in 2012.
- 2.30 For some years the Woodkeeper team have been aware of a progressive decline amongst the population of oak standards. This decline manifest itself by a gradual thinning of the canopy and the trees effected normally die over a period of between three to five years. This is part of a nationwide cyclical process and the disease is now known as Chronic Oak Decline (COD). There are normally a suite of reasons for the decline, but typically compaction, previous management and environmental stress factors such as insect defoliation are among the common causal factors which precipitate the tree into a spiral of decline. The Woodkeeper and Ecology team have devised a survey methodology based on a forestry process and are now monitoring the canopy condition of a sample group of just over 300 of the oak standards every summer and recording their findings.
- 2.31 The conservation area established in 2002 aims to maintain a new generation of standard oaks and coppiced and pollarded hornbeam while maintaining groups of self-seeded birch and goat willow.



**An example of an oak with canopy decline and caterpillar defoliation**



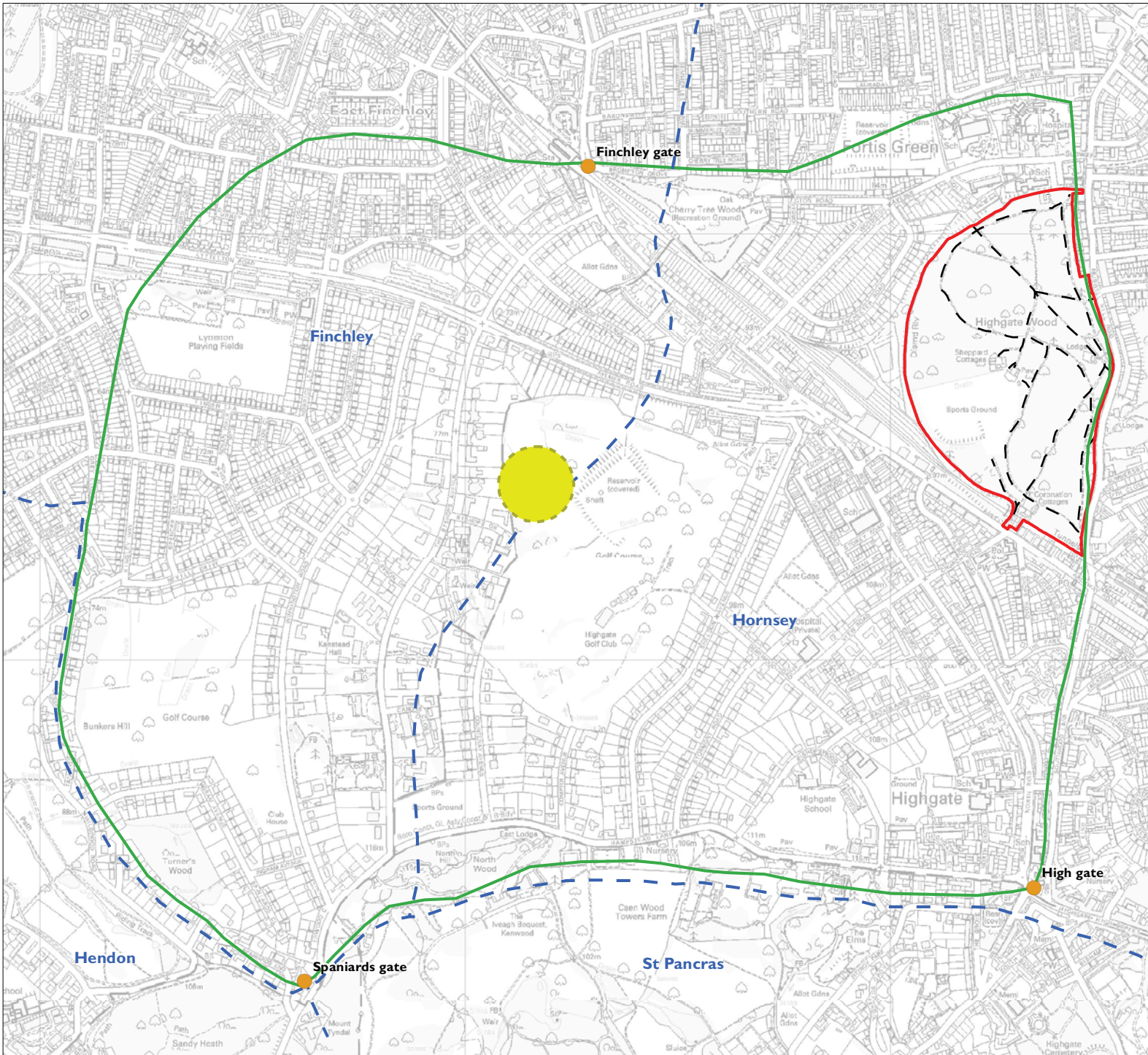
**Oak planted in the 2002 conservation area**



Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence numbers 100047514, 0100031673. LUC LDN 5223-01 004 Ancient woodland context 25/10/2012

Highgate Wood	
<b>Figure 2.1</b>	
<b>Ancient Woodland Context</b>	
<b>LUC</b>	

Source:

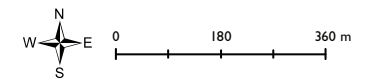


### Highgate Wood

Figure 2.2: The Medieval Park & The Bishop of London's Demesne

#### Key

- Present day boundary
- Medieval hunting lodge
- Boundary of medieval hunting park
- Gate to medieval hunting park
- Current path network
- Parish boundary & name - The Bishop of London's Demesne in Finchley and Hornsey c.1788



1:9,198 at A3

Source: Land Use Consultants

Date: 24/10/2011  
Revision: A



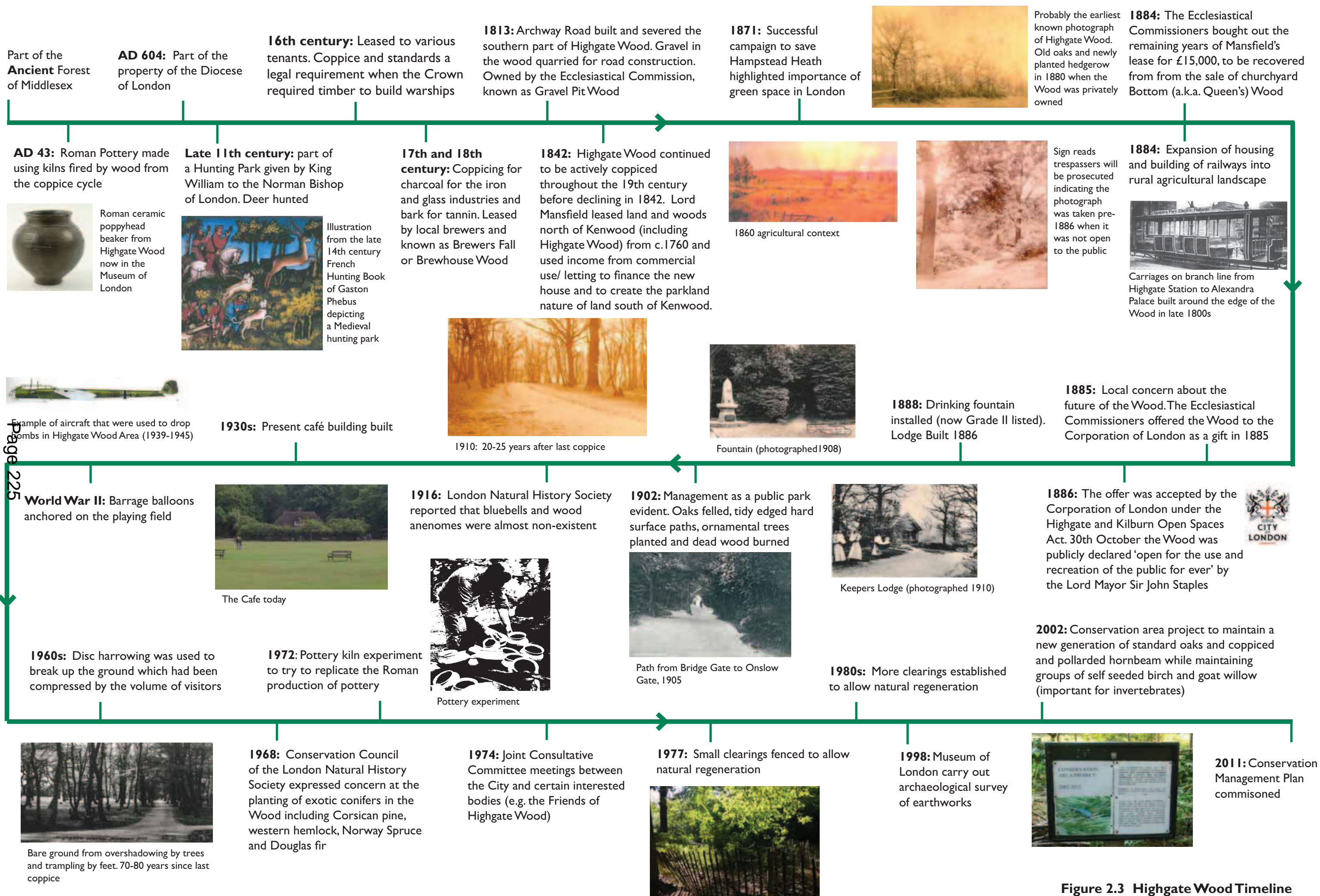


Figure 2.3 Highgate Wood Timeline



# 3 Historic Woodland Management Practices

## The Coppice with standards process

- 3.1 Highgate wood was managed as a fuel wood resource for many centuries, certainly into the late nineteenth century. The site would have probably been divided into a number of compartments or 'falls' each of which would have been cyclically cut and then cleared to encourage re-growth and the timber sold. There are a number of earthbank and ditch structures within the woodland which may well be the remnants of old compartments. There would also have been areas of laid hedge, probably in combination with earth banks to prevent grazing animals from entering areas that had been cut and grazing on regenerating coppice stools. There are still some locations within the wood where small sections of laid hedge can be seen.
- 3.2 Planted amongst the coppice areas were oaks which were then grown on over 80 to 100 years and periodically pruned to encourage a straight stem and high canopy. These trees were a long term investment and would have been destined for ship building or construction. Oak was also highly valued during the nineteenth century for its bark which was used in the tanning industry.



