

Conservation
area statement

► **Hampstead**





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HAMPSTEAD

Conservation Area Statement

The aim of this Statement is to provide a clear indication of the Council’s approach to the preservation and enhancement of the Hampstead 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 the 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 which are currently a cause of concern. The statement also sets out the key policy framework relevant 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.

A Streetscape Audit accompanies this Statement (produced as a separate document) that provides an indication of the many valuable streetscape elements that contribute to the character and appearance of the Conservation Area.

Introduction

Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead's historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognal and Rossllyn Hill and offers many fine and interesting examples of the architectural development of London.

Location

Hampstead sits on the sand and pebble-capped hills that extend across this part of North London from Finchley Road to Highgate and are visible from parts of central London. The Conservation Area spans the heights of the hill and rises to Whitestone Pond at 135m above sea level. It also falls to 60m at South End Green. The topography is at the heart of the townscape.

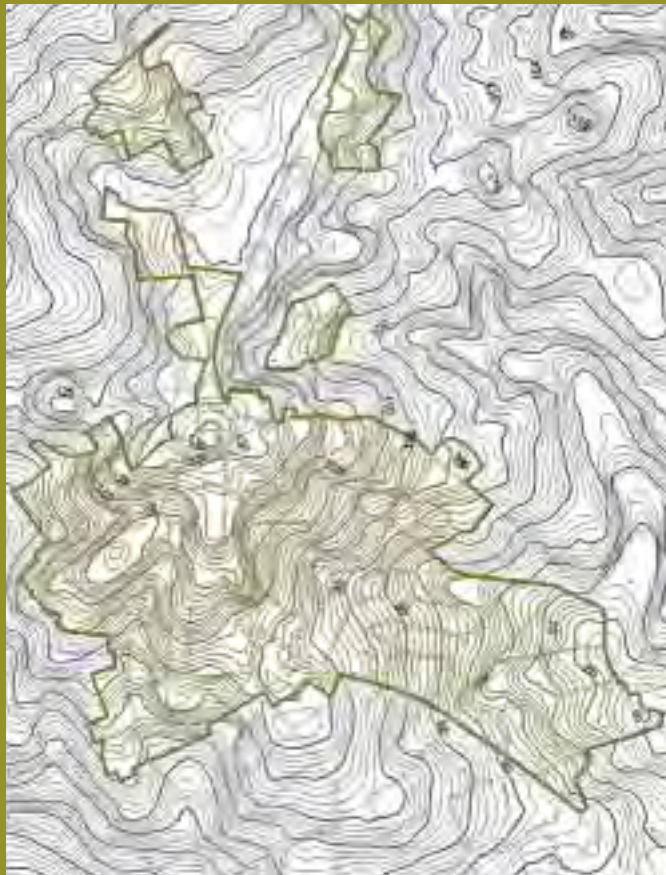
The Urban Grain map highlights the diversity of the urban form of Hampstead, from the dense cluster of streets and alleys around the High Street to the grid of the Willoughby Road area to the expansive open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area.



Camden and location of Conservation Area



Designation dates



Topography



Urban Grain



For the purposes of this Statement, Hampstead has been divided into eight sub areas.

1. Heath Street/High Street
2. Christ Church/Well Walk
3. Willoughby Road/Downshire Hill
4. Church Row/Hampstead Grove
5. Frognal
6. Branch Hill/Oak Hill
7. Whitestone Pond
8. Outlying Areas (North End, Vale of Health, The Elms)



Sub areas

PLANNING HISTORY

Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968. The reasons given for its designation were:

- the large number of listed buildings of architectural interest, the historical association of these buildings in terms of former residents and of the village in the context of the history of London as a whole;
- the street pattern of the original village which is retained and is reflected in the fragmentation of the street blocks and close and irregular grouping of the old buildings;
- the striking topography which gives rise to the complex of narrow streets and steps characteristic of the village and provides an important skyline when viewed from other parts of London;
- the proximity of the unique open space of Hampstead Heath and its integration with the village on the northern side. (LB Camden, Planning & Development Committee - 30 October 1967, Report of the Planning Officer).

When designated the area was named Hampstead Village Conservation Area. As it has been extended beyond the original village it is now known as Hampstead Conservation Area.

Extensions to Area Since the original designation, there have been several extensions to the Conservation Area (see map) on 1.10.77, 1.4.1978, 1.6.1980, 1.6.85, 1.11.1985, 1.2.1988, 1.11.1991. An alteration to the boundary on Rosslyn Hill was agreed on 22.2.01 with some sections being transferred to Fitzjohns/ Netherhall Conservation Area.

On 19.10.76 an **Article 4 Direction** was made which took away certain development rights. A short summary is given here but the full text of the direction can be inspected at the Environment Department reception. "In order to preserve the diversity of age and style of listed buildings in the conservation area, including the variety of colours and textures used, of which the contrast between brick-faced and painted stucco properties is a key element, an article 4 direction was made that removed the permitted development rights of painting the brickwork on the exterior of named listed buildings in the conservation area." The following properties are included;

STREET	PROPERTY NOS/NAMES
Benham's Place	1-9 cons.
Church Row	5-12 cons. including 9A, 15-28 cons.
Downshire Hill	16-19 cons. 21-28 cons. 34-35 cons. 41, 43
East Heath Road	1-2
Elm Row	1-5 odd
Flask Walk	2-4 even, 9, 35-41 odd, 53-67 odd
Frognaal	49-51 odd, 104-106 even, 108
Hampstead Grove	26-28 even
Hampstead High Street	18-19, 24, 29-30, 31, 31A, 32, 72, 73, 82, 83, 85,
Hampstead Hill Gardens	105 cons. 7-11 odd
Hampstead Square	1, 7, 8, 8A, 9
Heath Side	Heath Side, Heath Lodge
Heath Street	60-73 odd, 86-90 even 92, 94
Holly Bush Hill	Alpine Cottage, 2-4 cons. Romney's House
Holly Hill	12-24 even 15-19 odd
Holly Mount	1-12 cons. 15, 18, 21, 23, 24
Keats Grove	19-22 cons.
Lower Terrace	1-4 cons.
The Mount	8, 9, 11, 12
The Mount Square	1-5 cons. 7, 8, 8A, 10-17 cons.
Mount Vernon	1-7 cons.
New End	10-14 even
New End Square	4-8 even 16-20 even
North End	1, 3
Perrin's Court	2, 6, 6A, 6B, 10, 12
Perrin's Lane	14-26 even

Pilgrim's Lane	1-3 odd 7-9 odd
Pond Street	19-21 odd 33-35 odd
Rosslyn Hill	12
Squires Mount	1-5 cons. Chestnut Lodge, The Cottage
Upper Terrace	1-4 cons.
Vale of Health	North Villa, South Villa, 1, 2 (Byron Villas)
Well Road	Providence Corner, Cannon Cottage
Well Walk	30-40 even
Willow Road	1-3 cons.
Windmill Hill	Volta House, Bolton House, Windmill House, Enfield House

Estate Agent's Boards A direction under Regulation 7 of the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended) is in force in the Conservation Area. The direction means that consent for estate agent's boards does not apply.

Area of Special Character The Unitary Development Plan (UDP) has a section of particular relevance to the Conservation Area; Chapter 15, Special Policy Areas, The Hampstead and Highgate Ridge Area of Special Character. The policies are contained in Appendix 1 of this Statement.

Archaeology Two areas within the Conservation Area have been identified by English Heritage Greater London Archaeological Advisory Service as an Archaeological Priority Area (see shaded area on map)



Archaeological priority area

Hampstead Conservation Area Statement was agreed by the Executive on 31.10.01 following public consultation.

HISTORY

TO 1700

Hampstead stands on London's 'Northern Heights' which were formed in the last Ice Age. The Heights, sand and pebble-capped hills, stretch from West Hampstead to beyond Highgate. The hill at Hampstead offered natural advantages to early settlers and the subsequent history of Hampstead's development is permeated throughout by three recurring factors - its topography, the Heath and the attraction of its clean air and water. Palaeolithic remains have been found in the southern part of the area and West Heath has been identified as an important Mesolithic site. The Romans may have built a road across the Heath to St Albans, but there is no firm evidence for this despite the discovery in 1774 of Roman pottery in Well Walk.

The name derives from the Anglo-Saxon 'Hamestede' (meaning homestead). The Domesday Book showed 'Hamestede' as a small farm. The manor was given to the monastery at Westminster by King Ethelred the Unready, which he confirmed in a charter of AD986. In the middle ages the manor had a village with a parish church and was owned successively by the Knights Templar and the Knights Hospitaller. It would appear, however, that the monks only came to Hampstead in force in 1349 to escape the Black Death.

Following the dissolution of the monasteries by Henry VIII ownership of the manor changed again, passing into the hands of Sir Thomas Wroth in 1551, Baptist Hickes (later Lord Campden) in 1620, the Earl of Gainsborough in 1690, Sir William Langhorne in 1707 and then, by marriage, to the Maryon (later Maryon Wilson) family. None of the lords of the Manor lived in Hampstead.

