



## Highgate Wood Joint Consultative Committee

**Date:** WEDNESDAY, 21 NOVEMBER 2012

**Time:** 2.00pm

**Venue:** COMMITTEE ROOM - 2ND FLOOR WEST WING, GUILDHALL

**Members:** Jeremy Simons (Chairman)  
Deputy Michael Welbank (Deputy Chairman)  
Deputy Dennis Cotgrove  
Dr Peter Hardwick  
Barbara Newman

**Co-Optees:** Stephanie Beer (Muswell Hill & Fortis Green Association)  
Councillor Jonathan Bloch (London Borough of Haringey)  
Jan Brooker (Highgate Conservation Area Advisory Committee)  
Marguerite Clark (Highgate Society)  
Peter Corley (Tree Trust for Haringey)  
Lynne Featherstone (MP for Hornsey & Wood Green)  
Councillor Bob Hare (London Borough of Haringey)  
Roots (Muswell Hill Friends of the Earth)  
Alison Watson (Friends of Queen's Wood)  
Michael Hammerson (Highgate Society)

**Enquiries:** Edward Foale  
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Lunch will be served in the Guildhall Club at 1pm

John Barradell  
Town Clerk and Chief Executive

# AGENDA

## 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 of the meeting held on 2 May 2012 (copy attached).  

**For Decision**  
(Pages 1 - 4)
4. **SUPERINTENDENT'S UPDATE REPORT**  
Report of the Superintendent of Hampstead Heath (copy attached)  

**For Discussion**  
(Pages 5 - 14)
5. **UPDATE ON TREE MANAGEMENT**  
The Superintendent of Hampstead Heath to be heard.  

**For Information**
6. **HIGHGATE WOOD CONSERVATION MANAGEMENT PLAN**  
Report of the Superintendent of Hampstead Heath (copy attached).  

**For Discussion**  
(Pages 15 - 146)
7. **QUESTIONS**
8. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**
9. **DATE OF NEXT MEETING**  
To be held at 12 noon on 24 April 2013 in Highgate Wood.

## HIGHGATE WOOD JOINT CONSULTATIVE COMMITTEE

WEDNESDAY 2 MAY 2012

**Minutes of the meeting of the HIGHGATE WOOD JOINT CONSULTATIVE COMMITTEE held at HIGHGATE WOOD OFFICES, HIGHGATE WOOD, MUSWELL HILL ROAD, N10 3JN on WEDNESDAY 2 MAY at 12.00 noon.**

### **Present**

#### **Members:**

Michael Welbank (Chairman)  
Jeremy Simons (Deputy Chairman)  
Deputy John Barker

Marguerite Clark

Lucy Roots  
Alison Watson  
Michael Hammerson  
Jan Brooker

Councillor Bob Hare  
Peter Corley

Muswell Hill Friends of the Earth  
Friends of Queen's Wood  
Highgate Society  
Highgate Conservation Area Advisory  
Committee  
London Borough of Haringey  
Tree Trust for Haringey

#### **Officers:**

Edward Foale  
Simon Lee  
Jonathan Meares

Town Clerk's Department  
Superintendent of Hampstead Heath  
Highgate Wood Conservation Manager

### **1. APOLOGIES**

Apologies for absence were received from Deputy Dennis Cotgrove, Barbara Newman and Stephanie Beer.

### **2. DECLARATIONS BY MEMBERS OF PERSONAL OR PREJUDICIAL INTERESTS IN RESPECT OF ITEMS TO BE CONSIDERED AT THIS MEETING**

There were no declarations.

### **3. MINUTES**

The public minutes of the meeting held on 9 November 2011 were approved.

### **MATTERS ARISING**

The Highgate Society representative advised that they knew an individual who had undertaken work on the earth works in Queen's Wood, and advised that it may be useful to approach him about undertaking similar work in Highgate Wood.

#### Hive (item 5)

In response to a Member's query, the Highgate Wood Conservation Manager advised that the North London Beekeepers Association had been approached, and there were plans to place beehives within Highgate Wood.

#### 4. **SUPERINTENDENT'S UPDATE REPORT – HIGHGATE WOOD**

A report of the Superintendent of Hampstead Heath providing an update on matters relating to the management and enhancement of the Wood, was considered.

Members noted that the likely date of the Heritage Day in Autumn 2012 was 2 September, rather than 4 September, which was displayed within the report.

#### Sustainability

The Highgate Wood Manager reported that a preliminary proposal for the installation of photovoltaic cells on the machine-shed roof was being prepared.

#### Waste

The Highgate Wood Manager advised that efforts were being undertaken to reduce the volume of general waste within the Wood. One option being explored was to use a process to convert general waste from the site into Refuse Derived Fuel (RDF). In response to a Member's question, the Highgate Wood Manager confirmed that plastics could remain in the waste to be converted into RDF, whereas metals would be extracted.

#### Staffing

The Highgate Wood Manager reported that they were currently preparing for staffing changes to accommodate budgetary reductions. Members noted that the City Bridge Trust funding would expire in March 2014. It was noted that the new staffing structure would need to be in place by April 2014.

#### Oak Decline Survey

In response to a Member's query, the Highgate Wood Manager advised that it would be possible to create a general guideline document based on the approach used in Highgate Wood to identify the factors leading to oak tree decline.

#### Local Nature Reserve

The Highgate Wood Manager clarified that the discussions between the London Borough of Haringey and the Highgate Wood Management Team over the possible designation of Highgate Wood as a Local Nature Reserve was ongoing. The Superintendent noted that it would be a point of interest that could prove useful when promoting the wood as a visitor destination.

In response to a question from the Chairman, the Superintendent advised that it was currently unclear as to whether Local Nature Reserve status would conflict with the Hampstead Heath Act, and legal advice would be sought before any decisions were made. The Chairman affirmed that in principle the pursuit of

Local Nature Reserve status would be beneficial, but advised that further information would be required before any decisions could be made.

### Highgate Wood Conservation Management Plan Draft 2

The Highgate Wood Manager invited Members to provide comments and suggestions on how to improve the Conservation Management Plan. During the discussion, the following points were made:

- The Chairman confirmed that any further comments following the meeting could be sent either directly to the Highgate Wood Manager or the Chairman.
- Chapter 10, “Vision and Policies” could be more concise.
- Chapter 7 “Built Environment” was very useful, but seemed disjointed from the flow of the Plan. Members agreed it may be prudent to turn this chapter into an appendix, and move it to a more appropriate section.
- The Superintendent advised that there was an industry standard for a Conservation Management Plan and expressed concern that, if the appendix option were pursued, the prominence of the overall document vision could be marginalised.
- The Superintendent advised that either a more concise version of the document or an executive summary could be written that could be circulated to the public.
- The Highgate Wood Manager acknowledged that there were no timescales within the report,
- A Member advised that policies could be condensed into more focused areas including defining whether objectives were “essential actions” or “aspirational goals.”
- The Superintendent acknowledged that several summary documents, including topics such as recreation, heritage and education, could be published and be made available to the public.
- In response to a Member’s request, the Superintendent undertook to circulate the document electronically for further comment.
- The Highgate Wood Manager advised that additional photographs could be inserted into the document text.
- The Chairman drew attention to the diagram labelled “Figure 10.1 Masterplan,” and asked for Member’s comments. During the discussion the following points were made:
  - The Chairman did not believe that the diagram was clear enough.
  - A Member suggested “blurring” the area around the Wood as it was largely contextual.
  - The Chairman suggested the Wood itself could be on a white background, rather than displayed over an aerial photograph.
  - The Superintendent recognised point of interest, such as the café, could be displayed better.
  - A Member believed that the title of the diagram should be displayed at the top of the page.
  - A Member believed that the key needed to be clearer and more accurate. Particular attention was drawn towards the difficulty in locating the “option for carpark relocation.”
  - The location of Queen’s Wood should be illustrated.

- The size of the diagram should be larger, and either stretched over two pages or onto an A3 sheet.
- The Superintendent advised that consultation with the wider community would be completed by Autumn 2012.
- The Highgate Wood Manager advised that there would be a further Conservation Management Plan workshop.

**RECEIVED**

**5. OPEN SPACES DEPARTMENT BUSINESS PLAN 2012-2015 – KEY PROJECTS**

A report of the Superintendent of Hampstead Heath relative to key projects with the Open Spaces Business Plan 2012-2015, which was currently being compiled.

The Superintendent drew Members' attention to the appendix, which displayed the section of the Business Plan relevant to Highgate Wood. A Member queried whether the City Bridge Trust was an overarching project.

The Superintendent advised that recent estimates had demonstrated that the City currently received 22 million visits a year to all of its Open Spaces, 7 million of which were at Hampstead Heath. Highgate Wood received 500,000 visitors each year.

**RECEIVED**

**6. ANY OTHER BUSINESS**

Michael Welbank's Last Meeting As Chairman

Members noted that this was Michael Welbank's last meeting as Chairman of the Committee. The Committee expressed thanks to the Chairman for his Chairmanship during his term of office.

