



Hampstead Heath Highgate Wood and Queen's Park Committee

Date: MONDAY, 21 MAY 2012
Time: 1.45 pm
Venue: COMMITTEE ROOM 2 - COMMITTEE ROOMS
Members: Deputy John Barker
Deputy Dennis Cotgrove
Deputy Stella Currie
The Revd Dr Martin Dudley
Sophie Fernandes
Clare James
Barbara Newman
Virginia Rounding
Jeremy Simons
Alderman Simon Walsh
Deputy Michael Welbank
Vacancy

For Consideration of Business Relating to Hampstead Heath Only:

Councillor Sean Birch - (London Borough of Camden)
Councillor Melvin Cohen - (London Borough of Barnet)
Paul Griffiths - (English Heritage)
Tony Ghilchik - (Heath & Hampstead Society)
Maija Roberts - (Ramblers Association/Open Spaces Society)
Martyn Foster - (RSPB)

Ex Officio
Alderman Bob Hall
Dr Peter Hardwick

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

Chris Duffield
Town Clerk and Chief Executive

AGENDA

Part 1 - Public Agenda

1. **APOLOGIES**
2. **DECLARATIONS BY MEMBERS OF ANY PERSONAL AND PREJUDICIAL INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA**
3. **ORDERS OF THE COURT OF COMMON COUNCIL, 7 APRIL 2011**
Orders, Court of Common Council, 19 April 2012:-
 - (i) appointing the Committee;
 - (ii) approving the Committee's Terms of Reference (copy attached).
4. **ELECTION OF CHAIRMAN**
To elect a Chairman pursuant to Standing Order No 29.

For Information
For Decision
5. **ELECTION OF DEPUTY CHAIRMAN**
To elect a Deputy Chairman pursuant to Standing Order No 30.

For Decision
6. **MINUTES**
To agree the public minutes and summary of the meeting held on 26 March 2012 (copy attached).

For Decision
(Pages 1 - 8)
7. **2012/13 COMMITTEE APPOINTMENTS**
Report of the Town Clerk (copy attached).

For Decision
(Pages 9 - 14)
8. **DECISIONS TAKEN UNDER URGENCY POWERS**
Report of the Town Clerk (copy attached).

For Informaiton
(Pages 15 - 30)
9. **CITY CORPORATION RISK MANAGEMENT HANDBOOK**
Report of the Chamberlain (copy attached).

For Information
(Pages 31 - 34)

Hampstead Heath

10. SUPERINTENDENT'S UPDATE

Superintendent of Hampstead Heath to be heard on Hampstead Heath matters.

For Information

11. FLOOD MANAGEMENT AND WATER QUALITY PROJECT - COMMUNICATIONS STRATEGY

Report of the Superintendent of Hampstead Heath (copy attached).

for Decision
(Pages 35 - 46)

12. PROPOSAL FOR THE TEMPORARY INSTALLATION OF DAVID BREUER-WEIL 'VISITOR I' SCULPTURE AT GOLDERS HILL PARK

Report of the Superintendent of Hampstead Heath (copy attached).

For Decision
(Pages 47 - 76)

13. MANAGEMENT WORK PLANS FOR THE SANDY HEATH PONDS AND THE SANDY HEATH AND FLAGSTAFF GORSE SITES

Report of the Superintendent of Hampstead Heath (copy attached).

For Decision
(Pages 77 - 112)

14. 'WILD ABOUT HAMPSTEAD HEATH' PROJECT APPLICATION UPDATE

Report of the Superintendent of Hampstead Heath (copy attached).

For Information
(Pages 113 - 122)

15. PROVISIONAL ADDITIONAL WORKS PROGRAMME 2013/14 AND 2014/15

Report of the City Surveyor (copy attached).

For Information
(Pages 123 - 130)

Highgate Wood & Queen's Park

16. SUPERINTENDENT'S UPDATE

Superintendent of Hampstead Heath to be heard on Highgate Wood and Queen's Park matters.

For Information

17. HIGHGATE WOOD JOINT CONSULTATIVE COMMITTEE MINUTES

To receive the draft minutes of the Highgate Wood Joint Consultative Committee meeting held on 2 May 2012.

For Discussion
(Pages 131 - 136)

18. **UPDATE ON DRAFT CONSERVATION MANAGEMENT PLAN FOR HIGHGATE WOOD**
 Report of the Superintendent of Hampstead Heath (copy attached).
For Discussion
 (Pages 137 - 228)
19. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
20. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT**

Part 2 - Non-Public Agenda

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

<u>Item No.</u>	<u>Paragraphs in Schedule 12A</u>
22 & 23	3
24 & 25	-

22. **NON-PUBLIC MINUTES**
 To agree the non-public minutes of the meeting held on 23 March 2012 (copy attached).
For Decision
 (Pages 229 - 230)
23. **CITY OF LONDON PARKING SERVICE CONTRACTS**
 Report of the Director of the Built Environment (copy attached).
For Decision
 (Pages 231 - 236)
24. **QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE**
25. **ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT AND WHICH THE COMMITTEE AGREE SHOULD BE CONSIDERED WHILST THE PUBLIC ARE EXCLUDED**

HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE

26 March 2012

Minutes of the meeting of the HAMPSTEAD HEATH, HIGHGATE WOOD AND QUEEN'S PARK COMMITTEE held at Guildhall, EC2 on MONDAY, 26 MARCH 2012 at 1:45pm.

Present

Members:

Deputy Michael Welbank (Chairman)	Clare James
Jeremy Simons (Deputy Chairman)	Barbara Newman
Deputy John Barker	Virginia Rounding
Deputy Dennis Cotgrove	Alderman Simon Walsh
Deputy Stella Currie	Councillor Sean Birch
The Revd Dr Martin Dudley	Tony Ghilchik
Alderman Bob Hall	Maija Roberts
Dr Peter Hardwick	

Officers:

Edward Foale	- Town Clerk's Department
Esther Sumner	- Town Clerk's Department
Allison Elam	- Chamberlain's Department
Andrew Cotton	- City Surveyor's Department
Sue Ireland	- Director of Open Spaces
Simon Lee	- Superintendent of Hampstead Heath
John Parks	- Public Relations Office

In attendance:

Mathew Dolan	- National Grid
Timothy Burr	- Daclour Maclaren

1. APOLOGIES

Apologies for absence were received from Councillor Melvin Cohen and Martyn Foster.

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 and summary of the meeting held on 23 January 2012 were approved.

MATTERS ARISING FROM THE MINUTES: -

East Heath Car Park and South End Green Approach Improvements (Item 8)

The Superintendent confirmed that a planning application had been submitted to Camden Council in order to proceed with the proposals to modify the car park.

Review of Hampstead Heath Constabulary 2011 (Item 9)

In response to a Member's question, the Superintendent undertook to confirm further details regarding the miscellaneous occurrences recorded by the Hampstead Heath Constabulary during 2011.

4. HAMPSTEAD HEATH CONSULTATIVE COMMITTEE MINUTES

The draft minutes of the Hampstead Heath Consultative Committee meeting held on 16 March were noted.

MATTERS ARISING FROM THE MINUTES: -

Update on the Hampstead Heath Flood Management Project (Item 4a)

In response to a Member's query, the Superintendent confirmed that the project was currently continuing to progress, and further reports relating to design and implementation would be submitted to the Committee at the appropriate time.

The Superintendent advised that the procurement process for the appointment of the design team was progressing. He also advised on the benefits of appointing a Strategic Landscape Architect to champion the landscape and environmental attributes of the project, recognising the obligations of the foundation legislation in "preserving the natural aspect of the Heath".

The Superintendent would work with the City Surveyor's Department to develop the detailed designs. He recognised that there were tensions within the community about the design standards that had to be adopted for the project. The Superintendent made reference to guidance from the Institution of Civil Engineers in relation to Category A dams, which advised that public opinion would not accept conscious design for a specific threat to a community, even though it would tolerate to an extent both random and accidental loss of life. Consequently, no dam above a village or town should be designed knowingly with a finite chance of a disastrous breach due to the under-provision of spillway capacity. The main design intentions would be to ensure that, where a community could be endangered by the breach of a dam, the risk of any breach caused by a flood would be virtually eliminated.

In response to a Member's question, the Superintendent advised that he believed the guidance applied to both existing and new-build dams.

A Member advised that the Committee held responsibility for the project and was accountable to the Court of Common Council. The Flood Management Project report to be submitted to the Committee would require extensive detail in order for the Committee to make a fully informed decision.

Questions (Item 4a)

In response to a Member's question, the Chairman clarified that there was only limited support for a seven-day suspension of litter collection on the Heath. It was unlikely that such a measure would be adopted.

A Member, also the Chairman of the Open Spaces, City Gardens and West Ham Park Committee, advised that at a recent meeting of the Court of Common Council he had raised the possibility of the City participating in a London-wide effort to encourage manufacturers to produce more streamlined packaging in order to make litter less voluminous and easier to collect.

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

The Committee considered a report of the Director of Open Spaces that outlined the Key Projects to be included in the Open Spaces Department Business Plan for 2012 - 2015 for the sites for which the Committee was responsible.

In response to a Member's query, the Director of Open Spaces acknowledged the importance of raising awareness of the shared pedestrian and cycling routes on the Heath. The Superintendent advised that the Hampstead Heath Constabulary was apprehending those individuals found cycling in non-cycle areas of the Heath and that safe-cycle leaflets were to be published shortly.

In response to a Member's query, the Superintendent of Hampstead Heath advised that an order had been raised for the installation of the barrier on Savernake Bridge. Due to the scale of the works the completion date was currently unclear. The Director of Open Spaces advised that the Chairman and Deputy Chairman would be updated on the matter.

RESOLVED: That Members note and agree the Key Projects for Hampstead Heath, Highgate Wood and Queen's Park, for inclusion in the Open Spaces Department Business Plan for 2012 - 2015.

6. RESOLUTION FROM THE AUDIT & RISK MANAGEMENT COMMITTEE

The Director of Open Spaces advised that a key function of the Audit & Risk Management Committee was to seek assurance in adequacy of arrangements for managing risk. The report submitted to the March meeting of the Audit & Risk Management Committee advised that appropriate measures to address the risks associated with Hampstead Heath hydrology were being undertaken. Until the completion of the Dams Project it was likely that all associated risk would remain red.

The Audit & Risk Management Committee would receive an update report on Hampstead Heath hydrology every nine months. Members noted that the Director of Open Spaces had become the Hampstead Heath hydrology risk owner.

RESOLVED: That Members note a message of support from the Audit and Risk Management Committee for the steps being taken by the Hampstead

Heath, Highgate Wood & Queen's Park Committee with regard to Hampstead Heath hydrology.

HAMPSTEAD HEATH

7. SUPERINTENDENT'S UPDATE

The Superintendent of Hampstead Heath was heard on Hampstead Heath matters.

English Cross Country Event

The Superintendent of Hampstead Heath advised that the English Cross Country Event had been a great success with over 1600 participants. Sheriff Wendy Mead had also been in attendance on the day.

Hampstead Heath Diary

The Hampstead Heath diary would be released in early April 2012.

Fitzroy Farm Allotment

The Fitzroy Farm Allotment Holders Association had plans to create a community orchard on the boundary of the allotment, which would result in the felling of several large trees. The City had not been consulted on the initial plans and had made representation to Camden Council about the importance of retaining a screen for the Heath. Grant funding for the project would be held over for one year. The Head of Parks and Gardens at Camden Council was currently consulting stakeholders on the matter. The City had met with allotment holders in an effort to accommodate a compromise for retention of the larger trees.

Water House Development, Millfield Lane

The Superintendent confirmed that the Waterhouse Development had not yet been approved. However, Camden Council had recently approved an application for an adjoining development site, which included cutting down a number of trees and building a deep basement.

Hosepipe Ban

The hosepipe ban, due to come into effect on 5 April 2012, would represent a challenge to maintaining healthy vegetation across the Heath, particularly newly planted horticultural features and maintaining fine sports turf.

In response to a Member's question, the Superintendent confirmed that it was currently unclear as to whether the City Dip event of 2011 would be repeated at the lido.

8. REVIEW OF SUMMER HOLIDAY EVENTS 2011

The Committee received a report of the Superintendent of Hampstead Heath, which reviewed the 2011 summer events programme delivered by the Education and Play teams across Hampstead Heath, Golders Hill Park, Queens Park and Highgate Wood.

gas regulators with an upfront premium of £20,000 (as a minimum) for each regulator, the existing pipework to be retained, and the existing pipework to be decommissioned, therefore ensuring that terms are consistent across the infrastructure

- iii) National Grid occupying a fenced-off site on Parliament Hill, just north of the bandstand for a minimum fee of £200/week.

11. REVIEW OF PARLIAMENT HILL FIELDS – PLAY FACILITIES

The Committee considered a report of the Superintendent of Hampstead Heath which reviewed the success and key achievements of the Hampstead Heath play service in 2011, including its work at the Adventure Playground, One O'clock Club and Parliament Hill Playground.

In response to a Member's question, the Superintendent advised that the Queen's Crescent Community Centre managed the One O'clock Club in the morning.

RESOLVED: That the success and key achievements of the Hampstead Heath play service in 2011 and the proposed strategy for the service into 2012 be noted.

12. QUEEN'S DIAMOND JUBILEE FESTIVAL – GOLDERS HILL PARK

The Committee considered a report of the Superintendent of Hampstead Heath that updated Members on the consultations that had been undertaken between the City of London and the London Borough of Barnet to host a community festival to be held in Golders Hill Park on Monday 4 June 2012 to celebrate the Queen's Diamond Jubilee. The London Jewish Cultural Centre had agreed to support the event and open their buildings as part of the day's activities.

In response to a Member's query, the Superintendent confirmed that National Grid had agreed to sponsor the weather vane mentioned in the report.

In response to a Member's query, the Superintendent advised that it was currently unknown whether permission was required to reproduce the Royal Cypher. He undertook to investigate the matter and report to the next Committee meeting.

RECEIVED

HIGHGATE WOOD & QUEEN'S PARK

13. SUPERINTENDENT'S UPDATE

The Superintendent of Hampstead Heath was heard on Highgate Wood and Queen's Park matters.

Conservation Management Plan

The Superintendent confirmed that tenders had been completed for the Conservation Management Plan at Queen's Park and that a draft plan was close to being finalised for Highgate Wood.

14. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

In response to a Member's query the Chairman clarified that there had not been a change in policy with regard to Swimming Pond charges. The possibility of continuing voluntary entrance fees would be explored; however, in order to address issues such as improving the quality of pond facilities and aiding disabled pond users, it had become necessary to commence works on the Ponds.

15. ANY OTHER BUSINESS THAT THE CHAIRMAN CONSIDERS URGENT

Alderman Robert Hall Standing Down

The Chairman noted that Alderman Robert Hall would be standing down as a Member of the Committee. He thanked Alderman Hall for his contributions to discussions during his time on the Committee.

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.

16. EXCLUSION OF THE PUBLIC

RESOLVED - That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part I of Schedule 12A of the Local Government Act.

<u>Item Nos.</u>	<u>Exempt Paragraph</u>
17 & 18	3
19 & 20	-

SUMMARY OF MATTERS CONSIDERED WHILST THE PUBLIC WERE EXCLUDED

17. NON-PUBLIC MINUTES

The non-public minutes of the meeting held on 23 January 2012 were approved.

18. QUEEN'S PARK CAFÉ AND HIGHGATE WOOD CAFÉ – MANAGEMENT

The Committee considered a report relative to the management of the Queen's Park Café and Highgate Wood Café, the leases of which were due to expire on 31 October 2012.

The Superintendent advised that the report had been written following representation from some members of the Queen's Park Area Resident's Association (QPARA), who believed that the service of the Queen's Park café should be retendered.

The Superintendent advised that the cost of retendering would need to be considered, as well as the possibility that, if this option were pursued, the

premises at both open spaces could become vacant for a period. He made reference to a café in another of the City's open spaces which shut down for six months and took two years to rebuild a successful customer base.

Members recognised that the current tenants were deemed to be offering a good level of service for the vast majority of Park users. Whilst certain aspects of service could be improved, some factors such as toilet facilities were beyond the control of the tenants. Negotiations would focus on improvement targets. There was no guarantee that, in the current economic climate, food standards through an alternative operator would improve.

Members agreed that, if the lease were renewed, the tenants would have the Committee's full support.

RESOLVED: That approval be given to the City Surveyor to open negotiations with the current tenants for the renewal of their leases for the Queen's Park Café and the Highgate Wood Café upon terms to be reported for approval by the Committee.

19. QUESTIONS ON MATTERS RELATING TO THE WORK OF THE COMMITTEE

There were none.

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

There were none.

The meeting closed at 3.30pm

CHAIRMAN

Contact Officer: Edward Foale
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Agenda Item 7

Committee(s): Hampstead Heath Queen's Park & Highgate Wood Committee	Date(s): Monday 21 May 2012	Item no. 7
Subject: Committee appointments for 2012/2013		
Report of: Town Clerk	Public For Decision	
Ward (if appropriate):		
<u>Summary</u>		
<p>The Committee is asked to consider its appointments for the next twelve months. Appointments made to the various Consultative Committees and Joint Consultative Group during 2011/12 are explained in the attached appendix.</p> <p>The appointment of the Committee's local representative to the Open Spaces, City Gardens and West Ham Park Committee will also need to be confirmed.</p> <p>Recommendation:</p> <ul style="list-style-type: none">• That you consider the Committee's appointments to the Hampstead Heath and Highgate Wood Joint Consultative Committees as well as the Queen's Park Joint Consultative Group for 2012/2013; and• That the Committee's local representative to the Open Spaces, City Gardens and West Ham Park Committee for 2012/13 be ascertained;		

Main Report

Background

1. The Committee makes a number of appointments to Consultative Committees and a Joint Consultative Group that fall within its remit. These are considered annually.
2. The constitution of the Hampstead Heath Consultative Committee provides that it shall consist of the Chairman of the Management Committee and not less than 19 other members of whom one shall be appointed from among the members of this Committee. Your customary practice has been to appoint your Chairman and Deputy Chairman for the time being.
3. The City membership of the Highgate Wood Joint Consultative Committee comprises the Chairman and Deputy Chairman for the time being and three other Members of this Committee.
5. The City membership of the Queen's Park Joint Consultative Group currently includes your Chairman and Deputy Chairman and three other Members of this Committee. The membership of the Queen's Park and Highgate Wood Consultative Groups is not as strictly determined as the Hampstead Heath Consultative Committee.
6. The arrangement whereby a local representative from the Management Committee attends the Open Spaces Committee was formalised in 2008. Following the Governance Review agreed in March 2011, a new Committee comprising the Open Spaces, City Gardens and West Ham Park Committee was formed in April of this year. The Hampstead Heath Queen's Park & Highgate Wood Committee continues to have the right to appoint a local representative to serve as an observer on this Committee, but only in respect of its strategic open spaces capacity (and not for the City Gardens and West Ham Park parts of the agenda).

Options

7. That consideration be given to making the various appointments detailed in the report, from amongst the Committee membership.

Corporate & Strategic Implications

8. There are no Corporate & Strategic Implications.

Implications

9. By recommending a partnership and engagement approach, this report supports the City Together Theme: A World Class City, which supports our communities and the associated departmental strategic and improvement aims to work in partnership with communities and local authorities.

Conclusion

10. That consideration be made to making appointments to the various Consultative Committees and Joint Consultative Group detailed in the report.

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2011/12 Appointments

Hampstead Heath Consultative Committee

City Members:

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

Highgate Wood Joint Consultative Committee

City Members:

Deputy Michael Welbank (Chairman)
Jeremy Simons (Deputy Chairman)
Deputy John Barker
Dennis Cotgrove
Barbara Newman

Queen's Park Joint Consultative Group

City Members:

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

Local representative to Open Spaces Committee

Tony Ghilchik

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Agenda Item 8

Committee:	Date:	Item no.
Hampstead Heath, Highgate Wood and Queen's Park Committee	21 April 2012	8
Subject: Decisions taken under urgency powers	Public	
Report of: Town Clerk	For Information	
<u>Summary</u> This report provides details of action taken by the Town Clerk in consultation with the Chairman and Deputy Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Committee, in accordance with Standing Order No. 41(a). Recommendations:- That the action taken since the last meeting be noted.		

Main Report

Background

1. Standing Order Nos. 41(a) provide mechanisms for decisions to be taken between scheduled meetings of the Hampstead Heath, Highgate Wood & Queen's Park Committee where it is urgently necessary that a decision be made.

Decisions Taken under Urgency Procedures

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

Flood Management and Water Quality Project - Appointment of Strategic Landscape Architect

3. Approval was granted (with the approval of the Court of Common Council) to delegate authority to the Town Clerk in consultation with the Chairman and Deputy Chairman in respect of the following : -
 - i) the appointment of a Strategic Landscape Architect to the Flood Management and Water Quality Management project at an estimated additional cost of between £100,000 - £150,000 (Q1, 2012 prices).
 - ii) the need for competitive tenders for the appointment of the Strategic Landscape Architect was waived and negotiated tenders would be sought for these services from a select group of up to five professionals, identified from research including a list of potential candidates provided from the Landscape Institute.

A report detailing the full proposal can be found in appendix 1 to this report.

Reason for urgency – In order to allow the project to progress in a timely manner it was necessary for action to be taken by the Town Clerk, in consultation with the Chairman & Deputy Chairman of the Hampstead Heath Highgate Wood and Queen's Park Committee, before the proposal was considered by the Projects Sub Committee on 17 April 2012. The Hampstead Heath, Highgate Wood & Queen's Park Committee was not due to meet until Monday 21 May 2012.

National Grid Gas works at Hampstead Heath – Change of Terms

4. Approval was granted (with the approval of the Court of Common Council) to delegate authority to the Town Clerk in consultation with the Chairman and Deputy Chairman to grant National Grid a license on the following basis: -

- i) Premium of £80,000 for the right to install and operate the two gas regulators in connection with the existing gas supply.
- ii) Payment of £50,000 in respect of compensation for compounds to be erected in connection with the works, City of London staff management time and fees, and the City of London's consultant's fees
- iii) Annual licence fee of £1,000 pa subject to an RPI uplift on a 5 yearly basis.
- iv) National Grid to remain fully responsible for reinstatement of the Heath following works

Reason for urgency –

National Grid advised that they were unable to proceed on the basis approved by this Committee on 26 March 2012 (listed below) as they were unable to commit to the funding arrangement of having the licence premium reviewed every 30 years in perpetuity.

On 26 March, this Committee approved the granting of a licence on the following basis:

- i) Premium of £40,000 for the right to install and operate 2 gas regulators located at Kenwood House and the Heath Extension, in connection with the existing gas supply.
- ii) Licence premium to be reviewed every 30 years
- iii) No annual licence fee

- iv) Compensation of £200 per week in respect of a compound to be erected at Parliament Hill connection with the works.

A decision was sought under urgency in order for the works to be completed by March 2013, as required by the Health and Safety Executive, in order to supply National Grid with funding for this project. Failure to proceed under urgency was likely to result in National Grid withdrawing from this project.

Conclusion

- 5. Members are asked to note to contents of this report.

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Committee(s):	Date(s):	Item no.
Hampstead Heath, Highgate Wood and Queen's Park Committee		APPENDIX1
Projects Sub-Committee	17 April	
Subject: Flood Management and Water Quality Project - Appointment of Strategic Landscape Architect		Public
Report of: Superintendent of Hampstead Heath & City Surveyor		For Decision

Summary

This report sets out a proposal following extensive consultation to appoint a Strategic Landscape Architect, whose role will be to work alongside the retained Panel Engineer to ensure an holistic approach to the design solutions for the Flood Management and Water Quality project.

When the initial concept images were produced the scale of works and their impact on the Heath became clear. These designs, prepared by the hydrologist, were only ever concept in nature and led to the realization that the landscape issue is not a subsidiary issue to the main works, but central to the designs.

Strategic landscape considerations are seen as being essential within the context of the Hampstead Heath Act 1871. This view was endorsed by the local community and their representative organisations. There are perceptions that the City's intentions and interpretations of the legislation and risks are unnecessarily placing compliance with the reservoir legislation over and above the provisions of the Heath's foundation legislation.

The City also believes that the landscape and obligations under the foundation legislation are important aspects of the project and strongly refutes the above position. The appointment of an eminent Strategic Landscape Architect is considered the right approach and is supported by the local organisations and will do much to assuage fears that the City, through its appointed Design Team, is not sympathetic to the landscape in its approach to the Flood Management and Water Quality project.

Such an appointment will ensure that the City will achieve the best possible solution to the liability it currently carries in terms of the spillway capacity problems that have been identified. Such an appointment will also give the City additional protection against the scheme being over engineered. This approach is fully supported by the City's retained panel engineer who has ultimate responsibility for ensuring that the peak water flows safely through the chains or over

the dams without the risk of collapse of any dams.

The cost of this appointment has been estimated to be within the range £100,000 to £150,000 depending on the level of consultation required. Whilst it is hoped that this figure can be contained within the overall estimate of £15.12m (at Q4 2010 prices and with an estimated 'confidence' range of +20%), this can not be guaranteed at this stage and additional budget is requested.

Recommendations

It is recommended that the:-

- appointment of a Strategic Landscape Architect to the Flood Management and Water Quality Management project at an estimated additional cost of between £100,000 - £150,000 (Q1, 2012 prices) is approved.
- need for competitive tenders for the appointment of the Strategic Landscape Architect be waived and that negotiated tenders be sought for these services from a select group of up to five professionals, identified from research including a list of potential candidates provided from the Landscape Institute.

Main Report

Background

1. At the Court of Common Council on the 14th July 2011 approval was given to the upgrade of the pond embankments on the Hampstead and Highgate chains, at an estimated cost of £15.12m (at Q4 2010 prices and with an estimated 'confidence' range of $\pm 20\%$). The works are being undertaken to reduce the risk of pond overtopping, embankment erosion and failure, to comply with the Reservoirs Act 1975, together with the emerging Flood and Water Management Act 2010 and must also provide for design solutions that ensure that the City also meets its obligations under the Hampstead Heath Act 1871.
2. The primary aim of the project is to pass the peak water flows safely through the chains or over the dams without the risk of collapse of any dams. The works are also to improve the water quality and aquatic ecology, reducing the current occasional non-compliance with the EU New Bathing Water Directive of 2006 and to provide ecological improvements to affected areas.
3. The proposed outcome needs to recognise and overcome the tensions between the differing objectives of the Reservoir Legislation and the Hampstead Heath Acts. The overarching philosophy of the Project is to

achieve a design that is “as formal as necessary but as informal as possible”.

Current Position

4. In its stewardship of the Heath, the City has long appreciated the support and critical friendship provided by the local community and its representative groups. However, given that it is the City which holds the risks and liabilities associated with dam failure and resulting loss of life, it is recognised that this stakeholder engagement must be carefully managed.
5. Officers are working to achieve a balance between reducing the likelihood of legal challenge (which would delay the project and prolong the risk) through consultation and progressing the project at a reasonable speed. To support this, a Dams Communications Officer has been appointed and a Flood Management Stakeholder Group is being convened. Together with Hampstead Heath Consultative Committee, this will provide a conduit to consider the emerging proposals and a mechanism to feed information back to the wider community.
6. Local groups are taking a close interest in the dam’s project and have expressed concern about what they perceive to be the City’s intentions and interpretations of the legislation and risks. In particular, they are concerned that the City is unnecessarily placing compliance with the 1975 and 2010 Acts over and above the provisions of the foundation 1871 Act. The City strongly refutes this.
7. The Heath & Hampstead Society recently held a meeting for its members to discuss the project. Officers understand that it was an opportunity to consider the project and gain the views their members hold. It is understood that whilst some members of the Society accept the need for works to be undertaken, they remain very concerned about the scale of the current proposals and the impact on the Heath landscape and intend to monitor very closely how the project is progressed. There remains a potential hazard of a legal challenge. Such a challenge, if it materialises, could slow down implementation and would result in additional costs.

Proposal

8. It has been accepted that following the appointment of the Design Team there will be a basic review of the project to date. This will include verifying (or amending) hydrology studies, including the design flood, downstream impacts, potential options for spillway/dam design that are viable and comparing the existing landscape situation with the proposed changes.

9. Discussions with Heath & Hampstead Society have largely progressed from debating the necessity of the project to considering how the project can be implemented in a way that is sympathetic to the Heath. This has been the result of on-going dialogue and engagement by the City Members and officers. To help assuage local fears that the project is purely 'engineering led' it has been proposed that the City should appoint a Strategic Landscape Architect to work alongside the Panel Engineer.
10. The Strategic Landscape Architect is to be appointed as a champion of the landscape and environment of the ponds and their surrounds, to ensure they are not unduly affected by the design proposals and also can provide alternatives for consideration which may benefit the environment of the Heath, meet engineering requirements and reduce costs. This will provide reassurance that a professional is specifically engaged to oversee the protection of the natural aspect of the Heath within the detailed design process and that the 1871 Act is fully taken in to account in the design of the dams to meet the reservoirs legislation.
11. In appointing a Strategic Landscape Architect, the City hopes to demonstrate its intention that the project will be sympathetic to the landscape. The overall aim of this appointment is to ensure that the two valleys of the Hampstead and Highgate chain of ponds retain insofar as possible their semi-rural character sympathetic to the Heath's natural aspect and that opportunities are taken, where appropriate, to enhance the landscape.
12. The Strategic Landscape Architect will be appointed independently of the Design Team and report directly to the Client, thereby ensuring that the person is able to influence without being prejudiced by the partnership contract arrangements. The person appointed will not (for reasons of clarity of responsibility) engage in the detailed design, but will take an holistic approach to the landscape of the two valleys suggesting interventions to ensure that impacts are minimised. The diagram appended to this report shows relationship between the Strategic Landscape Architect and the organisation of other components of the project.
13. The Strategic Landscape Architect will be expected to consult with stakeholders, to lend weight to discussions with the design team and Reservoirs Act Construction Engineer over any landscaping/environmental concerns stakeholders have with the design proposals. This will be particularly important during the initial review period and early stages of the detailed design when iterations of potential options are being considered. This position will also give the City additional protection against the scheme being over engineered.
14. The Strategic Landscape Architect shall provide challenge to any aspect of the design and construction proposals which stakeholders believe may

have a detrimental effect on the landscaping, environment or ecology of the ponds. The Strategic Landscape Architect is to obtain specialist technical advice where this is deemed necessary.

15. The Strategic Landscape Architect will undertake a pivotal role in helping to reduce the overall consultation period and assisting up to and with, the planning process. It is anticipated that this person will maintain a watching brief during the construction period to ensure that the final designs are adhered to on the ground.
16. This approach is fully supported by the City's retained Panel Engineer who has ultimate responsibility for ensuring that the peak water flows safely through the chains or over the dams without the risk of collapse of any dams

Tender Process

17. As this appointment is being made as an integral part of the overall Flood Management and Water Quality project there are two routes for procuring the Strategic Landscape Architect services. The first involves tenders being managed competitively through the Official Journal of the European Union (OJEU).
18. The second route involves procuring the services and works using the City's Standing Orders to procure competitive tenders without an EU wide call to competition. The Public Contracts Regulations 2006, which implement the EU Procurement Directive, only apply to the City in its capacity as a local authority or police authority. The London Government Reorganisation (Hampstead Heath) Order 1989 specifically refers to the City acting "*...in a capacity other than as local authority, police authority or port health authority...*". As stated in Procurement regulation 12, the City has generally decided to apply the Directive across all its funds. However, this Regulation also provides that where there is a satisfactory business case, inclusive of risk assessment, consideration may be given not to apply the Directive in specific instances for procurements solely affecting the City outside its capacities as a local or police authority.
19. The City is not seeking to make an appointment with a company who might seek to change the Strategic Landscape Architect at some point in the process, but to engage an individual with the right credentials to be able to meet the demanding requirements of the brief for the necessary duration of the project. The company providing the Strategic Landscape Architect cannot change this appointment without the City of London's agreement. It will require the appointment of a nominated individual with extensive knowledge and experience of major landscaping projects at a national level, excellent communication and influencing skills, ability to work at a strategic level and with the tenacity to champion the natural aspect of the

Heath. It will be essential that this individual brings with them a weight of influence in their field.