From the beginning of the 17th century Hampstead began to attract wealthy people from London, especially lawyers, merchants and bankers, who were drawn by the advantages of its elevated position, and the absence of resident landed aristocracy. Protestant dissenters, forbidden to preach within five miles of Charing Cross, also came. It has been suggested that this was the beginning of Hampstead's reputation for free thinking. During the Great Plague, Hampstead was inundated with people fleeing from London and there is a tradition that the lawyers had to hold court under the trees which became known as Judges Walk because all other accommodation was taken.

1700 - 1800

1746



Roques map

In 1698 the Gainsborough family gave six swampy acres east of the High Street to 'the poor of Hampstead' and The Wells Trust was established to develop the chalybeate springs as a spa. A Pump Room and a large Assembly Room were built at the source in Well Walk and the waters were also bottled at the Lower Flask Tavern in Flask Walk for sale in the City. The monumental drinking fountain in Well Walk at the foot of Wells Passage commemorates the spa, as the first Pump Room and Assembly Room were located on the opposite side of the road. The spa stimulated development of this part of Hampstead

and villas and boarding houses were built to accommodate temporary residents. A number of these houses built in the 1700s survive. More modest cottages sprang up along Flask Walk. The spa enjoyed a brief revival in the 1730s, with a new Long Room and Ball Room built beside Burgh House. But the spa's proximity to London attracted too many

History



Hampstead Church 1747

lower-class visitors and Hampstead Wells did not remain fashionable for long. When Queen Anne died in 1714, other springs in Kilburn and pleasure gardens in Belsize had become established and the spa was in decline. The Long Room and Ball Room were converted into houses. Bombed in the war, they were demolished in 1948 to make way for The Wells House.

Church Row was constructed in the 1720s. By the time the first detailed map of the area by John Roque was published in 1746 the village had a population of over 1400, compared with 600 a century before. Much of the street pattern that exists

today is recognisable in Roque's map. Also useful is the Manor Map and Field Book of 1762 that lists all the major properties of the period. The mediaeval parish church (the Church of St John, Church Row) was rebuilt in 1747 to accommodate the increasing population, and in 1799 it became necessary to construct a larger workhouse in New End, which developed into New End Hospital. By 1801, Hampstead's population had grown to 4,300.

1800 - 1875

By the early 19th century a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working class cottages. The Hamlets of North End and Vale of Health had also grown up. Frognal and New End had become physically part of Hampstead Village. Many of the large houses still survive, including Fenton House, Old Grove House, Frognal Grove, Burgh House, Cannon Hall, Romney's House etc, but most of the poorer areas have been swept away.

During the early 19th century Hampstead village spread downhill with the development of stuccoed villas and terraces in Downshire Hill and John Street (now Keats Grove). Oak Hill Park was laid out in 1851 with a number of Italianate villas. Similar large houses also appeared in West Hampstead and Belsize Park around this time but, while London expanded rapidly outwards in all directions, development of Hampstead Heath itself was checked by vigorous resistance to the plans of Sir Thomas Maryon Wilson, the lord of the manor. Development of Finchley Road brought urban development closer to Hampstead when the turnpike was built by Colonel Eyre of the Eyre estates connecting St John's Wood to Finchley in 1827. The road went through Maryon Wilson land. Maryon Wilson then tried to obtain a Private Act of Parliament to enable him to develop both his farmlands and a section of the Heath between Hampstead Ponds and The Vale of Health. The threat this posed to the Heath became the focus of a wider campaign to protect the commons around London. Sir Thomas refused to compromise and as a result was prevented from developing any of his lands. In retaliation, he exercised his rights over the Heath by selling vast quantities of building sand from the ridge along Spaniards



1870

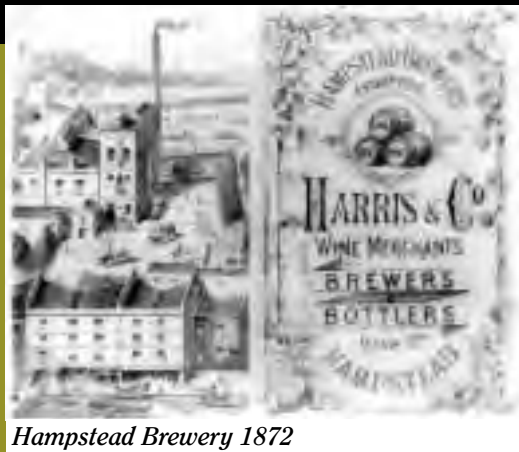


Branch Hill Hampstead 1840

Road, which has left a permanent mark on the topography of this area, and in 1866 he decided to build himself a house near Whitestone Pond. This plan was challenged in the courts, and proceedings dragged on until 1869, when Sir Thomas died. His heir, Sir John, was more amenable to negotiation and gave up his manorial rights for £45,000 in 1871. The Heath was saved - and the restrictions that had prevented development of the other lands around Hampstead were removed. The Heath and Hampstead Society, founded in 1897 as the Hampstead Heath Protection Society, played a major role in preserving the Heath and its expansion from its original 200 acres to today's 800 acres. The Society continues today to carry on its conservation and amenity protection roles on the Heath and for the townscape of Hampstead Village.

In 1875 the contract for Fitzjohns Avenue was let (see Fitzjohns/Netherhall Conservation Area Statement) and a number of prominent architects such as Norman Shaw built houses there for fashionable artists in the Queen Anne style. These confirmed Hampstead's avant-garde reputation and set the style for developments elsewhere in the village.

The expansion of the railways also affected the development of Hampstead, although the greatest impact was to the south west of the village. In 1837 the London and Birmingham Railway cut the first Primrose Hill Tunnel through the southern slopes. In 1860 the Hampstead Junction Railway (now the North London Line) opened stations at Edgware Road, Finchley Road and Hampstead Heath. The opening of the Hampstead Junction Railway's station in 1860 stimulated the urbanisation of Hampstead and, together with trams and horse drawn omnibuses, brought on Bank Holidays and weekends crowds of trippers to South End Green and the Heath. South End Green was soon transformed into an important centre. A tunnel was built between Hampstead Heath Station and Finchley Road and Froggnal Station in 1860 that lies beneath Hampstead Hill Gardens. The Midland Railway opened another station in Finchley Road in 1868, and the Metropolitan and St John's Wood Railway opened another in 1879, rebuilt to accommodate the Bakerloo Line in 1939.



Hampstead Brewery 1872

The first Roman Catholic Church in Hampstead, St Mary's in Holly Place was built in 1816 by the followers of a French priest who had settled in Hampstead during the French Revolution. Two years later the Baptists built a modest chapel on Holly Mount. The congregation grew steadily and moved to the present Gothic chapel in Heath Street in 1861. The Unitarian Chapel on Rosslyn Hill was completed in the following year. The congregation of the established church was also growing rapidly; St John, Downshire Hill was built in 1823, Christ Church, whose fine spire is such a prominent landmark, opened in 1852 and St Stephen's, Rosslyn Hill followed in 1871.

1875 - 1900

The development of the village created a warren of alleyways, tenements and cottages that lay between Church Row and the High Street. After several years argument it was decided to demolish these slums, extend Heath Street to meet Fitzjohns Avenue, and widen the northern part of the High Street (which was then little more than fifteen feet wide). These improvements were completed in 1888 at a cost of £120,000, shared between the Hampstead Vestry and the Metropolitan Board of Works. The new streets lined with four storey red brick shops and Model Dwellings transformed the centre of Hampstead and many regretted the loss of a picturesque, but unsanitary, part of the old village.

Around New End a number of Victorian municipal buildings were constructed. The Hampstead parish workhouse was enlarged in 1849 (by HE Kendall Jnr) in New End. The infirmary block (1869-71) was added following the Workhouse Infirmary Act of 1867 that required the provision of separate accommodation for sick and able-bodied paupers. A block of 30 artisans flats (New Court) was built in 1854. The second earliest surviving example of artisans flats for the "deserving poor". In 1888 Public Baths was built in Flask Walk. In 1905 New End School was built, designed by TJ Bailey.