**7. QUESTIONS**

**8. DATES OF NEXT MEETINGS**

**RESOLVED:** That the next meeting will be on Wednesday 21 November 2012 in Guildhall, starting at 12 Noon.

**The meeting closed at 1:13pm**

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**CHAIRMAN**

**Contact Officer: Edward Foale**  
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# Agenda Item 4

Committee(s):	Date(s):
Highgate Wood Joint Consultative Committee	21 <sup>st</sup> November 2012
Subject: November 2012 Superintendents' Update	Public
Report of: Superintendent of Hampstead Heath	For Discussion
<b><u>Summary</u></b>	
<p>This report provides an update to members of the Highgate Wood Joint Consultative Committee on management and operational activities in Highgate Wood over the last six months. The report describes progress on sustainability, general management, conservation, woodland management, infrastructure and the facilities. A separate report has been submitted providing information on progress with the Highgate Wood Conservation Management Plan.</p>	
<b>Recommendations</b>	
<p>That the views of the Highgate Wood Joint Consultative Committee be received.</p>	

## **Main Report**

### **Background**

1. There has been steady progress in a number of key projects and operations over the preceding months since the May report. The Conservation Management Plan is now approaching completion with the final version included with a separate report for the Committee's approval. The staffing restructure is progressing well with the team currently reviewing a new rota, and changes to job roles. The unprecedented wet weather and cold spring caused some disruption to work and sport's fixtures on the field, but when the summer did finally appear the scheduled events were well attended including another successful Heritage day event. The team have been very productive in the area of woodland management and conservation work, with a new conservation area well under way and the deployment of a new mobile work platform for tree work. The wildflower meadow created in March was a great success, despite the wild swings of drought to deluge in the spring and early summer months.

### **Sustainability**

2. In June Highgate Wood underwent its second sustainability audit undertaken by lead by the Highgate Wood Team Leader, with further improvements in energy saving including additional LED lighting and insulation installed in a number of the lodges. The sustainability audit was

verified in September and the verifier's summary comment was 'Overall Highgate Woods has a really positive ethos towards sustainable working. Their work on installing low energy lighting across the site is outstanding and a benchmark for other Open Spaces sites, as is their use of environmentally friendly cleaning products. The drive and enthusiasm of the Green Champion and other staff members is obviously a key aspect of the sites sustainable developments.'

3. In the May update there was a mention of a review of the existing waste management operations in Highgate Wood. This review also includes Hampstead Heath and Queen's Park. Work is in progress to implement a service level agreement with the City of London's waste contractor Enterprise, who operate from Walbrook Wharf. Enterprise have visited Highgate Wood and Hampstead Heath on a number of occasions over the last three months to look at waste operations and disposal streams. The Highgate Wood Manager is now negotiating with Enterprise through the City's own Cleansing team, and seeking a mutually acceptable cost for collection and disposal services in Highgate wood, Hampstead Heath, and Queens Park.
4. It is hoped to reach an agreement on costs and to have a service operating by the New Year. A key part of this service will be to achieve an economically affordable zero landfill waste stream, a requirement that Enterprise are already working to for the City's various departments. In the last 12 months we have sent 32.42 tonnes of general waste for incineration therefore diverting it from landfill along with approximately 4.55 tonnes to recycling.
5. The project to install a photo voltaic system on the Machine shed which was reported in the May update report is still progressing as a feasibility scheme. Some initial works have been identified that need completing on the roof of the building prior to any panels being installed. This will ensure that the roofing fabric does not require replacement during the life span of the solar panel installation. City Surveyor Project team is currently assisting with the preparation of this potential project and a letter has been sent to London Borough of Haringey's requesting confirmation on whether a planning application is required following the recent changes in legislation. Details on the cost of the scheme and repayment periods are still being investigated.

### **Management of the Site 2014 and Beyond**

6. The Highgate Wood Manager has held a series of meetings with the team during September and October to discuss a new staff rosta for use after the introduction of the new working arrangements in 2013/14. These are necessary to meet the budget reductions when the City Bridge Trust grant ends. The team are playing a central proactive role in identifying the



optimum shift working patterns, and to ensure that there is the least degree of disruption to operational duties.

7. The summer months are the most challenging and tiring for the team especially those operating the late shifts which finish at 9.45pm. Although the reduction in team size will present some challenges it is already being perceived as an opportunity to improve the work-life balance of the team and this is proving to be an important incentive for introducing the changes.

### **Heritage and History**

8. With the approval of the Conservation Management Plan there will be a requirement to progress the plans initiated over two years ago to return the Roman Kiln to Highgate Wood and apply for funding to carry out the required reconfiguration of the education building. A series of design options were included in the work to produce the first draft of the Management Plan and these will be explored in 2013. This project will provide an opportunity to re-establish links with the Museum of London and the Bruce Castle Museum in London Borough of Haringey.
9. The final version of the Heritage Chapter the first draft of which was appended to last year's November update will be finalised for early 2013. Such is the extensive history of Highgate Wood that it has proven a challenging task to produce even a short accurate history of the site's 2000 year history. There have been a succession of amendments and corrections necessary to produce an acceptable final draft but this should be accomplished early in the New Year. This will provide a concise historical record of Highgate Wood's fascinating history.
10. The new 2012 Conservation area will provide an additional important function to protect the most vulnerable section of the large earthwork structure at the northern end of the site. One of the key objectives identified in the new Conservation Management Plan is arranging for a professional archaeological survey to be carried out on a section of the earthwork to conclusively date the structure and establish a management plan for the long term preservation of this important historical feature. The new Conservation area will remain fenced off for ten years which will provide time for the eroded section to recover.

### **Progress on the Conservation Management Plan**

11. A third draft of the Conservation Management was prepared in September following the recommendations and comments made at the Highgate Wood Consultative meeting in May earlier this year. A fourth draft has been produced for submission and scrutiny for the November Consultative Committee. It is hoped that this will be the final approved

version for adoption and will be introduced formally as Highgate Wood's new strategic Conservation Management Plan from December this year.

12. The Highgate Wood Manager and the team have held two public consultation surveys to measure public opinion on the draft policies and objectives which form the central part of the new Conservation Management Plan, one held on the 2nd September during the Heritage Day Event and the second on the 20th October to focus on capturing the regular user groups such as dog walkers and joggers. The Highgate Wood Manager visited Burnham Beeches in July to source material and ideas on interpretative material and gained some excellent first hand advice on how to organise the consultation event from Helen Read, the Burnham Beeches Conservation Officer, who lead on the Burnham Beeches' Management Plan consultation in 2010.
13. A separate report has been drafted which provides more detail on the Conservation Management Plan, with the latest draft version attached.

### **Tree management and woodland conservation**

14. Tree inspections are progressing well and one of the Wood Keepers has produced a prioritised tree works list on Arbortrac, in readiness for works through the autumn and winter season. Both the Divisional Tree Officer and Wood Keeper attended an Arbortrac one day refresher training course to enhance their skill base and optimise their use of the system. We are about to trial a new tree risk sequencing system which focuses on creating sub zones within our existing high, medium and low risk zones which we currently operate. The benefit of the new system is that we will focus our inspections on what we consider to be the highest priority areas, such as Muswell Hill Road and the Play-area, while still carrying out walk over inspections at regular intervals. This reflects a growing national trend towards tree risk management, where risk evaluation is addressing the actual risk rather than the perceived risk.
15. The new mobile elevated work platform, or MEWP for short has been pressed into action after the team received their training in early October. This piece of equipment has a maximum operational working height of seventeen metres and is already proving to be highly effective for a variety of tree work. The team have carried out reduction work on two dead trees next to pathways and removed significant dead wood on three others. The MEWP is also proving very useful for checking woodpecker holes for bats, during the process of reductions on larger older trees, which would not have been possible before. The team are now able to perform complex dismantling work that would previously have necessitated the expertise and skills of the Hampstead Heath tree team, which is a major step forward.

16. There has been major progress on the creation of the new 2012 Conservation area located to the west of the pathway between the Memorial Fountain and the Bridge Gate. Heath Hands volunteers under the supervision of the Wood Keepers have been very industrious removing large quantities of holly in the western section of the area, creating new coppice habitat and greatly increasing light levels to promote natural regeneration. This work will continue through the winter with the entire area being fenced off and further coppicing.



**Figure 1: Holly coppicing in 2012 Conservation area by volunteers**

### **Oak decline survey**

17. The survey this year proved to be challenging, mainly due to the late spring and almost total absence of defoliating caterpillars. The oak survey data gathered during June and early July, indicated that the trees were healthier over-all, but this was partly due to lack of defoliation, and later leaf emergence. In order to improve the science of the survey methodology a series of photos have been taken this year of a select group of 29 trees, within the survey population, and a small number outside, with location coordinates carefully recorded.
18. Work is already in process to create a new improved digitised surveying method using the Arbortrac database for next year, and the existing GIS

devices that are currently being used by the Ecology team on the Heath. This will be combined with fixed point digital photography to create a more detailed visual record of canopy changes from year to year. These changes will allow us to create a more accurate sustainable survey process that will be easier to operate and can easily be extended over a longer time frame. Oak trees are a long lived species and a meaningful survey based on sound scientific methodology needs to be sustained over a number of decades and potentially generations in order to be of value.