20. On 15th March 2012, the City sent out to those who had met the criteria within the prequalification questionnaires the detailed Schedule of Services for the appointment of the design team for this project. The tender process is expected to last for approximately three months. In terms of timescale if Members are minded to approve the appointment of the Strategic Landscape Architect then this appointment needs to be made concurrently with the Design Team. If the City pursues the OJEU procedure for appointment then this will incur further delays in the timetable. Discussions have taken place the Landscape Institute and this has revealed only a handful of potential candidates capable of delivering the complex brief.
21. For these reasons it is therefore proposed that in accordance with Procurement Regulation 15, Members approve that the need for competitive tenders for the appointment of the Strategic Landscape Architect be waived, and that negotiated tenders be sought for these services from a select group of up to five professionals identified from research including a list of potential candidates from the Landscape Institute and following appropriate selection and interview, together with determination of their suitability to work with the Design Team and stakeholders.

Project Gateway – Transition Arrangements

22. Although the Evaluation Report for project has received approval from the Court of Common Council, this was before the new corporate project arrangements were in place. The project current will enter the new arrangements at Gateway 4c – Detailed Design.
23. In accordance with the new project arrangements authority is sought from Projects Sub-Committee to proceed with the appointment of the Strategic Landscape Architect, recognising that the full implications of the financial position will not be known until the tenders for the Design Team and Contractor are known. The principle of the Strategic Landscape Architect has been discussed at both the Heath Consultative and Management Committee's and would be considered as an Urgency item by the Town Clerk in consultation with the Chairman and Deputy Chairman of the Hampstead Heath, Highgate Wood and Queen's Park Management Committee.

Corporate & Strategic Implications

24. The works link to the City Together Strategy Themes of supporting our communities and protecting, promoting and enhancing our environment. The scheme will improve community facilities, conserve/enhance biodiversity and contribute to a reduction in water pollution. There are also links with the Corporate Plan strategic aims of providing excellent services for our communities and valued services for London and the nation as a whole.
25. Appointing a Strategic Landscape Architect supports the Heath's Management Plan (Towards a Plan for the Heath 2007 -2017) objective to manage the Heath's ponds and watercourses to enhance their nature conservation value, reduce flood risk and address water quality problems. The work proposed is required to ensure the risk to life is minimised, and comply with the City's existing and expected statutory obligations. The work should mitigate any risk to the reputation of the City if the embankments were not improved and suffered damage/failure.

Implications

Financial and Risk Implications

26. At present given the unusual nature of this appointment it is difficult with to determine with absolute confidence the likely cost of engaging a Strategic Landscape Architect. As a guide it is likely to fall within the range of £100,000 – to £150,000. There is currently no budget allocated for this appointment and whilst it is hoped that the financial cost can be retained within the overall £15.12m (at Q4 2010 prices and with an estimated 'confidence' range of $\pm 20\%$) set out in the Evaluation Report, this can not at this stage be guaranteed and additional budget is requested.
27. The risk of embankment failure at Hampstead Heath is shown red on the City's strategic risk register. A detailed report was recently submitted to the Audit and Risk Management Committee. In addition to the current measures to mitigate risks, the report also highlighted other risks that the City need to consider, including the resources needed for on-going consultation and the potential threat of legal challenge that could delay the project. If the right individual is appointed then hopefully this will provide a level reassurance to the local community that will assist with reducing these risks and ultimately costs associated with them.
28. The appointment of a Strategic Landscape Architect independent of the design team is important in demonstrating the commitment the City has to achieving the best possible solution to the liability it currently carries in terms of the spillway capacity problems that have been identified from the extensive studies undertaken. The City's panel engineer has also recognised that this project must be sympathetic to the landscape taking an holistic approach to the landscape and also supports the appointment of an

eminent landscape architect with the necessary skills and experience to help to shape the final design solution.

Corporate Property Comment

29. The City Surveyor supports the recommendation of this report to appoint a Strategic Landscape Architect. This appointment will demonstrate that the City is making a commitment to comply with statute in a way that is as sympathetic as possible to the local environment, therefore ensuring that the City's liabilities are met whilst ensuring that Hampstead Heath is protected as a public open space.

Legal Implications

The Hampstead Heath Act 1871 ("the 1871 Act")

30. Under Section 16 of the 1871 Act the City must, "...at all times preserve, as far as may be, the natural aspect and state of the Heath..." Leading Counsel is of the view that the ponds were considered by the draughtsman in 1871 to be part of the natural aspect and state of the Heath.

The Reservoirs Act 1975 ("the 1975 Act")

31. Under the provisions of the 1975 Act, the Hampstead No 1, Highgate Men's Bathing Pond and Model Boating Pond are designated as large raised reservoirs due to the volume of water (more than 25,000 cubic metres) stored above natural ground level.
32. The 1975 Act requires that all large raised reservoirs must be inspected and supervised by a panel engineer. Panel engineers are a group of specialist civil engineers appointed by the Secretary of State. It is the responsibility of the undertaker (the City) to appoint a panel engineer (at its own cost). There are three types of panel engineer relevant to this project – inspecting, supervising and construction:
 - a. An inspecting engineer is appointed to inspect a reservoir every 10 years (or following a recommendation by the supervising engineer). As a result of that inspection, a safe operating regime will be specified and the inspecting engineer can make any recommendations he sees fit in the interests of safety.
 - b. A supervising engineer is required to supervise the operation and maintenance of the reservoir and produce an annual statement. A supervising engineer must be available at all times (unless the reservoir is under construction). They can also recommend that an inspecting engineer carry out an inspection. The City's supervising engineer is Andrew Hughes of Atkins Ltd.

- c. A construction engineer is appointed to supervise the design and construction of a new reservoir or modification of a reservoir such that the capacity is increased.
33. The last 10 year inspection report in 2007 recommended a downstream impact assessment and flood study be carried out to establish whether any increase in overflow capacity would be necessary. Accordingly a Flood Risk Assessment was produced in 2009. A further study in January 2011 established the probable maximum flow which the ponds should be designed to cope with and considered what measures would be necessary to mitigate the downstream impact identified by the Flood Risk Assessment. The maximum probable flow was higher than previously estimated and resulted in the pond overflows and embankments being identified as inadequate to meet current requirements under the 1975 Act. The embankments are deemed highly vulnerable to erosion as a result of predicted overtopping which may result in collapse. It was further discovered that if there were to be a failure of the pond embankments during a major storm and no public warning had been given, the likely loss of life on the Hampstead Chain would be in the region of 400 people and around 1000 people on the Highgate Chain. There would also be inundation and damage to local properties, roads and the railway lines to Kings Cross.

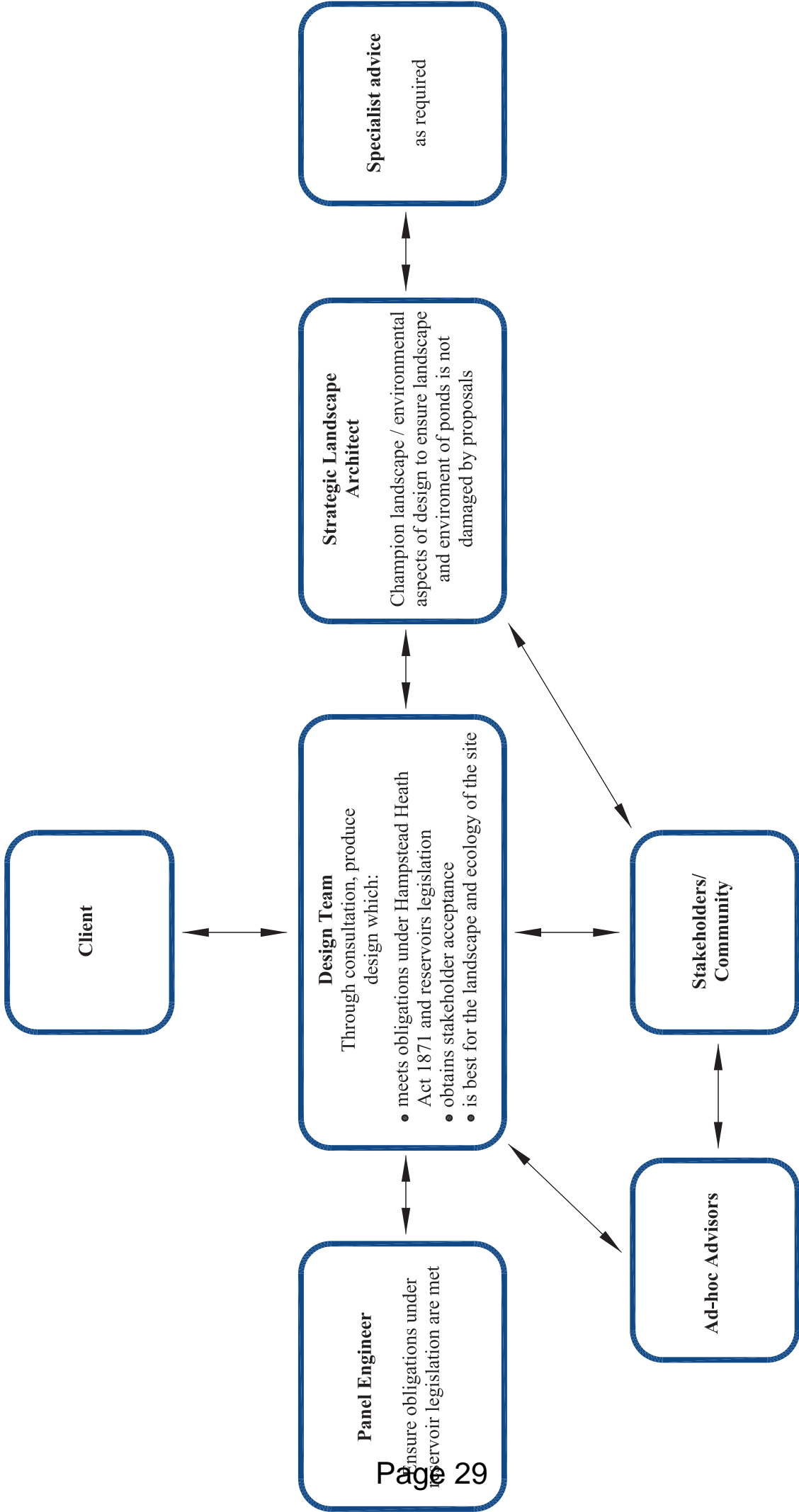
Conclusion

34. This is a major project for the Heath and the City and every effort must be made to ensure it succeeds in both meeting reservoir legislation while also protecting the natural aspect of the Heath as laid out in the 1871 Act and to this end, the Strategic Landscape Architect is now deemed essential.
35. The Strategic Landscape Architect should be eminent in their field and bring extensive knowledge and experience of landscaping to this project. The Strategic Landscape Architect will not only champion the landscape and pond environment but will ensure there is challenge to the detailed design process, they will also work closely with stakeholders to reassure them that this project is sympathetic to the landscape and obligations of the foundation legislation.

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Agenda Item 9

Committee(s):	Date(s):	Item no.
Hampstead Heath, Highgate Wood and Queens Park Committee	21 st May 2012	9
Subject: City Corporation Risk Management Handbook	Public	
Report of: Chamberlain	For Information	
<u>Summary</u>		
<p>This report provides Members with a summary of the key elements of the Risk Management Handbook and the City's risk management framework as approved by the Audit and Risk Management Committee in October 2011.</p> <p>The Risk Management Handbook introduces a systematic approach to management, reporting and escalation of risk, defining:</p> <ul style="list-style-type: none">▪ A common risk language▪ Regularity of reporting▪ Accountability for risk▪ Risk tolerance <p>Recommendations</p> <ul style="list-style-type: none">▪ Members are asked to note this report and the key requirements of the Risk Management Handbook.		

Main Report

Background

1. In October 2011, the Audit and Risk Management Committee agreed a revised risk management framework, contained within the Risk Management Handbook. The Handbook has been developed to provide a guide to assist Officers and Members in improving the way in which the City manages risk. A primary objective of the new framework is to create a risk management culture which supports the effective and consistent management, reporting and escalation of risk.

Current Position

2. This report sets out the key requirements of the Risk Management Handbook, particularly those in relation to the role and purpose of Service Committees or their designated Sub-Committees. A full copy of the Risk Management Handbook may be downloaded from the Risk Management pages of the City's intranet site or alternatively, a copy can be requested from Matt Lock, Risk and Assurance Manager.

3. To assist in driving consistency in approach across the organisation, the Handbook defines a common risk language, including the range of descriptors used to denote the impact and likelihood of risks, a corporate assessment matrix and also a standard risk register template.

Escalation, Accountability and Assurance

4. Departments are required to undertake regular systematic review of their key operational risks, updating their Departmental Risk Register accordingly. The risk assessment process combines an evaluation of impact and likelihood to generate a risk status of Red (high), Amber (medium) or Green (low). It is vital that those charged with governance (Members, Chief Officers and Senior Management), know of and understand the organisation's exposure to significant risks. As such, the following broad expectations will apply:
 - **Red** risks have been signed off at Chief Officer level and have been reported to the Strategic Risk Management Group (SRMG) Core Team, Chief Officers' Group and Audit and Risk Management Committee as part of the regular risk management update.
 - **Amber** risks have been signed off at Director level and reported to the relevant Chief Officer or Departmental Management Team and the Risk and Assurance Manager as part of the on-going reporting and review framework.
 - **Green** risks have been signed off by operational management at either Section Head or Assistant Director level and reported to the relevant Director as part of the on-going reporting and review framework.
5. Risk owners (officers responsible for the management of specific risks and key tasks associated with the mitigation of these) may be asked to provide assurance to Chief Officers' Group or Audit and Risk Management Committee as to how significant risks are being managed. Similarly, risk owners are responsible for escalating risks to the appropriate scrutiny level and will be accountable should this not occur.
6. Updated risk registers should be reported to the Departmental Management Team and the relevant Committee on a quarterly basis, with the exception of Red graded risks which should be escalated as soon as they are identified. The City's risk management framework has been developed in accordance with recognised best practice, including, and of particular relevance to the North London Open Spaces, Charity Commission guidance; the role and responsibilities of Trustees in relation to Risk Management align with those of Members.

Risk Tolerance

7. Further to the above expectations, the Risk Management Handbook provides a platform to determine whether a stated risk is acceptable to Members and Senior Management. This tolerance will, in all likelihood, vary across individual risks and operations, although the following principles apply:
- **Red** risks are unlikely to be acceptable, requiring constant monitoring and further mitigation.
 - **Amber** risks require monitoring at least quarterly; consideration should be given to further mitigation.
 - **Green** risks require less frequent monitoring, opportunities to improve efficiency through less stringent mitigating actions may be considered.

Review and Reporting of Significant Risks

8. In accordance with the Risk Management Handbook, the Open Spaces Department considers significant risks identified across all open spaces, routine review and monitoring of departmental risk has been aligned with the business performance review and, as such, will now form part of the quarterly business planning update to Open Spaces, City Gardens and West Ham Park Committee.
9. While this Committee will not routinely receive the overall Departmental Risk Register, the Director of Open Spaces is, as described in this report, accountable for ensuring that significant risks in relation to operational responsibilities of the Committee are escalated to Members on a timely basis. It is therefore proposed that, starting in autumn 2012, this Committee will receive an annual report on the main risks that affect Hampstead Heath, Highgate Wood and Queen's Park. During the year any further risk management updates from the Superintendent will be included in his regular verbal update report to this Committee.

Conclusion

10. This report outlines the key expectations of the Risk Management Handbook and the City Corporation's risk management framework. In accordance with this framework, Service Committees should be updated regularly about the key risks faced by their respective departments and should be assured that appropriate actions are being taken to manage and mitigate effectively those risks in a timely manner.

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Committee(s):	Date(s):	Item no.
Hampstead Heath, Highgate Wood and Queen's Park Management Committee	21 st May 2012	11
Subject: Flood Management and Water Quality Project – Communications Strategy		Public
Report of: Superintendent of Hampstead Heath		For Decision
<p><u>Summary</u></p> <p>This report presents a Communication Strategy for managing all communications associated with the Flood Management and Water Quality project.</p> <p>Recommendations</p> <p style="padding-left: 40px;">That Committee approve the Communications Strategy which details the Vision, Aims and Key Messages for different audiences associated with the implementation of the Flood Management and Water Quality Project.</p>		

Main Report

Background

1. At the Court of Common Council on the 14th July 2011 approval was given to the upgrade of the pond embankments on the Hampstead and Highgate chains, at an estimated cost of £15.12m ± 20%. The works are required to reduce the risk of pond overtopping, embankment erosion and failure, to comply with the Reservoirs Act 1975 together with the emerging Flood and Water Management Act 2010. It will also provide design solutions that ensure that the City also meets its obligations under the Hampstead Heath Act 1871. The project also seeks to improve water quality so that the City meets its obligations under the EU Water Bathing Directive.
2. Given the complexity and risks associated with this project a Communications Strategy has been devised to ensure information about the project is available and understood by Heath users and the wider community.

Current Position

3. One of the key risks identified by this project is the need to communicate and engage with heath users and the wider community during the detailed design stage and beyond. Communicating effectively with all stakeholders is critical to the success of this project. In January 2012 the City appointed

a Water Management Communications Officer to lead on this aspect of the project.

4. The Communications Strategy (see copy appended to this report) is a document which will inform all communications throughout the duration of the project.
5. The Strategy lays out the vision, aims and the key messages. It details the target audiences and then describes the communication tools that will be used to reach these audiences.
6. The overall aims of the Strategy are:
 - Be clear and open about the project, why it is necessary and the scope of the project.
 - Manage communications in the public domain positively and effectively.
7. A two-way flow of information is essential in this project and the Communications Strategy will sit alongside a consultation programme, which is in its development phase.

Corporate & Strategic Implications

8. The works link to the City Together Strategy themes of supporting our communities and protecting, promoting and enhancing our environment. The scheme will improve community facilities, conserve/enhance biodiversity and contribute to a reduction in water pollution. The Communications Strategy will further promote the Heath as a unique and historic open space. There are also links with the Corporate Plan strategic aims of providing excellent services for our communities and valued services for London and the nation as a whole.
9. Creating a Communications Strategy to help deliver the Flood Management and Water Quality Project supports the Heath's Management Plan (Towards a Plan for the Heath 2007 -2017) objective to manage the Heath's ponds and watercourses to enhance their nature conservation value, reduce flood risk and address water quality problems. The work proposed is required to ensure the risk to life is minimised, and comply with the City's existing and expected statutory obligations. The Strategy should help mitigate any risk to the reputation of the City throughout the duration of the project.

Implications

10. As outlined, this Strategy supports all aspects of communication associated with this complex project. It recognises that there are many audiences that require different information about the project, why it is required and the potential benefits that will be derived, not least protection of communities south of the Heath and enhancement of ecological habitats. Implementation of the strategy will be led by the Flood Management Communication Officer whose post is funded as part of the detailed design costs.

Conclusion

11. The Communications Strategy will allow the City to inform and educate stakeholders, residents and Heath users on the need for the project. It will ensure that communications between the city and stakeholders are kept open and the project is positively publicised.

Appendices

Communications Strategy – Hampstead Heath Flood Management and Water Quality Project

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Communications Strategy – Hampstead Heath Flood Management Water Quality Project

Introduction

Hampstead Heath is one of London's most popular open spaces, with seven million visitors per year.

An oasis of beautiful countryside in urban surroundings, the magic of Hampstead Heath lies not only in its rich wildlife and extensive sports and recreational opportunities, but also in its proximity and accessibility to millions of people. There is a zoo, an athletics track, an education centre, extensive children's facilities, three swimming ponds and a Lido.

The City of London Corporation has managed Hampstead Heath since 1989. The amount spent maintaining the Heath is £6.2 million pounds annually. This money comes from the City Corporation's private funds and not from the UK taxpayer.

In 2009 a study found that dams on some of the Heath's many ponds needed to be improved. They could fail if there was heavy or sustained rainfall. The dams need remodelling to avoid a failure and an inundation of water into residential areas such as Dartmouth Park and from Gospel Oak down to King's Cross. This work is required so the dams meet the existing requirements of the Reservoirs Act 1975, and future requirements set out in the Flood and Water Management Act 2010 but not yet brought into force.

In addition the project must preserve, as far as may be, the natural aspect of the Heath as laid out in the Hampstead Heath Act 1871. Conserving the wildlife and the need for a cost effective solution are two other essential elements.

Work has already begun surveying the ponds and once people who use the Heath and the surrounding community are consulted and planning permission is gained and the scheme could be completed by 2015.

Vision

The impact on the Heath will be only as formal as necessary and as informal as possible.

Aims

The communications aims of the project are set out below:

Overall Aims:

- Be clear and open about the project, why it is necessary and the scope of the project
- Manage communications in the public domain positively and effectively.

Specific Aims

- Inform and educate stakeholders, residents and Heath users on the need for the project. Ensure these key audiences are kept informed and are provided with information and understanding of the key issues as and when required
- Ensure communication channels with the stakeholders/residents are open; that they have sufficient information to understand the reason behind the project and are kept informed as to how they can become involved in the process. Update them on how their views/contributions are making a difference to the project.
- Ensure the wider public understand why the project is required and the benefits that will be derived, including educational benefits.
- Ensure that any concern or request for information is appropriately addressed.
- Ensure the press and media is informed and educated to promote balanced and accurate coverage. Provide regular updates and briefings and access to supporting information where possible, including any graphics, maps, photos and illustrations which may be of use.

Key Messages

The messages we have chosen to communicate look to inform around the reasons for the project, progress of the project and the benefits it will bring. Many of these key messages will be applicable to more than one group. Some, or all, of these messages will be used in publicity material and support materials produced for the project. All groups will be made aware we want to hear from anyone who has an opinion on the project or just wants more information; communications around the project will be open and transparent.

Primary

- The aim of the project is BOTH to preserve the natural landscape of the Heath AND ensure the safety of the dams

Further key messages

- The conservation of the natural aspect of Hampstead Heath is a priority
- The design of the new dams must be sympathetic to the the landscape
- This is essential work that needs to be done for the safety and protection of residents and businesses in the area
- It is in everyone's interest to carry out the project with minimal disruption but it is a major project which will require a significant amount of work

- Hampstead Heath will still be open to visitors with only the essential areas not accessible while the works take place
- The project will bring long lasting benefits to the Heath including improving water quality and creating new habitats for wildlife
- This project is led by legislation and the City is the responsible body and is following the advice of the statutory panel engineer
- The project will bring about educational opportunities
- The existing ponds on the Heath are all man made and all have existing dams, some of which are several metres high
- Wherever possible materials from the Heath will be used to strengthen existing dams, creating new habitats for wildlife and reducing traffic movements.

Target Audiences

1. Stakeholder group

This group is made up of representatives from key interest/community groups and will meet regularly to discuss the project. This group will be closely involved throughout all stages of the project providing advice and views to help influence the design and implementation of the scheme.

2. Hampstead Heath Consultative Committee

Twenty-two representatives of local groups and Heath activities, briefed at least every two months. This group will be involved throughout the project and are the body that formally advise the Heath Management Committee.

3. Staff

This includes staff from the Open Spaces division who will be involved in the project and other City of London staff. Staff who will be working closely to the project should be kept fully briefed should they need to respond to questions from the public. Other staff should be made aware of the project and why it is necessary and be briefed throughout the duration of the project.

4. Visitors to Hampstead Heath

People who visit and enjoy the Heath should be made aware of the project and are informed why the work is necessary. They should be given the opportunity to give their points of view and input into the process.

5. Local residents and wider community including schools

Make the community surrounding Hampstead Heath aware of the need to carry out this work. They should be given the opportunity to give their points of view and input into the process. Hard to reach groups need to be specifically targeted.

6. Business Community

Business on and around the Heath should be made aware of the project so they can measure the impact it may have on their businesses and also communicate information to their customers.

7. Other Interest groups

This includes English Heritage, the RSPB, the Environment Agency. These agencies should be kept up to date throughout the duration of the project so they can measure the impact it has on their business and communicate information to their customers. They should also be encouraged to input into the process.

8. Local Authorities which border the Heath

Ensure the relevant council officers at the LA's who border the Heath are fully aware of the project and the effect it might have on their own water management plans and emergency plans.

9. Members and Politicians

Provide all Members of the City of London Corporation and local politicians with information on the project. Lines of communication with the project team should remain open and all members/councillors should be aware they can contact the team at any time for updates/information.

10. Press and media

Gain balanced coverage of the progress of the project in the local and national press at key project milestones. Achieve coverage in the trade press which identifies the project as a significant one. Respond when appropriate to any wrong information printed.

11. Campaign Groups

Keep communication channels open between City of London and campaign/pressure groups to ensure they have the most accurate information on the project.

Media and Press enquiries

Press enquiries on this project should all be directed through the Water Management Communications Officer who will liaise with the Public Relations Office and appropriate officers and members in formulating a response.

Communication Tools

It is imperative that all information that goes into the public domain is controlled and effective.

To ensure this, the communications tools must be appropriate to the audience.

AUDIENCE	TOOLS
Stakeholder Group	Regular meetings Group presentations Site visits One to one meetings with members of the project team Email bulletins Website
Consultative Committee	Regular meetings Group presentations Site visits Email bulletins Website
Staff	Briefings through line managers Site visits Committees Email bulletins City of London internal publications Website (intranet and internet)

AUDIENCE	TOOLS
	<p>Local Authority publications</p> <p>Website</p>
Members/Politicians	<p>One to one meetings</p> <p>Presentations</p> <p>Briefing packs</p> <p>Site visits</p> <p>Newsletter</p> <p>Website</p>
Press and media	<p>Briefing packs</p> <p>Press releases</p> <p>Regular columns</p> <p>Interviews</p> <p>One to one briefings</p> <p>Site visits</p> <p>Facility visits</p> <p>Website</p> <p>Social Networking sites</p>
Campaign groups	<p>Newsletters</p> <p>Briefing packs</p> <p>Site visits</p> <p>Face-to-face meetings</p> <p>Website</p>

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Committee(s): Hampstead Heath, Highgate Wood and Queen's Park Management Committee	Date(s): 21 st May 2012	Item no. 12
Subject: Proposal for the temporary installation of David Breuer-Weil 'Visitor I' sculpture at Golders Hill Park	Public	
Report of: Superintendent Hampstead Heath	For Decision	
<p><u>Summary</u></p> <p>This report sets out a proposal that has been received by David Breuer-Weil to install the temporary sculpture 'Visitor 1' into the Lily Pond at Golders Hill Park from July to mid November 2012, generating £3,500 income to support the management of the Heath.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • That the Committee approve the proposal to install the temporary sculpture "Visitor 1" into the Lily Pond at Golders Hill Park from the first week in July to mid November 2012 in return for a fee of £3,500 and enter into a Licence with David Breuer-Weil. • Authority be delegated to the City Surveyor in consultation with the Director of Open Spaces and the Comptroller & City Solicitor to settle all other necessary terms to protect the City's interests and that the Comptroller & City Solicitor be instructed to complete any necessary documentation. 		

Main Report

Background

1. David Breuer-Weil is a talented award winning artist. Born in Hampstead, he attended the Central St Martin's School of Art, followed by Claire College Cambridge. After graduating he was awarded a bursary at Sotheby's. In 2010 he produced four bronze sculptures that were exhibited alongside works by Epstein and Moore at *the Human Figure in British Sculpture*, at the Boundary Gallery, to coincide with the Royal Academy exhibition *Modern British Sculpture*.
2. The inaugural Affordable Art Fair was held at Hampstead Heath in 2011 and attracted 17,000 adult visitors to the event over four and a half days. Much positive feedback was given by both visitors and exhibitors. The fair brought to life many of the rich traditions that exist between the Heath and the arts, incorporating community values. The addition of a temporary art

installation at Golders Hill Park would complement and build on the success of the art fair in 2011.

3. Previous temporary public art installations including *The Writer* have proved to be very popular on the Heath, raising the profile of the site.

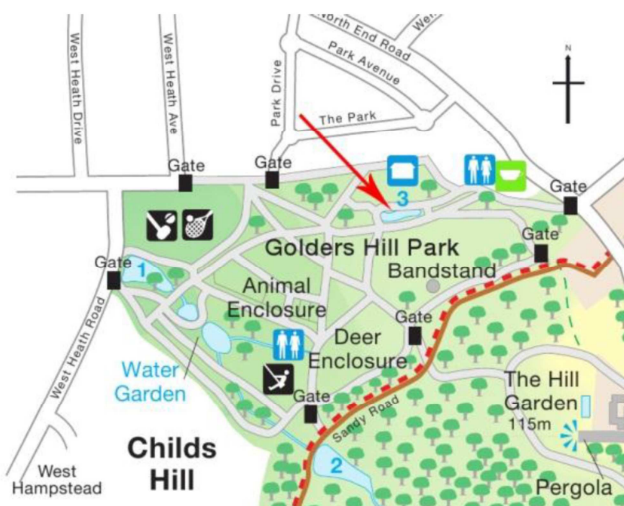
Current Position

4. The sculpture 'Visitor I' was first exhibited in 2010 at Sotheby's annual exhibition of monumental sculpture *Beyond Limits* at Chatsworth House, Derbyshire. It was shown alongside works of other leading artists such as Damien Hurst, Ron Arad and Marc Quinn. The sculpture relates to the '*Philosopher*' paintings which show a large head creating immense reverberations in the soil surrounding it. The artist has said that he wanted to express '*the immense potential power of thought*' through the sculpture and '*by slightly submerging the image I wanted to suggest our connection with the earth*'.

Proposals

5. A proposal (see Appendix 1) has been received to install 'Visitor I' in the Lily Pond at Golders Hill Park for the enjoyment of the community (see location map and image below). The sculpture would be installed on a temporary basis from July to mid November 2012, generating £3,500 income to support the future management of the Heath.

Figure 1: Map detailing location of 'Visitor I' and a photographic impression of the sculpture in situ (taken from enclosed proposal, see Appendix 1).



6. The sculpture will be made of a composite resin material, which has the same look and appearance of bronze but is considerably lighter allowing it to be manoeuvred by hand rather than crane. Its lightness means that the structure is not in danger of sinking into the silt at the base of the pond.

David Breuer-Weil's team have consulted with the London Borough of Barnet and have been informed that planning permission is not required for the sculpture due to the temporary nature of the installation.

7. The structure would be assembled in the staff yard, before being transported and lowered into the pond using a forklift (see photographs of this operation at Chatsworth House 2010 on p18 of the attached proposal). A small information plaque would be placed beside the work. This would state the artist's name, the title and details of the work, along with a short description of it.
8. Installation is proposed to take place at the beginning of July with the sculpture remaining in situ until mid November 2012, allowing the artwork to be accessible to the public during the Affordable Art Fair.