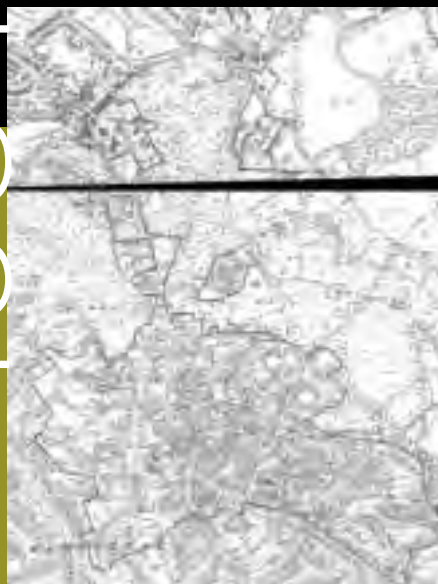
Steps from Streatley Place

The parade of shops along South End Road was built in the 1880s and 1890s. In the same period streets of modest middle-class terraced houses filled in all the undeveloped land between South End Green and Hampstead. In 1875 Carlisle House, which stood back from the High Street where Willoughby Road now runs, was sold off for building. Over the



G. W. Bacon

next 15 or 20 years its extensive grounds were developed into Willoughby Road, Rudall Crescent, Denning Road, Carlingford Road, Kemplay Road and Worsley Road (now Pilgrims Lane), lined with three and four storey terraced houses typical of late 19th century developments. Gayton Road and Crescent were developed in the 1870s on land that had been used for 40 allotments. Willow Road and the southern part of Christchurch Hill were developed at the same time in a similar style.



20TH CENTURY

More prestigious houses continued to be built on the western slopes around Froggnal and Fitzjohns Avenue in a variety of inventive arts-and-crafts styles, gradually becoming more conventionally neo-Georgian as the 20th century progressed. A number of striking modern houses were built in the 1930s around Froggnal and in Willow Road that defied convention, and the Hampstead tradition of avant-garde architecture established in the 1870s, continued through the 20th century.

After the Second World War both private and public housing attempted to fit sensitively into Hampstead. During the 1960's the Borough of Camden's housing programme affected the periphery, at Dunboyne Road, Alexandra Road and Branch Hill. In the 1970's the south of the village became a favoured location for famous architect's houses, and on a smaller scale in-fill development occurred within the village. Finally West Heath saw the encroachment of a number of large houses during the 1980's and 1990's.

Much of the information in the Statement has been drawn from the works listed in the bibliography.

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CHARACTER AND APPEARANCE OF THE AREA



Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast



between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole. For the purposes of this Statement, Hampstead has been divided into eight sub areas. (See map on p5)

- | | |
|-----------------------------------|---|
| 1. Heath Street/High Street | 5. Frogna |
| 2. Christ Church/Well Walk | 6. Branch Hill/Oak Hill |
| 3. Willoughby Road/Downshire Hill | 7. Whitestone Pond |
| 4. Church Row/Hampstead Grove | 8. Outlying Areas (North End, Vale of Health, The Elms) |

Each of the sub-areas has one or more character zones. Each sub-area and character zone is described below. To find a particular street please refer to the road index on p68. Buildings and features that are detrimental are identified at the end of each sub-area, as are neutral buildings. Listed buildings and buildings that make a positive contribution are identified in the audit section and on the sub-area maps.

SUB AREA ONE Heath Street/Hampstead High Street

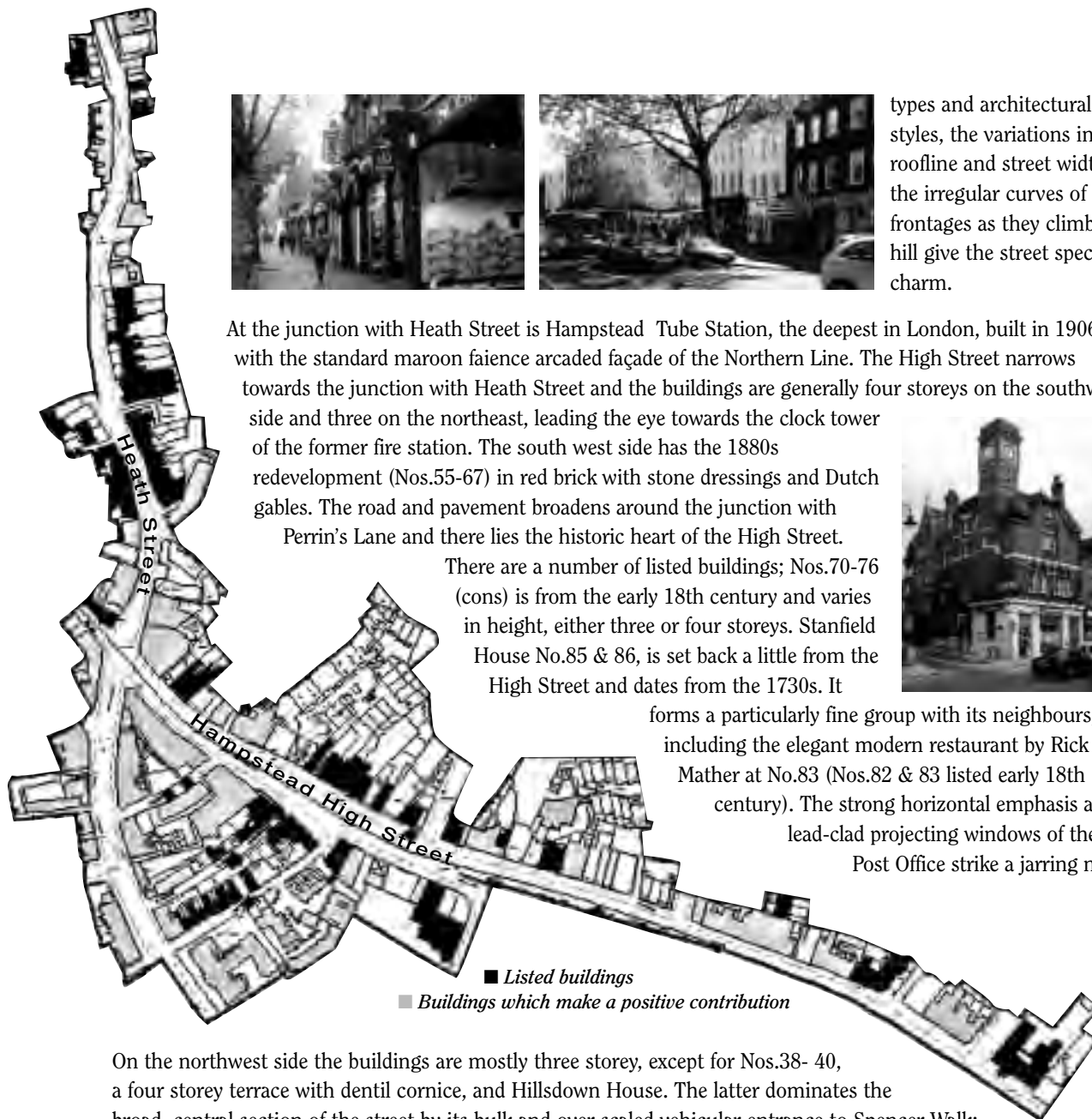
Heath Street and Hampstead High Street is the central spine of Hampstead, the route north from London over the Heath around which the settlement developed. As a major route it has developed as a shopping centre and is defined in the UDP as a District Centre - Primary Shopping Frontage.



Flask Walk is largely described in Sub-Area Two. The section by the High Street is a wide pedestrian alley with shops and businesses that provides access through to the residential streets behind.

Hampstead High Street This is the principal public street of the Conservation Area and has the character of a small town shopping centre. At the top near Heath Street it is mostly made up of 1880s properties but the rest of the street retains many older shops and houses. The older buildings are of two or three storeys (apart from Nos.70&71) and the Victorian ones are generally four, with or without mansards and dormer windows. The rich mixture of building





types and architectural styles, the variations in roofline and street width and the irregular curves of the frontages as they climb the hill give the street special charm.

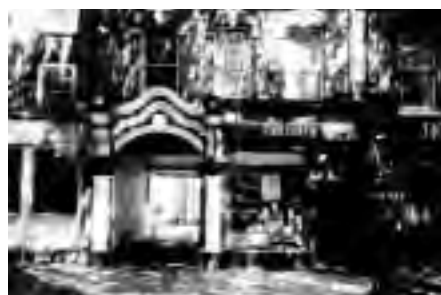
At the junction with Heath Street is Hampstead Tube Station, the deepest in London, built in 1906-07 with the standard maroon faience arcaded façade of the Northern Line. The High Street narrows towards the junction with Heath Street and the buildings are generally four storeys on the southwest side and three on the northeast, leading the eye towards the clock tower of the former fire station. The south west side has the 1880s redevelopment (Nos.55-67) in red brick with stone dressings and Dutch gables. The road and pavement broadens around the junction with Perrin's Lane and there lies the historic heart of the High Street.

There are a number of listed buildings; Nos.70-76 (cons) is from the early 18th century and varies in height, either three or four storeys. Stanfield House No.85 & 86, is set back a little from the High Street and dates from the 1730s. It



forms a particularly fine group with its neighbours, including the elegant modern restaurant by Rick Mather at No.83 (Nos.82 & 83 listed early 18th century). The strong horizontal emphasis and lead-clad projecting windows of the 1974 Post Office strike a jarring note.