**Bundle planted beech that was never thinned out**



**A hornbeam coppice stool**



Tree to be coppiced

Cut close to base in winter

Shoots rapidly regrow from stool the following spring

Coppice ready for harvest between 10-20 years

### The coppice cycle



1910 -1915 low earth bank to the left which divides coppice compartments



Some large hornbeam stools in 1904, coppiced around 10-15 years before.



Tree to be pollarded

Tree cut to a height which grazing animals can't reach

### Pollarding

### The Tree Resource Today

- 3.3 There are a diverse range of woodland types in Britain. Highgate Wood is typical of the oak and hornbeam woodlands particular to Middlesex, Southern Hertfordshire and West Essex.
- 3.4 Wild Service Trees (*Sorbus torminalis*), a rare native tree and indicator of ancient woodland, are found in the Wood. A few large individual beeches (*Fagus sylvatica*) occur and are the oldest trees with some more than 250 years old. There are many more beech of various age from seedlings to early mature.
- 3.5 Holly (*Ilex aquifolium*) is most common in the shrub layer and natural regeneration is controlled.



Oak and hornbeam with holly understorey



Dead wood retained in situ



### **Veteran Trees**

- 3.6 The oldest trees in the woodland are the many old lapsed coppice hornbeams, some of which could possibly be over three hundred years old. There are also a number of veteran status birch and rowan trees all of which provide excellent conservation value due to their plentiful decay pockets and exposed heartwood. There are a number of oaks within the woodland that would qualify as veteran trees through more for their form than their age. As well as being of historic and cultural value veteran trees are particularly important for providing valuable habitat for a number of species that have specific associations with older trees

### **Dead wood**

- 3.7 Dead wood habitat is retained whenever possible and particular effort is made to retain standing dead trees or part of the main structure as this provides a wide variety of micro habitats for colonisation by a range of species from fungi to bats. These columns of dead wood are known as monoliths and realise their best potential in sunny, well lit areas where they will be favoured by invertebrates.



## 4 Built Fabric

### Listed Buildings/Features

- 4.1 There is one listed feature in Highgate Wood – a Grade II listed drinking fountain located in the north of the Wood and dating to 1888. It is a picturesquely sited example of a public drinking fountain, erected shortly after the opening of Highgate Woods as a public open space. The obelisk is made of Pink Peterhead granite with chamfered angles, over a broad basin, carried on a square plinth standing on an octagonal base; the lower elements are of grey granite. Within the plinth is a narrow dog trough.
- 4.2 The west side of the obelisk has a bronze plaque with the inscription 'The Gift of a few Friends. Erected 1888'. Below, on the same side, is a second plaque bearing an inscription from Coleridge who had strong connections with Highgate, living there from 1816 until his death in 1834: 'Drink, Pilgrim, here! Here rest! And if thy heart / Be innocent, here too shalt thou refresh / Thy spirit, listening to some gentle sound / Or passing gale or hum of murmuring bees!'



**The Fountain**

### Lodges

- 4.3 There are six staff lodges within Highgate Wood (refer to Figure 4.1):
- Nos. 1 and 2 Sheppard Cottages (there is also a store shed located next to Sheppard Cottages)
  - Nos. 1 and 2 Coronation Cottages
  - Hornbeam Cottage
  - The Lodge
- 4.4 The Lodge was built in 1886 designed by the English architect Sir Horace Jones who also designed Leadenhall Market and Old Billingsgate Market. It is built in mock Tudor style popular at the time and was traditionally the home of Highgate Wood's Head Keeper. The Coronation and Hornbeam Cottages were built in the 1950s and the Sheppard Cottages were built in the 1970s.



**The Lodge 1904**



**The Lodge today**

### **Café and changing rooms**

- 4.5 The café was created in the old cricket pavilion which was built in the 1930s.

### **Playground**

- 4.6 The playground located on the south western edge of the Wood was modernised in 1990 and covers 2000m<sup>2</sup>.

### **Gates**

- 4.7 There are seven entrances to Highgate Wood with gates named Gypsy Gate, New Gate, Lodge Gate, Onslow Gate, Cranley Gate, Bridge Gate and Archway Gate. The entrances at Gypsy Gate, Archway Gate and Onslow Gate are recorded on the 1873-76 Map (refer to Appendix 1). An entrance in the Bridge Gate location is also shown but changed slightly with the building of the Alexandra Park Branch. By 1913-15 the entrances at Cranley Gate, Lodge Gate, New Gate and bridge gate are also recorded.
- 4.8 Today the entrance gates to Highgate Wood are of modern design.



**Gypsy Gate – recalls the pub named the Gypsy which closed in 1907 however the building still stands.**



**Modern entrance gates**

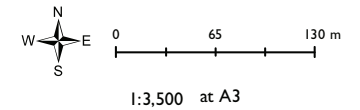


### Highgate Wood

Figure 4.1 Built Fabric

#### Key

- Present day boundary
- Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A





## 5 Archaeology

- 5.1 The area around Highgate Wood is 'not rich in well provenanced archaeological material, although some notable finds have been made.'<sup>12</sup>

### Romano-British Pottery Factory

- 5.2 The most significant discovery in the Highgate Wood area is the Romano-British Pottery site located at the northern end of the wood (refer to Figure 5.1). The site was excavated in the 1960s and 70s and appears to have been used seasonally and intermittently until circa AD16013. The pottery site was established shortly after the Roman conquest to supply London 'Londinium' and the south east with table ware and notably 'poppy head' beakers. The kilns were surrounded by ditched enclosures interpreted as water management features and a number of clay extraction pits<sup>14</sup>. A second potential Roman kiln is evidenced in a surface scatter of pottery, located to the south of the main kiln. As of 2006 this is the only known Roman pottery site in Greater London, some of the finds are exhibited in the Museum of London.

### Earthworks

- 5.3 An topographical Survey of Highgate Wood was carried out in 1998 by the Museum of London Archaeological Service (MOLAS). The survey delineated and modelled the principle physical characteristics of two earthwork features (a double bank and triple ditch earthwork and a single bank and ditch earthwork) and the surrounding topography. The two earthworks lie towards the north eastern end of a ridge that runs from Hampstead to Muswell Hill.
- 5.4 The survey mapped the earthwork features and provisionally recorded them as probably medieval or earlier with few parallels in north London. The function of the earthworks was not ascertained as part of the survey and it was suggested further work may elucidate the date and function of the earthworks and increase their significance at a 'rural level.'



**The pottery site on high ground**



**The earthwork at the western edge of the Wood**

<sup>12</sup> Museum of London Archaeological Survey (1998) Highgate Wood An Archaeological Earthwork Survey

<sup>13</sup> Museum of London Archaeological Survey (1998) Highgate Wood An Archaeological Earthwork Survey

<sup>14</sup> Brown and Sheldon London Archaeologist Vol 1 pg 38-44 150-154 300-303, Vol 2 pg 222-231 in Museum of London Archaeological Survey (1998) Highgate Wood An Archaeological Earthwork Survey








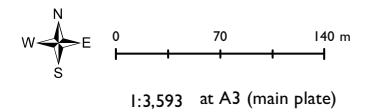




### Highgate Wood Heritage Assessment

Figure 5.1: Archaeology Key

-  Highgate Wood site boundary
-  Ancient earthwork
-  Site of ancient pottery kilns AD 50-150
-  Wood bank
-  Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: B





