

Conservation
area statement ► **Eton**





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ETON

Conservation Area Statement

INTRODUCTION

The aim of this Statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Eton Conservation Area.

The Statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in this area.

The Statement will be used by the Council in the assessment of all development proposals.

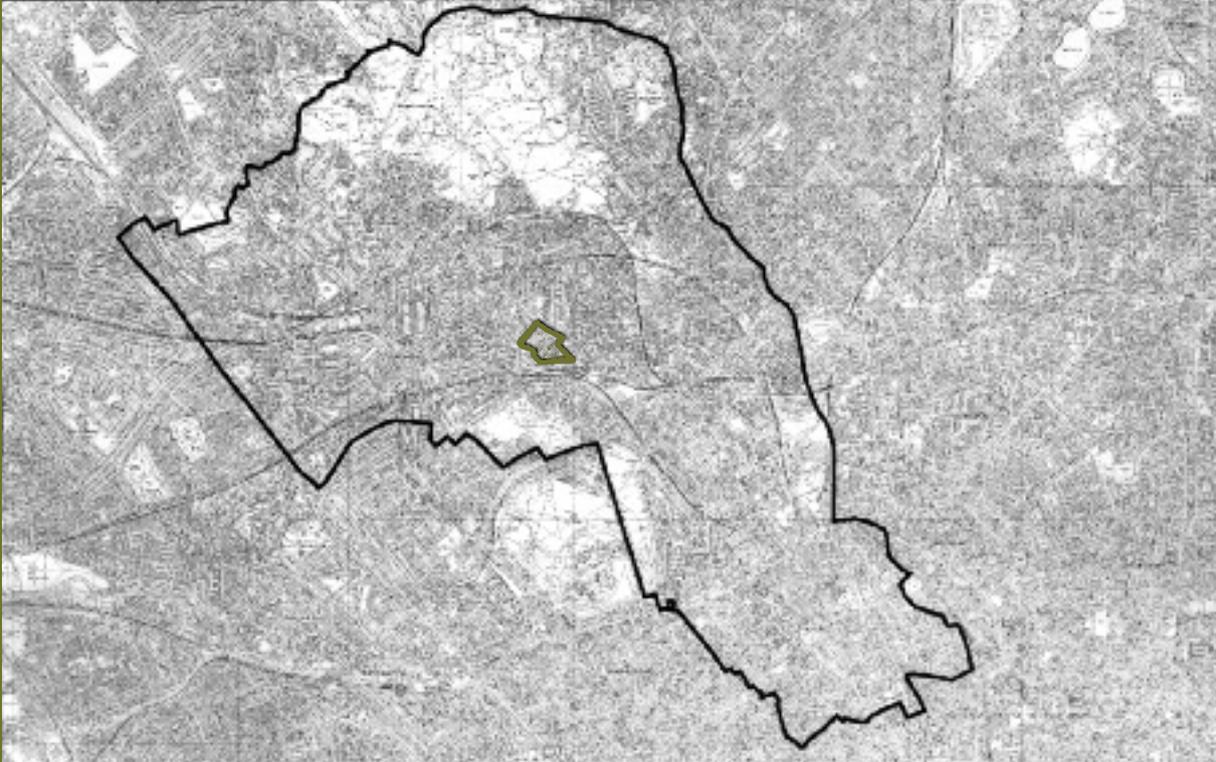
Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for conservation areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures that are currently a cause of concern. The Statement also sets out the key policy framework to the Conservation Area and formulates specific guidance for it.