On the northwest side the buildings are mostly three storey, except for Nos.38-40, a four storey terrace with dentil cornice, and Hillsdown House. The latter dominates the broad, central section of the street by its bulk and over scaled vehicular entrance to Spencer Walk; a group of town houses all in the same dark brick. Nos.45&46 (listed) are early 18th century buildings that survive



behind Victorian shops built over their front gardens. **Bird In Hand Yard** is a narrow alley off the High Street, with brick walls rising upwards on either side. Nos.9, 14, 18, 19, 23, 24, 27, 28, 29, 30, 31 (listed) date from the late 17th, early 18th century and some are 19th century. They are generally two or three storey. East of Gayton Road the shopping frontage is just on the north side and continues until Downshire Hill. Along this continuous shopping frontage the buildings are varied in age, detail and are three or four storeys. Some properties are set back on the upper floors while others rise directly above the shops.

This section has some post Second World War development. The bank at Nos.11-13 of dark grey brick and concrete pays no regard to the character of the area. A towering two storey glass mansard roof extension to Nos. 25-26 spoils an otherwise handsome building, and its rear elevation looms over Gayton Road, and is also visible in long views from Well Walk/New End Square. At the same time the narrow passageways of **Marty's Yard**, **Old Brewery Mews**, remind us of the historic fabric. The shopfronts on the High Street are mostly of good quality although there are a few exceptions where inappropriate materials have been used.



Heath Street The road rises from the top of Fitzjohns Avenue towards Whitestone Pond, changing in character from the late Victorian section at Hampstead Tube Station to the rising winding road with older properties. At the southern end Perrin's Walk and Perrin's Lane stretch out on either side of Heath Street marking the boundary of the old village. The section south of Hampstead High Street, built in the 1880s, are red brick four storey properties with shops on the ground floor forming a homogenous group (Nos.1-47 Heath Street). Most have dressings of stone or terracotta, ornate gables, turrets or other enrichments. The



Three Horseshoes, No.30 and the Express Dairy (No.27) opposite are particularly fine. Shops on the west side (Nos. 1-15 except between 3 & 5) have iron pilasters with decorative capitals between shops. **Yorkshire Grey Place** is an alley next to the Express Dairy building with brick walls rising sheer on either side. At the central junction of the High Street and Heath Street is the Gothic former Fire Station (1873) by GJ



Vulliamy, with red brick and stone dressings. Its bold clock tower, which has unfortunately lost its pointed roof, is a prominent landmark.



To the north of the Underground Station the character changes. The road starts to climb quite steeply northwards, winding gently. To the west of the street there are alleyways climbing steeply with steps and paths. Adjacent to the Tube Station the first grouping of buildings is dominated by the Kingswell Centre. Built in 1972 and altered in 1984 the glass shop frontage at ground and first floor level works well, however the upper floors are too large a block of white painted render to fit comfortably into this richly varied street. The listed buildings between Back Lane and New End, Nos.66 & 70-84, date from the 18th century and are mostly two storeys.

Significantly higher is No.68, The Horse and Groom Public House, a four storey building in red brick with Portland stone bands (1898 listed) with a gable in the Arts and Crafts style. The Baptist Church (designed by CG Searle c.1861-listed) also dominates the skyline with its spire. North of the Church is Nos.86-98 a group of 18th century houses (listed), although No.92 has a shop built over the front area. No.98 has a high brick front boundary wall, overhung by a fine Magnolia tree.

The west side of the street has a broad mix of buildings that are generally not more than three storeys with a lively combination of period and style. No.53 has a narrow frontage with the upper floors set back, adjacent is a stone and brick building at No.55 with a Dutch gable. Nos.57-61 is a late 1960s block with an interesting use of concrete. The ground floor shop protrudes forward and the original design had a concrete fascia above the glass frontage that related to the overall design,. This is now painted white with advertising on it that detracts from the building and the streetscape. Nos.65-67 is a neutral two storey white flat fronted building between much taller neighbours. Late 19th century at Nos.69-73 with three floors and arched windows and oval dormer windows. Nos.75-89 (listed) range in age from mid 18th to early 19th century, including a former public house at No.79&81.

The Heath Street Shrubbery, opposite the Baptist Church is a long narrow Public Open Space that forms a central reservation between The Mount and Heath Street. Below it is a retaining wall of mixed stocks with twice weathered cap of blue engineering brick, with overhanging trees. North of The Mount and New End the street alternates between residential and retail in character as it winds more gently up towards Hampstead Heath. Nos.110,112,118,113-125 are listed houses. Nos. 91-111 continues the curving retail frontage on the west side and has a rich variety of building types, mostly three storey. The east side is similarly varied. Nos.102-108 is a late 19th century three storey terrace with shops at ground floor. Friends Meeting House (listed), at the junction with Hampstead Square, sits back from the frontage with a rendered gable front. Northcote Mansions provide a dramatic change in scale north of Hampstead Square with four storeys, originally red brick with stone banding, though half of it has unfortunately been painted.



Old Brewery Mews An ornate archway leads through to a quiet courtyard where sensitive refurbishment was undertaken in the 1970s of the old brewery building as well as the development of ten 2/3 storey houses. The Mews retains the remnants of its old industrial character.



Baptist Church



28 Church Row



Rosslyn Mews



Holly Bush Steps

Character



Oriel Place Broad Yorkstone paved alley between tall brick flank walls of Heath Street and High Street. It was rebuilt as part of the slum clearance of the 1880s and opens out in the middle with a small green and large plane trees, dominated by Wells Court, an austere five-storey block of tenements. The green is defined as Private Open Space in the UDP.

Perrin's Court, a narrow alley joining Heath Street and High Street. Access is gained through an archway on the High Street, where several historic buildings remain, including some listed buildings. Nos.2,4,6,6a,6b are all early 18th century. Nos.10&12 are early 19th century terraced shops that retain their pilasters supporting fascia and cornice. At the Heath Street end the redevelopment of the 1880s spread down Perrin's Court and a three storey building (1-12 Village Mount) dates from that time. Some of the properties are in residential use, although a number of small shops, cafes and restaurants add to its present character.

Perrin's Lane used to be the main route from the High Street to St John's Parish Church in Church Row and has a consistent two storey cottage character. The south side of the Lane was partly redeveloped for housing in the 1970s by L.Michaels, whilst the north side retains its historic buildings. No.8 is a terraced cottage dated 1746 (listed) and Nos.12-26 are early 19th century terraced cottages (listed). The King William IV public house (1830 - listed) marks the entrance to Perrin's Lane from the High Street.



Perrin's Walk runs off Heath Street but historically is associated with the development of Church Row. There is a more detailed description in Sub Area Four: Church Row/Hampstead Grove.

Pilgrim's Place Nos.1-3 is adjacent to the Unitarian Chapel on Rosslyn Hill and is an excellent example of unrendered early 19th century cottages (listed).



Rosslyn Hill From Willoughby Road to Downshire Hill the shopping frontage continues and the majority of the buildings are 1880s four storey terraces with a number of embellishments and designs including stone dressings, gable roofs, bay windows at first floor level. The magnificent red

brick Queen Anne style block comprising Lloyds Bank and the two adjacent houses (Nos.1 & 3 Pilgrim's Lane) were designed by Horace Field in 1896. The Police Station and Magistrates Court (now closed) end this sub-area. It is a red brick building with stone dressings by J Dixon Butler (1910-13). Between the Police Station and the Lloyds Bank is a terrace of red brick properties with shops at ground floor. These have a number of original features still intact including pilasters, dentil cornice, fascia, console brackets.

Rosslyn Mews Tucked away in this small mews is a 1980s office building by Chassey Wright and Wilson, white surfaces with black framed windows, and a large two storey window that protrudes at an angle to create an elegant solution to the narrow site.

Streetscape The streetscape changes from the narrow southern part of the High Street with overhanging trees, to a wider treeless section as the street levels out, then spreading plane trees that give a sense of breadth and spaciousness. As the street narrows and gets steeper towards the Heath Street junction the trees give way to the tall brick facades of the shops and flats above. Buildings crowd in as one moves up through the centre of the village, until the broadening out of Heath Street at The Mount and the emergence into Whitestone Pond and the greenery of the Heath beyond. Numerous narrow alleys and courts open from the High Street. Their informal mixture of small scale buildings of two or three storeys and relative freedom from traffic preserve something of the feel of Hampstead before the process of urbanisation gathered pace in the late 19th century.

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

Heath Street: shopfront at 26, shopfront at 57-61; 108
 High Street: shopfront at 11-13; Hillsdown House (32-38); the Post Office (78-81); roof of 25/26; shopfront at 64.
 Rosslyn Hill: shopfront at 80

Neutral Buildings

Hampstead High Street: Essex Court; 2-4; 5,6,6a; King William IV Public House,
 Heath Street: 51; 63-67; 91; 63-67 (odd); Kingswell.