## 6 Historic Map Regression

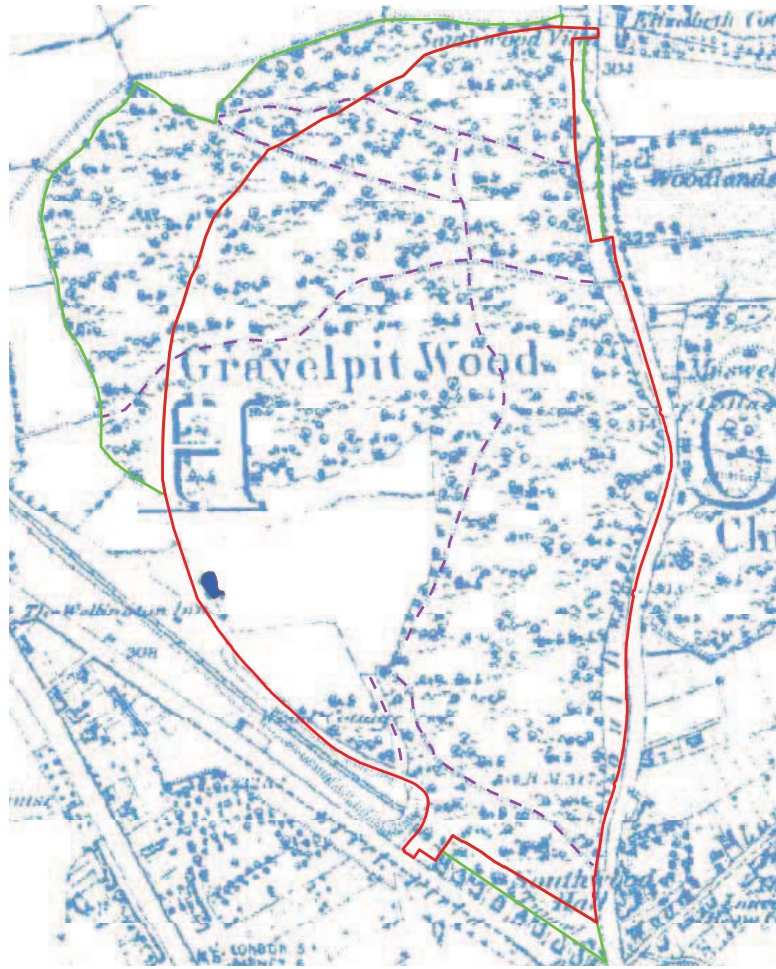
- 6.1 A series of historic maps overlaid with present day base mapping are shown in Appendix 1 and interpreted below. The Ordnance Survey (OS) maps dating from the late 1800s to the present day show more detail of the Wood and its context. Using these OS maps a series of figures showing how the Wood has changed (including changes to the boundary and footpaths and addition of built features) have been developed. They are presented in Figure 6.1 and interpreted below.
- 6.2 Rocque's 1754 Map of Middlesex (Refer to Appendix 1) clearly shows the extent of Highgate Wood located in a rural farmland landscape north of Highgate Village. The Muswell Hill Road (medieval) defines the eastern extent of the Wood and the south western extent of the Wood is also defined by a road (North Hill). The extent of the Wood is greater to the south, west and north than it is today. The scale of the map is too large to show detail within the Wood. However the Rocque Map indicates that the Highgate Wood playing field was not created when the wood became a public park and has been a field for many centuries. Refer also to the Hornsey Map of 1600 which also show this area as open with a ride through woodland to the south. Note also the rural context of woodland commons and fields with Highgate recorded as having a school and chapel.
- 6.3 Greenwood's 1819 Map of Middlesex (Refer to Appendix 1) shows the reduced extent of the Wood, a result of the construction of the Archway Road built in 1813 which cut off the southern part of the Wood. The Greenwood Map 1819 shows clearly the ride between two sections of wood to the south of the field. This still partly survives in the wood today pointing towards what is now the Archway Road Gate. The ride follows the line which would have connected the wood to the site of the Gillow's Brewery on North Hill. Gillow owned the Wood in the 18th century when it was known as Brewhouse Wood.<sup>15</sup> As described in Chapter 2 the partitioned segment of the Wood between North Hill and Archway Road survived as woodland until the 1860s before it was developed.
- 6.4 The 1873-1876 Map (Refer to Appendix 1) records the Wood's name as Gravelpit Wood. To the east Queen's Wood is shown as Churchyard Bottom Wood. The Great Northern Railway (Edgware, Highgate and London Line) runs to the south of the Wood. The company which built the railway line was established by a private act of parliament passed on 3 June 1862. The route ran through parts of rural Middlesex from Finsbury Park, through Crouch End and Highgate to Edgware. Before it opened as a single line track in 1867 it was purchased by the Great Northern Railway. The extensive use of cuttings particularly around Highgate Station is notable. Highgate and Muswell Hill are still relatively undeveloped settlements to the north and south. Figure 6.1 shows the path network through the Wood at this time which is functional and direct connecting east to west and north to south. There are 6 points of entry to the Wood and the total length of paths/ routes through the Wood is 2.04 km. The ride between two sections of woodland in the south is shown and there is a pond on the eastern edge of the playing field. The Wood extends beyond the present day boundary to the north and south.
- 6.5 Additional acts in 1864 and 1866 granted powers to construct branch lines from Highgate to Muswell Hill to coincide with the opening of Alexandra Palace. The 1896 Map shows the Muswell Hill branch from Highgate to Alexandra Park cutting across the western edge of the Wood, severing the western extent of the Wood (name retained as Gravelpit Wood) from the main body of Highgate Wood (so-called in 1896). By this time the village of Highgate has expanded and is more densely developed. Some housing has been built to the north of the Wood (Woodside Avenue) and to the east (including Onslow Gardens). The rural landscape is diminishing and suburban development encroaching. The 1896 Map shows a different circulation through the wood from that shown in 1873. The paths connect and form loops, allowing circular walks around the Wood (total path/route length 2.94 km). This reflects acquisition of Highgate Wood by The Corporation of London in 1888 and management of the Wood for public use and enjoyment. A straight avenue crossing the top portion of the Wood diagonally north-west to south east is

---

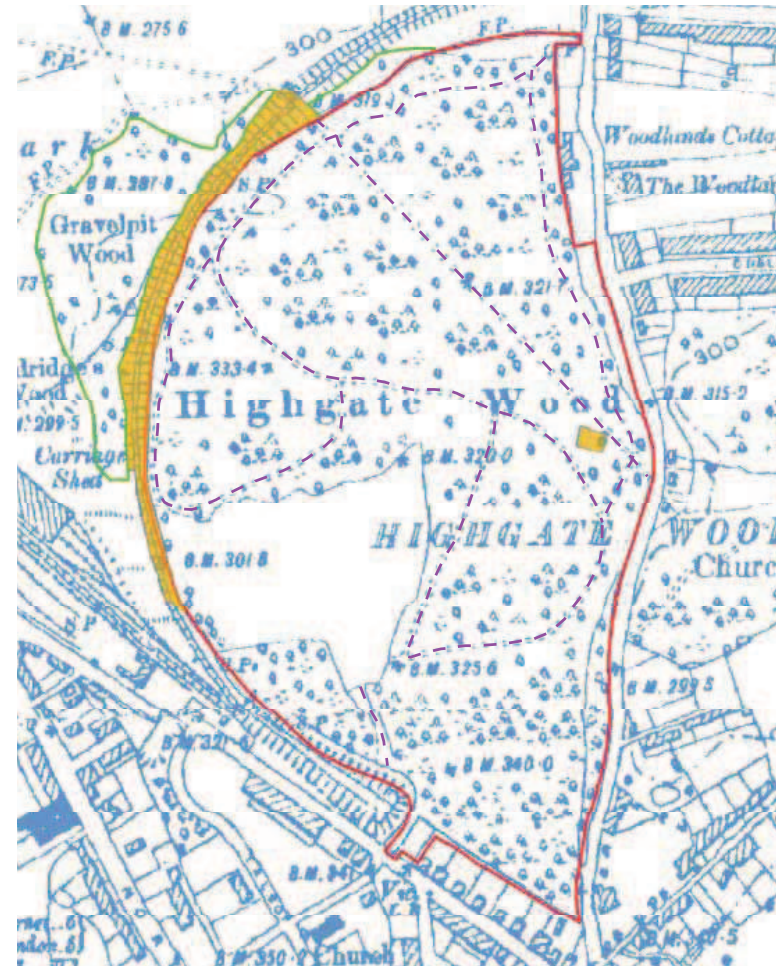
<sup>15</sup> Hammerson (2009) Historic Highgate Wood a self-guided walk

prominent. There are 4 entrances to the Wood, one on the western edge has been lost due to the branch line construction and one has been bridged. There has been loss of one entrance along Muswell Hill Road since 1873-6 and two remaining entrances are in different locations. The Lodge (west of Lodge Gate and Muswell Hill Road) built in 1886 is shown however the pond to the east of the playing field is no longer present.