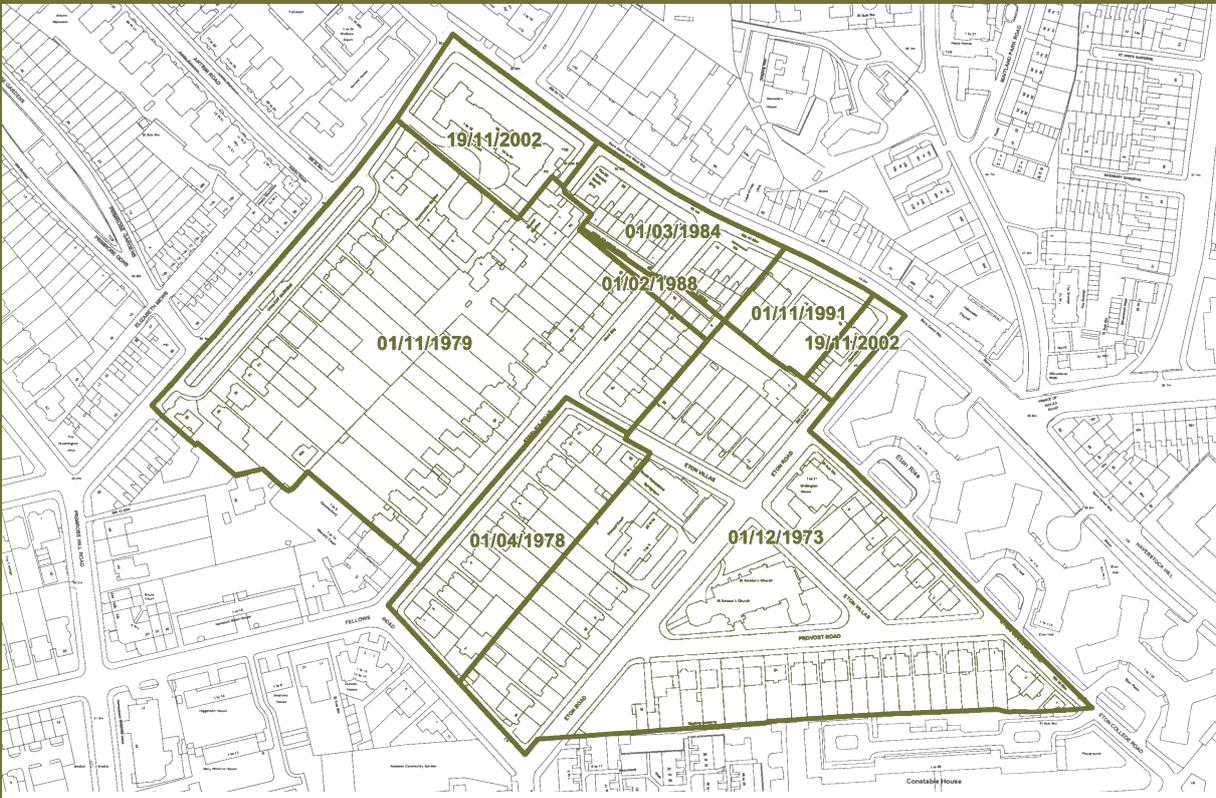


It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

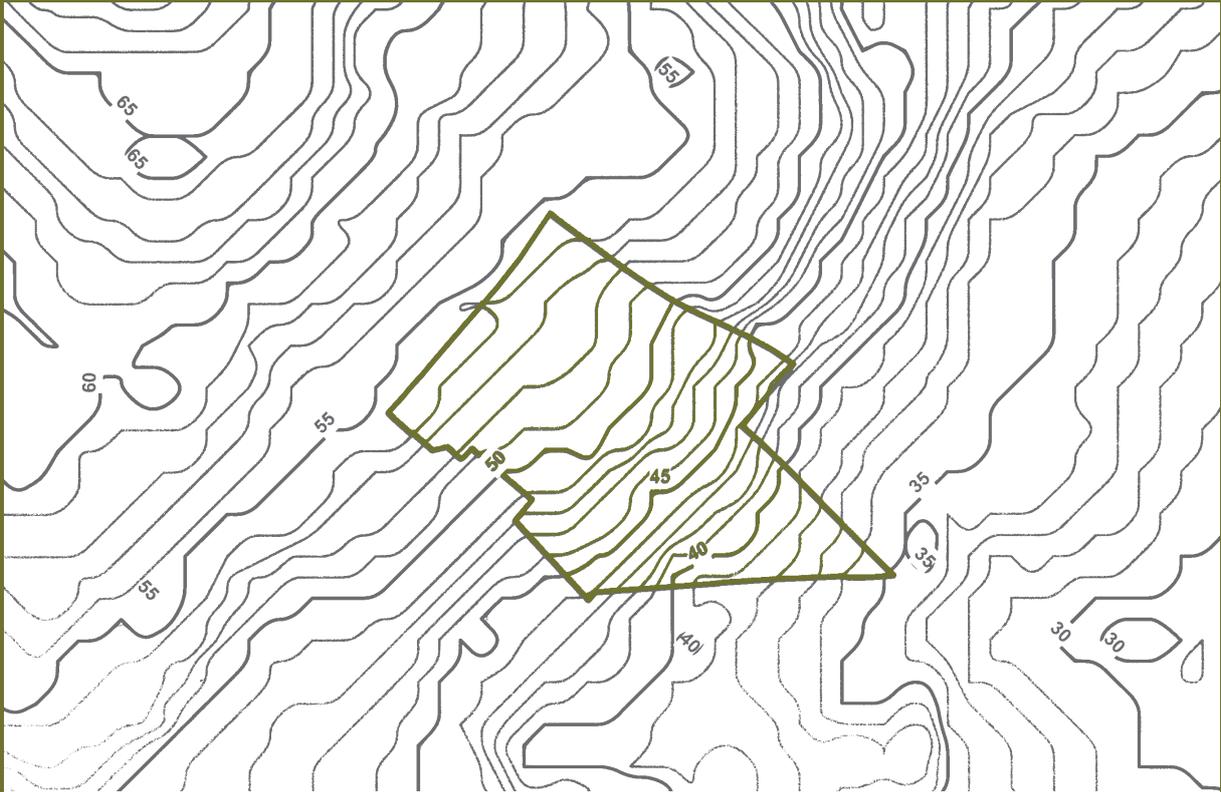
Location



Camden and location of Conservation Area



Designation dates



Topography



Urban Grain



Archaeological Priority Area

PLANNING HISTORY

The Eton Conservation Area was originally designated in December 1973. The report to the Borough's Planning and Communications Committee stated: "The Eton Villas area is a small but complete enclave of early Victorian Villas centred around St Saviour's Church "

EXTENSIONS TO AREA

The Conservation Area has been subsequently extended in:

1. 1978 - to include part of the south side of Steele's Road;
2. 1979 - to include the north side of Steele's Road, Wychcombe and Steele's studios, and Chalcot Gardens;
3. 1984 - the north side of England's Lane, the south side of Elizabeth Mews, and two terraces on the Haverstock Hill frontage either side of Steele's Road;
4. 1988 - part of Steele's Mews;
5. 1991 - part of the Haverstock Hill frontage.

6. 2002 - The transfer of the south side of Elizabeth Mews, the north side of England's Lane, and the terrace Nos. 41-55 on the south side of England's Lane to Belsize Conservation Area.

The inclusion the 1930 modern movement block of flats Stanbury Court on the south corner of England's Lane and fronting onto Haverstock Hill, a transfer from Belsize Conservation Area.

The inclusion of No. 61 Haverstock Hill on the corner of Eton Road.

ARTICLE 4 DIRECTIONS

There are no Article 4 directions within the Conservation Area.

ARCHAEOLOGY

An area within the Conservation Area has been identified by English Heritage Greater London Archaeological Advisory Service as an Archaeological Priority Area.

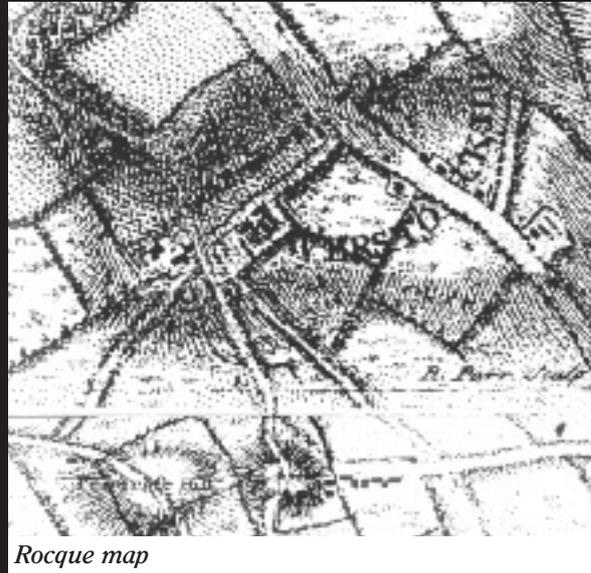
History

HISTORY

The following paragraphs provide a brief overview of the historical development of the area based on the sources acknowledged in the bibliography.

PRIOR TO 1780

The land within the Eton Conservation Area was entirely within the ownership of Eton College, and had been given to the estate in 1449 by Henry VI. It was an area of farmland associated with Chalcot Farm, which can be seen as a collection of buildings on the 1745 Rocque plan and is named as 'Chalcott' on the 1814 Newton Plan. The present England's Lane follows the same alignment as the track leading to the farm. Haverstock Hill is also evident on the map as the principal road leading north-west to Hampstead. Other than the collection of buildings around Chalcot Farm and on the Haverstock Hill frontage the area is predominantly agricultural, shown largely as pasture on the 1745 plan. One of the buildings on the Haverstock Hill frontage is understood to be Steele's Cottage, once occupied by Sir Richard Steele (the early 18th century MP, author, playwright and publisher) and subject of a painting by Constable.



Rocque map

1745

1780-1840

The potential of the land for building was first recognised in 1796 when the then college surveyors advised "a considerable part of this estate is eligibly situate for building" as a consequence of its proximity to London and the roads leading north through Hampstead (Haverstock Hill) and later the main turnpike road north (Finchley Road - completed in 1835). However, this was not acted upon for a number of years. As Nash's Regents Park development neared completion, developers began to investigate the potential of the land to the north of Primrose Hill. Following a survey, undertaken in 1824, the area was found to be suitable for villa development. An Act of Parliament was subsequently passed in 1826 authorising the college to grant building leases.

The College again was slow to act and the land was not



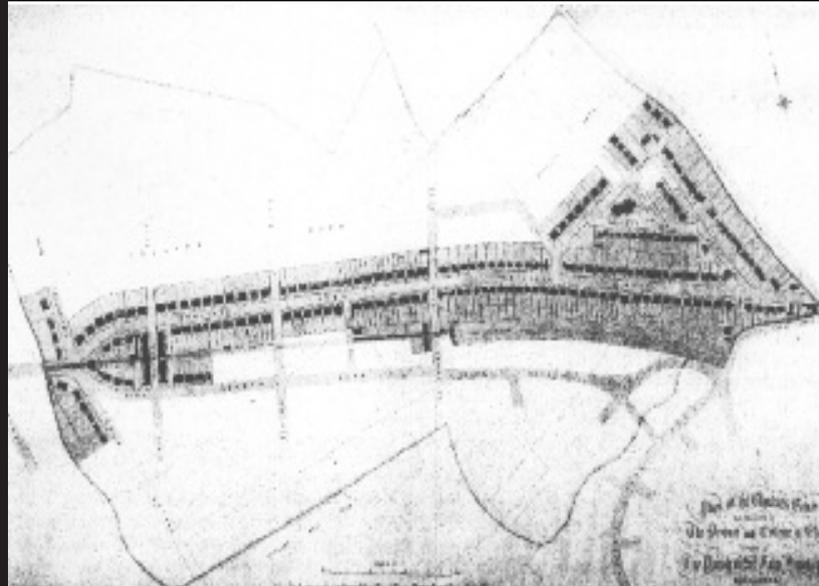
Newton map

1814

advertised until 1829 as being for sale in "lots of no less than half an acre for the erection of single or double detached villas". By this time, however, building had slowed and little interest was shown other than along the Haverstock Hill frontage. Thomas Mortin, a plumber and decorator from Holborn, acquired two of the leases and Wilkins another three lots in the early 1830's. This led to the construction of the ribbon of villa development on Haverstock Hill in the 1830's which can be seen on the 1866 plan (outside the Conservation Area). It appears that Eton College Road was a service road that served villas constructed on the frontage. Further development was deferred in the area as a consequence of the construction of the London and Birmingham Railway. The route was first canvassed in 1831, but the line was not opened until 1837.