Corporate & Strategic Implications

9. Hampstead Heath's Management Plan: Towards a plan for the Heath, cites as one of its missions 'to maintain to a high standard the recreation and sporting facilities on the Heath for the enjoyment of all members of the community'. The installation of the temporary art structure would add additional interest to the formal park landscape increasing the recreational value of the space.
10. This proposal supports the City Together Strategy of being "vibrant and culturally rich". It also helps to support the Open Spaces Business Plan improvement objective of "Marketing our services and adapting events and education programmes to deliver opportunities particularly for young people."

Implications

Financial implications:

11. The cost of the project and a full publicity campaign (promoting the Heath and the City as well as the sculpture and artist) will be privately financed by David Breuer-Weil's team. The City will receive £3,500 income for the use of the site and will be reimbursed for the operational costs of staff time, transport and materials associated with the installation.

Risk implications:

12. The security risk of vandalism, graffiti and/or theft is reduced due to Golders Hill Park being locked overnight. The Lily pond's close proximity to the staff yard means that the sculpture has to be transported a minimal distance when it is being installed with less disruption to park users.

13. Installation will be carried out in full consultation with Hampstead Heath staff. Method statements and risk assessments associated with the project have been received by Hampstead Heath and are currently being assessed by the City Surveyors Department. The sculpture will be insured by the artist and its installation is covered by the artist's own Public Liability Insurance.

Ecological Impact

14. The structure is mounted on a metal frame with adjustable legs that will allow the installation to be lowered into the lake and adjusted to fit the contours of the bottom of the lake. No movement of earth or silt will be required. The installation of the structure may disturb the silt at the base of the pond, but no further ecological impact will be sustained. David Breuer-Weil's installation team will work with the Heath's ecologists to ensure that the Heath's wildlife is not affected during the project.

Legal implications:

15. Under section 145 of the Local Government Act 1972 the City may do anything necessary or expedient for the development and improvement of the knowledge, understanding and practice of the arts. The City may set apart any part of the Heath for these purposes and permit it to be used by any person on such terms as to payment or otherwise as it thinks fit.

Consultation

16. This proposal was discussed by the Heath Consultative Committee at its last walk on Saturday 10th March 2012. A copy of the detailed proposal has also been forwarded to the Committee and to date the views of the Committee including Heath & Hampstead Society, Highgate Society, Friends of Kenwood, Hampstead Conservation Area advisory committee and sporting representatives have been very positive in supporting this proposal.

Conclusion

17. Art in the landscape has proved popular with the Heath's community as can be seen through the visitor numbers recorded at the affordable art fair and also the success of The Table and Chair. The installation of the 'Visitor 1' at Golders Hill Park would allow local people to view the work of a local, internationally celebrated artist.

Appendices

Proposal to install Monumental Sculpture on Hampstead Heath

Contact:

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DAVID BREUER-WEIL

Visitor I

Proposal to Install Monumental Sculpture on
Hampstead Heath, City of London Corporation

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Introduction

We propose placing, in Golders Hill Park, one sculpture by the north London-based, and internationally acclaimed, artist David Breuer-Weil. *Visitor I* was conceived in 2010 as an edition of 3 (plus an artist's proof). The installed cast for the Heath would be cast in 2012.

Visitor I was first exhibited at Sotheby's *Beyond Limits* sculpture exhibition at Chatsworth House, Derbyshire. It was exceptionally well received and we plan to be involved with this exhibition again in 2012.

The cost of the project will be privately financed by David Breuer-Weil's team who will fund the installation and de-installation. Working alongside, and in partnership with, your staff we will oversee all aspects of the project and any contractors will be answerable to us. We will be responsible for all maintenance and will only ask for the assistance of the Hampstead Heath staff where it seems prudent and in the park's interest to do so. We will reimburse the park for any labour or plant costs incurred as a direct consequence of the installation. We will also cover the cost of a full publicity campaign that will also promote the Heath and the City of London Corporation. This will, of course, work alongside any promotional campaigns that you already have in place.

This proposed installation is part of a busy schedule of artistic projects being undertaken by Breuer-Weil in 2012-13 and, with your approval, we hope to install the works in July 2012. A documentary about David Breuer-Weil and his work is also being produced and we will ask permission to film on the Heath during the installation of the work.

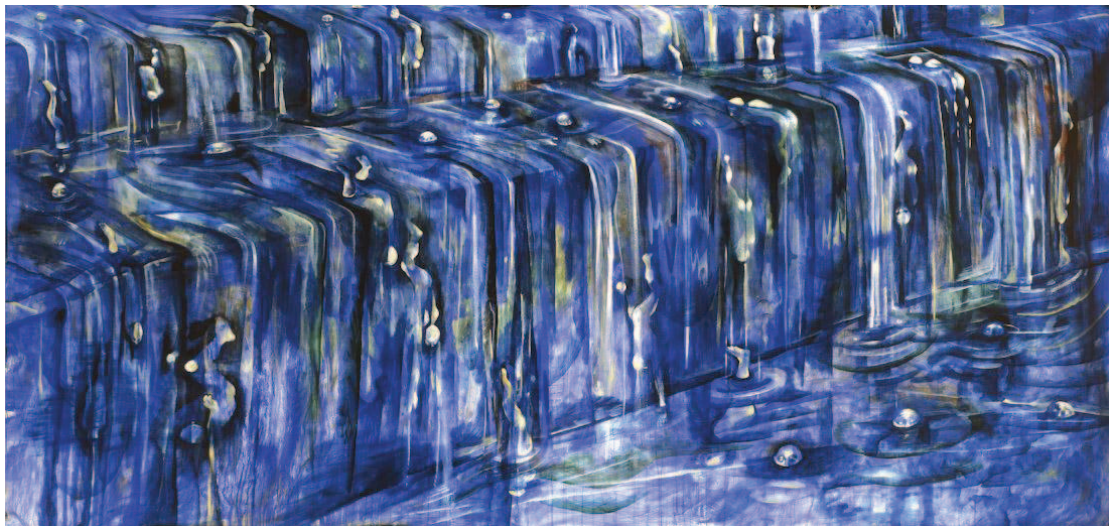
Finally, if this application is successful, we would like to host a launch event shortly after the installation. Although this would be a private event, we would, of course, welcome the Heath and City of London Corporation to invite guests and staff.

This proposal is designed to offer you more detail regarding the artist, his career and work with specific reference to the sculpture that we hope to install, its relationship to the venue, the specific site for the installation, the installation process, the financing, liabilities and security of the installation and our publicity and event plans.

About the artist

David Breuer-Weil was born in 1965 and grew up in North London. His father was born in Vienna in 1938 and, as a small child, fled Nazi-occupied Vienna with his parents after the Anschluss. The family were lucky to have found visas to travel to England at this late date. His mother was born in Copenhagen and left for England in the early 1960s. Her father had been killed by the Nazis besides Holte Lake (Furesoe) in 1944. This lake has provided the inspiration for several of Breuer-Weil's most beautiful landscapes. From an early age, he was privy to discussions about the traumas of the earlier generation and these were a clear influence on his artistic vision in later years.

The emphasis on art in Breuer-Weil's primary and secondary education was minimal but his father, a successful sculptor, painter and jewellery designer, encouraged his talent from an early age. After winning a number of competitions, in 1985, Breuer-Weil went to Central Saint Martin's School of Art where he studied under Shelley Faussett, one of Henry Moore's chief assistants. Later he went to Clare College, Cambridge, where he soon became involved with fringe theatrical and artistic groups. After leaving Cambridge, he was awarded a bursary at Sotheby's and he spent the next year training in various artistic departments and disciplines, starting with Old Master Paintings and ending in the Impressionist and Modern Art Department. In 1991, the Evening Standard featured one of Breuer-Weil's early large-scale paintings and he described Sotheby's as '*the greatest art school in the world*'. There is little doubt that the years he spent in direct physical contact with works by the masters of the past enhanced his knowledge of both technique and his own artistic direction.



During this period he combined working for an auction house with his own artistic practice, creating a large body of small-scale 'Neracian' works on paper, many of which were so small that they are stored in stamp albums. It was also during this period that he developed his personal iconography that would come to characterise his later works and culminate in the *Project* some years later.

Breuer-Weil had already conceived of the idea of painting the *Project* as early on as 1989, but it took him several years to achieve this vision; however, he painted a series of four or five monumental figural compositions which hinted at the works that would follow almost a decade later. These were exhibited at Sotheby's in 1991. The pressures of work meant that the *Project* became an isolated burst of his monumental ambitions.

From 1991 till 1994, Breuer-Weil lived in Ramat Efal, Israel, and worked at Sotheby's in Tel-Aviv both as a Judaica and picture expert. Whilst in Israel, he experimented with different styles, but the radiance of the light and local colours gave birth to a series of landscapes and abstractions, painted in primary colours, that were exhibited at the Engel Gallery in Tel Aviv in 1993, 1994 and 1995. In 1994, he started using these colours in conjunction with the, more personal, figural imagery he had developed over the years. During this period, he painted a large series of these brightly coloured works but their cheerful colours masked their deeply serious imagery. Judith Glass, reviewing the Breuer-Weil's November 1994 exhibition at the Boundary Gallery observed: *'The titles may conjure up scenes of domestic charm, but this is a compendium of Freudian allegory and interpretation'*.

From 1995-96, he further developed this imagery in a series of brightly coloured oils. During this time, he lived between Israel and London and many of these pieces use the imagery of layers that became increasingly prevalent in his later works. The layers represent the aspect of living in two locations simultaneously. He started to exhibit more frequently, in London and Tel Aviv, and had a number of successful one-man exhibitions at the Boundary Gallery, London, and at the Engel Gallery, Tel Aviv. International collectors began to acquire his distinctive works and his art often appeared in the press. Some of the paintings from this time such as *Bomb Head* are clearly political, encapsulating some of the prevalent problems, in this case the increase of terrorism.



In the summer of 1996 two important new developments took place. Breuer-Weil was now working again in the Impressionist and Modern Art Department at Sotheby's, New Bond Street. At the same time, he started to plan the physical

realisation of the *Project*. In the evenings, he worked on massive canvases based on recent drawings. After executing seven or eight of these (of which only one, *The Staircase*, was exhibited at Sotheby's in 1996), he reduced the scale, and began working on canvases measuring not more than two metres in length – these were the founding works for *Project I*. Some of these early attempts display the playful, even naïve charm of the 1994-96 gouaches. But, by 1997, their colours and sense of gravitas became notably more intense, primarily under the influence of the remarkable series of highly-finished pencil drawings that he first embarked on at the time. The period 1997-2001 marked the first intensive period of *Project* painting, and culminated in the exhibition *Project I* at the Roundhouse - an exhibition for which John Russell-Taylor of the Times hailed him a '*colossal talent*'.



In 1997, Breuer-Weil left Sotheby's, but his time working as an art expert was not over. He became a consultant for the Swiss art dealership de Pury and Luxembourg Art. This new position allowed him more time to pursue his own painting with the result that his work became richer, more considered and more disturbing in content and tone.

'Simon de Pury was very much into cutting-edge contemporary art and, as I was working with him, I was exposed to new currents in art on a daily basis. I shared certain pre-occupations with some of the artists, notably Hirst, Gober and Tuymans. It seemed possible to make beautiful art out of an essentially damaged world-view - a world-view influenced by human history, mortality, even evil. But, I did not want to do it in a throwaway or photographic manner; I wanted to produce art that encountered, absorbed and immortalised these themes through the more conventional medium of paint and visual symbol. That is, of course, no easy task. I was also extremely critical of the way in which contemporary art often seemed to be reduced to the status of mere commodity. I expected, and still do expect, art to be a great deal more than that - it is a spiritual tool of the greatest power, not merely another kind of bond. In my own work, I consciously eschewed the highly polished, commercially slick look of much of the art of the era. I wanted to produce colossal, un-commercialised images of existential doubt. A lot of my work of that period was

definitely painted as a violent response to that world (for example the 1999 drawing Dealer, which depicts a head covered entirely in dollar notes). I believe that my sense of opposition fed into the power of my work.'

In more recent years, museums have taken a strong interest in Breuer-Weil's work, recognising the iconic and extremely relevant nature of much of his imagery. In 2005, he exhibited with Chris Ofili at *Closing the door? Immigrants to Britain 1905-2005*, at the Jewish Museum, and The Ben Uri Gallery (2007). The Jewish Museum of Art went on to stage *Project III*, an exhibition of 50 monumental paintings, in an industrial building in Covent Garden, recognising the works' uniqueness and significant contribution to the history of British and international figurative painting.

From 2007 to 2011, Breuer-Weil worked on *Project IV* (consisting of over 80 paintings and 200 drawings) but, to date, he has chosen not to exhibit this series. During this time, he travelled extensively, spending significant amounts of time in New York, Tel-Aviv, Paris and Italy. In 2007-08, he executed and exhibited the *Vogue Landscapes* and, in 2009, he painted the group of massive vertical images of women, *Anorexic Babes*, shown at the Hayek Centre of Contemporary Art, Tel-Aviv. Over the last few years, several paintings by Breuer-Weil have appeared on the secondary market at Sotheby's, Christie's, Phillips de Pury and Bonhams. In 2010, he returned to sculpture, producing new bronzes, four of which were exhibited in January 2011 alongside works by Epstein and Moore at *The Human Figure in British Sculpture*, at the Boundary Gallery, to coincide with the Royal Academy exhibition *Modern British Sculpture*. In 2010, his most ambitious sculpture to date, *Visitor I* was exhibited at Sotheby's *Beyond Limits*, Chatsworth, with works by Ron Arad, Marc Quinn, Damien Hirst and other leading sculptors. In 2011, he was invited to submit another work to the exhibition and, *Visitor II* was born.

Breuer-Weil currently lives and works in London. David Breuer-Weil: Radical Visionary (Skira, 2011) the first monograph on the artist is now available online and in all good bookshops.

The Work



Visitor I

300 x 240 x 240cm

Bronze with a brown patina

Conceived and cast in 2010 in an edition of 3 plus one artist's proof

David Breuer-Weil's monumental head is intended by the artist to be installed in water or on dry land. An island of humanity, it allows viewers' imaginations to suggest the presence of the rest of the figure. *Visitor I* is both simple in form and complex in psychological ramifications, as is typical of Breuer-Weil's distinctive and often intensely cerebral imagery, characteristically brought to life by dynamic surfaces. The artist's fingerprints are enlarged to massive proportions on the surface, enhancing the strong emotive appeal of this work. These imprints imply that a higher power has constructed and placed this unearthly figure in this suffocated position.

Visitor I relates closely to the *Philosopher* paintings which show a large head creating immense reverberations in the soil surrounding it. Of these works, Breuer-Weil has stated that he wanted to express 'the immense potential power of thought' (quoted in Ben Hanly, *Breuer-Weil, Project 3*, London, 2007, p. 122). Discussing *Visitor*, Breuer-Weil stated: 'With this sculpture I wanted to express the miracle of what it means to be human and mortal, to be a visitor on earth and one way to do that was through the shock of scale. In addition, by slightly submerging the image I wanted to suggest our connection with the earth. When installed in water, I wanted to give the impression of a figure with far greater potential than what you actually see, and I believe the reflections accentuate that effect. This work is a visual embodiment of thought. Every human being is largely hidden and secret.'



Like Breuer-Weil's paintings, this sculpture achieves its emotional appeal in part through the textured, painterly surface of the bronze; in his recent sculptures he has started to translate the striking and provocative imagery of his paintings and drawings into potent and monumental three-dimensional works, whilst developing

their own independent language and exploring the opportunities that sculpture allows.

Visitor I was included in *Beyond Limits* - Sotheby's annual exhibition of monumental sculpture, hosted in 2010 at Chatsworth, Derbyshire. This selling exhibition showcased works by Manolo Valdés, Lynn Chadwick, Yue Minjun, Arnaldo Pomodoro, Damien Hirst, Marc Quinn, Subodh Gupta, Ju Ming, Eduardo Chillida, Germaine Richer and Barry Flanagan, among others. Breuer-Weil's sculpture was partly submerged in the Strid Pool for the exhibition.

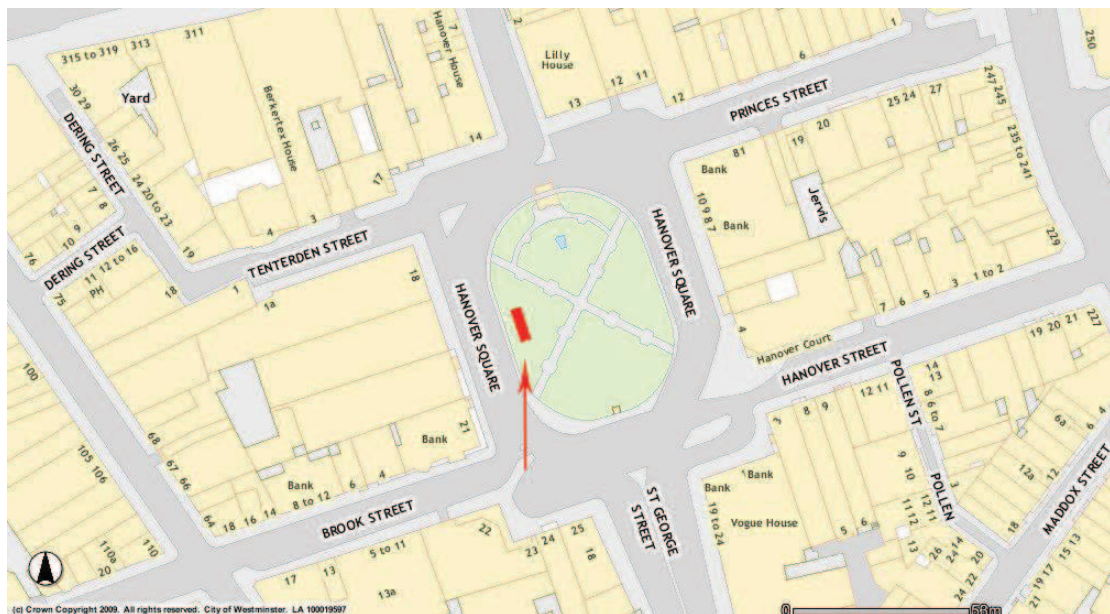


For the initial placement of *Visitor I* at Chatsworth House we installed a resin cast which has the same look and appearance of the bronze but is made of a composite material with a lifespan of only fifty years. It is considerably lighter than bronze, allowing it to be manoeuvred by hand rather than by crane. It lacks the rigidity of a bronze but when it is installed, away from the public, in a pond this is not an issue and its lightness means that the substructure is not in danger of sinking into the silt.

We would opt to use the same installation procedure on Hampstead Heath, using a resin rather than a bronze for *Visitor I*.

Other Public Work: Hanover Square

As well as the past exhibition of two *Visitor* works at Chatsworth House, Breuer-Weil has been working on an installation for Hanover Square (Westminster). Planning permission has been granted for the work to be installed at the end of April 2012 for a period of six months.



This work is conceptually very different to the works for Hampstead Heath. *Emergence* is a four-part bronze, showing a figure emerging from the ground. The figure is deliberately sculpted in a craggy manner to resemble rough rock, suggesting the origins of Adam from the earth. The juxtaposition of the rough and smooth

surfaces that comprise the figure allude to the human evolutionary process. Across the body, marks, drawings and scribbles attest to the scars and lessons received and learnt throughout life.



Potential Location on Hampstead Heath – the Lily Pond

David Breuer-Weil grew up in North London and lives near Hampstead Heath. Being a local artist, his works have particular relevance to the community.

The proposed Golders Hill Park site comes under the jurisdiction of Barnet Council. An e-mail has been sent to Barnet Council to seek their opinion on whether this proposal would require planning permission.

Hampstead Heath and the City of London Corporation have developed these areas which are exempt from parliamentary restrictions regarding the preservation of the natural environment that are in effect throughout the West, East and Sandy Heaths. As a consequence, Golders Hill Park is a very popular space that draws a high footfall. This is a formal landscape and the history of a park such as this lends itself to the installation of art. This positioning would give the work optimum visibility. Golders Hill Park is locked overnight affording the works greater protection from vandals and graffiti and minimising a security risk. Although we appreciate that any damage is our liability, we accept the entire risk of the installation. As previously stated, this will be a self-financed project.

The Lily Pond, next to the replanted Rose Garden, is situated near to the site office on the north of Golders Hill Park.



Although this is one of the busiest parts of the Heath, benefitting from constant traffic from individuals, couples and families, the site still retains a calming intimacy that suits the work. It has the added advantage of being locked overnight. Due to its proximity to the site office and yard, which also benefits from easy access from the road, it is a very straightforward place to install the work.



Part of the beauty of *Visitor I* is its reflection in the water which superficially completes the head while drawing attention to the potential scale of the figure beneath the water.



The work will be installed onto a metal substructure that will rest on the bottom of the pond and carry the work. The drawings for this are enclosed with this proposal as well as the RAMS from our contractors, Artful Logistics, whose services we will use to carry out the installation.

David Breuer-Weil statement about his relevance to the Heath

'I am very excited at the prospect of having my work installed on Hampstead Heath. I was born in Hampstead and, throughout my life, Hampstead has been central to my artistic vision. When I was younger, I was obsessed by Constable's work and the fact that he lived and worked in Hampstead only a hundred metres from Whitestone Pond. My paintings and sculptures, though contemporary in form and subject, have richly-textured surfaces, in part inspired by Constable. The image of the fallen giant has a prehistoric feel, and I always imagined the Heath, one of the highest points of London, as a place of great mystical power. This is reflected in the archetypal nature of my Visitor sculptures. Visitor II, in particular, was inspired in part by the sculptural feel of some of the great ancient trees on the Heath and Golders Hill Park where I always played as a child.'



Relevant Previous Installation of *Visitor I*

For this installation, we will be working with a reliable art contractor, Artful Logistics. They would ensure full safety and risk management throughout the installation and de-installation. They are fully licensed and carry liability insurance. They would ensure that all CDM regulations would be covered.

Visitor I has been installed previously. Chris Craig has witnessed the installation of *Visitor I* (on two occasions). In total, *Visitor I* has been installed three times. Included here is a case studies of its installations ay Chatsworth House in 2012. The other two installations (Private House in Italy, 2011 and Cafesjian Center for the Arts of the work were in bronze rather than resin casts so are not relevant to this proposal. with which we were directly involved and images of *Visitor I* (edition number 1) in place at its new home at the (we did not handle this installation).

***Visitor I* - Chatsworth House, 2010**

Installation of *Visitor I* was carried out by Sotheby's as part of their management of the *Beyond Limits* exhibition. This installation was of the resin cast; it is therefore a close simulacrum of how we would install at Golders Hill Park. The Sotheby's representative in charge of the installation was of Holli Chandler:

In August 2010, I oversaw the installation of Visitor into the Strid Pond in the gardens of Chatsworth House on behalf of Sotheby's. The work was first attached to a substructure and lowered into position using a forklift and straps. There was a team in the pond who located the substructure into its correct position. The process was straightforward and took less than half an hour.

Removing the work afterwards was an equally simple process again with a team getting into the water to attach the straps and using a forklift with an extendable arm to lift the work out of the water.

In the following photographs of the installation, it is possible to see the substructure in the first image. We would construct something very similar to this according to the depth of the water at locations 2 and 3 in Golders Hill Park. The second image shows the use of a forklift, with an extendable arm, to lower the piece into place. The third image shows the team who finally positioned it and removed the straps and blankets.



Business Plan

Although there is no direct commercial benefit for David Breuer-Weil, he is keen to promote his public image and work within his local area. The renown of Hampstead Heath makes the installation of work here a rewarding and exciting venture.

The entire project, including installation and de-installation, will be entirely self-financed: Galerie Breuer Weil will assume all costs. As part of this we will ensure that the works are covered by our own insurance and we will also have our own personal Public Liability Insurance (PLI).

Where it is necessary for the Hampstead Heath and the City of London Corporation to charge us for labour costs incurred in relation to the work (maintenance, supervision of contractors, etc.), such invoices should be addressed to Galerie Breuer Weil, 54 Wildwood Road, London NW11 6UP.

We have discussed the need for the City of London Corporation to levy a fee for this installation. We are prepared to pay a rental fee of £3.5k for the whole period of *Visitor I's* installation in the pond. We propose installation at the beginning of July 2012. The work would then remain in situ until the end of October (with the option for the City of London Corporation to extend this until mid-November if you would like it to remain for the AAF).

Events and Signage

If this installation goes ahead, we would like to host an opening party to which we would invite our patrons and clients. This would be a private, invitation-only event that would take place towards the start of the installation period.

We would, of course, invite relevant people from the Heath and the City of London Corporation as well as Local Residents' Groups that have been consulted in relation to the work's installation. You would be welcome to invite any guests that you deem suitable. This event is not a prerequisite of our proceeding with the proposal but would certainly be an added benefit. The details of any events of this nature can be discussed and agreed upon at a later date.

We would wish to place a small, and understated, information plaque beside the work. This would not interfere with the aesthetics of the location. The plaque would state the artist's name, the title and details of the work and a short description of roughly three lines. Again, we are happy to discuss any practical and aesthetic concerns that you have and will work with you on the design of the signage to ensure it works harmoniously with any signage already in place.

Filming

Throughout 2012, we will be working with Goldin Films to produce a documentary about David Breuer-Weil and his work. They are hoping to capture all of Breuer-Weil's projects for the year and would, therefore, be interested in filming the installation process, and any possible events that surround it.

We are, of course, willing to seek further permission from the City of London Corporation and are happy to do this in order to facilitate any concerns.

Publicity

Over recent years Breuer-Weil's work has been receiving increased international coverage, as well as greater recognition within the art world. As such, the installation of the work would be accompanied by a targeted PR campaign. This will run in partnership with any existing campaigns you have in place to ensure there is no conflict.

Hampstead Heath and the City of London Corporation will be credited as partners in all publicity material and approved information will be included.

David Breuer-Weil's PR is handled by Chloé Nelkin Consulting. Chloé Nelkin will jointly manage the proposal and project with Chris Craig.

Reference 1 – David Breuer-Weil

I have worked with, and been great friends with, David for many years. In 2008, I staged his *Vogue Landscape* solo exhibition. I have always found David's work to express extremely complex thought and emotion in elegantly appealing forms. It has a charm and unique character that resonates to me, and many others.

The works mix forms of allegory and motif that make them fascinating objects to view and interact with. I have exhibited some of his recent, smaller bronzes over the last year and these continue develop his language, each work seems to build on the previous one.

Visitor and *Visitor II* are exceptional works and they represent the beginning of another chapter in David's work. This monumental format suits his sense of humour, specifically his eye for the tragically and comically absurd. There is a certain pathos about seeing these huge figures forlornly trapped in our world. Like all of David's work their impact is only really understood when viewed first hand; I think it is this that makes him a great artist.

As a resident of North London, and frequent visitor to the Heath, I have an idea of the space that is personal to me, and my family. I project my own feelings on it in the same way that I recognise things in David's work that I suspect are different to what others see. I have talked about this with David and he is always keen to allow people to come to their own conclusions; in fact he takes his own children's opinions of his work more seriously than his own. The nature of works like *Visitor* and *Visitor II* is to be seen in public by people, not by an individual, and to provoke individual responses – not all of which will be positive. Some will be reassured, some may be intimidated, but I believe everyone will feel something very personal.

I am very excited by the prospect of having these works installed somewhere near me. For David as an artist, and as a friend, I hope that he is able to get the satisfaction of seeing these works installed in a venue so personal to him.

Alon Zakaim

Director, Alon Zakaim Fine Art

Reference 2 – David Breuer-Weil

I have known David Breuer-Weil's work for over thirty years. His progress in that space of time can only be described as phenomenal.

He has been totally committed which means that there is a visual consistency in all his works - both in his painting and his sculpture. Apart from a foundation course, he is self-taught and because of this, he has always relied on an inner vision, derived from his and his family's life experience. This is what he calls a shared humanity. His works speak to all of us: because he is in touch with the REAL world.

His sculpture, having started with compositions of smashed rocks, later changed into styrene cups being the material he used, in small size but, like his paintings, size grew and his sculpture did the same. They are based on life experience - humanity being the most important ingredient. His large sculptures are eternal; they speak of life, the mind and the soul. Some of his large bronze compositions are about the family - generations - illustrating the ties of the family, its inheritance. They have an appeal for all of us and their message is for now, for the future and beyond.

His other monumental recent bronze, VISITOR, the head of a man emerging from a pond/river/sea, or is he entering the water? He is there - a human being, a visual prerogative to speculate about life, mortality, and happiness. David's work would be a great asset to any public space - enriching the environment and sharing the experience we all have. London is unique in having so many open spaces - and this would add to their attraction enormously.

Agi Katz
Director, Boundary Gallery

Reference 3 – Chloé Nelkin

I have known Chloé Nelkin since 2008, when I first started working with her as Royal Literary Fund Fellow at The Courtauld Institute of Art. Quite apart from her expertise in art history, I was very impressed by her management of the East Wing VIII show at The Courtauld when she was an undergraduate. This is an annual exhibition run by students, but there has never been one to equal Chloé's. She has both the creative flair to put an exhibition together and the determination and diplomacy to carry it off, with all the conflicting demands of artists, viewers and venue. She has continued to use these qualities in her work as a consultant - and as a creative, original and regular blogger! I have no doubt that any idea Chloé has is worth pursuing, and that she can deliver, with reliability and aplomb. I have also made use of her talents in event management, having her to work alongside me in running events for the Guild of Public Relations Practitioners, knowing that I can rely on her to deal tactfully and efficiently with all aspects of event management.

Virginia Rounding

Author, Clerk to the Guild of Public Relations Practitioners, and Common Councilman for the Ward of Farringdon Within

Reference 4 – Chloé Nelkin



20 April 2010

Dear Sir or Madam

I am writing to wholeheartedly endorse Chloé Nelkin of Chloé Nelkin Consulting for her work in art world events and public relations.

As a staff member at The Courtauld, I was witness to Chloé's extraordinary feat of coordination which enabled the exhibition *East Wing VIII: On Time* to come together in 2008-9. Chloé expertly spearheaded the entire process, from coordinating loans to liaising with performance artists, handling press enquiries to managing volunteers, soliciting sponsorship and working closely with the facilities team, with a degree of professionalism that enabled this student-led show to become a fixture within the greater London art world. Chloé also spearheaded many additional endeavours within the East Wing programme, including an ambitious re-launch of the show in January 2009 that brought hundreds of people into the exhibition and is still discussed by attendees (many of whom were influential art world figures and Courtauld alumni) as one of the highlight events of last year. Despite the challenges of working within a listed building with an entirely voluntary staff, Chloé had a remarkable ability to remain level-headed, think on her feet, and come up with ingenious solutions to complex problems in order to satisfy the exhibiting institution, the artists, and the visiting public alike.

I personally have had the pleasure to work with Chloé on several events involving the East Wing exhibition and Courtauld alumni, which she always eagerly and generously agreed to. For one particular event, tours of the exhibition were coordinated for Courtauld and Royal College of Art alumni during a joint reception. Throughout the planning process, I was routinely impressed by Chloé's attention to detail, her impeccable communication skills, and an awareness of the concerns and needs of the group that reflected a great deal of maturity and an true knowledge of various facets of the art world. She was constantly a few steps ahead in planning, anticipating and avoiding potential pitfalls. Dealing with a great number of tours in a short span of time can be quite difficult, but Chloé's expert coordination of guides and routes ensured that attendees were treated to a calm, smooth, and informative afternoon, with no signs of the tremendous effort that was behind it – truly the hallmark of a great event manager.