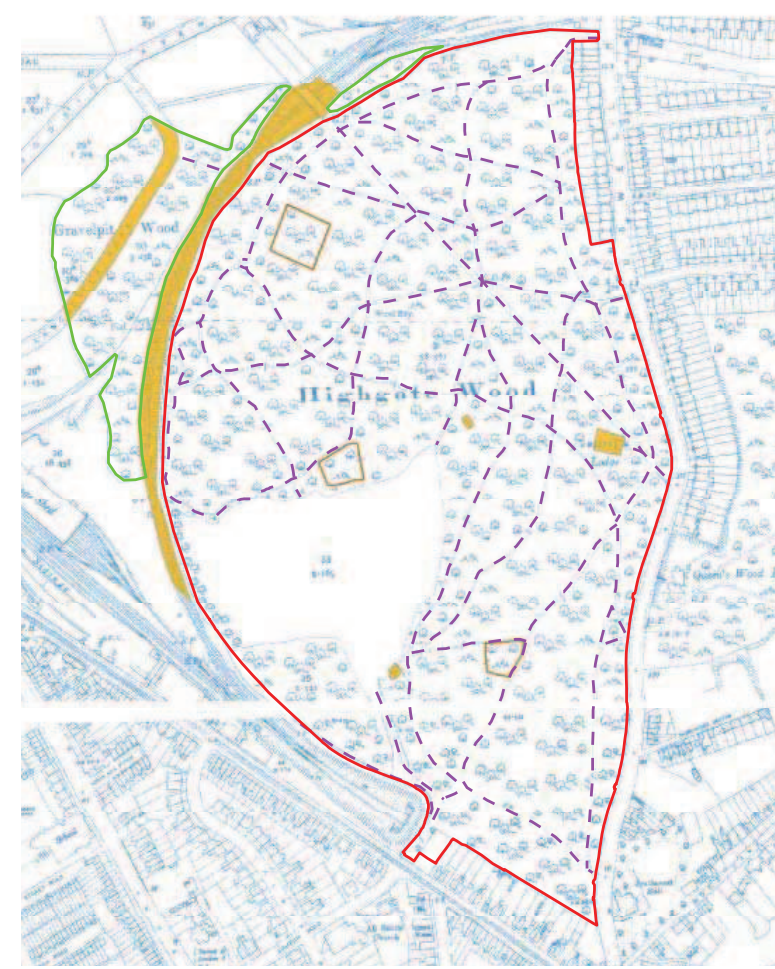
- 6.6 The map of 1913-15 shows a record of the Wood after 25 years ownership by the The Corporation of London. Since 1896, Lanchester Road has been constructed through Gravel Pit Wood to the west of the Alexandra Park Branch railway line. By the time the Lanchester Road area had been developed for housing, close to 50 acres of the original early nineteenth century footprint of 120 acres had been lost to development. The drinking fountain (constructed 1888) is shown halfway along the straight diagonal avenue in a central position. The Lodge is shown as well as the pavilion building to the south east of the sports field which no longer stands. A small building is also shown in woodland to the north east of the sports field. Three fenced woodland compartments are shown. The square compartment in the north west relates to the current bird sanctuary 'The Hollies'. Terraced and semi-detached housing has been built along Muswell Hill Road to the eastern edge of the Wood (north of the Onslow Gate entrance). To the south of the new housing the Wood has been planted and extended to meet Muswell Hill Road and a number of coniferous trees are shown in this location. The path network has extended to cover 6.45 km with 7 entrances (refer to Figure 6.1). The increase in paths by approximately 4.41km since 1873-76 reflects the management of the Wood as public park.
- 6.7 By 1935 properties have been developed either side of Lanchester Road and Gravel Pit Wood (already detached from Highgate Wood) has been all but lost, a sliver remains to the south. A slightly larger building footprint is shown to the north east of the sports field with a change in the path network to make it more accessible. The pavilion building to the south east of the sports field is no longer recorded. The path to the north west of and connecting to the sports field has been lost (shown in 1913). These changes explain the slight reduction in paths across the Wood to 6.13 km (refer to Figure 6.1). All 7 entrances remain however the ride to the south of the sports field appears to have been narrowed between 1913 and 1935.
- 6.8 The 1952 map shows a new cricket pavilion building in the north east corner of the sports field, this is the current cafe and was built in the late 1930s. The building to the north, of here in woodland remains. The open area is shown as a 'sports ground' and a drain runs along its northern edge. Some grading of the landform has taken place in the south of the sports ground and a drain is also present here. The square fenced compartment in the north west of the Wood persists (shown in 1913) but the location of two other fenced areas has changed and they are located further south in the Wood. The path network remains largely similar; however 5 segments of path have been removed to the north of the sports ground, adding to the one removed in 1935. This explains a further reduction in the total length of paths through the Wood to 5.22 km. The 1952 boundary of the Wood is as it is today.
- 6.9 The Alexandra Park station closed in 1954 and the disused railway line is now wooded with no public access. Today, in addition to the Lodge (built 1886) and Cafe (built late 1930s) there are Keeper's Cottages to the west of the Pavilion (Sheppard Cottages built in the 1970s) at the Archway Gate entrance (Coronation Cottages) and on the northern edge of the Wood (Hornbeam Cottage). There is also a wildlife information Hut to the south east of the Cafe. There are still 7 entrances to the Wood but since 1952 the path network has been rationalised (total path length of 3.81 km) particularly in the north of the Wood (refer to Figure 6.1). This has allowed larger expanses of woodland with less fragmentation by hard surface paths. Small areas of woodland are fenced off to allow coppicing and regeneration.



1873-76 Total path/ route length = 2.04 km



1896 Total path/ route length = 2.94 km



1913-1915 Total path/ route length = 6.45 km



1935 Total path/ route length = 6.13km



1952 Total path/ route length = 5.22 km



Present day Total path/ route length = 3.81 km

### Highgate Wood

Figure 6.1  
Historic Map Analysis

Key

- Present day boundary
- Historic boundary
- Built feature
- Enclosure
- Pond
- Footpaths / routes



## 7 Conclusions

- 7.1 The ancient woodland of Highgate Wood has a rich history having been influenced and shaped by thousands of years of human management and intervention. The tree resource managed, as coppice with standards, has been used to fuel kilns to produce Roman pottery, to provide a habitat for deer as part of a wider medieval Hunting Park, to supply timber for warships and to provide charcoal to fuel the growth of London.
- 7.2 Once part of a vast extent of swamps and forest and then a rural agricultural landscape, the Wood is now surrounded by the sprawl of London's suburbia and is part of a number of fragments of ancient woodland which provide a reminder of a past landscape.
- 7.3 The Wood was saved from development in the late 1800s and acquired by the Corporation of London. At this time coppicing ceased and the Wood was formally managed as a park to serve the expanding suburbs. Today it is a much valued greenspace in London's inner suburbs. Its management is changing to focus on maintaining and improving the Wood as a habitat for wildlife and to ensure the layers of history still evident in the Wood are protected for generations to come.

### Further research

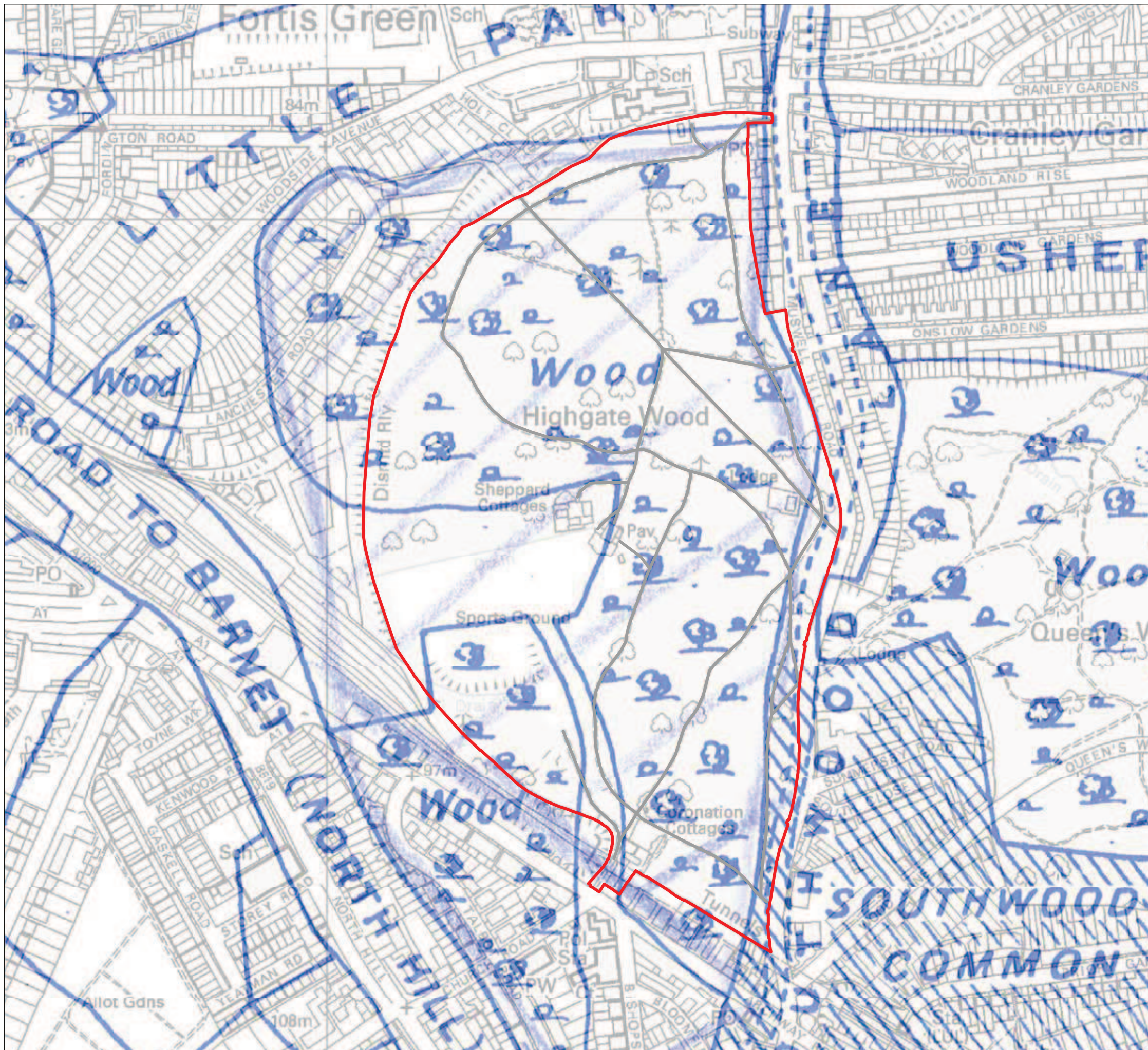
- 7.4 A workshop was held in September 2011 as part of the Highgate Wood Conservation Management Plan process. The following areas for further survey and research were suggested to enable a more thorough understanding of Highgate Wood:
  - Detailed contour survey of the whole wood to reveal early coppice compartments.
  - Pollen survey if conditions are suitable.
  - Desk top research on the Bishop of London.
  - Review of Wartime archives.
  - Interview staff regarding 20th century management.
  - Trial excavations of the earthwork.