19. Predictably there have been a further three tree deaths this year, and it is highly likely that there will be further losses this year and in subsequent years. Clearly the woodland is proceeding through a period of decline, which will be carefully monitored. Over the last three years we have increased our understanding of the previous management of the site, and environmental factors, both of which have probably contributed to the decline of the oak standards. Our efforts now need to be channelled into creating a long term strategy to conserve the remaining trees and nurturing a stock of replacements.

### **Wildlife update**



**Figure 2: New beehives in 2007 Conservation area**

20. It is with great pleasure that we can finally announce the successful installation of two beehives in the 2007 Conservation area to the north of the sports field. The hives are being managed and cared for by the

Kenwood bee keepers association. A recent email from the bee keeper provided an important advice to staff that approach the hives, including a warning not to wear fluffy clothes as the bees are likely to think you are a bear and may become very agitated! On a more serious note this is great move forward after so many enquiries over the years suggesting the introduction of bees.

21. The resident tawny owls had a very good breeding year, with two pairs producing a total of six fledglings over the breeding season. Their calls are still being heard frequently all around the wood at nights. Two new owl boxes were installed this year to encourage the fledglings to stay and these will be carefully watched over the winter and next spring.
22. There have been frequent sightings of a kestrel in the field area, catching mice and frogs, and allegedly rats which hopefully will continue. Kestrels have been a familiar sight in Highgate Wood for 15 years, and their presence is a good indication that there is a viable population of small mammals and other small prey species. Hobbies have also been spotted feeding over the Wood throughout September, also reported locally at Alexandra Palace. Sparrow hawks were seen in the wood but are not believed to be resident, but are of course very welcome. The presence of such a healthy raptor population is very exciting and the hope is that these will grow over the forthcoming years.
23. Noctule bats and Leisler's bats returned to the woods, as they do every year to a roost tree and bat box for several weeks in August and September. The resident bat population have had a difficult year like many other wood residents with a fewer insects and the wet summer. However there is no evidence to suggest that their number have decreased with many sightings during the summer months and two successful evening bat walks.
24. The creation of the wildflower meadow on the southern end of the field has been an unexpected success, largely because the team were convinced for a number of months that there had been very little germination. It was great surprise when flowers started to appear despite the wet weather and by July the site was a blaze of colour, with camomile, marigolds and cornflowers in abundance. The meadow has been a tremendous success with the public and there are plans to increase the size of the area for next spring and reconfigure the perimeter to make it appear less formal. The flowers should provide an excellent nectar source for the resident bee population, and the flowers will help to attract a greater diversity of insects including dragonflies and beetles.



**Figure 3: Flower beetle on camomile in the new meadow**

### **Play area and recreation**

25. The play area received its annual ROSPA inspection during the summer and was given a complimentary report with no major concerns. There will be a series of replacements to units approaching the end of their service life in the coming months, and several of the play units which experience very high use will receive some much needed refurbishment including the aerial runway. The entrance gate and signage is also going to be updated this winter.
26. The tree sculpture has received another scheduled inspection to determine the integrity of the base of the tree and continues to be within safe margins. This six monthly regime will be continued until it is considered necessary to start a planned dismantling process of the upper part of the tree reducing loadings on the base.
27. Sports fixtures were significantly disrupted during the early part of the cricket season with several weekend fixtures postponed due to the heavy rain and a waterlogged pitch. With the wet conditions there was additional ground damage when teams could play, which necessitated the team to invest considerable extra valuable time and effort in essential maintenance and repairs between bookings. Fortunately the weather did finally improve and the promise of an 'Indian Summer' did finally appear during September.

## **Infrastructure and Buildings**

28. In the previous report there was an update on progress with repairs to the perimeter fencing along Muswell Hill Road. City Surveyors were able to identify funding to replace another section of fencing over the summer and there now remains only a short section still to be completed which will be completed in the next financial year.
29. The new Mitie contract is well underway with inspections carried out at all the facilities and lodges to identify maintenance or servicing issues. The focus to date has been on utilities and security systems.

## **Community and Events**

30. The events programme for the summer proved very popular and despite the fact that the advertised Big Tree Climbing Company dates had to be cancelled the summer holiday programme of activities were very well attended. This year's Heritage Day event was a marked improvement on the 2011 event which was plagued by wet weather. The various stall holders and other participants enjoyed the benefit of the new City of London weather proof gazebos and the team received a great deal of very positive feedback from those attending the event. The innovative Monkey Do outdoor play space team returned to provide an even more exciting temporary structure for the kids to enjoy and parents and children enjoyed the experience, without any accidents.
31. The team have contributed a total of 1,242 man hours towards community work between April and October, which includes all the walk talks for local schools, Heath Hands supervision, adult educationary walks, sports field related work and Heritage Day. Over the course of the coming year with the changes in staffing arrangements there will be a need to review whether this degree of community commitment can be sustained. It is likely that the walk talks that staff provide for local schools may need to be reduced.
32. The contribution from the Heath Hands sessions so far this year is 11 days up to end of October with another 4 planned during November and December of this year. The volunteer's contribution this autumn has been invaluable with the coppicing and clearance work in the new 2012 conservation area progressing well.
33. Timber from two of the tree failures this year has been put to good use, with two separate memorial benches being created on site, one to commemorate the tragic loss of a family's young son, and the other to form part of a memorial to Betsi Cadwaladr, a Welsh nurse who was a contemporary of Florence Nightingale in the Crimean War.

## **Corporate & Strategic Implications**

34. 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)

## **Implications**

35. There are no financial implications arising from this report, the operational requirements highlighted in the report will be met from the Superintendents' local risk budget.

## **Conclusion**

36. Despite the planned forthcoming structural changes to the Highgate Wood team, the staff remain positive. Work will continue through the winter to consult with the team members most affected by the planned changes, and provide support and training to prepare them for their new role. With the creation of the new Conservation area and the new work platform the team have a busy period ahead to push forward with woodland management and tree work. The team always look forward to the winter period as this allows them to focus on the all-important conservation work. In the New Year the focus will be on introducing the re-structure and other projects including the Roman Kiln.

### **Contact:**

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# Agenda Item 6

Committee(s): Highgate Wood Joint Consultative Committee	Date(s): 21 <sup>st</sup> November 2012
Subject: Highgate Wood Conservation Management Plan	Public
Report of: Superintendent of Hampstead Heath	For Discussion
<b><u>Summary</u></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 four revisions and the latest draft is enclosed with this report for the Committee's scrutiny. Two public consultation events have been held to capture public opinion on the core components of the new plan, and the results show overwhelming support. There now remains the final task of any revisions that the Committee consider necessary for final sanction and adoption. This will enable the Management team to formally adopt the plan and make it available as a public document.</p>	
<b>Recommendations</b>	
<p>That Members of the Consultative Committee take note of the content of this report and provide any further views on the final draft of the Conservation Management Plan.</p>	

## **Main Report**

### **Background**

1. The draft Conservation Management Plan for Highgate Wood is now approaching completion after four 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 event held in September 2011, the iterative process of developing the plan has progressed over the succeeding twelve months. The focus has been on carrying out the recommendations which were made at the Highgate Wood Consultative Committee meeting in May 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.

### **Principle changes to the fourth draft.**

2. The inclusion of an executive summary section with the vision and headline 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.

3. During the September workshop last year the four topic area groups produced a comprehensive list of objectives and proposed policies for future management direction. These proposed policies were derived from a SWOT (Strengths, Weaknesses, Opportunities, Threats) document which was compiled earlier in 2011 and provided to each workshop group to focus the process. The resulting policies were an exhaustive list in the Heritage and Natural Environment groups and for the sake of clarity the number of policies supporting each headline topic area policy was reduced to a maximum of eight sub policies. These now appear in the latest draft of the plan, but the complete list arising from the workshop activity appears in the appendix for reference.
4. The Master plan is a critical element of the 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 for management, but a strategic document should contain some element of long term planning and the disabled car parking, and Pavilion Café proposals are in this category and will necessitate negotiations with local planning departments and other City of London departments. 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 scale on this plan and the illustrated existing and proposed conservation areas appear much larger than their actual size.
5. The inclusion of timescales for each of the topic area policies provides an improved perspective of implementation times. 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 as a number of the policies do require an element of additional funding.
6. The Highgate Wood Manager has held a number of meetings with the team from Land Use Consultants (LUC) over the period since they were commissioned to take on the task of drafting the Conservation Management Plan, and they have acted with great professionalism and patience throughout, carrying out numerous changes and revisions. Fortunately they clearly understand the success of the project is ultimately dependent on this iterative process, and the LUC team understand that they may be requested to make further revisions before the Conservation Management Plan is fully adopted.