SUB AREA TWO: Christ Church/Well Walk



The intricate network of lanes and narrow alleyways built on the complex slopes of the land to the east of Heath Street dates from the early 18th century through the 19th century. Except for Christchurch Hill and New End Square, the main streets and spaces run more or less along the contours, linked by narrow footpaths, steps and lanes running down the slopes to connect differing street levels. This network is punctuated by small and irregularly shaped spaces of great charm, such as Hampstead Square, New End Square, Mansfield Place and Stamford Close. The area contains an extraordinary variety of building types, ages and styles, ranging from tiny cottages of all ages, grand 18th century houses, Victorian tenements and substantial villas to 20th century council flats and small private houses.





The Christ Church/Well Walk sub area is composed of six identifiable areas or character zones:

- Christ Church
- New End/New End Square
- Flask Walk
- Well Walk/Well Road
- Gainsborough Gardens
- East Heath Road



CHRISTCHURCH AREA

The handsome spire of Christ Church (listed) towers over the slopes of Hampstead, visible for miles around. The streets in this zone are clustered around it.

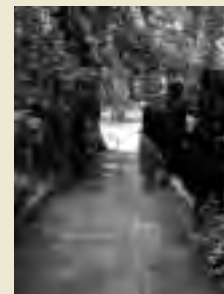
Cannon Lane winds down the hill to Well Road between Squire's Mount and Cannon Hall, an early 18th century mansion. The name of both house and lane refers to the series of 18th and early 19th century cast iron naval cannon

that serve as bollards along the west side of Cannon Lane. They are listed, as is the tall, mellow brick wall that encloses the old garden of Cannon Hall. Set in the southern part of this wall is the Old Parish Lock-Up (c1730). Modern houses have been built in the garden behind the wall, and the Lock-Up is now the entrance to one of them.



Cannon Place The south side was built first. Cannon Hall, No.14, is an early 18th century mansion with a courtyard to the front, brown brick with red brick dressings (listed grade II*). Cannon Lodge, No.12, is a mid 18th century house (listed grade II*) and, No.10 was built as the Christ Church Vicarage. This section of the road has high brick boundary walls to the houses. Nos.2-8 are mid 19th century semi-detached villas with rusticated stucco ground floor and gault brick above, three storeys with portico and tripartite sash windows. The north side was built in the 1880s. No.1 is a detached studio house dated 1879 by Batterbury and Huxley (listed). Nos.3&5 are detached houses with two storey double bays on the front elevation, an unusual pair. Nos.7-25 are five pairs of semi-detached villas in gault brick with red brick details. Three storeys and semi-basement, with a raised ground floor and a porch with a pediment roof. The pitched roofs have overhanging bracketed eaves and a small dormer window. Nos.23&25 have unfortunately altered the roof profoundly with the introduction of a mansard. No.19 has a garage at semi-basement level which detracts from the character of the building and the group. The rear of the north side can be glimpsed from East Heath Road.

Christ Church The church is Kentish ragstone with Portland stone dressings and was built in 1852 by Samuel Daukes. The porch and north aisle were added in 1881-82 by Ewan Christian. It was built on part of Hampstead Square and replaced the Victoria Tea Gardens. Around Christ Church there is a low stone boundary wall with greenery behind modern steel railings, and by the steps to Christchurch Passage there is a vast overhanging horse-chestnut tree.



Christchurch Passage is a pedestrian route that links New End and Christchurch Hill. On the slope below the Passage lies Christchurch School (listed), a low, stone, Tudor style building of 1855 by WG and E Habershon with handsome chimneys and railings along the passage. The School House forms part of the building with its entrance direct from the Passage. Christchurch Cottage also sits hard on the pavement.



Elm Row forms the south side of Hampstead Square and is similar in scale. From Heath Street the north side has houses set well back with high front garden walls. Nos.1 (grade II*), 3, 5 (listed) date from 1720. On the south side is Elm Lodge (grade II*) a detached four-storey house whose original frontage was to New End. Nos.6&8 are early 20th century Arts and Crafts properties with a tile hung gable and large first floor windows. Part of the front has been painted,

detracting from the appearance of the property. Nos.10-14 is a terrace of two storey cottages (listed) built over former stables at basement level that served the rear yard of the public house on New End.

Grove Place A short road that links Christchurch Hill to New End. The east side was a triangle of open land until 1895 when the Bickersteth Hall was built for Christ Church and named after the Vicar. A single storey building with small gable and two cupolas it was converted for housing use in the 1970s. On the west side are four storey flats, built as model dwellings for artisans in 1914 on the site of the spa's Bath House. Built hard on the pavement in brick with red brick dressings, sash windows. The three entrances have a hooded porch with metal bracket support. The tall chimneys are prominent from the street. Adjacent to it is Trellis Cottage, a two-storey cottage with raised ground floor with a wooden verandah.



Hampstead Square runs east from Heath Street to an open space facing Christ Church and then turns 90° southwards towards Elm Row. At Heath Street the road is narrow with a prominent brick wall to Northcote House and Vine House on the north side, overhung by trees and shrubs, with a noteworthy entrance in the garden wall. On the south side the buildings are hard onto the pavement. No.120 Heath Street is the Society of Friends Meeting House (listed), designed by Frederick Rowntree in 1907 in the Arts and Crafts style with brick ground floor and stucco upper floors and a gabled roof that faces the street. The entrance and another gable faces Heath Street. Built immediately adjacent to Nos.7, 8, 8a, 9, an 18th century two/three storey brick terrace (listed). The street façade has only two front doors and a single small window, all the other windows are on the south and east elevations. The terrace forms part of a group of early 18th century houses nestling around the Square. Nos.1 & 2 on the west side are fine examples of 18th century houses, dating from 1720. Both are three storeys, modest, well maintained and largely unaltered. No.1 is brick with red brick dressings and has a south facing garden. The doorcase to No.2 has a carved, console-bracketed hood. Original cast iron railings form the front boundary. Leading off to the west between Nos.1&2 is **Stamford Close**, a York stone paved courtyard linking the Square to Heath Street. No.6, on the north side, is a detached early 18th century house, with red brick dressings. Adjacent to Christ Church are a pair of semi-detached houses (Nos.10 & 11), early 20th century in red brick with red tiled roof with dormers. No.12 is three storey-detached house (listed). It lies at right angles to the road with an elegant portico on the north side with fluted Doric columns and pilasters. Hampstead Square Gardens is designated as Private Open Space in the UDP.

Holford Road Connects East Heath Road to Hampstead Square and has large detached 1880s buildings on the east side, three storeys with red brick dressing and Dutch gables. The houses are set back behind brick front boundary walls. The wall to No.1 is high, distinctive in detail and sweeps round the corner onto Cannon Place. At the junction with East Heath Road, surrounding No.6, is another high and distinct garden wall in red brick with large lozenge design in blue engineering bricks. It continues around to Ladywell Court. On the west side are two imposing buildings. High Close, 1884 by WH Murray, is tile hung and half timbered. It was a former nurses home and is being converted for residential use. This and the Queen Mary's (Royal Free Hospital) sit close to the road. The Hospital building is red brick, three storeys, with red tiled roof and dormers.

Squire's Mount A short road between East Heath Road and Cannon Place it has a terrace of five mid 19th century cottages on the east side (listed) that are two storey brick with dog tooth eaves and tall chimneys. Nos.3-5 are painted. The small front gardens are mostly fronted by low wooden fencing. Squire's Mount (listed grade II*) itself is a fine old house of dark brick with red dressings. Built in 1714, it has been much altered over the years and is now divided into several dwellings. On the west side is a two storey semi-detached pair of houses with a large and overbearing conservatory on the roof of No.11.





NEW END/NEW END SQUARE AREA

In the 19th century the enclave of New End became the site for working class cottages and municipal buildings and that character is still strongly evident, alongside a few earlier properties.