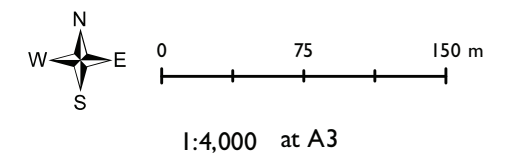


### Highgate Wood

Historic map - 1600 (Hornsey)

#### Key

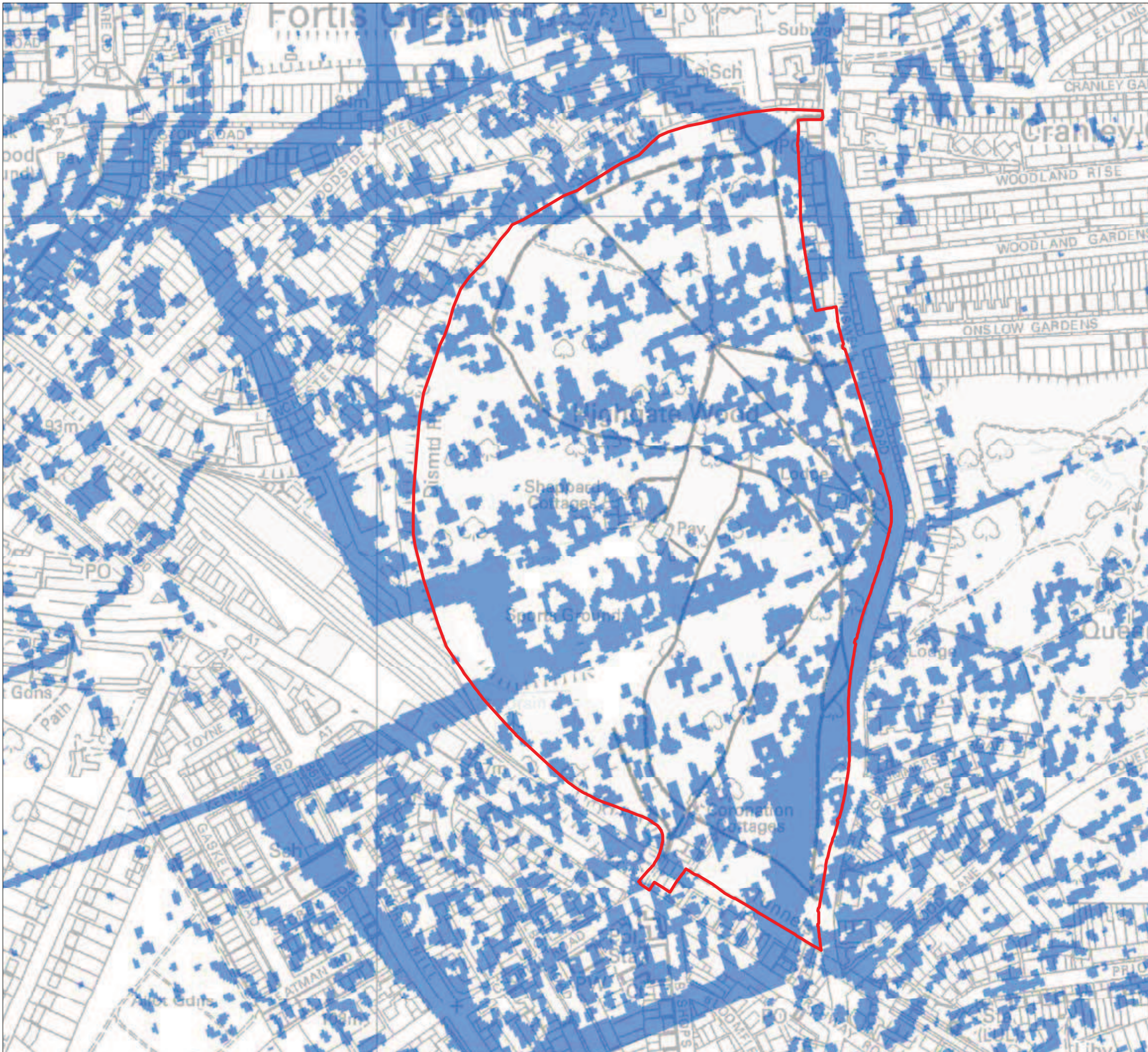
-  Highgate Wood site boundary
-  Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A





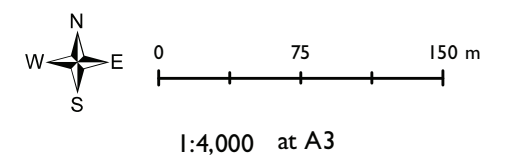


### Highgate Wood

Historic map - 1754 (Rocque)

#### Key

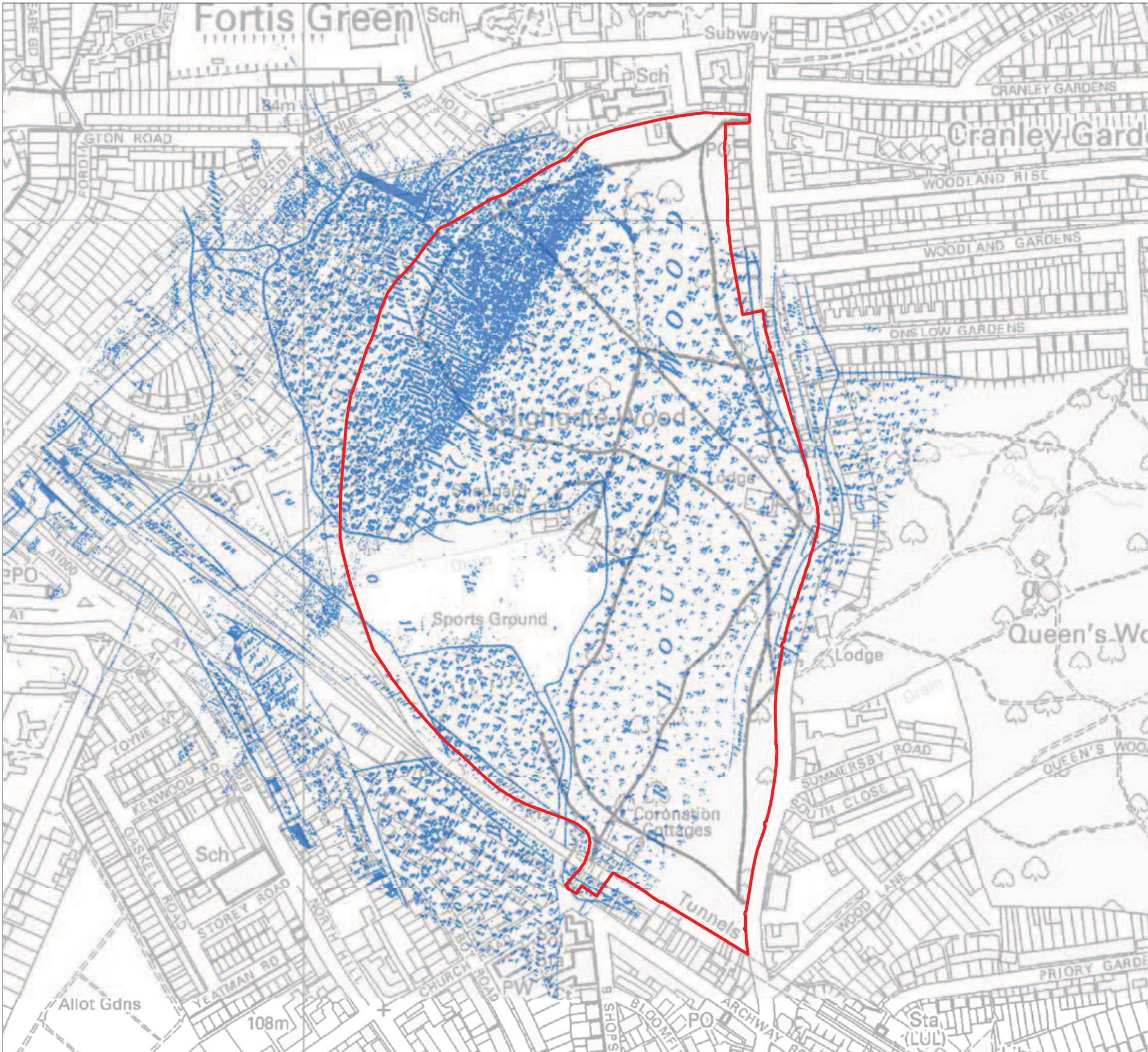
-  Highgate Wood site boundary
-  Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A



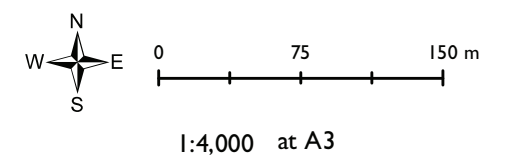


### Highgate Wood

Historic map - 1815 (Hornsey Enclosure Map)

