

# Hampstead Garden Suburb

## Conservation Area

### Character Appraisal Issues and Management Proposals



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LONDON BOROUGH

**HAMPSTEAD - GARDEN - SUBURB - TRUST**

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# Issues and management proposals

## Section 1 Issues informing the management proposals

This section sets out broader issues which affect the Hampstead Garden Suburb Conservation Area as a whole and which present particular difficulties when statutory requirements or social or economic pressures may have an adverse impact on its character and appearance. Not all of these matters are within the control of Barnet Council or the Trust but they inform the Management Proposals and relate to the detailed positive and negative features identified in each section of the Character Appraisal.

The list is indicative and will be subject to regular review as part of Barnet Council's commitment to the proper management of the Conservation Area.

### 1.1 Sustainable development

The sustainability of both the physical and the social environment within the Conservation Area are key to maintaining its character. The Character Appraisal details not only the buildings but also the importance of the planned environment in underpinning community life. The diverse housing stock, open spaces, allotments, trees, hedges, public buildings and recreational facilities all contribute to the particular character of the Suburb. The issues discussed below indicate the complexity of the factors involved and the significance of the attitudes and expectations of residents.

In terms of the physical environment, the potential for an adverse impact on historic buildings and landscapes by the use of modern "green" technologies, such as solar panels and wind turbines, is recognised and much work has been done to develop design solutions to the problems. Barnet Council and the Trust recognise the importance of new technologies and encourage their use providing that there is no detrimental visual impact on individual buildings or on the appearance of the Suburb or damage caused to trees or hedges.

### 1.2 Public and private open spaces

The Suburb is characterised by a wealth of public open spaces owned and managed by the London Borough of Barnet for public recreation. These include Central Square, Big Wood, Little Wood, Willifield Green and Northway Gardens. There are also some 50 smaller areas of open space owned and managed by the Trust in its role as residual landlord of the original Suburb. These range from public spaces, such as Sunshine Corner and the Asmunds Place lawns, through communal gardens forming the setting for groups of houses such as Lucas and Litchfield Squares to tennis courts and allotments. The Heath Extension is managed by the City of London.

All these spaces are part of the original vision and fabric of the Suburb and support communal life by providing space for residents to meet, take exercise and relax. Both the hard landscape and the trees and planting within these areas need to be cared for, repaired and, when necessary, renewed in a manner sympathetic to the character of the Suburb as a whole and to their specific location.

### 1.3 Public realm

Design Guidelines for the Public Realm have been agreed between the Residents Association and London Borough of Barnet Environment and Operations and the Urban Design and Heritage Team, resulting in significant improvements to streetscapes. There are, however, areas where these standards have not yet been implemented. Street furniture sometimes lacks co-ordination, creating a visual clutter of signs, lighting and street furniture. The situation is particularly poor in Market Place but it also affects some residential areas.

The variety of materials used in repairs to pavements and verges and the detailed design of the public realm needs attention to re-affirm the Conservation Area's character. Pavements are a mixture of the original textured grey concrete slabs, black tarmac and new white concrete slabs, giving a very patchy appearance in some areas. Some pavements are in a poor state of repair. Constraints are imposed on the range of materials which can be used for pavement repairs by the need to avoid causing damage to trees, whilst coping with the pressures from roots and parking. Some grass or brick verges have been replaced with tarmac substantially detracting from the original character of the Suburb.

Private roads and spaces managed by the Trust have not always been maintained to a high standard. The cost of road repairs to residents of private roads is considerable and sometimes limits the action which the Trust can take. The Trust will include proposals for the long term management of these spaces in its Estate Management Plan.

### 1.4 Traffic measures

There is an inherent tension in the Conservation Area between statutory highway and traffic requirements and the aesthetic impact of traffic measures. This is particularly acute where the A1 passes through the Conservation Area, which includes Market Place, where Transport for London (TfL) are responsible for road signage and where Barnet Council have no control, and in those roads where parking controls have been introduced. Considerable effort has been made by the Residents Association and Barnet Council's Environment and Operations service to find ways of minimising adverse effects and these form part of the Design Guidelines for the Public Realm. For example, using thinner, paler yellow lines throughout the Conservation Area and keeping road markings and signage to the minimum necessary to satisfy technical requirements set out in national guidance.

Balancing the demand for road and parking space with environmental quality and sustainability is essential. The issues for the Conservation Area are therefore to correctly weigh capacity for change against impact on character. Good design and co-ordination is necessary to manage change and prevent discordant, ad-hoc measures.

Continuing this work is very important as it will make a major contribution to the quality of the environment, covering road markings and surfaces, signage and traffic calming measures. Every effort should be taken to incorporate advice outlined in English Heritage guidance, such as 'Streets for All'.

## 1.5 Cars and parking

The Suburb was not designed to cope with the levels of car ownership and usage that are now common. Major problems arise from this. Narrow roads are lined with parked cars, parking on corners and verges is common and traffic flow is impeded. Verges and pavements suffer damage and, where parking controls are introduced, yellow lines and multiple signs can detract from the original character of the area.

Pressure for extra off-street parking in front gardens continues to grow. This could seriously damage the landscaped setting of the Suburb and will be resisted in most cases.

## 1.6 Landscape and trees

Trees, gardens, grass verges and boundary hedges are defining landscape features of Hampstead Garden Suburb. Although protected to some extent, they remain vulnerable, sometimes by neglect, sometimes by intended action. The character and appearance of the Suburb has been damaged by the loss of trees, alteration of front gardens to hardstanding, loss of boundary hedges or the replacement of hedges by fences, or low walls and piers.

Overgrown hedges are also an issue, particularly where they obstruct pavements or twittens.

## 1.7 Inappropriate alterations

The appearance of some of the buildings suffer from inappropriate alterations such as the removal of architectural details, careless repairs and the painting over of brickwork. The installation of windows, doors and garage doors of inauthentic design and inappropriate dormers and rooflights relating to insensitive attic conversions also detracts from the character of the Conservation Area.

Large hardstandings and the use of inappropriate paving materials for paths and drives, such as red tarmac or some block paving, can harm the setting of a house. Front boundary treatments such as low walls and piers can detract from the appearance of the area, which was designed to be characterised by hedged boundaries.

Changes to the appearance of houses and gardens normally require consent from the council and the Trust. Some of the unfortunate changes visible today predate the current planning regime, others may be unauthorised. The rectification of past 'mistakes' will be encouraged in planning decisions by Barnet Council and the Trust. Unauthorised development and treework will continue to be dealt with through the use of statutory enforcement powers by Barnet Council and through the operation of the Scheme of Management and the enforcement of freehold and leasehold covenants by the Trust.

## 1.8 Development pressures

There is continued pressure for development throughout the Conservation Area, both from developers wishing to capitalise on the high quality environment and from residents wishing to enlarge their homes. Applications are often made for the demolition and partial demolition of houses, for extensions of excessive scale in relation to the size of the original property and its grounds, and for oversized basements with large lightwells in rear and side gardens.



Building development in the large gardens which characterise the Suburb would damage the open and spacious character of the area. Barnet Council and the Trust have successfully resisted such development and will continue to do so.

Garage sites at the rear of some blocks of flats are poorly maintained and may be targeted by developers if the garages are not kept in use. Where there is a need for off-street parking, the loss of these established garages will be resisted.

## 1.9 Shopping areas

Local shopping areas can be found on Finchley Road, Market Place and East End Road. They provide a valuable service for residents and bring life to the area. However, properties in these areas are not always well managed.

Most original shopfronts have been replaced and many modern shopfronts are badly designed and use inappropriate materials. Shop signage is also sometimes poorly designed, too large and excessively illuminated. All of this can detract from the special qualities of buildings and the street scene.

Flats above the shops are sometimes in a poor state of repair. UPVC windows have been installed in some flats above the shops in Market Place and East End Road. The areas at the back of the parades of shops in Market Place are also very poorly maintained. The service road access is restricted by cars and rubbish and these spaces are generally unattractive. .

## 1.10 Building repairs

Across the Suburb, poor building repair work is a significant issue. This includes damaging and unsightly brick pointing, the use of mismatched bricks and tiles, bonnet tiles badly laid, window and door carpentry details which do not match the originals and the painting over of original brickwork. Such repairs seriously detract from the appearance of some houses. Often this is a result of residents not taking the available advice from the Trust, employing unskilled contractors or a lack of understanding of the importance of these details in maintaining the appearance and value of their properties.

## 1.11 Security measures

Security is an issue of growing importance to some householders and the impact of security measures is frequently forgotten. Carelessly positioned security cameras, burglar alarms and security lights can detract from the appearance of a house. There is a growing desire for the installation of high gates and intercom systems. These can look unsightly and give a closed-off appearance to the characteristic open entrances. Proposed security measures will be carefully considered to ensure they do not adversely impact on the appearance of buildings or their setting.



## Section 2 The purpose of management proposals

The designation of a conservation area is not an end in itself. The purpose of these Management Proposals is to identify a series of possible initiatives which can be undertaken to achieve the preservation and enhancement of the Conservation Area, based on the assessment of the area's special character which has been provided in the Character Appraisal.

This document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

***“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are Conservation Areas.”***

Section 69(2) states:

***“It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as Conservation Areas.”***

This document also follows Government guidance as set out in Planning Policy Statement 5 (PPS 5), English Heritage guidance ‘*Guidance on the Management of Conservation Areas*’, best practice guidelines, policies within the Barnet Council's adopted UDP 2006 (or the forthcoming Local Development Framework, due to supersede this) together with published planning guidance such as Barnet Council's suite of design guidance notes.

The Management Proposals set out below have been drawn up jointly by Barnet Council and the Hampstead Garden Suburb Trust. In addition to the Management Proposals, development within the Conservation Area will be controlled in line with the Hampstead Garden Suburb Design Guidance revised in 2010 and published jointly by Barnet Council and the Trust.

### 2.1 Recommendations

#### Statutory controls

Barnet Council are able to control development under the Town and Country Planning Acts. The designation of a conservation area brings a number of specific statutory provisions aimed at assisting the ‘preservation and enhancement’ of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements. Formal consent is required for the treatment (pruning or felling) of any tree(s) included in a Tree Preservation Order and written notice is required for proposed works to other trees.

Within the area under its control the Trust will aim to preserve the character and amenities of the suburb through the exercise of its powers under the scheme of management approved by the High Court in 1974, and amended in 1983, and its powers as landlord under the terms of the leases for leasehold properties.

## Recommendation 1:

Barnet Council will seek to ensure that alterations to properties and new development within the Conservation Area seek to preserve or enhance the special character or appearance of the area in accordance with policies in Barnet Council's adopted UDP 2006, the Hampstead Garden Suburb Design Guidance and other guidance. In the event of works being carried out in the absence of Planning Permission, Listed Building Consent, or if unauthorised treework is undertaken, enforcement action will be taken accordingly.

The Trust will seek to ensure that alterations to properties and new development within the area under its control preserves the character and amenities of the Suburb in accordance with the Scheme of Management and the Hampstead Garden Suburb Design Guidance. In the event of works being undertaken in the absence of planning consent, the Trust will use its powers of enforcement accordingly.

## 2.2 Conservation area boundary

Generally the Conservation Area boundary is robust. However, the appraisal identified one minor alteration to the boundary which should be made for clarification. This results from a change to the boundary between the London Boroughs of Barnet and Camden. The present Conservation Area boundary cuts across houses and gardens; this needs to be regularised.

Barnet Council will include the existing Conservation Area of Hampstead Village: Spaniards End within the wider Hampstead Garden Suburb Conservation Area, deleting the separate designation and changing the name from Hampstead Village: Spaniards End.

## Recommendation 2:

Hampstead Village: Spaniards End will be amalgamated within the wider Hampstead Garden Suburb Conservation Area.

## 2.3 Statutory listed buildings

Listed buildings are protected by law as set out in the Planning (Listed Building and Conservation Area) Act 1990 and within Planning Policy Statement 5 (PPS5) are considered to be "designated heritage assets". The listing covers both the inside and outside of the building and protection of its special architectural or historical interest.

Listed building controls come under the responsibility of Barnet Council. It is a criminal offence to carry out works which would affect the special interest of a listed building, either internally or externally. Consent for demolition of listed buildings or works which would have a detrimental effect on the special architectural or historic character of the building will normally be refused in line with guidance given in Planning Policy Statement 5 on the historic environment. Any applications for works to listed buildings would be expected to be accompanied by a level of detail sufficient to enable an accurate assessment of their impact on the listed building and a justification for the work. The provision of archive drawings will be required where necessary.

Barnet Council has special legal powers to take enforcement action if any unauthorised works are carried out which might affect the special character of a listed building.

Extensions and alterations to listed buildings should conform to relevant policies in Barnet Council's adopted UDP 2006. Works to listed buildings should normally:

- respect the special historic and architectural interest of the building
- respect the original design, internal plan form, features of interest and historic fabric of the building
- respect the design and character of the original building both internally and externally
- respect the setting of the listed building, which is an essential part of the building's character
- use high quality materials and detailing

### Recommendation 3:

Barnet Council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest which it may possess in accordance with Barnet Council's adopted UDP policies and other guidelines.

## 2.4 Locally listed buildings and significant unlisted buildings

In addition to the statutory listed buildings, there are 1044 individual buildings and groups of buildings which are of considerable local interest. Within PPS5 these are described as "heritage assets". These are included on the council's local list of buildings of architectural or historic interest and Barnet Council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. Barnet Council will determine the applications which affect locally listed buildings in accordance with policies HC14 and HC15 of Barnet Council's adopted UDP 2006 and future policies within Barnet Council's emerging Local Development Scheme

The character appraisal process has identified buildings or groups of buildings which, because of their particular architectural or historic qualities, should be added to the local list. The criteria used to select buildings for the local list are as follows:

1. Most buildings erected before 1840, which survive in largely original condition.
2. Buildings erected after 1840 which fall into one or more of the following categories:
  - having special value within certain types, historic or architectural, (for instance industrial buildings, railway stations, schools, civic buildings, cinemas, almshouses etc.)
  - displaying technological innovations or virtuosity (for instance cast iron, prefabrication or early use of concrete)
  - having group value (for instance squares, terraces or model villages)
  - illustrating social development and economic history
  - of good design, reflecting period detail and style
  - designed by a well known architect of national or local reputation

3. Buildings which have an association with local characters or events.
4. Street furniture of special or unique design, or of local historic interest.
5. Statues, monuments and Mausolea which have local historic or architectural value.

It should be noted that a 30 year rule has been applied meaning that no recently built houses are proposed to be added to the list. Buildings added to the Local List will be of greater architectural or historic interest than those selected as positive which are described below.

The character appraisal also identifies unlisted buildings which are considered to make a positive contribution to the character and appearance of the Conservation Area. These are marked as positive on the character appraisal maps. Buildings have been selected as positive where they meet one or more of the following criteria and their appearance in the streetscene has not been compromised by alterations considered detrimental to their appearance:

- are by an architect of local importance
- illustrate the town planning concepts on which the Suburb was based
- are good examples of their style or period of construction
- make a pleasing contribution to the streetscene

There will be a presumption in favour of retaining heritage assets, including buildings which make a positive contribution to the character or appearance of the Conservation Area. Applications to redevelop buildings identified as positive are unlikely to be approved and both Barnet Council and the Trust will carefully consider all applications for extensions to these buildings.

#### Recommendation 4:

Barnet Council propose to add those buildings set out in the document “Local List and Proposed Additions” to the council’s Schedule of Buildings of Local Architectural or Historical Interest. In addition, Barnet Council and the Trust will seek to ensure that all significant unlisted buildings (as marked positive on the Character Appraisal maps) are protected from unsympathetic forms of development or demolition.

## 2.5 Article 4 direction

The General Permitted Development Order (GPDO) 1995 – as revised in 2008 - allows certain forms of development to be carried out without the need for planning permission.

Such “permitted development” is restricted by the terms and conditions of the Order, which also sets out stricter criteria for Article 1(5) land including conservation areas. Even so, small scale changes can erode the character of an area and Barnet Council (as Local Planning Authority) can bring such developments under control by issuing an Article 4 Direction.

Hampstead Garden Suburb Conservation Area is already subject to an Article 4 Direction which was made shortly after designation in 1968 (in 1971). This has been updated with successive General Permitted Development Orders (GPDO), approved by Barnet Council in, 1971, 1974 and 1982.

The current restrictions include the following:

- replacement of windows, doors and roofing materials
- roof extensions
- all porches
- any extension to a house
- out-buildings including sheds and garages
- vehicular hardstandings
- the installation of oil tanks
- the formation of a means of access to a highway
- new gates, fences, walls or means of enclosure
- painting of external walls.

The classes covered are considered to be inadequate and not in line with the current GPDO 1995, as revised by the GPDO 2008.

The existing Article 4 Direction currently excludes the areas including Spaniards End and a small number of properties on Hampstead Lane and Winnington Road. These properties are currently vulnerable to incremental change as a result of the existing permitted development rights. In order to reduce the possibility of unsympathetic development, it is proposed to extend the Article 4 Direction, although in Spaniards End it will only control gates, walls and fences.

Given the homogeneity of the Hampstead Garden Suburb, and its importance in conservation terms, Barnet Council will be seeking to update the existing Article 4 Direction covering the Classes set out in the GPDO 1995, listed below. (Please see the GPDO 1995, as amended by the GPDO 2008 for the precise wording of the individual classes)

## Part 1 Development within the curtilage of a dwellinghouse

- |         |   |
|---------|---|
| Class A | The enlargement, improvement or other alteration of a dwellinghouse   |
| Class C | Any other alteration to the roof of a dwellinghouse   |
| Class D | The erection or construction of a porch outside any external door of a dwellinghouse  |
| Class E | The provision within the curtilage of the dwellinghouse of: <ul style="list-style-type: none"> <li>(a) any building or enclosure, swimming or other pool;</li> <li>(b) domestic heating storage containers</li> </ul> |

- Class F Development consisting of:
- (a) any hard surface within the curtilage of the dwellinghouse
  - (b) the replacement of such a surface
- Class H The installation, alteration or replacement of microwave antenna on or within the curtilage of a dwellinghouse

## Part 2 Minor operations

- Class A The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- Class B The formation, layout and construction of a means of access to a highway
- Class C The painting of the exterior of any building

## Part 33 Closed circuit television cameras

- Class A The installation, alteration or replacement on a building of a closed circuit television camera.

## Part 40 Installation of domestic micro-generation equipment

- Class A The installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse or on a curtilage building
- Class B Stand alone solar within the curtilage of a dwellinghouse
- Class C The installation of a ground source heat pump within the curtilage of a dwellinghouse
- Class D The installation of a water source heat pump within the curtilage of a dwellinghouse
- Class E The installation of a flue forming part of a biomass heating system on a dwellinghouse
- Class F The installation of a flue forming part of combined heat and power system on a dwellinghouse

### Recommendation 5:

Barnet Council will amend the Article 4 Direction to reflect the latest GPDO and bring the above classes of development within its control. It will also extend the Article 4 Direction to include a small number of properties on Hampstead Lane and Winnington Road (see Area 14 map), and at Spaniards End where only gates, walls and fences (Part 2 Class A) will be controlled.

## 2.6 Conservation area advisory committee

Barnet Council has established a Hampstead Garden Suburb Area Advisory Committee, comprising a number of local residents together with representatives from amenity societies, in particular the Hampstead Garden Suburb Residents Association. Barnet Council consults the CAAC on applications affecting the Conservation Area.

## Recommendation 6:

Barnet Council will continue to consult with the Hampstead Garden Suburb Conservation Area Advisory Committee (CAAC) to preserve and enhance the character and appearance of the Hampstead Garden Suburb Conservation Area.

## 2.7 Security measures

Some of the buildings in the Conservation Area have enhanced security features such as automatic entry systems together with high gates. Some of these features impact negatively on the appearance of the Conservation Area. Barnet Council, in association with the Hampstead Garden Suburb Trust, has included advice on fences, walls, gates and hedges in the revised Hampstead Suburb Design Guidance. Advice is also provided on security cameras and alarm boxes.

Barnet Council will ensure that all applications are carefully considered to assess their impact on the character and appearance of the Conservation Area. Furthermore, enforcement action will be taken where breaches of planning control have taken place and there is a harmful effect on the building or area.

## Recommendation 7:

Barnet Council and the Trust will include guidance on security measures in the revised Hampstead Garden Suburb Design Guidance. Barnet Council will ensure that all applications for security measures are determined in accordance with policies in Barnet Council's adopted UDP 2006 and published Design Guidance Note. 9: Walls, fences and gates.

## 2.8 Trees and hedges

Trees, hedges and planting in general make a very important contribution to the character of the Hampstead Garden Suburb Conservation Area. The quality of soft landscape and planting epitomises the Garden Suburb. The chief threat to this is erosion - either by direct loss or attrition, for example, by replacement of large majestic trees with smaller ornamental species. Many hundreds of trees in the Suburb are included within Tree Preservation Orders, and all other trees within conservation areas are protected by existing legislation. The planting and management of street trees is Barnet Council's responsibility.

In accordance with the tree preservation legislation, formal Barnet Council consent is required for the treatment (pruning or felling) of tree(s) included in a Tree Preservation Order. There is also a requirement to give the council six weeks notice, in writing, of proposed treatment of any other tree(s) growing in a conservation area. The removal of quality trees will be permitted only where a clear case exists to justify such action. Where a tree is proposed for removal it should, as far as possible, be replaced with a tree of similar potential size and habit.

The lopping, pruning and felling of trees on private property requires the prior approval of the Trust under the Scheme of Management or the relevant freehold and leasehold covenants.

Trees and hedges are an essential component of the character and appearance of the Suburb. Species of Hedges as well as trees in roadways and open spaces were carefully chosen by the original designers



to give each street a particular character. The removal of a hedge requires the prior approval of the Trust. Barnet Council and the Trust will encourage the retention or replacement of these hedges with the appropriate species and size.

### Recommendation 8:

Street trees require regular management by Barnet Council. When street trees need to be replanted, the original species will be reinstated, where possible in accordance with the Single Species Street Tree Planting Scheme agreed between Barnet Council and the Hampstead Garden Suburb Residents Association Trees and Open Spaces Committee.

Detailed tree surveys should be undertaken for the different character areas and consideration given to the appropriateness of Tree Preservation Orders.

Where building work necessitates the temporary removal of a hedge, the Trust will require the hedge to be reinstated with appropriate species.

## 2.9 Open spaces

The open spaces should be managed as integral parts of the Suburb. The management policies of Barnet Council, the Trust and the City of London should be co-ordinated so that all the various open spaces contribute fully to the character and amenity of the Suburb. Co-ordinated plans are needed for the long term conservation and management of these spaces. The Trust has started work on plans for the management of the open spaces under its ownership and plans to support this process by establishing an Estate Management Committee of residents' representatives. The Trust and Barnet have jointly drafted ideas for the enhancement of Central Square with the support of a Steering Group and public consultation.

### Recommendation 9:

There should be detailed management plans for each of the open spaces within the Suburb. Barnet and the Trust should progress the proposals for Central Square. The Trust will prepare plans for each of the open spaces under its control and will work with residents to ensure that these are compatible with their needs as well as with the original design intention. The Trust will continue to work with the Residents Association Allotment Committee to improve the condition of the allotment sites.

## 2.10 Shopfronts and advertisements

The design of shopfronts, signage and advertising has a great impact on the character and vitality of shopping streets. Few original shopfronts survive in Market Place, East End Road and Finchley Road. Where they do survive, they should be retained and repaired. Some replacement shopfronts and shop signage are considered detrimental to the character of the area and could be improved.

An "Area of Special Advertisement Control" covers much of the Hampstead Garden Suburb Conservation Area. This means that additional restrictions apply to the types and sizes of advertisement that can normally be displayed without Barnet Council's consent. Although the designation provides control over

large numbers of residential properties, its use is seen to be most important for shops and commercial buildings including those at Market Place, Temple Fortune and East End Road. Particular emphasis will be placed on those signs and advertisements which might detract from the character or the appearance of the Conservation Area, a listed building or its setting.

Barnet Council has produced borough-wide shopfront and advertisement guidance which should be followed in the design of all new shopfronts. (Design Guidance Note. 10: Shopfronts, and Design Guidance Note.1: Advertising and Signs).

### Recommendation 10:

Barnet Council will ensure that its design guidance notes on shopfronts, and advertising and signs, are followed in order to maintain the attractiveness and vitality of shopping areas within the Conservation Area.

## 2.11 Public realm

Since the agreement of the Design Guidelines for the Public Realm by the Residents Association and Barnet Council, there have been significant improvements to the public realm. Areas identified as particularly important to the character of the area are: the retention of historic features such as granite kerbs, york stone paving, post and telephone boxes; the use of sympathetic and appropriate materials in pavement and road repairs; the removal of street clutter, and minimising the impact of road markings. Any future works should be carried out in accordance with best practice and English Heritage guidance.

The Hampstead Garden Suburb Trust is responsible for a number of private roads and open spaces within the area under its control. The Trust proposes to produce an Estate Management Plan for these areas.

### Recommendation 11:

Barnet Council, together with its partners such as statutory undertakers, will use the Design Guidelines for the Public Realm to identify positive and negative features within the Conservation Area. All future works will be carried out in line with English Heritage guidance, the Design Guidelines for the Public Realm and best practice (subject to budget resources).

In all interventions to street furniture, paving, signage etc, reference should be made to the Design Guidelines for the Public Realm, produced in October 2008 by the Hampstead Garden Suburb Residents Association and supported by Barnet Council. This is not a formally adopted document but Barnet Council will seek to work towards the objectives set out in the paper.

Barnet Council will seek to ensure that the departments responsible for the environment (Highways/Green Spaces/Planning/Urban Design and Heritage/ TfL) work in an effective, co-ordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate.

The Trust will produce an Estate Management Plan for the private roads and spaces under its management.

## 2.12 Traffic and pedestrian routes

A small number of street management schemes have been implemented, introducing traffic calming measures, 20 mile per hour zones and the introduction of roundabouts at some junctions. These have resulted in increased street clutter and signage. Barnet Council will assess existing measures to ensure their adherence to 'Streets For All' by English Heritage (March 2000), 'Manual For Streets' by the Department for Transport (March 2007) and statutory requirements.

In future traffic management proposals, careful consideration will be given to signage, road markings and lighting to ensure the character of the area is respected. Reference will be made to the **Design Guidelines for the Public Realm, 2008**.

The maintenance of twittens throughout the Suburb is not thought to be satisfactory by many residents. The Trust and Barnet Council will work together to ensure twittens are effectively managed.

### Recommendation 12:

Where Barnet Council proposes improvement schemes on the public highway, it will take into account the impact on the character of the Conservation Area when evaluating the need for new measures and in specifying solutions and materials.

## 2.13 Sustainable development

One of the key objectives of the character appraisal and management proposals is the sustainability of the physical and social environment of the Suburb. It is recognised that there is often a tension between sustainability and conservation, both of which are important priorities for Barnet Council.

Barnet Council has produced a supplementary planning document on Sustainable Design and Construction (2007) which sets out important guidance for delivering successful, high quality suburbs now and for the future. Although this document is concerned mainly with new development, it also discusses energy efficiency in existing buildings. When extensions or new developments are proposed, particular reference should be made to the advice on ways to use less energy, including building design and orientation; high standards of insulation; ventilation, heating systems and efficient lighting; technologies for creating renewable energy such as micro-generation equipment.

However, although such innovation is encouraged, the impact of such technologies will have to be weighed up against any impacts on the special architectural interest of buildings within the Conservation Area. Therefore, carefully considered design solutions will be required to ensure that the impact of such installations is minimised so that it does not have any detrimental impact on the character of the building or wider area.

The Hampstead Garden Suburb Trust will also produce general guidance for residents on micro-generation equipment such as solar panels, photovoltaics, ground source heat pumps and mini wind turbines.

### Recommendation 13:

Barnet Council and the Trust recognise the importance of new technologies to improve energy efficiency and will encourage the use of such measures providing there is no detrimental impact on individual buildings or the character and appearance of the Conservation Area.

## 2.14 Document review

This document should be reviewed every five years in light of emerging government policy and Barnet Council's UDP and emerging LDF. A review should include the following:

- a survey of the Conservation Area and its boundaries
- an assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- the production of a short report detailing the findings of a survey and proposed actions and amendments
- public consultation on the review findings, any proposed changes and input into the final review.