## **Public consultation**

7. 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 Appendix 7 of the draft Conservation Management Plan which accompanies this report.
8. 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 the more regular users, such as the dog walking community and joggers.
9. 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.
10. 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 and participants were invited to record these concerns on paper sticky notes.

## **Heritage Chapter**

11. Highgate Wood's extensive and long history was always going to present a challenge to producing a concise and accurate document to accompany the Conservation Management Plan. A revised version was produced by the LUC team earlier this year but with the passing of time and further research there is a requirement to update the document in the interests of accuracy. During the public consultation at the Heritage Day event a member of the Hornsey Local History Society took part in the survey and spent some time making a number of very welcome changes to a historical time line document that was part of the consultative material display. This just demonstrated the importance of ensuring that the material in the Heritage chapter is accurate.
12. The other critical element to include in this document is a map showing the extent of fragmentation that Highgate Wood experienced following the period after the construction of the Archway Road in 1813. The wood prior to this time extended to over 100 acres and the period following the separation of the southern part of the site after the Archway Road

construction saw a progression of fragmentation and loss which was mirrored in many woodland nearby.

13. The completion of the Heritage Chapter will be a priority for the New Year. As mentioned in a previous report the purpose of including this document in the Conservation Management Plan is to validate and support the central policy of conserving the Ancient Woodland component of the site, and creating a strategy which reflects the previous uses of the wood as a local resource, and a valuable haven for wildlife.

### **Corporate & Strategic Implications**

14. 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).
15. Part of the purpose of the Conservation Management Plan will be to identify a number of projects which will necessitate capital funding from either the City of London or other bodies.

### **Conclusion**

16. The process of producing a new Conservation Management Plan for Highgate Wood has taken some time, but the end result will hopefully justify the considerable time and effort invested in the task. As stated already 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 is to obtain Committee approval and formal adoption. There will be a regular review process to keep the Plan current and viable as a management document and a comprehensive reassessment after five years.

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# Highgate Wood Conservation Management Plan

Prepared by LUC  
October 2012

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## 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**

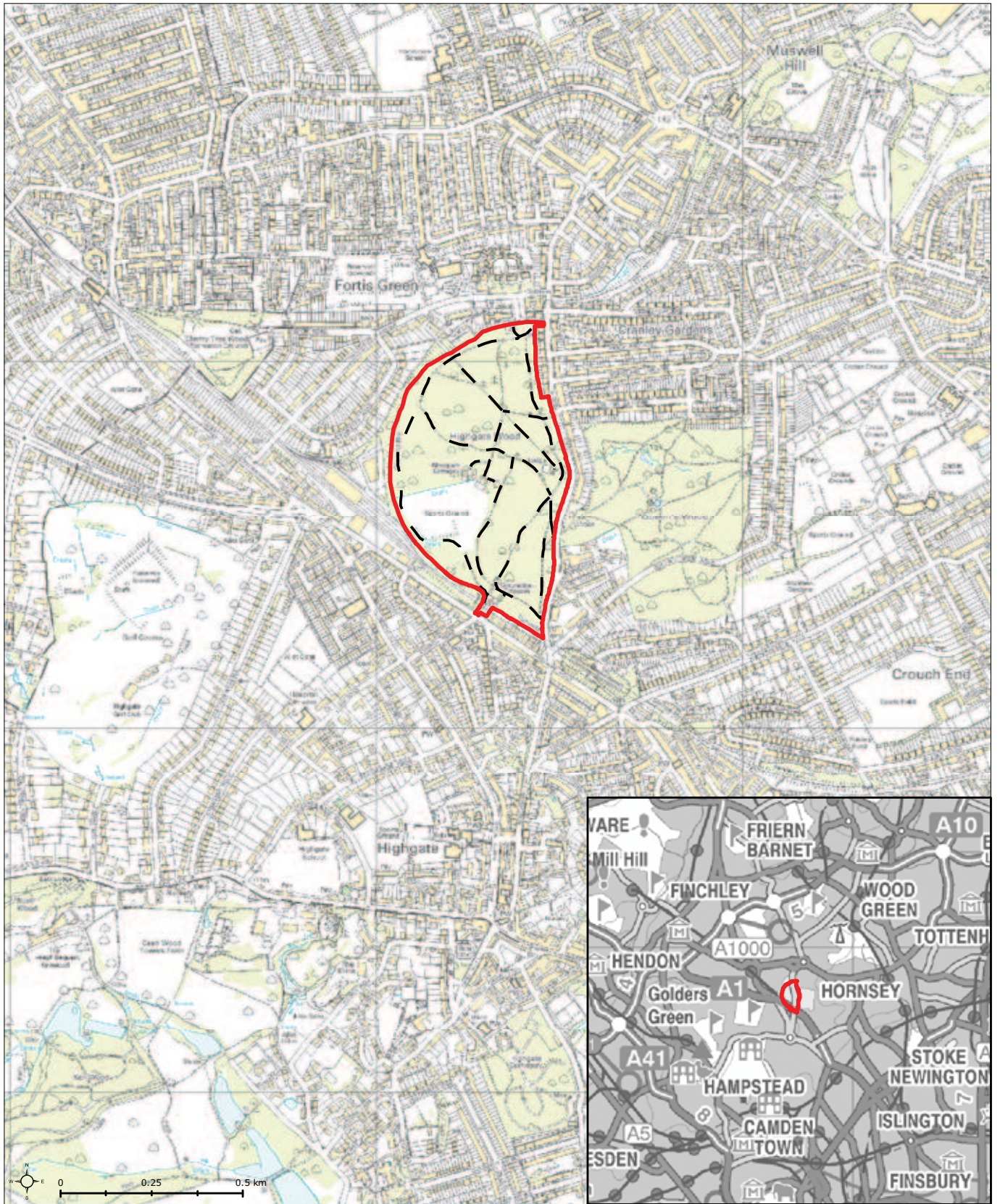
1.7 The Plan is set out under four main headings:

**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 10) – a consideration of the key issues, vulnerabilities and opportunities relating to each of the themes outlined in Section B.

**Section D: the plan** (chapters 11 – 13) – details of the overall management approach set out as an overall vision, a series of policies relating to each theme and their accompanying actions.



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- 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 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.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 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.

- 2.7 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**

- 2.8 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.
- 2.9 National, regional and local designations are shown in **Figure 2.2**.

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

- 2.10 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 draft National Planning Policy Framework (NPPF) for consultation in July 2011. The draft NPPF is designed to consolidate planning policy statements, circulars and guidance documents into a single consolidated framework. The draft NPPF must be regarded as a 'material consideration'. At the heart of the draft 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.
- 2.11 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.
- 2.12 Planning Policy Statements (PPS), and the few remaining Planning Policy Guidance Notes (PPG) will remain in place until the NPPF comes into force. 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

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

- 2.13 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

Figure 2.1: Site plan



Key



Site Boundary



Grass



Area where bluebells thrive



Site of ancient pottery kilns AD 50-150



Existing footpath network



Mature wild service tree



Wood bank/ woodbanks or site of historic importance



Existing vehicular route



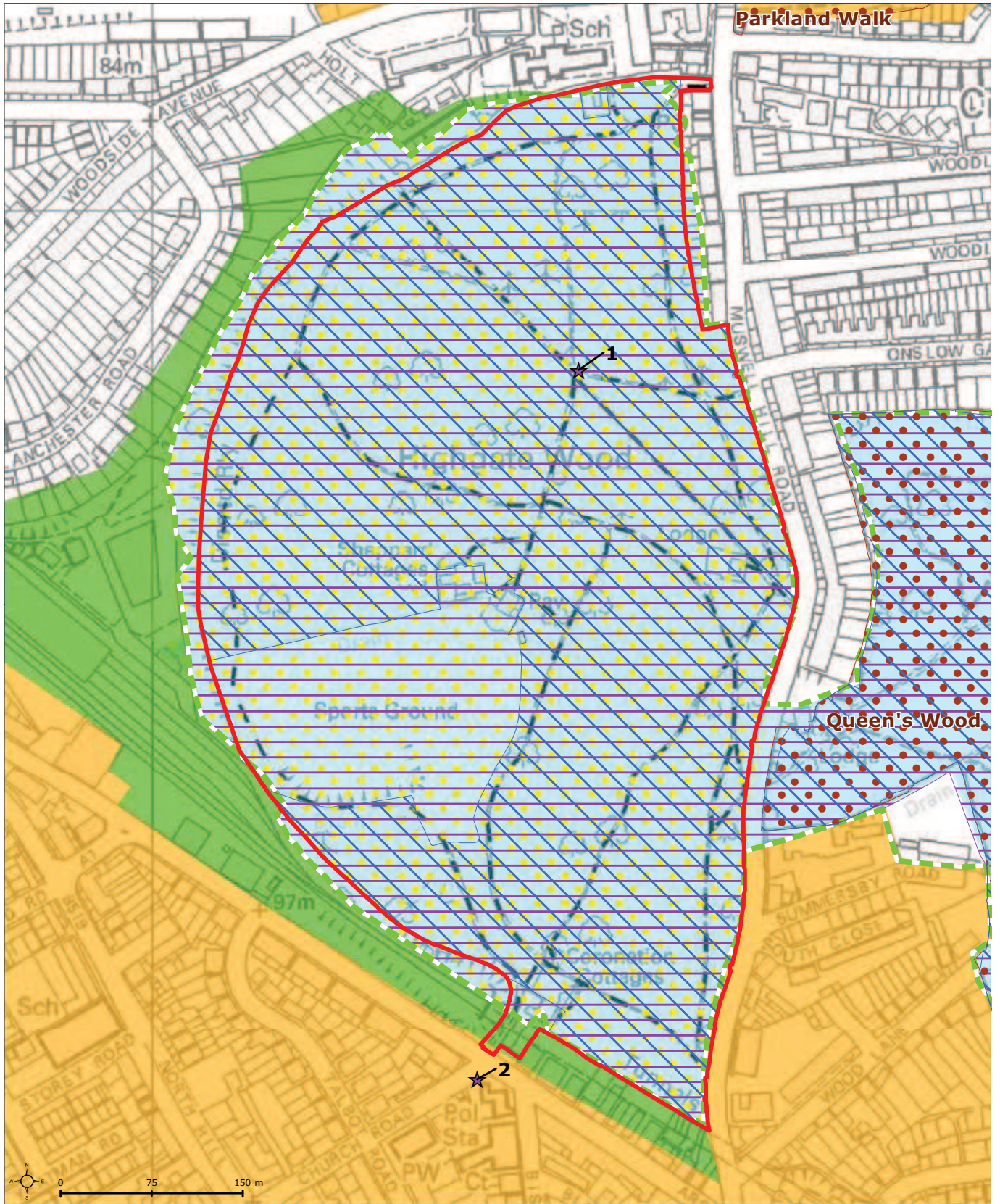
The Hollies (bird sanctuary)



Existing compartment areas



Existing conservation areas



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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.

- 2.14 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.
- 2.15 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.
- 2.16 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.
- 2.17 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***

- 2.18 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:

**SP13 - 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.

2.19 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***

2.20 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.'*

2.21 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***

2.22 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***

2.23 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

- 2.24 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

- 2.25 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

- 2.26 The Open Spaces Directorate oversees the Open Space Department which is responsible for the management of the parks and open spaces owned by CoL.
- 2.27 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
- 2.28 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**.

2.29 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.

- 2.30 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 pitch maintenance, and other core estate work.
- 2.31 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.
- 2.32 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.
- 2.33 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.

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

- 2.34 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).
- 2.35 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**

- 2.36 Local community groups and organisations also have a key role in the management of the Wood, working in partnership with the CoL.

- 2.37 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**

- 2.38 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.

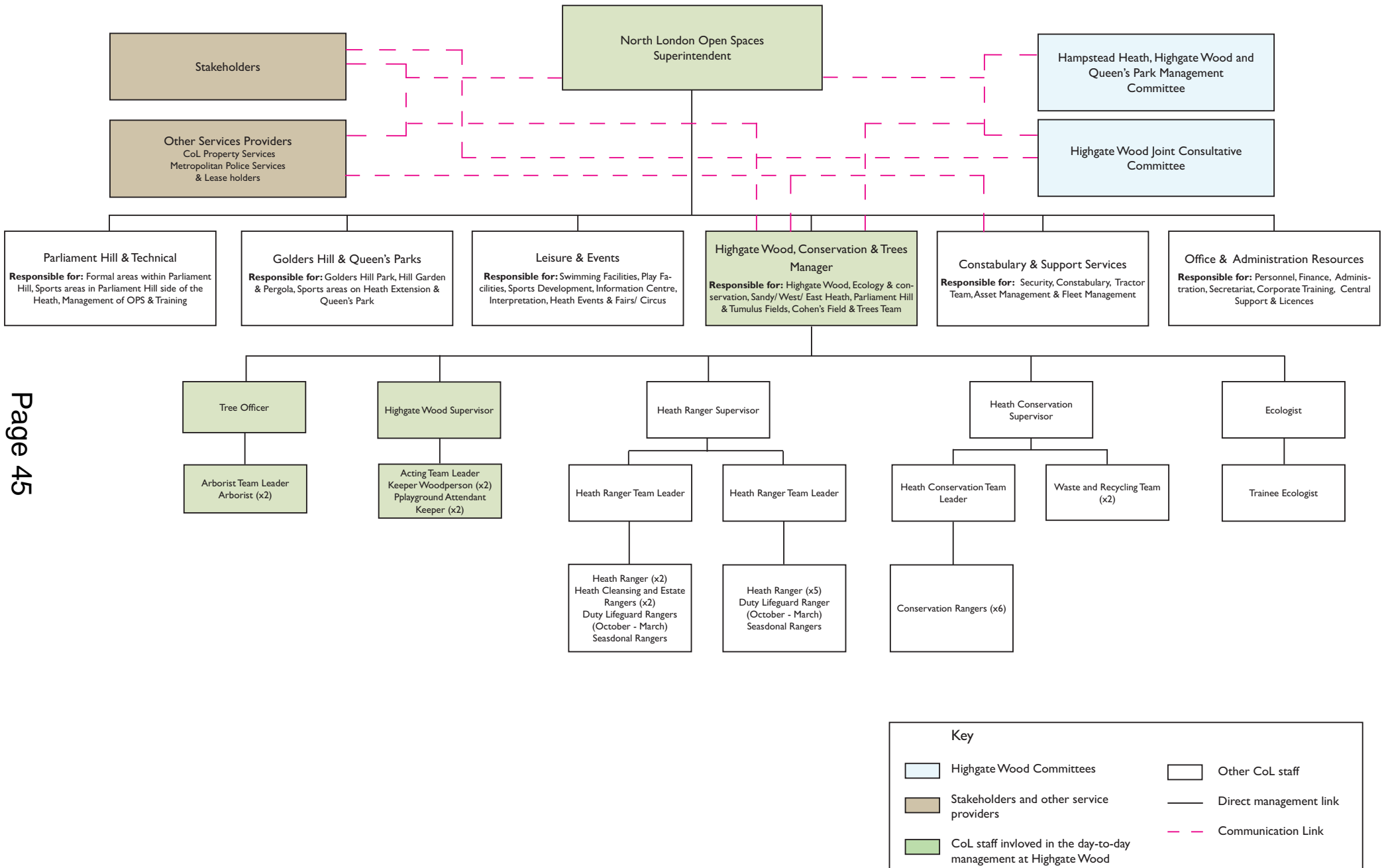


Figure 2.3: Highgate Wood, Conservation and Trees Section Management Structure





## **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. Historic plans showing the reduction in the area of Highgate Wood during the 19<sup>th</sup> century 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**

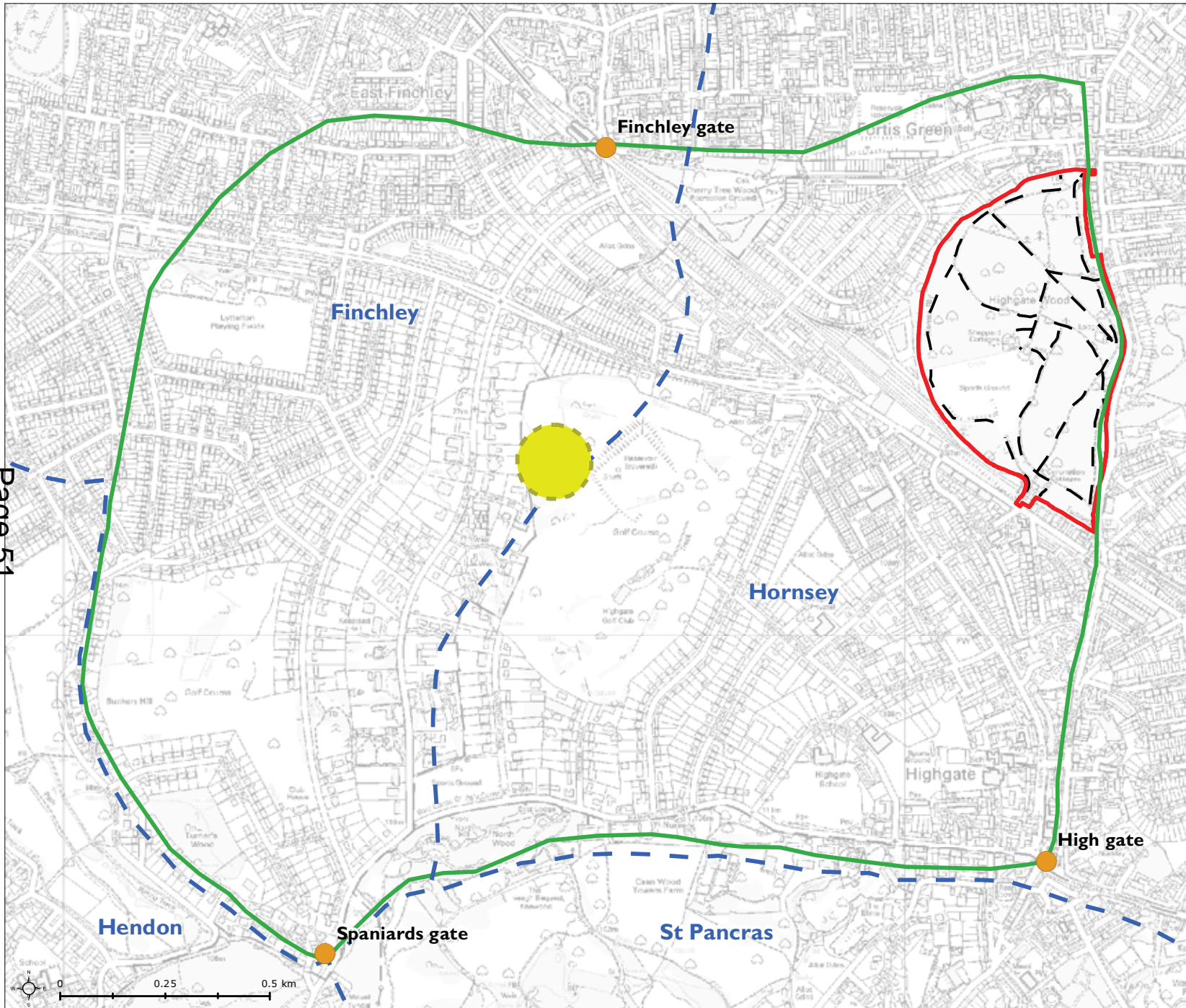
- 3.10 Inappropriate management during the early 20<sup>th</sup> century continued to erode the natural fabric of the Wood and the high volume of visitors caused compaction of the ground.
- 3.11 Highgate Wood had an important role in defending London during the Second World War and was used as a station 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



<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. 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



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

- 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.

## EVALUATION

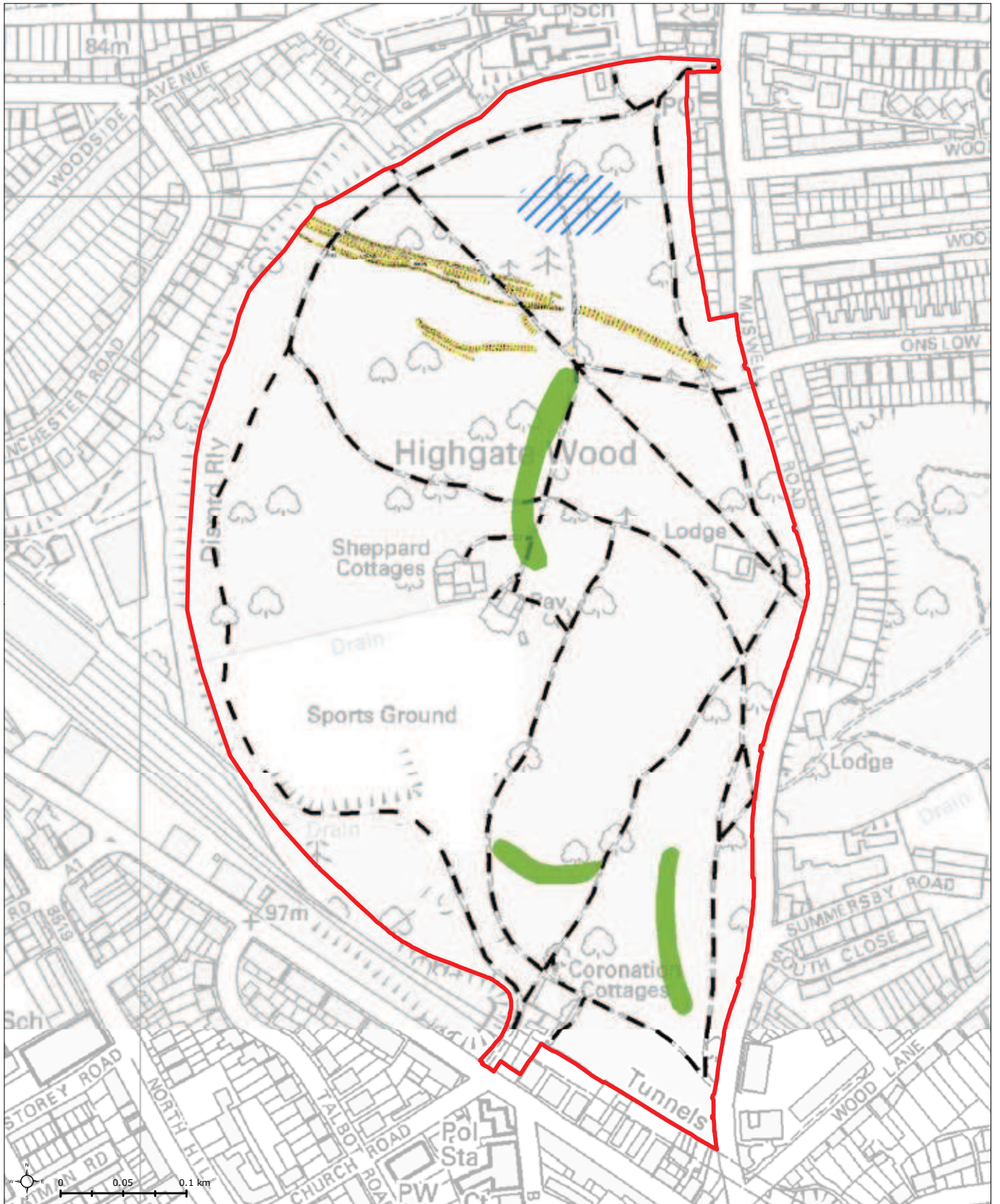
- 3.18 Highgate Wood has a well-documented history extending back to the Roman and early medieval periods. During the Roman period the Wood was used for making pottery and flints from the early Mesolithic period have also been uncovered on the site which suggests early human settlement.
- 3.19 There 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.





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**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



## 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**

Moths	
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	
<b>Mammals</b>	
Hedgehog	
<b>Insects</b>	
Stag Beetle	
Mining Bee	
Thick Legged Flower Beetle	
<b>Fungi</b>	
Podoschypha multizonata	

Thick Legged Flower Beetle

Mining Bee

### **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 program 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 % canopy decline and % caterpillar defoliation. Approximately half of all the trees surveyed appeared to have 50% or higher canopy decline. Management 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.

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.





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Highgate Wood

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

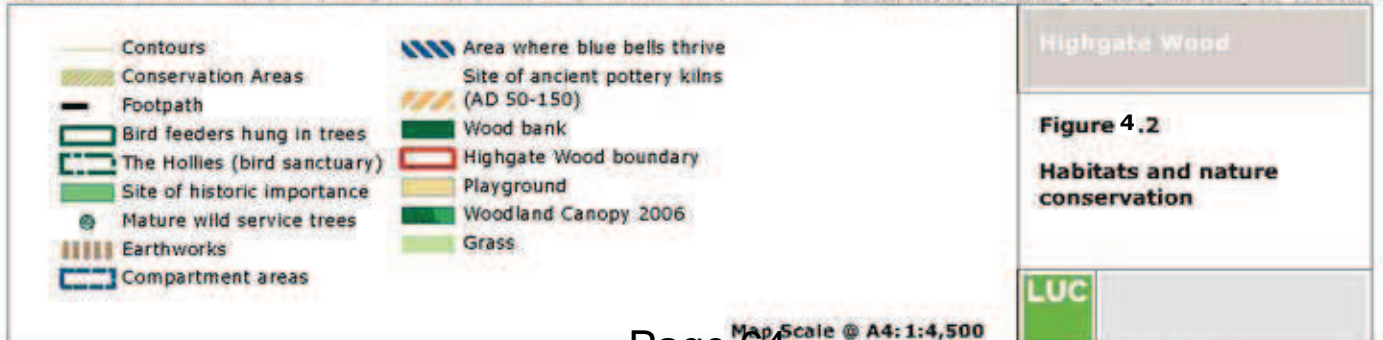


Map Scale @ A4: 1:30,000

Source:



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Map Scale @ A4: 1:4,500

## 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.

- 5.7 There are three football teams who play on alternate Saturdays and Sundays and four cricket teams who play on alternate Saturdays. Sport teams which play at Highgate Wood are listed in table 5.1.



The sport field is popular with local football and cricket teams

**Table 5.1 Sport clubs at Highgate Wood**

Club	Current use
Old Tollingtonians Football Club	Play every Saturday Five teams in the club
Enigma Football Club	Alternate Sundays
Five Bells Football Club	Alternate Sundays
Metro Cricket Club	Alternate Saturdays
Strongroom Cricket Club	Alternate Saturdays
Palm Tree Cricket Club	Alternate Sundays
Black rose Cricket Club	Alternate Sundays

5.8 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.

5.9 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.



The sport pitch is often used for community events and activities.

### EVENTS AND ACTIVITIES

5.10 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. The events held at Highgate Wood in 2011 are listed in table 5.2 below.

**Table 5.2 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

Month	Event
	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

## EDUCATION AND INTERPRETATION

5.11 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.



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

5.12 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.

5.13 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

5.14 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.

- 5.15 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 the end of 2012.



Volunteers carrying out tree planting in 2011.

## **VOLUNTARY GROUPS**

- 5.16 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.

- 5.17 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**

- 5.18 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.
- 5.19 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**

- 5.20 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.
- 5.21 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 .
- 5.22 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.
- 5.23 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.
- 5.24 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 5**.

### 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.



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- Sports grounds
- Present day boundary
- Current path network

Highgate Wood

**Figure 6.1**  
**Built Fabric and**  
**Community Facilities**



Map Scale @ A4: 1:4,500

Source: Land Use Consultancy



- 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 6**.



## 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.

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<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	
1(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.
1(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.
1(c)	There is some damage to earthworks due to erosion through foot-fall and vegetation growth on earthworks.
1(d)	There is a threat of damage to archaeology from general maintenance work e.g. tree planting.
1(e)	There are opportunities to obtain further information about the history of the Wood, e.g. in the St. Paul's archive.
1(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.
1(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.
1(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 lapsed hornbeam coppice.
2(e)	Until recently there has been very little communication at management level between Highgate Wood and other nearby woodland sites.

<b>2: Natural Environment</b>	
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.

## 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)	There is a lack of support from the Heath Constabulary which is a major issue but little can be done as the Constabulary do not have specific powers at Highgate Wood.
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.
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



<b>3: Community and recreation</b>	
	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 7**.

### 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. The initial site wide policies can be seen in **Appendix 8**.

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	I(f)		x		

	<b>Appendix 9</b> of this Plan.					
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 woodland management operations and the conservation of the oak and hornbeam population over the next 10 years.	2(b)		x		
Policy 2(b)	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	
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 coordinate habitat management across local Ancient Woodland sites and raise awareness of this important 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)	x			

## COMMUNITY AND RECREATION






<b>Policy 3: Community and recreation</b>		Responds to issue, vulnerability or opportunity	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.			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			









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** 



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) and (t)		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(s)		x		

## BUILT ENVIRONMENT

<b>Policy 4: Built environment</b>			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.			Responds to issue, vulnerability or opportunity	Ongoing	Short term	Medium 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	



# 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 draft\5223\_ConservationManagementPlan\_120203\_v1\_6.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. Licence numbers 100047534, 010002469. See [www.ordnancesurvey.co.uk/Products/Partners](http://www.ordnancesurvey.co.uk/Products/Partners) for more information.

<ul style="list-style-type: none"> <li> Culvert</li> <li> Bus routes</li> <li> First aid</li> <li> Contours</li> <li> Current footpath network</li> <li> Dog waste bins</li> <li> Compartment areas</li> <li> Highgate Wood boundary</li> <li> Playground</li> </ul>	<ul style="list-style-type: none"> <li> Woodland Canopy 2006</li> <li> Grass</li> </ul>	<p>Highgate Wood</p> <p>Location of infrastructure at Highgate Wood</p>
<p>Map Scale @ A4: 1:4,500</p>		<p>LUC</p> <p>Source: Land Use Consultants</p>

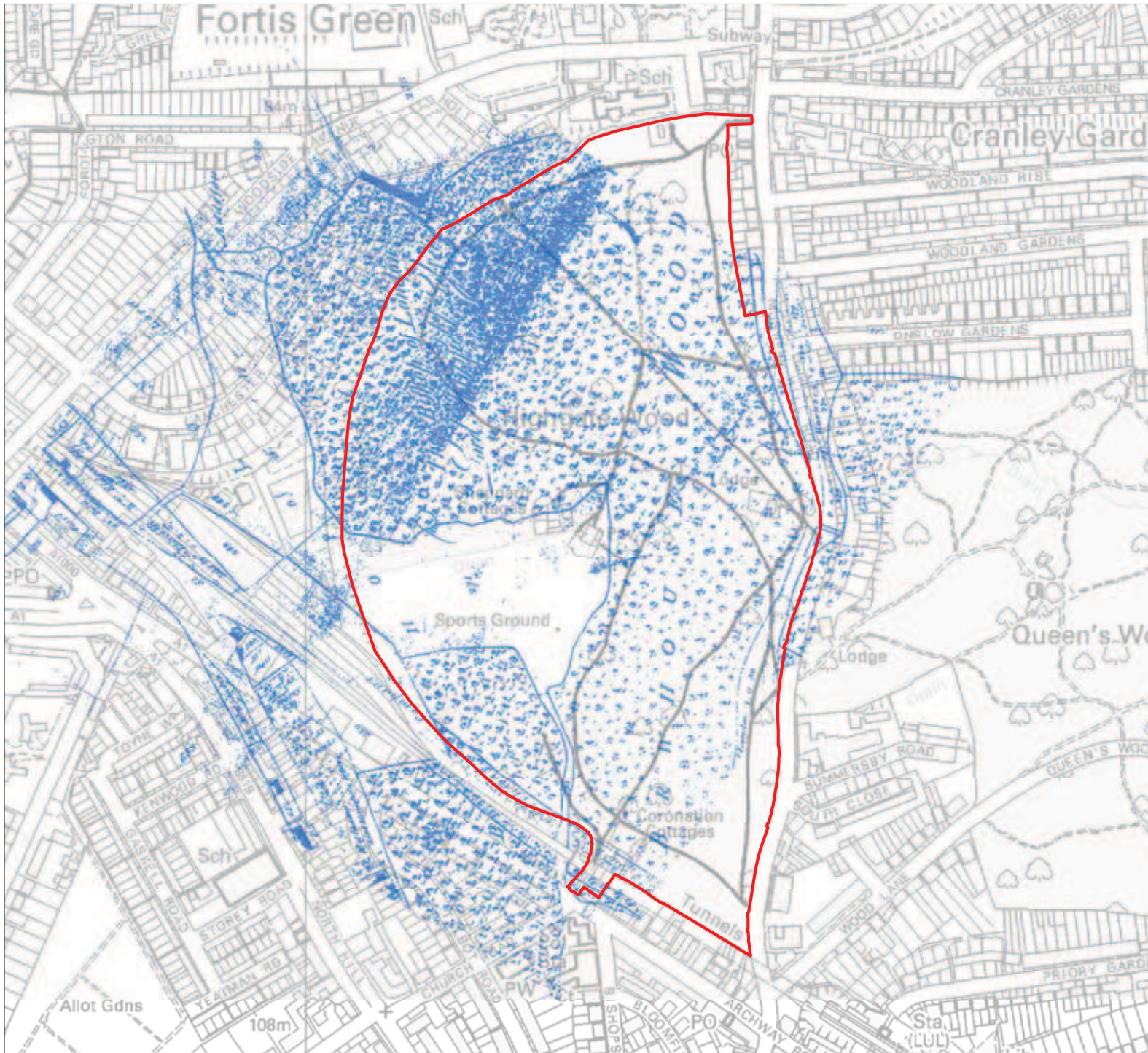


## **Appendix 2**

### **19<sup>th</sup> century maps of Highgate Wood**







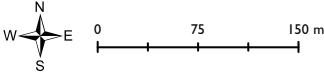


### Highgate Wood

**Historic map - 1815 (Hornsey Enclosure Map)**


**Key**

-  Highgate Wood site boundary
-  Current path network

  
N  
W E 0 75 150 m  
S  
1:4,000 at A3

Source: Land Use Consultants

Date: 24/10/2011  
Revision: A







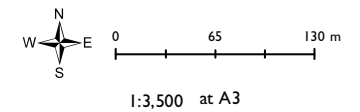


## Highgate Wood

Historic map - 1873-76

### Key

-  Present day boundary
-  Historic boundary
-  Pond
-  Footpaths/routes  
Total path/route length: 2.04 km



Source: Land Use Consultants

Date: 24/10/2011  
Revision: A



## **Appendix 3**

### **Protected/ flagship 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 I Part I
Tawny owl	
Nuthatch	



## **Appendix 4**

### **Sport field management plan**



## **Appendix 5**

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



## **Appendix 6**

### **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 7**

### **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	
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.	
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	
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	

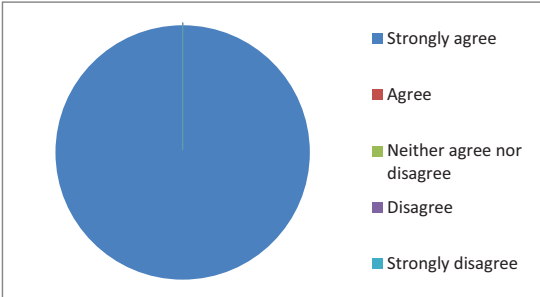
## 2. Comments on the draft vision for Highgate Wood and the policies for Theme 1: Heritage

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	

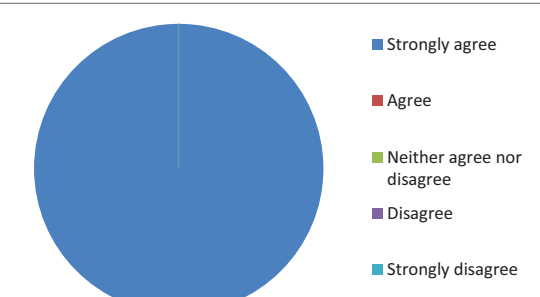
<b>Topic 1: Heritage</b>		
The valuable heritage resource including the earthworks and ancient woodland fabric, the Roman Kiln site, selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.		
Strongly agree	11	
Agree	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>■ 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>		

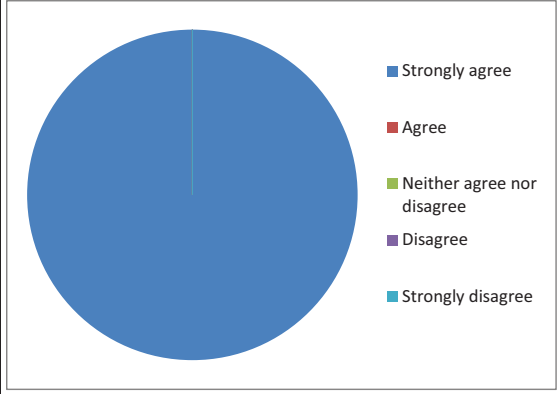
### 4. Comments on the policies for Theme Three: Community and Recreation

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>■ 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.		
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 8**

**Management actions developed during the Highgate  
Wood Advisory Group workshop but not taken forward  
within this plan**



Policy I: Heritage		Responds to issue, vulnerability or opportunity	Timing			
			Ongoing	Short term	Medium term	Long term
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 I(a)	<p>Conserve and enhance the ancient coppice with standard woodland management regime and extend it where possible. Specific measures will include:</p> <ol style="list-style-type: none"> <li>1. The development of additional conservation areas, focusing on threatened areas or those which are known to contain valuable habitats such as bluebells. Protection of these areas may be required</li> <li>2. Selective trials of pollarding and re-coppicing of ancient hornbeam coppice stools</li> <li>3. Haloing, protecting and mulching of selected oak standards and ancient hornbeams</li> <li>4. Coppicing and pollarding along selected path edges to create more ecologically diverse and visually appealing corridors and routes through the Wood</li> </ol>	I(a)	x			
Policy I(b)	Develop a structured programme of survey and research and share and disseminate results with other managers of Ancient Woodland within and beyond the CoL.	I(b)	x			
Policy I(c)	Conserve all earthworks through gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required.	I(c)	x			
Policy I(d)	Mark out all archaeological features and provide relevant education and training to management staff.	I(d)		x		
Policy I(e)	Carry out further research at the St. Pauls archive.	I(e)				
Policy I(f)	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 6</b> of this Plan.	I(f)		x		
Policy I(g)	Explore further opportunities for interpretation and education and develop a heritage themed programme of events throughout the year.	I(f)			x	
Policy I(h)	Establish links to other ancient woodland sites – physically and through	I(g)			x	

	interpretation/partnership working.					
Policy 1(i)	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

Policy 2: Natural Environment			Timing			
			Ongoing	Short term	Medium term	Long term
Policy 2(a)	Establish a programme of survey and monitoring work and seek support from the CoL trainee ecologist to implement it.	Issue 2(a)			x	
Policy 2(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.	Issue 2(b)		x		
Policy 2(c)	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.	Issue 2(c)			x	
Policy 2(d)	Promote research opportunities with students or post graduates with a focus on vulnerabilities of woodland species, in particular the decline of the oak standards.	Issue 2(d)				x
Policy 2(e)	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.	Issue 2(e)			x	
Policy 2(f)	Manage and expand the existing coppice areas and seek opportunities to create new areas.	Issue 2(f)	x			
Policy 2(g)	Promote the importance of coppice woodland to the local community and site users.	Issue 2(f)			x	
Policy 2(h)	Continue to promote public access but balance use with nature conservation management operations through controlled movement around sensitive areas.	Issue 2(a)	x			
Policy 2(i)	Promote and protect the historical interest of Highgate Wood providing interpretation and education of historic management operations.	Issue 2(h)		x		
Policy 2(j)	Continue to monitor the oak standard population and to carry out halo release of selected specimens.	Issue 2(g)	x			
Policy 2(k)	Monitor the oak standard population as a	Issue	x			

	keystone species, prolong its longevity and continue restocking operations.	2(h)				
Policy 2(l)	Improve the soil conditions throughout the site to encourage greater ground flora to encourage species resilient to a changing climate.	Issue 2(a)			x	
Policy 2(m)	Restrict pedestrian access to sensitive areas (e.g. the bluebell site).	Issue 2(a)	x			
Policy 2(n)	Consider methods to limit traffic entering the site and restricting delivery times.	Issue 2(a)		x		
Policy 2(o)	Explore the possibility of re-launching a Friends Group.	Issue 2(a)			x	
Policy 2(p)	Consider additional educational activities based at Highgate Wood particularly for secondary school groups.	Issue 2(a)				x
Policy 2(q)	Establish partnerships with local community groups and specialist organisations to identify potential funding streams and to promote education and to support future management.	Issue 2(a)				x
Policy 2(r)	Liaise with LB Haringey and neighbouring land managers to protect and promote the importance of Highgate Wood within the local green infrastructure network.	Issue 2(a)			x	

## COMMUNITY AND RECREATION

<b>Policy 3: Community and recreation</b>			<b>Timing</b>			
			<b>Ongoing</b>	<b>Short term</b>	<b>Medium term</b>	<b>Long term</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.						
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.	Issue 3(a) and (q)	x			
Policy 3(b)	Establish a committed volunteer group from the local area in connection with the above.	Issue 3(b)			x	
Policy 3(c)	Improve links with young people and youth community groups.	Issue 3(c)			x	
Policy 3(d)	Develop a more engaging offer to forge links with local secondary schools.	Issue 3(d)			x	
Policy 3(e)	Explore options to establish legal powers at Highgate Wood for the Heath Constabulary.	Issue 3(e)		x		
Policy 3(f)	Explore opportunities to host events that raise the awareness of the UK's woodland heritage and its vulnerability.	Issue 3(f)			x	
Policy 3(g)	Explore options to establish an Ancient	Issue 3(g)			x	

	Woodland Site Managers Network.					
Policy 3(h)	Develop a health and well-being programme and investigate Natural England's Greenspace Walking Scheme.	Issue 3(h)		x		
Policy 3(i)	Develop links with Capel Manor College and explore opportunities for partnership.	Issue 3(i)			x	
Policy 3(j)	Develop a partnership with Haringey's Magistrates Court to provide alternative opportunities for community service.	Issue 3(j)			x	
Policy 3(k)	Explore options to resolve conflicts between sports people and those enjoying the field area on weekends.	Issue 3(k)		x		
Policy 3(l)	Carry out a detailed sports turf and soil/sub-soil assessment to inform a drainage improvement scheme for the sport pitch.	Issue 3(l)		x		
Policy 3(m)	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.	Issue 3(m) and (t)		x		
Policy 3(n)	Promote the continued use of the site for recreational activities.	Issue 3(n)	x			
Policy 3(o)	Promote public access but ensure careful monitoring of visitor numbers and restrict access to sensitive ecologically and archaeologically sensitive areas.	Issue 3(o)	x			
Policy 3(p)	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.	Issue 3(p)			x	
Policy 3(q)	Develop partnerships with health authorities, hospitals and surgeries to increase opportunities to enhance physical and mental health, and wellbeing.	Issue 3(r)			x	
Policy 3(s)	Increase knowledge of and links to Queen's Wood through use of signage, websites, leaflets, maps and electronic information.	Issue 3(s)		x		



## BUILT ENVIRONMENT

Policy 4: Built environment			Timing			
			Ongoing	Short term	Medium term	Long term
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.						
Policy 4(a)	Investigate options to create a small car park for visitors with mobility difficulties close to Onslow Gate.	Issue 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.	Issue 4(b)		x		
Policy 4(c)	Rationalise vehicle deliveries and restrict vehicle movements throughout the site.	Issue 4(a)		x		
Policy 4(d)	Improve existing parking provision to relieve pressure on heavily used pedestrian areas.	Issue 4(a)		x		
Policy 4(e)	Promote access for all and ensure existing provision is DDA compliant.	Issue 4 (d) and (e)	x			
Policy 4(f)	Improve environmental performance of buildings throughout the wood e.g. insulation of lodges, updating heating systems and photovoltaic installation.	Issue 4(f)				x
Policy 4(g)	Increase the range of play equipment to cater for children in the 7 – 10 age group.	Issue 4(g)			x	
Policy 4(h)	Carry out a feasibility study to assess the volume of wood that could be sustainably harvested from site or nearby to provide for domestic heating and small scale industrial premises and offices. Consider using one of the staff lodges as a pilot project.	Issue 4(h)				x



## **Appendix 9**

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