New End The Heath Street end slopes downhill with buildings sitting hard on the pavement. On the south side is the former New End Hospital (originally the Workhouse), now converted into flats, with various additional blocks of housing including Nos.2 - 6 Young's Court that attempts to copy the decorative brickwork, stucco dressings and details of the 19th century block at the corner of Heath Street without the necessary craftsmanship and refinement. Access to the development is blocked by obtrusive security gates which are particularly inappropriate in an area so rich in pedestrian routes. East of Young's Court is the listed part of the original Workhouse building (1849) with a fine central round arched entrance. Adjacent is Nos.10,12,14 (listed), an elegant terrace c.1725, of three storeys with attics, basements and doorcases with hoods. No.16 is the former Dispensary and Soup Kitchen building (1853). The gabled side elevation is a prominent feature, with its Venetian style window on the second floor. Linking the buildings on the south side are iron railings that form the boundary with the pavement on most properties. The north side has very varied elements. Down from Heath Street is a terrace of simple two storey and three storey properties that have no front gardens (Nos.1-15), most of them have been painted. The Duke of Hamilton Public House is set back from the street as is the New End Theatre. The flank wall of the pub is prominent as it faces the alley to Elm Row. The Theatre is in the former Mortuary, built in 1890 and is a single storey building with steeply pitched roof, now painted. Two alleyways climb up



on the north side of the street providing views. The one to Elm Row has a terrace of two/three storey houses that sit directly on the alleyway with no pavement, one of many spaces that emphasise the feeling of a hill town. The scale of New End changes east of the pub as the road widens and the type of buildings alters. The Nurses Home sits above the road level and is five storeys high with pitched roof and a ground floor that is set forward. It is a plain building with casement windows. There is mature horse chestnut in front of the Nurses Home, softening slightly the buildings overbearing quality as it looms over the street. East of it is Carnegie House by A & J Soutar (1948) with three blocks that face a courtyard at the rear. These are brick four storey buildings on the New End frontage with a painted stringcourse and balconies above third floor level. On the Well Road frontage there is an additional storey using the descent of the hill to provide shops at ground floor level. At the junction with Well Road the road turns 90° down towards Streatley Place. On the east side, sitting hard on the pavement, is a three storey terrace in brick, most of which has been painted. Although plain there are good details such as a decorative brick cornice. The west side terrace is a lively mixture of three storey and two storey properties. The latter with pitched roofs and dormers. Set back slightly from the pavement, some have steps up to the front door.



New End Square The square has a triangular shape, but also extends up to Well Road and down to the junction with Well Walk and Willow Road. At the narrow north end is Nos.4,6,8 (listed) a terrace of mid 18th century buildings. Opposite them is a three storey terrace (Nos.1,3,5) in red brick, sitting hard on the pavement, with recessed entrances and a mansard roof. The west side of the open square has Nos.16-20 (listed), an early 18th century terrace, set back behind low brick walls. The south side is a 1880s terrace, Nos.28-34, also three storeys with a two storey shallow bay. No.34 has had alterations at roof level that change the profile of the roof and do not enhance the building. To the

east are Wells House and Burgh House (1703, listed grade I). The high boundary wall to Burgh House in yellow stock brick and the entrance gates (listed) mark the quality of the house. The house is three storeys with a semi-basement in brown brick with red brick dressings. The main (south-east) front is a symmetrical five window frontage with a reinstated wood modillion cornice.

Streatley Place starts as a very narrow alleyway at Heath Street and winds its way as a pedestrian lane towards New End. It provides some dramatic views of the remarkable Victorian municipal buildings that surround it. Down



Hampstead Square



Christchurch Passage



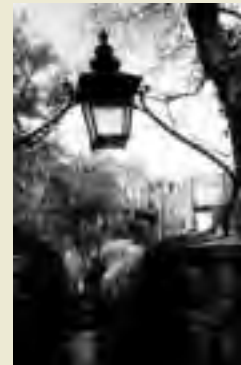
New End Hospital



Chalybeate Well

Character

some steps are Streatley Flats sitting hard onto the alley and built by philanthropic Herbert Marnham at the turn of the 20th century. They are two storey brick with sash windows and black brick detail at ground floor level. To the east along the alley lies **Mansfield Place** (1860/1), a secluded quadrangle of low, two storey cottages approached down a narrow path between long front garden plots. There is a dramatic contrast between the cottage type gardens and the former hospital buildings looming up behind them. On the south side of Streatley Place stands the flamboyant Edwardian baroque New End Primary School by TJ Bailey (listed, 1906) which dominates the surrounding area with its height and detail and described by Pevsner as “one of Bailey’s most remarkable buildings”. Next to it are the 19th century artisans’ dwellings of New Court (listed under Flask Walk) built by the



philanthropic solicitor Hugh Jackson. There are two blocks both five storeys high. They face a courtyard garden and relate in scale to the New End School. Nos.1-30 date from 1854 and is the larger block in yellow stock brick with red brick dressings. Nos.31-40 dates from 1871, in similar materials but with a central recessed staircase with round arched heads that faces the courtyard. Below the blocks is a single storey cottage with slated hipped roof (listed). Probably built as the caretakers cottage for New Court. Nearing New End are a terrace of 1990s houses, two storey with dormers, part of the New End Hospital development. They attempt but fail to reflect the surrounding architecture. As Streatley Place turns eastward the boiler house chimney of the former hospital towers over the alley. Security gates to the New End development again mar the townscape.

FLASK WALK AREA

Flask Walk and Well Walk were important promenades when Hampstead was a spa.

Back Lane A straight road on an incline with two storey brick cottages (Nos.7-21) on the east side set back behind low brick walls and piers. They step up the hill and have a decorative brick cornice with red brick details and stringcourse. At the Heath Street end is the rear of the Kingswell Centre with its white smooth surfaces and angled elevations. Nos.1-5 is a late 19th century three storey terrace. Flat fronted with sash windows and now with painted brickwork. Lower down Nos.12&14 are two storey buildings sitting hard on the pavement.



Flask Walk From Hampstead High Street it is a pedestrian alleyway of early 18th century cottages with later alterations of ground floor shops (Nos.1-7 & Nos.2, 4, 9 listed.) At the end of the alley is The Flask pub, rebuilt in 1894 by Cumming and Nixon near the site of the original tavern where spa water was bottled. The road then opens into the main stretch of Flask Walk that broadens as it slopes down towards Well Walk. On the west side is a steep, planted bank with mature lime trees that separates the pavement from the road as it drops towards the north east. This gives the road breadth and a lush quality, added to by the front gardens of the terraces. Terraces line both sides of the street. Nos.19-27 is a three storey flat fronted brick terrace, with bow windows at ground floor level that were later (1960s) alterations. Next to it the modern and boldly modelled No.29 and Lakis Close behind fit comfortably into the streetscape. Nos.35-47 (listed) are early 19th century workers cottages set back behind small but luxuriant front gardens. Nos.53-67 was built c.1811 by Thomas Gardnor, who owned parts of central Hampstead. The space



expands in front of the former Wells and Campden Baths and Wash House of 1888 (listed and converted to housing in 1985) to a small open grassed space that is defined as a Public Open Space in the UDP. It is also listed in the London Squares Act 1931. Adjacent to the Wash House are Flask Cottages, a terrace of five 1960s brick and timber-clad houses that step down the hill at right angles to the road, fitting well into the townscape. Their garages front onto Flask Walk and detract from the streetscape and open space. As the road meets Well Walk No.75 is a detached house (listed) dated 1812 with a Doric portico.

On the east side of Flask Walk are narrow terraced houses, generally three storeys and hard onto the constricted pavement. This changes at No.30-36 a 1970s development of three houses, three storey and painted white. The scale of No.36 is over dominant as it projects forward at first floor level and has a roof extension. The garage at ground floor level is detrimental to the streetscape. Nos.38-44 is another 1970s development, but here the scale and materials relate well to its neighbour. Nos.46&48 (listed), a two-storey cottage (originally two cottages). No.50 is a contrast in scale, a three storey and basement block of 1880s flats in brick with red brick stringcourses and cornice, central door with hood and console bracket. No.56 is a narrow 1970s house set back from the frontage, marred by a garage at ground floor level that is incongruous to the street. No.58 is a detached two-storey double fronted house with a pitched roof. An external side staircase looks out of place on the side elevation, as does the garage door. The road narrows as it slopes down past Gardner House to the irregular open space below Burgh House and the broad, tree-lined stretch of Well Walk. Gardner House was built in 1736 for Thomas Gardner (listed grade II*). It is set back behind a fine red brick wall with terracotta balustrade (listed).



Gardnor Road Built in the gardens of Gardner House in the 1880s this short road looks toward the Spencer Walk development on the High Street. At the junction with Flask Walk is a distinct triangular three storey brick house with a redbrick stringcourse running around the sharp edge. On either side of the road are three storey with semi-basement properties with red brick decoration on the stringcourses, window, parapet and door details. The ground floor is raised making the decorated bay window and front door prominent. Some properties still have the original valley roof but some mansard roof extensions have occurred, mostly in the 1970s and 80s. These

are generally more successful where the angled set back of the mansard is appropriately designed to reduce the impact of the extension. Nos.13a,b,c are two storey double fronted cottages with arched front door sitting hard on the pavement. The rear of Nos.13-19 (cons.) is visible from Flask Walk.

Murray Terrace/Lutton Terrace Two rows of plain three storey terraces, that sit back to back beside Flask Walk. Late 19th century with parapet at the roof and sash windows.

WELL WALK/WELL ROAD AREA



These parallel roads connect the tumbling streets of the village to Hampstead Heath.

Christchurch Hill The road is quite broad at this point with the Wells House buildings on one side and at the corner with Well Walk the semi-detached 1880s properties, Nos.16-22 that are three storeys with semi-basement and raised front door, with double gable. These are set back behind front gardens with a distinctive curved brick boundary wall extending round into Well Walk. There are views up to Christ Church and the large street Plane tree by Wells House frames the view of the church. At the corner with Well Road is No.26 (listed) an early 19th century detached house. It is bounded by a featherboard fence of no great quality. On the Well Road side there is a large horse chestnut street tree.

Well Road Well Road has two parts. Between Christchurch Hill and East Heath Road it is a quiet residential street with mainly 1880s red brick houses (Nos.6-15 cons.) and the mature street trees add to its character. At the junction with Christchurch Hill on the north-west side are Providence Corner and Cannon Cottage - two early 18th century



cottages. Well Road is connected to Well Walk by Well Passage, a narrow passageway that has the Chalybeate Well at its southern end. The long back gardens of Well Walk originally stretched to Well Road. In the 1980s two detached houses Nos.15 & No.15a Well Road were built at the rear of the gardens. Their style and scale contrast with their neighbours. On the north-west side a fine brick wall runs along much of the street's length. Between Christchurch Hill and Cannon

Lane the wall (boundary to Cannon Hall) is listed. Foliage tumbles over the wall and the garden trees can be glimpsed over its top. Further towards the Heath is The Logs, Nos.17-20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868, by JS Nightingale.



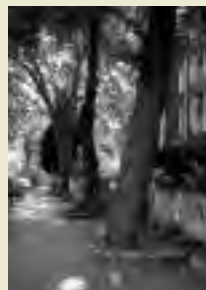
Near New End the character and scale alters. Agrist Cottage and Wetherall Lodge are long low buildings. The cottage has a half hipped roof, prominent at the junction and The Lodge has a tiled mansard roof above ground floor level. On the north side are the Well Mount Studios that have a distinctive brick frontage. The road broadens into the junction with New End with an interesting group of buildings surrounding it. Nos.1-4 Well Road is a terrace of two storey cottages with semi-basements and pitched roofs with a small dormer. The dormers remain unaltered and relate to the dormers on the public house. In between Nos.1a & 2a, a red brick three storey building with roof dormers, raises the scale. However this is matched by the scale of Carnegie House opposite.



Well Walk At the western end there are the linked open spaces of the triangular area, the garden connected to Wells House and the front terrace of Burgh House (1703, listed grade I). The front terrace of Burgh House was laid out by Gertrude Jekyll in 1908. The Wells House is a three/four storey block of flats that extends to form a number blocks. It



was designed in 1948 by CH James to provide a harmonious frame for Burgh House, and has a restrained Neo-Georgian facade. It won the RIBAs London Architecture Bronze Medal in 1949. Facing the open space on the south-east side is a residential terrace, Nos.2-14, in red brick with three storeys and a distinct stepped gable, built in the 1880s. Going east Nos.16-26 are 1860s semi-detached villas that sit back from the road slightly. Two storeys in gault brick with a parapet. The original small dormer has been replaced on many of them with differing designs, making the roof level slightly messy. No.28 may have been built



slightly later but relates in scale and detail. The brickwork has been painted which detracts from its appearance.



East of Christchurch Hill the road widens and there is a distinct raised pavement on the north-west side set above the street with grass on either side of the paving. It has an over-burnt stock brick retaining wall. A line of mature trees grows in the grass verge and the views towards the Heath increase the rural effect. The Wells Tavern (1849 listed) commands the intersection of Well Walk and Christchurch Hill, followed on the south-east side by Nos.32-40, a terrace of brown brick early 19th century houses (listed) with grey brick porches and original cast-iron railings and gates on low brick walls. No.40 was

Constables main home. Nos.42-44 is a later 19th century house in red brick with a canted bay window covering three floors and the semi-basement. No.46 (listed) is an interesting early 18th century building, with a delicate Gothic first floor oriel window and porch added in the late 18th century. The three detached houses after Gainsborough Gardens, together with the grass verge and broad pavement on the north-west side make this an airy and verdant street at the Heath end. Klippan House and Foley House terminate the road. Klippan House (listed) was designed by Ewan Christian for his own use in 1881. Designed to face views across the Heath (no longer possible) it has a high pitched roof with pitched dormers, a tower and coved eaves. There is an





interesting first floor wooden trellis balcony. The majority of buildings on the north-west side are 1880s substantial red brick houses, except for No.19, an early 19th century semi-detached building with simple yellow stock brick façade (listed). Nos.11&13 is a three storey semi-detached pair with a continuous canted bay to the gable with decorated bargeboard. The third floor and gable are painted. Between Nos.13 &15 is the Chalybeate Well and steps, dated 1882 by HS Legg. No.15&17 is in red brick with rubbed brickwork enrichments. There are more exuberant arts-and-crafts houses at the eastern end with Nos.21-27 (1881-82 by Henry Legg), red brick, with moulded brick panels, sandstone and granite dressings. The north-west side terminates with the garden of Foley House (see East Heath Road).

GAINSBOROUGH GARDENS AREA

Gainsborough Gardens was laid out in 1882 on the site of the old spa buildings and their pleasure grounds with a fine group of Arts and Crafts villas of red brick enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre. Nos.3&4 (listed) are by EJ May (1884). No.6a 'Cottage on the Heath' has a Staffordshire blue brick crossover with elegant red brick piers with plinths and Coade Stone red terracotta octagonal caps. There are timber gates to the Gardens. Surrounding the gardens is a low wall topped with segmental-arch capping of Staffordshire blue engineering bricks. The gardens are listed in the London Squares Preservation Act 1931 and in the UDP as Wooded Private Open Space.



EAST HEATH AREA

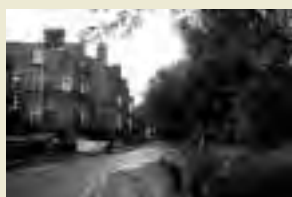
East Heath Road East Heath Road winds up the hill between South End Road and Whitestone Pond. It forms the boundary between Hampstead and the Heath, marked by high brick garden walls and occasional groups of houses on the south side of the road. From Foley House up to Whitestone Pond the road 'hugs' these curving brick walls, with no footpath at all on the west side giving a 'walled town' effect. At the south end the houses begin with the imposing East Heath Lodge and South Lodge (C1784, listed) facing south east down the hill. The elegant curve of their front garden railings are echoed in the sweeping lawns and bow windows of Nos.1 & 2 **Heath Side** next door (late 18th century - listed).



On the north side both ends of the road are punctuated by isolated large blocks of flats which encroach on the Heath. The twin Edwardian blocks of The Pryors at the eastern end have lively rooflines of white painted gables and turrets above plain red brick lower floors and are visible from many parts of the Heath. The front gardens of the short terrace of handsome red brick late 19th century houses, Nos.4 - 8, have unfortunately been given over to car parking. Foley House (listed, probably c1771, reputed to be 1698) is set back from the road behind a high brick wall, penetrated by a fine porch added in the 1880s. The garden is designated as East Heath Open Space in the UDP. Some fine, more domestic buildings are found up



the hill; Nos.14 & 15, a pair of small stuccoed 18th century houses, and the late 19th century painted brick semi-detached pair next door (Nos. 16 & 17) (all listed).



Further along East Heath Road on the other side of Squire's Mount large red brick late Victorian villas (Nos.18-20) face the Heath, followed by Ladywell Court at No.22. This is the former 18th century Heathfield House now converted to flats, whose gardens once occupied the whole block. It is fronted by Nos.22a & b that were rebuilt in 1950, following bomb damage and much altered later. East Heath Road then opens out to a small triangular green at the top of Holford Road, now flanked by the recent extension to Queen Mary's (Royal Free Hospital).

