

3275/08-2007PO01ldl

28 July 2020



Camden Council  
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Judd Street  
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WC1H 9JE

*For the attention of Kristina Smith*

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Dear Sir/Madam

**LAND ADJACENT TO JACK STRAW'S CASTLE  
NORTH END WAY LONDON NW3 7ES  
APPLICATION REF: 2020/1828/P & 2020/2577/L**

Metropolis has prepared these representations on behalf of the City of London Corporation ('the City Corporation'), in respect of the planning and listed building consent applications for the erection of 2no four-bedroom houses (2020/1828/P and 2020/2577/L) ('the Proposed Development').

The site address is land adjacent to Jack Straw's Castle, North End Way, London NW3 7ES ('the Site'). This response is primarily concerned with the impact of the Proposed Development on Hampstead Heath.

For the reasons set out in this letter the City Corporation **objects** to the planning and listed building consent applications.

**The Role of the City Corporation**

The City Corporation owns and manages over 10,700 acres (4,330 hectares) of Open Space in and around London, which are enjoyed by more than 23 million visitors each year. The open spaces owned and managed by the City Corporation include Hampstead Heath ('the Heath'), Highgate Wood, Queen's Park, Epping Forest, and West Ham Park.

The open spaces managed by the City Corporation are important wildlife habitats but also provide many services and facilities, including outdoor swimming, sports pitches, tennis courts, play areas, fishing and much more.

The City Corporation took over title ownership and the responsibility for the management and protection of Hampstead Heath in 1989, as set out

in the Local Government Reorganisation (Hampstead Heath) Order 1989.

The City Corporation is statutorily obliged, by virtue of various Acts of Parliament, and specifically by the provisions of the Hampstead Heath Act, 1871, to:

- for ever to keep the Heath open, unenclosed, unbuilt upon and by all lawful means prevent, resist and abate all encroachment on the Heath and attempted encroachment and protect the Heath and preserve it as an open space;
- at all times preserve as far as maybe the natural aspect of the Heath and to that end protect the turf, gorse, heather, timber and other trees, shrubs and brushwood thereon;
- not to sell, lease, grant or in any manner dispose of any part of the Heath; and
- to provide active and passive recreational facilities and information for members of the public.

Hampstead Heath is a charity, whose purpose is the protection of the Heath for recreation and enjoyment by the public. The City Corporation is the sole trustee, whose trustee duties require it to act in the best interests of the charity.

The City Corporation has adopted a Management Strategy for Hampstead Heath for the period 2018-2028.

This strategy clearly sets out the City Corporation's objectives for managing the Heath, including making representations to planning applications on the boundary which are considered to adversely impact upon the Heath, its character, openness and environmental and ecological value.

The current applications raise a number of concerns in this regard.

### **General Comments on the Application and Site History**

Jack Straw's Castle, and indeed the application site on the northern car park itself, has an extensive planning history. Numerous applications have been submitted seeking approval of additional development on this open area adjacent to the Heath.

Similar applications have been advanced for additional development on the application site on numerous occasions. Proposals were refused by the Council and dismissed at Appeal in 2003/4 and more recently, withdrawn by the applicant in 2017 prior to a refusal being issued by the

Council. Given this adverse history, there are a significant number of unresolved issues and this remains the case in the current application submission.

The application submission has distilled this history to a single issue – the design and appearance of the proposed dwellings. The application submission fails to address or appropriately consider the full breadth of planning policy considerations which apply to this extremely sensitive site.

This reductive approach has ignored concerns relating to:

- The impact of the Proposed Development on the setting of the Heath, including key views;
- The encroachment on Metropolitan Open Land (MOL) that may arise from the Proposed Development;
- The impact of the Proposed Development on the biodiversity of the Heath;
- The impact on parking pressure arising from a reduction in parking space numbers; and
- The quality of accommodation to be provided.

The Design and Access Statement, and accompanying Heritage Statement deal almost exclusively with concerns relating to the detail and execution of this design in the context of the adjacent listed building.

The City Corporation considers that there are issues of principle which remain, as expressed during the determination of previous applications, and have largely been ignored in the application submission.

The siting of two large dwellings on such a constrained site will inevitably result in adverse impact on the character of the area, visual amenity and openness.

The Site lies within the curtilage of a listed building, within a Conservation Area, immediately abutting (and potentially partially within) designated MOL. The Site is extremely sensitive and the application submission should address each of these issues in sufficient detail to provide confidence that all matters can be considered and resolved.

The application is unfortunately considered deficient in this regard.

It is apparent from reviewing the content of the application submission that to locate two large dwellings on a car park which is currently used, and required, necessitates constraining the private amenity space that would usually be provided with family dwellings of this size. Furthermore, it would reasonably be expected that in a location with a

low PTAL of 2/3<sup>1</sup>, family accommodation would require at least one parking space to be practical. Car parking for the proposed dwellings has been omitted due to site constraints and there is a knock-on effect that would propose the displacement of existing parking for the residential dwellings in Jack Straw's Castle.

For dwellings of this size, again a reasonable curtilage and garden space would be expected, but private amenity space has been limited to a narrow basement area and small balconies.

The design solution proposed by the applicant to facilitate the delivery of new residential floorspace has been to 'borrow' this space from outside the Site boundary. There is an assumption that displaced parking can be accommodated outside the boundaries of the Site; and that private amenity space can be compensated for by proximity to the Heath.

If the development were to be considered high quality, these issues would have been satisfactorily addressed on site. This displacement of parking and amenity space result in a built form which is hard against the boundary of the Heath and MOL boundary, reducing the open character of the area and limiting views to a significant degree. The 'front' aspect of the dwellings proposed will be a car park and the existing back-of-house facilities of Jack Straw's Castle.

The City Corporation contends that the amenity of existing occupiers of Jack Straw's Castle, users of the Heath and indeed future occupants of the scheme proposed would be significantly compromised by the approach advocated by the applicant.

This raises significant questions as to the suitability of this site for additional residential accommodation in principle. This was the view held by the Council at the time of the 2004 application and appeal; where an informative was added to the decision which advised that only minor, ancillary structures would likely be acceptable on this site.

The Inspector's decision letter from 2004 has been interpreted by the applicant (and the Council to a degree) as confirmation that the 'principle of development' is considered acceptable. The 2004 scheme however, was approximately half the height, and half the width of the scheme proposed in 2017 and the variation of that proposal now submitted. The extension of built footprint to the full width of the car park site, and the consequential effects on the open boundary to the Heath are materially different from the issues considered by the Inspector in 2004 and, in the City Corporation's view, the 'principle' of development in this form should be revisited.

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<sup>1</sup> See attached PTAL report from July 2020 – PTAL rating 2/3 as previously considered by the Council.

It is apparent that by seeking to address the issue of impact on the adjacent listed building, the proposal has unacceptable impacts on other important policy considerations. This would indicate that the 'principle' is not acceptable as there is no solution which satisfactorily resolves all of the Site constraints.

### **Site Context**

Jack Straw's Castle is located to the west of North End Way, adjacent to the junction with Spaniards Way. The Grade II Listed Building (UID: 1113189) is a large and imposing three-storey above ground former Public House, now comprised of a number of residential units (eight flats, three townhouses and an additional studio flat in The Lodge) and commercial uses. It was designed by the classical architect Raymond Erith and built between 1962-64; some alterations were undertaken as part of its conversion, but the building largely resembles its original design. The building is noteworthy for its mock c18 coaching inn style, with timber-framed construction on brick plinth clad with painted weatherboarding.

Comments made by the Architect's Daughter, Lucy Archer, in relation to the 2004 application indicated that Erith always intended to leave this area open, to fulfil an ancillary function, and to present the northern 'cliff-like' elevation of the building to give the appearance of a castle on the brow of the hill.

The current applications relates to this parcel of land located to the north of the existing building, which is currently used as a surface car park for the use of residents of Jack Straw's Castle. The proposal would result in the loss of 4 parking spaces, reducing the number available to residents from 11 to 7 spaces. The retention of these car parking spaces for use by the existing residents is required in perpetuity by condition 12 attached to Planning Permission ref: PWX0102190R2 in 2002.

No steps have been taken by the applicant to vary or remove this condition and if the current applications are granted and implemented in accordance with the submitted plans, the result would be a breach of planning control in respect of this condition. No remedy has been proposed by the applicant to address this breach, indeed the overall approach to car parking associated with the scheme as proposed raises a number of issues. This lack of consideration is unfortunately symptomatic of the application submission as a whole. It is noted that a number of the submitted reports have not been updated since the 2017 submission, to reflect the current scheme.

The Transport Assessment does not reflect the current level of public transport accessibility. The PTAL rating of the Site is 2/3 based upon the assessment attached, which is a low level of public transport accessibility.

The Site is bordered by the Heath on all sides, sitting between West Heath and the main body of Hampstead Heath. It is around 200m north of the built-up area of Hampstead. To the immediate west of the Site is a surface car park owned and operated by the City Corporation (Hampstead Heath Car Park), which is a busy and popular car park for users of the Heath. The 'Heath Brow' is therefore considered an important entrance point to the Heath.

This car park is managed by the City Corporation and locked between 8.30pm and 7am. Overnight parking is prohibited.

The Site is located in the Hampstead Conservation Area, and the boundary of the MOL, which affords the Heath protection from development, runs up to the western boundary of the application site, and through the northern boundary.

## **Proposals**

The Proposed Development involves the erection of 2no. 4 bedroom houses sited at the western end of the car park and hard against the boundary of the Heath.

The proposed dwellings would be three storeys above ground level with a pitched roof and basement level. The proposed dwellings would be in a Neo-Georgian style and comprised of brick, facing the car park. The rear face of the proposed dwellings is located immediately on the boundary with the Heath.

There is no garden space provided to either front or rear.

A basement area is provided at the front of each proposed dwelling and balconies at first floor level. This is the only private amenity space provided for each dwelling.

Access is taken through the car park, which will also contain bin and bike stores for both the proposed dwellings and the existing accommodation in Jack Straw's Castle.

## **Development Plan and other material considerations**

We consider the policies of the following Development Plan documents to be of relevance to this application:

- The London Plan (2016, as amended);
- Camden Local Plan 2017;

We consider the following to be material considerations to the determination of this application:

- National Planning Policy Framework ('NPPF');
- London Housing Design Guide
- Camden Validation Requirements; and
- Hampstead Conservation Area Appraisal.

#### LB Camden's core commitment to protection of the Heath

LB Camden commits to protection of Hampstead Heath in Local Plan Policy A2 ('Protecting and improving our parks and open spaces and encouraging biodiversity'), which states that the Council will:

"j) preserve and enhance Hampstead Heath through working with partners and by taking into account the impact on the Heath when considering relevant planning applications, including any impacts on views to and from the Heath;"

In addition, this policy also confirms that the Council will resist development which would be detrimental to the setting of designated open spaces; and provides the strongest possible protection to designated MOL.

This policy objective should be given weight and should underpin the assessment of the impact of the Proposed Development, in addition to heritage concerns and matters of design.

#### **Specific Areas of Concern**

##### Impact on Hampstead Heath

The City Corporation is concerned about the impact of the Proposed Development on the Heath and consider the following to be key issues:

- The impact of the Proposed Development on the setting of the Heath, including views to and from the Heath;
- The encroachment on MOL that would arise from the Proposed Development;
- The impact of the Proposed Development on the biodiversity of Hampstead Heath;
- The impact of the development on trees located on the boundary of the Heath;
- The impact on parking pressure arising from a reduction in parking space numbers;
- The impact of the development beyond the application site boundary.

Having reviewed the submitted material, a significant element of which is dated 2017, the issues set out above are considered in the context of the adopted policy and any other material considerations, in line with the expectations of the National Planning Policy Framework.

### *The setting of the Heath - Visual Amenity*

The applicant has not demonstrated, or indeed considered, in its submission how the scheme proposed protects and enhances the setting of the Heath or views to and from the Heath. This is a policy consideration set out in Policy A2 of the Local Plan and has not been addressed in the application submission.

Without this information, which could be provided in the form of composite images from agreed viewpoints, it is not possible to understand the full impact of the Proposed Development on the Heath. The City Corporation expect that, as a minimum, there would be an impact upon the closer views from West Heath. The City Corporation request that the applicant is asked to provide additional information on the impact of the proposal on views from within Hampstead Heath. Without that information, it is not possible to demonstrate that the protection of views set out in part i) of emerging Policy A2, is satisfied.

This information was requested in respect of the 2017 application and has also not been provided in this application submission.

The amount of information provided in the drawings and design and access statement is extremely limited and therefore it is somewhat challenging to understand the visual impact of the scheme.

The City Corporation is concerned about the impact of the development immediately abutting the Heath boundary, directly impacting on the setting of the Heath. It is the opinion of the City Corporation that a more comprehensive set of drawings and a design and access statement showing massing of the Proposed Development from key locations should support an application in such a sensitive location.

Throughout the Hampstead Conservation Area, it is typical for residential properties which border the Heath to have a private garden which provides a buffer between built development and the Heath, which 'softens the edge' of the Heath. This approach has been recognised by Planning Inspectors<sup>2</sup> on other sites in the Borough as an important feature of developments which abut the Heath.

Given the constraints of the Site, built development will immediately abut the open spaces of the Heath, providing a 'hard' edge, directly, and adversely affecting the setting of the Heath.

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<sup>2</sup> North Fairground Site, Vale of Health Appeal ref: APP/X5210/A/97/283311/P4



### *Metropolitan Open Land*

The Site boundary and siting of the Proposed Development appears consistent with the scheme submitted in 2017.

At the time of that submission, it was highlighted that the boundary of the designated MOL may encroach on the application site along its northern boundary.

There have been no changes to the MOL boundary in this location since 2017, and the footprint of the scheme has not changed.

If the proposed dwellings lie within the MOL boundary then they would constitute 'inappropriate development' and would need to be justified by very special circumstances. No such case has been made by the applicant.

London Plan Policy 7.17 ('Metropolitan Open Land') sets out that:

*"The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL."*

The London Plan approach is in line with Paragraph 87 of the NPPF, which states that:

*"As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."*

Without prejudice to this review of the relationship between the Proposed Development and the MOL boundary, the location directly adjacent to MOL would adversely affect the openness of MOL through encroachment, contrary to the criteria of Policy A2 highlighted above.

### *Parking Issues*

The Proposed Development is car-free for the two new family sized dwellings and would also result in a loss of four existing residential parking spaces reserved for residents of Jack Straw's Castle, from 11 spaces to seven. The location is regarded by Transport for London as having a low level of public transport accessibility (PTAL of 2/6). For the new residential units, the parking addendum to the London Plan (at Table 6.2) is applicable:

There is an expectation for two parking spaces per unit, based on its suburban location, the number of habitable rooms per unit (six) and the PTAL rating. Depending on the size of units in Jack Straw's Castle, it is likely that the London Plan expectation would be 1-1.5 parking spaces per those existing units. This seems appropriate, as the Parking Survey detailed in the Transport Assessment identified near comprehensive usage of the current car park, with a minimum of eight vehicles and a maximum of ten vehicles (overnight) using the car park over a 24 hour period. This suggests at least three existing vehicles would be displaced.

Streets around the vicinity of the Site are within a Controlled Parking Zone, so there is no opportunity for on-street parking. On that basis, the Transport Assessment submitted in support of the application states that "the only viable parking option for new residents and displaced existing residents would be to use the adjacent Hampstead Heath public car park" (paragraph 2.5.6). The Transport Assessment has not been amended or varied since the 2017 application submission. The Camden Case Officer's Report for that application stated at paragraph 12.5 '*Contrary to the suggestion in the applicant's Transport Statement, it is not considered appropriate for displaced residents' cars to rely on using the adjoining Heath carpark, run by the City, which is closed at night time*'. This point appears to have been ignored by the applicant and they are relying on its usage.

The City Corporation does not support the proposal to use the Hampstead Heath Car Park as it is for the use of visitors of the Heath and not for overspill residential car parking. The car park function is for short-stay parking and it is locked between 8.30pm and 7.00am, which we presume would be unworkable for new residents. Further, the City Corporation is prohibited from permitting or facilitating residential parking on any part of the Heath by Section 12 of the Hampstead Heath Act 1871<sup>3</sup> and is further required to resist appropriation for any such purpose. Further, it would not be compliant with the City Corporation's trustee duties to permit or facilitate such use. Therefore, we would like to make clear that ongoing use of the car park is not a viable option as set out in the Transport Assessment.

The provision of 11 existing parking spaces is safeguarded by condition attached to the permission for the conversion of Jack Straw's Castle to flats in 2002, as referred to above. The applicant has made no effort to resolve this issue and as it stands, if the current proposal is approved and implemented, condition 12 of permission ref: PWX0102190R2 would be breached.

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<sup>3</sup> **12. Heath to be kept open**

Subject to the provisions of this Act the [Greater London Council] shall for ever keep the Heath open uninclosed and unbuilt on except regards such parts thereof as are at the passing of this inclosed or built on and shall by all lawful means prevent resist abate all encroachments and attempted encroachments on the Heath and protect the Heath and preserve it as an open space and resist all proceedings tending to the inclosure or appropriation for any purpose of any part thereof

Similarly, no provision has been made for parking for disabled occupants or visitors to the scheme proposed. As there are no on street parking bays in the vicinity, there are no opportunities for blue badge holders to park in proximity to the Site.

The displacement of parking from the existing site and provision of parking for the new development remains unresolved.

The City Corporation is also concerned that the location of the new residential properties and the proximity to the Hampstead Heath Car Park and it's busy access way, could result in management issues arising from complaints by new residents relating to noise or hours of operation.

The Hampstead Heath Car Park is fundamental to the operation and enjoyment of the Heath for many visitors. In accordance with the 'agent of change' principles set out in Policy D13 of the 'Intent to Publish' London Plan 2019, the applicant should identify mitigation measures to ensure that future residents of the scheme will not be adversely affected by the operation of the existing Hampstead Heath Car Park. Without such measures in place, policy D13 encourages Boroughs not to permit development.

### *Biodiversity and Trees*

The Site is directly adjacent to the Hampstead Heath Site of Importance for Nature Conservation (SINC).

It is noted that the Ecological Appraisal submitted, is dated 2017 and is based upon surveys undertaken at that time.

Given the ecological importance of this site, the applicant should update surveys to ensure that the ecological value is appropriately assessed.

The applicant has provided a Tree Survey Report, which is dated December 2016.

All of the trees assessed in this report are outside the application boundary, on the Heath itself. These are neither in the applicant's ownership or control.

The trees and vegetation on this boundary fulfil both an amenity and ecological function ensuring the 'soft edge' to the Heath. The approach set out in the tree report suggests a wilful disregard for the Heath and its value.

The report acknowledges the need for works to 'facilitate development' and of further concern, is the following paragraph from the Arboricultural Impact Assessment:

*“The impact of the existing trees upon the proposed development is an issue that requires mention, since natural light will be severely diminished during summer months; a situation which will become more significant over time as the trees mature. Furthermore, there will be other nuisance factors which will impact upon residents i.e. aphids on the Sycamores and potentially Elm Bark Beetle on the Elms, and also leaf fall. (Although currently none of the Elm trees are showing any symptoms of Dutch Elm Disease, it is probable that as they grow larger they will become infected, and ultimately will decline and die).”*

The requirement to prune or fell healthy trees on the Heath to ensure the amenity of future occupiers would indicate that the development is inappropriately sited – in a similar fashion to the ‘agent of change’ principle set out above in relation to the use of the Hampstead Heath Car Park.

Further<sup>4</sup>, it would not be compliant with Section 16 of the Hampstead Heath Act 1871 or with the City Corporation’s trustee duties to act in the best interests of the Heath to remove or reduce trees for the purpose of facilitating the proposed residential use.

The combination of reduced screening on this boundary and the presence of additional built development, and associated light spill from the development would further exaggerate this new ‘hard edge’ to the Heath.

As highlighted above, MOL is afforded the highest level of policy protection, and if the development proposed will encroach on this area to the point where trees outside the application boundary need to be felled or reduced significantly, then it is self-evident that the MOL is adversely affected by the development proposed.

### Design Standards

Notwithstanding comments relating to parking provision or servicing, the scheme is considered deficient in terms of the provision of private amenity space.

The London Housing Design Guide sets out minimum standards for private amenity space in new residential properties.

The large dwellings proposed contain limited amenity space. A basement area and single balcony at first floor level.

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<sup>4</sup> **16 Preservation of turf**

[The Greater London Council] shall at all times preserve as far as may be the natural aspect and state of the Heath and to that end shall protect the turf gorse heather timber and other trees shrubs and brushwood thereon.

None of these spaces as drawn comply with the 1.5m minimum width requirement set out in the GLAs Housing Design Guide.

It is also questioned whether the space provided in both dwellings will meet the required minimum space provision for houses of this size. This is further confirmation that the applicant has sought to address as single issue – namely the design in the context of the listed building – and has compromised on all other matters that would ensure the amenity of residents and neighbours.

Internal daylight levels in the principal living spaces in the basement are marginal, as confirmed by the daylight sunlight assessment submitted, to the point where a car parked in the space immediately outside this basement area may reduce the internal daylight to a level which is below this standard. Unfortunately, with the siting and design as proposed, it is highly likely that there will often be a resident's car parked in precisely this location.

#### Access and Construction

As referenced throughout this submission, the western boundary of the proposed dwellings is hard against the boundary of the Heath.

While it is not clear from the submitted documents whether there are to be any projections from balconies over the Heath, if any are proposed then the City Corporation do not have the power to grant any right or licence as doing so would be contrary to Section 13 of the Hampstead Heath Act 1871 and with the City Corporation's trustee duties to act in the best interests of the Heath.

Furthermore, in order to build the scheme if permitted, it will be necessary to access and erect a scaffold and tree protection fencing on the Heath itself, on land within the City Corporation's ownership.

This situation will remain in perpetuity for maintenance and window cleaning access for instance. It is not considered compliant with the City Corporation's responsibilities under the Hampstead Heath Act 1871 to safeguard the Heath, nor with its trustee duties to act in the best interests of the Hampstead Heath charity, to facilitate such access and use of the Heath, nor to permit the erection of scaffold.

While not material to the determination of this application, it is symptomatic of the siting of the proposal that it raises issues beyond the application site boundary and has proposed no method for remediation.

On a site of this nature there are too many unresolved issues in the application submission and the City Corporation must therefore **object** to the proposal.

## Summary

The application submission should be reviewed and updated information provided on transport, ecology, trees and the impact of the scheme on views to and from the Heath.

The applicant should resolve issues relating to car parking requirements for residents of Jack Straw's Castle, and the requirements of conditions relating to car parking for that development.

The applicant should identify appropriate mitigation measures to ensure that any noise and disturbance from the Hampstead Heath Car Park is appropriately addressed in accordance with 'agent of change principles' in the London Plan.

Notwithstanding the above, and any additional reasons for refusal that may result if these points cannot be addressed, the City Corporation considers that the application should be refused on the following grounds:

- 1. The siting, scale, height and bulk of the development proposed will introduce a 'hard edge' to Hampstead Heath, contrary to the provisions of Policy A2 of the Camden Local Plan 2017. The proposal will adversely impact upon views to and from the Heath, its openness and character as Metropolitan Open Land and is contrary to the objectives of London Plan Policy 7.17( Policy G3 of the 'Intent to Publish' London Plan), NPPF para 143 and Local Plan Policy A2.***

Please do not hesitate to contact me if you require additional information.

Yours faithfully



Paul O'Neill  
Director

Encl. – PTAL report  
City Corporation Site Boundary Review



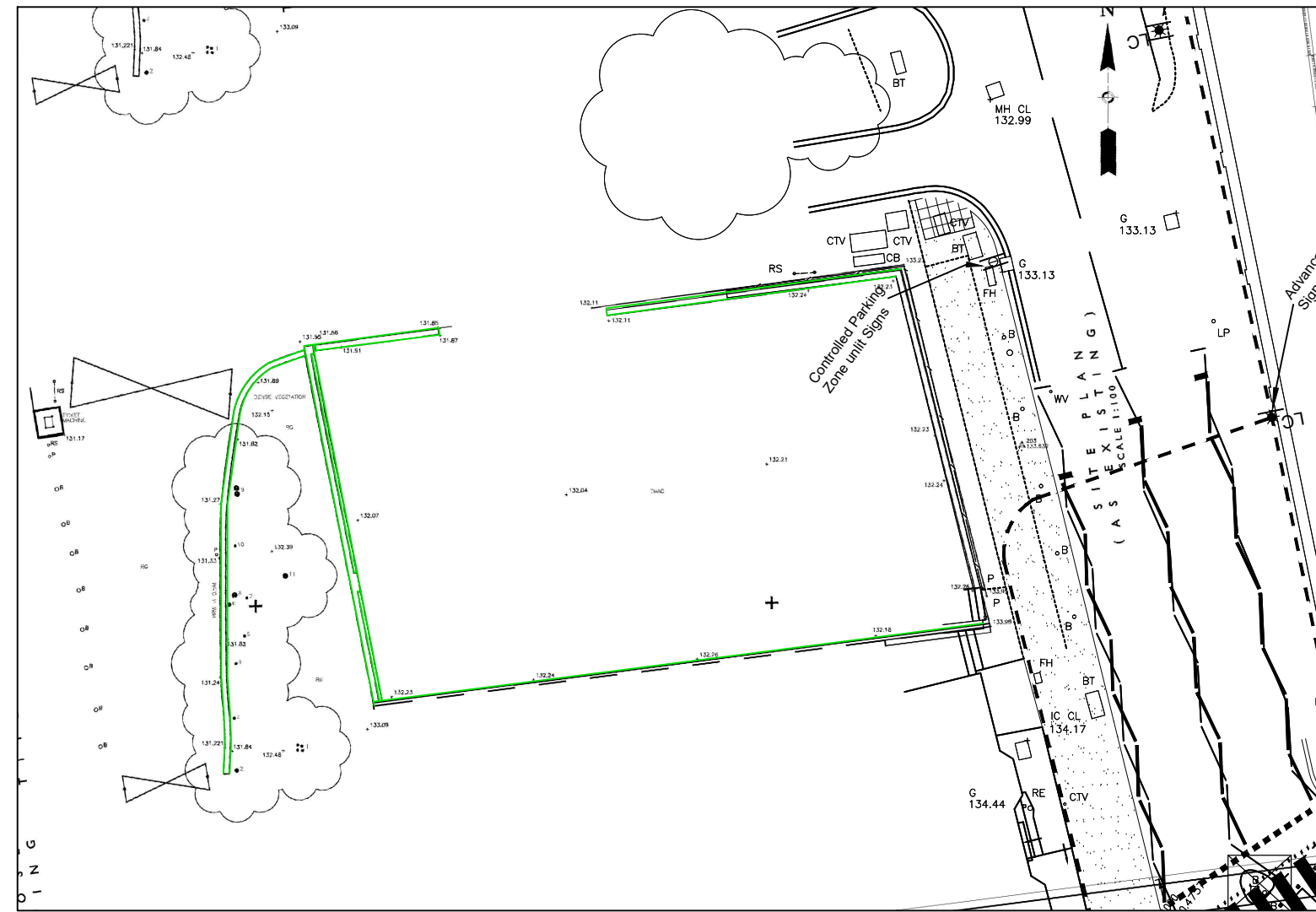


Illustration 1 : Shows part of a topographical survey of the adjacent road North End Way  
A scan of the Architects survey drawing of the existing car park, has been best fitted to the topographical survey to show the position of the existing car park

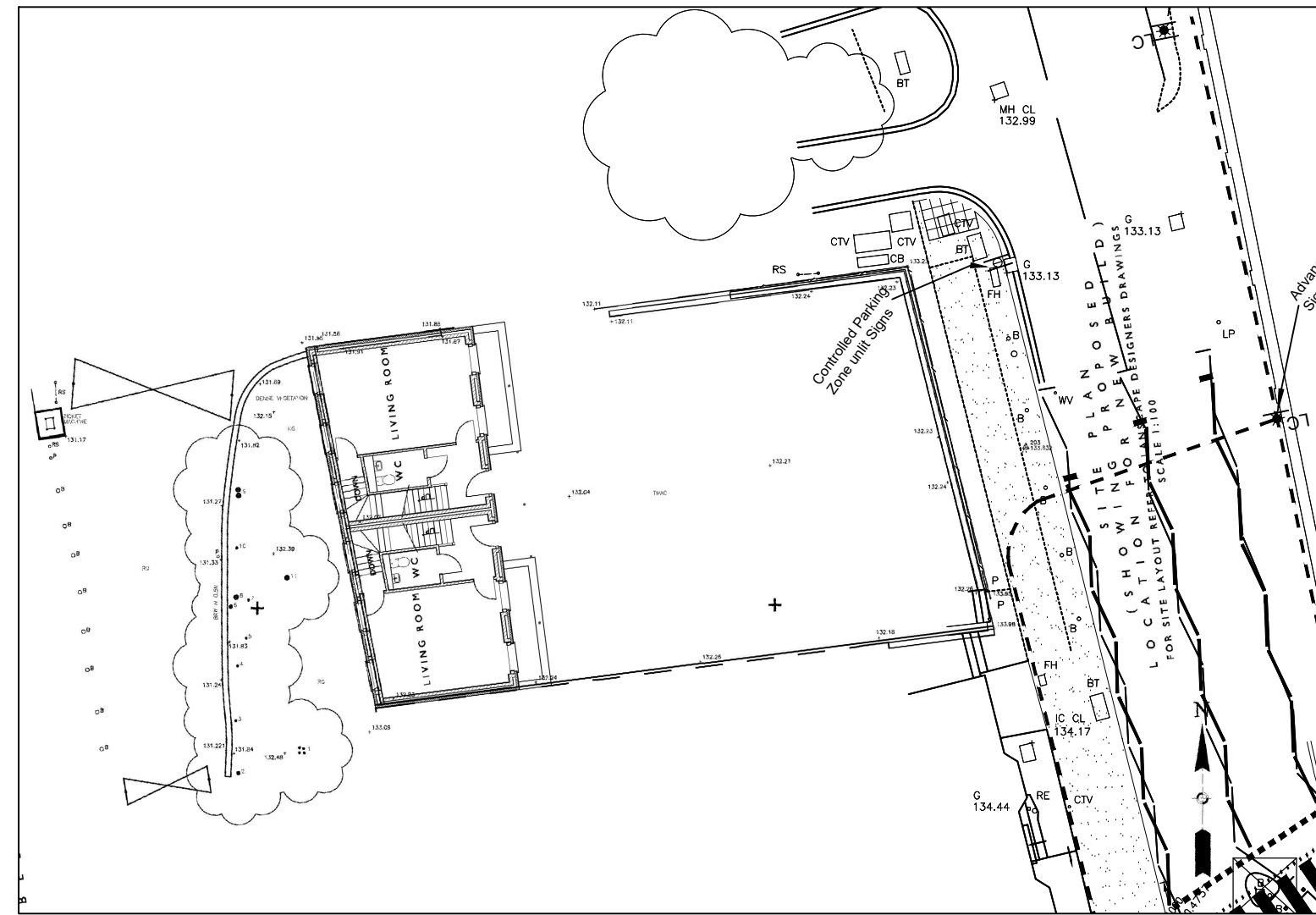


Illustration 2 : Shows part of a topographical survey of the adjacent road North End Way  
A scan of the Architects survey drawing of the proposed development within the existing car park, has been best fitted to the topographical survey.

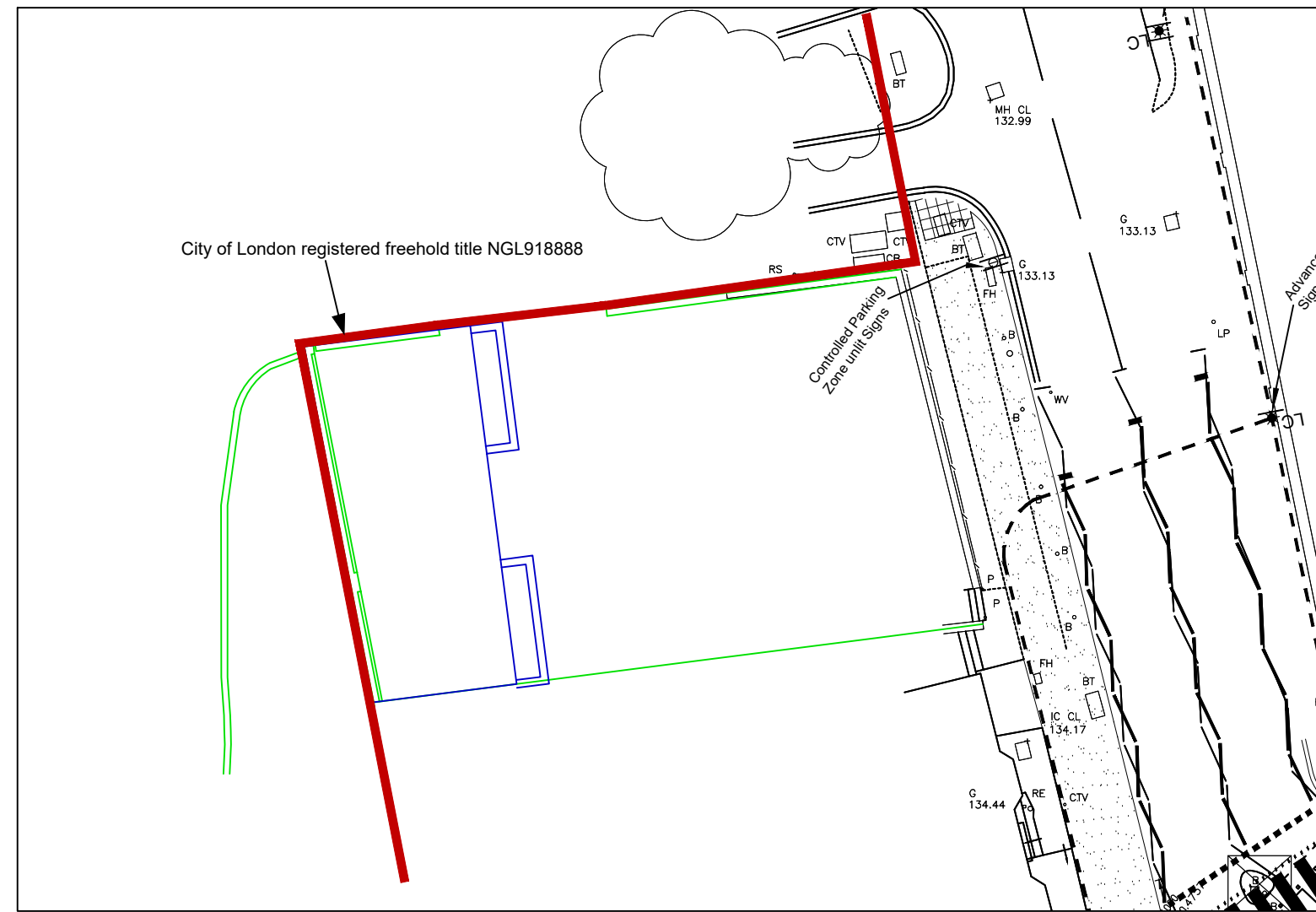


Illustration 3 : Shows part of a topographical survey of the adjacent road, North End Way  
The scans have been removed for clarity and the green lines represent the outline of the existing car park and the blue lines represent the outline of the proposed development.

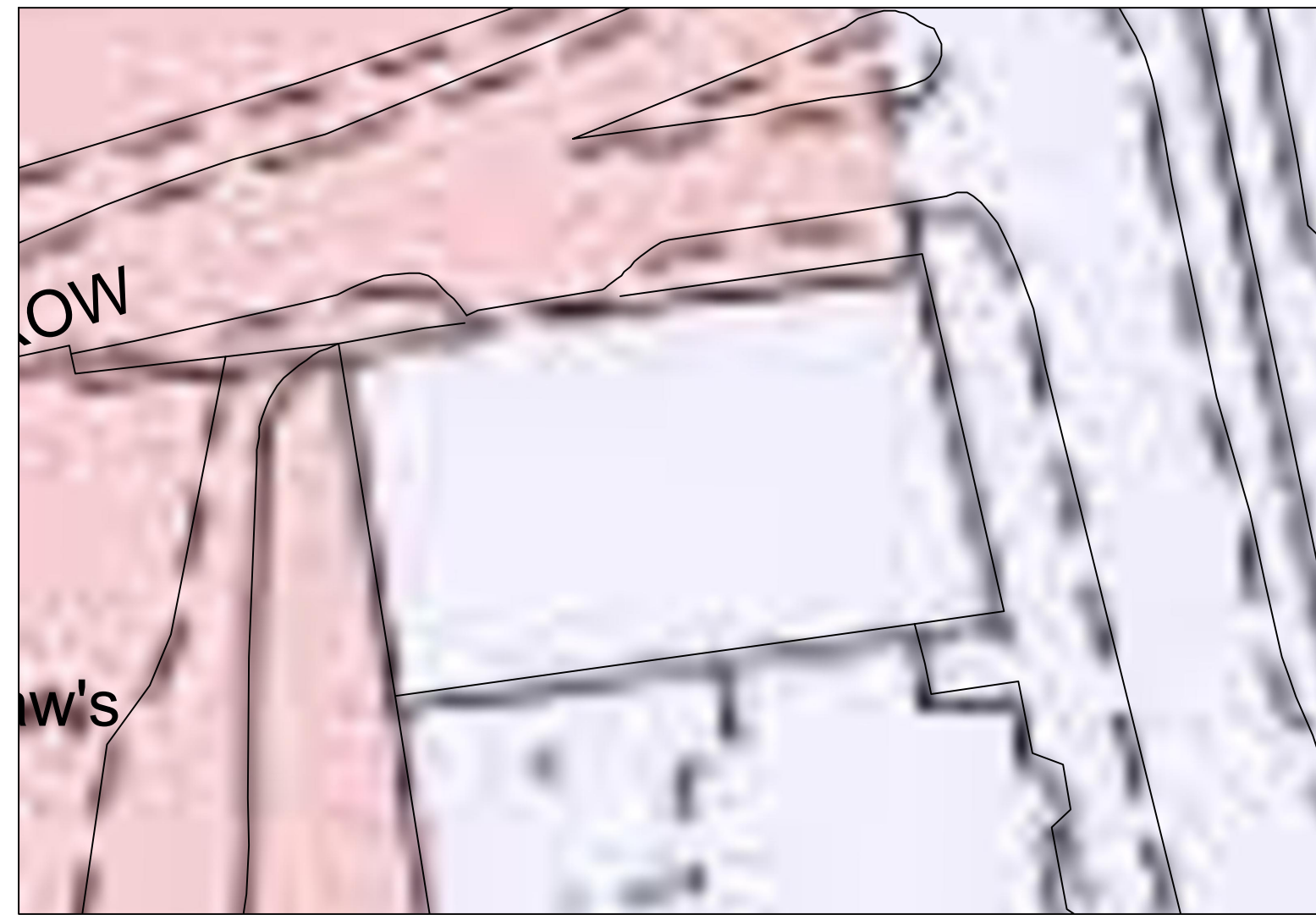
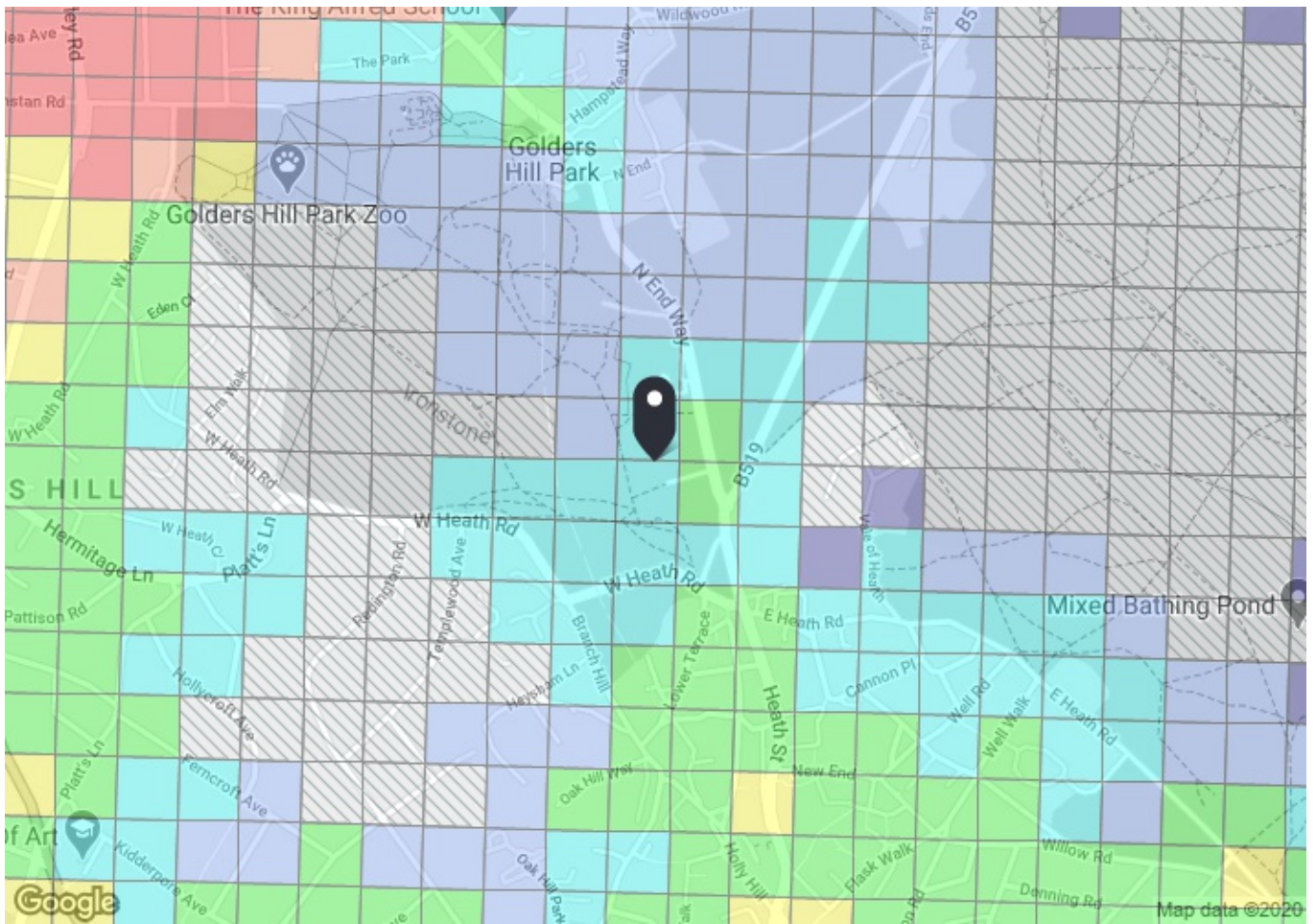


Illustration 4 : Shows the Ordnance Survey background and a scan of the City's registered freehold title NGL918888, best fitted to the Ordnance Survey.

Plan is based upon the City of London freehold title NGL918888 and information from the local planning portal. Quinlan Terry Architects site plans drawing number 1370-5 rev A			
Rev		Drawn	Date
 <b>CITY LONDON</b> <i>P.G. Wilkinson BSc MSc MRICS</i> <i>City Surveyor</i> <b>CITY SURVEYOR'S DEPARTMENT</b> Corporate Property Group : Plans & Records Section			
Address : Land adjacent to Jack Straw's Castle North End Way, Hampstead Heath, London NW3			
Title :  Ownership Plan			
Print Scale :	1 : 250 @ A2	Drawn by :	K.T.
Date :	Jul 2020	Pro code	UPRN
Drawing No :	3-C-42471 -02		
Revision			



**PTAL output for Base Year**  
**2**

NW3 7ES  
 Hampstead, London NW3 7ES, UK  
 Easting: 526153, Northing: 186488

Grid Cell: 112034

Report generated: 16/07/2020

**Map key - PTAL**

	0 (Worst)		1a
	1b		2
	3		4
	5		6a
	6b (Best)		

**Map layers**

- PTAL (cell size: 100m)

**Calculation Parameters**

Day of Week	M-F
Time Period	AM Peak
Walk Speed	4.8 kph
Bus Node Max. Walk Access Time (mins)	8
Bus Reliability Factor	2.0
LU Station Max. Walk Access Time (mins)	12
LU Reliability Factor	0.75
National Rail Station Max. Walk Access Time (mins)	12
National Rail Reliability Factor	0.75



Calculation data

Mode	Stop	Route	Distance (metres)	Frequency (vph)	Walk Time (mins)	SWT (mins)	TAT (mins)	EDF	Weight	AI
Bus	HAMPSTEAD HTH N END WAY	268	218.54	5	2.73	8	10.73	2.8	0.5	1.4
Bus	JACK STRAWS CASTLE	210	196.03	7.5	2.45	6	8.45	3.55	1	3.55
LUL	Hampstead	'Edgware-Morden'	857.42	9	10.72	4.08	14.8	2.03	0.5	1.01
LUL	Hampstead	'Morden-Edgware'	857.42	4.67	10.72	7.17	17.89	1.68	0.5	0.84
LUL	Hampstead	'Kennington-Edgware'	857.42	14.67	10.72	2.79	13.51	2.22	1	2.22
<b>Total Grid Cell AI:</b>										<b>9.02</b>