

✓ YES to Nature Preservation for Gondar Gardens Reservoir

Ask yourself ...

1. Does West Hampstead have enough green space? Can we afford to lose a vital green lung, forever?
2. Who has the moral right to destroy Camden's only known slow worm habitat and home to four "red listed" birds and other "under threat" species?
3. With 1,000 new homes approved within ½ mile of the site since 2011, and more planned around the stations, is this proposal necessary or just greedy?
4. In an area described by Camden as suffering from "parking stress", do we need more cars?
5. Do we need more traffic? And will the difficult Gondar Gardens / Mill Lane junction be safe?
6. Are the hundreds of open views into and across the site a valuable asset to the community?

Ask the developer ...

1. Why aren't they content with a 'frontage' only development, with the London Wildlife Trust managing the remaining 93% of the site?
2. Have they found any wildlife group interested in 33% of the site when 93% is a viable option?
3. Do they agree the site is designated as Open Space and a Site of Nature Conservation Importance?
4. Why should these designations be overturned when a Planning Inspector has said the frontage scheme would secure the SNCI for the community?
5. How high would buildings rise above the reservoir roof? 5.5m is more than "one and a half storeys"!
6. Where would 250 more people go to the doctor or send their kids to school? What other impacts?

What we have learnt

- The whole site has ecological value – the grassland supports insects, birds and slow worms
- Building in the centre destroys most of the Open Space – against Camden policy
- Building on the frontage destroys public views across the Open Space – against Camden policy
- Building on both leaves too little land for a viable Nature Conservation site – says the London Wildlife Trust
- Camden is exceeding its housing targets; and Feb 2015 figures show lower projected demand in Camden
- Gondar Gardens has much worse access to public transport than the 'interchange' sites by the stations
- No-one is making any more green Open Space and there are better brownfield sites for housing

*** Say NO to greedy development. Join GARA. Sign our petition.**

www.gara-westhampstead.co.uk

Gondar and Agamemnon Residents' Association

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Gondar Gardens reservoir – recent history

2005: Protected as Open Space and a Site of Nature Conservation Importance

2010: Linden Wates purchased the site and cut down all trees on the street frontage

2011: Centre only

1.5m above reservoir roof



**Allowed on appeal
Low-level, open from street**

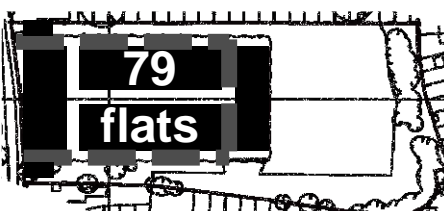
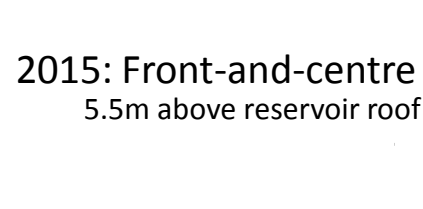
2013: Frontage only



**Appeal pending
93% Open Space preserved**

2015: Front-and-centre

5.5m above reservoir roof



Excessive and greedy