#### Key

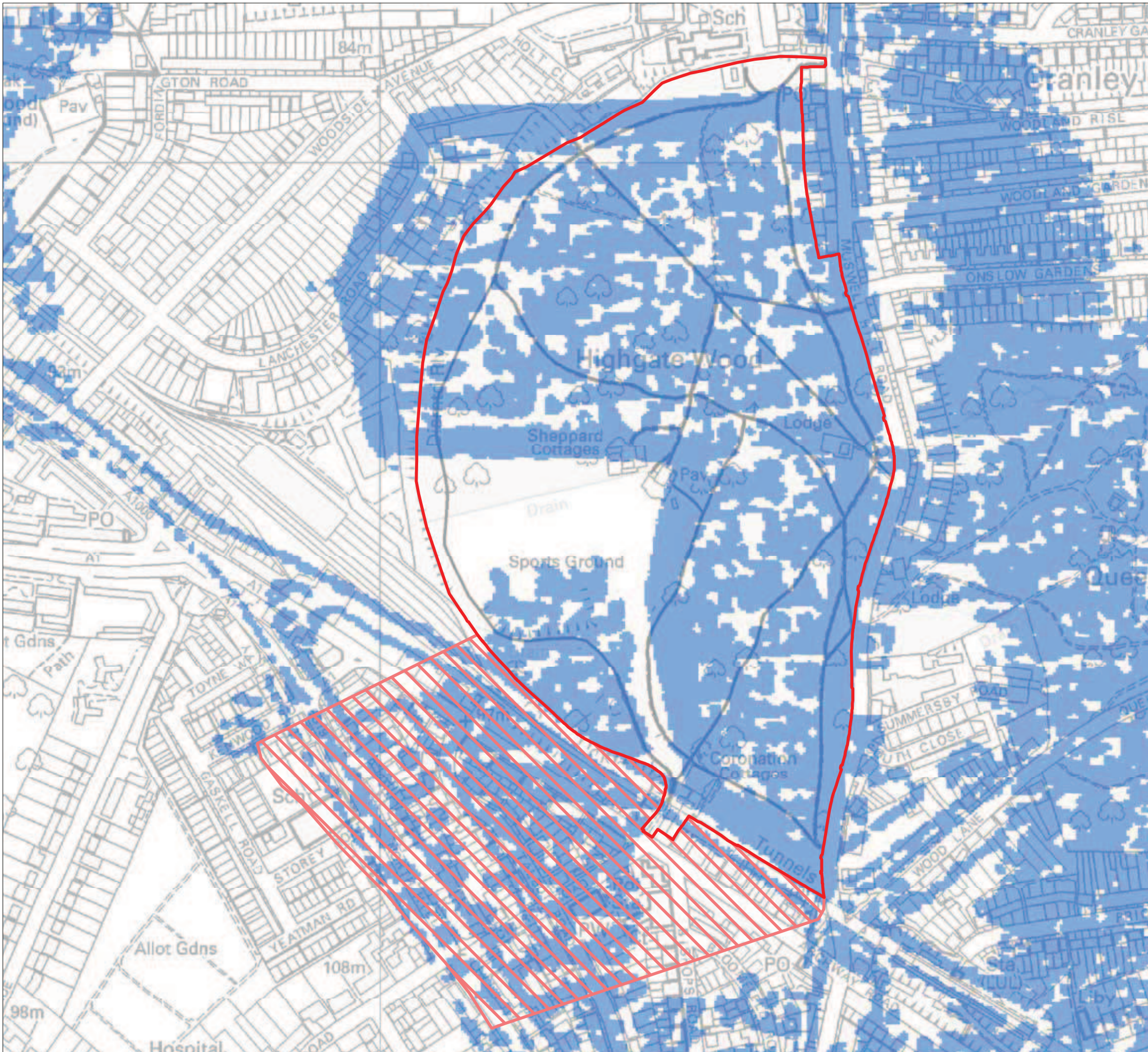
- Highgate Wood site boundary
- Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A






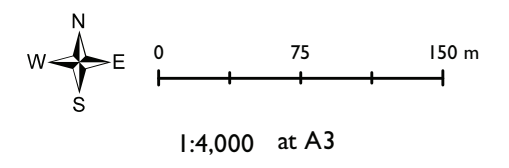


### Highgate Wood

Historic map - 1819 (Greenwood)

#### Key

-  Highgate Wood site boundary
-  Current path network
-  Approx area of woodland cut off as a result of construction of Archway Road built 1813 (11ha)