1840-1870

It was not until the 1840s, that the Provost and fellows of Eton College began to realise more fully the development potential of their land holding at Chalcot. In 1840 the college surveyor realised the mistake in the location of Eton College Road and ordered that new roads “secure double frontages as far as possible”. However, the college was not prepared to become involved in their construction, leaving this, and the form of the development, to the developers. Even though one of the college’s surveyors had drawn up a tentative plan, this was not followed up.



Chalcots

Development of the area around Provost Road and Eton Road by carpenter Samuel Cuming followed after 1844 as well as his development of Adelaide Road to the south of the Conservation Area. St Saviour’s Church, the centrepiece of the development, was built in 1850. This was promoted by the Eton College surveyor as being necessary to give the new development the respectability to attract the upper middle classes. The paired, rendered villas along Provost Road were more modest in scale than the earlier development along Adelaide Road by Cuming (subsequently demolished to enable widening of the railway). These houses with their shallow, shared gables are described by Pevsner as ‘rustic Italian’ with ‘restrained Grecian detailing’ of the window surrounds. The introduction of a horse drawn omnibus along Adelaide Road may, in part, account for the lack of significant mews development in the area. However, the modest scale of development seems to have been aimed at a sector of the market that would not be carriage owners. The villas developed in the Provost triangle were smaller and accommodated fewer servants. Thompson suggests that these properties were aimed at “the younger and less affluent reaches of the professional classes and higher reaches of clerical and shopworkers”

The terrace of shops and the public house on the Haverstock Hill frontage can be seen on the 1866 plan. This shows the development of the streets surrounding the church as largely complete. The larger buff brick and stucco semi detached villas, intended to attract the wealthy middle classes, had been built along parts of the southern side of Steele’s Road and the detached villa on the frontage of Fellows Road (No. 2) had been built. Steele’s Mews South is shown, probably serving the large villas between Steele’s Road and Eton Road. The area to the north of Steele’s Road with the exception of the England’s Lane frontage remained undeveloped at this time.



Ordnance Survey map 1871 - 1875

1868

1871-1875

1894-1896

1870- 1900

During the 1870s and 1880s the area was favoured by artists. Individually designed detached houses with studios were built for successful artists of the time along Steele's Road and Chalcot Gardens. These houses were by father and son developers William Willett and Son who were working with architects JM Brydon (architect of Chelsea Town Hall), and Batterbury and Huxley. They represented a move away from the 1860's villa development in the area, which repeated the same house types, to more individualistic properties, mixing a variety of revivalist styles.



Ordnance Survey map 1894 - 1896

A smaller enclave of architect-designed artist's studios, known as Wychcombe Studios, were built in the early 1880's. These houses overlook a small, shared garden. Several of these have been attributed to Batterbury.

1915-1916



Ordnance Survey map 1915 - 1916

1900 ONWARDS

The area was substantially developed by the beginning of the 20th century.

Post second world war there have been a number of insertions. The vicarage at the junction of Eton Villas and Eton Road has been replaced by a synagogue and Provost Court replaces two pairs of villas on Eton Road. The school at the junction of Eton Road and Eton Villas has been replaced by a block of flats, Wellington House.

character

CHARACTER AND APPEARANCE OF THE AREA

For the purposes of the statement, the Eton Conservation Area can be divided into four areas which have their own particular characteristics. These areas are:

- Sub-area 1 Eton Villas, Eton Road, Eton College Road and Provost Road
Steele's Road (west side), Fellows Road (part of east side only)
- Sub-area 2 England's Lane (part of south side), and Chalcot Gardens
- Sub-area 3 Wychcombe Villas and Steele's Studios
- Sub-area 4 Haverstock Hill (west), Steele's Mews North, Steele's Mews South.

This sub-division in part reflects the original sequence of designation as a Conservation Area which appears to be based on areas with identifiable character. Apart from some notable 20th century replacement buildings it also has a historical basis with each area having broadly developed at a similar time. The process of extension has led to an area displaying greater diversity, albeit one which was largely developed in its current form in the middle and later part of the 19th century.

The character and appearance of each of the sub-areas is set out below.



Sub area map



Sub area 1: Eton Villas, Eton Road, Provost Road. Steele's Road (western side), Fellows Road (part of east side only)

This is the largest of the sub-areas, the core of which focuses onto the Conservation Area's set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas.

The pattern of development was largely complete by the time of the 1866 OS, the main road layout having been completed by around 1850.

The north side of Steele's Road, which is attractively lined with mature plane trees, is partly comprised of grade II listed dwellings, developed for occupation by artists, in some cases for specific occupants. The properties were all developed in the 1870s by the architects Brydon, Batterbury and Huxley and, while exhibiting variety in detailing, employ a



character



Provost Road



Eton Villas



Provost Road



Eton Road



Steele's Road



Stanbury Court



consistent approach to building line, height, massing and the general use of materials. Front gardens are in most cases enclosed by good quality brick walling.

Nos. 23-29 are terraced properties with lower ground and three main floors and are in stock brick with stucco detailing. They match the southern terraces (Nos. 15-22).

Nos. 1-14 Steele's Road comprise semi-detached villas. Nos. 1-8 are shown on the 1866 survey and it is likely that the remaining group had been added shortly thereafter. The villas are on three storeys, with lower ground floor. The ground floor is raised with substantial brick porticos and bay windows at ground floor and stucco detailing around first floor windows. Chimney stacks on the party wall line are prominent. Some stacks have been reduced and many pots are missing. The villas are built in an attractive light buff coloured facing brick. Although many of the garden wall piers remain, original railings are missing and some front gardens have been opened out for car parking. A similar pair is found on the north side at Nos. 33 & 34 set amongst the listed 'artistic' housing.



The villas are built in an attractive light buff coloured facing brick. Although many of the garden wall piers remain, original railings are missing and some front gardens have been opened out for car parking. A similar pair is found on the north side at Nos. 33 & 34 set amongst the listed 'artistic' housing.

The east side of Eton Villas (north) comprises eight semi-detached villas of similar plan. They date from c1850. The properties are on two main storeys plus lower ground and attic. They are faced in stucco with projecting porches supported on square section columns. Detailing, where it survives, is relatively simple (these being from that part of the Victorian age when the simplicity of Georgian domestic architecture was still prevalent). Roof form is generally hipped with eaves but Nos.13 and 14 Eton Villas at the junction with Eton Road have a parapet and cornice with a concealed pitch behind.



The east side of Eton Villas (south) and part of Provost Road are also developed with semi-detached villas but of a different style to Eton Villas (north). The properties are typical early to mid Victorian gable fronted stucco villas designed to be read as a single architectural unit and in common with all the surviving villas on these two roads are listed grade II. The central section of each property comprises a lower ground and two main levels of accommodation. The proportion of window to wall space (solid/void ratio) is fairly high. Windows are surrounded by a raised stucco architrave, cill and cornice. The third level of accommodation is contained within the shallow pitched slated roof, with dormers on the flank elevations. A central chimney stack protrudes from the main roof ridge.

Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value.

Nos. 15-21 Provost Road are detached houses with a variety of approaches to their layout but broad consistency in set back, scale, height and materials. There are two exceptions to this rule. No. 20 has gabled flank elevations with a central gabled dormer set into the "fishscale" slated roof. The projecting porch is castellated. The adjoining property, No. 21 is equally individualistic being set well back from the road frontage with a coach house (probably being part of an early group of stabling on the triangular site to the rear of the larger properties, now demolished, which fronted Adelaide Road). The red-brick two storey dwelling has a side entrance under a projecting first floor gable supported by Doric columns. The house displays Arts and Crafts influences with stone carved window surrounds and leaded lights.

The relationship of the villas to the surrounding roads varies due to different degrees of set back. Eton Villas (south) have in effect two frontages with deep gardens facing west and a frontage on Eton College Road, opposite the flats at Eton Rise and Eton Hall which are outside the Conservation Area. This plot arrangement derives from Eton College's initial error in selling off plots referred to in the historical summary.

The windows in the villas are sashes with six panes in each half. This form survives in most of the properties. Many villas include dormers at roof level. Due to the variety in execution, it seems likely that these did not form part of the original design but may have been added at an early stage to exploit the attic space.



St Saviours was built in 1855-56 to the designs of EM Barry and built by the Lucas Brothers and is at the centre, geographically and compositionally, of the enclave of villa development. It was subsequently altered in 1883 and 1902, when the chancel was lengthened. The church is built in Kentish ragstone random rubble with Bath stone dressings and a slated roof. It is set, fairly tightly, into the triangular plot. The addition of the post war, brown brick, rectory to the south elevation is unfortunate.

The north-west frontage to Eton Road also comprises semi-detached villas and although of a similar (but perhaps slightly later) period to the main group (they appear on the 1866 survey), are unlisted. These are substantial properties on four floors. They are faced in stucco at lower ground and ground floor level (with projecting porches supported by ionic columns) with yellow stock brick used on the upper floors.

The characteristic which unifies the area is the broad consistency in plot size, frontage relationship and, generally, form and massing of building. There is a substantial amount of planting, but this is mainly in front gardens rather than on the streets. St Saviour's acts as a unifying element and focus for the sub-area.

There are several elements which currently detract from the area. These are Provost Court and Wellington House, both with frontages to Eton Road. Both occupy sites which were formerly developed as part of the main phase of villa building in the mid 19th century to provide a vicarage and school respectively. Provost Court is a six storey block of flats, set back from the road behind mature trees but nevertheless significantly out of scale with the surrounding pattern of development. The use of dark red brick is also alien to the area. Similar comments apply to the seven storey Wellington House, a bulky block of 21 flats on the corner of Eton Road and Eton Villas.

The South Hampstead Synagogue is also a post 2nd world war building but it is only the equivalent of two storeys and uses yellow stock brick as the main material. Consequently its impact on the character and amenities of the sub-area is less severe but it remains a detractor.



The streetscape in the sub-area is not characterised by the mature street trees of other parts of the Conservation Area, with the exception of the southern frontage of Steele's Road where the mature plane trees form a significant element in the street scene. Pavements are generally in concrete slabs although the kerbstones are in granite. The backs of pavements are generally well defined by front garden enclosures. There is extensive use of brick walling, and brick piers, much of which is

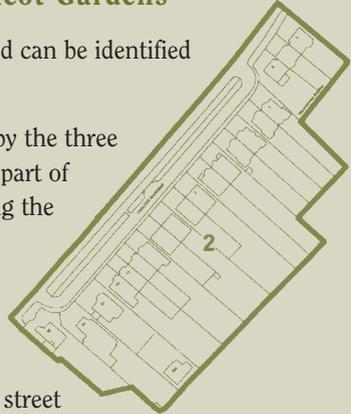
contemporaneous with the housing. Mature tree and hedge planting in front gardens adds to the sense of enclosure. Rationalisation and replacement of street signage would be beneficial.

The topography of the sub-area consists of a continuation of the falling levels from Steele’s Road at c50m AOD to Provost Road at around 40m AOD at the junction with Eton Villas.

Sub area 2: England’s Lane (part of south side), and Chalcot Gardens

England’s Lane follows the alignment of the track leading to Chalcot Farm and can be identified on the 1745 Rocque Plan.

The northern side of the street and its western end is generally characterised by the three to four storey terraces with shops at ground level and residential above. (This part of the street lies within Belsize Conservation Area). The degree of enclosure along the northern side of England’s Lane is continued between Antrim Road and Haverstock Hill by the four storey nurses’ home.



Chalcot Gardens is a narrow private street adjoining England’s Lane that was built during the 1880’s and took its name from the earlier Upper Chalcot Farm. The road provides access to the houses fronting the southern side. The street is separated from England’s Lane by a line of mature trees and brick boundary wall.

The houses in this area consist of a variety of designs and styles despite being from a similar period. However, there is general consistency in the building line, heights (three storey with lower ground level) of the buildings, plot widths of the semi-detached properties and the enclosure provided by frontage walls and gate piers. There are a number of attractive ‘studio’ houses with large north-facing arched windows on the upper floor and a number of properties with two storey canted bays.

There are a variety of materials in Chalcot Gardens including buff brick with either red brick detailing or simple stone heads and sills. Generally, the windows are vertically proportioned sash windows with a variety of slender glazing bars.

No. 16 Chalcot Gardens is of particular note, with an extension designed by CFA Voysey, in 1898. The gable fronted two storey house, in stock brick with a plain tiled roof, was built (in 1881) on land originally forming part of the garden of No. 39 England’s Lane. Leaded windows are set within stone window surrounds. The building has a deep plan and is set behind a red stock brick wall with timber gates. In addition, Chalcot Gardens includes a number of properties which contribute to the visual qualities of the area and help to define a particular character. For example, No. 15 was designed by Batterbury and Huxley in 1883 for Hal Ludlow.

The view to the north east is terminated by Nos. 114/116 Haverstock Hill. The view out of the Conservation Area to the south-west is terminated by the imposing red brick side of No. 1 Eton Avenue. However Dorney House, a tower block on Adelaide Road which is substantially higher and bulkier than the scale of traditional development, looms over the rooftops of Eton Avenue. The effect of this and the other high rise towers along Adelaide Road have an intrusive visual effect over a wide area, altering the skyline, detrimentally affecting attractive views and the character and appearance of open spaces, and the setting of the Conservation Area.



With regard to the public realm, there are a few features of note including; a brick wall to the England's Lane frontage of Chalcot Gardens with a dedication plaque set in a seriously decayed brickwork, some original brick piers with stone/stucco detailing, two original gas lamps in Chalcot Gardens, original granite sets in the mews area and a mature tree at the junction with Antrim Road.

There are a substantial number of trees in Chalcot Gardens and, the maturity and hence scale of street (and in some cases garden) trees plays a significant role in defining the edges of streets and framing the built development.

There are few elements which currently detract from the visual qualities of the character area. In some cases, boundary walls in Chalcot Gardens have been taken down to provide frontage parking.

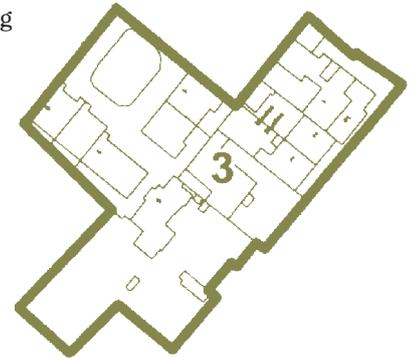
In terms of topography, England's Lane approximately follows the 54-55m AOD contour and is therefore essentially flat but gardens in Chalcot Gardens are at a lower level as levels drop towards Steele's Road. The Washington Public House, within Belsize Conservation Area, forms an attractive landmark and focal point along Primrose Hill Road. This vista is an important view into the Conservation Area.

Sub area 3: Wychcombe Villas and Steele's Studios

These two enclaves of studios have a quite distinct character and while there is no direct link between the two adjoining parts, they have more in common with each other than the surrounding sub-areas of England's Lane and Haverstock Hill. The distinguishing points are:

- they are essentially backland development with no frontage to a main street.
- the small scale of development and the density of urban form.

Wychcombe Studios, reached via a small lane from England's Lane were built by Batterbury. Nos. 1&2 in 1879 & Nos. 4&5 in 1880. The studios are faced in yellow stock brick with red brick detailing and each semi has a double storey height studio window. They are built around a small garden with ornamental planting. Adjoining Nos. 4&5 is a three storey studio building with a glazed third floor and clerestorey. To the rear of Wychcombe Studios is a modern detached dwelling.



Steele's Studios are accessible via a gated crossover from Haverstock Hill. It comprises one block of four dwellings and a detached dwelling to the rear (No. 4).

Sub area 4 : Haverstock Hill (west), Steele's Mews North, Steele's Mews South

Essentially the area includes the main terraced three storey shop units on Haverstock Hill, either side of the junction with Steele's Road. The Sir Richard Steele Public House has a grander architectural treatment than the adjacent shop frontages along the terrace.

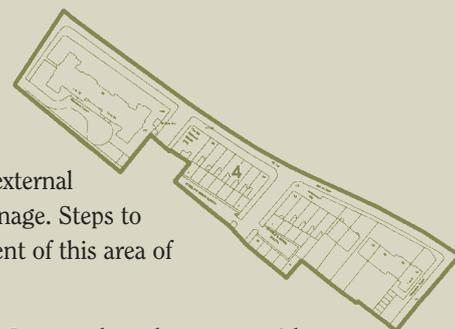
The two mews were built, it would appear, primarily to service the Haverstock Hill properties and the dwellings in Steele's Road. Most of this development had taken place by the time of the 1866 OS survey with the exception of Steele's Mews North.

The **Haverstock Hill** shop units appear to have been purpose built for retail and commercial purposes. The shop units are integral to the ground floors (as opposed to being extensions into the front garden space). The architectural detail and use of materials (yellow stock brick with stucco parapet and window) matches north and south of the Steele's Road junction. The southern group appears to have lost at some point the cornice detailing at parapet level which is evident on, for example, No. 89 Haverstock Hill.

The condition of the shopfronts in this group is variable. The southern group contains largely intact (or well executed modern reconstructions) of Victorian shopfronts, mainly in timber with sub-divided glazing and console brackets supporting a relatively shallow depth fascia. To the north there are a number of shopfronts which are inappropriate to



the period of the properties, displaying the unfortunate tendency of over deep fascias, external box shutters and over sized signage. Steps to achieve the gradual improvement of this area of frontage would be desirable.



On the south side of England's Lane and on the corner with Haverstock Hill is Stanbury Court, a prominent 5 storey block 1930's modern movement style block of flats. The scale of development reduces further along the south side of England's Lane with detached houses adjacent to Chalcot Gardens.

The Sir Richard Steele Public House is treated as a separate building architecturally and is somewhat larger in scale (height and plot width) than the rest of the shopping frontage. At upper level it has a deep rendered parapet (probably once executed in a more elaborate cornice). The parapet is now embossed with the name of the public house. The three floors of the property are laid out in a classical style. The first floor has elaborate stucco detailing around the windows. The ground floor frontage retains most of its original features.

The shop frontages are set on a hill falling quite steeply towards the south. To the front of Nos. 73-81 Haverstock Hill, this requires the pavement to be built up at raised level with steps ultimately giving way to a retaining wall and railings. The raised area is surfaced in stone paving. These surviving elements of the original streetscape and the additional space in front of the units contrast with the northern section of Haverstock Hill where the pavement is narrow and concrete/tarmac predominates.



Nos. 63-71 comprise a terrace of three dwellings, Nos. 63-67 and a pair of semi-detached villas Nos. 69&71. Although arguably this group could be considered as part of the Eton Road/Eton Villas sub-area (the original elements date from a similar period), equally the busy nature of Haverstock Hill gives a different character to this area of the Conservation Area. For this reason, they seem more logically to form part of Area 4.

Nos. 69&71 are three storey (plus a lower ground floor), faced in painted stucco, and are largely intact. Nos. 63-67 appear to have once comprised two pairs of semi-detached villas but Nos. 63&65 Haverstock Hill are now linked by a modern block (probably of 1970s origin) which has had an unfortunate effect on the group. The impact of post-war





building is mitigated by the brick wall enclosure to the front garden area (albeit this lacks the detailing of the walling fronting Nos. 69&71) and garden planting.

Steele's Mews North, built in conjunction with the further development of Steele's Road to the west, comprises seven two storey units, most of which appear to have been converted to separate residential occupation. Some include dormer windows suggesting the insertion of accommodation at attic level. The garage frontages have generally been lost and been replaced by a variety of window and door details. All the properties have a steel balcony at first floor level, which is clearly a relatively recent addition.

Access to the Mews is via an arch, clad in Virginia creeper and a setted crossover. The Mews retains its original granite setts and it terminated by the development at Steele's Studios and a substantial tree screen.

Steele's Mews South is also reached via an arch flanked by a painted brick symmetrical two-storey development of mid 19th century origin. The entrance retains the rather grand pediment which has evidently been lost from the entrance to Steele's Mews North. However the entrance and flank building are all that survive of the earlier development. The Mews is of recent construction, with entrances and garages to the ten units at ground level with balconies and a brick façade above. The architecture is plain but the use of materials, scale and massing is sympathetic to the area and the layout of development closely resembles the original plan form shown on the early OS sheets.

With regard to streetscape, there are few surviving features of the original paving materials but Steele's Mews North is paved with granite setts. Kerbs are generally in granite. Although there is not a proliferation of free-standing signage, what exists is generally inappropriate to the Conservation Area and would benefit from a co-ordinated programme of replacement.

Levels fall significantly from the Sir Richard Steele (c51m AOD) to the southern part of the sub area (45m AOD). A significant view of out of the area is south along Haverstock Hill towards the City.



Steeles Road



Chalcots Road

audit

Audit

INTRODUCTION

This section sets out the following information on a street-by-street basis:

- Listed buildings (where applicable)
- Buildings/structures and groups of buildings that make a positive contribution
- Streetscape Audit
- Detractors - negative buildings, streetscape and landscape elements

LISTED BUILDINGS

Within Eton Conservation Area there are some 47 buildings on the statutory list of buildings of architectural or historic interest, all listed at Grade II. Details and photographs of the listed buildings are available on the Camden web-site : www.camden.gov.uk/planning/listed

Chalcot Gardens	No. 16 built in 1881, probably in the grounds of No. 39 England's Lane, extensions by CFA Voysey, 1898.
Eton College Road (part)	Nos. 2 & 3 - pair of mid 19th century semi-detached houses with hipped slate roofs. The painted stucco elevations lack ornamentation. Stucco walls and gate piers lend a consistent frontage treatment. The rears of Nos. 1-9 (cons) Eton Villas have an aspect onto this street.
Eton Road	Church of St Saviour c1855-56 by EM Barry. Early English style church built in Kentish ragstone random rubble with Bath stone dressings. Alterations 1883 by Ewan Christian. Chancel lengthened 1902 by WD Caroe.
Eton Villas	Nos. 1-6 (cons) - c.1849 six semi-detached villas by John Shaw. Painted stucco with painted gabled roofs. Nos. 7-9 (cons) - Symmetrical stucco terrace, c1849, designed by John Shaw. Nos. 7 & 9 project forward and have gabled roofs, No. 8 is double fronted with central entrance emphasised by small gable. Nos. 13-20 (cons) - c.1849, eight semi-detached villas by John Shaw. Restrained classical detailing. Stucco with banding to ground floor. Steps up to porches.
Provost Road	Nos.1-14 (cons) - Paired villas with shared gables in stucco. Two principal storeys. Nos. 15-19 (odd) - detached stucco villas with frontage gables by John Shaw, c1844. Nos. 16-19 have porches. No. 20 - detached villa, c1844. Pitched fishscale roof with central gabled dormer. Central portico with crenellated parapet. Drip moulds over all windows.
Steele's Road	No. 31 - detached house in red stock brick built in 1874 by JM Brydon (architect of Chelsea Town Hall). Asymmetrical picturesque arrangement of elevation. No. 32 - detached house in red stock brick also by Brydon (1876). No. 35 - detached house and studio, built in 1875, and designed by Batterbury and Huxley for watercolour artist JD Linton. No. 36 - detached house and studio built in 1875 by Batterbury and Huxley for painter CE Johnson. No. 37 - detached house and studio built in 1873 by Batterbury and Huxley for illustrator F Barnard. No. 38 - detached house and studio built in 1873 for painter Edwin Hayes by Batterbury and Huxley. No. 39 - detached house and studio built in 1872 for painter GG Kilburne by Batterbury and Huxley.



BUILDINGS/STRUCTURES AND GROUPS OF BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION



A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area. The general presumption should therefore be in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish these

buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

The unlisted buildings which make a positive contribution to the special character and appearance of the area are as follows: -

- | | |
|---------------------|---|
| Chalcot Gardens | <p>Nos. 1-6 (cons) are a group of buff brick semi detached villas of simple design with Gothic influenced porches.</p> <p>Nos. 7-10 (cons) are two pairs of semi detached villas of the same design.</p> <p>Nos. 11-14 (cons) are an attractive terrace with large top level studios.</p> <p>No. 15, the only detached house, was built by Batterbury and Huxley (1883) for Hal Ludlow. This property is red brick with contrasting white painted rendered gable and decorated band at eaves level and has attractive red brick and stone gate piers to the frontage.</p> <p>England's Lane (part of south side)</p> <p>No. 39 England's Lane - impressive detached Arts and Crafts house set back from the pavement.</p> <p>No. 1-5 England's Lane - attractive three storey terrace with large arched top floor studio windows (of similar design to terrace on Chalcot Gardens). Boundary wall and gate piers in a combination of buff and red brick.</p> <p>Narrow lane leads to Wychcombe Studios entrance under wrought iron arched lamp bracket (artists studios built by Batterbury, No. 2 in 1879 & No. 3 in 1880 around a small garden)</p> |
| Eton College (part) | <p>No. 1 Eton College Road - two storey detached house in buff brick with hipped roof and overhanging eaves on triangular plot that acts as a gateway into the area.</p> |
| Eton Road | <p>Nos. 7- 16 (cons) form an imposing and consistent group villas.</p> <p>Nos. 1 & 2 are semi-detached but of differing designs. They are of smaller scale to Nos. 7-16 and faced in stucco and hence more consistent with properties on Eton Villas.</p> |
| Fellows Road (part) | <p>No. 2 - imposing detached stucco four storey villa with hipped roof. Symmetrical three bay front elevation with steps up to central entrance porch. There are Corinthian pilasters to entablature between third and fourth floor windows.</p> |



Streetscape

Haverstock Hill (part)	Three storey terraces of shops with residential above at Nos. 73-81 and Nos. 83-95 and the Sir Richard Steele Public House form a consistent group. Nos. 65-71 - two pairs of Italianate villas, albeit that No. 65 is attached by extension to No. 63.
Provost Road	No. 21 - distinctive two storey red brick detached house with projecting, gabled second storey over porch with Doric columns on large corner plot.
Steele's Mews North/ Steele's Mews South	Consistent terrace of mews houses in Steele's Mews North.
Steele's Road	Nos. 1-14 (cons) - Pairs of semi-detached buff brick villas with classical stone detailing and hipped slate roofs. Nos. 15-22 and Nos. 23-29 are matching three storey terraces on opposite sides of the street. Nos. 33&34 are semi-detached villas.
Steele's Studios	Tightly grouped development probably dating from the latter part of the 19th century. Gated access from Haverstock Hill. The Studios site is privately-owned and full access was not obtained.
Wychcombe Studios	Nos. 1&2 and Nos. 4&5 are semi-detached artists' houses attributed to Batterbury. One and a half storey with double storey, studio windows, in yellow stock brick with red brick detailing. Plain tile roofs. No. 5 is a three storey studio building (now apparently in residential use) with a fully glazed third storey and clerestory. Painted brickwork. Metal profiled cladding to the roof detracts from the building and the group. No. 6 is a modern detached dwelling of interesting design.

STREETSCAPE AUDIT

The audit is not a definitive list but provides an indication of the many valuable streetscape elements that contribute to the character of the Conservation Area. It should be read in conjunction with the Character and Appearance Section.

Chalcot Gardens	Two original gas standard lamps. Mature trees along frontage to England's Lane. Brick and stone entrance piers (one at west, two at east). Piers have bands of projecting brick courses, stone moulding, decorative ribbed panel and cap. Pier at west end has a granite spur stone. Original brick wall along England's Lane frontage with a stone dedication plaque set in a brickwork panel. This is suffering from significant deterioration due to weathering. Original brick walls with stone gate piers to frontage of some houses.
England's Lane	Trees along the frontage to Chalcot Gardens are prominent within the street. Brick wall and stone plaque 'Chalcot Gardens' (significantly deteriorated condition requires restoration) on the boundary with Chalcot Gardens. (part of south side)
Eton College Road (part)	Trees and hedgerow along their frontage to the flats provide enclosure to the street and contribute to the setting of the Eton area and listed buildings opposite. Tiled signage.
Eton Road	Mature trees and buff brick boundary wall enclose the street adjacent No. 21 Provost Road. The mature trees within the church curtilage and the frontages of properties provide a degree of enclosure to the street.



Mature landscaping within the gardens of properties along the north side of the street is dominant in the street scene.

Drainage channels of three rows of pink granite setts.

Nos. 13 & 15 have lost their original piers to their detriment.

No. 7 has piers to original pattern (approx 2m high, rendered, with large stone caps).

Original rendered gate piers and buff brick walls to the frontages of Nos. 1&2; Nos. 7-16 provide a strong frontage to the north side of the street.

Eton Villas	Large mature horse chestnut tree to rear of No. 4 Eton Villas. The hedgerow on the boundary of the church is important in defining the street.
Eton Villas (east side)	Tall piers 2 bricks square with distinctive stone pier caps. Low walls with wooden infill panels.
(north part)	Low brick walls in mixed stock bricks with simple stone coping (pockets for missing iron railings can be seen).
Fellows Road (part)	Tiled street signage. Trees and landscaping within private gardens.
Haverstock Hill (part)	Nos. 73-81 (shops) : triangular frontage area above Haverstock Hill footway, with steps, milestone, iron railings, bollards, post box and massive York stone slabs over cellars. Paved in York stone (Nos. 77-81). Post box, corner of Steeles Road, marked 'GR MEADWALL STEVEN & CO Ltd LONDON & FALKIRK'. Outside No. 79: Milestone (Portland stone) inscribed '4 MILES FROM THE POST OFFICE - 45 NORTH'. Buff brick boundary walls to the frontage of the villas define the street. Only the frontage to No. 69-71 appears original, with stone string course, stone coping with dentils, and piers 2 1/2 bricks wide by 2 deep, with stone caps. Mature trees within the curtilages of Nos. 63-71 Haverstock Hill.
Provost Road	Mature trees within the curtilage of No. 21, and within the gardens of the properties on Eton Road. York stone paving adjacent to Church. Tiled signage to Provost Road. Original gate piers and low level frontage walling are generally retained in Provost Road and provides consistency to the frontage. These are buff brick and stucco.
(south side up 10)	Gate piers 2 bricks square, boundary piers 1 1/2 x 1 1/2 bricks square. Same distinctive to No. stone caps as Eton Villas.
(south side, No. 11 onwards)	Stucco piers and walls with plain stone caps; walls form bays at the back of the footway (boundary piers smaller than gate piers). No. 11 has original iron gate and fixings.
(north side - St Saviours)	Stone piers with distinctive octagonal caps and privet hedge behind. Holm oak at western corner of site.
Steele's Road	Mature London Planes within the street. Tiled signage at both ends of the street. Cobbled entrance to Steele's Mews north. There are a variety of original frontage boundary walls and gate piers that are important in defining the street.

Steele's Mews North/- Substantial frontage wall with archway through to both mews areas and symmetrical
Steele's Mews South frontage either side of arch to Steele's Mews South which is reflected in part on the

opposite side of the street.

Steele's Mews - North only original square, pink granite setts with central three-row drainage channel.
Wychcombe Studios
Small landscaped garden with ornamental planting is the focus of this enclave.
Massive piers with stone caps and wrought-iron overthrow.

DETRACTORS - NEGATIVE BUILDINGS, STREETScape AND LANDSCAPE ELEMENTS

Chalcot Gardens Some of the boundary walls have been taken down to provide frontage parking at the northern end.

Eton College Wellington House at the junction with Eton Road is a seven storey Road (part) flat block that is out of scale and character with the area and an overly dominant element in the street.

Eton Road Provost Court is a six storey red brick block with a strong horizontal emphasis that is out of scale and character with the area but softened to an extent by the mature trees on the frontage.
Wellington House at the junction with Eton College Road is a seven storey flat block in red brick that is out of scale with the surrounding area.
A line of 6 no. garages and parking forecourt between Chandos Court and No. 1 Eton Road is visually bland and utilitarian, with a 17m wide frontage facing the street.
There have been a number of unsympathetic frontage dormer extensions along the street that detract from the architectural consistency of the group.

Eton Villas The 2m high timber fencing infilling to the frontage of Nos. 2-9 Eton Villas presents a "dead" elevation to the street.

Unattractive dormer roof extensions, notably on No. 8 Eton Villas, and on adjacent roofs detract from the overall architectural coherence of this group of villas.
South Hampstead Synagogue with its blank flank wall, and cantilevered concrete staircase facing the street.

Haverstock Hill (part) Unsympathetic shopfront elements.
Unsympathetic modern style Chandos Court on the corner of Eton Road.

Steele's Road Frontage parking resulting in the loss of front gardens and frontage boundary walls in a number of locations.
Inappropriate roof level extension.

Steele's Mews North/-
Steele's Mews South Dormer extensions.

TOPOGRAPHY, VIEWS TO AND FROM THE STREET AND NOTABLE LANDMARKS

England's Lane The road follows the 54m contour and is consequently flat.

Eton College Road (part) Road falls steadily in a southerly direction from approximately 45m AOD at the junction with Eton Road to around 35m AOD at its southern end.

Fellows Road (part) There are views of the rear elevations of the villas on Eton Road and Steele's Road.

current issues

Current Issues

INTRODUCTION

A number of issues are of particular importance to prevent the erosion of the character and appearance of the Conservation Area which is constantly under threat from development pressures. The Eton Conservation Area retains much of its 19th century architectural character and integrity. Despite the imposition of the motor car into the public realm and the insertion a scattering of buildings from the second half of the 20th century, the area retains the essence of the character and appearance that would have prevailed at the beginning of the 20th century. The pressures exerted on the character and appearance of the Conservation Area are summarised below.

NEW DEVELOPMENT

The Conservation Area has relatively few areas where new development would either be possible or desirable. As one of its main qualities is as a group of mainly semi-detached Victorian villas in good sized plots, any erosion of this character will be resisted by the Council.

ALTERATIONS AND EXTENSIONS TO EXISTING DWELLINGS

There is some evidence of extensions and alteration within Eton Conservation Area which can, cumulatively, cause harm to its special character. For example the provision of new dormers, particularly on roof slopes which are clearly visible from the street needs to be carefully controlled. A second area of concern is the scope to infill between pairs of semi-detached villas. This has the tendency to disrupt the rhythm of development in the street.

Where extensions and alterations are permitted (including rear extensions), the quality of design will be important. Normally this will mean paying careful attention to the scale of extensions, so that they remain sub-ordinate to the main building, and the use of materials. The use of roof level areas as terraces also needs to be carefully controlled for reasons of amenity as well as the character and appearance of the Conservation Area.

TRAFFIC AND PARKING

Traffic issues are mainly confined to England's Lane which is busy as a through route due to the shops and services on the frontage. Haverstock Hill is also a busy road, albeit the Conservation Area only fronts the west side. Eton Road is a wide thoroughfare and may encourage speeding at times. Significant traffic calming works, with the associated signage, could significantly detract from the relative simplicity and openness of the streetscape but the careful use of road surfacing at junctions may be appropriate.

LOSS OF BOUNDARIES DUE TO THE PROVISION OF GARAGES AND HARD-STANDINGS

In common with many conservation areas and indeed built up areas as a whole, there is great pressure to remove front boundary walls and gardens and lay out hard-standing. Pressure is particularly intense where large properties have been converted to flats and pressure for on-street parking is intense. The Eton Conservation Area is characterised by well defined garden boundaries (often in brick walling) and mature hedging and trees in front gardens also has an important role in the overall visual character of the area. Frontages to 7-16 Eton Road are particularly well-preserved for example. As a general rule, further erosion of this character should be avoided.



SHOPFRONTS/ADVERTISEMENTS

The Conservation Area has one area of retail and service frontage on Haverstock Hill. While planning permission is required to erect a new shopfront, unauthorised works are common and there is often a lack of understanding on the part of owners and shop-fitting companies of the importance of scale and the use of materials in an historic context. Although the process of improvement will be gradual, it is desirable to ensure that all new applications are assessed against guidelines which require shopfront design to take account of the architectural and historic character of the Conservation Area and the original proportions of the ground floor frontages. The Council is also committed to taking swift action to deal with unauthorised shopfronts and advertisements.

STREETSCAPE AND TREES

With regard to the streetscape of the area, it is important that the surviving elements of the Victorian townscape are retained where possible and replaced in a sympathetic manner.

The contribution of street trees to the Eton Conservation Area, particularly in Steele's Road has been noted. Clearly, at times trees can become diseased or damaged in storms. A planned programme of maintenance and replacement, where required, is desirable.

OPPORTUNITY SITES

In the Council's view there are no sites within the Eton Conservation Area which are likely to come forward for development within the foreseeable future and which could represent opportunities for enhancement. Opportunities for enhancing the area will flow from the cumulative effect of individual development control decisions, based on clear policy and guidelines to manage change, and public realm improvements, which will normally be the Council's responsibility as Highway Authority.

Guidelines



INTRODUCTION

The designation of a Conservation Area gives the Council greater power to control and manage change within the area. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town & County Planning (General Permitted Development) Order 1995 (as amended) (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of development in the Conservation Area is therefore likely to require planning permission and/or conservation area consent and it is advisable to check with the Planning Officer whether planning permission is required at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) adopted in March 2000 and supported by Supplementary Planning Guidance (SPG). This Statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states "The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in term of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

The following guidance provides the framework for development proposals and should be read in conjunction with the descriptions in the Chapter and Appearance Section of this Statement.

A further guidance leaflet giving general advice on works and applications in conservation areas is available from this office, and additional guidance relating to specific problems within the Conservation Area may be produced from time-to-time for inclusion within this Statement

ARCHAEOLOGY

ET1 Parts of the Conservation Area have been identified by English Heritage's Greater London Archaeological Advisory Service as Archaeological Priority Areas and are defined on the UDP. In accordance with Planning Policy Guidance Note PPG 16, the Council will seek to ensure the preservation of the archaeological heritage and promote its interpretation and presentation to the public. Within archaeological priority areas and on other sites identified as having archaeological potential, an archaeological desk based assessment report and/or field evaluation may be required to determine the impact of development upon archaeological remains. Where groundwork's are proposed, it is important that the Council's Conservation and Urban Design Team and the Greater London Archaeology Advisory Service at English Heritage are consulted to ensure adequate protection of such remains. (refer to UDP Policies EN41 & EN42)

BASEMENTS

ET2 The creation of new front basement areas will generally be resisted for traffic and design reasons. Excavation works can have a detrimental effect on the character and appearance of a building and the Conservation Area. The Council will normally only permit such works if the building will be restored by the action to its original condition, or if it will contribute to the established character of the street scene.



guidelines

CHANGE OF USE

- ET3 The Council recognises that there may be commercial pressures for changes of use to restaurants/cafes and wine bars and the associated problems which can occur with regard to residential amenity and the overall character of the area. The Council will have regard to the potential for such impacts in considering planning applications for changes of use. The Council wishes to see the maintenance of the mixed use character of Haverstock Hill.

DEMOLITION

- ET4 Within the Conservation Area total or substantial demolition of a building (whether listed or otherwise) will require conservation area consent.
- ET5 The Council will seek the retention of those buildings which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).
- ET6 All applications should show clearly the extent of demolition works proposed.
- ET7 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use. The demolition of buildings or removal of streetscape features which made a positive contribution to the character and appearance of the Conservation Area will be resisted.

ESTATE AGENT'S BOARDS

- ET8 Legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisements) regulations 1992 (as amended). The Regulations also identify fourteen classes of advertisement that have "deemed consent". Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in Camden as a profusion of boards can have a detrimental impact upon the Conservation Area in terms of visual clutter. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally. For more information see SPG.

GARDEN BOUNDARIES

- ET9 Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominately formed by walls, either with railings or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings. There are also some higher walls on some properties with decorative features. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.

ET10 The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

LISTED BUILDINGS

ET11 Under section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. The cleaning or repainting a façade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights to not apply to listed building consent.

ET12 Listed building consent is not normally required for maintenance and like for like repairs but if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required. It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.

ET13 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. You are advised to obtain written confirmation that repair work proposed does not require listed building consent. The Council's development policies relating to listed buildings are contained in the UDP. Additional guidance is included in Supplementary Planning Guidance and in the Government's Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate leaflet is available on listed buildings.

MATERIALS AND MAINTENANCE

ET14 In all cases, existing/ original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/ window pediments and finials, timber shopfront facades, iron balustrades, timber framed sash windows, doors, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.

ET15 The choice of materials in new work will be most important and will be the subject of control by the Council.

ET16 Generally routine in regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing and stucco, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.

ET17 Original brickwork should not be painted, rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable effect on the appearance of the building and Conservation Area and may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing if done badly can also drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.

ET18 Where replacement materials are to be used it is advisable to consult with the Council's



Conservation & Urban Design Team, to ensure appropriate choice and use.

NEW DEVELOPMENT

- ET19 The UDP provides the context and guidance for proposals for new development with regard to appropriate land uses. New development should be seen as an opportunity to enhance the Conservation Area and should respect the built form and historic context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
- ET20 The Eton Conservation Area is characterised by a high degree of consistency in the development of housing plots. Any new housing development will need to be sympathetic to the existing character of the Conservation Area in terms of layout, scale, height and massing. Subject to compliance with policy, high quality modern architecture may be acceptable
- ET21 The Conservation Area contains an area of mixed use on the Haverstock Hill frontage. The Council will seek to retain this mixed use character and will resist changes of use which lead to its erosion.

REAR EXTENSIONS/CONSERVATORIES

- ET22 Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- ET23 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- ET24 The infilling of yards and rear spaces between buildings will generally be unacceptable.
- ET25 In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.

ROOF EXTENSIONS

- ET27 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area. Any further extensions in the roof space should respect the integrity of the original roof form. Existing original details should be precisely matched.
- ET28 Further dormers or 'Velux' type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.
- ET29 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimney stacks and pots will be encouraged.



ROOF GARDENS/TERRACES

ET30 The formation of roof gardens/terraces can be an opportunity for external open space. Care should be taken in the location of gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Railings should be constructed from materials appropriate to the building and should not be prominent from the street. Consideration will be given to overlooking and the impact on long views in particular. Roof gardens should not be located on mansard roofs.

SATELLITE DISHES

ET31 Dishes are not normally acceptable where they are positioned on the main façade of a building or in a prominent position visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

SHOPFRONTS/ADVERTISEMENTS

ET32 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of security shutters also requires planning permissions. SPG contains more detailed advice on the design of shopfronts and signage.

ET33 There are historic shopfronts in the Conservation Area dating from the mid 19th century. Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired and the loss of historic/ original shopfront will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.

ET34 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- a) the strengthening of shopfronts;
- b) the use of toughened or laminated glass;
- c) internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
- d) improve lighting.

ET35 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

ET36 It is Council policy to keep under continuous review the prioritisation of enforcement action across the Borough of unauthorised advertisement works and unauthorised change of use.

SIDE EXTENSIONS

- ET37 Planning permission may be required for the erection of side extensions. Modest single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.
- ET38 There are many semi-detached and detached villas in the Conservation Area and side extensions would only be acceptable where they do not upset the character and relationship between the properties, particularly where significant and well-preserved gaps between buildings provide views through to rear mature gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

TREES AND LANDSCAPE DESIGN

- ET39 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. If a tree is subject to a Tree Preservation Order the Council has eight weeks to process the application. Further advice is available from the Tree Officer on 020 7974 5616. The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme. A separate Council leaflet on Trees is available.
- ET40 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development and demonstrate that no trees will be lost or damaged before, during or after development.
- ET41 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- ET42 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

VENTILATION DUCTS/AIRHANDLING EQUIPMENT

- ET43 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN7)
- ET44 The Council will require full details of mechanical plant and equipment for all A3 (change of use to restaurant, pubs and hot food take-aways) applications.

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Office of the Deputy Prime Minister (responsible for regional and local government) www.odpm.gov.uk

Eton Conservation Area Advisory Committee and other groups can be contacted via CINDEK which is available through Camden Libraries, Camden Information Point and direct internet access at <http://cindex.Camden.gov.uk>





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