It should also be said that Chloé's academic enthusiasm, both for her particular MA subject and for a much broader range of artworks, enables her to understand and engage with artworks in a historical and artistic context that adds a great deal of richness to their presentation and explanation, in both events and public relations spheres. Finally, her ability to work well with her current contacts and ease at making new ones ensures that she has a great pool of support from within the art world on which to draw to achieve the highest quality end result possible, and she has no difficulty using this to great advantage.

I would therefore highly recommend Chloé's work to anyone seeking professional, reliable and intelligent help with events or public relations, and would be happy to discuss this further should you wish to contact me.

Yours faithfully

Janine Catalano
Alumni Relations Manager

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Conclusion

We hope that this proposal manages to cover all aspects of the project we are bringing to you. We are very keen to work with you on this project.

As explained in this document, we will cover all the costs and handle all elements of the project in accordance with the wishes of your staff and the City of London Corporation. It is our intention to make the process as straightforward as possible for you and also to provide you with a powerful and original work of art that will hopefully increase the appeal of Hampstead Heath as one of the capital's premier attractions.

We hope this is helpful but please do let us know if you have any further questions. We very much hope that Hampstead Heath will be able to support, and approve, this exhibition and that we will be able to work together. We would be happy to address any specific requirements you may have in order to make this a mutually beneficial and successful relationship.

For more information please contact:

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Committee(s):	Date(s):	Item no.
Hampstead Heath Highgate Wood and Queen's Park Committee	21 st May 2012	13
Subject: Management Work Plans for the Sandy Heath ponds and the Sandy Heath and Flagstaff gorse sites		Public
Report of: Superintendent of Hampstead Heath		For Decision
<p><u>Summary</u></p> <p>This report presents detailed management work plans for the Sandy Heath ponds and Sandy Heath and Flagstaff gorse sites.</p> <p>Recommendation</p> <p>That Management Committee approves the management work plans for Sandy Heath ponds and Sandy Heath and Flagstaff gorse sites, subject to the views of the Hampstead Heath Consultative Committee being received.</p>		

Main Report

Background

1. In order to manage the Heath, it is necessary to prepare detailed documents stating how each area will be managed, in line with established policies. Such documents will then feed into the annual work programme. Management work plans are being prepared for key areas of the Heath; they will last for ten years, and will be reviewed thereafter, although alterations may be necessary sooner if unforeseen events arise.
2. Plans for the Upper Vale of Heath, the Viaduct Pond, Seven Sisters ponds, Third Hedge, Springett's Wood, Orchard and South Meadow areas have previously been presented to the Management and Consultative Committees. This report presents two more plans, for the Sandy Heath ponds and Sandy Heath and Flagstaff gorse sites.

Proposals

The Sandy Heath and Flagstaff gorse sites Management Work Plan

3. The Sandy Heath and Flagstaff gorse patches are 2 of only 3 major gorse sites on Hampstead Heath.
4. Gorse is a component of lowland heathland, which is a target habitat for both the London Biodiversity Action Plan and indeed the national Biodiversity Action Plan.
5. Gorse provides a nesting habitat for a variety of nesting birds, including long-tailed tit and whitethroat, which is of considerable local importance. Stonechat, an infrequent visitor to the Heath, requires dense compact gorse and continued and improved management may encourage breeding.
6. Gorse will be coppiced on a 12 year rotation to maintain a mosaic of different height and age ranges, providing a variety of conditions for invertebrates and birds.
7. Opportunities exist in both gorse sites to expand the current gorse extent and ensure that this 'heathland' plant remains, providing more of the lowland heath habitat which gave Hampstead Heath its name.
8. Two sapling wild service trees should continue to be preserved within the Sandy Heath gorse site.
9. Detailed proposals are listed in Section 3 of the Work Plan, which is attached as Appendix 1.

Sandy Heath ponds Management Work Plan

10. The Sandy Heath ponds are a group of visually attractive pools towards the north-west of Hampstead Heath in an area previously used for the extraction of sand and gravel.
11. The ponds are unusual on the Heath as they occur in geological conditions not normally associated with standing water. The ponds have a variety of aquatic and marginal vegetation including an uncommon liverwort not found anywhere else on the Heath.
12. The ponds are surrounded by woodland which casts shade and cause an accumulation of leaf litter in the ponds. Tree and scrub growth on the edges of the ponds should be managed to prevent further shading.

13. The ponds provide one of the best breeding ground for common frogs on the Heath and should be managed to maintain standing water and prevent drying out in the breeding season.
14. Seven species of dragonfly frequent the ponds, including species such as the southern hawker, which uses the ponds to breed in. With continued and improved management the ponds should be suitable for a number of previously unrecorded species. The presence of floating aquatics including azolla and duckweed is detrimental to this aim and they should be prevented from flourishing.
15. An area of recently established acid grassland occurs to the south of the ponds and should be maintained. Patches of the acid grassland species wavy hair grass also occur in locations surrounding the ponds. A reduction in shade from selected Turkey oaks should improve conditions for this species.
16. A review of any possible reduction in tree cover prior to works should be undertaken to ascertain the likely benefits. A reduction in tree cover is desirable in locations on Sandy Heath in order to increase the extent of sunny, sparsely vegetated habitat which previously made this site one of the best in London for its invertebrate fauna.
17. Detailed proposals are listed in Section 3 of the Work Plan, which is attached as Appendix 2.

Financial and Risk Implications

18. An estimated cost of £1500 based on current prices is required every 10 years to carry out sediment management works on the Sandy Heath ponds. These costs will be met from the Superintendent's local risk budget
19. A cost of an estimated £500 may occur in 2014 and subsequently every 4 years if an external consultant is required to carry out specialist dragonfly surveys on the Sandy Heath ponds. It is hoped that a combination of an experienced volunteer and trained City staff will fulfil this role by then.
20. All other activities included within the management work plans will be undertaken using the Heath local risk budgets. There is a reputational risk in not pro-actively managing the natural aspect of the Heath. Left unchecked the mosaic of diverse habitats for which the Heath is renowned would be lost to secondary woodland cover and ponds in filled.
21. These plans also support the City Bridge Trust work relating to the restoration of lowland heath habitat and control of invasive species.

Legal Implications

22. The City has a legal duty under the Hampstead Heath Act 1871 to maintain the natural aspect of the Heath.

Strategic Implications

23. The proposals link to the theme in the Community Strategy to protect, promote and enhance our environment.
24. They also link to the Open Spaces Department Plan through the Strategic Aim to ‘adopt sustainable working practices, promote the variety of life (biodiversity) and protect the Open Spaces for the enjoyment of future generations’, and the Improvement Objective to ‘ensure that measures to promote sustainability and biodiversity are embedded in the Department’s work’.
25. These works also fulfil a number of Essential Actions in the Part 1 Management Plan, including:

Retain and enhance the Heath’s habitats and natural resources to enable continued quiet enjoyment and appreciation of the natural world by its visitors.

Manage the Heath’s ponds to enhance their nature conservation value

Manage the Heath to protect and enhance populations of plants and animals protected by law, identified as being Priority Species in national and local Biodiversity Action Plans, or identified in subsequent management planning as being worthy of protection.

Manage the Heath’s woodlands and scrub to enhance their nature conservation value and improve their distinctiveness

Conclusion

26. Ten-year management work plans are presented for two areas of the Heath: the Sandy Heath ponds and the Sandy Heath and Flagstaff gorse sites.
27. The establishment of the aims and practices for managing these areas will feed into the annual work programmes for the appropriate years. The management work plans are subject to review at the end of the 10-year period and sooner if unforeseen events occur.

Appendices:

Appendix 1: Draft 10-year Management Work Plan for Sandy Heath and Flagstaff gorse sites.

Appendix 2: Draft 10-year Management Work Plan for Sandy Heath ponds.

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Sandy Heath and Flagstaff gorse sites

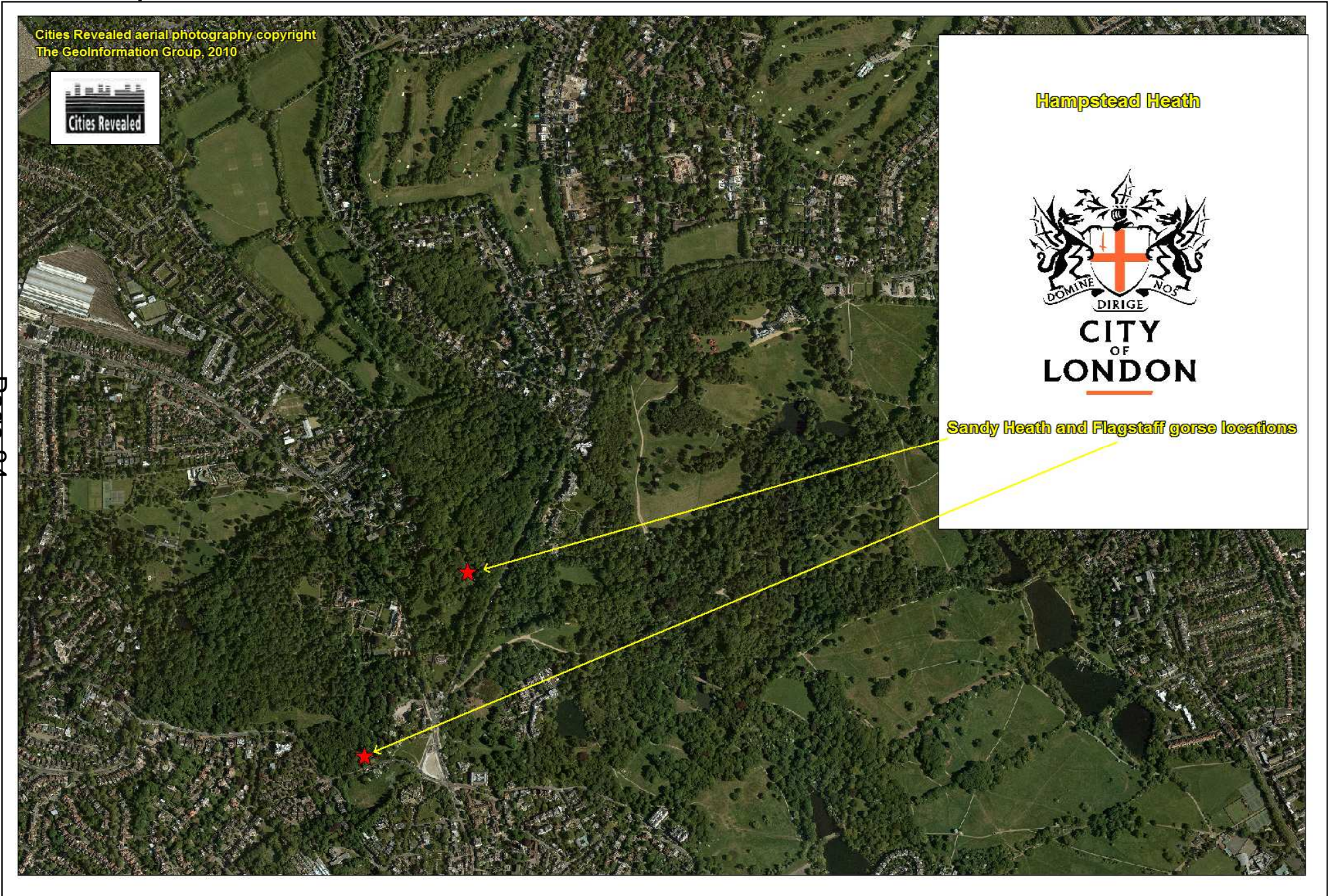
Adrian Brooker

April 2012



Sandy Heath and Flagstaff gorse sites

1.0. Site description



1.1 Location

Sandy Heath and Flagstaff gorse sites are both located on the western side of Spaniards road towards the west of Hampstead Heath. One patch is located in an area widely known as West Heath and the other on Sandy Heath. The centre of the Sandy Heath gorse site is at grid reference 526,354; 186,795 and covers an area of approximately 0.22 hectares. The centre of the Flagstaff gorse site is at grid reference 526,116; 186,335 and covers an area of approximately 0.2 hectares. The 2009 Hampstead Heath vegetation survey shows the two locations as being in compartments 1,179 and 1,199-1,201.

The compartment boundaries can be seen in figure 8 and 9. The Sandy gorse site is bordered by secondary woodland to the east and west with the Sandy ponds to the north and an open paddock to the south. The Flagstaff gorse site is bordered to the south by West Heath road and to the north and west by secondary woodland. To the east of the patch is an open grassy area containing the Flagstaff. A track runs through the centre of both patches with the Sandy track running north to south and the Flagstaff track running approximately east to west.

Both areas are unfenced and it is only the gorse itself which provides a barrier to access. The Sandy Heath site is on relatively level ground although the surrounding area is pitted and hollowed due to previous sand extraction and is several meters below the level of Spaniards road. The Flagstaff site is spread across a varied topography with a gradual slope downhill from east to west.

1.2 Geology, Soils, Hydrology

Both the Sandy and Flagstaff gorse sites are believed to be located on areas of Bagshot sand. The Sandy Heath site is situated on an area of level ground whilst the Flagstaff site gradually falls away from east to west with a height change of approximately 5m. The ground also falls away from north to south towards the road from the central path and is pitted and hollowed.

1.3 Ecology

Both sites are typified by the presence of European gorse in relatively extensive patches. Along with the Vale of Health site these are the only extensive gorse areas on the Heath. Gorse is a typical plant of heathland and with a relatively short lifespan (15 years) requires management in order to maintain its presence. Without active management scrub and then trees easily invade and the areas will succeed to woodland. Gorse provides nesting habitat for bird species such as long-tailed tit, blackcap and whitethroat which is of considerable local importance. Infrequent visitors such as stonechat nest in compact gorse and continued and improved management may encourage breeding.

The Sandy Heath gorse site has within its bounds 2 wild service trees which are uncommon on the Heath and are classed as ancient woodland indicators. Alder buckthorn also grows within the Sandy site and although planted it is also relatively uncommon on the Heath and is a larval food plant of the brimstone butterfly. A large suckering apple tree borders the Sandy site. A small number of planted junipers (planted in 2000) are present in one part of the Sandy area and broom frequently occurs throughout. A few plants of heather were present until recent years in the Sandy site but are no longer believed to be alive. Bracken occurs within the less dense sections of the Sandy Heath gorse and can cause shading problems for seedling regeneration.

Rabbits occur in both sites and can be detrimental for regeneration of gorse coppice stands and seedling growth, but may maintain open grassland areas in nearby areas.

Figure 1: Growth phases of Gorse. (Symes + Day, 2003¹)

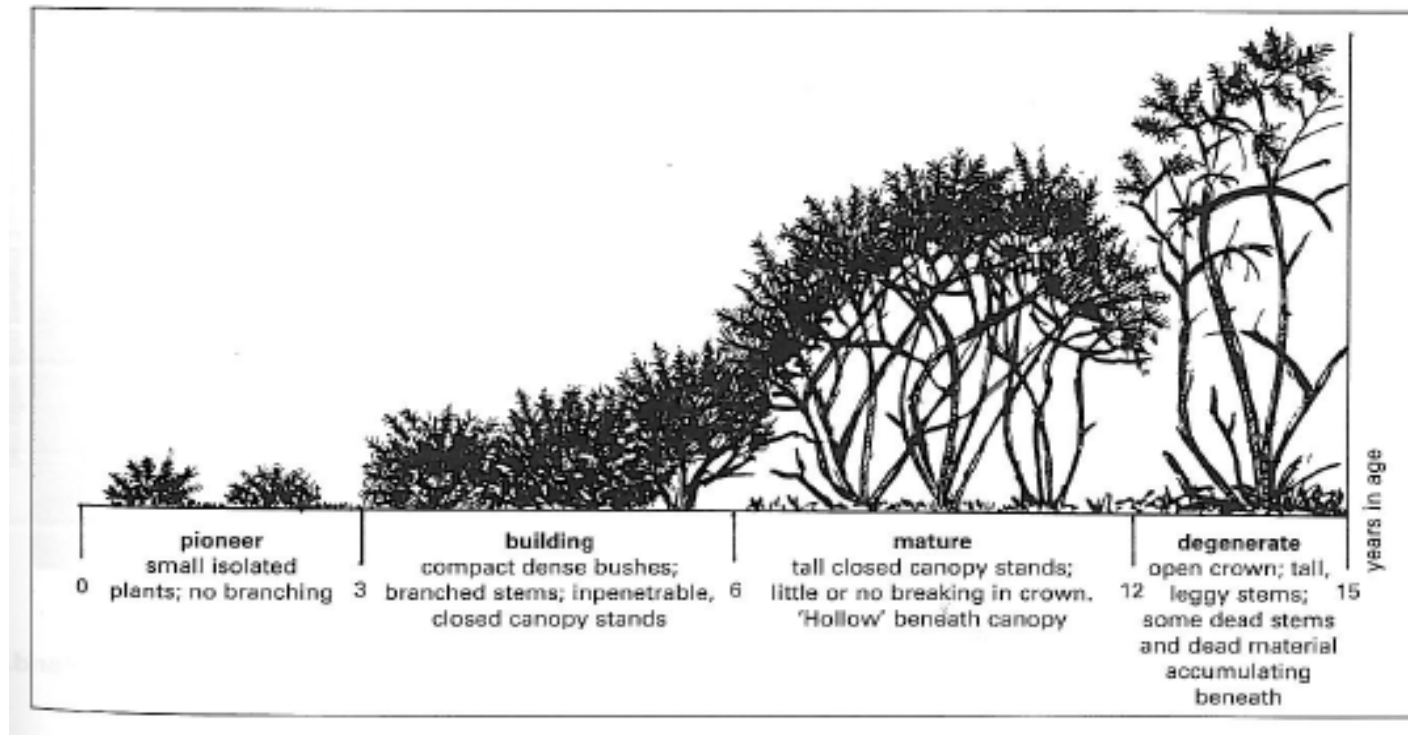


Figure 1 shows gorse reaching maturity between 6 and 12 years and then degenerating. In areas adjacent to woodland and other scrub the gorse may well be shaded out by sapling trees or engulfed by bramble well before this degenerate phase.

1.4 Public and educational uses

There is a low amount of public use in the vicinity of the Sandy Gorse patch. The track running through the patch is the main path joining Sandy road with Spaniards road and used mainly by walkers. There is very infrequent educational use of the area.

1.5 History

Both sites would have been much more open until the last 50 years or so with more extensive patches of grassland, bare ground and gorse scrub. The Sandy Heath site has developed from a barren landscape in 1867 due to the extensive sand digging in the area and has gradually developed into scrub and woodland through succession and reduction in grazing.

Figure 2: Photograph of the Sandy Heath area in 1867. Credit Hampstead Museum/Burgh House



The area surrounding the Flagstaff was also a great deal more open until more recent times with figures 3 and 4 below from old postcards showing open areas of grassland and bare ground.

Figure 3: Postcard view from the Flagstaff towards Harrow in 1910. Courtesy of Michael Hammerson



Figure 4 : Postcard painting view from Flagstaff towards Harrow in 1919. Courtesy of Michael Hammerson.



The above colour image indicates gorse growing in the vicinity of the current Flagstaff gorse patch in 1919.

The aerial photograph below gives further indication of the open and eroded ground in the vicinity of what is now the Flagstaff gorse patch.

Figure 5: Aerial photograph postcard of the Flagstaff gorse area looking towards Hampstead



Although no date is given for the above image it is believed to be in the region of 100 years old.

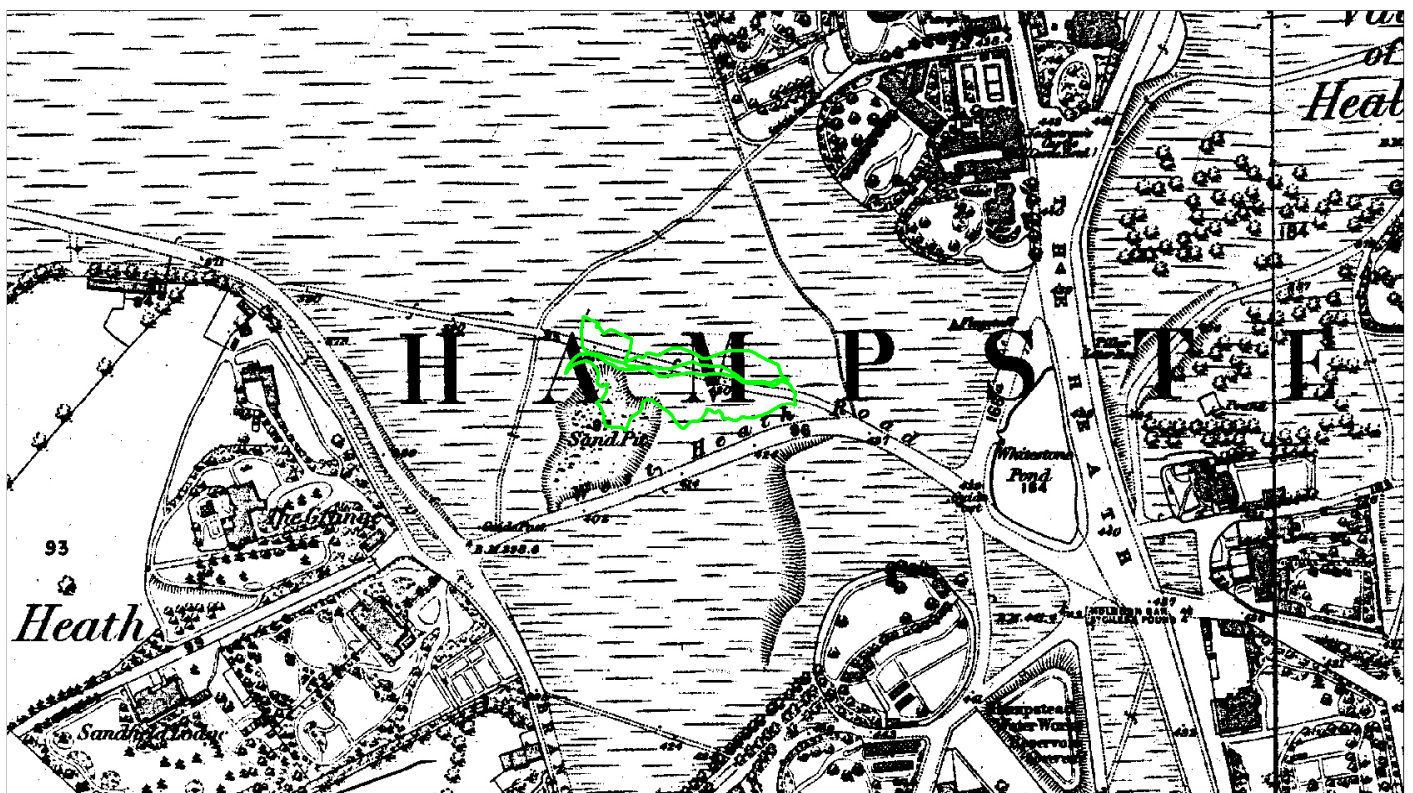
The area around the Flagstaff and Whitestone pond was also great deal more heavily frequented than today as can be shown in the postcard below. As well as human foot traffic, the area was also used for donkey rides. This is likely to be the main reason for the scarring shown above and would have maintained open ground and a patchwork of grassland and low scrub.

Figure 6: Whitestone pond postcard image. Courtesy of Michael Hammerson



The image below is a small section of an 1870 Ordnance Survey map of the Flagstaff area and shows the Flagstaff gorse site in green and indicates a large area annotated sand pit under this patch. This is assumed to indicate some form of sand extraction from the area. The map also shows a lack of trees marked in the area.

Figure 7: 1870 Ordnance survey map of the Hampstead area.



Both sites have been actively managed in the last 10 years with regular coppicing of the gorse on a 6-8 year rotation. Gorse seedlings taken from the site have also been grown on and used to re-establish gorse in open patches and other Heath sites. The area of gorse within the Sandy Heath site was expanded by 5% to the west in 2003 and then again by a further 5% in 2012. Junipers were planted in the Sandy Heath site in 2000.

The Flagstaff site has been expanded also by approximately 5% in the last 5 years through planting of propagated seedlings into open and eroded patches.

1.6 Natural and human-induced trends

In the vicinity of the Sandy Heath gorse site in the pits and hollows there is erosion caused by bike riding, although only 2 relatively thin erosion scars run through and around the site. The gorse has previously been set alight and a more regularly coppiced fire break has been maintained along the main north-south track. In patches of less dense gorse, picnic debris has previously been found but the recent thicker gorse has prevented much of this.

The Flagstaff gorse patch is regularly frequented by 'cruising' men with large amounts of sexual litter left behind in open patches. The patch used to be criss-crossed with numerous scars and tracks preventing regrowth and causing erosion and accumulating sexual litter. A more regular coppice regime and planting of bare patches in recent years has allowed gorse to establish on previously open ground, although in a number of areas the establishment of gorse has been prevented through vandalism and continued use for sexual activity. A number of fires presumed deliberately started have occurred at the Flagstaff gorse site.

Both sites are bordered by secondary woodland and trees frequently seed in bare areas.

1.7 External influences

The southern edge of the Flagstaff patch is adjacent to West Heath road so will suffer from some road pollution and littering.

2.0. Evaluation

2.1 Natural landscape

Lowland Heathland is a target for the London Biodiversity Action Plan and indeed the national BAP. Gorse is one such component of lowland heath and the Flagstaff and Sandy Heath sites are 2 of only 3 large patches of gorse to be found on the Heath. Gorse occurs in patches within the Heath's heather sites and in isolated clumps elsewhere but these isolated groups become difficult to manage and are easy to lose to scrub and then woodland. Opportunities exist in both areas to expand the current extent of gorse and ensure that this 'heathland' plant remains, providing more of the lowland heath habitat which gave Hampstead Heath its name. In general tree growth should be prevented within the gorse sites but isolated low growing trees or shrubs may provide bird singing perches and can be left in low numbers.

Gorse should be managed in rotation to ensure a mosaic of heights and age structures to provide a variety of conditions for invertebrates and birds. It is recommended that the gorse on both sites is managed on a 12 year rotation in line with the rotation timescale at the Vale of Health site. This rotation is subject to review and may require shortening if the gorse is found to be diminishing or being out competed. Suggested rotational section locations are given in Figures 8 and 9 but the exact pattern of coppicing may be altered if a section is seen to require earlier management.

The Wild service saplings although not a constituent of lowland Heath should be maintained due to their uncommon nature on the Heath

2.2 Public and educational uses

Due to their location little educational use is possible but both areas provide an important interpretative link to lowland heath habitats through interpretative information.

2.3 History and built environment

The geology of both areas is typical of conditions on which lowland heath occurs and provides a diminishing link with the Hampstead Heath of old. The presence of gorse on both sites should continue.

2.4 Overall vision

Maintain extensive patches of European gorse to provide lowland heath habitat for birds and invertebrates alike.

Seek opportunities to expand areas of European gorse on Hampstead Heath.
Maintain wild service saplings within the Sandy Heath site.
Maintain a diverse age range of European gorse.

2.5 Relevance to achieving the 2007-2017 Hampstead Heath Management Plan ????

Policy 13: The existing areas of acid grassland and heathland, including heather and gorse, will be managed to protect and enhance their nature conservation importance

Policy 14: The areas of acid grassland and heathland, including heather and gorse, will be extended where possible

Aspirational Policy 15: Areas of acid grassland and heathland, including heather and gorse, where appropriate will be restored and extended as functioning, sustainable habitats

Policy 46: Populations of plants and animals protected by law, identified as being Priority Species in national and local Biodiversity Action Plans, or subsequently identified as worthy of protection will be protected and enhanced

3.0. Prescription and work programme

Figure 8: Flagstaff gorse site 2012

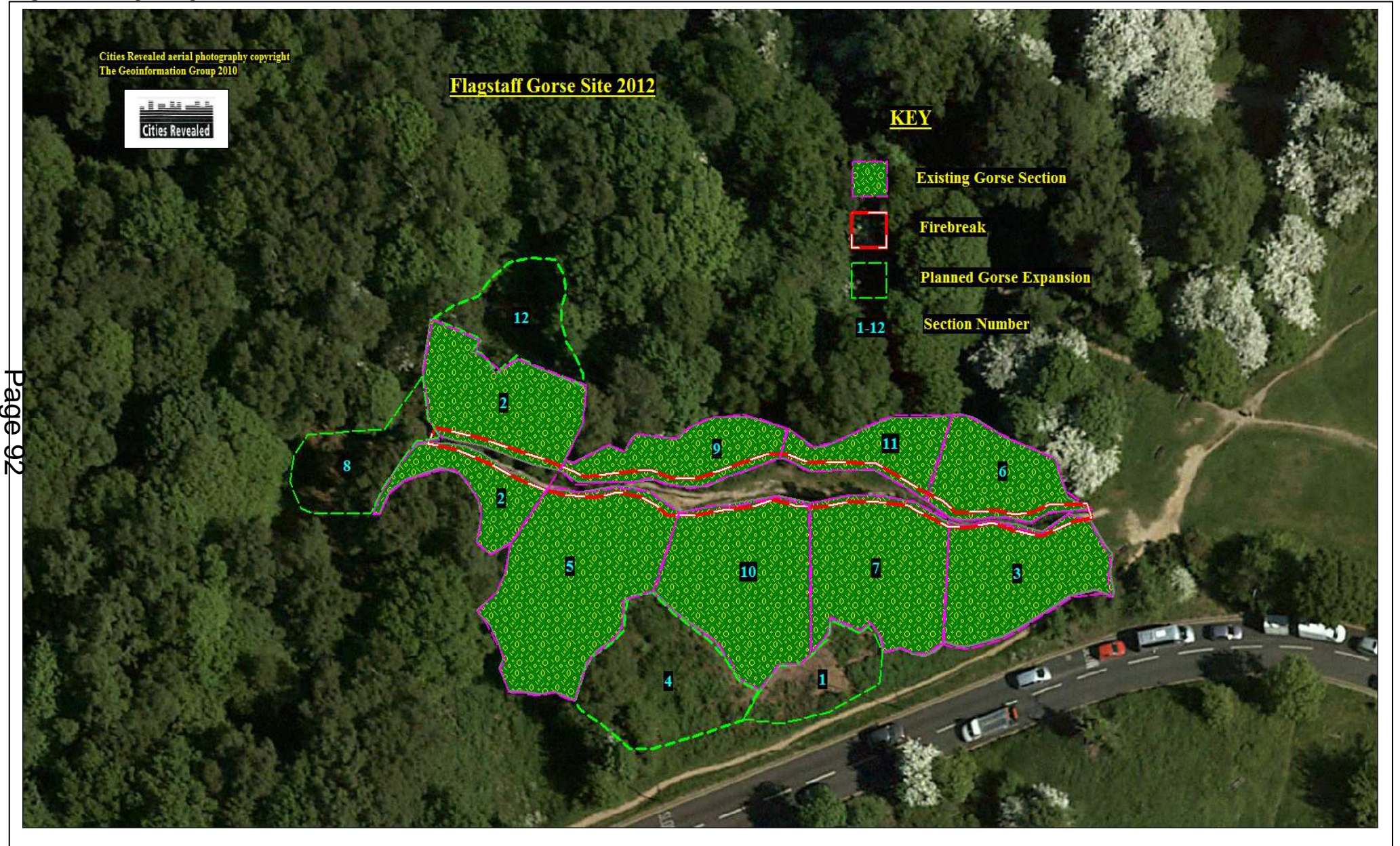



Figure 9: Sandy Heath gorse site 2012




3.1 Regular management tasks





Flagstaff and Sandy Heath gorse Site Objectives

Objective	Prescription	frequency	Month(s)	Years	Who by	Priority : low, medium or high
Rotational coppice of gorse to maintain vigour and different age ranges. 	Coppice gorse on a 12 year rotation in Section 1 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse. It should be noted that in year 1 for this section the area will require scrub/trees removal and the planting of gorse plants as described in the One-off tasks section.	Every 12 years	October-February	2013 +2025	Cons Team/ Volunteers	High
	Coppice gorse on a 12 year rotation in Section 2 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2014 +2026		
	Coppice gorse on a 12 year rotation in Section 3 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2015 +2027		
	Coppice gorse on a 12 year rotation in Section 4 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse. It should be noted that in year 1 for this section the area will require scrub/trees removal and the planting of gorse plants as described in the One-off tasks section.			2016 +2028		
	Coppice gorse on a 12 year rotation in Section 5 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2017 +2029		
	Coppice gorse on a 12 year rotation in Section 6 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2018 +2030		

	Coppice gorse on a12 year rotation in Section 7 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2019 +2031		
	Coppice gorse on a12 year rotation in Section 8 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse. It should be noted that in year 1 for this section the area will require scrub/trees removal and the planting of gorse plants as described in the One-off tasks section.			2020 +2032		
	Coppice gorse on a12 year rotation in Section 9 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2021 +2033		
	Coppice gorse on a12 year rotation in Section 10 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2022 +2034		
	Coppice gorse on a12 year rotation in Section 11 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse.			2023 +2034		
	Coppice gorse on a 12 year rotation in Section 12 . Grub out seedling trees and remove bramble. Plant up any bare/dead patches with potted gorse. It should be noted that in year 1 for this section the area will require scrub/trees removal and the planting of gorse plants as described in the One-off tasks section.			2024 +2035		

 Maintain Firebreak	Coppice 1-2m strip of gorse from either side of main east-west track.	Every 2 Years	October-February	2013, 2015, 2017, 2019, 2021	Cons Team/ Volunteers	High
Follow up maintenance on coppiced gorse sites	Section 1 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.	The year after any coppice work	Autumn or Winter	2014	Cons Team/ Volunteers	
	Section 2 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2015		
	Section 3 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2016		
	Section 4 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2017		
	Section 5 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2018		
	Section 6 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2019		
	Section 7 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2020		
	Section 8 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2021		
	Section 9 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2022		
	Section 10 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2023		
	Section 11 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2024		
	Section 12 - Revisit section to remove any returning scrub or bramble growth. Replant any failed gorse.			2013		

3.2 One-off tasks

Objective	Prescription	Month(s)	Year	Who by	Priority	Est. cost
 Expand area of gorse in section 1	Remove tree and scrub cover from area. Grub out any bramble. Rake and remove as much top soil as possible. Plant up with potted gorse.	October-February	2013	Cons Team	Medium	Local Budget
 Expand area of gorse in section 4	Remove tree and scrub cover from area. Grub out any bramble. Rake and remove as much top soil as possible. Plant up with potted gorse.	October-February	2016	Cons Team	Medium	Local Budget
 Expand area of gorse in section 8	Remove tree and scrub cover from area. Grub out any bramble. Rake and remove as much top soil as possible. Plant up with potted gorse.	October-February	2020	Cons Team	Medium	Local Budget
 Expand area of gorse in section 12	Remove tree and scrub cover from area. Grub out any bramble. Rake and remove as much top soil as possible. Plant up with potted gorse.	October-February	2024	Cons Team	Medium	Local Budget

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4.6 Review

Author	Date	Task	Observation, event or alteration to task

5.0 References

1. Symes, N. and Day, J. 2003. A practical guide to the restoration and management of Lowland Heathland. The RSPB, Sandy. P31.

