

APPENDIX

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**CONSERVATION AREA MANAGEMENT APPRAISAL:
EXTRACTS**

Whittington Hospital. In 1948 the National Health Service assumed responsibility for the unified hospital in the area.

During the 20th century there have been some important architectural contributions to the Conservation Area. After the Second World War a number of houses were built in the Fitzroy Park and Millfield Lane area, as well as in the village. Several such houses were designed by architects for their own occupation. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles. In *Modern Buildings in London* (1964), Ian Nairn describes areas of Highgate as, 'A leafy sequence of streets where there are enough modern buildings to act as happy inflections to a connected walk... Here half a dozen people have contributed separately, and the total effect transforms what might elsewhere have been quite modest designs.'

In the post-war period, several of the larger houses were sub-divided into flats while the 1870s Athlone House, formerly known as Caen Wood Towers, was adapted for hospital use. It has since closed and the site has been sold for development, the eastern half into three blocks of flats which were designed to minimize visibility from Hampstead Heath. Other larger properties, such as Witanhurst, sold in 2007, are at risk as no viable use can be found for them. Some of the large landscaped gardens have been developed as exclusive housing estates, often with restricted public access and high security. In the 21st century, the Conservation Area is facing unprecedented pressure for residential development, often involving the demolition of existing single family dwellings to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area.

No 9: projecting shop.
 Damaged railings to enclosed green areas.
 Damaged paths and kerbs.
 Swain's Lane: Television mast and ancillary buildings.
 The Grove: No 4: poor pointing large mortar gaps and patchy in places. Poor extension to the side of the building using white ship laid timber boards, weathered badly.
 No 9d: graffiti to front gate and outer wall.
 Car parking on gravel area on west side of road.

Sub-Area 2: FITZROY PARK

This sub-area forms a contrast with the village centre. Fitzroy Park, in its present form, was developed within the framework of the boundaries of older estates. As the large houses were demolished, the surrounding parkland became available for development, particularly in the 19th and 20th centuries. The character of the area is derived from the close relationship between the topography, the soft landscape and the groups or individual houses built within it. There is an overriding impression of heavy foliage and mature trees as well as the sense of open space denoted by the Heath at the bottom of the hill. There is also a sense of seclusion as the road is private and is gated at its northern end. There are many views from the sub-area, both glimpses and long views.

Fitzroy Park still retains its original atmosphere of houses set in large gardens with many mature trees and boundaries in keeping with the rustic character of the lane. Fitzroy Park itself is an important green pedestrian approach to the Metropolitan Open Land of Hampstead Heath, and this quality is enhanced by its informal, unmade style, which give it a rustic appearance rare in the London suburbs. This quality is important for the setting of both the Highgate Conservation Area and Hampstead Heath, and the impact on it of any proposed development will be a major factor in assessing the appropriateness of any development proposals."

Fitzroy Park is a winding lane that falls from Highgate village and The Grove to Millfield Lane through the former grounds of Fitzroy House built c1780 for General Charles Fitzroy, Lord Southampton. Fitzroy House stood on the site of Sherricks Hole Farm, whose lands covered the south slope of the ridge between Highgate and Kenwood. In 1811 the house was acquired by the Duke of Buckingham. Fitzroy House was demolished in 1828 and the land was sold in lots. Fitzroy Park on the 1914 OS shows little significant change to the land use of the Earl of Mansfield's estate at his Caen Wood seat on the 1868 map. The network of roads, lanes and footpaths remain largely unchanged today. As on the 1914 map, a line of terraced and semi-detached properties and some high boundary walling creates the northern boundary facing onto Hampstead Lane. To the east of Fitzroy Park, towards the boundary formed by Merton

Rough stone bollards line the roadway as found in Fitzroy Park. There are views up Merton Lane towards Holly Terrace, and in the opposite direction over the Heath towards the Royal Free Hospital and the residential towers in Adelaide Road.

The following houses have been included within the Fitzroy Park Sub-Area as, together with the gardens in which they stand, they are considered to be representative of the large private villas which formerly occupied this part of Highgate.

Athlone House, formerly called Caen Wood Towers, described by Pevsner in the Buildings of England Series as '*the ambitious Victorian villa*' was built in 1870-1871 in formal landscaped gardens by Solomon and Jones for Mr Edward Brooke. It was built in '*red brick, with Jacobean gables, a big porch under the square tower, supporters on the tower instead of pinnacles, conservatories, outbuildings with an ugly French Turret and a superb view to the south*'. This elaborate property is set into the hillside overlooking the Heath and is visible in long views such as from Kenwood House. As such, it is a positive contributor to the Conservation Area. In the post-war period, having ceased to be viable as a private residence, it was converted to a hospital. Several temporary outbuildings were erected at this time. However, with the dawn of the 21st century, the hospital became surplus to requirements and was subsequently closed down and the buildings sold to a private developer. The main house and outbuildings currently stand empty, and are at risk due to their vacant and deteriorating condition. Demolition of many of the curtilage structures has commenced to make way for new residential development in the grounds designed by the architect David Chipperfield. The scheme includes the refurbishment of the main house as a luxury 21st century single family dwelling, together with the restoration of 19th century buildings on the site, such as the coach house, the gatehouse and Caen Cottage, which are situated close to the high stock brick boundary wall on Hampstead Lane. The site is designated in the UDP as publicly accessible Private Open Space. It is also Metropolitan Open Land. Protected species have been found in the grounds, including grass snakes and slow worms. Caen Wood Towers Farm currently operates as a small-scale agricultural settlement on a belt of land between Athlone House and the Heath.

Witanhurst is located on the eastern edge of the sub-area, its rear elevation dominating the junction between South Grove, Highgate West Hill and The Grove. However, few visitors to Highgate see more than a glimpse view of the building since it is effectively screened by the eastern boundary wall along Highgate West Hill. Witanhurst is a vast neo-Georgian mansion (listed grade II*) built for Sir Arthur Crosfield in 1913 to the designs of George Hubbard. The design incorporated part of Parkfield, an early 18th century house. It is said to be the second largest private residence in London, after Buckingham Palace. It is an 'L'-shaped building of red brick

with Portland stone dressings, a tiled roof, tall chimneys and dormer windows. The gardens are designated in the UDP as Private Open Space. Several garden structures, including the pergola, garden steps, retaining walls, gateway, fountain, pond and four sculptures surrounding the pond in the Italianate garden are also protected (all listed grade II). The tennis pavilion, c1913 (listed grade II), was designed by Sir Harold Peto, and is said to have been used by the Queen when she played tennis here as a young girl. The two-storey North and South Lodges (listed grade II) flank the main entrance adjacent to No 1 The Grove. The left hand side of the gatehouse was designed c1929 by Seeley and Paget, while the right hand side was extended in the later 20th century. The main house and garden structures are at risk due to vacancy and fast deteriorating condition. They have featured on English Heritage's Buildings at Risk Register for several years. Although the house temporarily took on a high profile when the television programme 'Fame Academy' was filmed here, to date no viable use has been found to ensure a healthy future for the house, gardens and outbuildings.

Buildings or features which detract from the character of the area and which would benefit from enhancement.

Athlone House:	vacant buildings on site.
Fitzroy Park:	visual clutter of signage, lights, CCTV cameras, burglar alarm boxes. Concrete forecourt paving in front of several properties. garage block at north end.
Beechwood Cottage	vacant property with excessive security measures and unsightly boarding on boundary wall.
Beechwood entrance gates	metal sheeting preventing visual permeability.
Beechwood squash courts	three huge galvanised metal flues.
No 10	vacant property.
The Elms	building at risk, unfinished building work.
The Elms Lodge	unsightly uPVC windows. Garage block adjacent to Kenbrook. Electricity sub-station at junction with Merton Lane.
Merton Lane	Heathfield Park, unfinished building work.
Witanhurst	buildings and structures at risk due to vacancy and lack of maintenance.

Sub-Area 3: WATERLOW PARK & CEMETERIES

This sub-area contains three major elements: Waterlow Park, including Lauderdale House; Highgate East Cemetery on the east side of Swain's Lane and Highgate West Cemetery on the west side of the upper part of Swain's Lane. The elements are all protected from development by their designated uses and all are open to members of the public, although access to the Highgate West Cemetery has limited access. The sub-area benefits from a

	Lauderdale House adjoining Highgate Hill	
	Garden steps to south of house	
	Garden walls to the south west of House	
	Two sundials	
	Statue of Sir Sydney Waterlow	
	Lodge at Swain's Lane entrance and attached railings, piers and gates	mid 19th century

Appendix 2. Positive buildings

Positive buildings are defined as buildings that make a positive contribution. There is a general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification. The following buildings have been identified as positively contributing to the character or appearance of the Highgate Conservation Area. They are also identified on the townscape appraisal map - see Appendix 7

Highgate West Hill	The Cottage Brookfield Nos. 1-4, 5-8, 9-16, 17-24, 25-32, 33-40, 41-48, 49-56 West Hill Court 1-10, 11-38 Nos. 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 35a, 36, 37, 39, 40 South Grove House, 57 to 73 inc.
Millfield Place	1, 3, 3b and the garage to the rear of 15 Highgate West Hill which fronts Millfield Place
Millfield Lane	Cameo Cottage, Nos. 12, 12a, 16, and ancillary buildings to the north west of the Listed Building, Hill House
Merton Lane	Wall fronting No. 1 West Hill Park, No. 1, 2, 3, 23, Merton House
Fitzroy Close	No. 1
Fitzroy Park	Apex Lodge, Fitzroy Lodge, Kenview, Ashridge, Burnbury, Dormers, the Wallace House, Fitzroy Farm, The Bowling green and Club house, The Lodge, Westwind, Dancers End, Kenbrook, the wall to No. 10, No 6, 7, 7a, Elm Cottage, Beechwood Cottage, wall to Beechwood, The Summit, Brett House, Nos. 1, 2
The Hexagon	No 3
The Grove	No 9d, and Nos 1-5

Hampstead Lane	Athlone House, the wall and ancillary buildings of Athlone House fronting Hampstead Lane, Beechwood Bungalow, Beechwood Lodge Nos. 5, 7, 9, 11, 13, 15, 17, 21, 23, 25, 27, 29, 31, 33, 35, 37 and Nos. 1, 1a, 3b, The Gatehouse (PH)
Highgate High Street	The flower stand and single storey lock ups on the corner opposite the Gatehouse pub, The Angel Inn, 37a and courtyard behind, 3, 5, 7, 9, 11, 13, 15
Bisham Gardens	Nos. 1-23, 2-34 inclusive
Pond Square	public lavatories
South Grove	1, 2, 3, 4, 21, 1-6 Chesterfield House, 17, 12, 13, 13a, Burlington Court 1-6
Bacon's Lane	1, 2, 4, 5, 6, 7
Swain's Lane	91-103, 85, 87, 81, 82
Highgate Cemetery West	War memorial, mausoleum south of columbarium and
Highgate Cemetery East	Two mausoleums by main entrance, gardeners lodge on Dartmouth Park Hill
Dartmouth Park Hill	Fairseat, Whittington Hospital large block to the south-west of entrance and Highgate Wing
The Reservoir	Access pavilion

Appendix 3. Negative buildings

Negative buildings are defined as those which detract from the character or appearance of the Conservation Area and which would benefit from enhancement. These buildings / spaces are detailed within the character appraisal section and are also defined on the townscape appraisal map in Appendix 7.

Appendix 4. Historic shopfronts

An audit of historic shopfronts has been undertaken as part of the appraisal. The findings are that all shopfronts in the Highgate Conservation Area make a positive contribution to its character and appearance, with the exception of:-

Nos 3, 5, 7, 43, 47 – all neutral contributors.

New development or work to existing buildings within the Highgate 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 Highgate 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. See PPG15 www.communities.gov.uk/guidance.

Urban design and landscape principles together with more detailed guidance on sustainable development and landscaping can be found in Camden's Supplementary Planning Guidance. 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 and front doors, can have considerable negative impact on the appearance of a historic building and the area. 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.

- **Shopfronts, canopies and shutters**

The appearance of shopfronts are an important element in the village character of the Highgate Conservation Area. Characterful historic examples survive and include features such as solid canopies, timber roller shutters, canvas blinds, pilasters, corbels, cornices and stall risers. All historic shopfronts within the Conservation Area contribute to the special character and their retention is particularly important. The Council expects all historic shopfronts to be retained and sensitively restored.

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

- **Fascia, signs and advertisements**