Source: Land Use Consultants

Date: 23/05/2012  
Revision: A





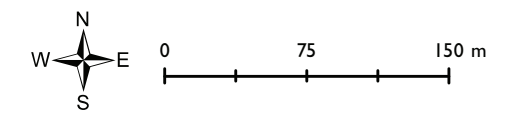


## Highgate Wood

Historic map - 1822

### Key

-  Highgate Wood site boundary
-  Current path network



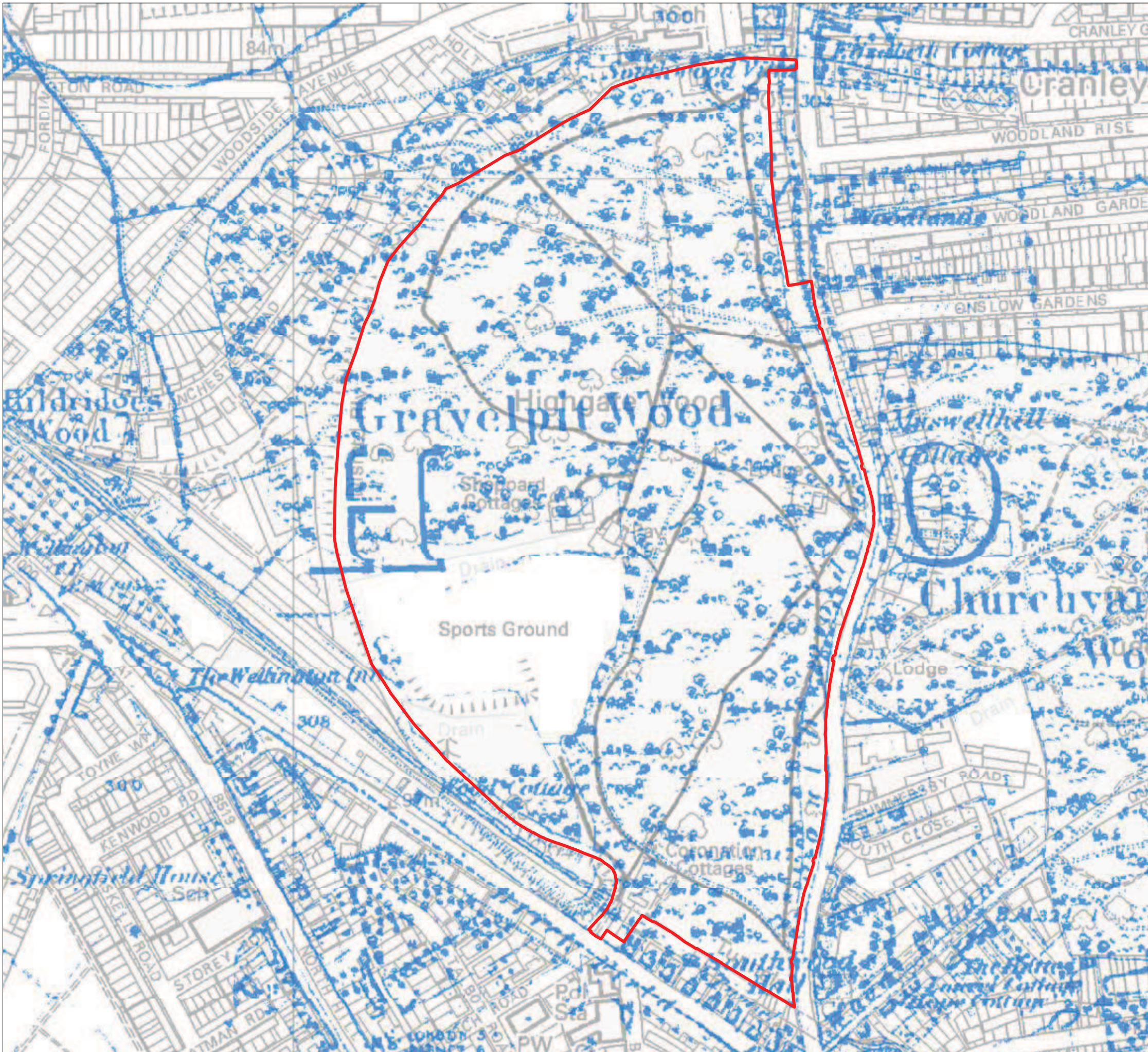
1:4,000 at A3

Source: Land Use Consultants

Date: 24/10/2011

Revision: A



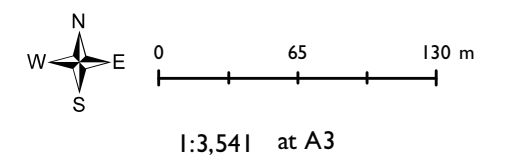


### Highgate Wood

Historic map - 1873-76

#### Key

- Highgate Wood site boundary
- Current path network

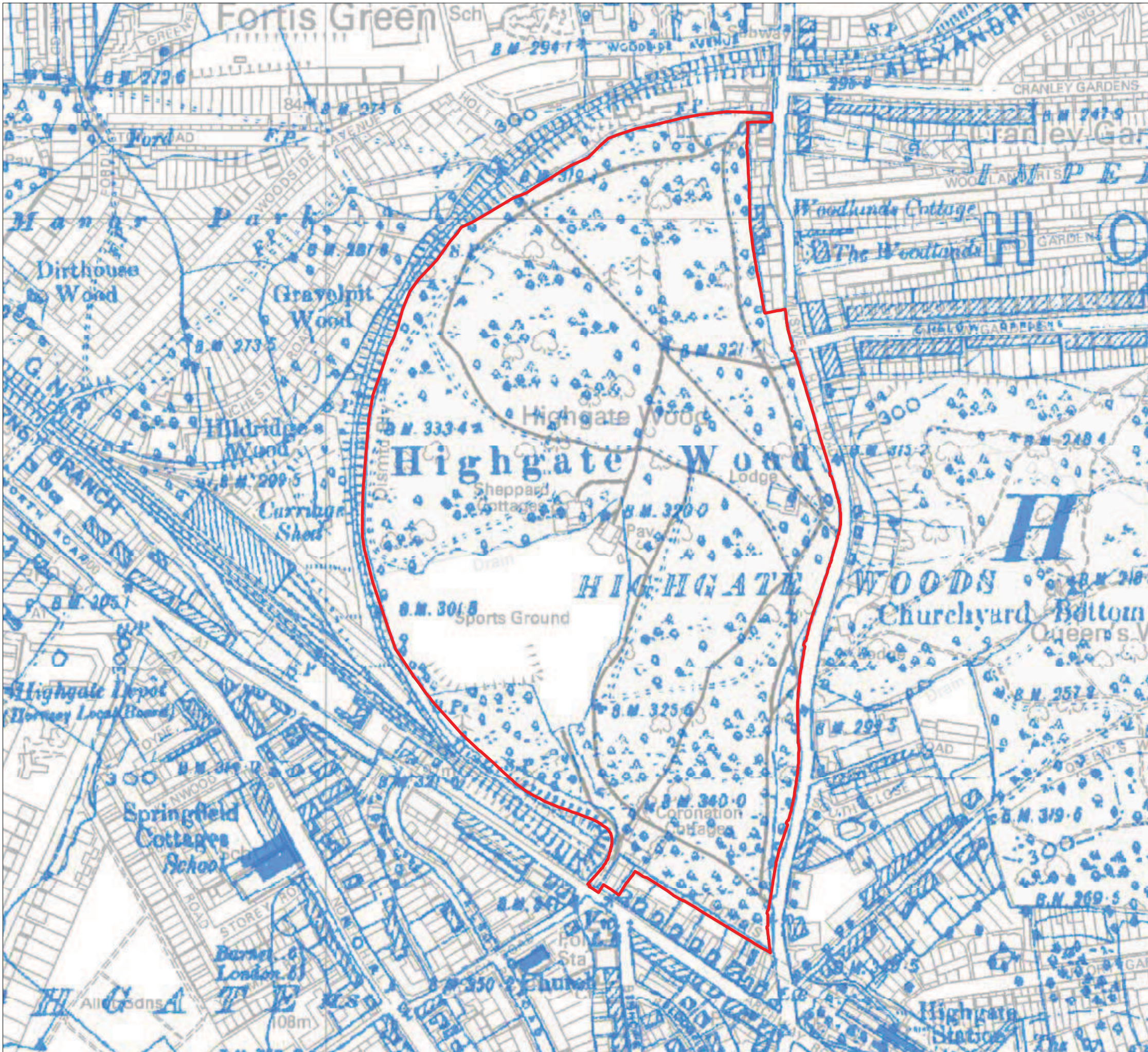


Source: Land Use Consultants

Date: 24/10/2011  
Revision: A





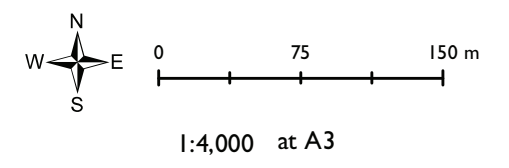


### Highgate Wood

Historic map - 1896

#### Key

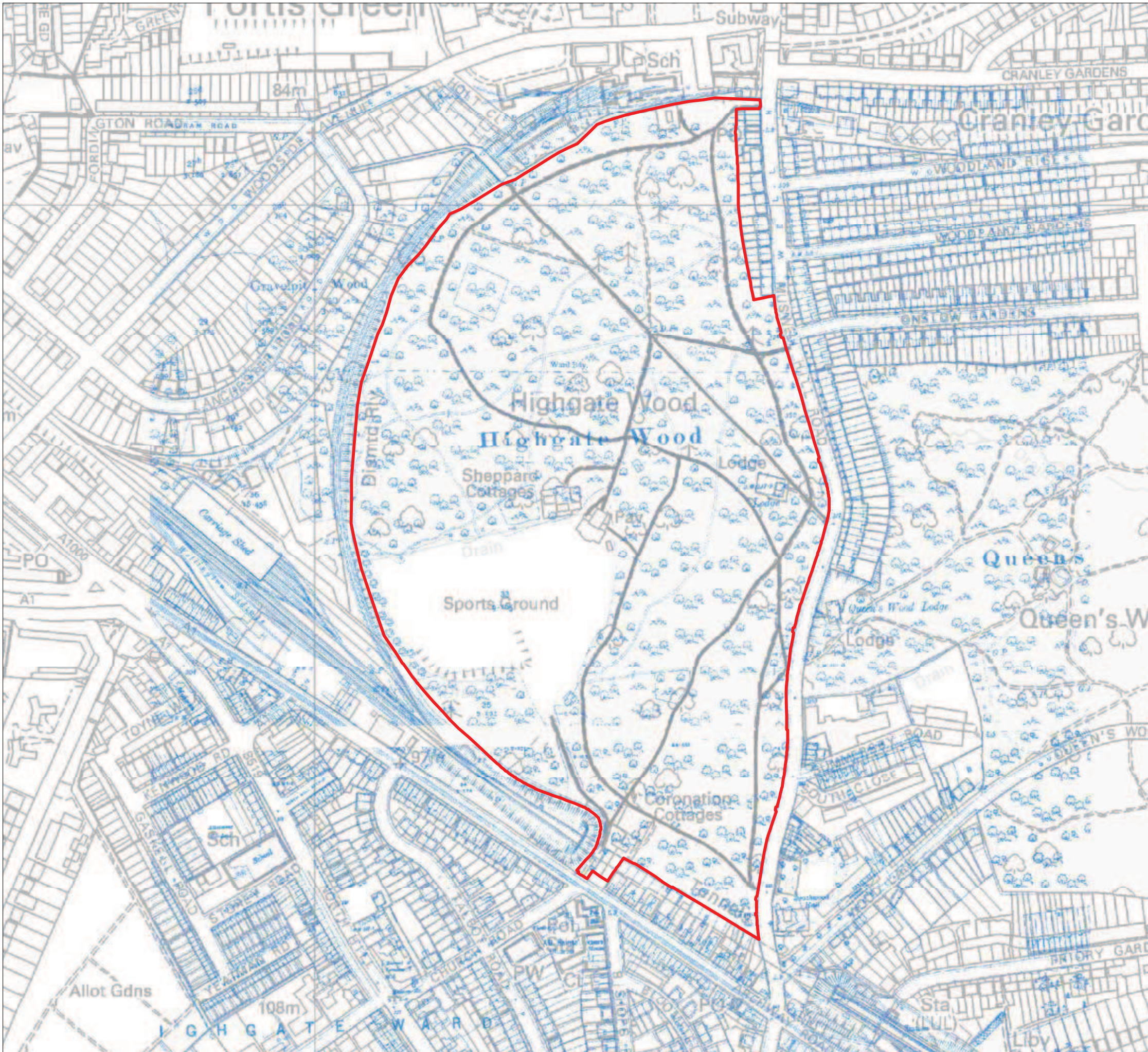
- Highgate Wood site boundary
- Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A





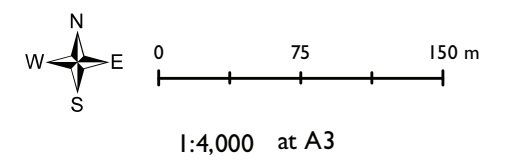


### Highgate Wood

Historic map - 1913-15

#### Key

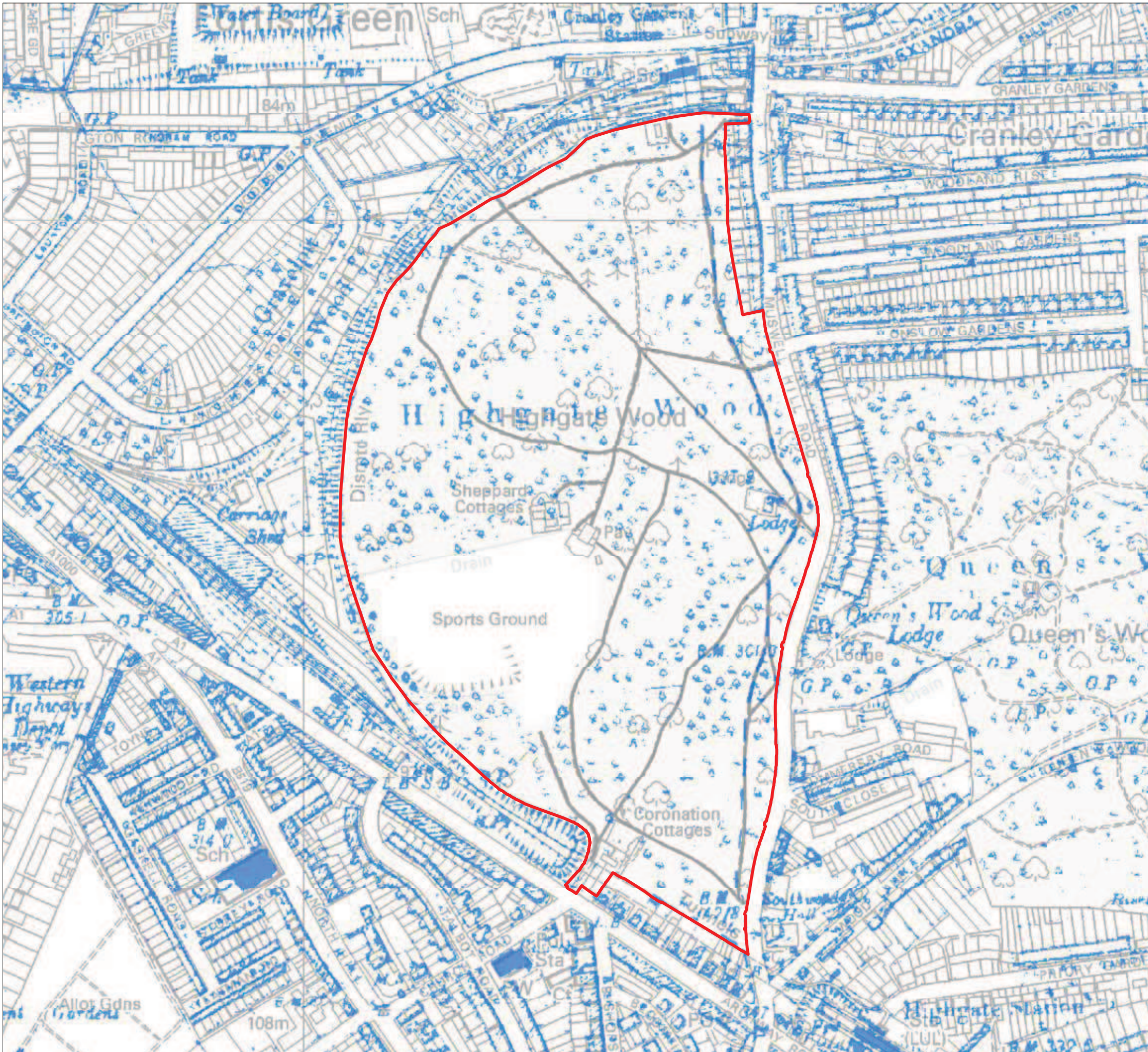
-  Highgate Wood site boundary
-  Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A