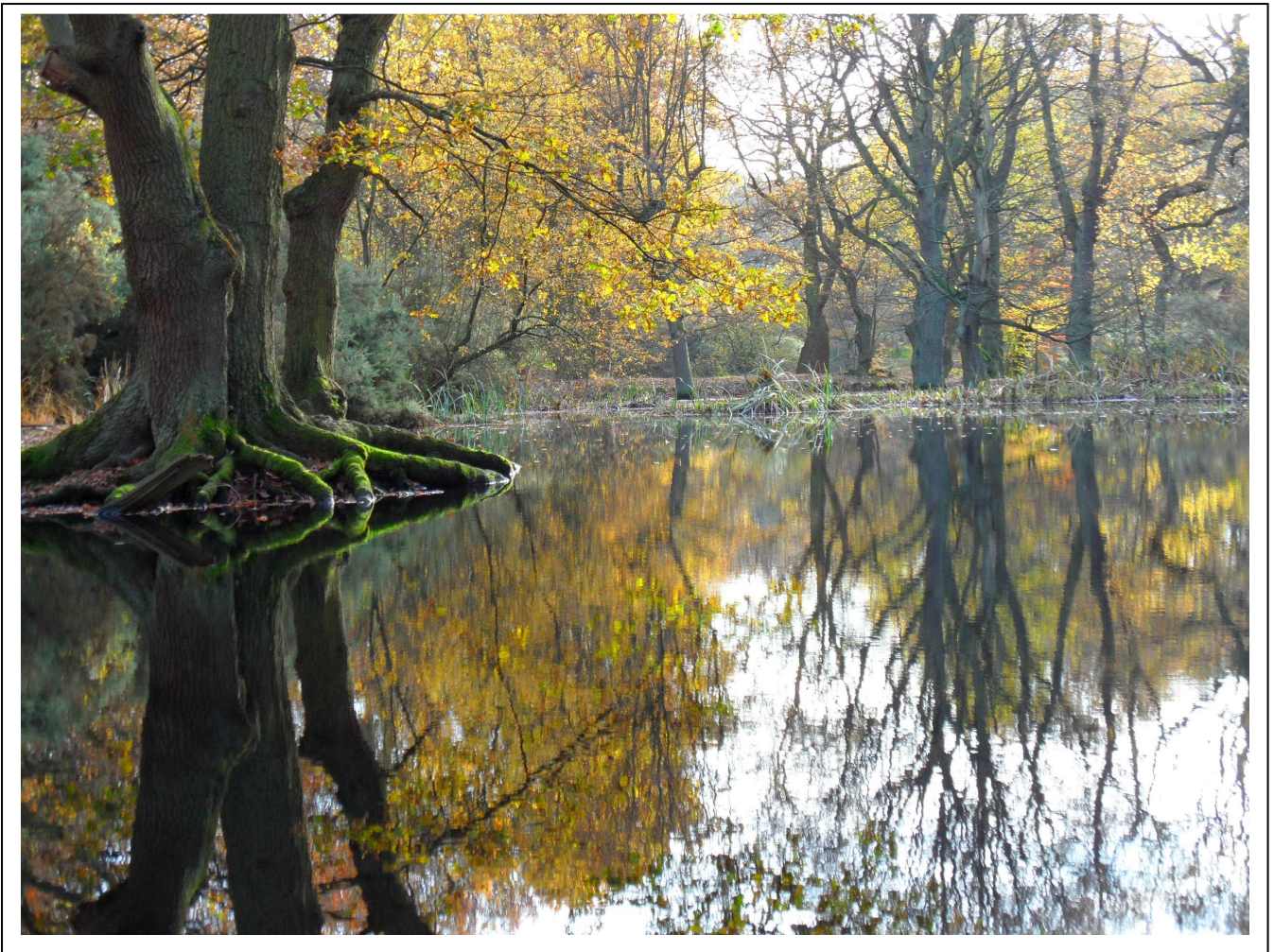
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Appendix 2

Sandy Heath Ponds management work plan

Adrian Brooker

2012



Sandy Heath ponds Management Work Plan

April 2012

1.0. Site description

Figure 1: Sandy compartment location



1.1 Location

The Sandy ponds are located towards the north-west of Hampstead Heath near to Spaniards road. The centre of the main Sandy pond (No.2) is at grid reference 526,316; 186,950 and the compartment covers some 1.15 hectares. The 2009 Hampstead Heath vegetation survey shows the area as being mostly within compartment numbers 1,184 through to 1,186.

The compartment boundary can be seen in figure 5 and is bordered by a made (metalled) pathway then woodland to the north, houses to the west behind a fenceline and woodland to the eastern side leading up to a main road. The southern boundary is a mixture of gorse, woodland, and further south an open meadow.

The main routes to the pond are via the made pathway to the north leading to Spaniards road in one direction and north end way the other. A well used desire route runs to the east of the ponds, running south towards the Jack Straw's end of Spaniards road.

The ponds are not fenced and are accessible along most of their lengths.

The ground surrounding the ponds has an undulating topography largely due to previous sand extraction in the area.

1.2 Geology, Soils, Hydrology

The Sandy ponds are located on an area of Bagshot sand. Although sand is usually very permeable the ponds are formed on an Iron pan¹ and are not spring or stream fed. As Bagshot sand has very heavy iron content, iron oxide has helped in transforming the sand into a hard crust of sandstone.

The main No.2 pond is the deepest at up to 0.6m in places with the others suffering from seasonal drying out, often containing no standing water.

1.3 Ecology

The habitats within the compartment largely consist of 4 ponds or pools with large shading trees surrounding them. A small area of acid grassland is also present adjacent to No.4 pond. The area available for acid grassland species is limited by the presence of the surrounding tree cover. The ground under the tree cover is largely barren although small amounts of wavy hair grass survive in places. The area surrounding the main No.2 pond is particularly bare due to shade and the erosive effects of visitors. The distribution of some of these habitats is shown in figure 5 in section 3.0.

General pond information

Pond 1: 275 sq.m. A shallow pond with yellow flag iris, bogbean and reed sweet grass. The pond often has a covering of duckweed and has a number of coppiced sallows along its bank.

Pond 2: The largest of the Sandy ponds covering 1720 square metres. There is a large amount of shading tree cover with a stand of semi-mature oaks growing in the water to the southern end. A small area of emergent/marginal flag iris is present along eastern edge. A band of common gorse also grows along the eastern edge interspersed with sapling birch trees. An island of iris exists to the south of the pond with a number of young birches growing from the centre. The pond is frequently covered with greater duckweed throughout the summer. Rudd and smooth newts have been recorded in the pond. A heron is often present and up to 40 mandarin duck have previously been recorded in the winter months.

Pond 3: 106 sq.m. This pond is often merely a muddy crater and is very shaded with no emergent vegetation.

Pond 4: 380 sq.m. This pond has a relatively open aspect, and is heavily vegetated with soft rush, iris and bogbean. Azolla commonly covers the water surface. An uncommon and interesting liverwort species *Riccia fluitans* is also present in the pond. Bog myrtle has been planted around the edge of this pond and coppiced sallow is frequent to the western edge. This pond is also a major breeding ground for common frogs with up to 300 clumps of spawn having been recorded here.

Flora

A variety of flora is associated with the area including plants deliberately introduced including bog myrtle and creeping willow and invasive floating aquatics such as azolla and duckweed.

Bogbean and flag iris are common in and around the ponds, with bogbean covering large areas of No.1 and No.4 ponds.

Other marginal plants of interest found include trifid bur-marigold, gipsywort and marsh cinquefoil. Large amount of soft rush grow in the No.4 pond as does an uncommon and interesting liverwort species² *Riccia fluitans*.

Wavy hair grass occurs in small patches in the brighter areas surrounding the pond and in the wider Sandy area as does a small patch of heather on the margins of the No.1 pond. A larger patch of grassland is located to the south of the No.4 pond which was previously scrub in 2008.

Pyramidal orchid was found in 1997 and 1999 but has not been recorded since.

Fauna

The Sandy ponds have been a major breeding ground for frogs. The frog spawn records show 300 clumps in 2007; 231 in 2008; 210 in 2009; 160 in 2010 and 111 in 2011. The majority of this spawn was found in the No.4 pond. This decline is possibly due to a drying out of the pond as vegetation expands.

Lots of smooth newt adults were found during duckweed removal in 2008 on the large Sandy No.2 pond.

Grey wagtails are often seen around the main pond edge and a heron often fishes on the pond. In the winter months up to 40 mandarin ducks have been observed on the ponds.

A dozen or so native rudd were found during duckweed removal in 2008 and occasional introductions of goldfish species have occurred.

Seven species of dragonfly have been recorded on the ponds during monitoring work in 2007 and 2008. Those were the large red damselfly, azure damselfly, southern hawker, emperor dragonfly, common darter, blue-tailed damselfly and brown hawker. Exuviae of southern hawker dragonflies were found in both years proving recent breeding.

According to Alan Reynolds the presence of duckweed and North American water fern will act as a significant deterrent to dragonflies as will a lack of open water in general. (Alan Reynolds³)

The following invertebrate information is from City commissioned reports carried out by Dan Hackett⁴ Three Nb species of invertebrate (*Cercyon sternalis*-water scavenger beetle, *Chaetarthria seminulum*-a tiny water beetle and *Enochrus melanocephalus*- a water beetle which frequents silt ponds) have previously been recorded from the Sandy Heath ponds during survey work). An Nb species is one which is found in only 31-100 Km squares nationally. A 4th Nb species *Oxypoda spectabilis*-a rove beetle has also been recorded but no information as to the location is given.

According to a survey carried out by invertebrate specialist Dan Hackett in 2006 *Geotrupes pyrenaicus*, a Notable A species (Na: found in less than 40 10Km squares nationally), has been found in dry sandy places on the Heath. This and other species such as the minotaur beetle and robber-flies would benefit from more dry, sunny sparsely vegetated habitat which can be found on sandy soils such as around the sandy ponds. It is thought that full tree cover now present on the majority of the site has been detrimental to the invertebrate fauna which was once considered one of the best in London in 1948 (Hackett, 2006).

1.4 Public and educational uses

The ponds although lightly visited are used by dogs to swim in. The adjacent areas are often used by bike riders contrary to Byelaws. The area has been used to film in due to its attractive setting.

1.5 History

The topography of Sandy Heath is largely the result of extensive sand digging. According to Farmer (1984⁵) in 1867 30 cartloads of sand a day were being removed from Sandy Heath and some of the sand pits were 25ft deep before this part of the Heath became public property in 1871. The sandy road running adjacent to the ponds was closed to motor traffic in 1924.

Figure 2: Photograph of the Sandy Heath area in 1867. Credit Hampstead Museum/Burgh house



The photograph in Figure 2 above is believed to show the Sandy Heath area looking towards the firs near the Spaniards Inn after sand extraction from the area.

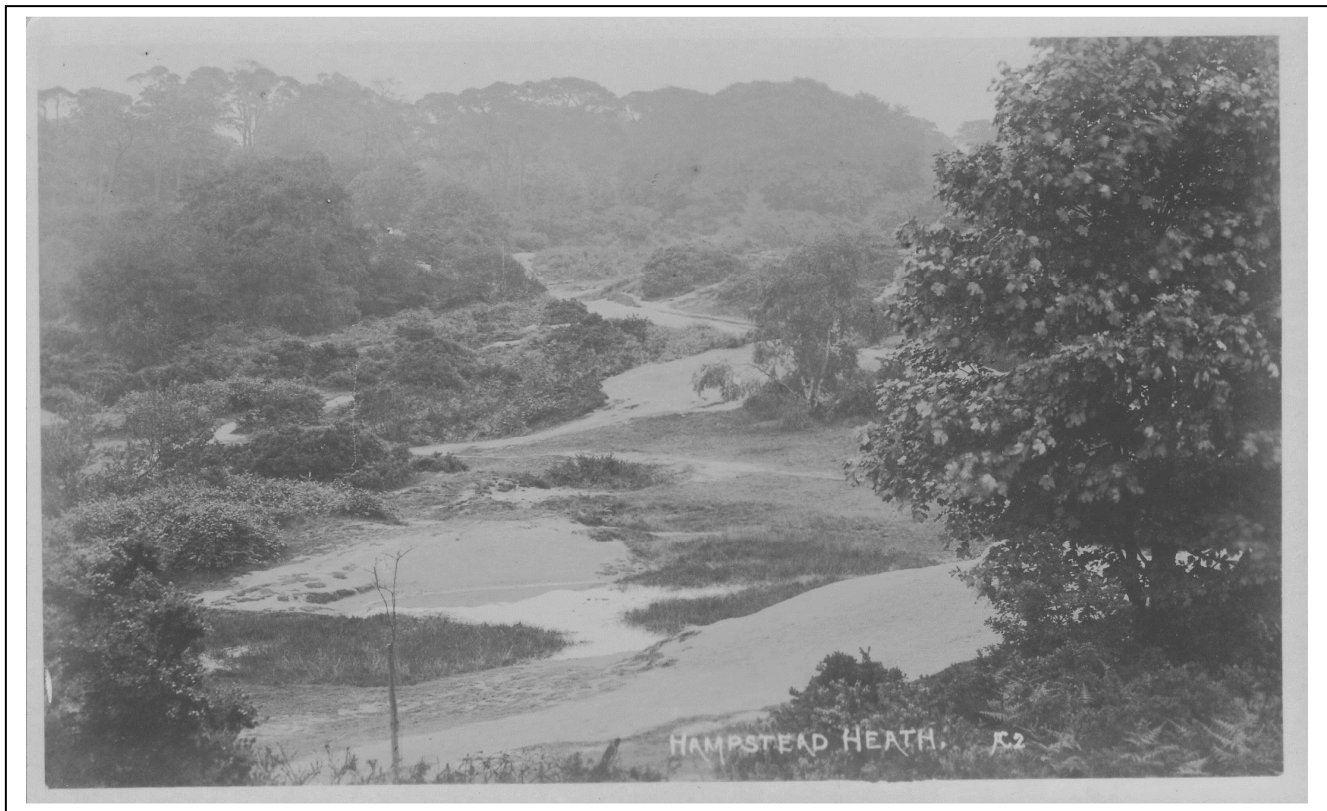
Although difficult to be sure, the image in Figure 3 below is believed to be of a similar location with Spaniards road on the right in both images. This image shows the area beginning to develop trees and scrub.

Figure 3: Old postcard image believed to be of the Sandy Heath area. Courtesy of Michael Hammerson.



Figure 4 below, although also difficult to confirm, is believed to be of the Sandy Heath area and shows a small pool in the foreground along with open areas of grassland and bare ground. Although already in the process of scrubbing up, this type of habitat is the kind suitable for some of the specialist invertebrate associated with sandy soils mentioned in section 1.3

Figure 4: Old postcard image believed to be of the Sandy Heath area. Courtesy of Michael Hammerson.



Selected coppicing has taken place around the ponds in recent years and scrub encroachment regularly abated. An area of grassland was created adjacent to No.4 pond in 2008 through the removal of scrub and tree cover. Bog myrtle and creeping willow were introduced to No.4 Sandy pond in the 1990's.

The north most section of Sandy No.2 pond was cleared of sediment accumulation by an external contractor in April 2012.

1.6 Natural and human-induced trends

Apart from the main No.2 pond the others suffer from seasonal drying out, and often contain no standing water.

1.7 External influences

There is quite a large amount of off-road biking that goes on in the adjacent area and although the effects on the ponds are minimal there is likely to be some erosion problems in the surrounding grassland.

2.0. Evaluation

2.1 Natural landscape

The geology of the Sandy ponds area is one of Bagshot sands which tend to result in free draining soils and acidic conditions which are typical conditions for the development of acid grassland and heathland species. These conditions are found only on limited areas of the Heath and form a distinct flora of plants such as wavy hair grass. A reduction in tree cover would be beneficial for the development of acid grassland and the lighter vegetated conditions suitable for fauna such as robber-flies. This reduction would also allow further emergent pond vegetation to develop.

There is a great deal of tree cover adjacent to the Sandy ponds but selected non-native species such as turkey oak could be removed to provide conditions for grassland to develop. This would also reduce the sediment build up from leaf litter in the ponds themselves. It may be however that other locations within the Sandy Heath area may be better suited for the initial development of acid grassland. The mature native trees surrounding the ponds should remain but natural processes may allow for future pond or grassland development.

The Sandy ponds are unique on the Heath as they have arisen in geological conditions which would not normally be associated with wet conditions. They provide habitat for amphibians and dragonflies and should not be allowed to completely infill with vegetation or sediment. Sandy pond No.4 currently provides conditions suitable for over 100 spawning female frogs and is one of the major breeding sites on the Heath despite its small size.

Alan Reynolds (2007) believes that with the removal of duckweed, water fern and the creation of more open water then it may be possible to attract blue-tailed and common blue damselflies and the dragonfly species migrant hawkler and ruddy darter.

2.2 Public and educational uses

The Sandy ponds are located in an attractive setting but the continued use of the area for biking is detrimental to the ground flora and scrub layer in the adjacent area. Many large logs and branches are thrown into the Sandy ponds, but the use of the ponds by dogs is not thought to be having a significant detrimental effect at this time especially as the surrounding tree growth restricts the growth of marginal vegetation

2.3 History and built environment

The history of the ponds being in an area where sand and gravel were extracted is of interest. The ponds are thought to have been created from marshland some 40 years ago. This continuity of ponds should remain and succession to marsh should be prevented. Care should be taken that any management work on the ponds does not damage the layer of iron pan and render the ponds unable to hold water.

2.4 Vision

To manage the ponds as shallow well vegetated pools providing habitat for in particular amphibians and dragonflies.

- Maintain the ponds to provide habitat for amphibians and emergent plants.
- Maintain open water particularly on No.4 pond.
- Improve the marginal vegetation in particular in No.3 pond.
- Maintain and increase the extent of acid grassland adjacent to the ponds.
- Reduce invasive floating aquatics such as azolla and duckweed.
- Coppice of bankside vegetation rotationally to prevent scrub encroachment.
- Aspirational reduction of shade from major trees particularly Turkey oaks.

2.5 Relevance to achieving the 2007-2017 Hampstead Heath Management Plan

Overriding Objectives, Essential Actions and Aspirational Goals from Part I of the Hampstead Heath Management Plan which are particularly relevant to the management of the Sandy Heath ponds are as follows:

- HY1** Manage the Heath's ponds and watercourses to enhance their nature conservation value, reduce flood risk and address water quality problems.
- NL4** Manage the Heath's woodlands and scrub to enhance their nature conservation value and improve their distinctiveness
- NL5** Manage the Heath's ponds to enhance their nature conservation value.

The following policies from the Natural Landscape chapter of the Part II Management Plan for the Heath are particularly relevant to the Sandy Ponds

Policy 1: The Heath will be managed to maintain and preserve its unique wild and natural aspects and its ecology, and enable quiet enjoyment and appreciation of the natural world by visitors

Policy 13: The existing areas of acid grassland and heathland, including heather and gorse, will be managed to protect and enhance their nature conservation importance

Policy 14: The areas of acid grassland and heathland, including heather and gorse, will be extended where possible

Aspirational Policy 15: Areas of acid grassland and heathland, including heather and gorse, where appropriate will be restored and extended as functioning, sustainable habitats

Policy 34: The spread of scrub will generally be limited and will be managed to prevent it becoming woodland

Policy 36: The existing ponds, streams, ditches and wetlands will be managed to protect and enhance their nature conservation importance

Policy 38: A range of pond plants will be reintroduced to as many ponds as possible. Work will initially trial various planting techniques and will be on a phased basis in accordance with priorities set by the overall strategy for ponds and watercourses

Policy 39: Opportunities will be sought to reduce shading of ponds by bank-side trees and shrubs and thereby enhance the visual amenity of some ponds, improve water quality, facilitate the growth of marginal flora and encourage dragonflies and other fauna

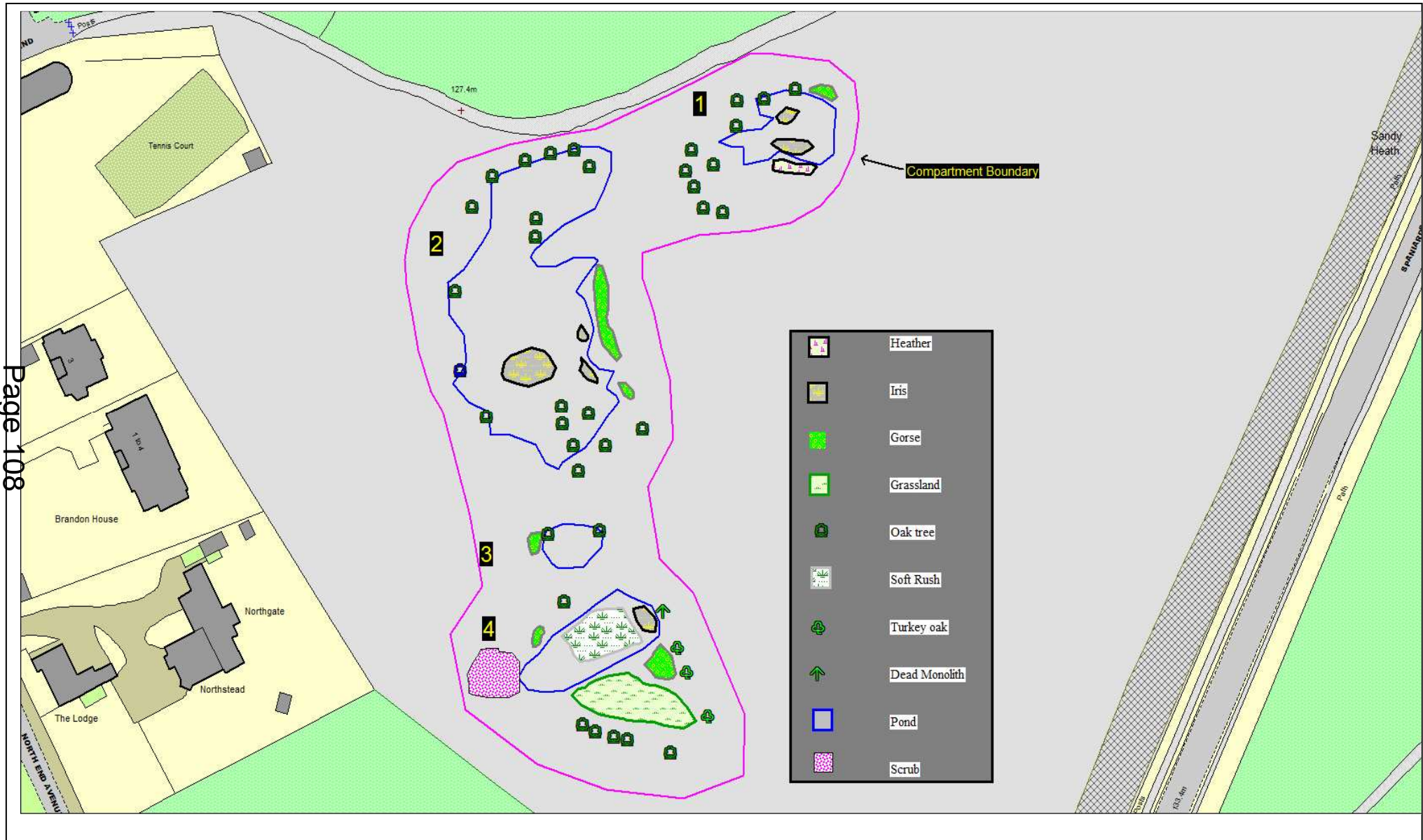
Policy 41: Ponds will be dredged as and when necessary

Policy 46: Populations of plants and animals protected by law, identified as being Priority Species in national and local Biodiversity Action Plans, or subsequently identified as worthy of protection will be protected and enhanced




Policy 50: Selected invasive and inappropriate species will be controlled

3.0 Prescription and Work Programme

Figure 5: Sandy habitats and prescription






3.1 Regular management tasks

Objective	Prescription	frequency	Month(s)	Years	Who by	Priority: low, medium or high
Remove duckweed	Boom and net duckweed from pond No.2 surface when covering greater than 25% of pond surface.	As required	Summer	As and when	Cons Team	Medium
Remove Azolla	Trial the removal of azolla through the application of the azolla weevil. This introduction should only be applied once the azolla has established large patches.	As required	Summer	As and when	Ecologist/ Ranger team leader	Medium
 Maintain extent of acid grassland.	Cut Grassland area adjacent and south of No.4 pond. Remove arisings.	Twice in year	May + August	Yearly	Cons Team	Medium
Rotational coppice of bankside vegetation. Page 109	Selectively coppice or remove tree/gorse and scrub cover from the edge of No.1 pond to prevent shading and establishment of large trees.	Every 4 years	Winter	2015	Cons Team/ Volunteers	Medium
	Selectively coppice or remove tree/gorse and scrub cover from the edge of No.2 pond to prevent shading and establishment of large trees.			2014		
	Selectively coppice or remove tree/gorse and scrub cover from the edge of No.3 pond to prevent shading and establishment of large trees.			2013		
	Selectively coppice or remove tree/gorse and scrub cover from the edge of No.4 pond to prevent shading and establishment of large trees.			2012		
 Prevent scrub encroachment onto pond area.	Cut back scrub 3m from the pond edge west of No.4 pond.	Every 4 years	Winter	Yearly	Cons Team/ Volunteers	Medium
 Maintain open water Sandy ponds No's 1, 3 + 4	Remove selected vegetation and sediment to maintain open water and amphibian breeding habitat. Best carried out when low water levels. It is intended that this be	Minimum every 5 years.	June/July or Autumn	2012, 2017, 2022	Cons Team/ Ecologist/ Volunteers	High

	carried out manually. However this is subject to review and may require mechanical assistance.					
Amphibian Survey	Carry out amphibian survey on the 4 ponds	Twice	April-May	Yearly	Ecologist	Medium
Dragonfly Survey	Carry out dragonfly survey on the 4 ponds	Every 4 years	May-August	2014	Ecologist/ Contractor	Medium

3.2 One-off tasks

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Objective	Prescription	Month(s)	Year	Who by	Priority	Est. cost
Maintain open water  Sandy pond No.2	Remove sediment from 25-50% of pond area. Remove sediment from selected areas every 10 years or sooner if required.	Early spring/autumn	2022	Cons Team/ Contractor	High	£1500 at 2012 prices.
Reduce shade from around pond no.3. Establish vegetation.	Remove small oak tree and willow growing adjacent to the pond. Soft rush from the adjacent no.3 pond may establish well in the improved light conditions. Currently there is no vegetation present.	Spring/autumn	2013	Cons Team	Low	Local Budget
Increase extent of emergent and aquatic vegetation in pond 2	Plant emergent vegetation into suitable less shaded areas on the pond margins.	September /October	2013	Cons Team	Low	Local Budget
For Review: Lift lower limbs of oak adjacent to pond 2 to allow planting and establishment of marginal vegetation. 	Lift lower limbs of native oak tree to the west of pond 2. Plant in iris along the pond fringes. A review of this should be carried out in 2013 as to the likely gain from this task.	Winter	2014	Cons Team	Low	Local Budget
For Review:  Aspirational Remove	Remove 2 large and 1 small Turkey Oak trees to increase extent of acidic grassland and reduce shade to area. Although they are non-native trees. This task	Winter	2013	Cons Team	Low	Local Budget

Turkey Oaks to reduce shade	should be reviewed prior to works as to the likely benefits to be gained.					
Remove trees from centre of large Iris bed in pond No.2 to prevent shading	Remove birch trees growing in the centre of the Iris bed.	Autumn/ Winter	2013	Cons Team	Medium	Local Budget

4.0 Review

To be filled in as time goes by.

Author	Date	Task	Observation, event or alteration to task

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5.0 References

1. Wolton, D; McDowall, 1998; Hampstead Heath, The walkers guide. page18.
2. Field Bryology No.98 Jun 2009
3. Reynolds A 2007/08: H:\ecology\monitoring\odonata\Alan Reynolds work\dragonfly survey reports
4. Dan Hackett 2007. H:\ecology\Data on the Heath\other inverts\dan hackett\Reports 2007-8
5. Farmer A, 1984, Hampstead Heath, Historical Publications Ltd, page 94.

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Committee(s): Hampstead Heath, Highgate Wood and Queen's Park Management Committee	Date(s): 21 st May 2012	Item no. <b style="font-size: 1.5em;">14
Subject: 'Wild About Hampstead Heath' project application update	Public	
Report of: Superintendent of Hampstead Heath	For Information	
<p><u>Summary</u></p> <p>This report reviews the main aims and background informing the 'Wild About Hampstead Heath' project and the current progress of the Heritage Lottery Fund Application to support this project.</p> <p>The RSPB-led 'Wild About Hampstead Heath' project aims to engage new and under-represented audiences with the natural history and ecology of Hampstead Heath through innovative engagement techniques. The project directly supports the strategic aims of Hampstead Heath and addresses key challenges in engaging with and increasing the diversity of our visitor profile.</p> <p>The project is ambitious and aims to engage with 33,000 new and existing visitors over three years. The main areas of work in the project are; developing a team of 'interpretation' volunteers, providing increased opportunities for environmental education at Golders Hill Park, and creating new habitat areas for house sparrows and kingfishers. The RSPB is seeking to secure £440,640 of funding through an application to the Heritage Lottery Fund submitted in March 2012 and to be considered in June 2012.</p> <p>Recommendations</p> <p style="padding-left: 40px;">That the committee notes the aims of the 'Wild About Hampstead Heath' project, being led by the RSPB and the progress of the Heritage Lottery Fund application to support this project.</p>		

Main Report

Background

1. In 2007, the City of London entered into a partnership with the RSPB to secure Heritage Lottery Funding for a science and outreach programme aiming to engage with local schools. The success of Hampstead Heath Education Centre in providing learning opportunities for over 5,500 students per year, in a variety of topics including science, is a legacy of this successful project.

2. In 2011, the RSPB approached Hampstead Heath regarding a second partnership opportunity, building on the previous successful relationship. A first stage Heritage Lottery Funding Application was produced and submitted in June 2011. The first stage application was well received and the project was invited to submit a second stage application in March 2012. The proposed project put forward for funding is entitled 'Wild about Hampstead Heath'. The RSPB are leading the application with the City of London acting as the major partner. English Heritage, Heath Hands, and the Camden Community Consortium are also listed as project partners.

Current Position

3. 'Wild About Hampstead Heath' has been submitted to the HLF London Committee for consideration at their June 2012 meeting. The main goal of the project is to engage new audiences with the natural history of Hampstead Heath including under-represented communities, young people and local visitors. This project compliments the HLF bid made by English Heritage for Kenwood which will focus on the built heritage.

Consultation and Project Need

4. In 2007, Hampstead Heath commissioned research on the demographic profile of visitors. This research demonstrated that there is a significant underrepresentation of young people under the age of 25 and individuals from BAME (Black, Asian & Minority Ethnic) groups visiting the Heath. However, 46% of the population living within a 2.5 miles radius of Hampstead Heath are from BAME groups.
5. Signage and physical interpretation is kept to a minimum on Hampstead Heath in order to maintain its aesthetic as an encapsulated piece of countryside. However, this creates a barrier to engaging visitors with the natural history and ecology of the Heath. Project consultation demonstrated that 88% of visitors consulted wanted to learn more about the natural history of the Heath.
6. The Hampstead Heath Education Centre delivers school sessions to over 5,500 students per year. However, only 17% of these students are from Barnet state schools. Further, only 2% of visits occur at Golders Hill Park. Project consultation indicated a desire from local teachers in Barnet to visit Golders Hill Park more regularly for environmental education opportunities.

Project Delivery

7. The main goal of the project is to engage new audiences with the natural history and ecology of Hampstead Heath, in particular; under-represented BAME groups, young people and local visitors. A detailed explanation of

the new audiences targeted and the proposed level of engagement is outlined in **Appendix 1 – Pyramid of Engagement**.

8. A main delivery mechanism of this project will be the development of 50 ‘interpretation’ volunteers. The volunteers will be equipped with a variety of mobile, multi-media engagement tools such as interactive tablets, webcams, and underwater cameras. Consultation with visitors, and under-represented communities, highlighted that nature was often **not** a key reason for visiting the Heath. The purpose of these engagement tools is for the volunteers to be able to ‘bring nature to the visitors’, as a first step in engaging new audiences with nature. The interpretation volunteers will offer a unique solution to engagement without the use of static signage.
9. ‘Interpretation’ volunteers will be recruited from our target audiences, specifically young people and individuals from BAME groups. Successful community engagement projects rely on engagement being led by the community. These interpretation volunteers will be essential ambassadors for the project in the wider community.
10. The project will also aim to engage with young people and their families in Barnet through the development of an education programme at Golders Hill Park. A new pond dipping platform will be constructed in the Swan Pond and a classroom area will be developed in the disused glasshouse adjacent to the Butterfly House. Further, an in-depth ‘Heath Friendly’ schools programme will be delivered to 4 schools in areas of deprivation, aiming to engage with teachers, students and their families.
11. Two new house sparrow meadows will be constructed near the Parliament Hill, specifically behind the bandstand and next to the Tumulus. A third will be constructed at the Heath Extension. The aim of these sparrow meadows will be twofold: to engage local people who use the Parliament Hill area with the natural aspects of the Heath; and provide refuge for the invertebrate population which are essential for young house sparrows, a species in decline in London.
12. A kingfisher bank will be constructed at the Viaduct pond. While kingfishers are not species of concern currently, they are excellent ambassadors for wildlife. The kingfisher bank will be constructed to offer stunning views of these charismatic birds to help engage and inspire local visitors about the Heath’s natural history.

Volunteer and Education Facilities

13. The Parliament Hill Changing Room which has been under-utilised for many years facility will be partly converted into a new volunteer base for the interpretation volunteers. This facility will also house the RSPB project staff.

14. A new education base will be developed at Golders Hill Park, using a disused glasshouse adjacent to the Butterfly House. This facility will also serve as a second volunteer base for the project. Further, a pond dipping platform will be constructed on the Swan Pond for use with school groups.

Key dates and deliverables

15. If successful it is envisaged that 'Wild about Hampstead Heath' will begin on 1st September 2012 and finish on the 1st September 2015. A full list of activities and dates are provided in **Appendix 2 – Implementation and Activity Delivery Programme**. The HLF application aims to secure £440,640 of funding to support the project.
16. The project will result in the creation of 3 new roles managed by the RSPB, based on Hampstead Heath. Recruitment will begin in July 2012 and staff will be appointed for the project start of 1st September 2012.
17. The conversion of the Parliament Hill Changing Room facility, the development of the Golders Hill Park Classroom, the pond dipping platform and the kingfisher bank will occur between 1st September and 1st December 2012.
18. The project activities will begin in October 2012 with small scale recruitment of volunteers and consultation events. The volunteer and education programmes are designed to build slowly through the first year as the project is implemented, and more quickly in the second and third years. In total, the project aims to engage directly with 33,000 new and existing Heath visitors (a full breakdown of engagement targets can be found in **Appendix 1 – Pyramid of Engagement**).
19. All project expenditure is scheduled to occur in the first year of the project (September 2012-13). All costs in the following two years are related to salary, activity and maintenance costs.

Financial and Risk Implications

20. This project is being led by the RSPB who have engaged a number of partners to support the project. The HLF application aims to secure £440,640 of funding to support the project. Whilst the City will be required to support the project, primarily through staff time, the proposed management arrangements allow for RSPB to appoint two senior project staff and an apprentice.
21. The City Corporation has agreed to contribute £13,000 towards the development of the education/volunteer base at Golders Hill Park. The recent contributions secured through the work associated with gas pipelines on the Heath, will assist in off-setting the Superintendents local

risk budgets. The other project elements, including the conversion of the Parliament Hill Changing Rooms forms part of the HLF bid.

22. As part of the project management proposals RSPB together with the City Corporation have developed a Risk Register that has identified the key risks associated with the project. These range from a lack of interest from target groups, health and safety of children and management issues with volunteers. RSPB have proposed that a Project Board be convened for monitoring the progress with City Corporation representation.
23. This project was considered at an early stage under the new project management arrangements. It was agreed that as the project was being managed by the RSPB who will be responsible receiving and administering any grant funding there would be no requirement to follow the City project management arrangements.

Corporate & Strategic Implications

24. The project directly supports the Open Spaces Business Plan Strategy Aim 4: 'Promote opportunities to value and enjoy the outdoors for recreation, learning and healthy living .' The project also directly supports the Strategy Aim 2: 'Involve communities and partners in developing a sense of place through the care and management of our sites.'
25. The project also contributes to the Improvement Objective 4: 'Market our services and provide events and opportunities to learn for all within our communities.' and the Improvement Objective 2: 'Extend partnership-working within the community and continue to develop closer links with local authorities, to improve the way we involve people in decision making.'

Conclusion

26. 'Wild About Hampstead Heath' is designed to engage with new and existing audiences regarding the importance and significance of the natural history of Hampstead Heath. The project addresses some our key challenges; engagement with underrepresented audiences in our visitor profile, and interpretation without the use of static signage. Through innovative engagement techniques such as; community-led interpretation volunteering, increased environmental education, and habitat construction with a dual aim of conservation and engagement, the project will engage directly with 33,000 visitors. The project, led by the RSPB, has been

submitted for consideration by the Heritage Lottery Fund London Committee in June 2012.

Appendices

Appendix 1 – Pyramid of Engagement

Appendix 2 – Implementation and Activity Delivery Programme

Contact:

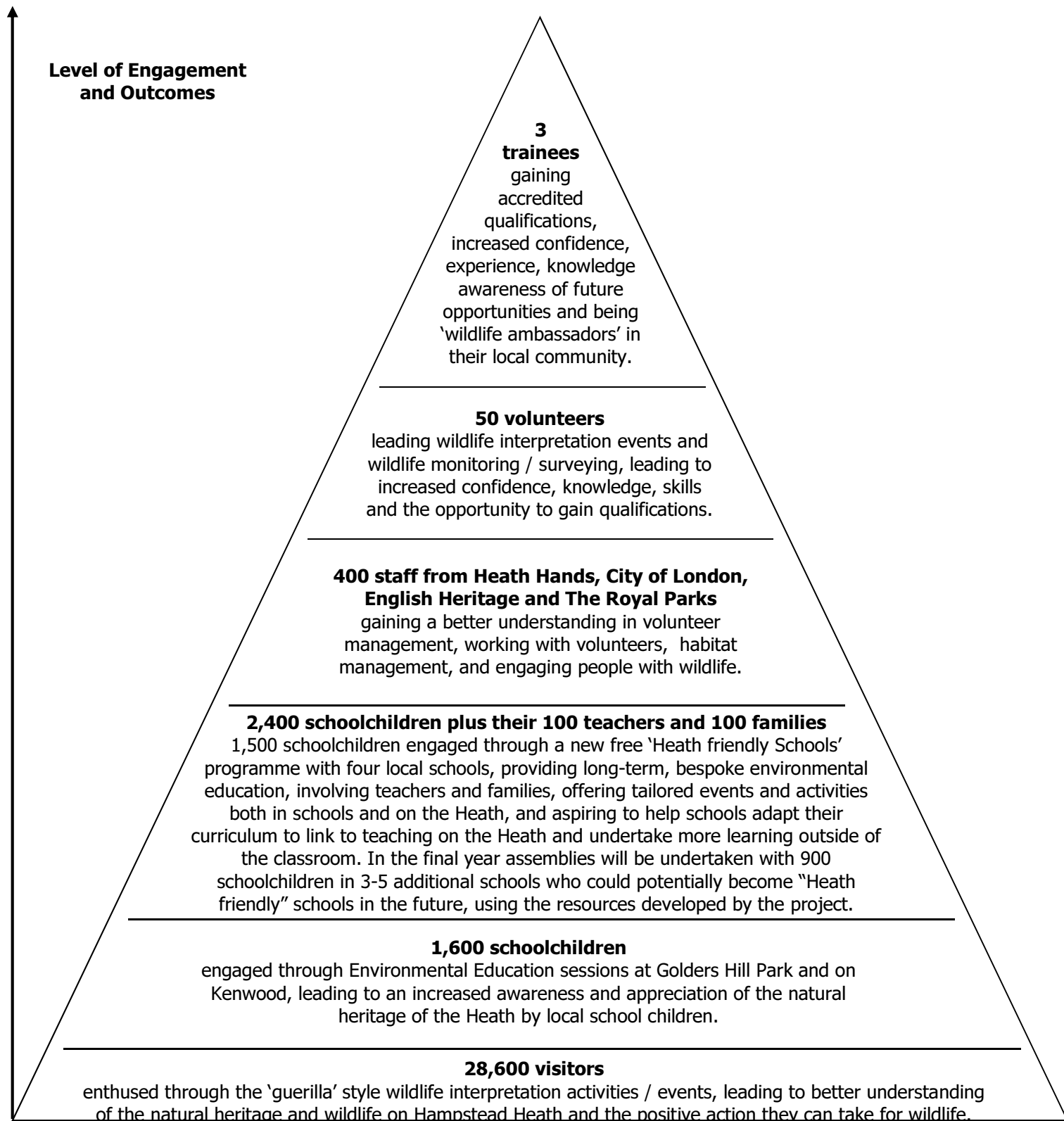
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Appendix 1 – Pyramid of Engagement

'Wild About Hampstead Heath'

Engagement and Outcome Pyramid

Over 33,000 people engaged



Committee(s):	Date(s):	Item no.
Hampstead Heath, Highgate Wood and Queen's Park Committee	21 May 2012	15
Subject: Provisional Additional Works Programme 2013/14 and 2014/15		Public
Report of: City Surveyor CS 149/12		For Information
<p><u>Summary</u></p> <p>This report sets out a provisional list of cyclical projects being considered for Hampstead Heath, Highgate Wood and Queen's Park in 2013/14 and 2014/15 under the umbrella of the "additional works programme".</p> <p>The draft cyclical project lists for 2013/14 and 2014/15 total approximately £0.94m and £0.91m respectively and, if approved, will continue the momentum that has seen a significant improvement in the maintenance of the property and infrastructure assets.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • That the Committee's views be sought on the provisional list of works. • That the retrospective views of the Hampstead Heath Consultative Committee are sought on the proposals. 		

Main Report

Background

1. At the meeting of Resource Allocation sub Committee in December 2011 Members considered and approved a prioritised list of "additional works" projects for 2012/13.
2. The total value of the approved works packages was some £5.4m. Of this allocation Hampstead Heath, Highgate Wood and Queen's Park received £1.037m to allow all projects on the prioritised list to proceed in 2012/13.

3. This approved package of works continues a programme of works that has seen the additional investment of just under £3m at the three locations over the last three years.
4. At your meeting on 21 September 2009 your Committee requested previews of the likely works list for Hampstead Heath; in addition I have now included Highgate Wood and Queen's Park to complete the picture.

Current Position

5. I am in the process of finalising my review of our 20 year forward maintenance plans which will form the basis of the next round of additional works bids for 2013/14.
6. Unfortunately this was not available in time for the Hampstead Heath's Consultative Committee meeting in March 2012. Subject to your Committee's agreement I propose to take the provisional lists to their next meeting on the 9 July for retrospective approval.
7. The review is expected to be completed in the next few weeks. In the interim and to allow you to have a preview I attach at annexe A & B a provisional list of projects for Hampstead Heath, Highgate Wood and Queen's Park under consideration for 2013/14 and 2014/15.
8. It should be noted that the provisional list for 2013/14 is subject to a final review prior to presentation to the Corporate Asset sub-Committee in June and consideration and approval of the final list by the Joint meeting of the Resource Allocation Sub-Committee / Estimates Working Party in the autumn.
9. The provisional list for 2014/15 is provided for your information and should be considered as indicative as officers will review this list in early 2013.
10. At this stage in the cycle the two lists have not been prioritised. The prioritisation process is only possible when all the provisional lists from across the Operational estate have been compiled.
11. The process for prioritisation is as follows; work items are initially assessed on the basis of condition, which places the work item into the appropriate year. Thereafter the following factors are considered: Property status (e.g. English Heritage listing) potential reputational impact, health and safety, relevancy of works compared to other items at the same location and client consultation feedback.

Financial and Risk Implications

12. As indicated above, these provisional schedules are based on a preliminary review of the 20 year repairs and maintenance plans and are subject to further evaluation in terms of value to Hampstead Heath, Highgate Wood and Queen's Park and with regard to overall corporate priorities, including availability of resources, sound asset management and accommodation provisions/arrangements. It will be appreciated that the indicative sums are significant and no commitment to their funding can be implied or guaranteed at this stage.

Corporate Property Implications

13. This provisional list for Hampstead Heath, Highgate Wood and Queen's Park identifies a number of works that could be progressed within a reasonable timescale subject to funding being made available from the additional works programme, and providing that proposed expenditure is not affected by other decisions taken in respect of any particular property asset.
14. The method of prioritisation for the 'additional works' has been provided but the resultant priorities may need to be reviewed following the consultation period, to reflect strategic asset management decisions and the wider corporate objectives to ensure that the City can meet its overall criteria relative to the management of its property assets.

Strategic Implications

15. The proposals contained within the attached annexe lists support the theme "Protects, promotes and enhances our environment" within the City Together Strategy.

Consultees

16. The Corporate Property Officer, the Chamberlain and the Superintendent of Hampstead Heath have been consulted and their comments are included in this report.

Conclusion

17. The attached provisional lists of work for 2013/14 and 2014/15 present another opportunity to maintain the impetus of cyclical repairs and maintenance of the City's Operational estate and Hampstead Heath, Highgate Wood and Queen's Park in particular.

Background Papers:

- Appendix A Provisional additional works programme 2013/14
- Appendix B Provisional additional works programme 2014/15

Contact:

R Meldrum

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**HAMPSTEAD HEATH
ADDITIONAL WORKS PROGRAMME 2013-14
APPENDIX A**

May 2012

Property	Location	Description	2013 / 14
Hampstead Heath	General/Infrastructure	WORKS TO MAJOR BRIDGES	10,000
Hampstead Heath	General/Infrastructure	MAIN WATER SUPPLY PIPEWORK REPLACEMENT	8,000
Hampstead Heath	General/Infrastructure	TEST OF ALL INLET/OUT PIPES & VALVES (PONDS)	5,000
Hampstead Heath	General/Infrastructure	WATER HYGIENE CYCLICAL WORK (INCL LODGES)	5,000
Hampstead Heath	General/Infrastructure	STATUE OVERHAUL/CLEANING	4,600
Hampstead Heath	General/Infrastructure	EMBANKMENT MONITORING	4,500
Hampstead Heath	General/Infrastructure	SURVEY OF REVETMENTS/BANKING BY ENGINEER	2,500
Hampstead Heath	General/Infrastructure	AUTO GATES/BARRIERS OVERHAUL	2,000
Golders Hill Park Area 8	General	SURFACE WATER DRAIN REPLACEMENT	25,000
Golders Hill Park Area 8	General	PATH RESURFACING	20,000
Golders Hill Park Area 8	General	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	12,000
Golders Hill Park Area 8	General	WATER MAINS/DRAINS REPLACEMENT	5,500
Golders Hill Park	Cafeteria and Public Toilets	WINDOWS REPLACEMENT (TOILETS)	8,000
Golders Hill Park	Childrens Play Area	FENCING REPLACEMENT	4,500
Golders Hill Park	Deer Shelters and Huts	ROOF REPLACEMENT (MAIN)	2,000
Golders Hill Park	Deer Shelters and Huts	EXTERNAL DECORATIONS	1,500
Golders Hill Park	Deer Shelters and Huts	RAINWATER GOODS REPLACEMENT	1,000
Golders Hill Park	Deer Shelters and Huts	ROOF REPLACEMENT (SHELTER)	1,000
Golders Hill Park	Staff Yard Complex	GARDEN WALL REPAIRS (GOLDERS HILL)	20,000
Golders Hill Park	Staff Yard Complex	EXTERNAL DECORATIONS (BOTHY)	4,000
Golders Hill Park	Staff Yard Complex	DOORS REPLACEMENT (GREENHOUSE)	3,500
Golders Hill Park	Tennis Booking Hut and Shelter	FLOORING REPLACEMENT	500
Golders Hill Park	Tennis Booking Hut and Shelter	ELECTRICAL 5 YEAR TEST & INSPECTION	100
Golders Hill Park	Zoo Buildings Complex	PUMP/FILTER SYSTEM REPLACEMENT (POND)	3,000
Golders Hill Park	Zoo Buildings Complex	FLOORING REPLACEMENT (VETS ROOM)	2,500
Golders Hill Park	Zoo Buildings Complex	WATER HEATER REPLACEMENT	2,000
Golders Hill Park	Zoo Shelter and Toilets	WATER HEATER REPLACEMENT	500
Hampstead Ponds Area 3	Mixed Bathing Pond Complex	EXTERNAL DECORATIONS	6,000
Hampstead Ponds Area 3	Mixed Bathing Pond Complex	KITCHEN REFURBISHMENT	4,000
Highgate Ponds	Mens Bathing Changing Enclosure	RAINWATER GOODS REPLACEMENT	2,000
Highgate Ponds	Millfield Lane Toilets	HOT WATER CYLINDER REPLACEMENT	1,500
Kenwood (Area 4)	General	KENWOOD NURSERY - WALL REPAIRS	20,000
Kenwood (Area 4)	General	FENCING OVERHAUL/REDECORATIONS	10,000
Kenwood	Constabulary Building	CONVECTOR HEATERS/WATER HEATER REPLACEMENT	2,000
Kenwood	Kenwood Yard	HARDSTANDING REPLACEMENT	20,000
Kenwood	Kenwood Yard	EXTERNAL DECORATIONS (VARIOUS AREAS)	3,000
Kenwood	Ladies Bathing Pond Building	DECORATIONS/MINOR OVERHAUL	6,000
Parliament Hill Fields (Area 1)	General	PATH RESURFACING	15,000
Parliament Hill Fields	Adventure Playground Building	PAINT PADDLING POOL	10,000
Parliament Hill Fields	Adventure Playground Building	INTERNAL DECORATIONS	3,500
Parliament Hill Fields	Adventure Playground Building	HEATING DISTRIBUTION REPLACEMENT	3,000
Parliament Hill Fields	Adventure Playground Building	EXTERNAL DECORATIONS	2,500
Parliament Hill Fields	Athletic's Track Pavillion Complex	ELECTRICAL 5 YEAR TEST & INSPECTION	500
Parliament Hill Fields	Athletic's Track Pavillion Complex	FIRST AID HUT ELECTRICAL 5 YEAR TEST & INSPECTION	200
Parliament Hill Fields	Athletic's Track Pavillion Complex	GARAGE STORE ELECTRICAL 5 YEAR TEST & INSPECTION	200
Parliament Hill Fields	Athletic's Track Pavillion Complex	STORES ELECTRICAL 5 YEAR TEST & INSPECTION	100
Parliament Hill Fields	Bowling Green Mens Pavilion	ELECTRICAL 5 YEAR TEST & INSPECTION	250
Parliament Hill Fields	Cafeteria	ELECTRICAL 5 YEAR TEST & INSPECTION	500
Parliament Hill Fields	Football Changing Rooms	TOILETS REFURBISHMENT	25,000
Parliament Hill Fields	Football Changing Rooms	ELECTRICAL 5 YEAR TEST & INSPECTION	500
Parliament Hill Fields	Lido Buildings Complex	EXTERNAL/INTERNAL DECORATIONS	15,000
Parliament Hill Fields	Lido Buildings Complex	TOILETS OVERHAUL	5,000
Parliament Hill Fields	One O'Clock Club Building	FLOORING REPLACEMENT	3,000
Parliament Hill Fields	PH-Bandstand	RAINWATER GOODS REPLACEMENT	5,000
Parliament Hill Fields	PH-Bandstand	DECORATIONS	3,000
Parliament Hill Fields	PH-Bandstand	DECORATIONS TO HANDRAILS	500
Parliament Hill Fields	Playground Staff Toilet and Shelter	TOILET REFURBISHMENT	5,000
Parliament Hill Fields	Tennis Courts and 3 Shelters	TENNIS COURTS 1-4 - FLOOR SURFACE REPAINT	4,000
Parliament Hill Fields	Tennis Courts and 3 Shelters	DECORATION	2,000
Parliament Hill Fields	Tennis Courts Booking Hut	DECORATION	600
Sandy Heath and Heath Extension	General	GRECIAN FOUNTAIN CLEANING & LIMEWASHING	3,500
Sandy Heath and Heath Extension	Public Toilets and Store	RAINWATER GOODS REPLACEMENT	6,000
Sandy Heath and Heath Extension	Public Toilets and Store	FLOORING REPLACEMENT (STORE)	2,000
Sandy Heath and Heath Extension	Public Toilets and Store	EXTERNAL DECORATIONS	1,500
Sandy Heath and Heath Extension	Public Toilets and Store	INTERNAL DECORATIONS	1,500
Sandy Heath and Heath Extension	Staff Yard and Changing Rooms	KITCHEN REFURBISHMENT (BOTHY)	4,000
Sandy Heath and Heath Extension	Staff Yard and Changing Rooms	SHOWER/TOILET REFURBISHMENT (BOTHY)	2,000
Vale of Health & East Heath Area 5/6	General	FENCING OVERHAUL/DECORATIONS/REPLACEMENT	15,000
Vale of Health & East Heath Area 5/7	General	PATH RESURFACING	15,000
Vale of Health & East Heath Area	General	SURVEY - DRAINAGE OVERHAUL	5,000
Vale of Health & East Heath Area	General	SURVEY - GENERAL	2,500
Vale of Health and East Heath	Bothy and Yard	TOILET/SHOWER REFURBISHMENT	2,500
Vale of Health and East Heath	Bothy and Yard	EXTERNAL DECORATIONS	2,000

**HAMPSTEAD HEATH
ADDITIONAL WORKS PROGRAMME 2013-14
APPENDIX A**

Property	Location	Description	2013 / 14
Vale of Health and East Heath	Bothy and Yard	INTERNAL DECORATIONS	1,500
Vale of Health and East Heath	Bothy and Yard	RAINWATER GOODS REPLACEMENT	1,500
Vale of Health and East Heath	Keeper's Hut and Store	EXTERNAL DECORATIONS	1,500
Vale of Health and East Heath	Keeper's Hut and Store	INTERNAL DECORATIONS	1,000
Vale of Health and East Heath	Public Toilets	ROOF REPLACEMENT (TILED)	20,000
Vale of Health and East Heath	Public Toilets	RAINWATER GOODS REPLACEMENT	6,000
Vale of Health and East Heath	Public Toilets	EXTERNAL DECORATIONS	3,000
Vale of Health and East Heath	Public Toilets	FLOORING REPLACEMENT	3,000
Vale of Health and East Heath	The Round House East Heath	EXTERNAL DECORATIONS	1,000
Vale of Health and East Heath	Whitestone Pond	ALGAE REMOVAL (BRUSHING GRANITE SIDE TO POND WALLS)	2,000
West Heath Area 7	General	PATH RESURFACING	5,000
West Heath	Hill Garden/Shelter	REBUILD STONE/STAIRCASE ABOVE SHELTER	100,000
West Heath	Hill Garden/Shelter	REBUILD HILL GARDEN WALL	60,000
West Heath	Hill Garden/Shelter	INTERNAL DECORATIONS	1,000
West Heath	Keepers Hut and Hill Garden Area	INTERNAL DECORATIONS	1,000
West Heath	Pergola Shelter and Store	CRACK REPAIR & OPEN JOINTS TO MAKE WEATHER TIGHT (STONE STEPS ABOVE SHELTER)	100,000
West Heath	Pergola Shelter and Store	PERGOLA - ENGINEER TO MONITOR STRUCTURES	500
Golders Hill Park	1 & 2 Golders Hill Houses	BOILER REPLACEMENT (No. 1 and 2)	8,000
Golders Hill Park	1 & 2 Golders Hill Houses	RADIATOR REPLACEMENT (No. 1 and 2)	6,000
Parliament Hill Fields	Meadow Lodge	ELECTRICAL 5 YEAR TEST & INSPECTION	250
		sub total	721,800
Property	Location	Description	2013 / 14
Highgate Wood (Area 10)	General	FENCING REPLACEMENT/DECORATION	50,000
Highgate Wood (Area 10)	General	WATER MAINS REPLACEMENT	15,000
Highgate Wood (Area 10)	General	FOOTPATH RESURFACING	8,500
Highgate Wood (Area 10)	General	WATER HYGIENE CYCLICAL WORK (INCL LODGES)	5,000
Highgate Wood (Area 10)	General	DRINKING FOUNTAIN OVERHAUL	2,500
Highgate Wood (Area 10)	General	GATES DECORATION	2,000
Highgate Wood (Area 10)	General	CORPORATE SIGNS/DECORATION OVERHAUL	500
Highgate Wood	Equipment Store, Highgate Wood	ROOF REPLACEMENT (FELT)	10,000
Highgate Wood	Equipment Store, Highgate Wood	EXTERNAL DECORATIONS	2,500
Highgate Wood	Equipment Store, Highgate Wood	LUMINAIRES REPLACEMENT	1,000
Highgate Wood	Fuel Store	EXTERNAL DECORATIONS	1,200
Highgate Wood	Fuel Store	LANDLORDS LIGHTING & POWER REWIRE	250
Highgate Wood	Playground Shelter	TIMBER TREATMENT	600
Highgate Wood	The Pavilion	WINDOWS REPLACEMENT	8,000
Highgate Wood	The Pavilion	EXTERNAL DECORATIONS	3,000
Highgate Wood	The Pavilion	LIGHT FITTINGS REPLACEMENT	3,000
Highgate Wood	1 Coronation Cottage	WINDOWS REPLACEMENT	10,000
Highgate Wood	1 Coronation Cottage	CENTRAL HEATING SYSTEM REPLACEMENT	4,000
Highgate Wood	1 Coronation Cottage	BOILER REPLACEMENT	3,500
Highgate Wood	1 Coronation Cottage	EXTERNAL DECORATIONS	2,000
Highgate Wood	1 Coronation Cottage	ELECTRICAL 5 YEAR TEST & INSPECTION	150
Highgate Wood	2 Coronation Cottage	WINDOWS REPLACEMENT	8,500
Highgate Wood	2 Coronation Cottage	CENTRAL HEATING SYSTEM REPLACEMENT	4,000
Highgate Wood	2 Coronation Cottage	EXTERNAL DECORATIONS	2,000
Highgate Wood	2 Coronation Cottage	ELECTRICAL 5 YEAR TEST & INSPECTION	150
Highgate Wood	1 Hornbeam Cottage	KITCHEN REFURBISHMENT	8,000
Highgate Wood	1 Hornbeam Cottage	BATHROOM REFURBISHMENT	5,000
Highgate Wood	1 Hornbeam Cottage	ELECTRICAL 5 YEAR TEST & INSPECTION	150
Highgate Wood	1 Sheppard Cottage	CENTRAL HEATING SYSTEM REPLACEMENT	4,000
Highgate Wood	1 Sheppard Cottage	TIMBER TREATMENT	2,000
Highgate Wood	1 Sheppard Cottage	ELECTRICAL 5 YEAR TEST & INSPECTION	150
Highgate Wood	2 Sheppard Cottage	KITCHEN REFURBISHMENT	8,000
Highgate Wood	2 Sheppard Cottage	BATHROOM REFURBISHMENT	5,000
Highgate Wood	2 Sheppard Cottage	ELECTRICAL 5 YEAR TEST & INSPECTION	150
Highgate Wood	The Lodge	ELECTRICAL 5 YEAR TEST & INSPECTION	150
		sub total	179,950
Property	Location	Description	2013 / 14
Queens Park (Area 11)	General	FOOTPATH RESURFACING	8,000
Queens Park	Cafeteria & Park Office	INTERNAL DECORATIONS (PARK OFFICE)	3,500
Queens Park	Cafeteria & Park Office	ELECTRICAL 5 YEAR TEST & INSPECTION	500
Queens Park	Lych Gate	ROOF REPLACEMENT	7,500
Queens Park	Lych Gate	EXTERNAL DECORATIONS	2,000
Queens Park	81 Chevening Road	CENTRAL HEATING SYSTEM REPLACEMENT - 81A	4,000
Queens Park	81 Chevening Road	CENTRAL HEATING SYSTEM REPLACEMENT - 81B	4,000
Queens Park	The Lodge, Kingswood Avenue	CENTRAL HEATING SYSTEM REPLACEMENT	4,000
Queens Park	The Lodge, Kingswood Avenue	LANDLORDS LIGHTING & POWER REWIRE	4,000
Queens Park	The Lodge, Kingswood Avenue	BOILER REPLACEMENT	3,500
			41,000
			942,750

**HAMPSTEAD HEATH
ADDITIONAL WORKS PROGRAMME 2014-15
APPENDIX B**

Property	Location	Description	2014 / 15
Hampstead Heath	General/Infrastructure	FOOTPATH OVERHAUL (PELLINGS)	25,000
Hampstead Heath	General/Infrastructure	MAIN WATER SUPPLY PIPEWORK REPLACEMENT	12,000
Hampstead Heath	General/Infrastructure	GENERAL STRUCTURAL INSPECTIONS	10,000
Hampstead Heath	General/Infrastructure	TEST OF ALL INLET/OUT PIPES & VALVES (PONDS)	5,000
Hampstead Heath	General/Infrastructure	STATUE OVERHAUL/CLEANING	4,600
Hampstead Heath	General/Infrastructure	EMBANKMENT MONITORING	4,500
Hampstead Heath	General/Infrastructure	AUTO GATES/BARRIERS OVERHAUL	2,000
Hampstead Heath	General/Infrastructure	FLAG POLES DECORATION	2,000
Hampstead Heath	General/Infrastructure	WORKS TO MINOR BRIDGES	1,000
Hampstead Heath	Heathfield House Complex	EXTERNAL CLEAN/PAINT (DECORATION)	5,000
Golders Hill Park Area 8	General	BRICKWORK REPOINTING (SERVICE ROAD)	10,000
Golders Hill Park Area 8	General	WATER MAINS/DRAINS REPLACEMENT	5,500
Golders Hill Park	Bandstand	RAINWATER GOODS REPLACEMENT	5,000
Golders Hill Park	Bandstand	STRUCTURE DECORATIONS	3,000
Golders Hill Park	Flamingo Pond Shelter	EXTERNAL/INTERNAL DECORATIONS	1,500
Golders Hill Park	Shelter and Garages	DECORATIONS	1,500
Golders Hill Park	Staff Yard Complex	ROOF REPLACEMENT (GARAGE/STORES (10 No.))	25,000
Golders Hill Park	Staff Yard Complex	GARDEN WALL REPAIRS (GOLDERS HILL)	20,000
Golders Hill Park	Staff Yard Complex	INTAKE ROOM SWITCHGEAR	10,000
Golders Hill Park	Staff Yard Complex	RAINWATER GOODS REPLACEMENT (WHOLE COMPLEX)	10,000
Golders Hill Park	Staff Yard Complex	TOILETS REFURBISHMENT	10,000
Golders Hill Park	Staff Yard Complex	ROOF REPLACEMENT (STORES (5 No.))	7,500
Golders Hill Park	Staff Yard Complex	SHOWERS REFURBISHMENT	6,000
Golders Hill Park	Staff Yard Complex	EXTERNAL DECORATIONS (WORKSHOPS/STORES)	2,000
Golders Hill Park	Tennis Booking Hut and Shelter	EXTERNAL DECORATIONS	1,000
Golders Hill Park	Zoo Buildings Complex	ROOF REPLACEMENT	6,000
Golders Hill Park	Zoo Shelter and Toilets	ROOF REPLACEMENT	4,000
Golders Hill Park	Zoo Shelter and Toilets	TOILET REFURBISHMENT	4,000
Golders Hill Park	Zoo Shelter and Toilets	EXTERNAL DECORATIONS	2,000
Golders Hill Park	Zoo Shelter and Toilets	FLOORING REPLACEMENT	2,000
Golders Hill Park	Zoo Shelter and Toilets	RAINWATER GOODS REPLACEMENT	1,500
Golders Hill Park	Zoo Shelter and Toilets	INTERNAL DECORATIONS	1,200
Highgate Ponds	Mens Bathing Changing Enclosure	EXTERNAL/INTERNAL DECORATIONS	4,000
Highgate Ponds	Mens Bathing Life Buoys	EXTERNAL DECORATIONS	1,500
Highgate Ponds	Mens Bathing Lifeguards Hut	ROLLER SHUTTERS REPLACEMENT	4,000
Highgate Ponds	Mens Bathing Lifeguards Hut	WINDOWS REPLACEMENT	3,000
Highgate Ponds	Mens Bathing Lifeguards Hut	EXTERNAL/INTERNAL DECORATIONS	2,500
Highgate Ponds	Mens Bathing Lifeguards Hut	KITCHEN REFURBISHMENT	2,000
Highgate Ponds	Mens Bathing Lifeguards Hut	TOILET/SHOWER REFURBISHMENT	2,000
Highgate Ponds	Mens Bathing Lifeguards Hut	FLOORING REPLACEMENT	1,000
Highgate Ponds	Mens Bathing Lifeguards Hut	RAINWATER GOODS REPLACEMENT	1,000
Highgate Ponds	Mens Bathing Pond Toilets	WINDOWS REPLACEMENT	5,000
Highgate Ponds	Mens Bathing Pond Toilets	FLOORING REPLACEMENT	2,500
Highgate Ponds	Mens Bathing Pond Toilets	EXTERNAL DECORATIONS	2,000
Highgate Ponds	Mens Bathing Pond Toilets	RAINWATER GOODS REPLACEMENT	1,500
Highgate Ponds	Mens Bathing Pond Toilets	LANDLORDS LIGHTING & POWER REWIRE	1,000
Highgate Ponds	Mens Bathing Changing Enclosure	EXTERNAL/INTERNAL DECORATIONS	4,000
Highgate Ponds	Mens Bathing Life Buoys	EXTERNAL DECORATIONS	1,500
Highgate Ponds	Mens Bathing Lifeguards Hut	ROLLER SHUTTERS REPLACEMENT	4,000
Highgate Ponds	Mens Bathing Lifeguards Hut	WINDOWS REPLACEMENT	3,000
Highgate Ponds	Mens Bathing Lifeguards Hut	EXTERNAL/INTERNAL DECORATIONS	2,500
Highgate Ponds	Mens Bathing Lifeguards Hut	KITCHEN REFURBISHMENT	2,000
Highgate Ponds	Mens Bathing Lifeguards Hut	TOILET/SHOWER REFURBISHMENT	2,000
Highgate Ponds	Mens Bathing Lifeguards Hut	FLOORING REPLACEMENT	1,000
Highgate Ponds	Mens Bathing Lifeguards Hut	RAINWATER GOODS REPLACEMENT	1,000
Highgate Ponds	Mens Bathing Pond Toilets	WINDOWS REPLACEMENT	5,000
Highgate Ponds	Mens Bathing Pond Toilets	FLOORING REPLACEMENT	2,500
Highgate Ponds	Mens Bathing Pond Toilets	EXTERNAL DECORATIONS	2,000
Highgate Ponds	Mens Bathing Pond Toilets	RAINWATER GOODS REPLACEMENT	1,500
Highgate Ponds	Mens Bathing Pond Toilets	LANDLORDS LIGHTING & POWER REWIRE	1,000
Highgate Ponds	Millfield Lane Toilets	INTERNAL DECORATIONS	2,000
Highgate Ponds	Millfield Lane Toilets	INTERNAL DECORATIONS	2,000
Highgate Ponds	Millfield Lane Toilets	EXTERNAL DECORATIONS	1,500
Highgate Ponds	Millfield Lane Toilets	EXTERNAL DECORATIONS	1,500
Highgate Ponds	Millfield Lane Toilets	LANDLORDS LIGHTING & POWER REWIRE	1,000
Highgate Ponds	Millfield Lane Toilets	LANDLORDS LIGHTING & POWER REWIRE	1,000
Kenwood (Area 4)	General	GOODISON FOUNTAIN CLEANING & REPOINTING	2,500
Kenwood	Constabulary Building	EXTERNAL DECORATIONS	1,500
Kenwood	Handyman's Workshop and Stores	HOT AIR HEATING REPLACEMENT	3,000
Kenwood	Handyman's Workshop and Stores	INTERNAL DECORATIONS	2,000
Kenwood	Handyman's Workshop and Stores	EXTERNAL DECORATIONS	1,500
Kenwood	Ladies Bathing Pond Building	POOL LIFT REPLACEMENT	5,000
Parliament Hill Fields (Area 1)	General	EXTERNAL DECORATIONS	20,000

**HAMPSTEAD HEATH
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Property	Location	Description	2014 / 15
Parliament Hill Fields	Athletic's Track Pavillion Complex	PAVILION BUILDING INTERNAL REFURBISHMENT	30,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	SHOWER REFURBISHMENT	25,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	TOILET REFURBISHMENT	12,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - CALORIFIER (2 No.) REPLACEMENT	8,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - BOILER REPLACEMENT	6,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	RUNNING TRACK COLUMNS RELAMP	5,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - VALVES REPLACEMENT	3,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	FIRST AID HUT ROOF REPLACEMENT	3,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	FIRST AID HUT EXTERNAL DECORATIONS	2,500
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - PIPEWORK REPLACEMENT	2,000
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - CONTROLS REPLACEMENT	1,500
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - PUMPS REPLACEMENT	1,500
Parliament Hill Fields	Athletic's Track Pavillion Complex	DHWS - FLUE REPLACEMENT	1,000
Parliament Hill Fields	Football Changing Rooms	CHANGING ROOM INTERNAL OVERHAUL	15,000
Parliament Hill Fields	Football Changing Rooms	SHOWERS REFURBISHMENT	12,000
Parliament Hill Fields	Football Changing Rooms	DHWS REPLACEMENT	10,000
Parliament Hill Fields	Football Changing Rooms	HEAT SOURCE REPLACEMENT	10,000
Parliament Hill Fields	Football Changing Rooms	FLOORING REPLACEMENT	8,000
Parliament Hill Fields	Football Changing Rooms	WATER TANK REPLACEMENT (2 No.)	6,000
Parliament Hill Fields	Football Changing Rooms	HEATING DISTRIBUTION REPLACEMENT	4,000
Parliament Hill Fields	Football Changing Rooms	LIGHTING REPLACEMENT	4,000
Parliament Hill Fields	Football Changing Rooms	EXTERNAL DECORATIONS	2,500
Parliament Hill Fields	Lido Buildings Complex	LIDO FABRIC REPAIRS	50,000
Parliament Hill Fields	Lido Buildings Complex	WINDOWS REPLACEMENT	40,000
Parliament Hill Fields	Lido Buildings Complex	EXTERNAL/INTERNAL DECORATIONS	15,000
Parliament Hill Fields	Lido Buildings Complex	POOL LIFT REPLACEMENT	5,000
Parliament Hill Fields	Lido Buildings Complex	BRICKWORK REPOINTING (FEMALE STAFF TOILETS)	4,000
Parliament Hill Fields	Staff Yard Building Complex	SEWAGE PUMP/CONTROLS REPLACEMENT	2,000
Vale of Health and East Heath	Keeper's Hut and Store	SECURITY ALARM REPLACEMENT	1,500
West Heath Area 7	General	SURVEY - DRAINAGE	5,000
West Heath Area 7	General	SIGNS REPLACEMENT	1,000
West Heath	Keepers Hut and Hill Garden Area	KITCHEN REFURBISHMENT	3,000
West Heath	Keepers Hut and Hill Garden Area	TOILET REFURBISHMENT	1,500
West Heath	Pergola Shelter and Store	CRACK REPAIR & OPEN JOINTS TO MAKE WEATHER TIGHT (STONE STEPS ABOVE SHELTER)	100,000
West Heath	Pergola Shelter and Store	PERGOLA - REPARATIVE WORK ON CRACKS IN JOINTS	4,000
West Heath	Pergola Shelter and Store	PERGOLA - REPARATIVE WORK ON CRACKS IN STONES	4,000
Golders Hill Park	1 & 2 Golders Hill Houses	WINDOWS REPLACEMENT (No. 1)	15,000
Golders Hill Park	1 & 2 Golders Hill Houses	WINDOWS REPLACEMENT (No. 2)	15,000
		Sub total	758,300
Property	Location	Description	2014 / 15
Highgate Wood (Area 10)	General	FENCING REPLACEMENT/DECORATION	20,000
Highgate Wood (Area 10)	General	FOOTPATH RESURFACING	8,500
Highgate Wood (Area 10)	General	CORPORATE SIGNS/DECORATION OVERHAUL	1,500
Highgate Wood	The Pavilion	CCTV REPLACEMENT	5,000
Highgate Wood	Toilet Block	ROOF REPLACEMENT (TILED)	9,000
Highgate Wood	Toilet Block	TOILET REFURBISHMENT	8,000
Highgate Wood	Toilet Block	EXTERNAL DECORATIONS	5,000
Highgate Wood	Toilet Block	TIMBER TREATMENT	5,000
Highgate Wood	Toilet Block	INTERNAL DECORATIONS	3,000
Highgate Wood	Toilet Block	RAINWATER GOODS REPLACEMENT	3,000
Highgate Wood	1 Hornbeam Cottage	EXTERNAL DECORATIONS	1,500
Highgate Wood	1 Sheppard Cottage	EXTERNAL DECORATIONS	2,000
Highgate Wood	2 Sheppard Cottage	CENTRAL HEATING SYSTEM REPLACEMENT	4,000
Highgate Wood	2 Sheppard Cottage	BOILER REPLACEMENT	3,500
Highgate Wood	2 Sheppard Cottage	EXTERNAL DECORATIONS	2,000
Highgate Wood	2 Sheppard Cottage	RAINWATER GOODS REPLACEMENT	2,000
Highgate Wood	The Lodge	WINDOWS REPLACEMENT	10,000
Highgate Wood	The Lodge	RAINWATER GOODS REPLACEMENT	5,000
Highgate Wood	The Lodge	EXTERNAL DECORATIONS	2,000
		subtotal	100,000
Property	Location	Description	2014 / 15
Queens Park (Area 11)	General	FOOTPATH RESURFACING	8,000
Queens Park (Area 11)	General	FENCING REPLACEMENT/DECORATION	8,000
Queens Park	Mess Room and Stores	LANDLORDS LIGHTING & POWER REWIRE	5,000
Queens Park	Paddling Pool	LANDLORDS LIGHTING & POWER REWIRE	1,500
Queens Park	Paddling Pool	WATER - WIRING REPLACEMENT	150
Queens Park	81 Chevening Road	ROOF REPLACEMENT (PITCH TILED)	15,000
Queens Park	81 Chevening Road	LANDLORDS LIGHTING & POWER REWIRE	4,000
Queens Park	81 Chevening Road	RAINWATER GOODS REPLACEMENT	3,000
Queens Park	81 Chevening Road	EXTERNAL DECORATIONS	2,500
		sub total	47,150
			905,450

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.

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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.

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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

CHAIRMAN

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Committee(s):	Date(s):	Item no.
Hampstead Heath, Highgate Wood, and Queen's Park Management Committee	21 st May 2012	17
Subject: Update on draft Conservation Management Plan for Highgate Wood	Public	
Report of: Superintendent of Hampstead Heath	For Discussion	
<p><u>Summary</u></p> <p>This report provides an update to members of the Hampstead Heath, Highgate Wood, and Queen's Park Management Committee on progress creating the new Conservation Management Plan for Highgate Wood. A revised version of the draft Plan has been included with this report for the Committee's comments.</p> <p>Recommendation</p> <p style="padding-left: 40px;">That the views of the Hampstead Heath, Highgate Wood, and Queen's Park Management Committee be received on the first draft of the Conservation Management Plan.</p>		

Main Report

Background

1. In January this year a report was submitted to the Hampstead Heath, Highgate Wood, and Queen's Park Management Committee reporting progress on the Conservation Management Plan for Highgate Wood. The initial draft of the document was received on the 7th March, a little later than planned but still within acceptable timescales.
2. There has been a considerable amount of work carried out in the intervening weeks to scrutinise the first draft and make a number of changes and amendments, and following discussions with the Consultants a revised draft was received on the 11th April which is included with this report. As with all management plans there will no doubt be a need to make further alterations, before the final version is made available for public circulation.

Current Position

3. Following a very productive meeting of Highgate Wood Joint Consultative Committee in early May 2012 work has already commenced on producing a third iteration of the document received in April, with focus on the

formatting of the chapters and topic area objectives. The new Conservation Management Plan will encapsulate the future strategic direction for management for the site, but it is also very important that the Plan is seen by the Highgate Wood Team as a document that they can identify with and feel part of. Several members of the team have assisted the Highgate Wood Manager in editing and amending the first draft that was received in March.

4. There still remains some work to do on the visual aspect of the document; most importantly to include a number of good quality photos, within the text. The current set of maps included within the draft also require refining to improve interpretation of the information, and the master plan map in the 'Vision and Policies' section, in particular requires a number of revisions.
5. The section concerning the Built Environment (section 7 on page 37) requires some additional updating following the current restructure changes within the City Surveyors Department, and there will be a need to include the relevant sections of the twenty year plan that involve planned long term maintenance of the buildings and infrastructure within the site.
6. The Vision and Policies in section 10 (page 55) will need to be carefully considered as these are the core components along with the Vision, of the management strategy for the site. The draft policies are derived from the Conservation Management Plan Workshop held in September last year, and would benefit from being reduced in number and structured in a more concise and shorter format. The Working Group made up of a number of local residents, specialists, Consultative Committee Members and City of London Staff made a major contribution in forming the central objectives and identifying the factors that make Highgate Wood such an important site.
7. The team have recently digitised and updated the five year work plan for the site and this will form an essential appended operational document supporting the strategic document when the Conservation Management Plan is approved for general circulation at the end of 2012.

Consultation

8. A date and suitable location is being considered for carrying out a public consultation on the Plan following any further amendments identified by the Hampstead Heath, Highgate Wood, and Queen's Park Management Committee. The most likely date for this will be the Heritage Day this coming autumn on the 2th September, as there will be a number of visitors and local residents visiting the event and arrangements can be made to set up a covered area where the plan can be viewed in a large display format and participants can be invited to complete a questionnaire. The results of this survey can then be included in a report which can be submitted for the Committee's opinion in November.

9. The advice of the Management team at Burnham Beeches is being sought to provide guidance on how best to capture visitor and local residents' views during a single events. Burnham produced their own 20 year Management Plan internally in 2010 and held a simple but effective consultation event which provided a representative sample of opinion. The intention is to replicate this process in Highgate Wood.
10. The Working Group who kindly attended the Workshop in September will also be invited to give their opinion of the Conservation Management Plan once the document has undergone any further iterations following Committee scrutiny.

Corporate & Strategic Implications

11. 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

Financial Risks

12. There are no immediate financial implications arising from this report, the operational requirements highlighted in the report to meet the on-going management of the site will be met from the Superintendents' local risk budget. Future aspirations will need to be carefully considered, but the Conservation Management Plan is an integral part of any future external funding bid, particularly for Heritage Lottery applications.

Key risks

13. The main risk to the Wood is understanding why the oak population is declining. In addition the future of the Pavilion building and the café premises present risks in terms of its capacity to meet increasing demand.

Legal implications

14. None.

Conclusion

15. The Highgate Wood Conservation Management Plan will identify the strategic direction for management for the next ten years, addressing the major issues facing the site, and identifying potential improvements some of which may be aspirational. Care has been taken to involve both Members of the Consultative Committee, local residents involved with the site, and key City of London staff, in order to produce a meaningful inclusive strategic document. The next stage will involve a review process involving the same groups leading to a final draft to go out to wider consultation later this year.

Appendices

Draft version of Conservation Management Plan for Highgate Wood

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www.landuse.co.uk

Highgate Wood Conservation Management Plan

Draft 2

Prepared for the City of London

by LUC



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DOCUMENT CONTROL SHEET

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2	11/04/12	Second Draft	MP/MT		

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Appendix 1: Protected species recorded at Highgate Wood
Appendix 2: Sport field management plan
Appendix 3: Original drawings and specification for the Education Centre
Appendix 4: Options for the development of the Education Centre

SECTION A: INTRODUCTION

1 Introduction to the Conservation Management Plan

- I.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.
- I.2 Highgate Wood has been owned and managed by the City of London Corporation (CoL) since 30th October 1886 under the Highgate and Kilburn Open Spaces Act 1886.

WHY IS A CONSERVATION MANAGEMENT PLAN NEEDED?

- I.3 This Conservation Management Plan draft 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

- I.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
- I.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.
- I.6 The City of London and Land Use Consultants held a workshop on Friday 9th 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

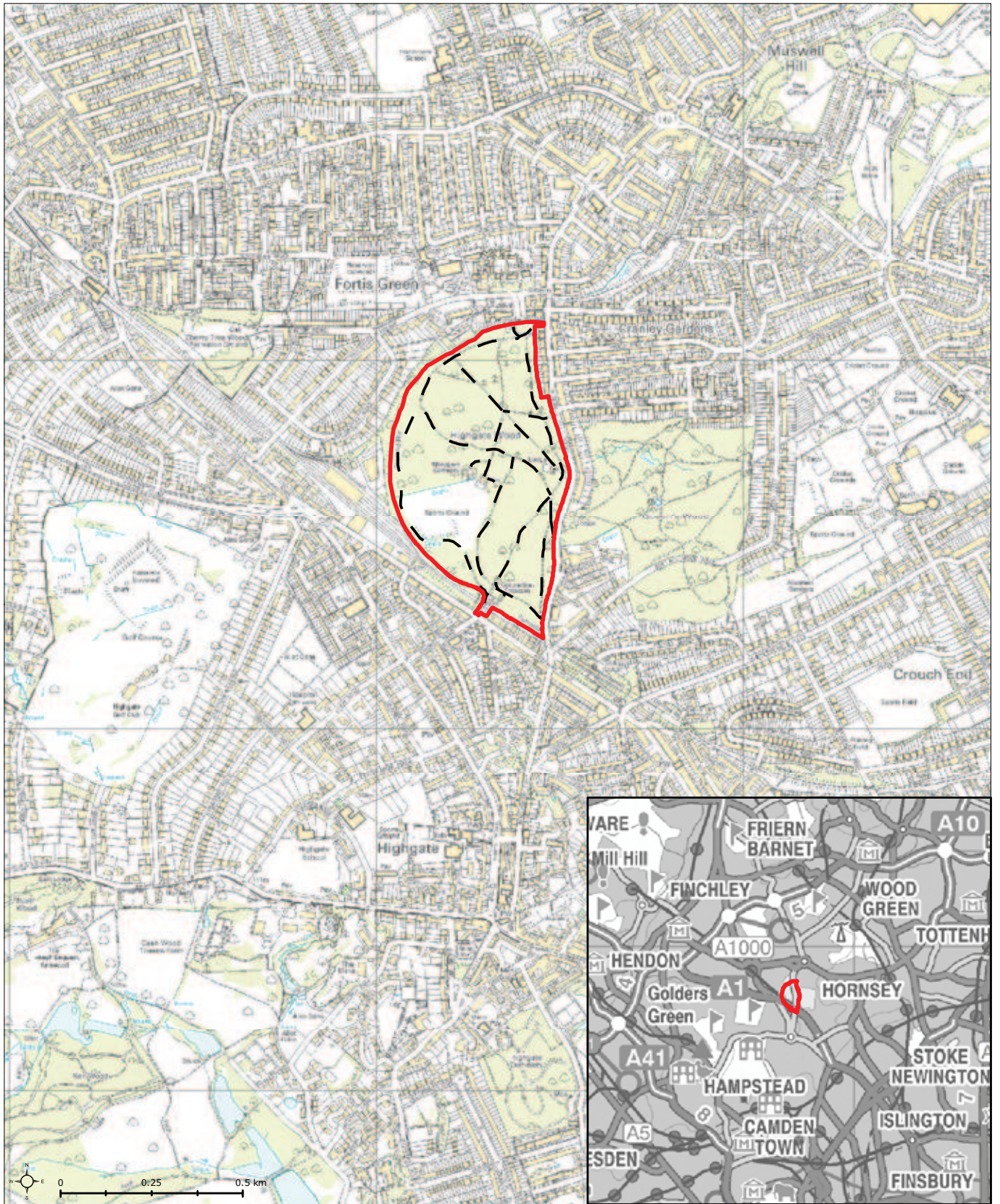
1.7 The Plan is set out under four main headings:

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**.

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.

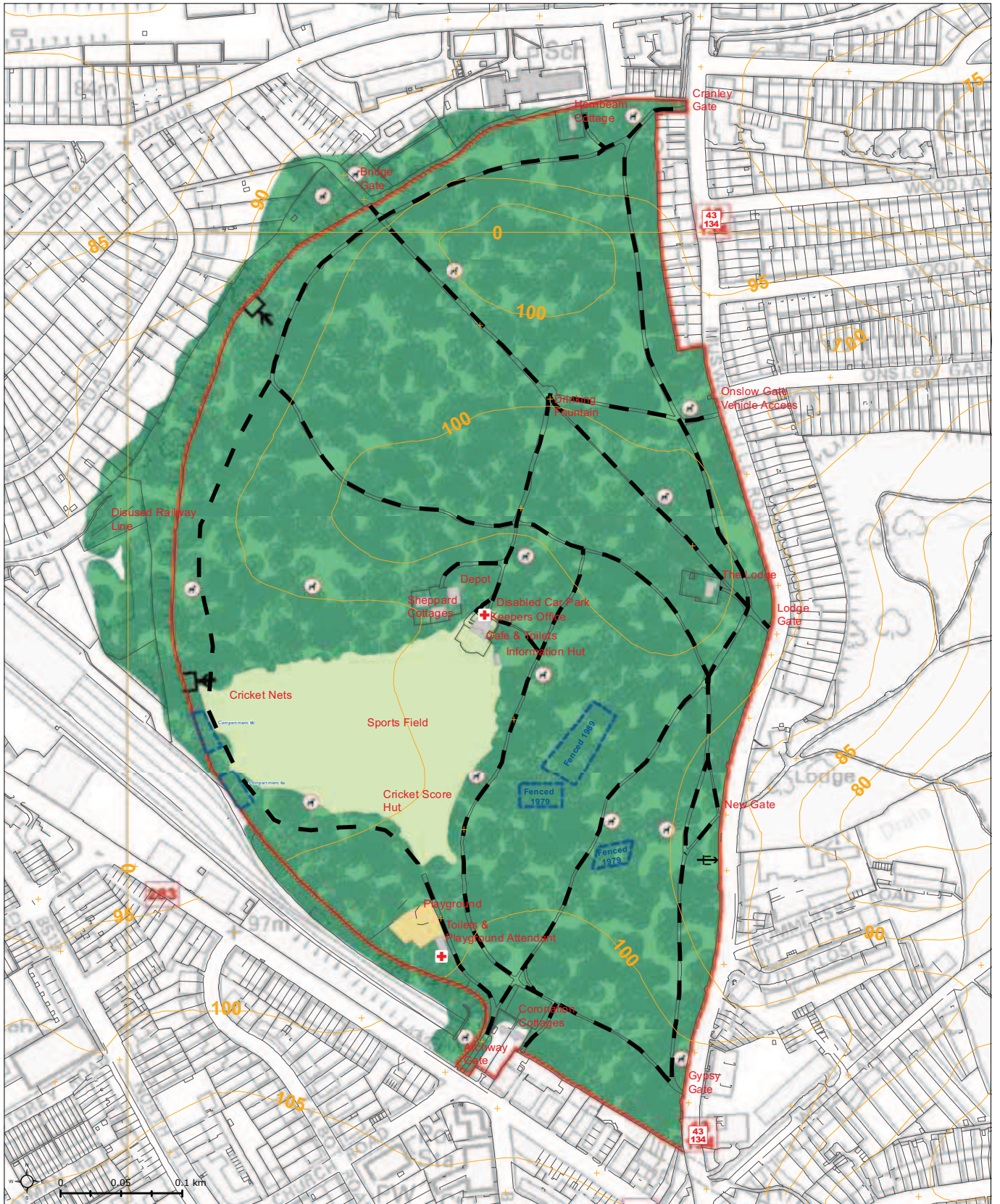
2.11 The creation of strong, vibrant and healthy communities, by creating a good quality built environment, with accessible local services that reflect community needs and support well-being is central to the Government's vision and it is recognised that in order to achieve this objective the planning 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

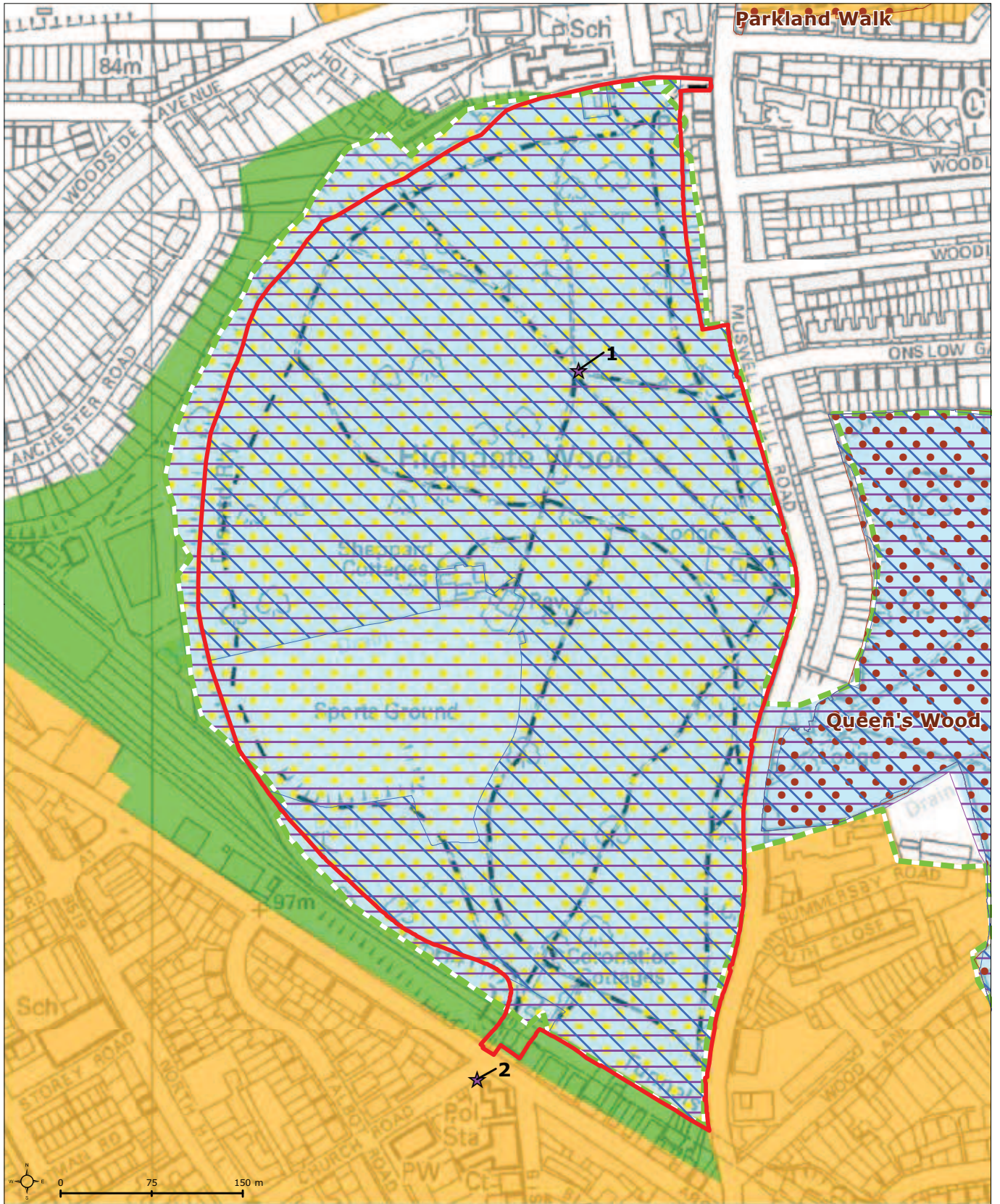
The regional context – London

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 the development plan for Greater London. London boroughs' local plans need to be in general conformity with the London Plan, and its policies guide



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<ul style="list-style-type: none"> Culvert Bus routes First aid Contours Current footpath network Dog waste bins Compartment areas Highgate Wood boundary Playground 	<ul style="list-style-type: none"> Woodland Canopy 2006 Grass 	<p>Highgate Wood</p> <p>Figure 2.1</p> <p>Site plan</p>
<p>LUC</p>		



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LUC LDN 5223-01 003 Designations 11/04/2012

Highgate Wood site boundary	Area of Archaeological Importance
Ancient Woodland	Conservation Area
Local Nature reserves	Current path network
Metropolitan Open Land	Listed buildings
Ecologically Valuable Site of Metropolitan Importance	1. Drinking fountain in Highgate Wood
Ecological Corridor	2. Cattle trough
Historic Park	

Highgate Wood

Figure 2.2

Designations within Highgate Wood

LUC

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 are 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.
- 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.

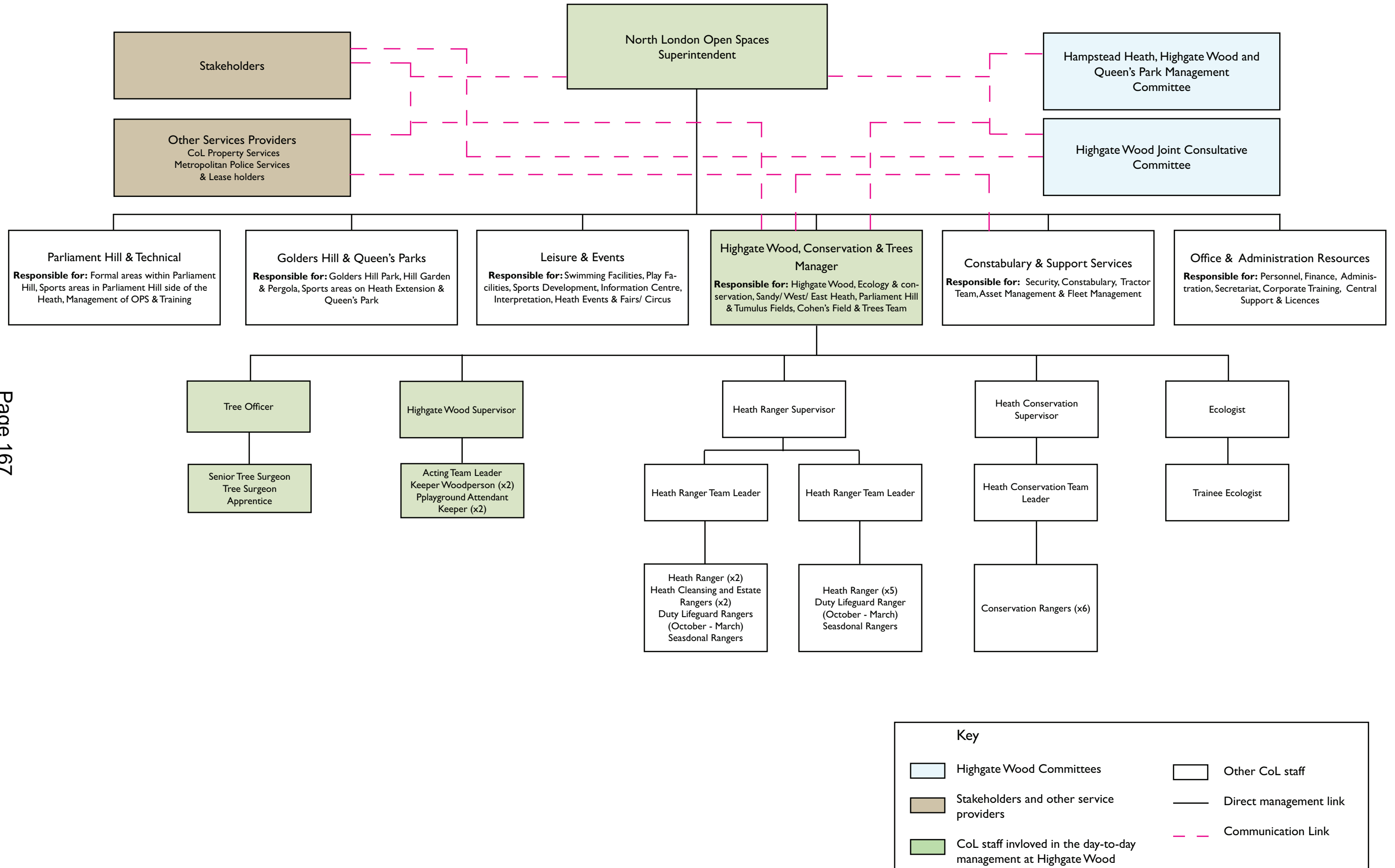


Figure 2.3: Highgate Wood, Conservation and Trees Section Management Structure

SECTION B: UNDERSTANDING THE PLACE

3 Consultation

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

HIGHGATE WOOD ADVISORY GROUP

- 3.2 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 attendees and groups

- 3.3 A workshop was held on Friday 9th 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.
- 3.4 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

- 3.5 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

- 3.6 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

- 3.7 On completion of considering 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. At the end of the presentation, each member of the Advisory was

asked to prioritise just two of objectives. The table below lists the objectives developed by each the groups and indicates the number of people from the Advisory Group who prioritised each.

Objectives for Highgate Wood	Number of Responses (most responses = greatest priority)
Heritage	
1. Conserve and enhance ancient coppice with standard woodland	11
2. Gain a more thorough understanding of Highgate Wood through a programme of survey and research	2
3. Explore all opportunities for interpretation and education	4
4. Protect earthworks throughout Highgate Wood	
Community and recreation	
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.	4
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.	
Biodiversity	
1. To develop a prescriptive management approach to guide the appropriate conservation of HW and to maintain the oak population.	7
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.	

4 Heritage

- 4.1 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

- 4.2 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.
- 4.3 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 4.1**: The Medieval Park and the Bishop of London's Demesne which shows the Park's extent.

16th century

- 4.4 During the 16th 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.

17th and 18th century

- 4.5 Oak standards and coppiced wood continued to be in increasing demand during the 17th and 18th 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 17th and 18th centuries. In the 1780s the Wood was leased by Francis Gallow who owned four Highgate inns and the Brewhouse on North Hill.

19th century

- 4.6 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. Ownership of the Woods 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.

- 4.7 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.
- 4.8 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 30th October 1886 the Wood was declared 'open for the use and recreation of the public forever'¹ by the Lord Mayor of the time Sir John Staples.

From acquisition: 1886

- 4.9 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.

20th century

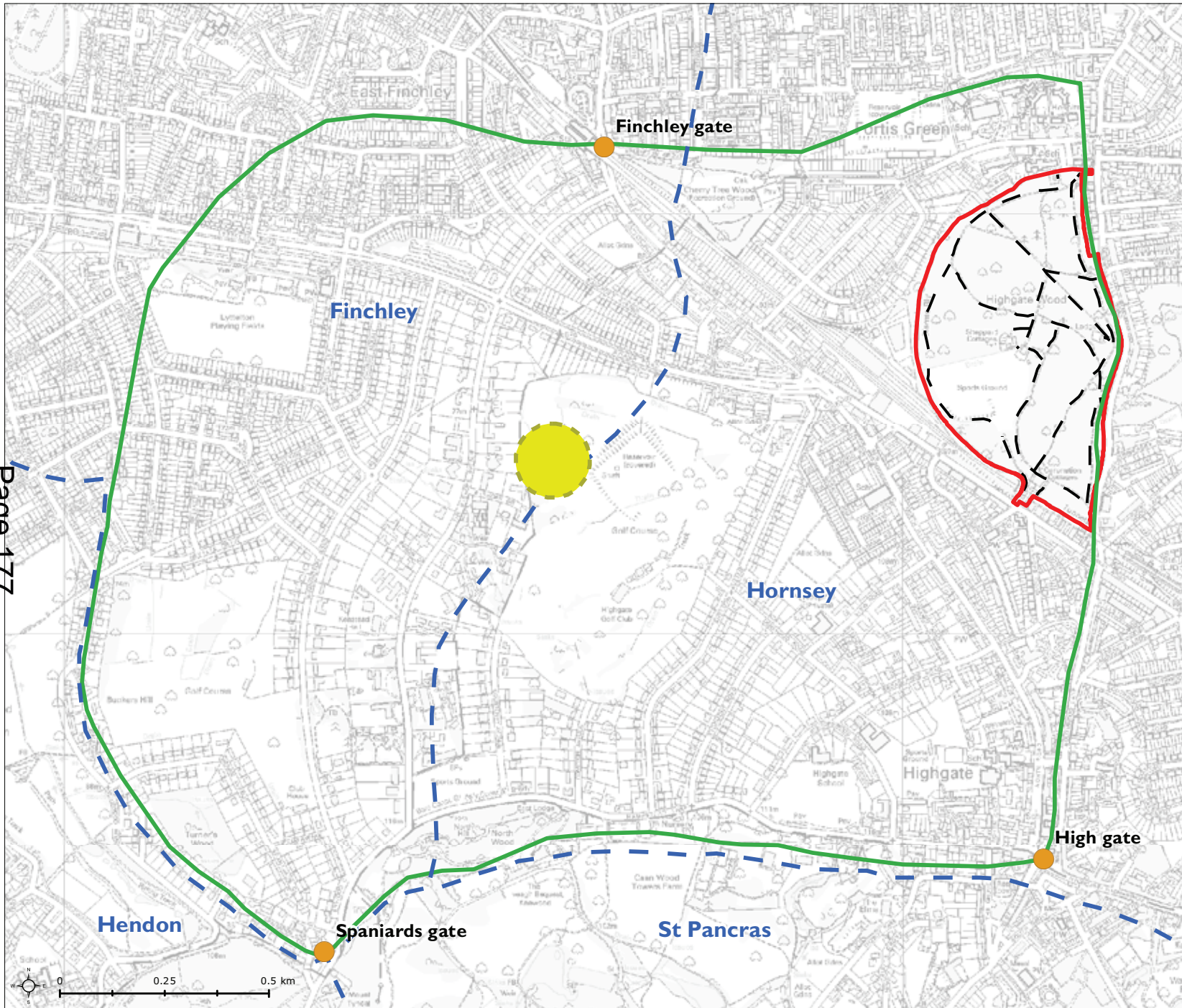
- 4.10 Inappropriate management during the early 20th century continued to erode the natural fabric of the Wood and the high volume of visitors caused compaction of the ground.
- 4.11 Highgate Wood had an important role in defending London during the Second World War and was used as a station for barrage 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.
- 4.12 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.
- 4.13 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

- 4.14 The most significant discovery in Highgate Wood is the Romano-British Pottery which was discovered in the 1960s and 1970s. During the 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 AD160.² 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.

¹ Highgate Wood Leaflet, City of London

² Museum of London Archaeological Survey (1998) Highgate Wood An Archaeological Earthwork Survey



Highgate Wood

Figure 4.1

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 Demense in Finchley and Hornsey c.1788

Map Scale @ A4: 1:13,000



Source: Land Use Consultants

- 4.15 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 4.2: Archaeology**.

HISTORIC WOODLAND MANAGEMENT TECHNIQUES

- 4.16 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.
- 4.17 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

- 4.18 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.
- 4.19 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 period saw a rapid decline in the management of the Wood for producing fuel due to the growing availability of coal.
- 4.20 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.
- 4.21 Highgate Wood is one of an important cluster of Ancient Woodland site centred around 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 4.2
Archaeology



Map Scale @ A4: 1:4,337.44

Source: Land Use Consultants

5 Natural environment

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

CONTEXT

Nature conservation designations

Site of Metropolitan Importance

- 5.2 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

- 5.3 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

- 5.4 Surveys of fauna at Highgate Wood have identified 31 BAP priority species. These are listed in table 5.1 below. Other protected species recorded at Highgate Wood are contained in Appendix I.

Table 5.1: BAP priority species recorded at Highgate Wood

Moths		
Oak Hook-tip moth	Small Square-spot	White Ermine
Lunar Yellow Underwing	Mouse Moth	Buff Ermine
Shoulder Striped Wainscot	Grey Dagger	Garden Dart
Rosy Minor	Mottled Rustic	White Letter Hairstreak
Rustic	Small Emerald	Small Heath
Mullein Wave	Brindled Beauty	
Small Phoenix	Powdered Quaker	
Birds		
	Starling	
Song Thrush	Dunnock	
Lesser Spotted Woodpecker		
Bats		
Pipistrelles		
Noctule		

Brown Long-eared		
Mammals		
Hedgehog		
Insects		
Stag Beetle		
Fungi		
Podoschypha multizonata		

London

5.6 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.

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

London Borough of Haringey

5.8 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.

5.9 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

5.10 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

5.11 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
- 5.12 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.
- 5.13 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

- 5.14 Highgate Wood is designated as Semi-natural Ancient Woodland, and as already mentioned above in 4.21, 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 conditions in order to survive. Figure 5.1 shows the Highgate Wood in location to other Ancient Woodlands.
- 5.15 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.

Habitats recorded within Highgate Wood include:

- Ancient high canopy/ open oak and hornbeam woodland.
- Scrub regeneration within selected coppiced areas including birch, willow and blackthorn.
- Coppiced hornbeam areas.
- Grassland and wildflowers within selected coppiced areas.



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Highgate Wood

Figure 5.1
Ancient Woodland Context



Map Scale @ A4: 1:30,000

- Dead wood habitats - wood with fungal decay, dead wood in trees, woodpecker holes, decaying roots, dead trunks, log piles, and dead wood scattered throughout the wood.
- Hedges including lapsed ancient hedge boundaries, newly planted hedges, old and new ornamental/conifer hedges and dead hedges.
- Amenity grassland surrounded by some rough grassland, scrub and woodland edge with bare compacted earth exposed to sun.
- Bird, bat, hedgehog and bee boxes.
- Ditches.
- Ponds.

Species

5.16 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

5.17 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.

5.18 The management of the conservation areas has been varied and evolved over time, in response to successes and opportunities for habitat diversity.

Figure 5.2 locates each of the conservation areas and provides details of when they were established.

5.19 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.

5.20 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

- 5.21 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.
- 5.22 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.
- 5.23 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.
- 5.24 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.
- 5.25 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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<ul style="list-style-type: none"> Contours Conservation Areas Footpath Bird feeders hung in trees The Hollies (bird sanctuary) Site of historic importance Mature wild service trees Earthworks Compartment areas 	<ul style="list-style-type: none"> Area where blue bells thrive Site of ancient pottery kilns (AD 50-150) Wood bank Highgate Wood boundary Playground Woodland Canopy 2006 Grass 	<p>Highgate Wood</p> <p>Figure 5.2</p> <p>Habitats and nature conservation</p>
<p>Map Scale @ A4: 1:4,500</p>		<p>LUC</p>

6 Community and recreation

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

CURRENT USE

Informal use

- 6.2 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.
- 6.3 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.
- 6.4 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

- 6.5 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

- 6.6 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.
- 6.7 There are three football teams who play on alternate Saturdays and Sundays and four cricket teams who play on alternate Saturdays. Sport teams include:

Table 6.1 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

- 6.8 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.
- 6.9 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.

EVENTS AND ACTIVITIES

- 6.10 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 6.2 below.

Table 6.2 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 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

- 6.11 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.
- 6.12 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.
- 6.13 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

- 6.14 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.
- 6.15 The education centre contains a Roman Kiln exhibition which includes a small section of the original 1st 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.

VOLUNTARY GROUPS

- 6.16 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.
- 6.17 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

- 6.18 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.

6.19 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.

6.20 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

6.21 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.

6.22 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 2.

6.23 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.

- 6.24 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.
- 6.25 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.

7 Built environment

- 7.1 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.

OVERVIEW OF THE BUILT ENVIRONMENT

- 7.2 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

- 7.3 One of the first built features added to the Wood was the drinking fountain. Located in the north part of the Wood, 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

- 7.4 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.
- 7.5 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.
- 7.6 A stores shed and offices are located adjacent to the Sheppard Cottages and is used by the CoL staff.

The café and changing rooms

- 7.7 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.
- 7.8 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.

Playground

- 7.9 The playground currently covers an area of 2,000 m². 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.
- 7.10 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

- 7.11 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 3.

Gates

- 7.12 There are seven entrances to Highgate Wood with gates as follows:
- Gypsy Gate
 - New Gate
 - Lodge Gate
 - Onslow Gate
 - Cranley Gate
 - Bridge Gate
 - Archway Gate
- 7.13 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

- 7.14 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.
- 7.15 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

- 7.16 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. Vehicle access from Onslow Gate through to the café is surfaced in tarmac.

- 7.17 Cycle barriers have been introduced to try and reduce conflicts with other user groups.

Signage

- 7.18 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.
- 7.19 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

- 7.20 All built features within Highgate Wood have been recorded in an Asset Registration Database, which includes information on the following:
- Buildings
 - Water and wastewater
 - Waste
 - Special interest
 - Civil engineering
 - Services
 - Paths and roads
 - Fixed assets
 - Leisure
 - Health and safety
 - Chemical storage
 - Ponds and ditches
- 7.21 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 has been produced highlighting the projected annual costs for 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. The draft 20-year Plan and funded maintenance programme was agreed in 2008/ 09.
- 7.22 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.

- 7.23 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.
- 7.24 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

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

EVALUATION

- 7.26 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.
- 7.27 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.
- 7.28 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.
- 7.29 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.
- 7.30 The entrances are clearly defined but signage is overbearing and not sympathetic to the woodland character.

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 habitat³. 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.

³ Woodland Trust

BUILT ENVIRONMENT

- 8.14 The addition of the built features during the late 19th and 20th 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

Issue 1: Heritage	
Issue 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.
Issue 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.
Issue 1(c)	There is some damage to earthworks due to erosion through foot-fall and vegetation growth on earthworks.
Issue 1(d)	There is a threat of damage to archaeology from general maintenance work e.g. tree planting.
Issue 1(e)	There are opportunities to obtain further information about the history of the Wood, e.g. in the St. Paul's archive.
Issue 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.
Issue 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.
Issue 1(h)	Connections with external heritage organisations and other partners could be improved to improve service delivery.

NATURAL ENVIRONMENT

Issue 2: Natural Environment	
Issue 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.
Issue 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.
Issue 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).
Issue 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.
Issue 2(e)	Until recently there has been very little communication at management level between Highgate Wood and other nearby woodland sites.

Issue 2: Natural Environment	
Issue 2(f)	Coppice woodland is under threat with a dramatic decline in managed coppice woodland in the UK over the last ninety years.
Issue 2(g)	The oak standard population is progressively declining.
Issue 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.
Issue 2(l)	Increased visitor numbers can negatively impact on the natural fabric of the site.
Issue 2(j)	The site suffers from frequent vehicle traffic movements mostly centred round the café operations.
Issue 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.
Issue 2(L)	There are opportunities to extend the existing education programme for primary and secondary school age groups.

COMMUNITY AND RECREATION

Issue 3: Community and recreation	
Issue 3(a)	There is not currently a local representative group that has direct links with the site.
Issue 3(b)	Highgate Wood would benefit from a committed volunteer group from the local area.
Issue 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.
Issue 3(d)	There is reluctance from local secondary schools to use Highgate Wood for lessons or after school clubs.
Issue 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.
Issue 3(f)	There is renewed enthusiasm and interest in woodlands and woodland management due to increased public awareness of environmental issues.
Issue 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.
Issue 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.
Issue 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.
Issue 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

Issue 3: Community and recreation	
	to carry out community service.
Issue 3(k)	The sport pitch often creates conflicts between players, picnickers and others enjoying the field area on busy weekends.
Issue 3(l)	The sport pitch experiences problems with drainage and often becomes waterlogged during prolonged periods of wet weather.
Issue 3(m)	There could be potential to generate additional income through recreational events.
Issue 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.
Issue 3(o)	Higher visitor numbers could increase disturbance to wildlife.

BUILT ENVIRONMENT

Issue 4: Built environment	
Issue 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.
Issue 4(b)	The size of the café restricts the current business operation.
Issue 4(c)	There is currently no cycling permitted in the Wood and there is limited vehicle access.
Issue 4(d)	Parking for authorised traffic is centred on the café which detracts from the woodland setting.
Issue 4(e)	Disabled access is limited to parts of the site.
Issue 4(f)	A number of lodges are poorly insulated and have antiquated inefficient heating systems.
Issue 4(g)	The play area is a popular facility but offers a limited range of equipment for children in the 7-10 age group.
Issue 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 issues previously raised in the analysis work and during the consultation process to formulate a vision for Highgate Wood. The vision and supporting management policies underpin the detailed actions presented below each themed heading. **Figure 10.1:** Masterplan provides the overall vision for Highgate Wood.

VISION FOR HIGHGATE WOOD

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

Policy I: Heritage		
The valuable heritage resource including the earthworks and the Roman Kiln site; the ancient, veteran and mature trees as key features of the landscape; 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)	Conserve and enhance the ancient coppice with standard woodland management regime and extend it where possible. Specific measures will include: <ol style="list-style-type: none"> 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 2. Selective trials of pollarding and re-coppicing of ancient hornbeam coppice stools 3. Haloing, protecting and mulching of selected oak standards and ancient hornbeams 4. Coppicing and pollarding along selected path edges to create more ecologically diverse and visually appealing corridors and routes through the Wood 	Issue I(a)
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.	Issue I(b)
Policy I(c)	Conserve the integrity of all earthworks through a programme of gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required including monitoring of condition and periodic vegetation removal.	Issue I(c)
Policy I(d)	All archaeological features should be marked out by an archaeologist and relevant education and training provided to staff to ensure appropriate levels of care are taken during management operations in the vicinity of such features.	Issue I(d)

Policy 1: Heritage		
The valuable heritage resource including the earthworks and the Roman Kiln site; the ancient, veteran and mature trees as key features of the landscape; selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.		
Policy 1(e)	Carry out further research at the St. Pauls archive.	Issue 1(e)
Policy 1(f)	Seek to extend the education centre to allow for the return of the Roman Kiln structures and more information discovered about the origin of the earthworks. An initial options appraisal appears in Appendix 4 of this Plan.	Issue 1(f)
Policy 1(g)	Explore further opportunities for interpretation and education and develop a heritage themed programme of events throughout the year.	Issue 1(f)
Policy 1(h)	Establish links to other ancient woodland sites – physically and through interpretation/partnership working.	Issue 1(g)
Policy 1(i)	Create better links with English Heritage and the Museum of London to explore avenues for future projects e.g. excavating and dating of earthworks.	Issue 1(h)

NATURAL ENVIRONMENT

Policy 2: Natural Environment		
The coppice with standards management regime will be implemented wherever possible and invasive vegetation will be controlled as required. A diverse age range of trees will be established and the range of habitat types will be conserved and extended. Species diversity will be maintained and where possible enhanced and a programme of survey and monitoring will be implemented to inform future review of the CMP.		
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)
Policy 2(b)	Develop a prescriptive management strategy to guide woodland management operations over the next 10 years and the conservation of the oak and hornbeam population.	Issue 2(b)
Policy 2(c)	Encourage the Conservation and Arboricultural Staff on Hampstead Heath to get involved in the management of Highgate Wood and explore the possibilities of learning from other CoL sites e.g. lessons learnt from recent ancient tree management and pollarding at Epping Forest.	Issue 2(c)
Policy 2(d)	Promote research opportunities with Life Science students or post graduates. Research could focus on significant issues relating to woodland species and in particular the decline of the oak standards.	Issue 2(d)
Policy 2(e)	Strengthen links with London Borough of Haringey and consider opportunities to coordinate habitat management across Ancient Woodland sites.	Issue 2(e)
Policy 2(f)	Continue to manage existing coppice areas and seek opportunities to expand these areas or create new conservation areas.	Issue 2(f)
Policy 2(g)	Promote the importance of coppice woodland to the local community and site users.	Issue 2(f)



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LUC LDN 5223-01 011 masterplan 11/04/2012

Key - Existing

- Highgate Wood boundary
- Grass
- Meadow
- Area where blue bells thrive
- Site of ancient pottery kilns (AD 50-150)
- Current footpath network
- Wood bank
- Existing conservation areas
- The Hollies (bird sanctuary)
- Site of historic importance
- Mature wild service trees
- Earthworks
- Existing compartment areas
- Playground

Key - Proposed

- Consider upgrading desire line to create new footpath
- Halo release oaks
- Next phase conservation areas
- Diversify the woodland edge to enhance the ecological value and to address safety concerns
- Option for carpark relocation
- Pedestrian priority zones

Highgate Wood

Figure 10.1
Masterplan



Map Scale @ A4: 1:4,200

Source: Land Use Consultants

Policy 2: Natural Environment		
The coppice with standards management regime will be implemented wherever possible and invasive vegetation will be controlled as required. A diverse age range of trees will be established and the range of habitat types will be conserved and extended. Species diversity will be maintained and where possible enhanced and a programme of survey and monitoring will be implemented to inform future review of the CMP.		
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)
Policy 2(i)	Promote and protect the historical interest of Highgate Wood providing interpretation and education of historic management operations.	Issue 2(h)
Policy 2(j)	Continue to monitor the oak standard population and to carry out halo release of selected specimens.	Issue 2(g)
Policy 2(k)	Manage the oak trees to prolong longevity and continue restocking operations.	Issue 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)
Policy 2(m)	Restrict pedestrian access to sensitive areas (e.g. the bluebell site).	Issue 2(a)
Policy 2(n)	Consider methods to limit traffic entering the site and restricting delivery times.	Issue 2(a)
Policy 2(o)	Explore the possibility of re-launching a Friends Group.	Issue 2(a)
Policy 2(p)	Consider additional educational activities based at Highgate Wood particularly for secondary school groups.	Issue 2(a)
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)
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)

COMMUNITY AND RECREATION

Issue 3: Community and recreation		
The wide range of recreational facilities at and uses of Highgate Wood will continue to be actively promoted, provided and enhanced where possible. The CoL will continue to engage with schools, groups with specialised interests (e.g. London Wildlife Trust) and the general public to ensure that the Wood's importance and range of facilities is fully understood.		
Policy 3(a)	Build on existing relationships with members of the local community and stakeholders to form a dedicated Friends of Group.	Issue 3(a) and (q)
Policy 3(b)	Establish a committed volunteer group from the local area in connection with the above.	Issue 3(b)
Policy 3(c)	Improve links with young people and youth community groups.	Issue 3(c)
Policy 3(d)	Develop a more engaging offer to forge links with local secondary	Issue 3(d)

Issue 3: Community and recreation		
	The wide range of recreational facilities at and uses of Highgate Wood will continue to be actively promoted, provided and enhanced where possible. The CoL will continue to engage with schools, groups with specialised interests (e.g. London Wildlife Trust) and the general public to ensure that the Wood's importance and range of facilities is fully understood.	
	schools.	
Policy 3(e)	Explore options to establish legal powers at Highgate Wood for the Heath Constabulary.	Issue 3(e)
Policy 3(f)	Explore options to host events that raise the awareness of the plight of the UK's woodland and importance of the woodland heritage in this country.	Issue 3(f)
Policy 3(g)	Explore options to establish an Ancient Woodland Site Managers Network.	Issue 3(g)
Policy 3(h)	Develop a health and well-being programme and investigate Natural England's Greenspace Walking Scheme.	Issue 3(h)
Policy 3(i)	Develop links with Capel Manor College and explore opportunities for partnership.	Issue 3(i)
Policy 3(j)	Develop a partnership with Haringey's Magistrates Court to provide alternative opportunities for community service.	Issue 3(j)
Policy 3(k)	Explore options to resolve conflicts between sportspeople and picnickers/others enjoying the field area on busy weekends. Potential solutions might include the establishment of a longer grass edge/meadow area to the outer edge of the open area, with regularly mown seating areas within to clearly demark recreational areas as opposed to pitch areas.	Issue 3(k)
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)
Policy 3(m)	Explore the 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)
Policy 3(n)	Promote the continued use of the site for recreational activities.	Issue 3(n)
Policy 3(o)	Carefully monitor visitor numbers and restrict access to more ecologically and archaeologically sensitive areas.	Issue 3(o)
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)
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)
Policy 3(s)	Increase knowledge of and links to Queen's Wood etc. through use of signage, websites, leaflets, maps and electronic information.	Issue 3(s)

BUILT ENVIRONMENT

Issue 4: Built environment		
<p>The condition and appearance of existing buildings will be maintained and the setting of key heritage features such as the Fountain and the Lodge will be enhanced. Infrastructure and site furniture will be maintained and rationalised where possible and high quality design and materials appropriate to the woodland setting will be used throughout. There will be a general assumption against further built development unless it is deemed to have no negative impact upon the heritage, ecology or enjoyment of the site and it is of outstanding architectural design or the benefits it delivers are of sufficient merit.</p>		
Policy 4(a)	Investigate options to create a new car parking area close to the Onslow Gate entrance to rationalise vehicle deliveries and the presence of vehicles in the central part of the Wood.	Issue 4 (a) and (d)
Policy 4(b)	Re-configure the layout of the existing café building to improve kitchen facilities and to increase the capacity for dining indoors.	Issue 4(b)
Policy 4(c)	Restrict vehicle movements through the eastern side of the site.	Issue 4(a)
Policy 4(d)	Improve existing parking provision to relieve pressure on heavily used pedestrian areas.	Issue 4(a)
Policy 4(e)	Promote access for all and ensure existing provision is DDA compliant.	Issue 4 (d) and (e)
Policy 4(f)	Improve insulation within the lodges and update heating system.	Issue 4(f)
Policy 4(g)	Increase the range of play equipment to cater for children in the 7 – 10 age group.	Issue 4(g)
Policy 4(h)	Carryout 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)

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 5th and 10th year.

Agenda Item 22

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

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Agenda Item 23

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

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