

Dartmouth Park Conservation Area Appraisal and Management Statement

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Dartmouth Park Conservation Area Appraisal and Management Strategy

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Part 1 – Conservation Area Appraisal

1.0 Purpose of the Appraisal

- 1.1 The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Dartmouth Park Conservation Area. In doing so this appraisal will define the special interest that justifies designation through a character appraisal of the area.
- 1.2 Conservation Area Appraisals and Management Strategies are recognised as being of considerable importance in providing a sound basis for guiding development within them. The purpose of the documents is to provide a clear indication of the Council's approach to the preservation and enhancement of the conservation area. The appraisal is for the use of local residents, community groups, businesses, property owners, architects and developers and is an aid to the formulation and design of development proposals and change in this area and its setting.
- 1.3 Guidance produced by English Heritage in 2005/6 on conservation area appraisals and management plans has been used to form the framework for this document. A large portion of the survey work and revisions to the draft appraisal was undertaken in 2007 by Dartmouth Park Conservation Area Advisory Committee. This work was further updated in 2008 to form this document.
- 1.4 It is important to note that whilst the appraisal seeks to provide a summary of the special interest and character and appearance of the conservation area, it would be impossible to identify all of the detailed characteristics and appearance of every street and area or highlight every facet that contributes to the area's special interest. Accordingly, future development proposals must be considered in the context of this character appraisal and a thorough assessment at the time of the specific character and appearance of that part of the conservation area.

2.0 Policy Context

- 2.1 Camden has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (section 69 and 72) to designate as conservation areas any "areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance" and pay special attention to the preserving or enhancing the character or appearance of those areas. Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.
- 2.2 Government policy on conservation areas is set out in Planning Policy Guidance Note 15: Planning and the Historic Environment (1995).

- 2.3 The Council's policies and guidance for conservation areas are currently contained in the adopted Unitary Development Plan (UDP) (June 2006) and Camden Planning Guidance (Dec. 2006) and reflect the requirements of national policy. This document will be superseded by the Local Development Framework, which is due to be adopted in 2010.
- 2.4 The Council has produced a Streetscape Design Manual for Camden and all public realm enhancement work will be undertaken in accordance with it. This includes sample illustrations of best practice, e.g. for historical street settings, and typical street settings within conservation areas.

3.0 Planning History

- 3.1 The conservation area was designated on 4 February 1992. A section of Highgate Road was designated on 1.11.1985 as part of Highgate Village and was transferred to Dartmouth Park in 1992, as was the area around St. Anne's Close and St. Anne's Church.
- 3.2 Holly Village and the parade of shops at the foot of Highgate West Hill were transferred to Dartmouth Park from Highgate Village Conservation Area on 21.3.06. The expansion of the conservation area is illustrated on a map appended to this document.
- 3.3 In order to preserve a painted sign on the north flank wall of 33 York Rise, an Article 4 Direction was made that took away permitted development rights to paint the exterior of the building on 7.3.1980.
- 3.4 Design guidelines for the shops in Highgate New Town Stage 2 were approved in 1977 that sought to maintain the original design. Roof and rear extension design guidelines were approved in 1984 for Laurier and Boscastle Roads. These have been superseded by Camden Planning Guidance 2006.
- 3.5 The London Plan (2008) designates a Protected Vista which cuts across the west side of the conservation area: Protected Vista Kenwood to St Paul's includes: the Viewing Corridor and the Left Lateral Assessment Area.

4.0 Character and Appearance of the Area

- 4.1 The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park. Larger detached houses with gardens are concentrated in the heart of the estate and closer developments with smaller houses and terraces are further south and north clearly shown on the OS. map of 1894. For the most part groups of similar houses correspond to speculative developments. Hedges often provide or supplement house/street boundaries and, together with the numerous trees in private gardens, contribute a semi-rural

character to the area, in which the open boundary to Parliament Hill Fields plays a significant role. A nature reserve has been established behind Mortimer Terrace. Another essential component of the area is the contribution of social housing that includes the Brookfield Estate from the 1920s, the York Rise Estate (1930s), the Highgate Road flats (1950s and '60s) and the Whittington Estate of the 1970s.

- 4.2 The conservation area is a mainly residential area, but integral to its character are the interspersed uses scattered throughout it. There are small groups of workshops and offices in the southern tip, four large schools, several nurseries, small institutional buildings, four churches, four local shopping centres, a library, seven public houses, a community centre, a health centre and a recreational centre. Part of the sense of character is derived from social cohesion.
- 4.3 The semi-rural quality of this area on the fringes of the Heath, with the leafy feel of its tree canopy is an important aspect, and a correlative factor is the quality of darkness at night to which Parliament Hill Fields, the schools, the Greens, the back-lands of Mansfield Bowling Club and Kenlyn Tennis Club, and the large trees in streets and gardens, together with Highgate Cemetery contribute so significantly.
- 4.4 It is an area of housing and is a part of Camden where there is little public open space. Despite this, the area's close proximity to heath and hills contributes a sense of greenness, with glimpses of open land beyond. What few public open spaces exist are scattered in tiny pockets; the most notable being the long strip of green on the east, and statutory London squares on the west sides of Highgate Road. The conservation area, however, is made green by visible back and front gardens that provide long views from intersecting roads and between groups of houses, and small public and private open spaces, and attractive mature trees line many roads. The predominance of boundary hedges, trees and shrubs enhance the rural feel of the area.
- 4.5 Railings and other front boundary treatments, many original, are quite extensive in their variety, but the common feature is that these elements - gates, walls, fences, hedges or railings - complement the architecture. Traditional wrought and cast ironwork, brick walls and piers, stone pier-caps and copings are characteristics of this part of the conservation area as much as the buildings themselves.
- 4.6 The conservation area benefits from a number of interesting views, some of which are extensive, and other pleasing local vistas. Highly important are the roofscapes, to which the original roofing materials make a significant contribution, and sightings of significant buildings. Hills form a high ridge beyond the conservation area boundary and a significant horizon to the north east. To the east the land rises to a high point forming another horizon towards Dartmouth Park Hill. In addition a number of properties follow the undulations of land contours forming attractive groups.
- 4.7 The conservation area has been divided into ten sub areas; Highgate Road, Dartmouth West, Dartmouth East, York Rise Estate, Highgate

New Town, Brookfield Estate, Holly Village, St Albans Road, Lissenden Gardens, Schools (see Sub Areas map). The streets within the sub-area are listed in alphabetical order, except for Highgate Road.

5.0 Location and Setting

- 5.1 The conservation area lies below the highlands of Hampstead and Highgate and Parliament Hill on land falling towards the River Thames which has had a strong influence of the street pattern of the area (see Urban Grain Map). There is a gradual fall southwest of some 35 metres from the north (at 75m above sea level) to its southern tip (at 40m above sea level) (see Topography Map). Smaller valleys cross the general lie of the land and contribute to the variety of streetscape forms. Some of the roads follow the contours of the land whilst others climb or fall in response to the lie of the land. A large central valley marks the route of a principal tributary of the River Fleet that was culverted in the 1890s. This tributary crossed Highgate Road eastwards at Swains Lane, and then meandered southwards along the route of Brookfield Park, York Rise and Burghley Road and recrossed Highgate Road just south of College Yard.
- 5.2 This hillside with a central valley (running the length of York Rise) allows many attractive views of the roofscape and in places views of central London.
- 5.3 The conservation area is defined by two important local roads — Highgate Road on the western edge and Dartmouth Park Hill on the east. To the west is the open land of Parliament Hill and Hampstead Heath, the north abuts both Holly Lodge and Highgate Conservation Areas. To the east is the borough boundary with the London Borough of Islington. Other than the small projecting arm of Highgate Road the railway line marks its southern boundary.

6.0 Historic development and archaeology

- 6.1 Dartmouth Park, a name found on early 19th century maps, lies in part of the old parish of St. Pancras that stretched from Tottenham Court Road to Highgate. The early settlement of Kentish Town around its High Street was established immediately south of the current conservation area in the 13th century or earlier. The area of Dartmouth Park had the first building development in the 17th century and was separated from Kentish Town by fields and meadows. Building initially formed ribbon development with individual properties strung out along the road to Highgate following the course of the river Fleet. The road was an important route and various inns were established to serve the many travellers going between London and the north. These stretched from where the former Castle pub (now the *Vine*) stood at the entry to Kentish Town northwards along Highgate Road to Swains Lane.

- 6.2 No part of the conservation area lies within an Archaeological Priority Zone. The Greater London Sites and Monuments Record (19 June 2008) shows one entry within the conservation area. Swains Lane was a medieval track, mentioned in 1492 as Swaynes Lane and is one of the earliest routes up Highgate Hill providing access to adjacent farms.

18th Century

- 6.3 As London began to extend, development increased along this route and by the early 18th century some buildings of note had been erected. To the north Highgate Village was growing (see Highgate Conservation Area Appraisal). Within the conservation area boundary ribbon development along Maiden Lane (now Dartmouth Park Hill) and Green Street (now Highgate Road) increased in a piecemeal fashion, due to divided land ownership. The Vine was established as a coaching inn, first licensed in 1751, and was the first transport terminus to be built in Kentish Town. The Bull and Last is first mentioned in 1759. At that time a footpath ran from the rear of the pub to Highgate: Woodsome Road now covers the first section of the path. The Green Street Race course began in 1733 to the east of College Lane. College Lane gets its name from St. John's College, Cambridge, which owned it after the College was bequeathed a farm on the site of Denyer House. Much of the area was copyhold tenure of the Manor of Cantelowes, belonging to the Chapter of St Paul's Cathedral. The principal copyholder in this area, Lord Dartmouth, enclosed part of the common around Highgate Road in 1772. Land was then released for development and as a result Grove Terrace was built between 1777 and 1824. A remnant of the common land survives as a slim strip fronting Grove Terrace and Grove End, as well as the pocket of open land directly opposite on the west side of Highgate Road protected under the London Squares Preservation Act, 1931. On the west side, Lord Southampton was a landowner, commemorated in the *Southampton Arms* pub and Southampton House Academy in Highgate Road immediately north of the railway bridge. Lord Mansfield held Parliament Hill Fields, east of which, set back from the Highgate Road, large houses were built on the green in the 18th century known as The Grove, an elegant line of detached and semi detached villas with extensive gardens that reached as far west as the edge of present day Parliament Hill Fields. Only one, No.175, now remains although Haddo House survived until the early 1960s.

19th Century

- 6.4 Private Estate bills from 1830 allowed the granting of building leases for property development and the closing off of land previously accessible in part to commoners. As a result large parts of the private estates were sold off for speculative housing. In general, however, the area retained its essentially rural character well into the 19th century.
- 6.5 The arrival of suburban railway lines in the mid 19th century allowed greater accessibility to central London and increased the desirability of areas close to the lines. The Tottenham and Hampstead Junction

Railway was built in 1868 and cut across the southern part of the conservation area. When it was built the line had a station called Highgate Road that was located west of Highgate Road. The railway lines effectively cut Mortimer Terrace in half.

- 6.6 The period 1840 to 1890 saw a rapid and extensive growth in London's population and most of the properties in the conservation area were built in this period. Proposals to develop Dartmouth Park as a spacious and formally laid out suburban development gradually rising up the slopes of Dartmouth Park Hill never materialised. Actual development was ad hoc by numerous building firms varying much in size.
- 6.7 The north east corner of the area was developed as working class terraced housing from the 1860s, providing cottages for the labourers building the railways and houses. Bertram and Winscombe Streets were built in the 1860s, as well as one side of Doynton Street, the other side following in the 1880s. Retcar, Raydon and Lulot Streets went up in the early 1880s, along with the completion of Chester Road. The 1894 OS shows this area complete and it was known as Highgate New Town.
- 6.8 In the early 1850s proposals were made by Horace Jones for developing the Hurd estate, creating St Albans Road. Only St Albans Villas on Highgate Road and two or three pairs of substantial villas were built at that time. St Anne's Church, West Hill Road, was designed by G. Plucknett for Anne Barnett in memory of her brother in 1852 to provide for the increasing population north of Kentish Town. In the 1860s Lord Dartmouth developed land behind Grove Terrace to create Dartmouth Park Road and provide good quality houses set within spacious gardens that included landscaped layouts and street trees to give a semi-rural appearance. The 1874 O.S. map shows the western end of Dartmouth Park Road (then Dartmouth Road) and Boscastle Road (then Grove Road) had been built up. Land off Dartmouth Park Hill (Maiden Lane) and east of York Rise was acquired by Lord Ingestre (family name, Chetwynd) and Lord Alfred Spencer Churchill in the 1850s from Lord Dartmouth for the Conservative Land Society. Churchill, Spencer and Chetwynd Roads were laid out by them (shown on 1874 OS). The boundary of their land was the north side of Chetwynd Road, designed for middle-class housing, while the roads further south were essentially artisan.
- 6.9 The sale of Grove End Estate (the remains of the 17th century Cholmondley Estate between Highgate Road and York Rise) in 1874 led to Carrol Road (now Chetwynd Road west) and Twisden Road being built on the gardens as a loop, a pond separating it from the York Rise footpath. The River Fleet was covered in, the pond drained, and Carrol and Chetwynd (east) Roads joined to form today's Chetwynd Road. The terrace of seven houses (Zegers) at the south end of York Rise, on the west side, was built in 1877. Highgate Road Baptist Chapel was also built in 1876/7.
- 6.10 From 1870 Woodsome Road, Laurier Road (then Lewisham Road) were laid out and developed on the Dartmouth estate. Croftdown Road

was developed on the gardens of Croft Lodge by a local builder named Smerdon. Development on Dartmouth Park Hill continued from the 1860s through to the end of the century. St. Mary's Church, Dartmouth Park Hill, designed by William Butterfield in 1870 provided a free place of worship for the working classes in Highgate New Town who were largely excluded from St Anne's Church. A parish hall was built in York Rise that was destroyed by Second World War bombing.

- 6.11 The establishment of the teaching order of La Sainte Union des Sacrées Coeurs on the east side of Highgate Road to the north of the *Bull and Last* pub in the 1860s began the development of a girls' school that has come to occupy a large block extending as far east as Brookfield Park.
- 6.12 During the 19th century concern was being raised that open land was rapidly being lost to building sites and gravel or brick works. One of the areas of concern included Parliament Hill Fields adjacent to the conservation area. A major national campaign led to the purchase of the Fields in 1889 for public use and they were incorporated into Hampstead Heath.
- 6.13 The OS map of 1894 shows the southern half of the conservation area built on, as well as the north eastern section. Open land remained in the northern section occupied by Dartmouth Park, allotments, orchards and tennis courts.

20th Century

- 6.14 Throughout the 20th century there was piecemeal development on small sites, starting with the eastward progress of St Albans Road, by Robert Smerdon, and Brookfield Park in 1906-14 by him and his sons. Subsequently there have been redevelopments, some as a result of demolition and others because of the gradual infill of open land that had survived the Victorian era. The infill developments scattered in the area include some individual houses of architectural merit. Bombing raids in the Second World War account for a number of the modern infillings.
- 6.15 In the early 1900s an important development west of Highgate Road began with a block of mansion flats (Lissenden Mansions), built on the site of Clevedon House (contemporary to Grove Terrace but demolished in the 19th century). Similar blocks, as well as a terrace, followed before the First World War, as well as Parliament Hill Girls' County Secondary School (1911) on the site of large 19th century houses. Between the wars, William Ellis Boys' County Secondary School was re-located immediately north of the girls' school, and these have been considerably extended in the late 20th and early 21st centuries.
- 6.16 The parishes became borough councils in 1899; St Pancras parish became the Borough of St Pancras. The first public library in the Borough was built in 1906 in Chester Road, designed by the Borough Surveyor.

- 6.17 A very significant element in the make-up of the character of the conservation area is the contribution of social housing, either in Camden Council or housing association ownership. St Pancras Borough Council acquired orchards and other land in the north of the conservation area for the “Homes for Heroes” Programme in 1919. Brookfield Estate was modelled on Hampstead Garden Suburb with curving streets, large garden areas and hedged boundaries. Brookfield Primary School was part of the concept and was opened in the 1920s.
- 6.18 St. Pancras House Improvement Society was founded in 1924 by Father Basil Jellicoe. The Society (now known as the St Pancras and Humanist Housing Association) built a number of garden estates in north London including the blocks known collectively as the York Rise Estate. The estate occupied 2.5 acres of former fields, arranged in five blocks and was completed in 1938, designed by Ian Hamilton the Association’s architect. It was funded by the London Midland & Scottish Railway which was obliged to rehouse a large number of people who lost their homes in the scheme to enlarge Euston Station. The LMSR, which retained ownership of the site until 1985, paid £90,000 for the building construction and the names of the blocks reflect the source of funding for their construction; Brunel, Faraday, Newcomen, Stephenson, and Trevithick Houses. Previously the site was occupied by a large house known as St John’s Farm, associated with College Lane and belonging to the St John’s College, Cambridge. The flats were occupied by the displaced community from Euston.
- 6.19 In the post Second World War period the significant contribution of social housing continued as well as smaller private developments, some of architectural significance (noted under Sub Areas). The bombed St Albans Villas in Highgate and St Albans Roads were replaced by public authority flats by Norman and Dawbarn about 1950. Large-scale redevelopment of the Victorian terraces in the north east corner of the conservation area was proposed in the 1960s by Camden Council. Stage 1 (Whittington Estate) of the scheme was built north of Raydon Street in the 1970s designed by Camden Architects Department. Stage 2 led to further new developments in Chester Road and Dartmouth Park Hill. However the wholesale redevelopment did not happen and in the end some of the Victorian terraces were kept, and remain in Camden Council ownership. The area has a remarkable mix of contemporary and 19th century architecture.

7.0 Character Sub Areas

- 7.1 The conservation area has been divided into the sub areas which mostly are characterised by a period or type of development from the area’s history. These sub groups are shown on a map appended to this document.

Sub Area 1 Highgate Road

- 7.2 This sub area spans the busy Highgate Road which carries traffic up from Kentish Town and Central London. It starts in the south at College Yard and extends north of Grove Terrace to Croftdown Road.
- 7.3 Undoubtedly Highgate Road dominates this sub area's character and appearance with its mix of uses and building types. Unlike other parts of the conservation area there is more of a commercial feel to the sub area due to the ground floor shops and other commercial activities. This leads to much more activity during the day and to a lesser extent in the evening.
- 7.4 As the Highgate Road is one of the oldest streets in the area this is reflected in the built form which features many fine 18th Century Georgian terrace houses. Development took place in an ad hoc manner and this is clearly seen in the age and styles of building that have sprung up along the road. Although differing in terms of their design the buildings are linked by many common themes such as materials and plot width which gives the street an informal character.
- 7.5 Highgate Road** The conservation area starts at low-scale College Yard, where College Lane joins Highgate Road, with granite setts crossing the pavement, just north of the point where the culverted River Fleet crosses Highgate Road. Up to No.96 the properties sit hard on the pavement. A few have front railings and some have entrances via side extensions or wings in the Italian style. The east side has a dense urban quality formed by the lack of front gardens and commercial use on some ground floors. No.60 is a red brick 19th century cottage; Nos 62 and 63 were rebuilt in 2006-07 with channelled stucco ground floors either side of a courtyard. Nos.64 - 72 are early 19th century linked houses (listed) of varying designs, three storey brick with some stucco at ground floor, 70 and 70A a pair, 72 double-fronted. The height and projecting eaves link the group, of which the return flank, No. 57 Lady Somerset Road, together with No.78 opposite, form bookends, an important pair-gateway to the road. No. 74 Highgate Road (adjoining No.78 Lady Somerset Road) has a shop front at ground floor level; brick infilling around the windows detracts from the appearance of the property. Nos.76 and 78 have recently been re-fronted; the mixed group continues the frontage on either side of the Vine pub forecourt with two and three storey properties with retail use on the ground floor, apart from No.96. A heavy wooden North African wooden door has been put as the shop entrance to No.78.
- 7.6 The *Vine* is set back from the road north of No.80 and was an 18 century coaching inn that was completely rebuilt in 1899. A mixture of wide, tall and arched casement windows punctuates the façade and sharp gables top the three-storey façade. The forecourt was a feature of the old coaching inns and the *Vine* is one of the few public houses to have retained it. A passage leads east into College Lane. To its right, facing the forecourt, is No.80a, an unusual modern brick building that has a large arch filling the front elevation, with glass infill. A lane to the north of No. 96 is paved in granite setts with York stone slab wheel tracks and runs to a yard at the rear.

- 7.7 Nos.98 - 108 (Fitzroy Terrace), is an elegant terrace (listed) with mansard roof, dating from the early 19th century with three storeys and semi-basement (unusual entrance-level) occupying tight plot widths. Although not visible from the road, the terrace has an unusual, attractive rear elevation. Nos.110 - 118 continue the terrace (built mid 19th century), but with an additional floor above a stucco band with smaller scale windows. There is a strong parapet line with chimneys visible from the road. Stucco at ground floor level and surrounding the sash windows. No.118A is a more recent addition.
- 7.8 The relationship of buildings to street changes at Nos.120 - 124 as they are set back behind long front gardens and hidden by recent tree growth, but they are of a similar age to the adjacent properties.
- 7.9 On the west side of the road the conservation area starts north of the railway line with No.137, Southampton House, 1820, (listed), a double fronted three storey building, formerly a school as its over-door plaque states, with fine doorway and fanlight and ground-floor windows recessed in brick arches. Nos.139 (the Southampton Arms, with well-preserved Victorian façade) and 141 are three storey plain brick properties with projecting ground floor premises. Nos.143, 145 and 147 are early 19th century buildings, of one build, but with differing alterations, part of a small shopping parade on the corner of Wesleyan Place; the rest are from 1877. The group is united by its scale, blend of roofscapes and palette of materials, principally brick and stone with timber window joinery. Nos.149 - 157 are homogeneous with pitched roof and stone lintel to the windows. Some original traditional Victorian shopfront elements survive at least in part; No.145 the best preserved. Console brackets between shops survive in several instances and some original panelling to at least one of the shops. No.157 has uncovered an earlier painted glass fascia. This is in contrast to some unsympathetic modern shopfronts in the parade that do not relate in design and scale to the properties. In particular the fascia signs and projecting signs are over large and harm the appearance of the parade. Facing the shop frontages on the east side of the road under the railway arches lies Darcars repair works with, to the north of an open space that is part of the Grove Terrace greens, a garage. Whilst this maintains the mixed use character of the road the building and its signage are unsightly and do not enhance it. On either side of the road there are several places where the pavement is crossed by granite setts marking lanes entering the road.
- 7.10 North of the railway bridge on the east, and from the junction with Gordon House Road on the west the character of Highgate Road changes as it opens to a wide tree-lined section with formal public gardens to the west, a wide strip of green to the east and buildings set some distance back. This expanse of grass on either side is a crucial visual feature as well as an important lung within the conservation area. The east side, Grove Terrace Green, is identified in the UDP as Green Public Open Space and protected under the London Squares Act of 1931. Railings were removed in the Second World War when underground civil defence chambers, to which a staircase is still visible,

were constructed. The open space makes a significant contribution to both the conservation area and the setting of the listed buildings of Grove Terrace. On the west side are the public gardens Highgate Road Enclosure which are as a set of three partially wooded Public Open Spaces.

- 7.11 Set back behind the Gardens on the west side is Haddo House, a housing scheme built on the site of Haddo House and Gordon House, the latter an academy established in 1788. Begun in 1965, designed by Robert Bailie, it consists of a seven story block and some two storey blocks at the rear and a terrace of houses (facing Glenhurst Avenue). The block facing Highgate Road has a top floor set-back, the horizontal arrangements of panels and bands of glazing form a rhythm with the open balconies. These elements are regularly divided into pure squares around exposed curved service towers containing stairs that contrast entirely to the body of the building. The towers are finely executed with fins between slim glazing bars giving a ribbed effect. They appear to float over the base of the building being supported by single fluted columns. The recent horizontal lighting scheme has distorted the vertical design concept.
- 7.12 Denyer House (designed by Albert J Thomas FRIBA), set back east of College Lane immediately north of the railway line on the east side, on the site of St John's Park House Ladies' School, was completed in 1936. It is in brick with red brick details. The windows were originally in timber with glazing bars although some windows have lost these. On the Highgate Road side they have sash multi-lights. At the rear there are connecting external walkway balconies.
- 7.13 Until 1874 **Grove End**, the site north of Denyer House was occupied by an estate that latterly consisted of Grove End House, Grove End Villa and Grove End Lodge (sometime Baptist manse). When the estate was sold in 1874 Grove End Villa was given to the London Baptist Association who built there the Highgate Road Chapel, designed by Satchell and Edwards in 1877, a 14th century Gothic design built to accommodate 800 people. The Sunday Schools behind (by Dixon, 1879) on Chetwynd Road cohere in design. Located on rising ground and framed by mature trees, the chapel forms an important focal point at the junction of Chetwynd, Gordon House and Highgate Roads. It is being converted into flats in 2006-09. Grove End Lodge and Grove End House have survived and the latter is listed grade II. It is a double-fronted detached house from the early 19th century in multi-coloured stock brick, now divided into flats. Immediately to the north are Cumberland and Lynton Villas, circa 1866; Dartmouth Park Road separates them from Grove Terrace.
- 7.14 North of Grove Terrace is the *Bull and Last*, a public house that appears in the Sessions Rolls of 1721 and was rebuilt in 1883. It was one of the coaching inns on the route north from London. It continues to be a public house and is prominent on the corner with Woodsome Road with a fascia and details of pilasters, fine Composite capitals, corbels, a projecting cornice, stucco details and metal gargoyle lamp-

holders. Immediately to the north, the three houses of 'Hillside' terrace were built over the pub gardens in 1884, together with two adjoining houses in Woodsome Road.

7.15 The rest of this road forms part of Sub Areas 7 (St Albans Road) and 10 (Schools).

7.16 **College Lane** is a narrow path with mostly 19th century two and three storey flat-fronted cottages, and one contemporary house (No.32), on the west side (within the conservation area) and hedges and high walls lining the other (outside the conservation area). There is a variety of plot widths and surface finishes. Some of the cottages are double fronted and others are much narrower overall with a single door and window. Most are terraced. Many of the buildings have rendered or brick facades. The variations of façade treatment and articulation, and mix of eaves lines provide valuable interest. The front gardens, where they exist at the lower end are bound by picket fences that make a positive contribution.

7.17 **Grove Terrace** The terraces totalling 27 houses form an impressive and striking composition, enhanced by being set back from the road on elevated ground. Nos.1 - 5 are listed at Grade II in yellow stock brick with rusticated ground floors, completed by 1823. Nos. 6 – 27, with their curtilages including their railings and lampholders are an unusually comprehensive survival of an 18th century piece of speculative development and are listed Grade II*. Building started in 1777 with two houses at the north end (now Nos 27A, 27 and 26; Nos. 25-23 followed in 1778, the larger pair, Nos 21 and 20 in 1780, and the twenty two houses were complete by 1793. They are in two groups, divided by the entrance to Grove Terrace Mews. Narrow frontages and multiple floors maximised profitability for the developer. Built in yellow stock and brown brick there are some variations in the widths and details. Nos.19-22 have rusticated stucco ground floors. Most have three storeys with area basements and attics with slate mansard roofs and dormers. No.14, which may have been rebuilt in the 1820s, has three storeys. They have two windows each except Nos. 14, 21 & 22 that have three windows; No. 27, now divided into two, is double fronted and has four windows. Most have wooden doorcases carrying simplified entablatures with Doric columns, panelled reveals, some with open pediments. Most have radial fanlights and panelled doors and some have ornamental cast iron first floor balconies. Each group is supported at the ends by slightly grander buildings acting as "bookends" to the composition. These are sometimes wider than the other houses and have rendered ground floors. The terrace reads as a unified whole but has a pleasing rhythm within it. An important aspect of the whole terrace is its front gardens with mature shrubs, railings, low walls and original flagstones that form part of the setting of the listed buildings. Nos 9 and 13 have surviving fire company plaques. There are also original coalhole covers with foundry marks still visible. The pavement has fine York stone paving, and the gutters granite setts.

- 7.18 The mid-Victorian terrace at the northern return of the Green, Nos.29 & 30, provide an interesting conclusion to the terrace, but hide No.28, part of the original 18th-century layout of Grove Terrace, which has a fine staircase window to the north. A small alley paved in York stone continues northwards to Woodsome Road.
- 7.19 **Grove Terrace Mews** Grove Terrace is broken between Nos.21& 22 by a narrow lane, of granite setts with granite slab wheel tracks, running to the mews behind. The part of the lane adjacent to Grove Terrace footway is paved in York stone setts. Stone wheel-deflectors protect the flanks of the buildings. At the end of some of the narrow long garden plots on Grove Terrace are single storey sheds and buildings, some contemporary with the houses, varied in their design. The interest here is the small scale and intimate spaces created by the buildings that face the garden walls at the rear of Boscastle Road. A modern house to the north replaced an early 19th century one.
- 7.20 **Little Green Street** A narrow street on the east side of Highgate Road. The buildings on both sides of the street sit hard onto the pavement and combined with its constricted width it retains a charming 18th century quality. On the north side a small terrace of late 18th century cottages in yellow stock brick forms a compact group, some with unusual bow fronted windows at ground floor. Nos.1 - 8 (cons.) are listed (the listing notes they formerly had shops), two storeys, apart from No.8 which has three. They have small upper storey sash windows and slate mansard roofs with dormers and details such as dentilled cornices and console brackets. No.2 has a prominent gable facing the street that clearly marks the qualities of the street. On the south side is the flank wall of No.124 Highgate Road and its garden. At the corner with College Lane is No.9, a three storey building with curved corner. Between it and No.124 are two 2 storey buildings. One has an interesting ground floor window with fascia and brackets. The street has granite sett paving, granite kerbs and a number of traditionally styled street lamps and bollards.
- 7.21 **Mortimer Terrace** on the west side of Highgate Road: Nos.13 - 16 is an early 19th century plain brick terrace of four storeys plus a full basement with a mansard roof behind a parapet wall. Originally the terrace continued south, but part was knocked down for the railway line and now the high walls of the railway bridge truncate the Terrace, with an arch through to the M&A Coachworks. The terrace is relatively unchanged except for some unsympathetic window replacement and satellite dishes. There are railings to the front. No.16 has marginally taller façade, the result of recent building work, and a rusticated and painted ground floor. The original carriageway of granite setts remains and footways are York stone.
- 7.22 The modern development of Nos. 1 - 11 attempts to reflect elements of the classical architecture of the surrounding terraces with rusticated ground floors and similar scale. It forms a formal courtyard beyond the

gated entrance and terminates the view from Highgate Road. Mortimer Terrace Nature Reserve lies behind.

7.23 Wesleyan Place The road slopes gently down towards Mortimer Terrace and forms an attractive enclave on the west side of Highgate Road. Nos. 1A, 1, 2& 3 (listed) are an early 19th century terrace of stuccoed two-storey houses with decorative elements including pilasters, cast iron balconies at first floor windows and fanlights. John Keats lived here briefly. The remainder of the north side relates in scale to the listed terrace. The south side has two properties from the mid 19th century; both are yellow stock brick but differ in design. The three storey and two storey buildings sit comfortably together. The granite setts of the street have been retained.

Views

- Long views along Highgate Road
- Views of Grove Terrace and the green
- View of the west elevation of the former Baptist Chapel from Gordon House Road (obscured by trees in the summer)

Negative features

- Unsympathetic replacement windows
- Unsympathetic shopfronts including signage and blinds (however in many cases the original fascia and pilasters survive).
- Satellite dishes (especially on Denyer House)
- Petrol station on Highgate Road
- Advertising hoardings on eastern wall under the railway bridge.
- Unsympathetic repairs
- Hoarding on College Lane opposite Denyer House

Sub Area 2 - Dartmouth West

7.24 Lying to the west of York Rise the sub-area was developed from the 1850s through to the late 1880s with wide roads. The original detached and semi-detached villas of the central area were replaced as development progressed by a more intensive terrace plan, and to the north and south more densely built terraces are the rule.

7.25 Builders inserted Italianate features into the classical Georgian terrace form, at first retaining flat fronts but adding stucco architraves and door cases, and subsequently introducing ornate porticoes and bay windows. In the 1870s developments here tended to be more down-market (as in Chetwynd Road, west), and Gothic touches were introduced. The variations in decorative treatment provide one of the key aspects of the sub-area. Many of the groups have pitched roofs, and there are few roof alterations. This gives the area a cohesive and well preserved appearance. Many original details survive. The pairs

and terraces of houses are softened by substantial gaps revealing many shrubs and trees, and there are long views over the back gardens from York Rise.

7.26 Boscastle Road is contemporary (at the southern end) to Dartmouth Park Road (late 1850s-60s) and was initially called Grove Road. It is a straight road terminating with views to Croftdown Road and Dartmouth Park Road and bisected by Woodsome Road. It consists of three-storey semi-detached houses and groups of terraces. The east side properties mostly have houses grouped in threes, with semi-basements and raised front doors. Nos.8-24 (1873) are similar to properties by the same builder (Crockett) on Laurier Road, with three storeys and double height bay at semi-basement and ground floor level. Views to the rears of this terrace are possible from the neighbouring streets and these reveal three storey closet wings whose uniformity contributes to the architectural value of this group of the buildings. The raised ground floor is reached by steps with black and white tiling to the front porch. There remain some fine front boundary brick walls with piers (two bricks square) with chamfered corners and moulded stone caps. Nos.2-6 are an interesting early group, with No.4, a two storey double-fronted house, at the centre and one of a number of properties with Ionic porches. Nos.2 and 6 are three storey flat fronted properties with parapet and valley roof behind. On the west side No.1 (Boscastle House) a detached two storey house with Ionic porch is similar to No.4 (also similar to 2 Dartmouth Park Road). Nos.3-13 are three storey flat fronted with parapet, stuccoed quoins, and cast-iron balconies. The ground floor sash windows are tripartite. Nos.15 and 17 (Crockett) are a flat fronted pair with a hipped roof. Nos.19-29 is a terrace of three-storey houses (Tambling) (1873) and mark a distinct change of style, with two storey bays, stucco surrounds to bay, decorative capitals to windows, porches arranged in pairs and a pitched roof. The names 'Devonshire Villas' and 'Cornwall Villas' survive on garden wall piers.

7.27 Chetwynd Road (West, originally Carrol Road) initially rises from Highgate Road and then gently falls to the junction with York Rise. The entrance from Highgate Road is generous in scale, with the Baptist Chapel to the south, mature trees and a wide carriageway, narrowing and dipping past the chapel. On the corner with Twisden Road is a notable detached two-storey house built shown on the 1894 OS map. The road consists of three-storey terraces (except for Nos 4-26, of two storeys), by a variety of builders. East of the Baptist Chapel either side of the road is lined by terraces with a narrow plot width that sit close to the pavement with low brick walls in front of them. On the north side the terrace Nos.1-11 (odd) (by Randall, 1875), uniquely has dentil course parapet masking butterfly roofs, and several iron pot guards remain on first floor extended sills. Standing on the brow of the hill, it forms an important feature facing the western exit from Twisden Road. The remaining north side terraces, Nos 13-21 (by Hirst, 1876), 23-33 (Dyne, 1875), 35-39 (Hirst, 1876), 41-59 (Hirst, 1877), are all three storeys with a pitched roof and eaves. Some have two storey bays and others have one. On the south side there are two principal types:

Nos.52 & 54, double fronted three storeys, similar in detail to Nos.28-50 (even, all by Hirst, 1876-7) and to those by Hirst on the opposite side of the road; Nos.4-26 (Morton, 1875-6) are two storeys with a gable front with decorative eaves and finial, a single storey bay and Venetian windows with three lights grouped together, similar to terraces in Twisden Road. Both sides have attractive door surrounds with carved detail, coloured tiling within the lobby and colonnettes and window bay decoration. The front doors in these houses are relatively intact with deep raised and fielded panels and fanlights. There have been few alterations at roof level. Variations in details occur, including unusual obelisk shaped gate piers of an uncertain date. The intact rear roof profiles of Nos 4-54 and 56-62 are visible from Twisden Road; no.56 has an unsightly ventilation duct rising to well above eaves level. Nos. 61-67 (odd, north side) and 56-62 even, south) were a homogeneous group, in stock brick with polychromatic detail, of shops with living accommodation on two floors above (Zegers, 1876-7), forming an important distinctive part of the Neighbourhood Shopping Centre at the crossroads with York Rise, three corner shops having canted corners, the uniformity ruined in the early 1990s (no 56) and circa 2005 (no 67) by overpainting and inappropriate alterations to the ground floor.

7.28 A later insertion on the Grove End House garden is Chetwynd Villas, No. 1A and Nos 1-5, a terrace built in the 1920s/30s, typical of the period with bay windows, stucco to the upper floors, deep pitched roofs, exposed beams on the gable and roughcast render, with an original brick front wall.

7.29 **Dartmouth Park Road (West).** Building started in the late 1850s at the western end (the section in this sub-area), a development by Lawford on behalf of Lord Dartmouth. Between Grove Terrace and York Rise the properties are mainly handsome three-storey semi-detached villas with semi-basements, and front gardens enclosed behind low garden walls or railings. Some properties however are grouped in threes and there is one single house. The original front walls match their house, usually gault bricks, with piers two bricks square with moulded or flat stone caps. The arrangement of houses results in significant gaps between them. Ground floors are raised above semi-basements (apart from No.2, which is detached, double-fronted, with an Ionic porch) with classical porticoes and front doors, two panelled with no glass. Most of the buildings are three-storey over semi-basements, stock brick with applied decorative details including stringcourses, eaves brackets, moulded window cases and stuccoed quoins picked out in white. They are flat fronted, many with interesting plaster decoration. Nos 1 & 3, 9 & 11, and 4 & 6 (probably all by Hall, 1857) are smaller than the rest. Nos.8 &10 have painted brick that does not improve their appearance. Nos 3, 4, 8 and 10 have off-street parking, the deleterious appearance being mitigated by gravel. Nos.20 &22 have balustraded porches. Most have traditional window sashes; some with arched heads, some with tripartite window at the ground floor. On Nos.24-42 (even) and Nos.31-49 (odd) decorative stucco links the floors. Nos.4,6,8,9,10,11,have

decorative cast iron window box holders; Nos.3,5,13,15,17,19,27,29 have first floor ironwork balconies with French windows. Iron railings at Nos.31, 33, 35, 39, 41, 45. All have striking tall chimney stacks supporting eight chimney pots. No.32 is a semi-detached 5-storey brick-built block of flats of the 1960s, replacing an original house (bombed) that breaks the cohesion of the streetscape.

7.30 At the western end are two detached houses. First House was built in 1990 - 93 by and for J. de Syllas of Avanti Architects, a two storey house that provides a contemporary insert into the Victorian surroundings. Built in brick with a curved aluminium roof, it has a graceful and polite façade. The main living space faces the rear. Next to it is Lamorna House, a 1920s or 30s two-storey house in dark brick with hipped tiled roof, and brick garage to the right; to the left, a prefabricated steel and concrete garage which detracts from the streetscape.

7.31 There are views of the rear of Chetwynd Villas through the gaps between houses.

7.32 Laurier Road (West) (until the 1930s, Lewisham Road). The section between York Rise and Boscastle Road was built by Crockett in the 1870s. This short straight street has on the north side terraces grouped in threes (Nos. 2-30), with three floors, semi-basement and raised ground floor. The two storey bay sash windows have segmental arches and stucco surrounds and there is stucco at the semi-basement level. The sash windows have a segmental arch on the upper floors. The south side (Nos. 1-21) has a similar design but grouped differently. The properties have three storey rear extensions with a curved parapet. Cast-iron railings form the boundary to Nos. 1 - 17 providing a strong visual frontage to the group. The grouping of buildings provides a rhythm to the street and important gaps between buildings. At the west end of the street is No. 1c a house by and for van Heyningen & Haward, 1986, a brick house that is attached to a far less distinguished block of flats. No.1c has the height of the rest of the street but its own rhythm within the façade; the interest is in the arrangement of square windows.

7.33 Twisden Road An exceptionally well-preserved street and roofline, exhibiting a pleasing sense of unity. Built in the 1870s the road forms a loop off Chetwynd Road, a particular feature of it being the way pairs of terraced houses step down the slope; the change in level occurring between the ground floor enriched bay windows, surmounted by first floor Venetian windows and a gable with decorative barge boards. They are generously spaced so that the paired and recessed front doors appear slightly cramped. The houses are predominantly two storeys, in stock brick with rusticated red brick quoins, roofed in slate with plain grey ridge tiles (except the post-war infill, Nos. 25-35, odd) with small front areas and low brick walls and some railings to the pavement. Nos 2-14 were built by Randall, 1875; 1-7 Hirst of Chetwynd Road, 1875; 13-51, odd, Callard and Gormley, 1876-7; and 40-74, even, Zegers 1876-7. At the west end of the street the long line of the

gable roofs on both sides of the road is a significant feature of the townscape. The roofscape is highly visible from the top of Spencer Rise and Chetwynd Road and from the York Rise Estate; there are long and clear views of the rear of Nos. 16-72 (even) and Twisden Works from the path beside the York Rise Estate, and from the road itself to the intact roof profile of Nos. 1-51 (odd) and the back of the Chetwynd Road houses.

- 7.34 Woodsome Road** The road crosses east/west across Boscastle Road, and is wider in the eastern section. To the west are three-storey stock-brick terraces nearly all of the 1870s arranged in groups. Before the junction with Highgate Road the change in character is marked by four storey properties on the south side and the *Bull and Last* Public House on the north side. The houses are flat fronted except for projecting front bays at ground level with pilastered front door cases, sash windows throughout and houses on the north side have stucco at ground floor level. The grouping of the houses produces hipped slate roofs with projecting eaves whose brackets are picked out in white. Small front gardens are defined by piers, low walls. Nos 1a-5a (odd) lie west of the alleyway to Grove Terrace, a block of 1881 with No. 32 Highgate Road; there is a shop at No.3A and a bow window at No.1A. Nos 2A-8A (even) are two semi-detached pairs built on the *Bull and Last's* gardens in 1884 and 1889. The original developer of the Road (Hayley) built a terrace, Nos 4-12 (even), in 1870; the four-house blocks on either side, Nos 17-23 (odd) and 24-30 (even), are by Tambling in 1873. Nos.13, 14, 18 have original railings.
- 7.35 The simultaneous development east of Boscastle Road Nos.32 – 52 (Durnford, 1871-2) and 54-68 (even, Tambling, 1873-4), continues in the same style broken by deep set back infill extensions between groups with glimpses of small doors and windows. The road ends with Nos.70-86, a 1950s St Pancras Council development of concrete-framed flats where the upper storeys project over the ground floors, the flat roof replaced by a low-pitched one in the 1980s. On the south side there is a similar Council block Nos.25-31 (also on a bombed site), and then Nos. 33-57 are arranged in terraces of threes and fives with a raised ground floor above basements; Nos.33-37 (Hare, 1876)are three storey and Nos.39-57 (Tambling, 1876-7) are two storey with basements and original railings survive along this section of the street. Original coal hole covers exist between Nos 43 and 57 (odd), with the foundry mark visible at No.45. Many York stone paths to front doors survive, and Nos 1 and 64 have original black and white floor tiling.
- 7.36 The fronts of the houses retain their architectural integrity with original ridge heights (apart from a raising of the height at No 17) and an absence of rooflights or dormer windows. The uniform grey slate roofs with grey ridge tiles form an important feature of this road, linking Woodsome Road to neighbouring Boscastle and Laurier Roads. The houses where slates have been entirely replaced by red roof tiles cause an interruption to the consistent appearance of the roofscape.

- 7.37 Views of Croftdown Road are visible from the north side between Nos 4A/6A, 10/14 and 42/44, the rear of Grove Terrace between Nos 9/11 and 15/17, and Laurier Road between Nos 37/39 and 47/49.
- 7.38 York Rise** This road runs north/south as a central spine from the junction of Croftdown Road, passing through the houses of Dartmouth Park Road and related roads to the smaller houses of Chetwynd Road. It marks the course of a branch of the Fleet River, and formed a line of division between developments from Dartmouth Park Hill to the east and Highgate Road to the west. Until the late 1870s there was very little building in the street itself, and its building development has been very patchy. Consequently there are few buildings fronting the street and the central section provides views to the rear of houses on Croftdown Road (South), Woodsome Road, Dartmouth Park Road, Laurier Road and their well planted rear gardens. The garden walls of the end houses of the lateral roads, and their height are a significant feature of York Rise.
- 7.39 At the northern end is a terrace of late Victorian three storey properties (Boddy, 1890-3), with a single storey bay and pitched roof with bracketed eaves, of which six (at the southern end) were demolished after bombing and replaced by St Pancras council flats. Other buildings are St Mary, Brookfield, Church Hall, a plain 1950s building (also a rebuilding after bombing). No.24a, a compact brick house and studio placed at right angles to the road on a small site, by van Heyningen & Haward, 1975, which won an Eternit International Architecture Award in 1980 for a single family house.
- 7.40 East from the junction with Dartmouth Park Road and the corner house gardens to the junction with Chetwynd Road is the local shopping centre. The shopfronts on York Rise, built on the gardens of surviving 19th century houses, are of little architectural merit with the exception of No.33 which retains remnants of its original shopfront. **Bellgate Mews** is an intimate secluded yard with granite setts, with a converted Victorian building at the entrance to the 1980s houses. On the north side of the entrance to the Mews is the *Dartmouth Arms*, a three storey early Victorian building with broad stuccoed quoins and parapet that are prominent in the view from Chetwynd Road.
- 7.41 At the southern end is a mixture of building types and heights. A three storey terrace on the west at Nos.21-31 (Zegers, 1877), of which there is a clear view of the backs (partly red brick) and intact roofscape from Twisden Road and two single storey with gable roofs. York Rise Estate ends the west side of the road and is described in Sub-Area 4.

Views

- Laurier Road: view east as it rises to the turreted corner building of No. 2 Dartmouth Park Avenue.
- Woodsome Road rises slightly from Highgate Road then drops to York Rise. The tree-lined street frames a view of hillside roofs rising to a skyline, topped by trees on Dartmouth Park Avenue.

- York Rise leads the eye up to the wooded heights of Holly Lodge Estate.
- Dartmouth Park Road: There are long perspectives with closed vistas caused by the gently curving streets at the western end, and eastwards up the hill to the St. Mary's Brookfield Church.
- From Chetwynd Road (west) and Twisden Road, long views east to St Mary, Brookfield, with rising roofscape.
- The small but significant gaps between buildings and between parallel rows of house-backs provide important views of greenery and backs of houses.

Negative Features:

- Dominance of Crestview flats in views.
- Estate agents boards
- Solid roller shutters to shops
- Unsympathetic signage to shops and shopfronts
- Loss of original details such as chimney pots and finials
- Permitted development alterations such as reroofing, painting or replacing windows with unsympathetic materials.
- Loss/replacement of original boundary walls
- Satellite dishes
- Rooflights on prominent roof slopes
- Modern block of flats at 32 Dartmouth Park Road
- Painting of brickwork, to loss of polychromatic design
- Dormers erected before conservation area status

Sub Area 3 Dartmouth East

7.42 East of York Rise, rising up to Chester Road and sitting on the slope of the west facing slope. This sub-area was developed in the 1860s-90s. It has a more informal feel than Dartmouth West sub area with there being a greater variety of buildings. This is particularly true in Chetwynd Road, Spencer Rise and Churchill Road where there are small groups of buildings in the same street, often with only subtle variations of style or height between them. However they are still bound together by the use of the same materials and detailing.

7.43 Bramshill Gardens The road curves downhill from Chester Road and it is the northern end that was developed first by E. H. Blunt of the Boston Hotel, Junction Road, along with Bramshill Mansions, Dartmouth Park Hill, and houses at the eastern end of Chester Road.

The red brick elevations with gables and bays up to first floor level are prominent on the west side, with an interesting stepped roofline. Nos.2-30 are four storeys, and nos 1-7 are three storeys, with plain red brick facades and gables. The windows have multi lights on the upper sash and single panes on the lower. Terracotta eaves survive on most properties and some have decorative finials. The houses have a segmental arch over the front door, and distinctive multi lights to the door. No.9 is a detached four-storey house with distinctive window buttresses on the flank. Some houses have prominent extended chimneys, making a significant addition to the townscape.

- 7.44 The lower end of the road changes in character. After the First World War Nos.32-38 were built on the west side and are two storey semi detached properties, with bow fronts, casement windows, render on the first floor, overhanging eaves and hipped roof. The houses were built as flats and sit below street level. The east side formed the garden to No.37 Dartmouth Park Avenue until the 1930s. Nos.15 & 17 are shown on the 1934 OS. These are a semi-detached pair of 'International style' houses, with metal windows placed on the corners. The houses were altered in the late 1980s with an extra floor and gently pitched roof. No.40, adjacent to No.35 Dartmouth Park Avenue, is a two storey house in gault brick with brick quoins, and a hipped roof, and a tall stained glass window which highlights the side elevation.
- 7.45 **Chester Road** The section between Nos.1 and 31 (Blunt, 1887-91) lies in this sub-area and is a red brick terrace sitting on a gentle slope that falls away from Dartmouth Park Hill. The terrace has gables with finials, decorative terracotta eaves, arched porch, two storey square bay with pitched slate roof and six lights to the upper sash, tiled footpath and distinct front doors with decorative coloured panes. The style continues into Bramshill Gardens. No.19 has an unfortunate dormer next to the gable and there has been some poor replacement of windows. Nos.21-31 have two-storey rear additions with unusually tall chimney stacks that are visible from the north of Bramshill Gardens.
- 7.46 **Chetwynd Road (east):** Rising to the east and beyond the shopfronts at York Rise there is a steep climb to the crest of the hill. This section is unique in the conservation area for its diverse range of house styles varying in size and scale, including single cottages, stepped terraces and semi-detached villas. From York Rise the street is densely developed but as the slope of the hill lessens the scale changes to larger semi detached and some detached houses with wider plot widths. The impact of the steeply rising street makes the roofscape highly visible. Looking west from the top there are clear views of the road and roofscape of Chetwynd Road (West) stretching down the hill towards Haddo House, which forms an important architectural component of this view.
- 7.47 The section of the road in this sub-area was laid out by 1860 as the best road on the Conservative Land Society's estate. Building began in the early 1860s with a few Italianate villas, Nos 100-112 (even) and 109-119 at the Dartmouth Park Hill (east) end, most in pairs, but

development stalled, and not until about 1890 were all the buildings erected. These villas are semi detached with classical Italianate details of hipped roofs and with overhanging eaves. At the front there are large boundary piers and many still have their original faceted stone caps, original cast iron railings and two (Nos 104-106) original cast iron window boxes.

- 7.48 The gaps on both sides of the road between buildings give important glimpses of rear gardens and break up the densely developed built form of the street. Steps approach many of the front doors, those of Nos 108/110 handsomely studded. No.114, a block of six flats with castellated parapet and red brick quoins and details, including heraldic plaques with the date '1899'. From No.114, the garden of the block of flats with entrance on Chetwynd Road (numbered No.31 Dartmouth Park Hill) forms an important visual break, with views of tree groups in back gardens of houses in Dartmouth Park Hill. Further down hill, Nos.64-94 (even) form a continuous terrace with a mix of designs and height. Most of the properties are three storeys with a pitched roof; Nos.82-88 are red brick and two storey with a small dormer centrally placed in the pitched roof. The white painted stringcourse steps up with the hill. On the north side (Nos.69-99) there is at first a similar pattern of a continuous but varied terrace of the 1870-80s rising from York Rise. However further up the hill this changes with breaks between buildings the rich variety of designs is noticeable with changes in roof height, but predominantly pitched roofs.
- 7.49 The eastern end has front garden areas on both sides that become narrower as the road descends. Low walls form the front boundary, staggered down hill with a variety of treatments and materials echoing the houses behind.
- 7.50 Churchill Road** The north side is within the conservation area and slopes down from Dartmouth Park Hill to York Rise. At the eastern end is a 1950s group of two blocks of St Pancras Council housing replacing bomb damage. One block faces Spencer Rise, the other Churchill Road. They are four storey blocks with a green pitched roof with prominent chimneys. To the east of the block, at the entrance to the street, is an enclosed games pitch as well as a railed landscaped area, giving an open feel to the street before it descends more steeply to York Rise. Nos.12-17 are some of the Conservative Land Society's earliest houses from the early 1860s in stucco, Nos 14 and 17 having lost their original porticos. The rest are somewhat later, with Nos 20-22 from the later 1870s. There is a pleasing range of details and designs. They are two and three storey properties, some with semi-basements, those at either end flat fronted cottages, with larger bow-fronted houses between. A consistent factor is that they all have a roof parapet, some with a moulded cornice. Some of the yellow stock brick properties have red brick details, and there are some stucco properties. Iron railings form the front boundary to Nos.20-23, those of No.20 (which bears a plaque, 'Cambridge House' at first-floor level) being unusually set into a metal-covered coping. Winefrede Paul House is included in Sub Area 4.

- 7.51 Dartmouth Park Avenue** The road sweeps down from Dartmouth Park Hill to Laurier Road, high on the flank of the ridge. Prior to the main development of the area there were two properties in spacious gardens at the northern end; Dartmouth Lodge (No.37) and Dartmouth Tower. No.37 survives, although the garden has been developed with houses (on Bramshill Gardens). The house is a detached elegant two storey villa with central portico and hipped roof. To its east (on the site of the former Dartmouth Tower, an early 19th century villa) is The Towers, an early 1950s four storey brick block with free-standing pilotis at ground floor level.
- 7.52 With a mix of late 19th century large red and grey stock brick villas, all with slate roofs, this road is one of the grandest in the conservation area. Trees on the street and in the front gardens provide a verdant quality. There is a range of building heights from two storeys to three (most with basements, the slope being such that the basement is more of a 'garden floor'). The topology results in the properties on the east side being raised above street level. On the east side at the northern end there are three blocks of flats from the 1950s replacing earlier houses, Nos.28-42, 44-58 Nos.60-80 (Reema Construction Ltd, R. H. Bailey, architect, 1959); they have a simple design with pitched roof and are set slightly back from the road, one block lying at right angles behind Nos 28-42, and having access from Dartmouth Park Hill.
- 7.53 On the east side there are large properties, some detached, with lush front gardens. Most of these date from the late 19th century and there are variations in their design, however these all share common features such as canted bays to the front and hipped roofs which provide a degree of uniformity. No.2 on the corner with Laurier Road stands out because of its projecting corner bay with pyramidal turret roof, a terminal feature in the view up Laurier Road.
- 7.54 On the west side there are gaps between the houses with glimpses of a sharply descending escarpment (in views from Croftdown Road) and significant long views towards the horizon of Hampstead. Again these buildings mostly date from the late 19th century and vary between semi detached and short terraces of buildings. Nos. 9-15 (Smerdon, 1882) depict a change in fashion to the Queen Anne revival style that was popular in this period: red brick, four storeys, with a distinct porch with Ionic columns; the central pair have two-storey canted bays.
- 7.55 Dartmouth Park Hill** The road marks the eastern boundary of the Conservation Area as well as being the Borough boundary with the London Borough of Islington. It rises from Tufnell Park Station to Highgate making gentle curves but with a considerable climb. Development mainly started in 1860s and a few of the earlier properties survive. At the southern end no.21 replaced a bomb damaged house, with the survivor of the semi-detached pair (Tambling, 1879) adjoining. No.25 is a large detached three storey house (Tambling); Nos 27-29 (Ball, 1872) an elaborate pair with Italianate influence and iron window-box holders. The large corner house No.31,

referred to under Chetwynd Road, was an early apartment-block (Ball, 1872) North of Chetwynd Road is the *Lord Palmerston* pub, with former stables in Chetwynd Road, and a three-storey terrace that steps up the hill giving emphasis to the stringcourses and roof line. It has exceptionally high fanlights with two wide vertical glazing bars, a detail matched in the remaining ornamental doors. Making a major contribution to the streetscape is St Mary Brookfield Church (listed Grade II*) perched at a high point on the corner of Dartmouth Park Road and Dartmouth Park Hill. Built in 1869-75 by William Butterfield in the Decorated Gothic style it is an imposing edifice, a landmark visible from many points. The chancel was added by W. C. Street in 1882, but the intended south-west tower was never built.

7.56 From the junction with Dartmouth Park Road there is a variety of building types. Crestview is a six storey brick block of flats from the early 1960s, built on the site of No.47, with garages on the ground floor. The prominent position of the flats and the bland design dominate the corner to its detriment. Rising up the hill the late Victorian villas and houses sandwich a group of 1950 three storey houses and maisonettes, built on a bomb site in concrete for the local authority, an important innovation in pre-cast construction.

7.57 Dartmouth Park Road (East), called Dartmouth Road until 1878: East of York Rise the road rises in a straight line to meet Laurier Road and curves into Dartmouth Park Hill. The two houses on the corners of York Rise are three-storeyed, double-fronted, with ground-floor bays. The later north side has double-fronted two-storey detached houses and the earlier south side has three-storey semi-detached with semi-basements (Nos.53-75, Smerdon, 1884-9) and detached double-fronted houses (Nos.77-83, Smerdon, 1883). No.55 was Smerdon's own house. The properties share similar features such as gault brick, Gothic porch, stucco window and porch surrounds. The semi-detached properties have prominent steps and raised front doors. Nos.77-83 have double height bays with slate roofs that dominate the elevations. The gaps on both sides of the road provide views to the back gardens, and the street is enhanced by hedges to the front gardens. The road curves around to St. Mary Brookfield church and its Vicarage, that lies behind a long, low hedge. The Vicarage (designed by Temple Moore, 1912) sits behind a long low hedge and is a handsome, broad rendered two-storey house. No.62 backs onto Laurier Road, and has modern dormers to the east elevation. At the junction with Laurier Road there is an expanse of York stone paving with street tree planting alongside the church, incorporating a width restriction to Laurier Road.

7.58 Laurier Road (East), previously Lewisham Road. Rising from York Rise the road is initially straight and then curves towards Dartmouth Park Road. Many of the front boundaries are formed by hedges and low walls and are given greater emphasis because of the lack of street trees. Development was from the east. Most of the houses are by Smerdon or builders associated with him, beginning with the very large No.48, double-fronted, with three half-dormers, in red brick (1884), with a carriage-drive; it was prominent in views up and down the hill, but is

now somewhat obscured by trees. On the northern side the other houses sit at an oblique angle to the pavement and are mostly semi-detached villas. No. 46 has a conservatory on its west side, in keeping with the house. No.32 is a two storey block on the corner of York Rise that is built on the site of No.32a's garden; it appears on the 1935 OS map. Many of the part-glazed front doors have attractive original stained glass.

7.59 On the southern side Nos.43&45 were the earliest houses (possibly 1850s): double fronted two-storey, with a distinct porch with segmental pediment. No.47 was the stable and coachman's house to No.45 but has now been much altered. Going downhill are more Smerdon detached houses with two-storey canted bays and dormers that are of a consistent design with a pitched roof. The group is emphasised by the stepped effect caused by the land rising eastward giving long views from several directions. The front porches have decorated pilasters supported by carved colonettes and architraves. Details are emphasised by white paint against the gault brickwork. The differences between the properties on either side of the road are countered by the use of gault brick, similar dormers, and some identical ornamental details. No.35 has lost the detailing round the front door. No.43 has off-street parking and a modern car-port, and Nos 39 and 41 off-street parking. The gaps between the houses provide long views to the hills of Highgate. The rear of Dartmouth Park Road is visible from the south side.

7.60 Spencer Rise A street on the Conservative Land Society's estate designed for artisans, and like Chetwynd Road (east) the product of a variety of builders mostly dating to the 1870s. Nos 1a, 1b and 1c, are later (by Easum, 1885). These buildings are simpler than others in the conservation area, have less detailing and vary from terrace to terrace. However they all share common features such as the narrow plot widths, a set back from the road and many have a butterfly roof hidden behind a parapet which provides cohesion. The exception to this is the 1950s block linked to Churchill Road at nos. 50-90. From Dartmouth Park Hill the road is flat and then has a steep incline down to York Rise and on both sides of the street the buildings step down the hill. On the north side nos. 33-65 form a uniform terrace on flat land which contrasts but does not detract from the much shorter terraces to the west.

7.61 Spencer Rise is one of the few streets in the conservation area which is marred by isolated mansard roof additions which have made their host building too prominent in the street.

Views

- Laurier Road: The land rises to a turreted house that closes the upward panorama of the street.
- Gaps between buildings.
- View westward from the crest of the hill on Laurier Road, westward to Hampstead Heath and a distant church spire
- Views westward down Chetwynd Road

- Views westward down Dartmouth Park Hill over London

Negative Features

- Unsympathetic replacement windows
- Mansard roof additions on Spencer Rise
- Erosion of architectural details
- Crestview block of flats
- Unsympathetic dormers and roof alterations
- Chetwynd Road: parking on York stone footway; and heavy through traffic on very narrow local road.
- Off street parking where is has resulted in the loss of the original boundary wall.
- Hoarding to the side wall of garden of 31 Dartmouth Park Hill (facing onto Chetwynd Road).

Sub Area 4 York Rise Estate

7.61 This high quality, attractive garden estate sits on a gentle slope from its entrance on York Rise. Its clearly defined boundary and unique architectural style within the conservation area give this sub area a distinct character of its own. The buildings themselves share the same building materials, height and detailing and as a result form a cohesive group. Any departure from this planned uniformity is clearly noticeable and is evident where the re-roofing of Stephenson took place in artificial slates.

7.62 Three blocks of flats rise successively from York Rise parallel to that road, with two more at right angles at the crest of the hill, parallel to the railway line that forms the southern boundary. Built in 1937-8 to Ian Hamilton's design for the St Pancras House Improvement Society, their neo-Georgian style, the six-light sash windows with thick glazing bars, was influenced by then fashionable Art Deco. Named after engineers, each block has its name set in original tiles. They are built in a rough-textured red brick laid in a modified English bond in thick mortar, over a dado of smoother brick of different shade. The uppermost storey is in the mansard roof, with overhanging eaves of Delabole slate, except Stephenson, re-roofed in the 1990s in artificial slate. Throughout the estate, the detailing is of high quality. Art Deco touches include balconies: those at the corners of each block are convex, those in centre of the fronts protrude beyond concavities. The concrete structural floor of each is expressed by a white painted ribbon finish to its edge, repeated in the lintels over adjacent windows. Tiny chequers of tiling mark larder ventilation. Externally expressed stairwells of metal-framed glass with decorative lead heads have a central brick core containing a rubbish chute. The concrete stairs have lipped steps

and simple iron balusters curving outwards at the foot of each flight. The door frames are of steel, some doors retaining the original iron knockers and post-slots. Security doors have been installed c2005. Downpipes are of cast iron.

- 7.63 The estate was laid out with gardens, allotments and playground which provide relief and breaks up the built form. Six drying grounds retain their concrete posts, but the Doulton ceramic finials by Gilbert Bayes have been removed. Much original granulated concrete paving survives, but harsh concrete slabs have been introduced extensively. Formal gardens are laid out between Faraday and Newcomen, and a playground between Newcomen and Brunel blocks, with original allotments behind Trevithick. The Housing Association's wall forms the boundary of the Twisden Road houses' gardens; metal and wooden struts to support trellises have been introduced.
- 7.64 In 1969 the seven storey block of Winifrede Paul House was added at the eastern end, fronting Churchill Road. To the south of the estate, adjacent to the railway line is the Gospel Oak Churchill SNCI; a green private open space designated a Site of Nature Conservation Importance.

Views:

- The view up the slope from York Rise along the northern boundary enjoys the attractive roofscapes and foliage of the Twisden Road properties.
- The reverse view looking east culminates in St Mary, Brookfield.
- Views to the south between the buildings to the foliage of the railway embankment

Negative features:

Lack of maintenance is regrettable and incremental poor quality alterations have been carried out such as:

- Loss of Doulton finials from drying ground posts
- Proliferation of external cables and services
- Reroofing of Stephenson in artificial slates
- Unsympathetic replacement windows
- Original entrances marred by enclosed security arrangements
- Modern entrance gates from Twisden Road

Sub Area 5 Highgate New Town

- 7.65 This sub area is an interesting mix of terraced housing from the 19th and 20th centuries. Highgate New Town was the name given to the area in the 19th century, providing working-class housing largely multi-occupied from the start, and was re-used when redeveloped in the

1970s by Camden Council. Bertram Street and Winscombe Street are an enclave of late 1860s terraced houses. Generally the streets are a uniform set piece. Chester Road, Balmore Street and Doynton Street were built in the 1870s to 1880s with Raydon Street and streets north of it for railway and industrial workers. There are surviving stretches of an ancient footpath that ran from Croftdown Road to Bertram Street, Chester Road, and on to Balmore and Doynton Streets. When redevelopment was first conceived in the 1960s it involved all the streets north and south of Raydon Street. As fashions changed the plans were altered and some of the Victorian terraces were kept. Three Stages of the redevelopment were built: the concrete Whittington Estate north of Raydon Street, the shops and flats between Chester Road and Balmore Street, and the New Town development between Dartmouth :Park Hill and Raydon Street. These give the sub area its unique character despite the diverse age and styles of the buildings. Unlike many of the streets in the south which were developed in a piecemeal fashion, larger areas were planned and built at the same time which gives a greater sense of unity within each distinct development. This is reflected also in the public realm where the materials and spaces relate well to the built form.

7.66 Balmore Street When first built the street ran from Raydon Street to Dartmouth Park Hill and was called Colva Street, renamed a century ago because of its notoriety as a slum. There are terraces from the 1880s on either side with a uniform design consisting of three storey houses in yellow stock brick with white dressings; the lower ground and ground floor canted bays are set off by florid capitals that lift the group. Decoration is restricted to the raised ground floor only. There are tiny front areas with access to the front doors located on the lower ground floors. The roofs are pitched with decorative brick eaves. The road now terminates before Dartmouth Park Hill and faces the rear of the three storey block that was the last stage of the Highgate New Town development of the 1970s. At the other end of the street is another part of the 1970s redevelopment that links with Chester Road. Nos.41-71 is a two storey terrace with a curved roof and panelled elevations (1972-6), designed by Bill Forrest and Oscar Palacio of Camden Architects Department. At the rear they face the service yard and have three floors. Designed as short-life accommodation, the buildings have not worn well. At the Raydon Street end of the road there is a small public open space identified in the UDP as the Highgate New Town Open Space. It has a children's playground surrounded by trees.

7.67 Bertram Street Similar in length and topology to Winscombe Street the street has terraces of three storey houses with rusticated rendered ground floors under two plain brick storeys with a deep stucco cornice at parapet level. Dating from the 1860s, they were multi-occupied from the start. The window architraves are topped by vermiculite keystones. The windows have wide sashes with margin lights on the ground floor, and narrower sashes on the upper floors. The front doors are arranged in pairs sharing pilastered doorcases and cornice. Simple railings with

small front paved areas complete the formal composition. There has been some unsympathetic window replacement. At the south end of the street is the Community Centre, built in 1950s as a Territorial Army Centre. It is a valuable local resource although the buildings, facing a courtyard, are not notable.

- 7.68 Chester Road** The road gently slopes down from Dartmouth Park Hill and this section has terraces on either side of the road. Nos. 33-53 are three storeys, built at the same time as Bertram and Winscombe Streets. Some have basements and have a strong stucco cornice and stucco at ground floor level. There is a valley roof at the rear, visible from Bertram and Winscombe Streets. Windows have keystones at first floor level and margin lights. The Star Public House at the corner of Bertram Street is prominent in views down the street. Nos.18 - 56 were built 1881-2 (Dixon) and are three storeys with ground floor bays and a pitched roof. There have been no roof alterations. The front gardens are a bit deeper than those on the other side of the road and give emphasis to the sweep of the terrace. At the corner with Raydon Street is Stage 2 of the Highgate New Town development, designed by Bill Forrest and Oscar Palacio of Camden Architects' Department: a group of buildings (1972-6) executed in coloured pre-fabricated panels with tubular railings. The terrace ends at the western end with the shops and maisonettes of this group. Stepped back from the street there are shops at ground and first floor level. The shops are a uniform parade of timber shopfronts on two levels with solid stallriser panels. Designed for limited life, the buildings have suffered from graffiti and a number of poor Dutch blinds mar the shopfronts. The shops are identified in the UDP as a Neighbourhood Shopping Centre. The shopfronts are subject to Design Guidelines (see Planning History).
- 7.69 Dartmouth Park Hill** This sub area continues the boundary with Islington and curves along the road as the slope of the hill to Highgate evens out. The buildings form the final stage of Highgate New Town designed by Bill Forrest and Oscar Palacio. The design of this group turned away from concrete and panelling seen in the earlier stages of Highgate New Town, employing yellow brick with red brick banding and pitched roofs with deep eaves, and steel balconies at the rear and black casement windows. The blocks were completed in 1983 and won a Civic Trust Award in 1983. Nos.85 - 111 are three storeys with strong expressive facades facing the road and cross banding.
- 7.70 Doynton Street** The south side dates from the late 1860s and are flat fronted three storey terraces with basements. They have stuccoed ground floors and pitched roofs. The north side is part of the final stage of Highgate New Town designed by Bill Forrest and Oscar Palacio 1978-81. There are small open spaces as in neighbouring Balmore Street. Facing a triangle of open leisure space of integral design with Stage 3 redevelopment are Nos.2-14, two storey houses in the same design as the blocks on Dartmouth Park Hill.
- 7.71 The Whittington Estate** - Raydon Street north side, Stoneleigh Terrace, Sandstone Place, Retcar Close, Lulot Gardens. This is Stage

1 of Highgate New Town, planned c.1967 by R. Gibson and redesigned by Paul Tabori and K. Adie of Camden Architects' Department 1972-78. The estate is arranged in six terraces that climb the Highgate ridge, with vast underground car-parking, now converted to storage space for security reasons. A dominating mass, it has strong horizontal lines with balconies and cornices at each level and strong vertical cross walls, in pale concrete (now painted), with similarities to the Alexandra Road estate (listed Grade II*) in the west of the Borough. Between each block are pedestrian streets, each with its own character, with extensive planting which plays an important role in breaking up and softening the sometimes brutal use of concrete. In the middle is a grassed open space. On the western side is Highgate Cemetery that provides a wild and leafy end to the terraces and pedestrian streets. The external walls were sand-coloured concrete blocks and precast concrete, now painted, with timber windows. Most of them have been painted white. The design allows for each flat or house to have its own private south facing terrace or courtyard.

7.72 Winscombe Street A short street sloping down towards the distinct elevation of Nos.24-32, a significant terrace of five houses by Neave Brown (including his own house, 1963-4). The Brown terrace has a strong and simple horizontal emphasis to the top floor with a more sculpted form below. Three storeys with concrete blocks, brick and timber, the prototype for Brown's schemes for Camden Council's Dunboyme Road and Alexandra Road Estate.

7.73 The terraces on either side of the road were built in the 1860s and have the early Victorian details of flat front, a stucco cornice, a stucco band between ground and first floor and a parapet hiding the roof. They are three storeys with basements on the west side (Nos.1-15). The west side of the terrace ends with 'The People's Gospel Mission Hall'; a single storey hall with pitched slate roof facing the street.

Views

- In the Whittington Estate views between the blocks towards Highgate Cemetery
- View westward Chester Road up to Highgate Ridge.

Negative Features

- Satellite dishes
- Unsympathetic shopfronts and clutter on Chester Road
- Unsympathetic windows to Mission Hall

Sub Area 6 The Brookfield Estate (St Albans Road (Eastern end), Croftdown Road, Kingswear Road and Chester Road (part))

7.74 The Brookfield Estate was conceived as a whole and is a development of flats and maisonettes designed to look like a garden suburb. Designed for St Pancras Borough Council in 1922-30 by AJ Thomas, Lutyens' principal assistant. The layout with winding roads, the views

created by it and the landscaping combine together with carefully detailed properties to form a distinct sub-area. There are two main types of properties; the two-storey cottage-style maisonettes; and four storey blocks of flats.

- 7.75 Cottage and mansion blocks are angled and grouped so as to give a village appearance to the area, enclosed by the sweeping curve of Croftdown Road curving gently around, and other roads aligned to create vistas as proposed by Unwin in *Town Planning in Practice*. Buildings are set back from the pavement which allows for verdant front gardens. This layout adds to the rural feel and the simple repeated elements of privet hedging (now broken by boarded fencing), oak gates and plane trees emphasise the estate's identity.
- 7.76 The ingeniously designed red brick two-storey blocks are in the vernacular style of rural cottages, the upper floor white-painted throughout with brown roof tiles, distinct projecting eaves with metal brackets, white painted casement windows, attractive front doors with hooded porch with brackets and other timber details taken from the best LCC and Garden Suburb designs. Handsome oak front gates lead to long front gardens, some with plane trees. They are mostly in blocks originally composed of two ground-floor flats and three upper-floor maisonettes with attic dormers, of which the central one has back-garden access by a brick flight of stairs bridging over the former service path immediately behind the block. A few blocks consist of only two flats and two maisonettes with attic dormers to the rear. In St Albans Road there is one pair of semi-detached cottages with ground-floor bays. The hedged boundary is an important feature in the streetscape. The formerly open rear gardens were also generous to encourage self-sufficiency and replaced the traditional allotment; they have now been partitioned to allot a garden to each unit.
- 7.77 In Croftdown and St Albans Roads are the mansion blocks contemporary with the cottages. These three storey blocks with a fourth floor in a sweeping roof with half dormers are well-proportioned and appear more like large detached houses. A central dormer in the roof has been inserted in the 1970s to provide for a lift shaft. They have a central projecting bay, heavily expressed string courses between ground and first, and third and roof level. The fenestration is precisely placed in the elevation. Tall chimneys and a central louvered ventilation shaft complete the composition and give symmetry to each block.
- 7.78 Brookfield Primary School.** The neo-Georgian school is red brick walls topped with a mix of hipped and gabled roofs. Stringcourses, storey plinths and elegantly tall sash windows provide interest and there is a playful composition of gables and bays, reducing its bulk and formality. A glazed first-floor extension was added in the 1970s, and further extensions were made in the early 2000s in a manner more sympathetic to the original.
- 7.79 Chester Road Library** (Listed Grade II) The Library faces the junction of Chester Road and Raydon Street placing it into a wide streetscape. Designed by William Nisbet Blair who was St Pancras Borough

Engineer in 1906. In red brick with terracotta dressings. There is a 1930s rear single storey extension originally used for a children's library.

Views

- Due to the lay out of the estate and the large gaps between buildings there many views through to the rear gardens

Negative Features.

- Unsympathetic replacement doors and windows
- Unsympathetic replacement roofing materials
- Replacement of original hedges fronting the street
- Assorted and "scarred" paving materials where there pavement has been excavated

Sub Area 7 Holly Village

7.80 Holly Village (listed Grade II, lying between Highgate Cemetery (East) and the Highgate New Town and Brookfield Estates, on a key junction between Swains Lane and Chester Road, is a unique formal development with an introverted air and a distinct character. It contributes an intricate skyline to long views, gables, pinnacles, ornamental chimneys and turrets of the two-storey cottages rising above the dense perimeter hedges. It was founded in 1865 by Angela Burdett-Coutts of Holly Lodge as a picturesque garden village on a corner of her estate, and designed by W.A. Darbishire in a fantasy Gothic style. It is said to have been built by Italian workmen. It is enclosed by rustic lattice wooden fencing between moulded newel posts, broken occasionally by heavy timber gates with chamfered posts and rails, backed by hedges of evergreen holly.

7.81 The gatehouse, situated diagonally on the road junction corner, is designed to attract attention. It is composed of two houses with Gothic ground-floor arcades, linked by a pointed arch inscribed '+ Holly Village erected by A. C. B. Coutts A.D.1865 +' above ornamental iron gates surmounted by a oriel and gable with ornamental barge-boards, and flanked by pinnacled turrets, each bearing a corbel-based life-size statue under a gabled canopy, that on the left said to represent Angela Burdett-Coutts herself. The flanking houses are gabled with pierced barge-boards, that on the right having a one-storey canted bay with stone mullions, that on the left a full-height square bay. Within the enclosure and largely hidden from the road are seven separate buildings arranged spaciouly and slightly asymmetrically around lawns: five detached houses of slightly differing design, two with corner towers, and two blocks of semi-detached cottages. The construction materials are the same throughout: pale grey stock brick, with chamfered engineering bricks to shed water at plinths, sill and wall tops, diaper decoration in yellow brick, stone dressings, often finished with label stops; hardwood joinery often weathered to silvery grey, and

timber stud dressings to the towers of the detached houses. Each gable and dormer is framed by carved barge-boards supported on moulded brackets. The roofs are of ornamental cut slates surmounted by ornamental crested red clay roof tiles with iron cresting and weather vanes. The important chimneys that decorate every building are of brick with stone bases and tops. The cottages are highly articulated with many gabled roofs, and sprinkled with fabulous animals and small busts in stone.

- 7.82 The significant landscaping consists of three grass terraces, the different levels linked by gravel paths; the borders to the houses planted with ornamental shrubs.

Sub Area 8 St Albans Road

- 7.83 An area of early predominantly 19th century properties east of Highgate Road built on a more level area than its surroundings.

7.84 Brookfield Park The west side of the road was built by Smerdon in the early 1900s and reflects the influence of the Arts and Crafts movement and vernacular design, inspired by Norman Shaw. Nos.1-13(odd) are semi detached of two storeys, with a third in the gabled slate roof. The upper floors are rendered with details in brickwork. The gables provide a powerful roofline that has been disrupted with side dormers on some of the properties, that of No.9 particularly disrupting the harmony of the group. Each house has a two-storey bay roofed in slate, and most have had ground-floor extensions at the side for cloakrooms, The windows are sashes, with glazing bars on the upper sash. The ground falls away to the west, and many of the houses have basements on the garden (west) side.

7.85 The east side was built by the younger Smerdons in 1911-15, starting from the north (No.32) and has mostly semi-detached two-storey properties, also of an Arts and Crafts character with gabled tile roofs, and variously square two-storey bays and semi-circular ground-floor bays, with roughcast render and casement, originally leaded, windows. They are similar to others by the Smerdons in St. Albans Road. No.34 is a two storey detached house with metal windows that has a different relationship to the street as it is placed diagonally facing the junction with St Albans Road and has a larger garden area around it. No.38, two-storey brick with later dormers, built in 1954 on Holly Village land, has a later terrazzo-fronted surgery to the footpath.

7.86 Croftdown Road The western section of the road in this sub-area is straight, falling from the Highgate Road down to the line of the Fleet River on the junction with York Rise, and is largely bounded by late Victorian three-storey red-brick terraces, influenced by the Queen Anne Revival style. The upper windows of the pairs of sashes sub-divided by glazing bars in the traditional London manner, the road is made up above the level of the gardens, so that all the houses enjoy garden-level sub-basements, seldom expressed at the front on the north side.

It was developed for Henry Gotto of Croft Lodge in his former gardens by Smerdon progressively eastwards from 1879, first on the south side.

- 7.87 On the south (even) side, Nos 1-15 **Highcroft**, at the entrance to Highgate Road, a 1960s development on the site of Sydney House, has a block of flats and a three-storey terrace of wooden-panelled houses with flat roofs, of a scale that sits fairly neatly next its Victorian terrace neighbour. There follows a succession of six-house terraces of three storeys over semi-basements with front areas, hipped roofs and impressive large stock-brick chimney stacks that punctuate the skyline over alternate party walls. Most have retained their slate roofs to the front. Essentially flat-backed, their rear — and often side — walls are, in contrast to the red fronts, of yellow London stocks. Nos.2-12(even) have pitched roofs, the ridge supporting occasional original cresting, and protruding ends of party walls are finial-capped; over square bays are wrought-iron decorated balconies with French windows, with brick details to cornices.. The chimneys punctuate the skyline. Double front doors open above a flight of steps with original iron handrails. Nos. 14 – 24 (even), of stock brick with red brick trim, and without balconies, establish the succeeding pattern of canted bays to the end houses of each terrace, whereas the intermediate houses have square bays. There are red brick details over windows and front doors and ball finials between houses. There are a number of unsympathetic window replacements that lack the original details. Nos 18/20 have replacement roofs of concrete tiles, and No.20 a roof terrace, negative features. Nos. 26 – 64 (even) return to red brick fronts with stock brick sides and backs. From No.38 onwards, the upper sashes of the windows do not have glazing bars. Clay tiles decorate window aprons, and geometrically decorated panels are topped by terracotta dentil cornices on the canted bays and are repeated at eaves level. They have pediments above the front doors with floral carvings of various designs. The large and impressive chimney stacks are also yellow London stock bricks. The first house beyond the junction with Boscastle Road, No.26, has the date 1880 in moulded brick. Nos 50/52 are a semi-detached pair that breaks the regular succession of terraces. There are wide views to the backs of Woodsome Road houses between Nos 36 and 38 and Nos 52 and 54. There is some original ironwork: handrails to the steps to the front door of No.34 are of the same pattern as those noted above, while Nos.40-46 (even) have handrails of a different pattern; Nos 36 and 50 have original front iron railings over a low wall, with iron gates. Many of the low brick walls to the front areas now have hedges above. The final terrace, Nos 54-64 (even), does not have basement areas, and its main chimney stacks consequently carry only six chimneys instead of the eight of the other terraces.
- 7.88 East of the junction with York Rise, and closing the vista from Brookfield Park are **Regency Lawn** (early 1970s), two terraces of neo-Georgian style town houses, dominated by their garage doors that, due to the paucity of their design, have a negative impact on the character and appearance of the Conservation Area.

- 7.89 Between them, tucked away from the road to the south is the Mansfield Club, an open space for bowling and tennis that is identified in the UDP as a private open space, with steeply-rising views in a splendid bowl-like formation, of the gardens and backs of houses in Laurier Road and Dartmouth Park Avenue.
- 7.90 On the north (odd) side, east from Highgate Road, are first the side of Georgian Croft Lodge and then some 20th century school buildings (see Sub-Area 9). Nos.11-13, bearing the date 1881, form a semi-detached pair effectively terminating the vista along Boscastle Road: three storeys with square bays over a semi-basement rising to central hipped roof, with smaller hipped roofs and projecting eaves over the bay, and attractive sunflower cartouches. Nos.15 – 49 (odd, 1899-1900) are a continuous terrace of 25-foot frontage, two storey houses with canted bays and a gable front attic, and smaller gables to the side. Their semi-basements do not appear at the front. Deep recessions between each pair, in which the front doors are placed, suggest semi-detached houses. Nos.27-37 have striking chequerboard gables (No.29 painted over) that make a strong positive contribution to the conservation Area, and the subtly patterned bays have strong cornice details. No. 51 is a mid 20th century infill that relates to the character of the Victorian properties and can be seen in long views from York Rise, while Nos.53/55, of similar date, are only two-storey. Nos 57/59, of 1907, resume the Victorian pattern, 59, the corner house with entrance in Brookfield Park, having a corner tower. The rest of this road forms part of the Brookfield Estate, Sub Area 6.
- 7.91 Highgate Road (North)— St Albans Villas (Grifith Thomas):** about 1850, continuing the development of Highgate Road, a number of semi-detached and linked villas were built running south from the junction with Swains Lane on land acquired by the Coutts estate for development. Only Nos.1-6 cons (consecutive) survive after wartime bombing set back behind front gardens, substantial three storey houses with a semi-basement, in colour rendered brick with stucco dressings and giant Ionic pilasters. Nos.3-6 have rusticated ground floors. Some unsympathetic window replacements have occurred and some of the classical detailing has been lost. The bombed houses have been replaced by 1950s St Pancras Council flats of four storeys in pale brown brick, with balconies and, at the back, walkways. The corner into Swains Lane is turned by the similar 1950s rebuilding of the *Duke of St Albans* pub, named after the second husband of Thomas Coutts' widow, Harriet Mellon.
- 7.92 Opposite, at the foot of Highgate West Hill and backing on to Parliament Hill Fields, is a terrace of early 20th-century cafés or shops with flats above, still faintly retaining on side and rear painted advertisements for 'beanfeasts' and 'Tearooms'.
- 7.93 Highgate West Hill** The southern end on the east side is included in the Conservation Area, as the hill begins the long climb up to Highgate. St. Anne's Church (George Plucknett, 1852-3) and its former Vicarage

form the frontage. Both are listed. The church, in revived Early English Gothic style, is set back from Highgate West Hill with a gently rising drive leading to the western end of the Church and its south-west tower crowned by a broach spire; built in coursed rubble with Bath stone dressings. It has interesting stained glass windows by a wide range of Victorian artists. The Vicarage, built c.1850 for the family of the church's foundress, of grey brick in an Italianate style, is set back behind a long brick wall topped by railings, with piers. The slate hipped roof and overhanging bracketed eaves can be seen from the street.

7.94 St Albans Road (western end). Between Highgate Road and Brookfield Park there are properties that cover the wide spectrum of 19th and 20th century housing. At the Highgate Road end the 1950s St Pancras Council redevelopment known as St Albans Villas, built on bombed sites, is continued eastwards on the north side, with a corresponding block opposite, . Four storey brick with pitched roof, the detailing of the balconies lifts the design. The flats are set back behind hedges and grassed areas. The south side of the road continues with another block of flats dating from the early 1930s, Hylda Court. A five storey block with horizontal metal windows, pale coloured façade, horizontal banding formed by the balconies, a porticoed entrance with reproduction classic '30s lettering. The internal full-height court is impressive. Pevsner describes it as 'an Art Deco period piece'. No.7 is the surviving half of a pair of Italianate semi-detached villas (Griffith Thomas, 1851). Nos. 9 & 11 (listed) are a more distinguished composition, built for Sir Henry Bessemer, probably by (Sir) Horace Jones dating from 1852, designed to appear as one house, with a central two-storey bay, in yellow stock brick with stucco dressings. The panels below the second floor windows are richly decorative, and ornamental corbels support balconies an impressive cornice below the hipped slate roof ; a storey up, console brackets support the overhanging eaves.. Adjacent in sharp contrast, on the site of part of the riding school attached to the Coutts Estate (later used as a motor repair works), on a private road behind a striped brick wall (echoing the houses behind) providing a trough for shrubs, lies Coutts Crescent, flats and houses by Chassey Last (1990), in a shallow arc of pale yellow brick with horizontal courses in brown. The shallow barrel roofs of the towers at either end of the group are striking in the streetscape. There is a playful but simple range of window design. Nos. 25-33 are a group of Arts and Crafts two storey mostly semi-detached houses by the Smerdon brothers dating from about 1910. Each has a projecting square bay and external louvered shutters flank the windows. The front doors are distinctive with leaded windows to either side. They have hipped roofs. The north side was built slightly later. The only 19th century buildings are Nos.2&4 a semi-detached pair of three-storey red brick above a channelled stucco ground floor and semi-basement, slate roofed villas by Horace Jones, c.1850, formerly known as 'The Cedars' (the name still distinguishable on its gate piers) and 'The Limes'. Their height and scale are spoiled by the addition to No.4 of Heath Lodge a discordant 1960s five storey extension with an exaggerated horizontal emphasis that is a negative feature. This group

punctuates the west end of the road and is in contrast to the rest of the road. Nos.6-18 were all built in the first decade of the 20th century, mostly large semi-detached houses, each with its own style. They are linked by their scale, two storeys, and some share details such as gables, stucco, tiled roofs, tall chimneys. Nos.20-34 (even), again mostly semi-detached, were built by the Smerdon Brothers on part of the site of the Brookfield Stud in 1914, again with slightly differing designs, but grouped by the scale and use of tiled hipped roofs, gables, stucco. The Brookfield Stud occupied a site that covered the eastern end of the road, in fact St Albans Road terminated at it. At the eastern end of the road is a terrace of 1970s town houses, built with the similar terrace on Swains Lane. The garages at ground floor level and stepped façade are slightly softened by shrubs and hedges.

- 7.95 Swains Lane** The north side of the western end of this road contains an unusual single storey curved shop parade, Nos.1-11A, which contributes substantially to the character of the area in design, scale and function., a recent redevelopment proposal arousing 369 individual objections. Rising above it is the spire of St. Anne's Church. The eastern, three-storey range of the shopping frontage is in the Holly Lodge Estate Conservation Area. The southern side has a number of 20 century houses of mixed style. Early Victorian buildings survive east of the short range of two-storey shops that are next to the *Duke of St Albans* pub. No.8 (Griffith Thomas, 1850) is the enlarged survivor of a semi-detached pair, No.10 having been replaced by a four-storey block of flats in the 1970s. Nos.12&14 are likewise 1850, a semi-detached pair of three-storey, slate-roofed, stuccoed villas with semi-basements with a canted bay that rises to the ground floor. No. 16 is an Art Deco , three-storey block of flats with metal windows and a rounded corner; No.18 , also three-storeyed flats, of the 1970s, Nos 20 and 28-44 (even) were built by Smerdon Bros in 1912-14, and form a group of two-storey detached and semi-detached houses of an Arts and Crafts character with tiled roofs. On the site of a large house on the corner with Brookfield Park a terrace of three-storey narrow town houses with garages largely occupying the ground floor was built in the 1970s.
- 7.96 The junction of Swains Lane, Highgate Road and Highgate West Hill is an important landmark in the area. The views along Highgate Road to the shopping frontage, the views along Swains Lane, the vista northwards towards St. Anne's Church and its attractive broach spire (visible over the single-storey shops in Swains Lane), meet at this point.
- 7.97 St. Anne's Close** was built in the 1950s in the grounds of the St. Anne's Church. The private road has some lock-up garages on the south side and the 1950s Vicarage, but past those is a pleasing group of houses designed by Walter Segal, an important figure in the self build movement, as a co-operative scheme. It consists of two storey houses grouped around a communal green, with no boundaries between them. The brick buildings have distinct square large metal windows at ground floor level with multi lights. The pantiled roofs have deep eaves. Nos.1-5 Church Walk faces the common on the south side

and is a terrace that was added in the 1980s. Brick with stucco bands and mansard roof, it does not have the careful detail of St. Anne's Close.

Views

- Views west from Highgate Road to Parliament Hill and Hampstead Heath.
- View north from Highgate Road to St Anne's Church (obscured by trees in the summer)

Negative Features

- Lock up garages on St Anne's Close
- Solid roller shutters to shopfronts
- Internally illuminated fascia signage
- Advertising panels to bus stop
- Side extension to 4 St Albans Road

Sub Area 9 Lissenden Gardens

7.98 The sub-area forms a compact grouping on the west side of Highgate Road. There are three elements to it; the mansion blocks; the early 20th century terraced housing and the commercial development. The most noticeable characteristic of this area is the larger scale of development with the predominant built form being higher and denser than other parts of the conservation area.

7.99 Lissenden Gardens forms a loop between Gordon House Road and Highgate Road, with the western side facing Parliament Hill Fields. Most of the road forms a mansion-block development known collectively as Lissenden Gardens Estate, of 1900-06 by Bohemer and Gibbs, specialists in this sort of housing designed for the middle classes. Inspired by William Morris's Arts and Crafts movement, the three blocks (Parliament Hill, Clevedon and Lissenden Mansions) are five-storey in a rich matte orange-red brick, terminating in tall corner towers with Jacobean domes; triangular and semi-circular gable pediments recall Palladian and 'Queen Anne' styles. Parliament Mansions overlook Parliament Hill Fields, Clevedon is a short terrace opposite, with a garden square between with a gardener's cottage (modified in 2007) to the north, and Lissenden lies on a convex curve on the south. They are articulated with regular bays and deep returns (rather than light wells) between pairs of apartments, to recessed windows on one side of inner rooms, so providing ventilation and light. The blocks have small balconies and ample windows or French doors. At the uppermost storey the elevation is set back to either a Dutch gable or square parapetted gable giving the interest to the roof level. On the first second and third floors balconies span between bays and these, as well as the large brackets that support them, are picked out in

contrasting white. On the Parliament Hill Fields side, the inter-apartment recesses are crowned by arches. The railings are of finely executed wrought iron. Colourful Doulton tiles lead to the communal door lobbies, and terracotta pilasters mark the entrances. Terracotta details such as flower panels lift the design. The mortar mix is red to blend with the brickwork. The front doors have bevelled glass in the half-glazed door picked out in a pattern with sidelights around a large central vision panel. Running hot and cold water was laid on, electroliers supplied rather than gas lighting, a coals hoist to kitchen service balcony, and caretakers for communal stair-halls. John Betjeman was born at No.52 and refers to some of these features in *Summoned by Bells*; and the suffragette and educational reformer Alice Zimmern was the first occupant of No.41.

7.100 Also significant are the plane trees in all of the estate's roads. They are a foil to the mansion blocks and prevent them having an overbearing effect on the street. Mature shrubs in the front verges act as a buffer between the footway and ground floor rooms. There is a small central open space identified in the UDP as a Private Open Space and listed in the London Squares Act 1931.

7.101 At the southern end of the road are two blocks built to echo the mansion block design. Salcombe Lodge is by Ted Levy and Partners (1974) a five storey block in red brick with concrete bands that endeavours to reflect the adjacent mansion blocks and Chester Court. The horizontal emphasis is countered by the vertical staircase windows. Between the Mansion blocks and Salcombe Lodge is Chester Court. A five storey red brick block with another floor in the mansard roof, casement windows and balconies. To the eastern end of Lissenden Gardens is a detached double fronted house (listed) of the early/mid 19 century. It is in yellow stock brick with plain stucco band. The hipped slated roof has projecting bracketed eaves. Partly hidden behind it, an electricity generating station has been ingeniously converted into the Nordoff-Robbins Music Therapy Centre.

7.102 Glenhurst Avenue Arts and Crafts (Walters) terraces, 1911-15, some houses of two, and some of three original storeys with Tudoresque gables, line either side of this straight road, apart from Ravenswood which is part of the 1960s Haddo House redevelopment. They are a cohesive group, though the houses and garden walls were never identical. Handmade craftsman-timbers are exposed on gables and porches, with leaded artist's glass in windows. Finishes are pebbledash render over low brick plinths. Porches have either tiled roofs or are arched brickwork. There have been a number of minor alterations in the area that detract from the pattern of roofs, porches and windows, as does the painting of brickwork. In contrast to Lissenden Gardens, there are mixed species of trees in this road..

7.103 Gordon House Road The north side has two elements. At either end are blocks of flats, neither sit close to the road. At the east end the blocks are part of the Haddo House development. At the west end is

Salcombe Lodge (see above). In between these two is a section of commercial development with buildings hard on the pavements. At the west of the section is a two storey garage, in brick. East of it is a three storey office building, painted.

Views

- The view east along Lissenden Gardens is terminated by the attractive Georgian Houses of Grove Terrace.
- Parliament Mansions are seen in views from outside the conservation area on Hampstead Heath and have the appearance of a protective wall at the edge.

Negative Features

- Loss of some original details on Glenhurst Avenue, particularly replacement of windows.
- Loss of details on Lissenden Gardens such as wrought iron railing, embellishments to gables and fish-scale tiles by main entrances.

Sub Area 10 The Schools

7.104 This sub area is divided into two by Highgate Road and is distinct in that it contains three imposing school buildings of varied age and design that individually have landmark qualities. By virtue of their scale and setting within large areas of open space they form an attractive and cohesive group which gives this sub-area its unique character.

7.105 Despite their size the three schools do not overpower their surroundings due to the large areas of open space around the buildings which allow them to be set back from the road and provide a spacious setting. Given their close proximity to Hampstead Heath this open space makes a valuable contribution to the area by providing a transitional zone from the more densely developed residential streets to the east and the green open space of Parliament Hill to west.

7.106 Parliament Hill School, built as a girls' secondary school under the 1902 Education Act, is an imposing three storey building in red brick with stone dressings. The style is Edwardian Baroque with giant pilasters and portico and pediment, with high-hipped roofs, chimneys and symmetrical wings, with a successful extension of 2005 to the rear; a north wing with a glazed front was added in 2006. Parliament Hill School was developed on land previously occupied by detached 19th-century houses in a pocket on the west side of Highgate Road known as The Grove.

7.107 William Ellis School was an independent boys' school established in the mid 19th century in Allcroft Road, Gospel Oak. The school (now a boys' comprehensive), moved here in 1937. Set back from Highgate Road, the original, thirties-style buildings have been considerably extended at various times in the late 20th century.

7.108 La Sainte Union Des Sacrés Coeurs School (listed Grade II) is a school run by a French religious teaching order that occupies the eastern side of Highgate Road. It was established in Sir Henry Bessemer's residence, Charlton House, in 1864. A four-storey north wing designed by George Goldie was added in 1869 as a boarding house, with chapel, and about 1892 Edward Goldie added the matching south wing and rebuilt the central façade of three storeys. Of yellow stock brick with Bath stone dressings, the school is Renaissance in style; the tall sash windows have arched heads, and to the first floor heavily carved architraves with medallion heads in the wings. The arches of the raised ground floor are echoed in the wings' top storey. Red brick apron panels and blank arches over the windows add colour to the façade.

7.109 In 1902 Croft Lodge, a late Georgian villa with dressings and Victorian additions, lying immediately south of the school, was acquired (after its gardens had been largely developed as Croftdown Road) and adapted for school use. Between the wars a stock-brick, nine-bay laboratory and hall block was constructed in its remaining garden, and in 1956 an insulated red-brick school hall was built further down Croftdown Road.

7.110 The grounds of the school are identified in the UDP as a mainly green private open space, including tennis courts. New school buildings were erected close to the back gardens of the Brookfield Park houses in 1965-7, subsequently extended in the 1990s.

7.111 The school is surrounded by a high wall and gates (also listed) so that the building has little direct relationship with the street, but because of its height the original building is clearly visible from the street as well as from Parliament Hill Fields and points in Dartmouth Park Hill.

Negative features:

- The trees along Parliament Hill School's frontage have been replaced by an unpainted timber fence which restricts views through to the building.

APPENDIX 1 - LISTED BUILDINGS

Listed buildings are structures or buildings of special architectural or historic interest which are included on the Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage. All are Grade II unless stated otherwise:

Chester Road		Public Library	
Dartmouth Road	Park	St. Mary's Brookfield Church	Grade II*
Grove Terrace		1 - 5	
		6 - 27	Grade II*
Highgate Road		64 & 66	

	68 & 68	
	98-108 (Fitzroy Terrace)	
	137 Southampton House	
	150 Grove End House	
	175	
	La Sainte Union Des Sacrés Coeurs	
	Gates and wall to La Sainte Union Des Sacrés Coeurs	
	3 - 6 St. Albans Villas	
Highgate West Hill	107 & 108 (formerly vicarage)	
	St. Anne's Church	
Holly Village	1-12	Grade II*
	Two lamposts	
Laurier Road	K2 telephone kiosk	
Lissenden Gardens	K2 telephone kiosk	
Little Green Street	1, 2 & 3	
	4 - 7 (consecutive)	
	8	
St. Albans Road	9 & 11	
Wesleyan Place	1, 1a, 2, 3	

Appendix 2 – Buildings that make a positive contribution

Buildings that make a positive contribution to the character and appearance of the conservation area are those that, whilst not statutorily listed, are nevertheless important local buildings in their own right and make a valuable contribution to the character and appearance of the conservation area. The general presumption is in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification.

This list is not intended to be read as a definitive statement, and the contribution that these buildings make will be reviewed periodically.

Baltimore Street	1-39 (odd), 10-40 (even)
Bertram Street	1-25 (odd), 2-24 (even), Community Centre
Boscastle Road	1-33 (odd), 2-24 (even)
Bramshill Gardens	1-9 (odd), 2-30 (even), 40
Brookfield Park	1-23 (odd), 2-34 (even)
Chester Road	1-57 (odd), 18-56 (even), Chester House, Brookfield Primary School,
Chetwynd Road	1-5 Chetwynd Villas, 1-67 (odd), 69-119 (odd), 2-62 (even), 64-114 (even)

Churchill Road	12-29 (consec)
College Lane	1-15 (consec), 18-23 (consec)
Colva Walk	1-5
Croftdown Road	11-49 (odd), 53-59 (odd), 61-89 (odd), 2-64 (even), 72-128 (even)
Coutts Crescent	1-11 (consec)
Dartmouth Park Avenue	1-33 (odd), 33a and 33b, 35, 37, 2-26 (even)
Dartmouth Park Hill Mansions	23-45 (odd), 49-57 (odd), 75-79 (odd), 83, Bramshill Mansions
Dartmouth Park Road	1-83 (odd), 2-30 (even), 34-68 (even), Vicarage
Doynton Street	7-35 (odd)
Glenhurst Avenue	1-23 (odd), 2-46 (even), 1-7 Ravenswood (consec)
Gordon House Road	Church of St Anargyre, Clanfield, 1-13 (consec) Wheatley House, 1-20 (consec), 1-55 Heathview
Grove Terrace	28-32 (consec)
Highgate Road	139-157 (odd), Haddo House, Parliament Hill School, William Ellis School, 60, 62, 72, 74a, 74, 80, 82, The Vine Public House, 90-96, (even), 96A, 110-118 (even), 118a, 120-124 (even), Denyer House, Grove End Lodge, Highgate Road Chapel, Lynton and Cumberland Villas, 152, 154, Bull and Last Public House, 1-3 (consec) Hillside, Croft Lodge, The Southampton Arms.
Highgate West Hill	1-4 (consec), 109, 110
Kingswear Road	1-47 (odd), 2-20 (even)
Lady Somerset Road	57, 78, 80
Laurier Road	1a, 1-45 (odd), 2-30 (even), 32a, 32b, 34-48 (even), 52
Lissenden Gardens	Parliament Hill Mansions, Lissenden Mansions, Cleveden Mansions, The Cottage
Little Green Street	9, 10
Lulot Gardens	1-97 (consec)
Mortimer Terrace	13-16 (consec)
Raydon Street	
Retcarr Place	1-24 (consec)
St. Albans Road	Hylda Court, 7, 25-35 (odd), 41-51 (odd), 2-34 (even), 42-76 (even)
St. Alban's Villas	1, 2
St Anne's Close	1-10 (consec)
Sandstone Place	1-71 (consec)
Spencer Rise	1a, 1b, 1c, 1-67 (odd), 2-48 (even)
Stoneleigh Terrace	1-81 (consec)
Swains Lane	1, 3, 3a, 5, 7, 7a, 8, 9, 11, 11a, 12, 14, 16, 28-44 (even)
Twisden Road	1-23 (odd), 37-51 (odd), 2-74 (even), Twisden Works
Wesleyan Place	4-7 (consec)
Winscombe Street	1-15 (odd), 2-20 (even), 24-32 (even)
Woodsome Road	1b, 1-23 (odd), 33-57 (odd), 2a, 4a, 6a, 8a, 2-68

York Rise	(even) Stephenson House, Trevithick House, Brunel House, Newcomen House, Faraday House, 21-31 (odd), 24A, 33-37 (odd), 33A, 2a, 2b, 4, 8, 10, 20-24 (consec), 36-50 (even)
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Appendix 3 – Negative Buildings

Buildings and spaces which detract from the character or appearance of the Conservation Area and could, through sensitive enhancement or redevelopment, contribute more positively, are identified on the townscape appraisal map and listed below.

Croftdown Road	Mansfield Bowling Club building
Dartmouth Park Hill	Crestview
Dartmouth Park Road	32
Highgate Road	134, 138-140

Appendix 4 - Shopfronts of merit

Well designed shopfronts contribute to the character of the area and are of townscape merit. The following have been identified as examples of good surviving historic shopfronts or pubs.

The Vine Public House, Highgate Road
 Bull and Last Public House, Highgate Road
 58 Chetwynd Road
 33 York Rise
 64 Chetwynd Road
 Palmerston Public House, corner of Dartmouth Park Hill and Chetwynd Road
 Star Public House, Chester Road
 Dartmouth Arms Public House, York Rise
 Southampton Arms Public House, Highgate Road

Appendix 5 - Issues affecting the whole of the CA

Negative features have been covered in under each sub group where they are considered to be of particular concern within that area, however this does not imply that they are not relevant to other sub areas of the conservation area as a whole.

Issues which affect large areas of the conservation area are listed below:

- Alterations to roofscape – re-roofing in unsympathetic materials or additions such as rooflights on prominent slopes where there is pressure to extend a property. Due to the topography of the area the

rear slopes are often as important as the front slopes as views are available from neighbouring streets and buildings.

- Elevational alterations and loss of details – The properties in the area have a wealth of applied decoration and detail on them, however on many buildings these have been lost: eg finials, decorative bargeboards, iron pot guards, front doors etc. Incremental additions and alterations to buildings such as satellite dishes or replacement windows have a detrimental appearance and cumulatively their impact is much greater.
- Loss of front boundary walls, fences and hedges – often designed to complement the building and their loss or replacement can erode the qualities of the building or cause an unsightly gap in the streetscene, especially where it is for off-street parking.
- Shopfronts constructed from untraditional materials; external roller shutters which require unsightly housing and “deaden” the frontage when closed.
- Unsympathetic rear and side extensions (including inappropriate roof terraces)–sometimes these can alter the harmony and balance of a property or group of buildings.
- Inappropriate roof terraces and fencing
- Backland development – some parts of the conservation area have large plots of open green land where there is pressure for development. Such development can reduce the visual and ecological quality of the area.
- Loss of original York stone paving, granite setts and gutter channels–many streets have had their original paving surface replaced to the detriment of the streetscene.

Appendix 6 - Streetscape audit

Street furniture, paving materials and fixtures constitute an important part of the public realm, which forms the setting of the built fabric. Most of this furniture and treatment dates from the 20th and 21st centuries, and reflects the requirements of modern traffic and pedestrians. This appendix outlines historic elements which reinforce the conservation area’s predominantly 19th century character.

Granite kerb stones predominate through the conservation area. Listed below is where surviving York stone paving survives.

Bellgate Mews	Granite sett paved entrance to the mews beside the public house. This rectangular area of setts is divided diagonally by granite channels running from its corners to a central gully.
Chetwynd Road	York stone paving
College Lane	Surviving lamp posts Original bollards

	Wooden post at junction with Little Green Street Memorial plaque between 13/14
Dartmouth Park Avenue	York stone paving
Dartmouth Park Road	York stone paving
Gordon House Road	Directional sign and stone at base of Haddo House
Grove End	Granite Kerbs and wheel stones
Grove Terrace	York stone paving and kerb, granite sett carriageway. Some original coal holes covers survive. Octagonal cast iron bollards marked as St. Pancras Parish Marker' (pedestrian passage to Woodsome Road). Some attractive lamp posts
Grove Terrace Mews	Setted carriageway; York stone setts adjacent to Grove Terrace. Granite slab wheel tracks; see also 96 Highgate Road. Stone wheel-deflectors protecting flanks of Grove Terrace.
Highgate Road	A distinctive lane to a rear yard (No. 96A) survives (much patched) between Nos. 96 and 98. York stone setts. Inset granite slabs for cartwheels; see also Grove Terrace Mews. Street names painted on buildings
Little Green Street	Granite sett carriageway, York stone footways. Bollards
Mortimer Terrace	Granite sett paved carriageway and York stone paved footway.
St. Albans Road	Manhole cover on east side of No.25 inscribed 'R. Smerdon'
Twisden Road	York stone paving, granite gutter setts, setts to Twisden Works and carriageway setts around vent. Timber telephone posts
Wesleyan Place	Granite sett paved carriageway and York stone paved footway with some inset metal grills to the basement of 134 Highgate Road.
Winscombe Street	Coal holes in pavement on west side of street. York stone paving
York Rise	Wheel stone (at junction with Spencer Rise)
York Rise Estate	Original drying posts

Appendix 7 – Existing Article 4 Directions

33 York Rise	In order to preserve the a painted sign on the north flank of 33 York Rise, an Article 4 direction was made that took away permitted development rights to paint the exterior of the building (7/3/80)
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Part 2 –Management Plan

Introduction

The government has introduced through new legislation, policy and procedure a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system

local authorities are required to produce Local Development Frameworks (LDFs).

The LDF, when it replaces the UDP, will comprise the London Borough of Camden Planning policies known as the Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), and will include a high level of monitoring and community involvement.

The purpose of this Management Plan is to provide a clear and structured approach to development and alterations which impact on the Dartmouth Park Conservation Area. The special qualities of the conservation area, which “it is desirable to preserve or enhance”, have been identified in the Appraisal (Part 1).

Relevant legislation, council policies and key documents are listed at the end of this document.

Monitoring and review

The planning authority is required by current English Heritage guidance to review its conservation areas on a regular basis. This may involve the designation of new conservation areas, the de-designation of areas that have lost their special character or the extension of existing conservation areas. The special character of the Dartmouth Park Conservation Area has been re-evaluated within the character appraisal and this forms part of the overall review.

Maintaining quality

To maintain the special interest and the particular character of Dartmouth Park Conservation Area in a sensitive and responsive way and to ensure the highest quality developments the planning authority will:

- from time to time, review the Dartmouth Park Conservation Area appraisal and update the management plan from which development control decisions and where required design briefs can be effectively achieved.
- require all applications to include appropriate forms, legible, accurate and up to date, fully annotated, scaled drawings.
- keep under review a list of buildings which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Dartmouth Park Conservation Area, to aid decision-making and the preparation of proposals.
- require most applications for development within the conservation area to include a design and access statement – for information see www.cabe.org.uk

- produce where relevant and possible supplementary planning documents including design guidance and planning briefs – www.camden.gov.uk
- expect the historic details, which are an essential part of the special architectural character of Dartmouth Park Conservation Area to be preserved, repaired and reinstated where appropriate.
- ensure that professional officers from the Conservation and Urban Design Team and Development Control can advise on all aspects of development which could affect the conservation area.
- carry out its duties in a fair and equitable manner – www.camden.gov.uk

Conservation Area Extension

As part of the appraisal survey the conservation area boundary was reviewed. Three additional buildings/groups of buildings on the south side of Gordon House Road were identified as being of particular interest and which directly relate the character and appearance of the conservation area and have now been included within it. Consultation was undertaken in 2002 but they were never formally incorporated into the conservation. The buildings are:

- 1-9 St Anargyre House, Gordon House Road – a modern stock brick building which picks up on traditional details.
- 1-20 (consecutive) Gordon House Road – a fine terrace of Victorian house with mansard roofs. They remain reasonably unaltered and feature ornate entrance surrounds, cornice at eaves level and pedimented dormers.
- 1-55 Heathview, Gordon House Road – is 1930s block of flats featuring many details from this typical of this period. A green, pantiled mansard, fine metal windows and Art Deco decoration to the balconies and around the entrance door.

This area is included in sub area 2 as the main terrace of houses dates from the same period as the majority of development of this sub group. 1-20 Gordon House Road and Heathview have been included as positive contributors.

The Management of Change

Investment and Maintenance

The quality of the public realm and particularly the pedestrian spaces can make an important contribution to the vitality of town centres, and could help support higher levels of, and more appropriate, investment in the commercial part of Dartmouth Park Conservation Area. The Council will seek to ensure that any ongoing investment in the public realm in the conservation area respects and enhances its special character and will look for opportunities to make specific appropriate enhancements to the public realm and particularly to the pedestrian environment as one way of supporting the preservation of the area's distinctive character. That distinctive character will not be preserved or enhanced by standardised or poor quality approaches to property maintenance or occupation.

New Development

High quality design, appropriate scale, form and materials and high quality execution will be required of all new development, including smaller alterations such as shop fronts, signage, and extensions which can harm the character and appearance of the area to an extent belied by their individual scale.

The Council will particularly encourage proposals which seek to redevelop those buildings and spaces which are considered to have a negative impact on the special character or the appearance of the conservation area (see Appendix 3).

Change in the residential part of the area will be more narrowly defined in terms of use but in parts of this area the pressure to increase the capital's housing stock will produce proposals for new development of a greater scale. Again, high quality design and execution will be paramount and the design statements supporting such applications will be expected specifically to address the particular characteristics identified in the appraisal including the formality and regularity of much of these streets. Successful modern design can be of the 21st century and enhance the conservation area, by carefully assessing and responding to the form and qualities of surrounding buildings and spaces.

Listed Buildings

The conservation area has a number of fine buildings which because of their special architectural or historic interest are protected by statutory Listing. They form a very important part of the historic quality and character of the area. To check if a property is Listed and for Listed Building advice contact - www.camden.gov.uk/planning/listed_buildings or www.english-heritage.org.uk

Listed Buildings at Risk

There are no entries within the Dartmouth Park Conservation Area on the English Heritage Buildings at Risk 2007 Register.

For further information regarding the Buildings at Risk Register please refer to the English Heritage website www.english-heritage.org.uk.

The Council will ensure that any listed buildings, which are at risk from neglect, decay, under use or redundancy will be added to the register.

The Council has the authority to serve an Urgent Works Notice see www.communities.gov.uk

Maintenance and repair

The Council encourages the routine and regular maintenance of historic buildings and buildings of interest to help ensure the preservation of the special character and appearance of the conservation area. www.maintainyourbuilding.org.uk

Enhancement Initiatives

The Council will encourage initiatives which will enhance the Dartmouth Park Conservation Area and will provide information on possible funding sources and if appropriate apply for funding through special schemes.

Control of demolition

Within the Dartmouth Park Conservation Area the total or substantial demolition of an unlisted building requires Conservation Area Consent. The Council will normally expect all buildings that make a positive contribution to the character or appearance of the conservation area to be retained, unless their loss is considered to be justified.

Guidance regarding demolition can be found in [PPG15](#) www.communities.gov.uk

New Development and work to existing buildings within the conservation area

New development or work to existing buildings within the Dartmouth Park Conservation Area is likely to require Planning Permission, Conservation Area Consent or Listed Building Consent.

Development proposals will be expected to preserve or enhance the character or appearance of the Dartmouth Park Conservation Area. This also applies to developments, which are outside the conservation area but would affect its setting or views into or out of the area.

Urban design and landscape principles together with more detailed guidance on sustainable development and landscaping can be found in Camden Planning Guidance (2006). Some key points include:-

- **Quality erosion and loss of architectural detail**

The appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, front doors and natural slate roofs, can have considerable negative impact on the appearance of a historic building and the area. It is often possible to successfully upgrade windows and doors through draft-proofing, secondary glazing and the installation of thicker glass without harmfully altering the appearance of the building.

Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. Where such features are missing from individual properties, the owners are encouraged to reinstate them.

As many of the properties within the conservation areas are single family dwellings they benefit from permitted development rights which mean they do not require planning permission for certain works. Often these works, although well intentioned, can have a harmful impact on the conservation area and many of these works have been identified as negative features of the area.

There is a need for Article 4 directions which remove permitted development rights and thus give the council greater control over development. One class of these require Secretary of State approval and can also apply greater pressure on the planning process due to the extra applications they generate.

As part of the ongoing review of Article 4 directions for conservation areas the council will review the existing directions and seek to apply new directions where it is considered necessary and where council resources allow.

- **Shopfronts, canopies and shutters**

The appearance of shopfronts is an important element in the character of the small commercial parts of the Dartmouth Park Conservation Area. These areas are Highgate Road, Chester Road, the area around the junction of Chetwynd Road and York Rise and Swains Lane/Highgate West Hill.

The installation of a new shop front, shutters and grilles and most alterations will need planning permission. Inappropriate and poorly designed shopfronts detract from the character and appearance of the

Dartmouth Park Conservation Area. The Council expects the quality and design of new shopfronts to respond sensitively to their historic setting.

Detailed guidance on shopfronts can be found in section 43 of Camden Planning Guidance (2006) available on our website.

- **Fascia, signs and advertisements**

The installation of signage, particularly illuminated signage will usually require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the shopping parades within the conservation area.

Hoardings because of their size and scale are not considered acceptable forms of advertising within the conservation area. New development may increase pressure for more intensive advertising. This will be resisted where it is considered to detract from the character and appearance of the area.

Proposals for advertising within the conservation area would be expected to conform to guidance set out in section 2 of Camden Planning Document (2006).

Where hoardings already exist the council will consider serving Discontinuance Notices where appropriate to seek their removal.

- **Roof alterations and extensions**

The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.

Alterations and extensions to the front roof pitch can be particularly damaging to the appearance of the conservation area.

Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. The rear roof is in some cases as important as the front where these are visible in views from other streets.

Proposals for additional storeys will generally be resisted. Exceptions to this may be made on the south side of Spencer Rise where the majority of the buildings in a distinct group already have roof extensions and a mansard roof would infill a gap and reunite the group.

A number of streets include many buildings whose roof space has already been converted resulting in the installation of rooflights and front dormer windows. It is unlikely that roofs below 45 degrees in pitch will provide the space that meets the height requirements of a habitable room. In these streets roof alterations and extensions can still harm the character and appearance of the conservation area and each proposal will be considered on its own merits. Many such alterations pre-date Conservation Area designation and therefore do not form a precedent.

The installation of rooflights must be conservation grade (flush, not raised above the roof finish). There may be locations where they would cause harm to the appearance of the conservation area, for instance on front roofslopes where the roof slope is highly visible and unaltered, or where they may conflict with features such as gables and dormers at roof level

There a growing demand for on site renewable energy sources which Camden supports and welcomes. Often fixtures such as solar panels and solar water heating can be successfully installed to roofs without harming the character and appearance of the area. This is particularly the case on valley roofs and concealed roof slopes which are particularly prevalent on the Georgian and Victorian terraces houses found within the conservation area.

Section 40 of the General Permitted Development Order “**Installation of Domestic Microgeneration Equipment**” sets out when such works may be permitted development in a conservation area.

In all cases guidance in the Camden Planning Guidance (2006) should be considered before preparing roof alteration and extension schemes

- **Rear Extensions**

Within the conservation area there are many interesting examples of historic rear elevations, many of which are exposed to public views from the surrounding streets. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would diverge significantly from the historic pattern.

- **Gardens and front boundary treatment**

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings.

- **Basement Development**

The conservation area contains very few residential properties with basement development visible through windows, doors, light wells, railings or grilles fronting the highway. The unaltered front gardens make an important contribution to the streetscape and character of the residential area.

The creation of a light well fronting the highway would harm the relationship between the building and the street, could harm the appearance of the building and the streetscape, and is likely to consume much or all of the garden area found with the conservation area. Railings around lightwells would cause a cluttered appearance to the front of the dwelling and would compete with the appearance of the front boundary wall due to the small size of the gardens found in the conservation area. The inclusion of rooflights designed within the landscaping of a front garden can result in illumination and light spill from the subterranean rooms and harm the appearance of a garden setting.

As such the Council will normally resist basement development fronting the highway due to its impact on the appearance of the conservation area.

To check whether you need planning permission for basement works, please visit the Council's website at www.camden.gov.uk/planning or contact the Council's Duty Planner Service on telephone 020 7974 1911.

- **Development in Gap Sites**

Gaps between buildings represent an important established feature of relief in an otherwise densely developed environment. These are formed;

- between semi-detached and detached properties,
- adjacent to road junctions
- at the end of terrace rows and,
- when the rear garden of corner buildings runs parallel to an adjoining road

The Council will resist development in these areas.

- **Telecommunication equipment, cable and satellite dishes**

External telecommunications apparatus including cable runs can harm the appearance of an historic building. Guidance on the installation of telecommunication equipment including satellite dishes can be found in the Camden Planning Guidance or by contacting the Planner Service above. Where redundant equipment exists the council will encourage its removal.

- **Management of council buildings and operations**

Many of the blocks of flats in the area are managed by Camden Council. In addition the shops in Chester Road are owned and managed by the Council. Unfortunately it is often these buildings that have had well intentioned, but unsympathetic, alterations carried out. The Council's planning department will seek to liaise with other council departments to ensure works of maintenance and upgrading are carried out in the appropriate manner.

The planning department will also seek to liaise with the highways department to ensure that road markings and signage are kept to the minimum necessary to reduce their visual impact.

- **Energy and on-site renewable facilities**

The council welcomes on-site renewable energy production in both new and existing buildings, and encourages developments and enhancements schemes where these can be incorporated without causing any detrimental change to character and appearance of the building and conservation area. For further information refer to section 17 of Camden Planning Guidance. English Heritage also provide a useful document entitled "Energy conservation in traditional buildings" and it is available from this web site: <http://www.english-heritage.org.uk/>

Street furniture and floorscape

The conservation area has a wealth of York paving stones, granite kerb stones, granite gutter channels and setted areas. These and other increasingly rare examples of historic street furniture add interest and character to the public realm within the conservation area. The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the borough. www.camden.gov.uk/streetscape

An up to date audit of the historic floorscape and street furniture of the conservation area is included with this document, Appendix 5.

The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamp, wayfinding and signage design. Information and advice can be found in the Council's Streetscape Design Manual. www.camden.gov.uk/streetscape

Trees and open spaces

The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area. Advice on street trees can be found at www.camden.gov.uk/streetscape.

Many trees within the conservation area have statutory protection through tree preservation orders (TPO). The Conservation and Urban Design Team Tree Officers can advise on all aspects of trees on private property within the Dartmouth Park Conservation Area. Additionally any tree within the conservation area which are not covered by a TPO are still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the council.

The Council's free publication 'A Guide to Trees in Camden' contains information on the benefits of trees and the law relating to trees in conservation areas. email urban.design@camden.gov.uk

Consideration should also be given to the existence of trees on or adjacent to the site, including street trees and the required root protection zones of these trees if proposing building or excavation works to a property in the Conservation Area. Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Council's Tree Officer on 020 7974 5616.

Enforcement

The Council has adopted an Enforcement Policy for handling complaints of unauthorised development and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the special qualities of the Dartmouth Park Conservation Area.

Guidance regarding enforcement issues can be found in PPG18: Enforcing Planning Control and Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements (published by DETR).

The Planning Appeals and Enforcement Team can be contacted on line.
Website: www.camden.gov.uk/planning