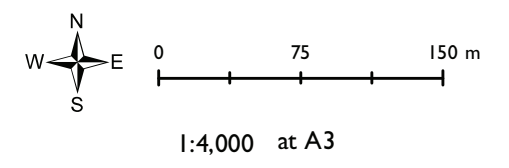


### Highgate Wood

Historic map - 1920

#### Key

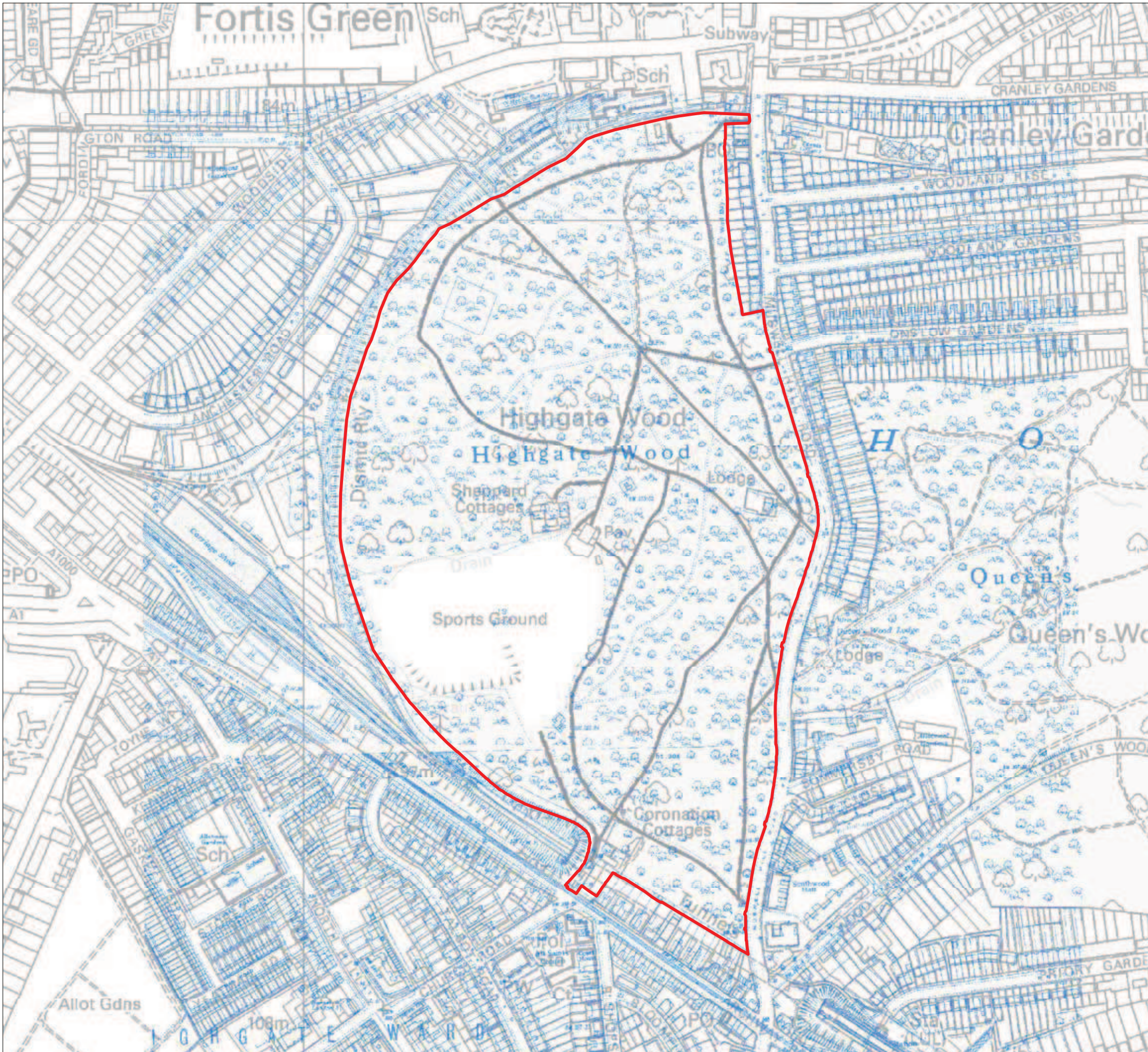
- Highgate Wood site boundary
- Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A



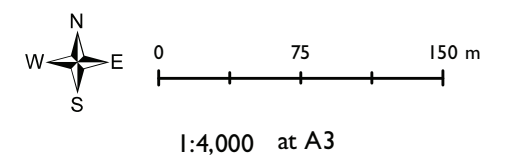


### Highgate Wood

Historic map - 1935

#### Key

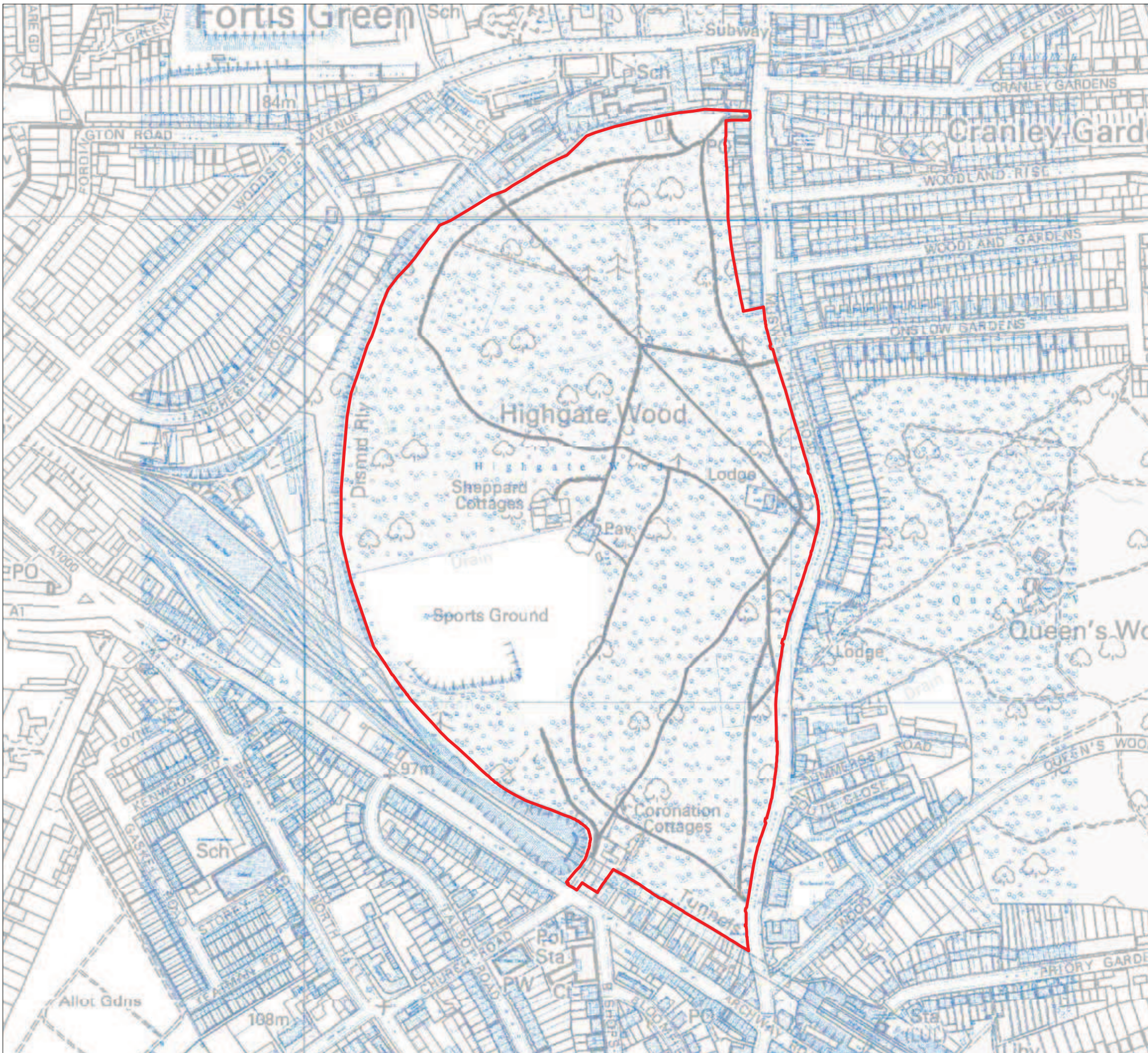
- Highgate Wood site boundary
- Current path network



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A





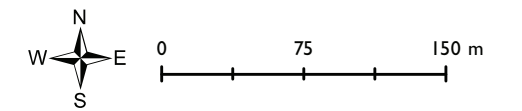


## Highgate Wood

Historic map - 1952

### Key

-  Highgate Wood site boundary
-  Current path network



1:4,000 at A3

Source: Land Use Consultants

Date: 24/10/2011

Revision: A



This page is intentionally left blank

# Agenda Item 16

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank