



# Highgate Wood Conservation Management Plan

April 2013



Prepared by LUC



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Urban Design

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

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

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

28 Stafford Street  
Edinburgh EH3 7BD  
Tel: 0131 202 1616  
[edinburgh@landuse.co.uk](mailto:edinburgh@landuse.co.uk)

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# CONTENTS

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

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

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

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

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

## **FIGURES**

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

## **APPENDICES**

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





## Executive summary

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

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

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

### Vision for Highgate Wood

The Vision for Highgate Wood is:

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

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

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

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

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

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

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

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

## **SECTION A: INTRODUCTION**



# 1 Introduction to the Conservation Management Plan

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

## WHY IS A CONSERVATION MANAGEMENT PLAN NEEDED?

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

## EXISTING STUDIES AND DEVELOPMENT OF THE CONSERVATION MANAGEMENT PLAN

- 1.3 A number of existing plans, surveys and studies have been used to inform the development of the CMP including:
- Highgate Wood Management Plan 2001 – 2011
  - A variety of wildlife and monitoring surveys carried out by City of London staff and other external specialists
  - Biodiversity Action Plan for Highgate Wood
  - Detailed information on the historic development of the Wood from Michael Hammerson
  - A SWOT analysis by the Highgate Wood management team
  - The Highgate Wood Heritage Assessment, prepared separately by LUC (2011) to support the preparation of the CMP
- 1.4 The Highgate Wood Manager, his Management Team and the Superintendent of the North London Open Spaces Division have been involved throughout the preparation of the Plan.

- 1.5 The City of London and Land Use Consultants held a workshop on Friday 9<sup>th</sup> September 2011 as a key stage in the CMP process for Highgate Wood. The purpose of the workshop was to gain the support and input from the Advisory Group formed of local specialists, representatives of local community groups/organisations and members of the Highgate Wood Management Team.

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

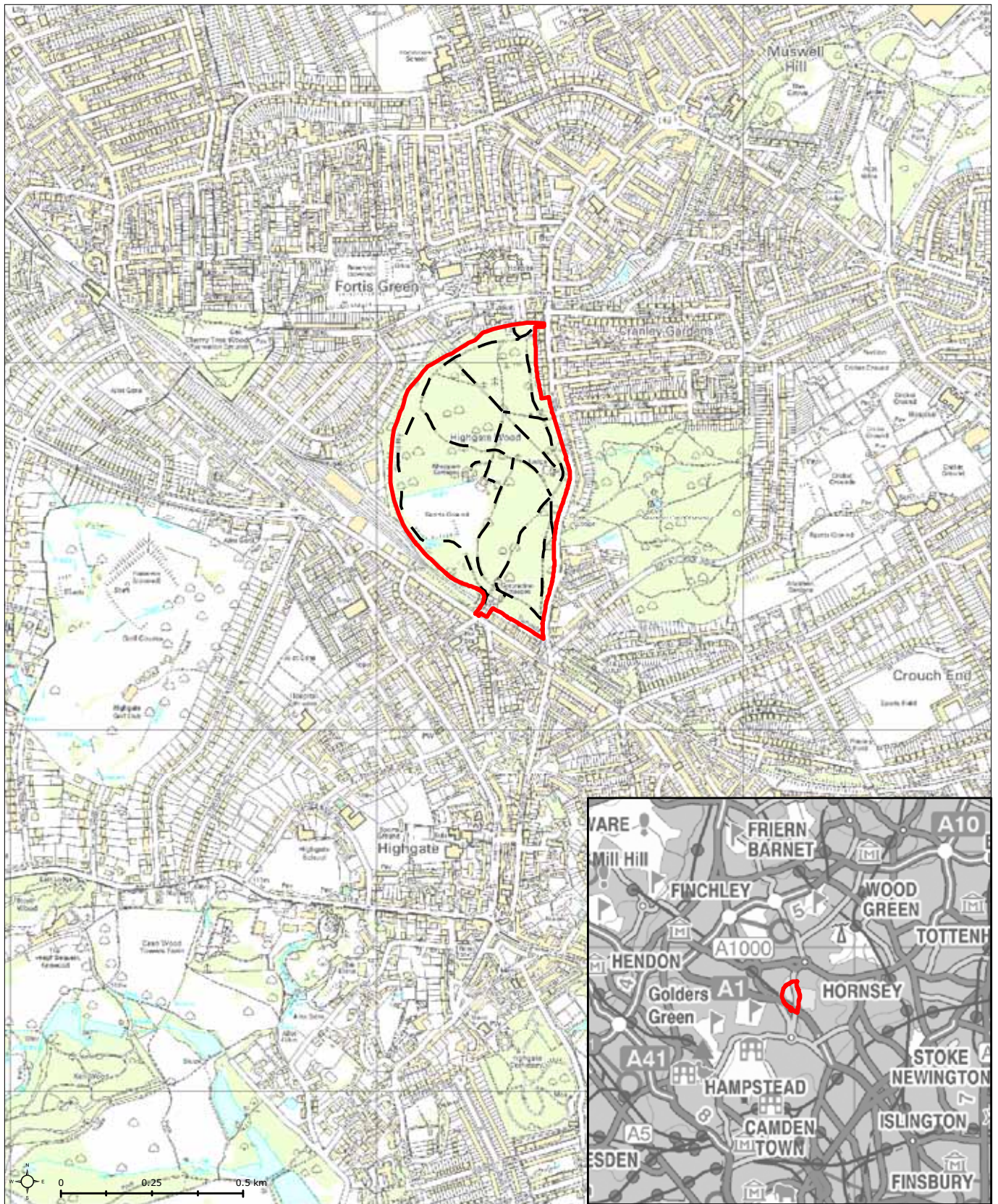
- 1.6 The Plan is set out under four main headings:

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

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

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

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



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- Highgate Wood site boundary
- Current path network

Highgate Wood

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



Map Scale @ A4: 1:15,000

Source: Land Use Consultants





## 2 Background information and management context

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

### AN INTRODUCTION TO HIGHGATE WOOD

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

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

## **MANAGEMENT INFORMATION AND CONTEXT**

### **Planning context**

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

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

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

Figure 2.1: Site plan



Key



Site Boundary



Grass



Area where bluebells thrive



Site of ancient pottery kilns AD 50-150



Existing footpath network



Mature wild service tree



Wood bank/ woodbanks or site of historic importance



Existing vehicular route



The Hollies (bird sanctuary)



Existing compartment areas

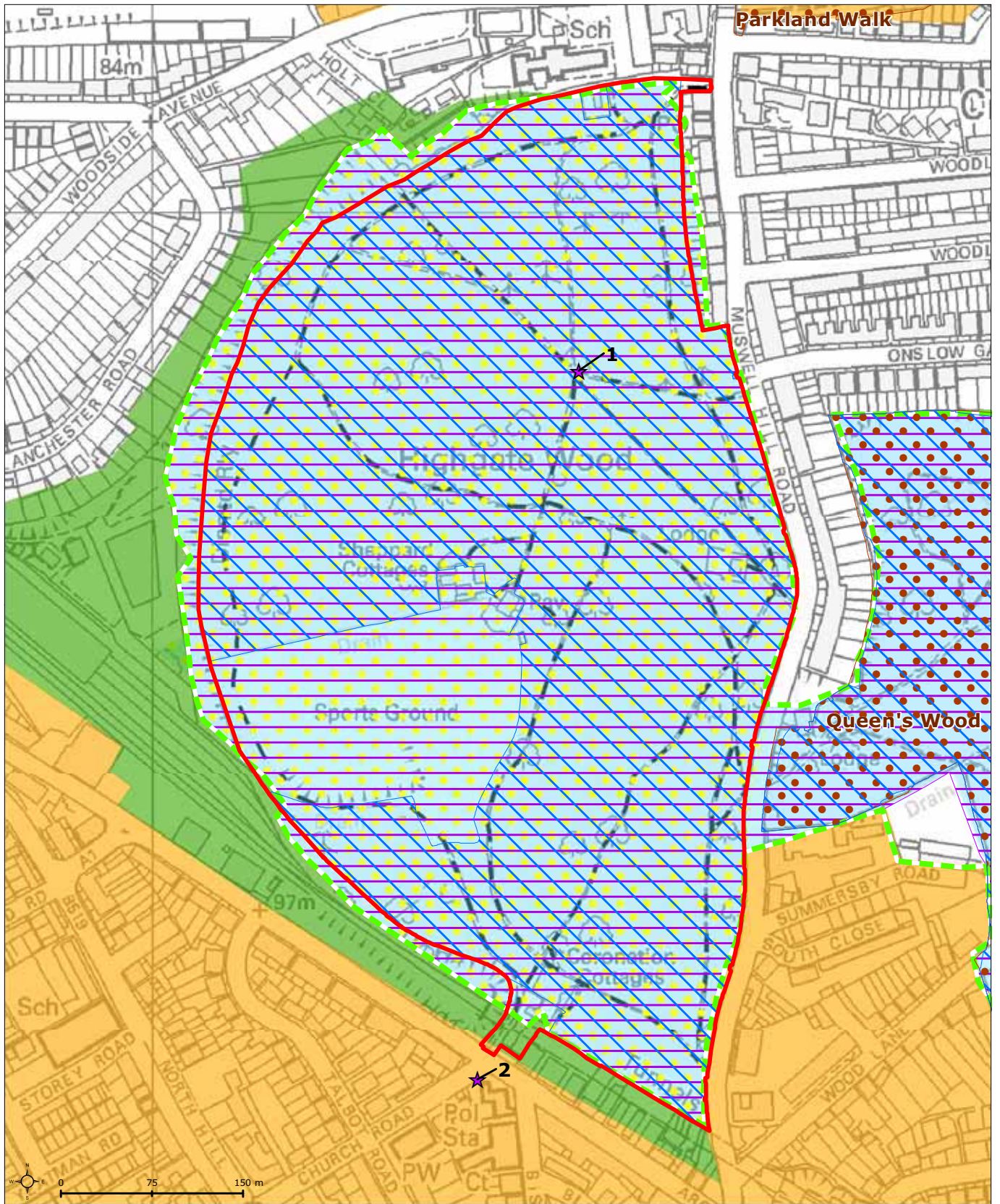


Existing conservation areas

Figure 2.1: Site plan

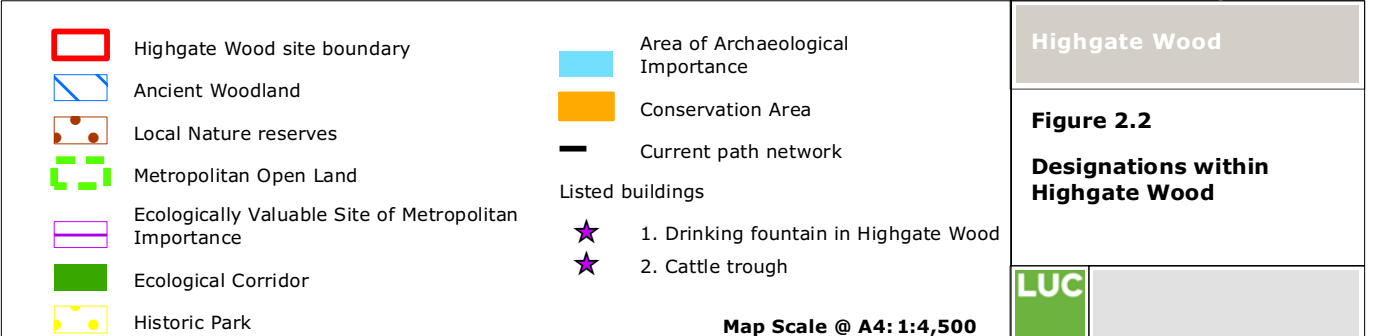






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Source: Land Use Consultants



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

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

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

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

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

### **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.



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

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

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

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

2.21 The Community Strategy Vision states:

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

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

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

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

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

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

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

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

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

Values:

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

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

The strategic aims:

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

The improvement objectives are to:

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

## MANAGEMENT OF HIGHGATE WOOD – CITY OF LONDON

### The legal framework

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

### Management, staffing and funding

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

- Leisure and Events
  - Highgate Wood, Conservation and Trees
  - Office and Administration
  - Constabulary and Support Service
- 2.29 The Division is formed of the equivalent of 155 full-time directly employed staff. The management structure for the Division is shown in **Figure 2.3**.
- 2.30 Funding for Highgate Wood is provided through the City of London's City Cash Fund which also supports Hampstead Heath and Queen's Park and a number of the other Open Spaces owned and managed by the City of London Corporation. The operational budget for Highgate Wood in 2012/13 was just under £500,000, supplemented by income provided by the Pavilion Café, sports and events.
- 2.31 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.
- 2.32 The Highgate Wood Manager is responsible for five teams, the seven staff at Highgate Wood, the Hampstead Heath Conservation and Heath Ranger Teams, the Tree Team, and the Ecology Team. The Highgate Team are responsible for tree and woodland management, sports related operations, nature conservation, and other core estate work. The annual management operations are outlined in the 5-year rolling work programme.
- 2.33 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.
- 2.34 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.
- 2.35 Various members of the Highgate staff have strong links with other nearby sites (e.g. Queen's Wood). However up until recently there has been very little communication between Highgate Wood and other sites in Haringey.
- 2.36 The team are guided by the 5-year rolling work programme which covers all operational work onsite, including sport related estate work, woodland and tree management, and conservation work.
- Committee reporting arrangements***
- 2.37 The **Open Spaces Committee** determines the overall departmental policy, considers strategic and corporate issues and is responsible for matters



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

relating to the City Gardens. The Open Spaces Committee meets six times year (February, April, June, July, October and December).

- 2.38 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 the **Highgate Wood Consultative Committee, and the Hampstead Heath, Highgate Wood and Queen's Park Management Committee.**
- 2.39 Community support
- 2.40 Local community groups and organisations also have a key role in the management of the Wood, working in partnership with the CoL.
- 2.41 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**

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

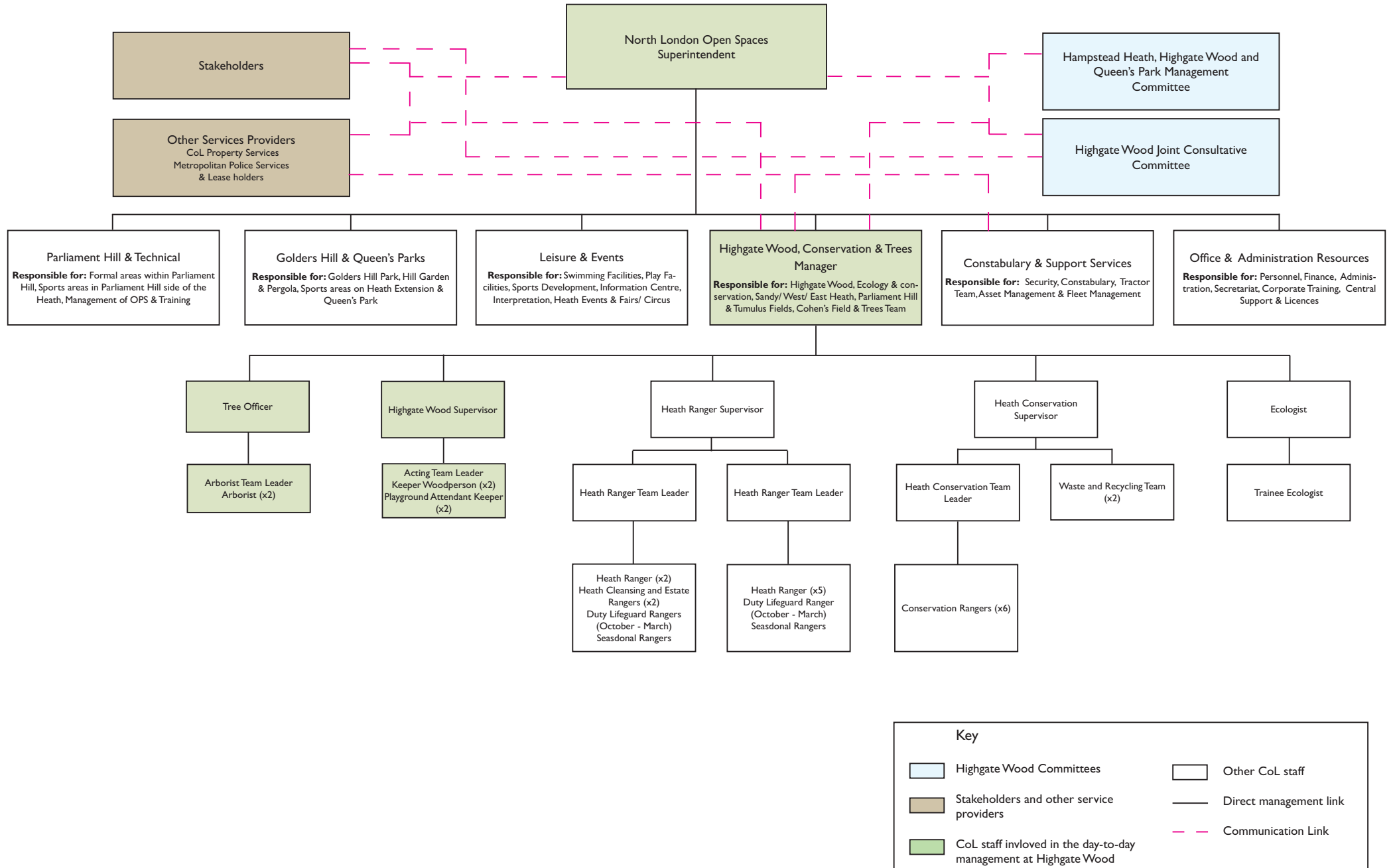


Figure 2.3: Highgate Wood, Conservation and Trees Section Management Structure



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





## 3 Heritage

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

### DOCUMENTED HISTORY

#### Early history

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

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

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

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

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

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

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

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

- 3.7 Regular coppicing continued until at least 1842 when the Wood was leased to the Earl of Mansfield and a period of neglect began. Mansfield's lease ended in 1884 and the Woods were subsequently leased to a dairy farmer.
- 3.8 At this time development in the area was intensifying and there was local concern that the Woods would be developed. This instigated a campaign fronted by the chairman of the Hornsey Local Board and a local politician, Henry Reader Williams. In February 1885, the Ecclesiastical Commissioners offered the Wood to the Corporation of London as a gift and this was accepted in 1886 under the Highgate and Kilburn Open Spaces Act 1886. On 30<sup>th</sup> October 1886 the Wood was opened to the public.
- 3.9 Queen's Wood like Highgate Wood, is also an area of ancient woodland, but was not part of the Bishop of London's Hunting Park, and was therefore not connected to Highgate Wood historically. Muswell Hill Road runs along the line of an old ecclesiastical boundary, separating the two woodland sites and in the nineteenth century Queen's Wood was known as Churchyard Bottom Wood. Just over ten years after the transfer of Highgate Wood to the City of London Corporation, Queen's Wood was purchased from the Ecclesiastical Commissioners by Hornsey Council in 1898 and renamed Queen's Wood in honour of Queen Victoria. In November 1990 it was designated a Statutory Local Nature Reserve by London Borough of Haringey. Both Queen's Wood and Highgate Wood were designated Sites of Metropolitan Importance by The London Ecology Unit in the same year.

#### **From acquisition: 1886**







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

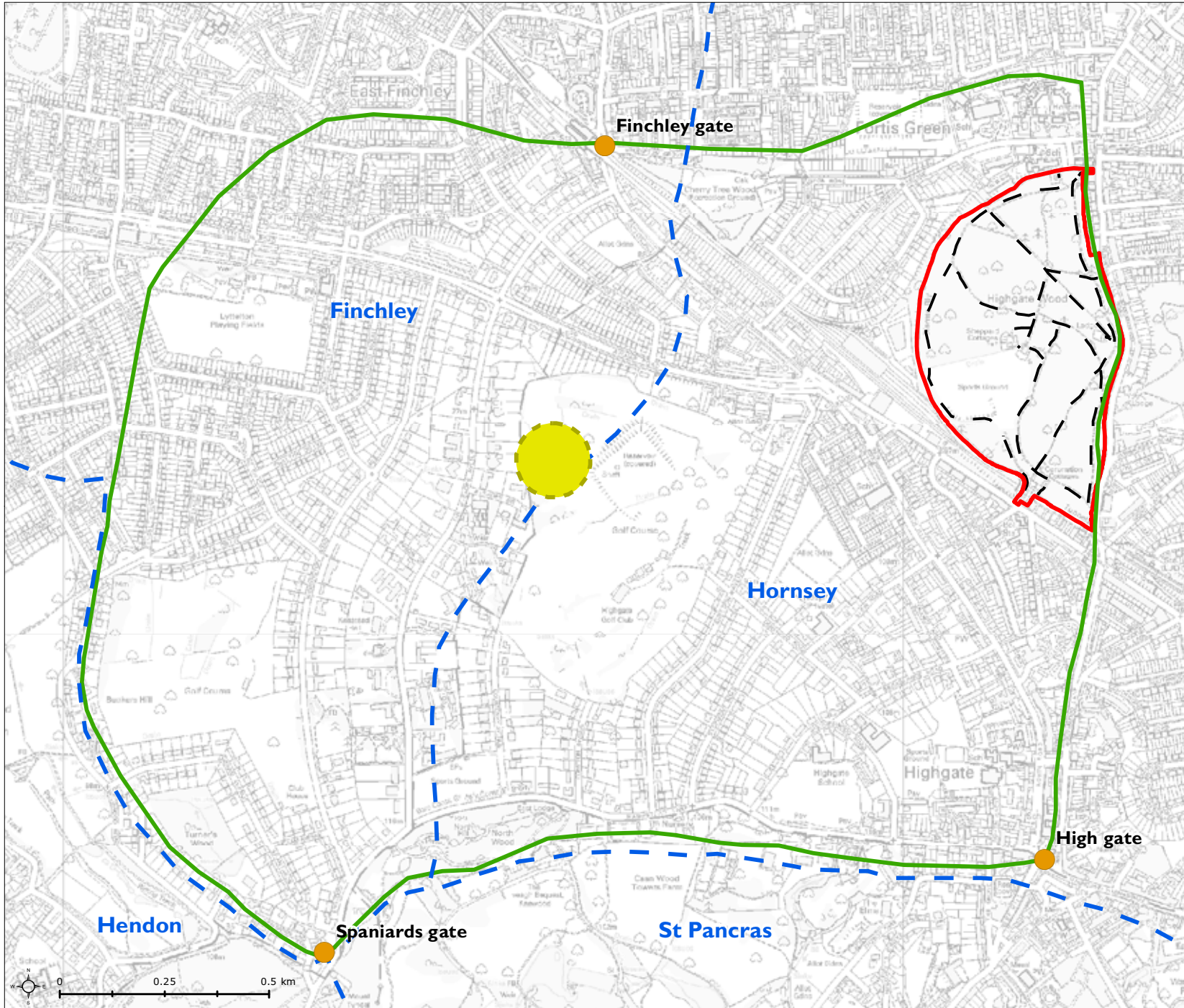
#### **20<sup>th</sup> century**

- 3.11 Inappropriate management during the early 20<sup>th</sup> century continued to erode the natural fabric of the Wood and the high volume of visitors caused compaction of the ground.
- 3.12 Highgate Wood had an important role in defending London during the Second World War and was used as a station for barrage balloons to defend against low-level aircraft. The balloons were anchored to concrete blocks which can be seen in the sport pitch during periods of dry weather.
- 3.13 During the 1960s the City of London Corporation attempted to improve the ground conditions within the Wood by relieving ground compaction in selected areas. In 1968 the Conservation Council of the London Natural History Society expressed concern at the planting of exotic conifers including Corsican Pine, Western Hemlock, Norway Spruce and Douglas Fir.
- 3.14 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

Figure 3.1

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

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



Map Scale @ A4: 1:13,000



Source: Land Use Consultants



no coppicing carried out at Highgate Wood in the period between the end of the First World War and the 1970's.

## ARCHAEOLOGY

- 3.15 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. There were also small shards of pottery discovered at the southern end of the site suggesting another possible kiln site. It appears that the site would have been used



Reconstruction of one of the kilns found at Highgate Wood.

intermittently until circa AD160.<sup>1</sup> It was established shortly after the Roman conquest and would have supplied London and the south east with tableware. Part of the roman kiln is now on display in the education building in Highgate wood.

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

## HISTORIC WOODLAND MANAGEMENT TECHNIQUES

- 3.17 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



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

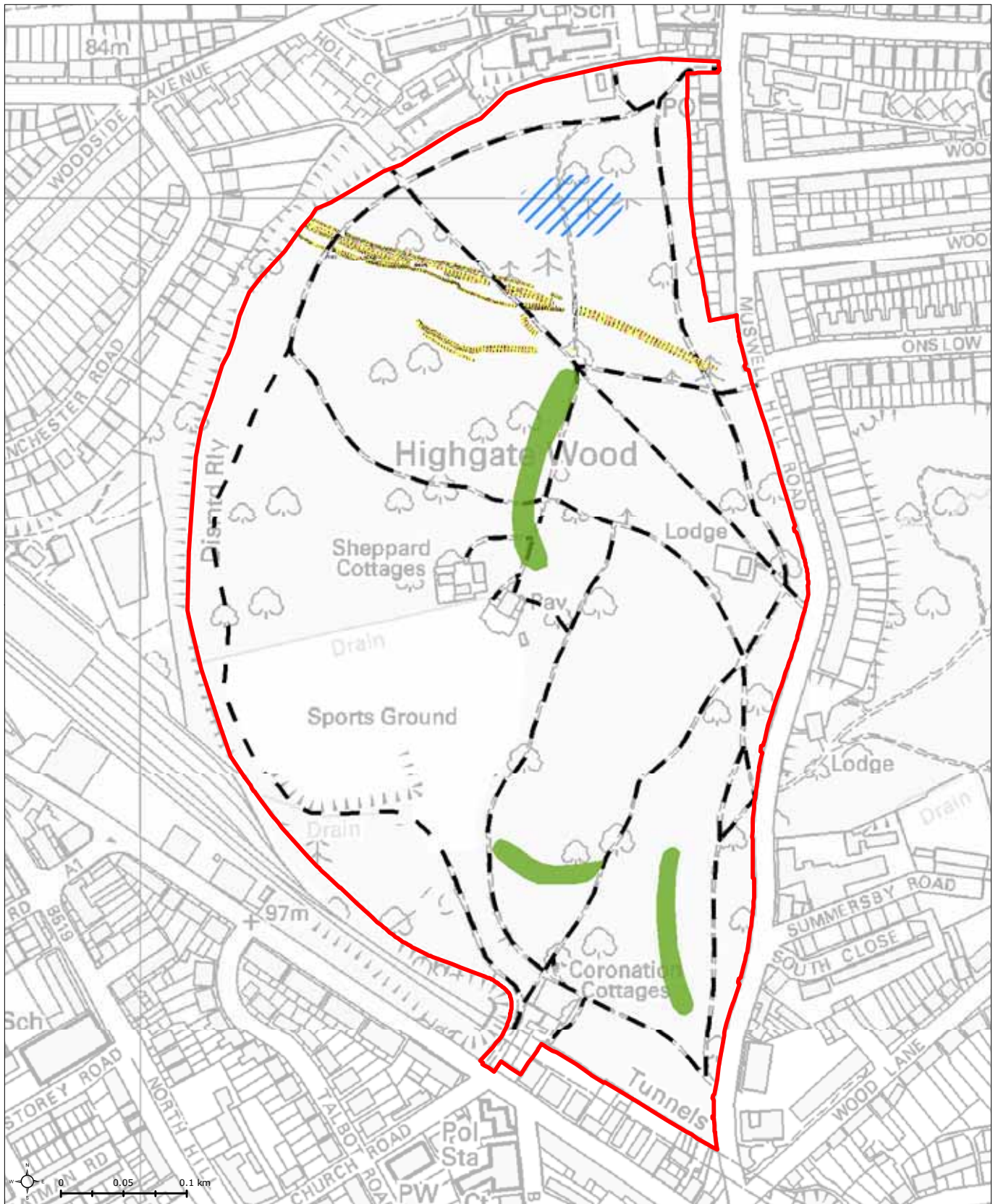
<sup>1</sup> Museum of London Archaeological Survey (1998) Highgate Wood An Archaeological Earthwork Survey

industry, but their bark may also have served as a lucrative secondary commercial crop for the tanning industry.

- 3.18 Since 1977 a total of seven one acre areas have been coppiced every five years, to encourage regeneration of this traditional mix, as well as other native species, and to encourage tree age diversity. Within these areas, veteran trees are also supported, and a diversity of niche habitats and species are created and maintained.

## **EVALUATION**

- 3.19 Highgate Wood has a well-documented history extending back to the Roman and early medieval periods. During the Roman period the Wood was used for making pottery and flints from the early Mesolithic period have also been uncovered on the site which suggests early human settlement.
- 3.20 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.
- 3.21 The discovery of the Roman pottery kiln in the late 1960's was followed up by a number of archaeological excavations overseen by the Museum of London. The excavations revealed a considerable quantity of pottery centred around a series of kilns using the natural resources on the site (wood fuel, clay and water) to sustain a transient pottery ware industry.
- 3.22 Highgate Wood is one of an important cluster of Ancient Woodland site centred on the Hornsey and Highgate area, forming an important network of remnant sites from a lost landscape. The proximity of the sites is important as this allows a degree of movement of wildlife particularly birds and bats. This also offers an opportunity for site management to be linked and information sharing to be explored.



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**Key**

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

Highgate Wood

**Figure 3.2**  
**Archaeology**



Map Scale @ A4: 1:4,337.44

Source: Land Use Consultants





## 4 Natural environment

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

### CONTEXT

#### Nature conservation designations

##### *Site of Metropolitan Importance*

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

#### UK and London Biodiversity Action Plans

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

- Broadleaved woodland
- Improved grassland
- Urban

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

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

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

Pipistrelles

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

### **London**

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

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

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

### **London Borough of Haringey**

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

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

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

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

#### **Objectives**

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

#### **Actions**

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

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

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

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

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

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

- City of London

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

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

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

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

## **HABITATS AT HIGHGATE WOOD**

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



Veteran hornbeam coppice.

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

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

### **Species**

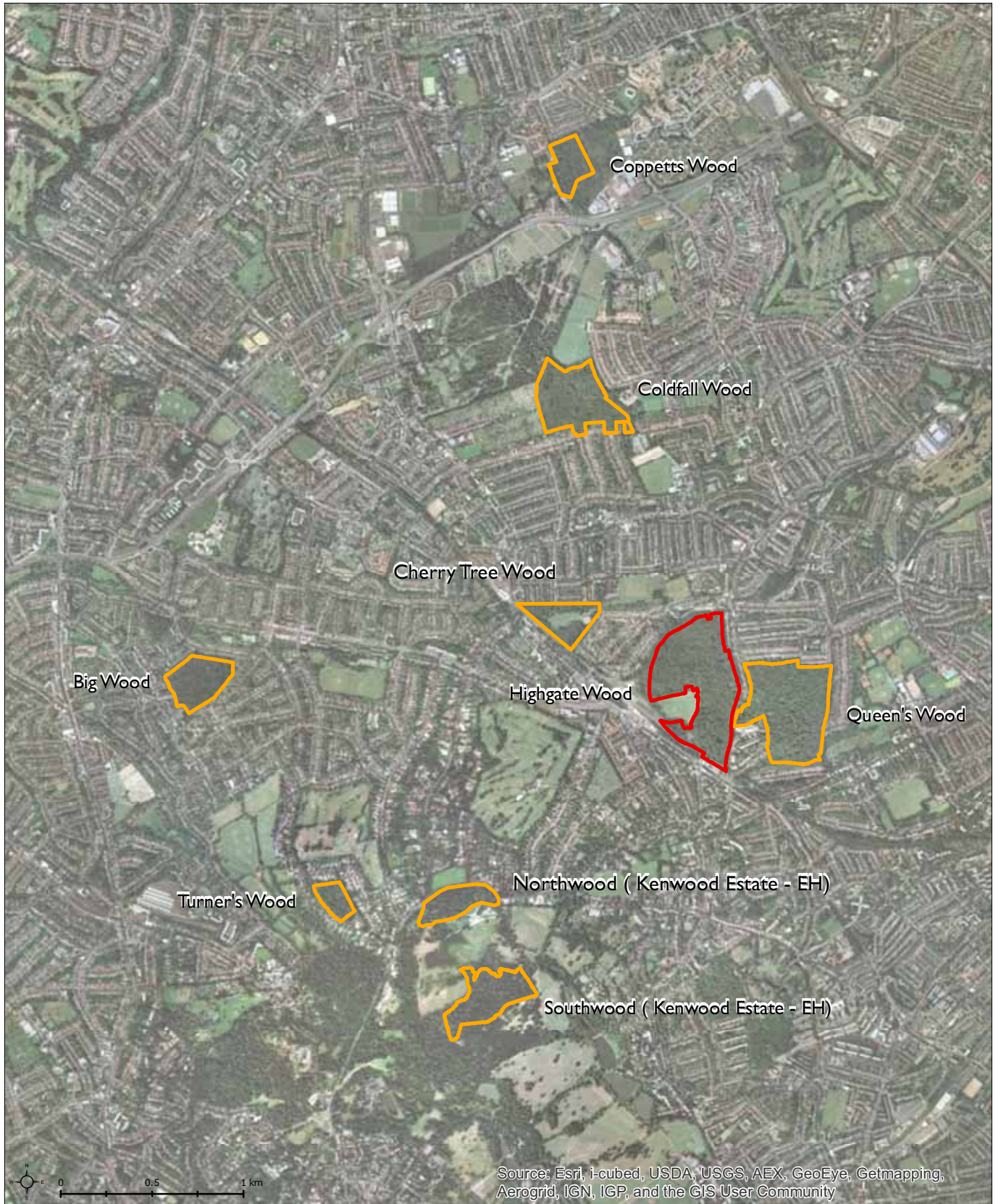
- 4.15 The rich diversity of wildlife in the wood has been well researched and documented over the years. To date, over 900 invertebrate species, 338 moth species, 353 fungi species, 70 bird species, and seven bat species have been recorded. Many of these species are reliant on very particular niches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

### **Current management action**

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

## EVALUATION

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

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



Map Scale @ A4: 1:30,000

Source:







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**Highgate Wood**

**Figure 4.2**

**Habitats and nature conservation**

**LUC**

**Map Scale @ A4: 1:4,500**

Source: Land Use Consultants



## 5 Community and recreation

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

### CURRENT USE

#### Informal use

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

#### Playground

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

#### Sport field

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



The sport field is popular with local football and cricket teams

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

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



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

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

## EDUCATION AND INTERPRETATION

- 5.10 The ancient woodland of Highgate Wood and the species it supports provides a great number of opportunities for the local community to come into contact with the natural environment.
- 5.11 Highgate Wood is becoming increasingly popular as a local learning resource particularly local primary schools, who want to provide a natural outdoor setting for curriculum subjects such as natural history and the environment. Students are able to experience the woodland within walking distance to their school. CoL staff provide walk and talk sessions on nature and woodland species.
- 5.12 The sport field is very popular for summer sport days. Schools without sport fields are encouraged to use the fields for formal and informal sport activities.



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

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

## VOLUNTARY GROUPS

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

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

5.17 Queen’s Wood is managed by the Friends of Queen’s Wood, who work closely with Haringey’s Conservation Officer to care for the site and identify funding for projects and objectives identified in the Management Plan. There have been a number of coppicing operations carried out since 1993, to encourage regeneration and greater floristic diversity. The Friends hold monthly volunteer sessions focusing on woodland management and several new ponds have been dug as new habitat. Several members of the Friends of Queen’s Wood are also members of the Highgate Wood Consultative Committee, and this provides a useful connectivity between the two sites.



Volunteers carrying out tree planting in 2011.

## VISITOR SURVEYS

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

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

- 86.8% of respondents travelled to the Wood by walking (45.5%) or car/motorcycle (41.3%)
- 52.6% of respondents visited the Wood less than once a week with 21.1% visiting about once a week and 16.4% visiting three or more times
- 44.3% of respondents visited the Woods for one to two hours with 28.9% visiting for more than two hours and 22.8% visiting for half an hour to one hour
- 70.5% of respondents visited the Wood during the weekend with 32.5% of respondents visiting on weekend afternoons and 19% visiting on weekend mornings. 21.4% of respondents visited on weekday afternoons

- 31% of respondents visited from postcodes within N10
- 51.4% of respondents who visited the woods had children of school age
- 30.1% of respondents visited the Wood for relaxation or informal recreation and 24.4% of respondents visited for contact with nature
- 88.2% of respondents felt safe when they visited the Wood
- Fear of dogs (41.4%), fear of crime (27.6%) and intimidation from other people (24.1%) were identified as the main factors which made respondents feel unsafe
- 19.9% of respondents had a dog in their household
- 28% of respondents felt that there were issues with dogs in Highgate Wood with dog poo and dogs not on leads the main issues
- 92.5% of respondents felt that CoL provide very good (55.5%) or good (37%) services at Highgate Wood

## EVALUATION

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

## 6 Built environment

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

### OVERVIEW OF THE BUILT ENVIRONMENT

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

#### Drinking Fountain

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

#### Lodges

- 6.4 Highgate Wood 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.
- 6.5 The lodges currently provide accommodation for the Wood Keeper team which enables the CoL to have a presence on site 365 days per year providing a sense of security for the site users. In June 2011 one of the Sheppard Cottages was converted into the new site office, providing a much improved facility for the team. A large machine shed adjacent to the new office serves as a central storage area for the team's machinery and stores.



New staff office near to cafe.

#### The café and changing rooms

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

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



The café at Highgate Wood located within former cricket pavilion.

### Playground

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



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

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

### Education centre

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

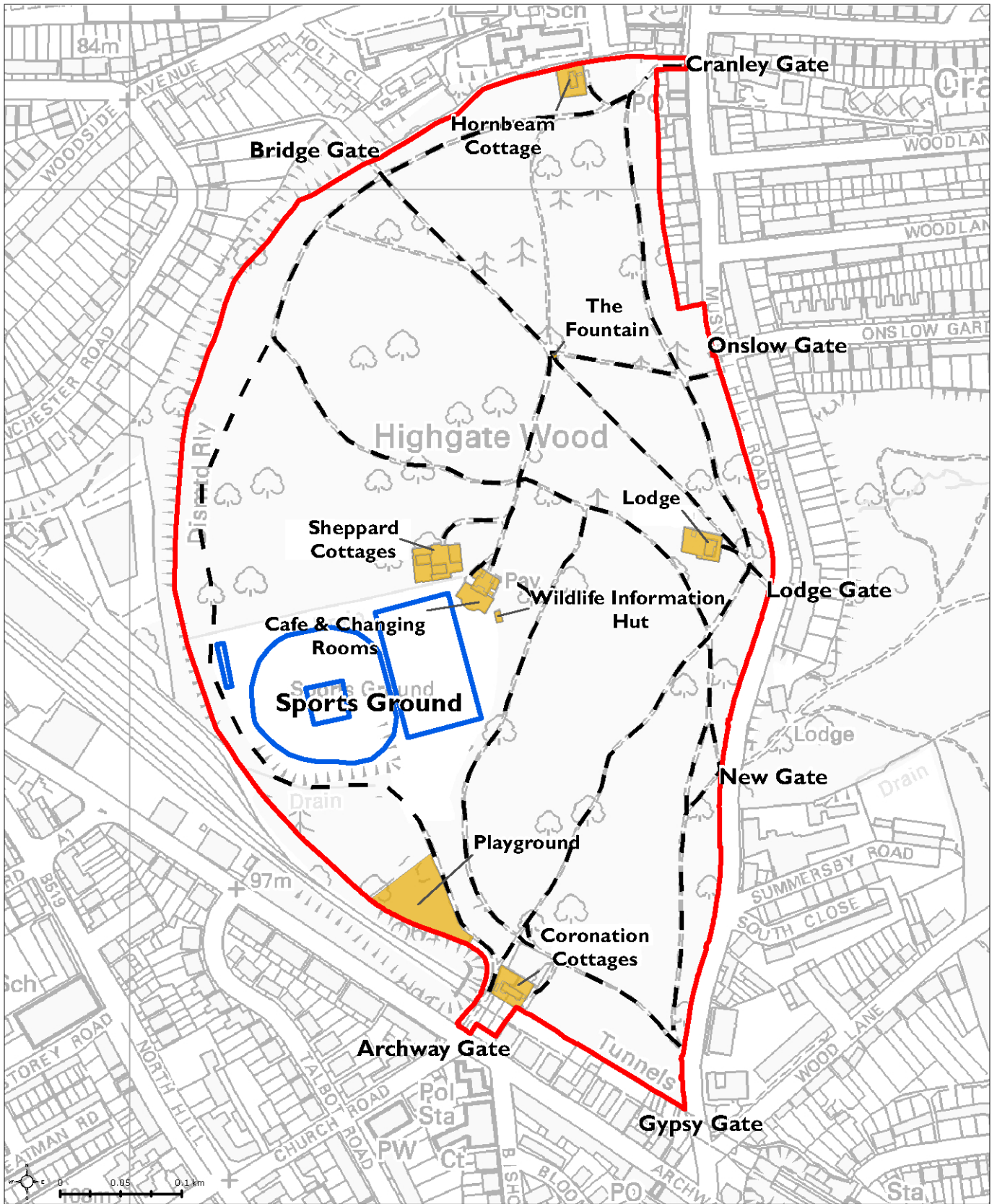
### Gates

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

### Paths

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





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LUC LDN 5223-01\_007 Built fabric 11/04/2012

- Sports grounds
- Present day boundary
- Current path network

Highgate Wood

Figure 6.1  
Built Fabric and Community Facilities



Map Scale @ A4: 1:4,500

Source: Land Use Consultants



- 6.13 Highgate Wood forms part of the Capital Ring which is a 126 kilometre green footpath surrounding London which has been designated a 'strategic walk' by the Mayor of London.

### **Vehicle entry**

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

### **Signage**

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

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

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

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

### **Leases and tenancies**

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

### **EVALUATION**

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

## 7 Consultation

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

### **HIGHGATE WOOD ADVISORY GROUP**

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

### **Workshop**

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

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

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

## 2. Community and recreation

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

## 3. Biodiversity

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

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

#### 1. Conserving the woodland structure:

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

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

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

#### 3. Networking:

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

#### 4. Access considerations:

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

#### 5. Community involvement:

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

### ***Objectives***

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

## 8 Statement of significance

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

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

### HERITAGE

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

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

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

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

### NATURAL ENVIRONMENT

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

threatened species than any other UK habitat<sup>2</sup>. The Wood provides a **range of habitats which support a number of protected and UK BAP priority species** including bats, birds, fungi and moths. Highgate Wood contains important Ancient Woodland indicator species including the Wild Service Tree (*Sorbus terminalis*) which indicates a continual presence of woodland for hundreds of years. Highgate Wood is designated as a site of **Metropolitan Importance for Nature Conservation** providing a clear indication of its London-wide significance for nature conservation.

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

## COMMUNITY AND RECREATION

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

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<sup>2</sup> Woodland Trust



## BUILT ENVIRONMENT

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



## **SECTION C: ANALYSIS**



## 9 Issues, vulnerability and opportunities

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

### HERITAGE

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

### NATURAL ENVIRONMENT

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

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

## COMMUNITY AND RECREATION

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

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

## **BUILT ENVIRONMENT**

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







Progressive decline of the Oak standards.



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



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



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



Onsow Gate is the only point of entry for vehicles.



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



The sport pitches are a well used by local clubs.



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



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



Grade II Listed drinking fountain within Highgate Wood.



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



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

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



## 10 Vision and Policies

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

### PUBLIC CONSULTATION

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

### VISION FOR HIGHGATE WOOD

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

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

### SITE WIDE POLICIES

- 10.4 The following site wider policies have been developed and reviewed following the public consultation events.
- 10.5 Timescales are provided for each policy as follows:

- Short term: 2015/16
- Medium term: 2016/17 to 2018/19
- Long term: 2018/19 to 2022/23

<b>Policy I: Heritage</b>		Responds to issue, vulnerability or opportunity	Timing			
			Ongoing	Short term	Medium term	Long term
Policy I(a)	Conserve all earthworks through gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required.	I(c)	x			
Policy I(b)	Mark out all archaeological features and provide relevant education and training to management	I(d)		x		

	staff.					
Policy 1(c)	Seek to extend the education centre to allow for the return of the Roman Kiln structures and display new information about the origin of the earthworks. An initial options appraisal for the extension of the education centre appears in <b>Appendix 9</b> of this Plan.	1(f)		x		
Policy 1(d)	Explore further opportunities for interpretation and education and develop a heritage themed programme of events throughout the year.	1(f)			x	
Policy 1(e)	Strengthen links with English Heritage and the Museum of London to explore avenues for future projects e.g. selective excavation and dating of earthworks.	1(h)			x	

## NATURAL ENVIRONMENT

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

## COMMUNITY AND RECREATION

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

## BUILT ENVIRONMENT

<b>Policy 4: Built environment</b>		Responds to issue, vulnerability or opportunity	Timing			
			Ongoing	Short term	Medium term	Long term
Policy 4(a)	Investigate options to create a small car park for visitors with mobility difficulties close to Onslow Gate.	4 (a) and (d)		x		




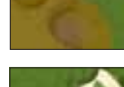
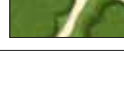
Policy 4(b)	Re-configure the layout of the existing café building to improve kitchen facilities and to increase the capacity for indoor dining.	4(b)		x		
Policy 4(c)	Rationalise vehicle deliveries and restrict vehicle movements throughout the site.	4(a)		x		
Policy 4(d)	Promote access for all and ensure existing provision is DDA compliant.	4 (d) and (e)	x			
Policy 4(e)	Improve environmental performance of buildings throughout the wood e.g. insulation of lodges, updating heating systems and photovoltaic installation.	4(f)				x
Policy 4(f)	Increase the range of play equipment to cater for children in the 7 – 10 age group.	4(g)			x	






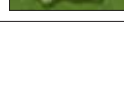


**Figure 10.1: Masterplan**



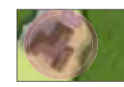

**Key - Existing**

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

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

**Key - Proposed**

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

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



# 11 Implementation

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

## AVOIDING HERITAGE IMPACTS

### Avoiding risks during the implementation stage

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

### Design development and additional information required

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

## PERMISSIONS AND AGREEMENTS

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

## **FUNDING**

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

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

## **12 Adoption of the CMP and review**

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

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

### **MONITORING THE CMP**

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

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

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

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



S:\5200\5223 Highgate Wood Conservation Management Plan\B Project Working\Documents\Report\Final\January  
2013\5223\_ConservationManagementPlan\_110313\_v8.doc

## **DOCUMENT INFORMATION**

**Setting**

**Value**





# **Appendix I**

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





Reproduced from Ordnance Survey digital map data © Crown copyright 2012. All rights reserved. Licence number: 100041314, 0300246/2/2012/006. Version: 03/08/2012. Date: 17/01/2013

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

**Highgate Wood**

**Location of Infrastructure at Highgate Wood**

**LUC**

Map Scale @ A4: 1:4,500

Source: Land Use Consultants



## **Appendix 2**

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





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



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



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



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

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





## **Appendix 3**

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



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

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

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

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

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

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

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

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

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

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

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

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

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

## **Appendix 4**

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





## Highgate Wood diary of events 2011

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



## **Appendix 5**

### **Sport field management plan**



City of London

MANAGEMENT PLAN  
FOR  
HIGHGATE WOOD PLAYING FIELD

January 2006

## Introduction

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

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

## General Description

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

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

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

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

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

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

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

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

### Current Use

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

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

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

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

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

### Staffing

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

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

### History

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

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

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

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



### Current Problems

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

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

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

### Solutions

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

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

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

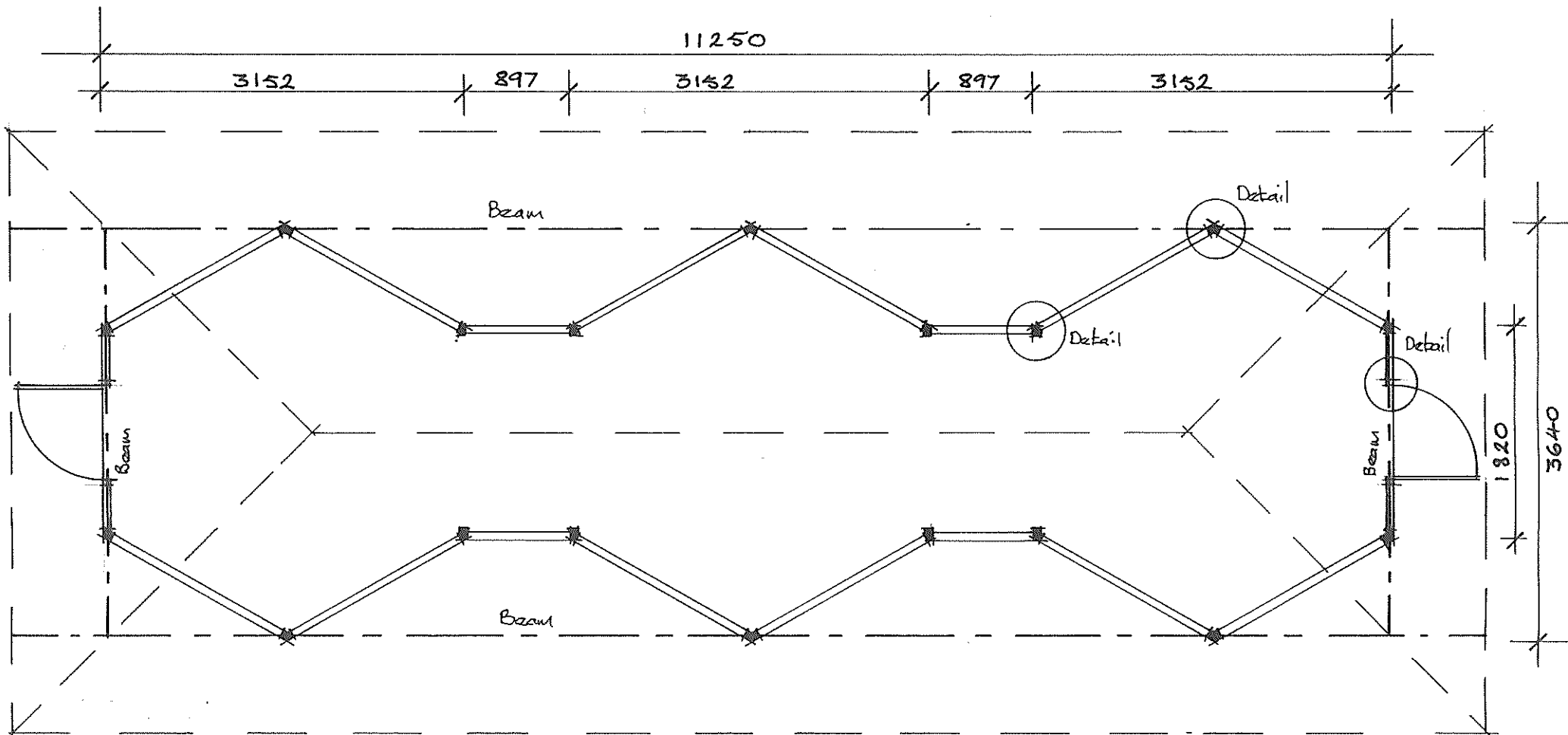
Calcified seaweed has been distributed over the football pitch running from North to South to rectify the pH levels.

h:\bwood\mangpla2.doc

## **Appendix 6**

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





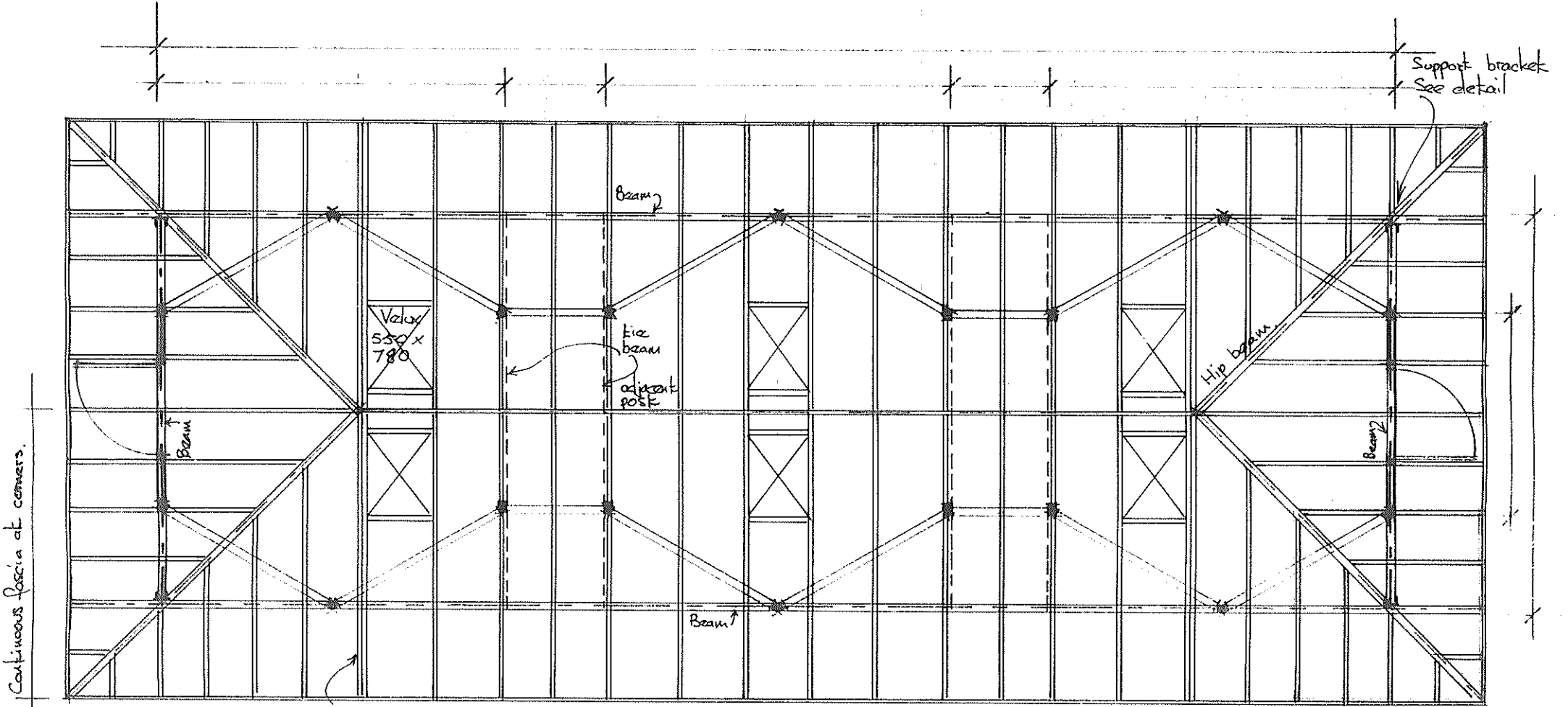
FLOOR PLAN Scale 1:50

Dimensions to outer corners of main posts.

READ IN CONJUNCTION WITH  
CORPORATION OF LONDON  
Dwg HWIC/95/3 rev C

HIGHGATE WOOD

Dwg HWIC/NLC/01



Continuous fascia at corners.

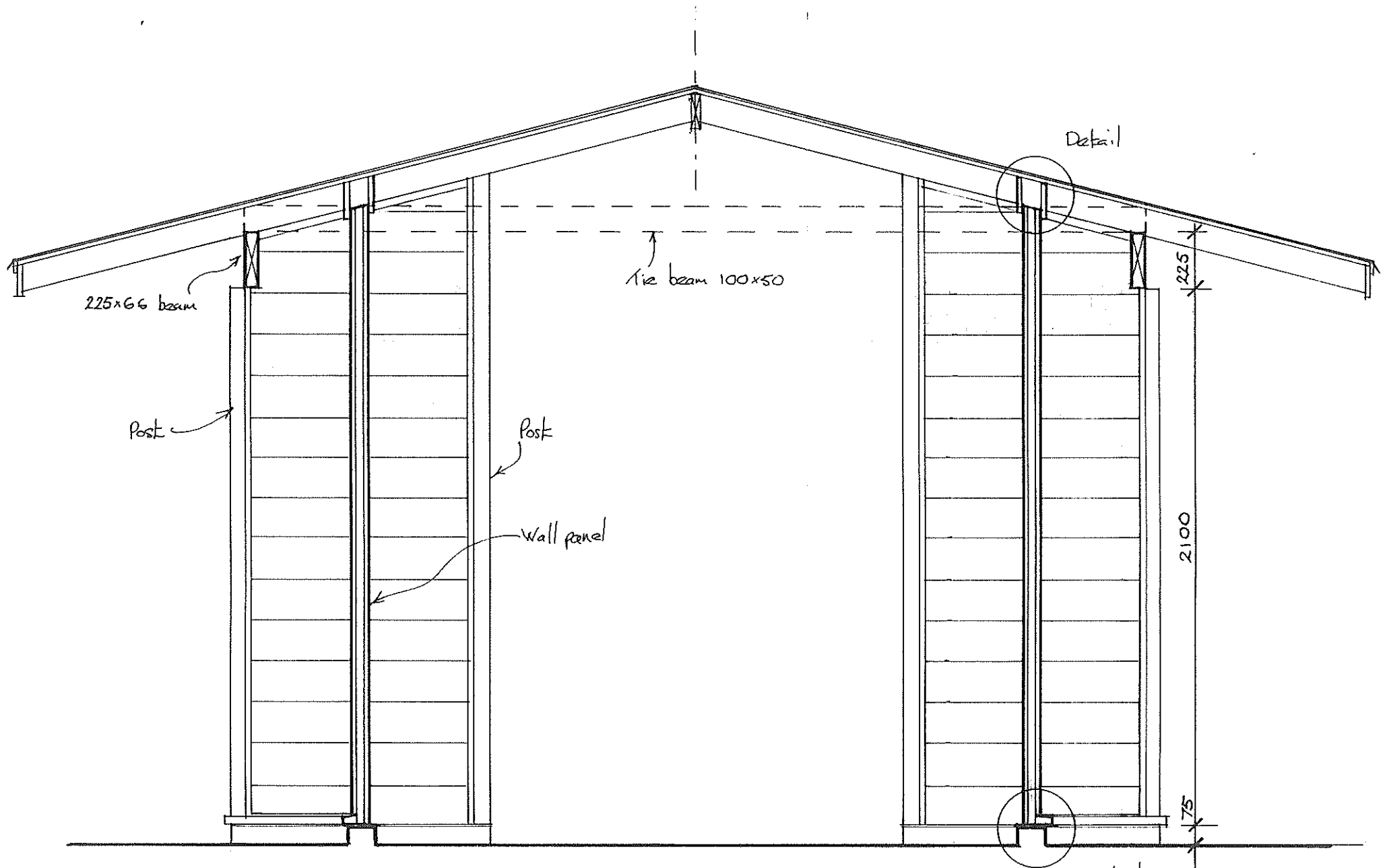
ROOF PLAN Scale 1:50

Double rafter at hip end

Rafters at 600 ctrs and to suit post positions.

Continuous fascia at corners

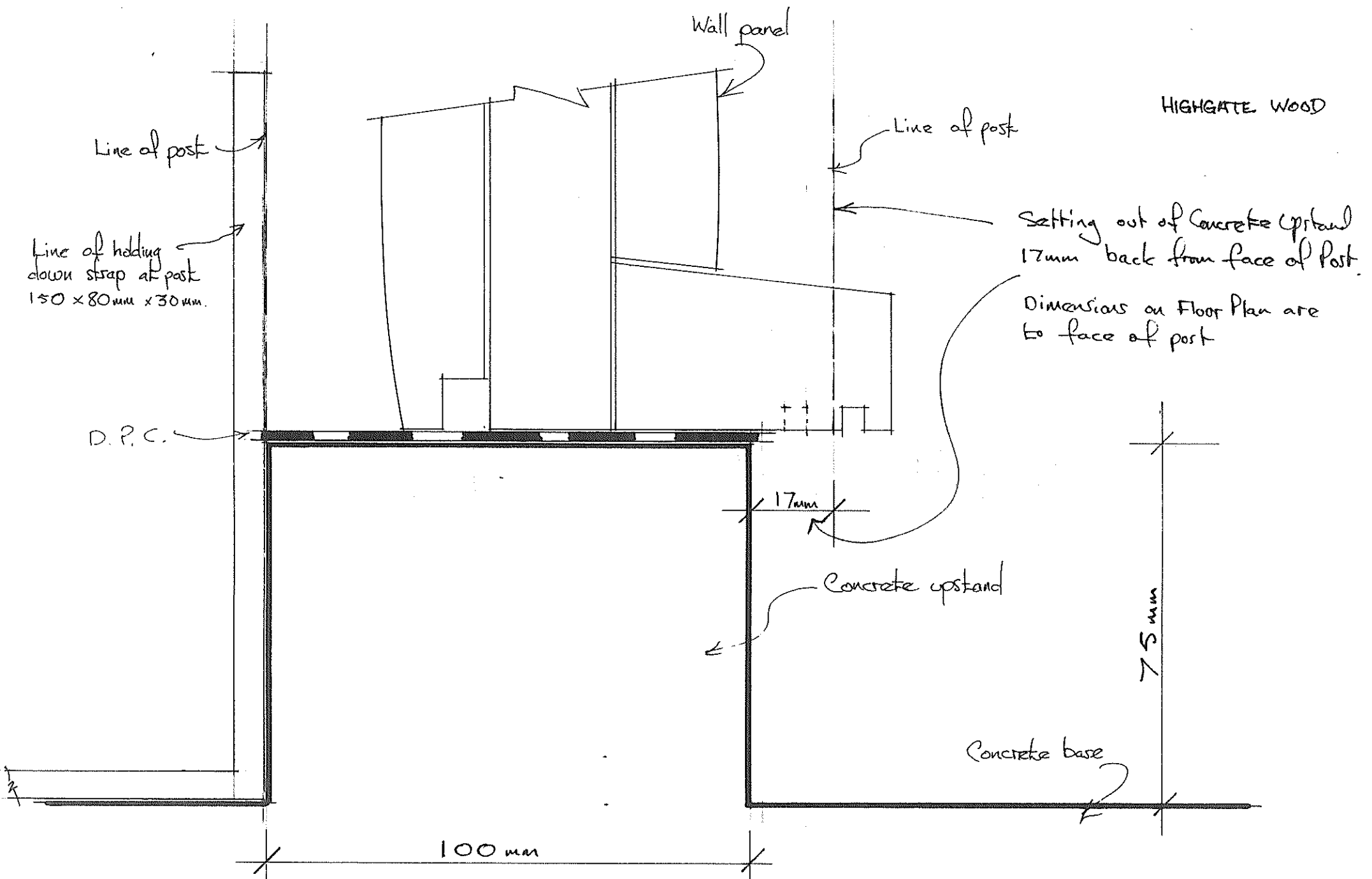
HIGHGATE WOOD  
Dwg HWIC/NLC/02



SECTION A-A Scale 1:20

HIGHGATE WOOD  
Dwg HWIC/NLC/03

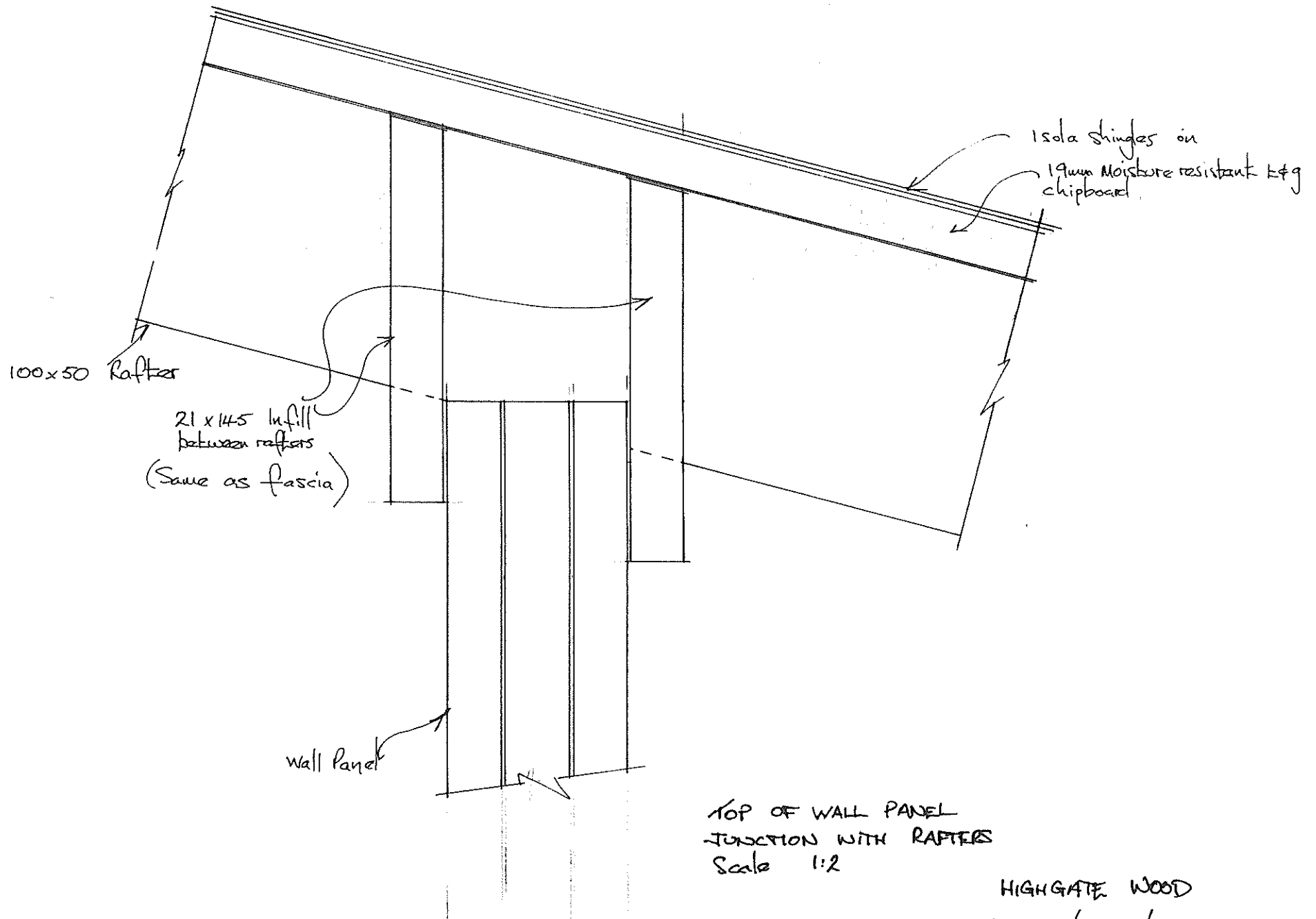
HIGHGATE WOOD



SECTION THROUGH PANEL JUNCTION WITH BASE UPSTAND -

Full size,  
Dwg HWIC/NLC/04





150mm Shingles on  
19mm Moisture resistant E.g  
chipboard

100x50 Rafter

21 x 145 Infill  
between rafters  
(Same as fascia)

Wall Panel

TOP OF WALL PANEL  
JUNCTION WITH RAFTERS  
Scale 1:2

HIGHGATE WOOD  
Dwg HWIC/NLC/05

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

Roof beam  
over

Line of cill

Line of Concrete upstand  
10x15 Cover piece

10x15 Cover piece

Line of Concrete upstand.

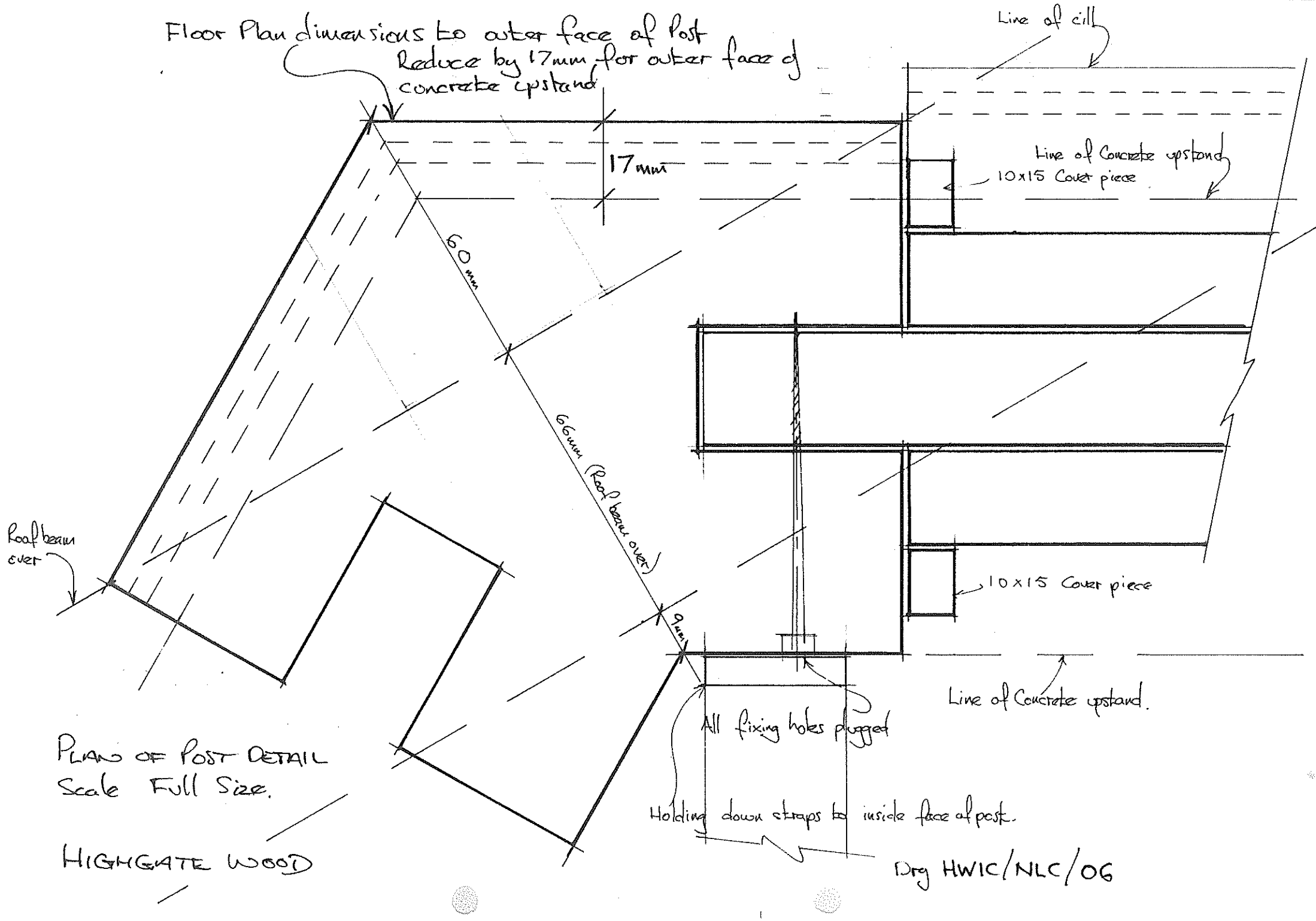
All fixing holes plugged

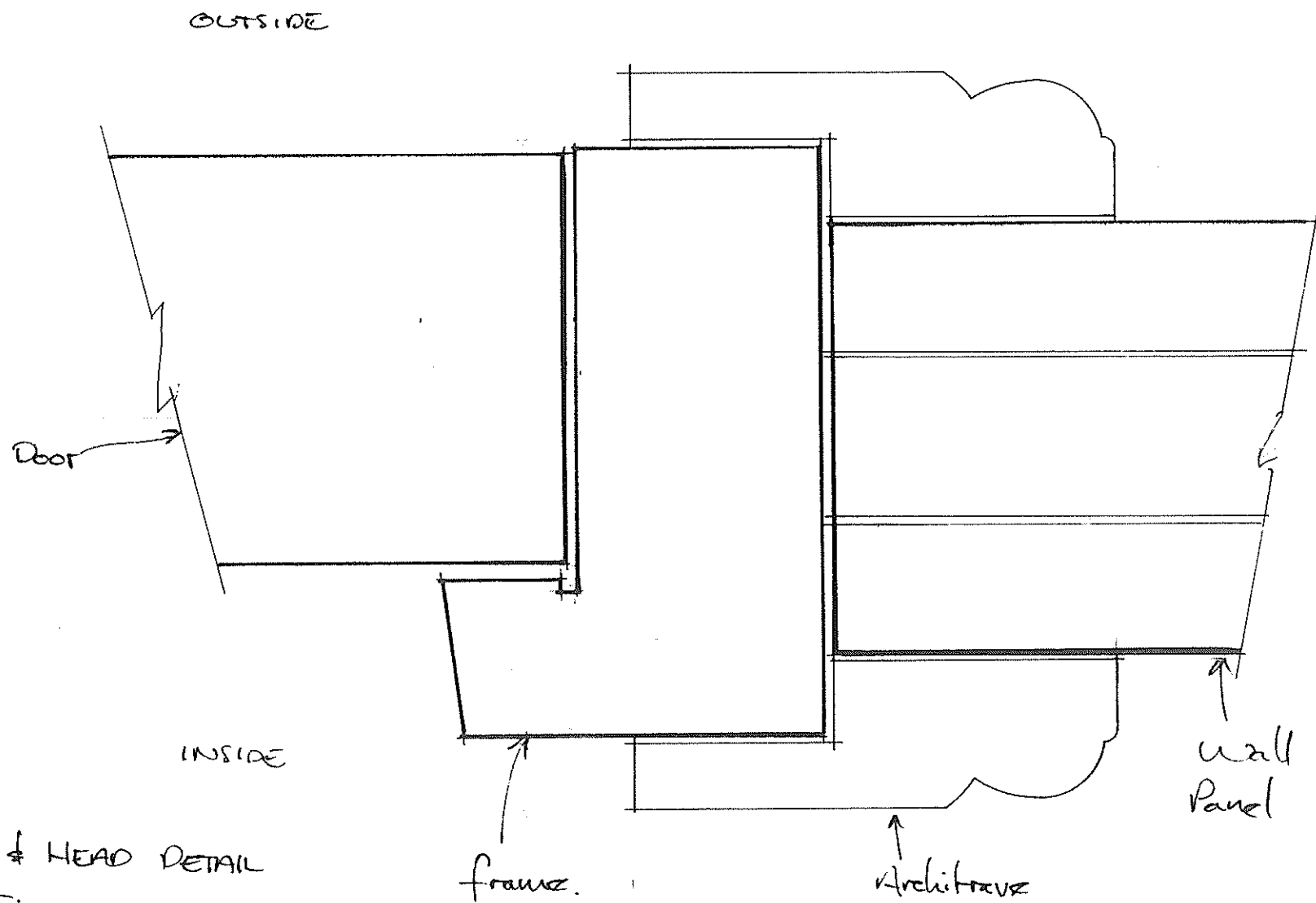
Holding down straps to inside face of post.

Dry HWIC/NLC/OG

PLAN OF POST DETAIL  
Scale Full Size.

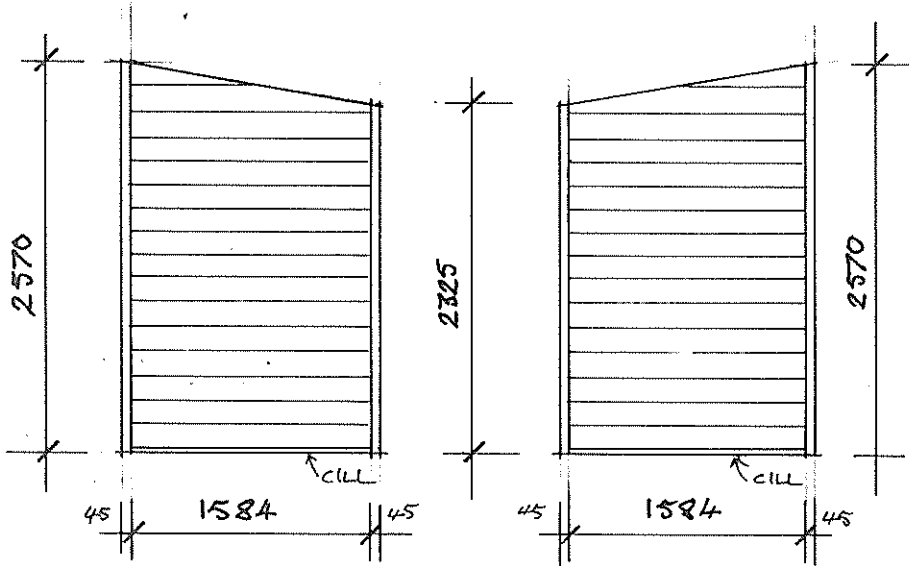
HIGHGATE WOOD





Door JAMB & HEAD DETAIL  
 Scale Full Size  
 HINGGATE WOOD

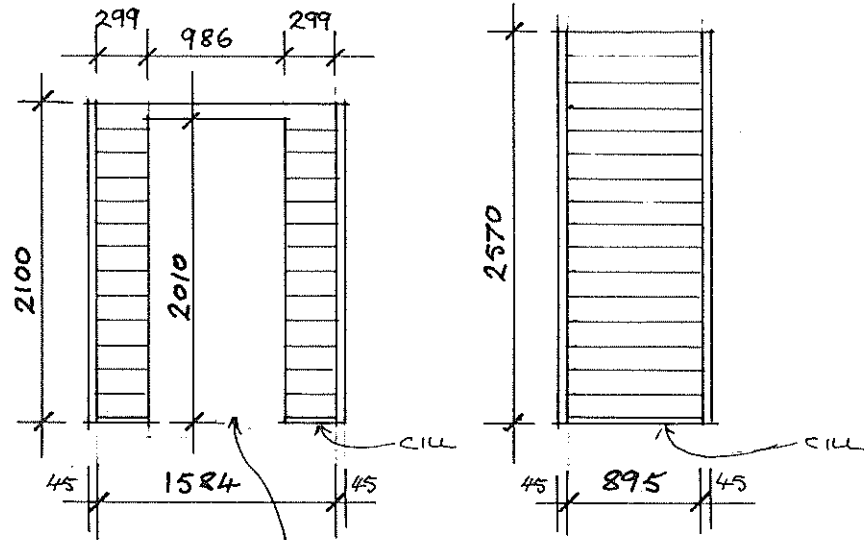
Eng HWIC/NLC/07



6 No.

6 No.

EXTERNAL VIEW Scale 1:50



2 No.

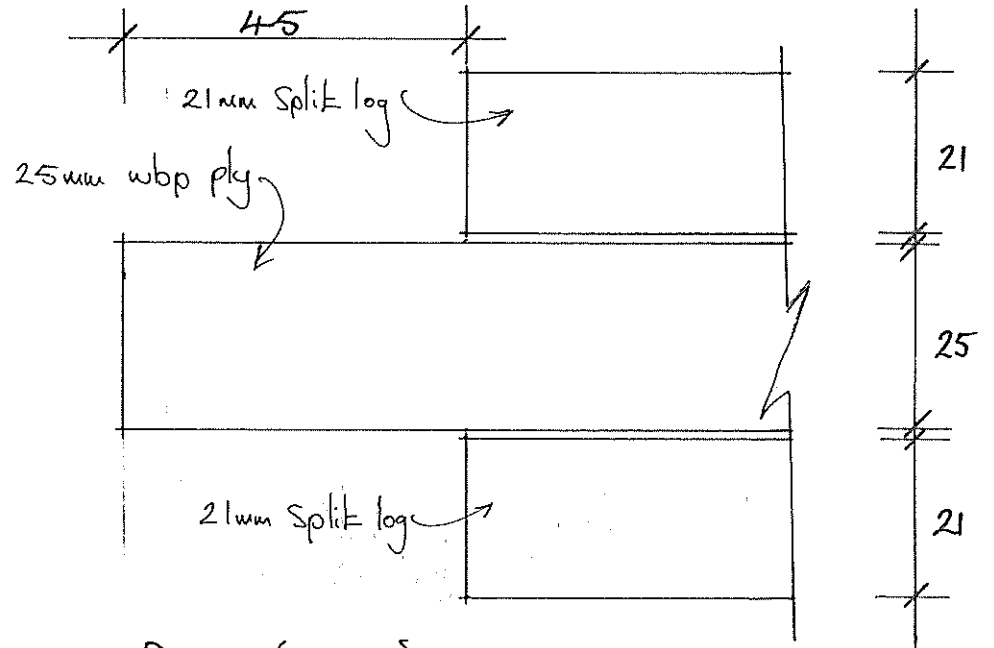
Temporary braces at bottom for transport.

4 No.

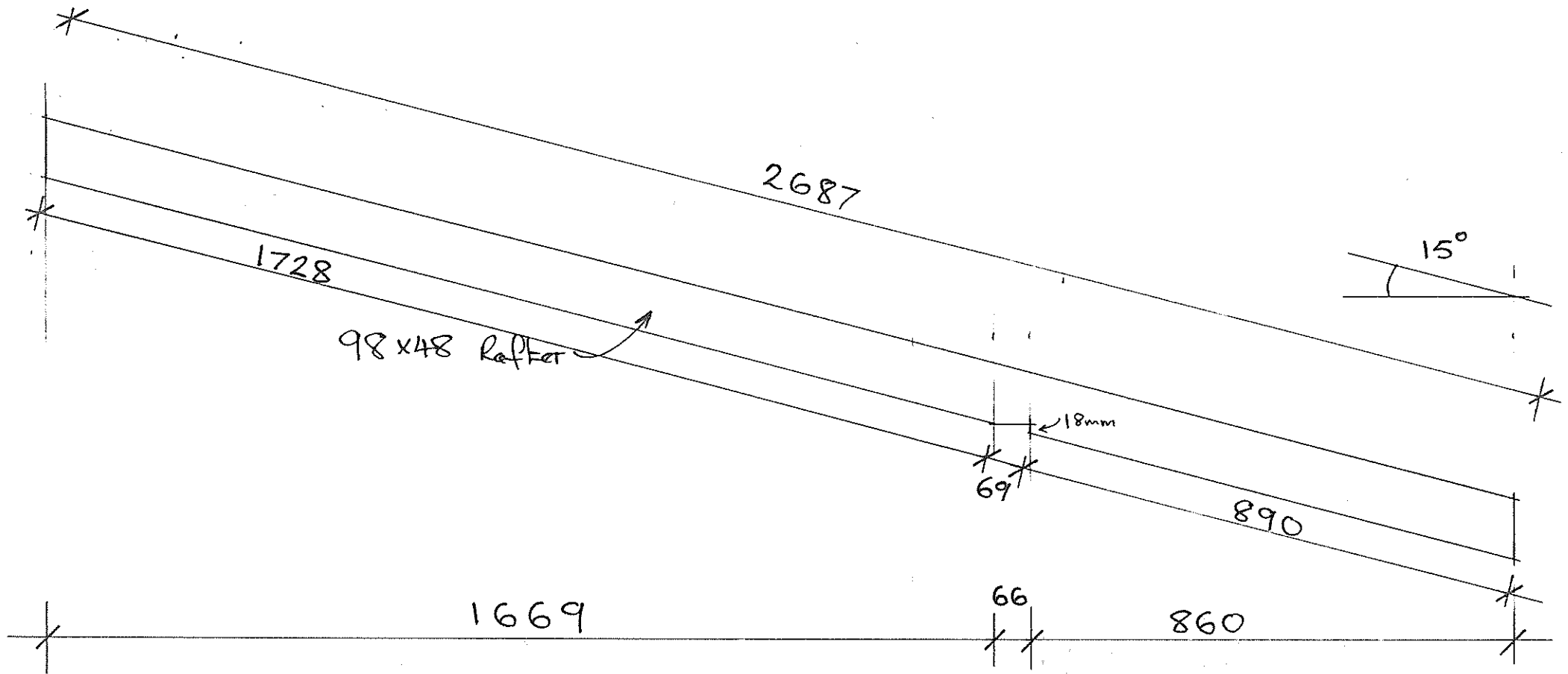
Inside.

Outside

SECTION OF CILL (Full Size)



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



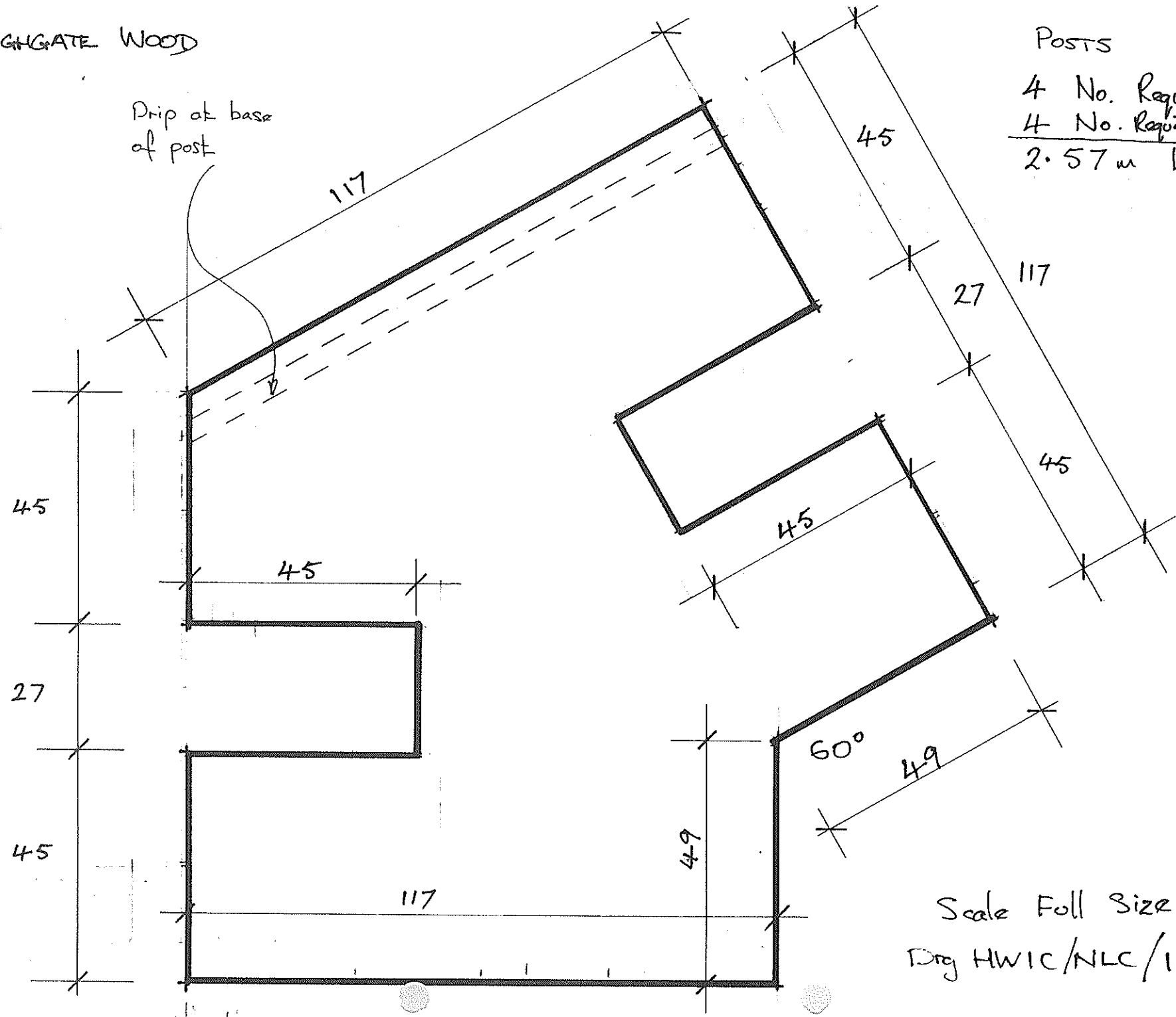
Scale 1:10  
 Highgate Wood  
 Information Centre

58 N° required

Dwg HWIC/NLC/09

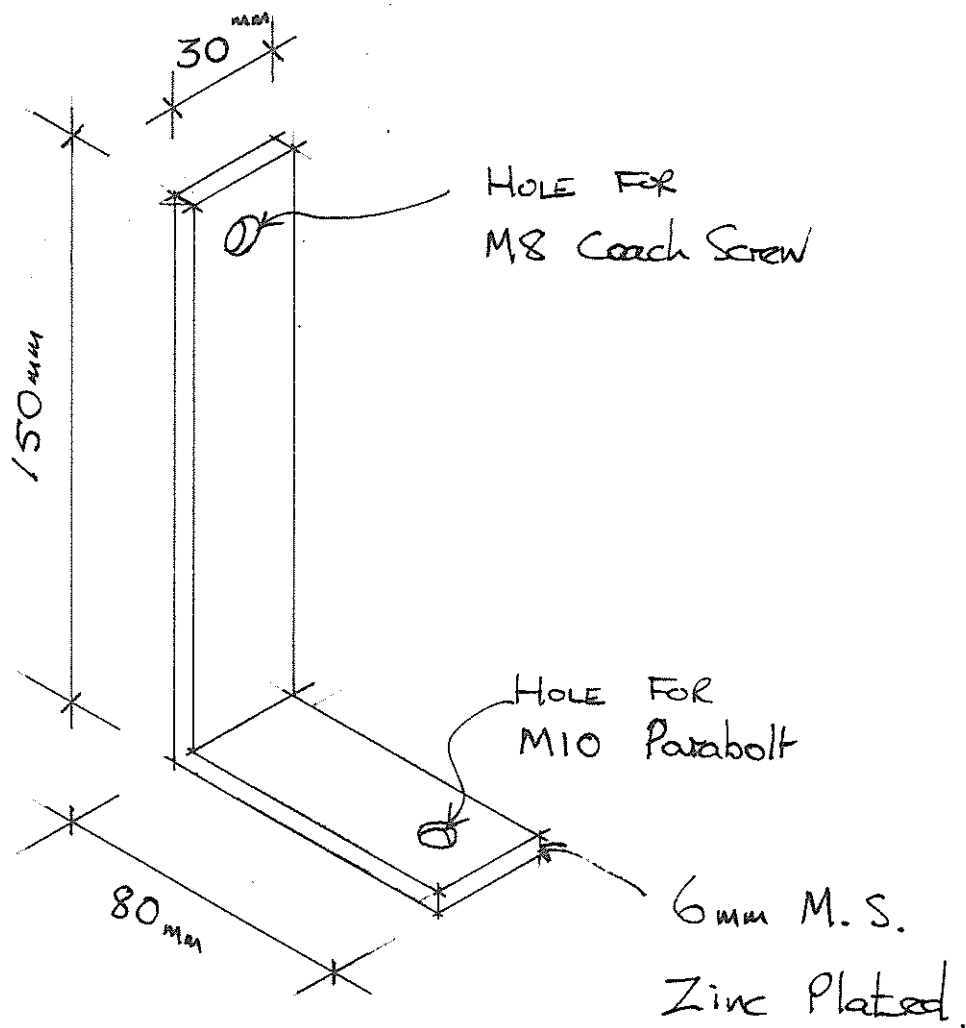


HIGHGATE WOOD



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

Scale Full Size  
Drg HWIC/NLC/11



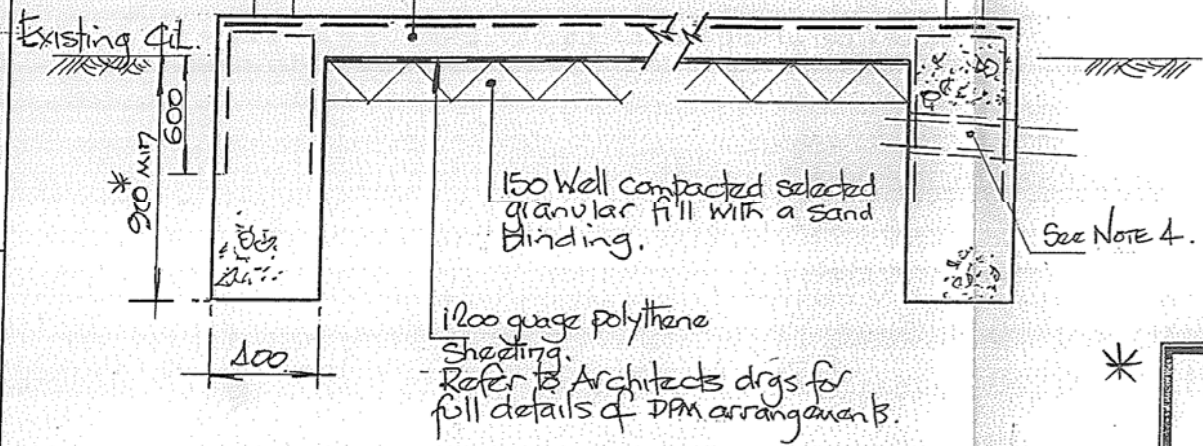
Scale 1:2

Highgate Wood  
Information Centre

18 No required.

Dwg HWIC/NLC/12





Cabins to Architects details.

150thk concrete slab  
WITH A25/2 mesh top  
35mm cover  
Finish to Architects detail/spec.

150 Well compacted selected  
granular fill with a sand  
Binding.

1200 gauge polythene  
Sheeting.  
Refer to Architects drgs for  
full details of DPM arrangements.

See Note 4.

NOTES:

- 1 All work shall be carried out to the satisfaction of the Local Authority
- 2 Concrete to be a Designated mix ref FND 4 in accordance with BS 5328.
- 3 All top soil & deleterious/organic material shall be removed beneath the slab area & the surface compacted prior to laying the granular material.
- 4 Refer to Architects drgs for details of U/R drawings ~ Flexible connections shall be provided where the drain runs/services pass through the foundations

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

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

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

PRELIMINARY

JOB TITLE  
HIGHGATE WOOD

DRAWING TITLE  
PROPOSED FOUNDATIONS  
FOR NEW PILET BLOCK &  
INFORMATION CENTRE.

MAURICE BAGULEY & PARTNERS  
CONSULTING ENGINEERS AND BUILDING SURVEYORS

45 Gatwick Road Crawley West Sussex RH10 2RD. Tel:0293 565144 Fax:0293 565134  
22 Market Place Wokingham Berkshire RG11 1AP Tel:0734 796060 Fax:0734 770545  
24 Colchester Mews London SW10 9EA. Tel:071 370 4480 Fax:071 370 4491

SCALE  
1:20

DATE  
15.7.06

DRAWN

JOB NO. 8939

DRAWING NO. 8939/S1/01

REV.



## **Appendix 7**

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



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

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



## **Appendix 8**

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



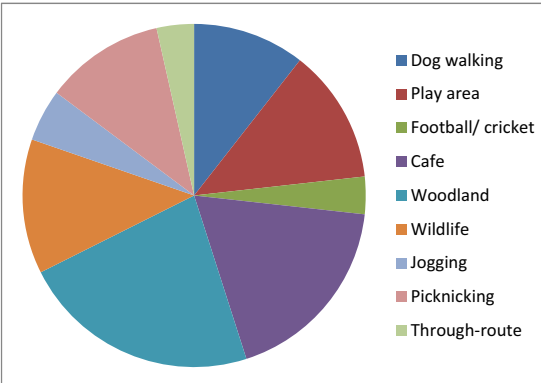


# Feedback from Heritage Day Consultation Event

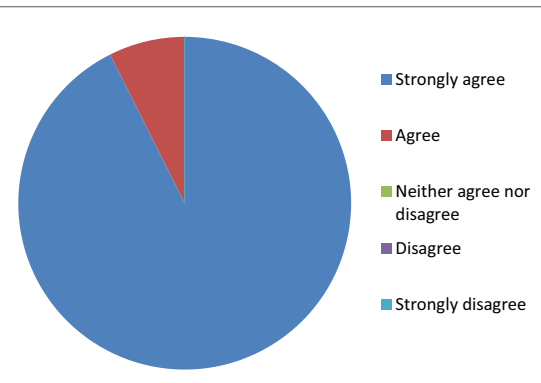
**Date of consultation:** 2nd September 2012

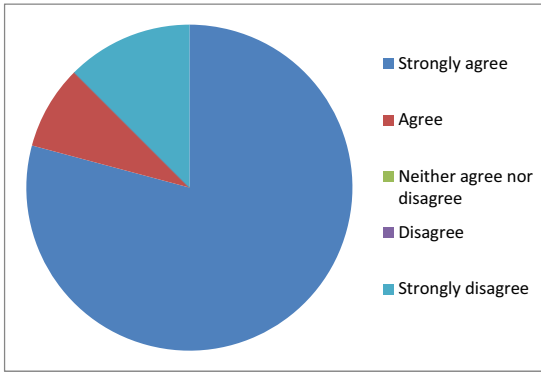
**Location:** Highgate Wood

## 1. Why do you visit Highgate Wood?

Item	Responses	
Dog walking	15	
Play area	18	
Football/ cricket	5	
Cafe	26	
Woodland	32	
Wildlife	18	
Jogging	7	
Picknicking	16	
Through-route	5	

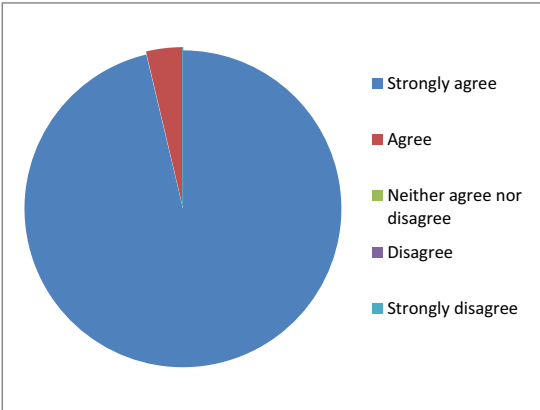
## 2. Comments on the draft vision for Highgate Wood and the policies for Theme 1: Heritage

Item	Responses	
<b>Vision</b>		
To ensure the continuity of Highgate Wood as a managed Ancient Woodland site, whilst maintaining its reputation as a safe environment for relaxation, recreation and education. This special character, combining with heritage features, and conservation value will be conserved and enhanced for the benefit of current and future generations.	25 respondents (93%) strongly agreed with the management vision. The remaining 7% agreed.	
Strongly agree	25	
Agree	2	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	0	

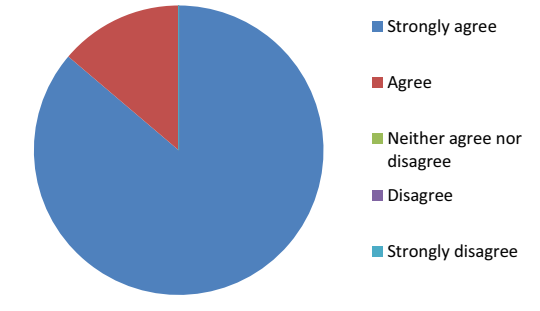
<b>Topic 1: Heritage</b>		
The valuable heritage resource including the earthworks and ancient woodland fabric, the Roman Kiln site, selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.	19 respondents (79%) strongly agreed with the overarching policy for the management of heritage	
Strongly agree	19	
Agree	2	
Neither agree nor disagree	0	
Disagree	0	
Strongly disagree	3	
<b>Policies</b>		
Conserve all earthworks through gradual vegetation removal, fencing and interpretation. On-going maintenance of the earthworks will be required.	11 respondents (44%) strongly agreed and 9 respondents (36%) agreed with this policy. 1 respondent (4%) neither agreed or disagreed with the policy, 2 respondents (8%) disagreed and a further 2 respondents (8%) strongly disagreed.	
Mark out all archaeological features and provide relevant education and training to management staff.	16 respondents (70%) strongly agreed and 3 respondents (13%) agreed with this policy. 1 respondent (4%) neither agreed nor disagreed with the policy, 2 respondents (9%) disagreed and 1 respondent (4%) strongly disagreed.	

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

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

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

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

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

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

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

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

- Why stop at 10 years?

#### Comments on masterplan proposals

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

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

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

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

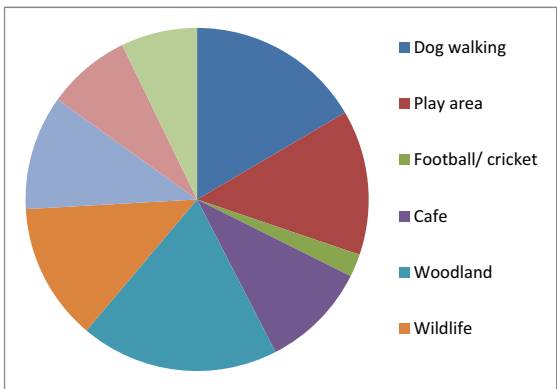
The top of the hill next to the bluebell area should never be turned into a conservation area, you do not need blackberries growing everywhere. All the visitors love that area as fo all the people that I meet there. It is unique in the wood. An area where the ground is parcially bare among huge trees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

# Feedback from Public Consultation Event

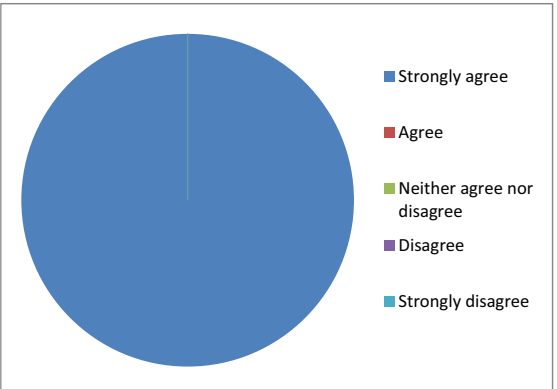
**Date of consultation:** 20th September 2012

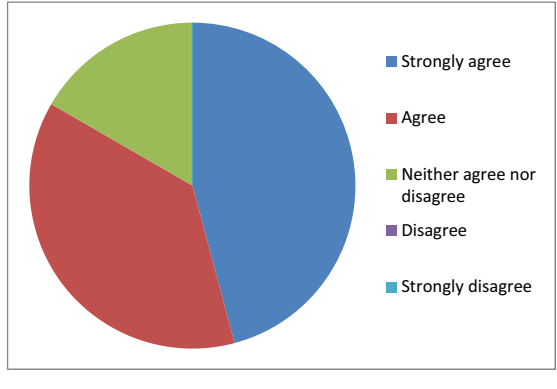
**Location:** Highgate Wood

## 1. Why do you visit Highgate Wood?

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

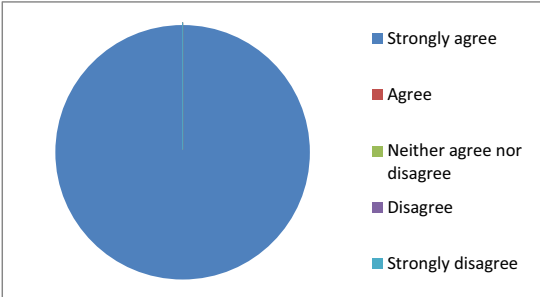
## 2. Comments on the draft vision for Highgate Wood and the policies for Theme 1: Heritage

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

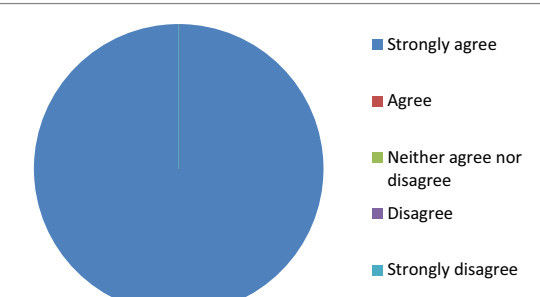
Topic 1: Heritage		
The valuable heritage resource including the earthworks and ancient woodland fabric, the Roman Kiln site, selected developments during the Victorian period and evidence of the use of the Wood during wartime will be conserved, managed and interpreted.		
Strongly agree	11	
Agree	9	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

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

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

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

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

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

Build on existing relationships with the local community and stakeholders to form a dedicated Friends of Highgate Wood group formed around a core group of volunteers.	15 respondents (88%) strongly agreed with this policy. 2 respondents (12%) agreed.
Improve links with young people and youth community groups.	9 respondents (60%) strongly agreed, 5 respondents (33%) agreed and 1 respondent (7%) neither agreed nor disagreed with this policy.
Explore opportunities to host events that raise the awareness of the UK's woodland heritage and its vulnerability.	11 respondents (65%) strongly agreed and 8 respondents (42%) agreed with this policy. 3 respondents (16%) neither agreed nor disagreed.
Develop a health and well-being programme and investigate Natural England's Greenspace Walking Scheme.	8 respondents (42%) strongly agreed and 8 respondents (42%) agreed with this policy. 3 respondents (16%) neither agreed nor disagreed.
Explore options to resolve conflicts between sports people and those enjoying the field area on weekends.	9 respondents (50%) strongly agreed and 6 respondents (33%) agreed with this policy. 3 respondents (17%) neither agreed nor disagreed.
Explore feasibility of increasing charges for hiring out the facilities and explore all avenues for marketing and income generation. The charitable status of the organisation should be highlighted.	7 respondents (37%) strongly agreed and 3 respondents (16%) agreed with this policy. 4 respondents (21%) neither agreed nor disagreed, a further 2 respondents (10%) disagreed and 3 respondents (16%) strongly disagreed.
Promote public access but ensure careful monitoring of visitor numbers and restrict access to sensitive ecologically and archaeologically sensitive areas.	11 respondents (79%) strongly agreed with the policy and a further 2 respondents (14%) agreed. 1 respondent (7%) neither agreed nor disagreed with this policy.
Increase knowledge of and links to Queen's Wood through use of signage, websites, leaflets, maps and electronic information.	11 respondents (65%) of respondents strongly agreed with this policy. 6 respondents (35%) agreed with the policy.
<b>Comments</b>	
<ul style="list-style-type: none"> <li>Establish links with Parkland Walk (info@parklandwalk.org.uk )</li> </ul>	

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

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

**Comments on masterplan proposals**

I love Highgate

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

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

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

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

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

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

Harry likes the tree of animals in the play area.

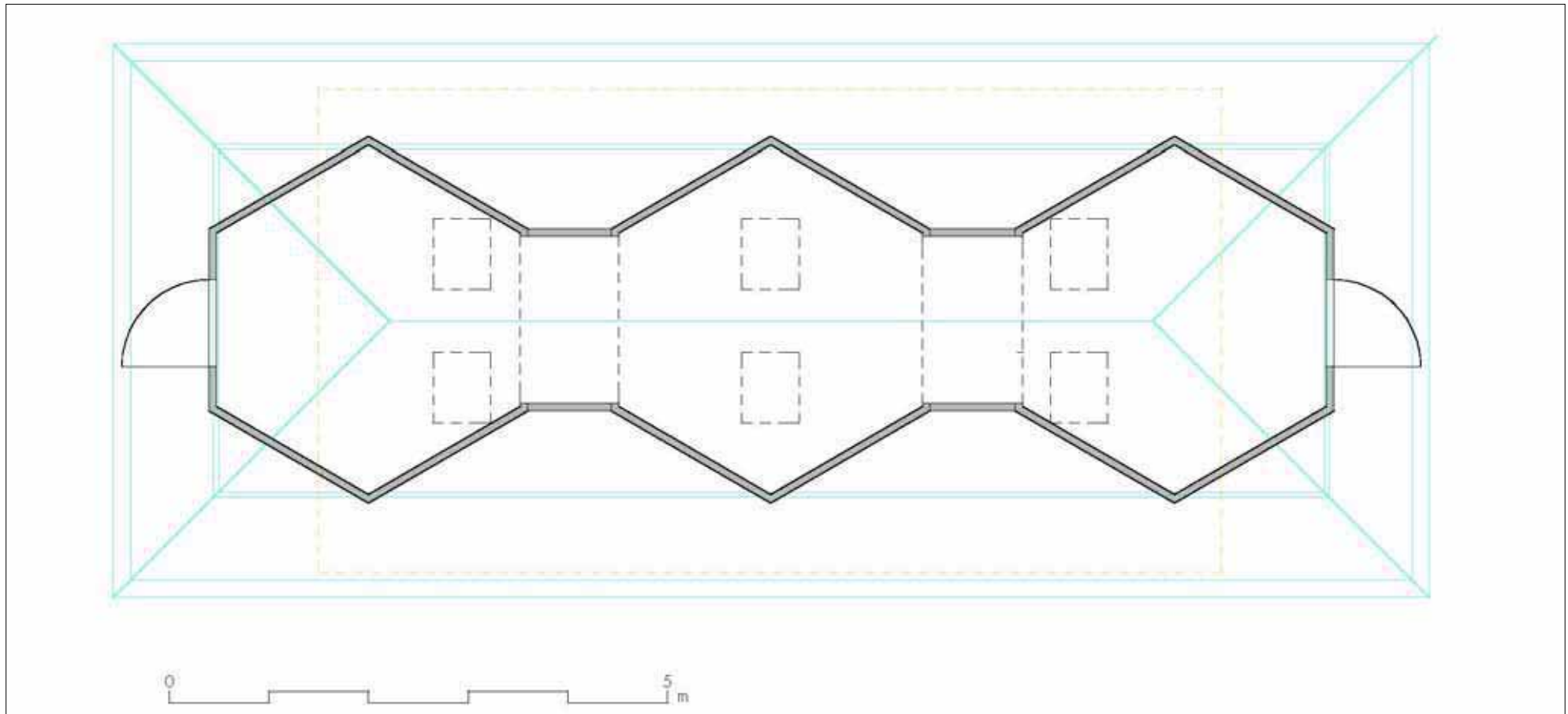


## **Appendix 9**

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



## Existing layout of the Education Centre at Highgate Wood



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

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

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

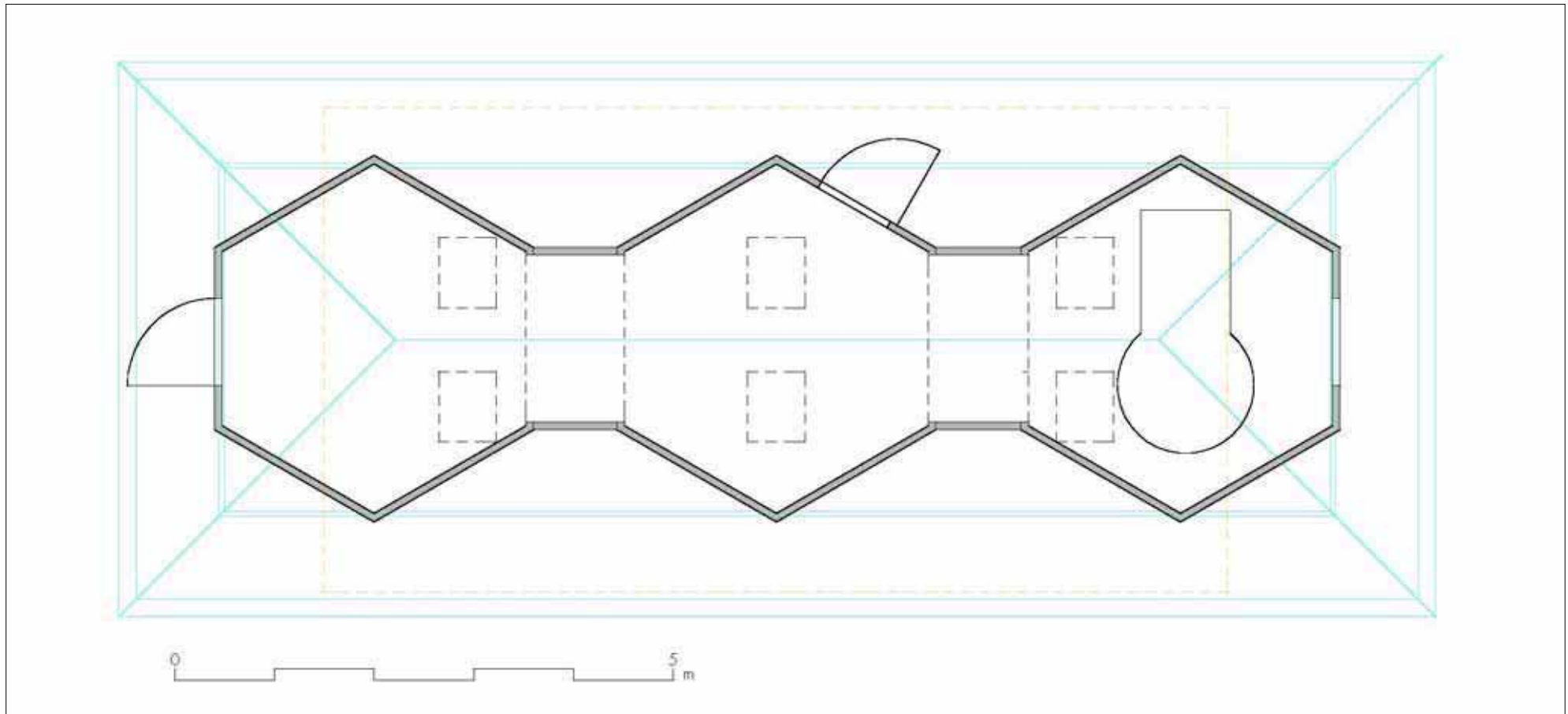


The existing Education Centre.



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

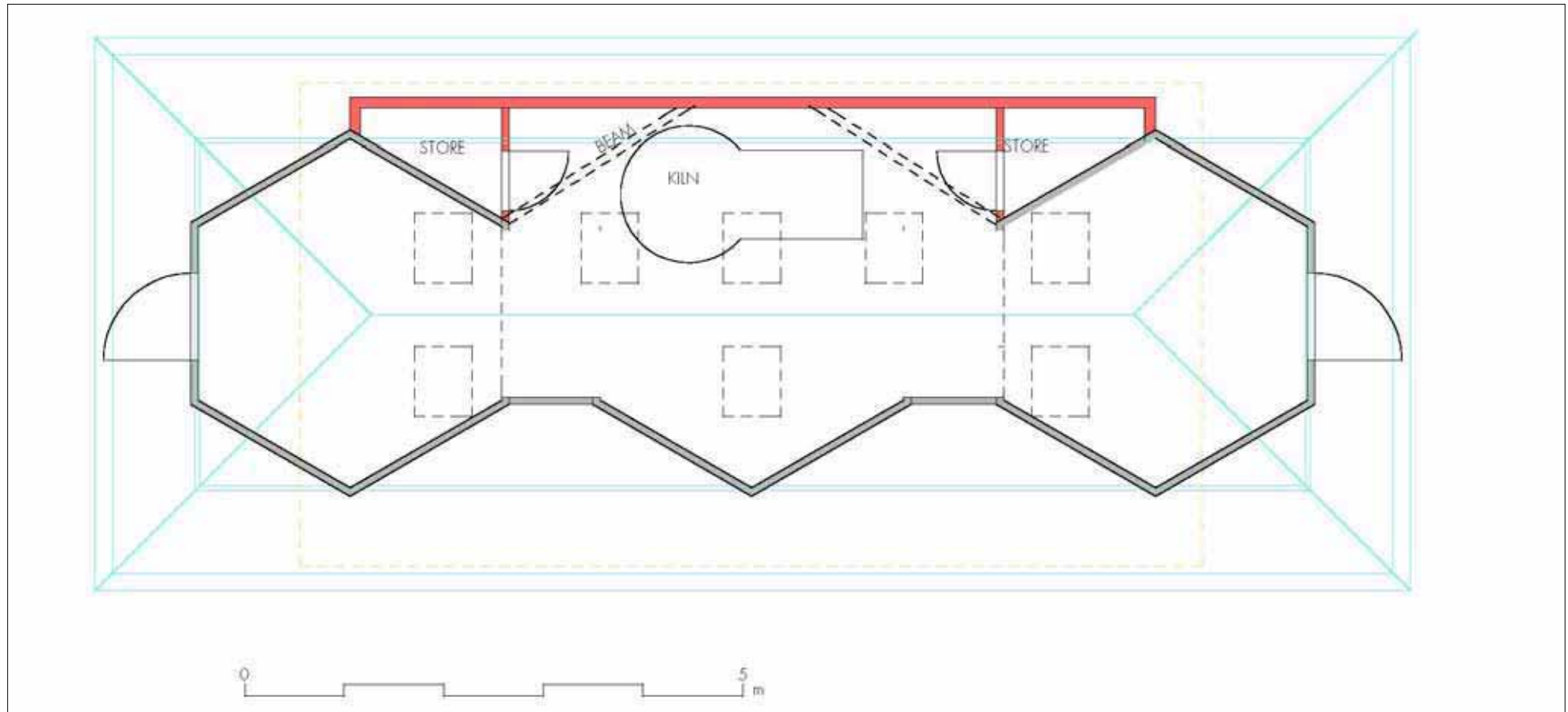
## Alterations to the Education Centre at Highgate Wood: Option 1



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

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

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



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

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