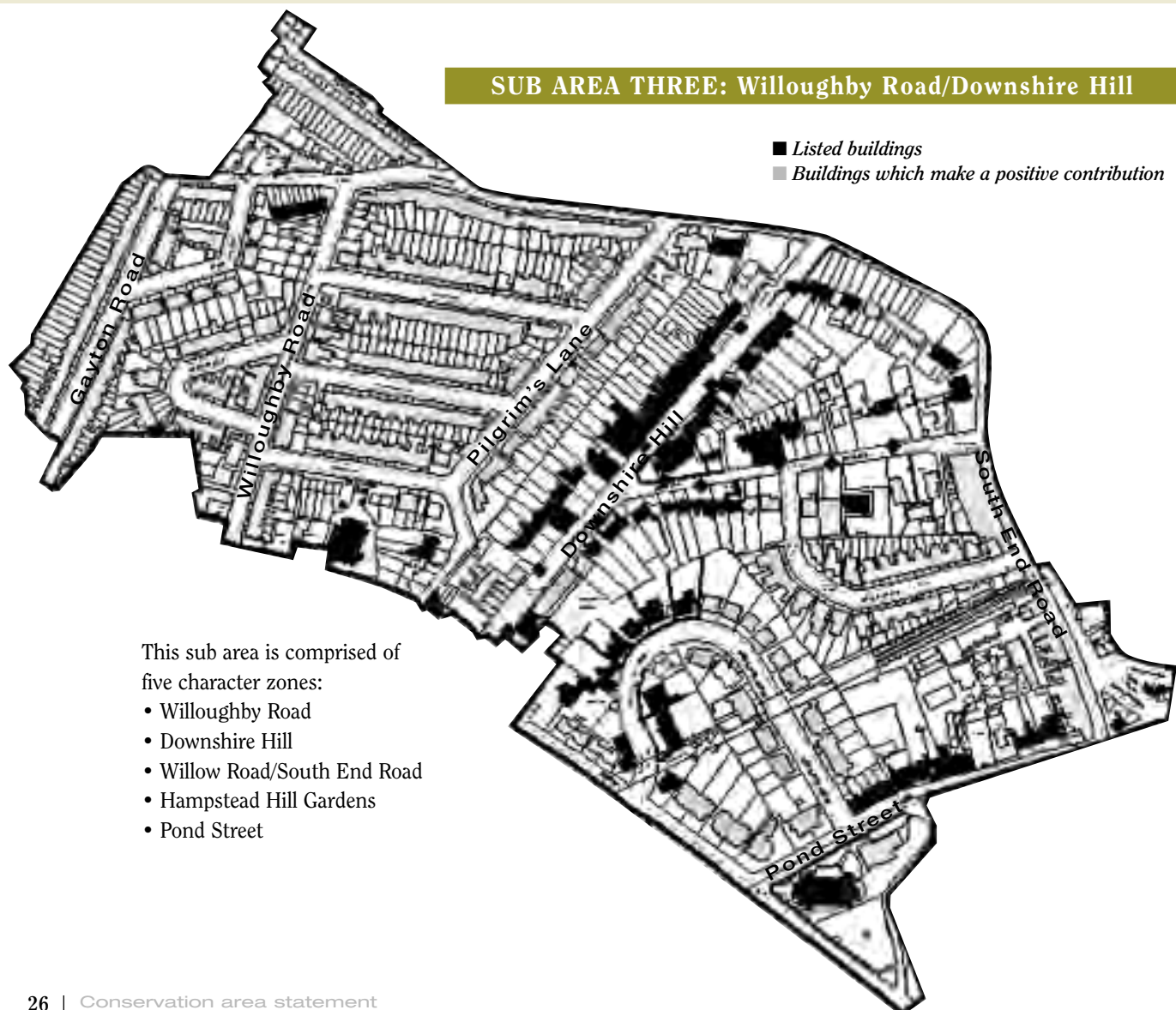
Buildings or features which detract from the character of the area and would benefit from enhancement

Elm Row: Two garage doors in wall
New End: security gates at 2-6 Youngs Court, The Nurses Home
New End Square: 34 - large mansard roof extension
Hampstead Square: Garages adjacent to No.2
Flask Walk: Garages next to 3-7 Flask Cottages, 36&56 garages
East Heath Road: Hard standing in front of Nos.4-8.
Holford Road: 5 & 6
Cannon Place: roof of 23&25, garage at 19
Streatley Place: security gates
Squires Mount: Conservatory on roof of No.11

Neutral Buildings

East Heath Road: Ladywell Court
Flask Walk: 24-38, 3-7 Flask Cottages
New End: 2-6 Youngs Court, Carnegie House,
Streatley Place: 14-19
Well Road: 15, 15a

SUB AREA THREE: Willoughby Road/Downshire Hill



This sub area is comprised of five character zones:

- Willoughby Road
- Downshire Hill
- Willow Road/South End Road
- Hampstead Hill Gardens
- Pond Street

WILLOUGHBY ROAD AREA



These streets form one of the most dense and homogenous parts of Hampstead, laid out somewhat like a grid. The houses are mostly of red or gault brick. Few are of high architectural quality, but many have attractive timber porches, ornamental brickwork or other flourishes typical of their period. Denning Road, Carlingford Road, Kemplay Road all run downhill away from Willoughby Road comprising largely four storey terraced Victorian houses with their rooflines stepping downhill to the east. Many of the houses have semi-basements and steps up to the front door with boundary walls to the pavement. Architectural details vary from street to street adding character to the area as a whole. A few smaller, modern houses have been built on gap sites or back gardens. These generally have fewer floors, lower ceilings and smaller windows than the older houses and in some cases the disparity in scale is uncomfortable.

Carlingford Road The terraces on either side are of a similar scale and period, three storeys with raised ground floors, semi-basements and varied detail. Nos.12-34 has well preserved iron balustrades to the front steps. A number of properties have dormers at the front and rear, some of which are unsympathetic and over large (e.g. Nos.15, 22,24,30,32,34). Nos.2-6 &25-35 have a parapet at roof level. The rear elevations of the lower south side properties are visible from Pilgrim's Lane.



Denning Road There are terraces on both sides with considerable variety in the detail. Predominantly they are three storey, some with a semi-basement. Nos.1-7 have distinct porticoes and ground floor bays, Nos.12-36 are brick with red brick dressings and sash windows with multi-panes with white painted wood details framing the recessed front door. The roof lines vary in design, although most are pitched. And as with other streets in this sub-area there are unsympathetic roof alterations (Nos.5,7,13,22 & 23,39). A former Hall (now in residential use) on the west side interrupts the rhythm of the street and provides contrast in scale, but with materials and details that relate to the street. Nos.29-33 are a terrace of distinct red brick houses with canopied front door and a gable/dormer in the roof. Nos.47/49 is a 1960s pair of three storey houses with internal garages at ground floor level. The garages are typical of the period but detrimental to the streetscape.

Gayton Crescent On the west side the whole area has a 1960s development (see Gayton Road). Facing it on the curving rising crescent are semi detached villas in gault brick with hipped roofs and prominent chimneys. Nos.1,2,3 form a terrace of 3 houses. All are substantial three storey buildings with a brick front wall and piers. No. 5 has a forecourt parking that detracts from this consistent boundary.



Gayton Road It falls gently from the High Street to Well Walk and has an unusually long terrace for the Conservation Area. The terrace (Nos.9-36 cons) on the north-west side is three storeys with semi-basements in gault brick, although some have been painted. They have a canted bay on three floors and decorative brickwork stringcourses and cornices. Nos.3-8 (cons.) at the Heath Street end is two storey with semi-basements. No.3 has a garage built onto the front garden that detracts from the townscape. The southeast side is three storey but with some variation in the detail. Low brick walls with piers form the boundary and some have cast iron railings and gates. About half of the properties have roof extensions and these have had a considerable impact on the road. Some of those extensions were built in the 1970s and 80s and would no longer be acceptable because of their design, bulk and materials. The 1960s group at Nos.17-23 Gayton Crescent and Nos.36a -38a Gayton Road (by Ted Levy, Benjamin & Partners), on the other hand, are more successful because the scale established by their windows and staggered plan harmonises with their neighbours.



Kemplay Road Most of the north side is a terrace (Nos.4-24) that steps up the hill. Built in gault brick with three storeys and raised ground floor and a semi-basement. The windows have a distinctive arch detail in carved



brickwork; originally built with a small dormer there are now a number of large harmful dormers (Nos. 4, 10, 14, 18, 22, 24). At the corner with Pilgrim's Lane is No.2, a two storey double fronted house with similar brickwork to the adjacent terrace. The single storey bay and porch has a parapet and balustrade and there are pollarded trees in the front garden. The south side has three storey Victorian properties at either end but the central section has a lower profile with the

Rosslyn Hill Unitarian Chapel (listed) set back from the street. It also has an entrance on Rosslyn Hill. The Chapel is in Kentish ragstone rubble with Portland Stone dressings. Either side of the Chapel, on a site that was part of the chapel garden and was left unbuilt until the middle of the 20th century are some plain two storey terraces - Nos.5&7 and Nos.13-21. There are mature trees in the chapel garden and in the front gardens of Nos.5-21. Tucked away to the west of the Chapel is Pilgrim's Place, a listed terrace of three mid 19th century unrendered cottages.



Pilgrim's Lane From Willow Road the Lane is straight rising gently to Kemplay Road and is largely 1880s. The properties are two and three storeys with varied detail. Many have a pitched roof and dormer window, except Nos.22-34 that have no roof alterations and Nos.50&52 that have a gable. An extension to No.50 by Eldridge Smerin (2002) provides a contemporary insertion. Denning, Carlingford and Kemplay Roads terminate on Pilgrim's Lane and there are views down towards Pilgrim's Lane, as well as views of those street's rear elevations looking back. The character of the road changes as it curves at its southern arm. At the curve of the road Nos.12-20 are two storey houses with pitched roofs of various periods. No.11 on the west side is

a prominent two storey detached house at the corner with Kemplay Road. Built in the inter-war period it has a hipped tiled roof and is now rendered a terracotta colour. As the road turns towards Rosslyn Hill a group of contrasting properties sit well together. No.10 is a 1960s building redesigned



by SHH Architects in stucco and wood. No.8 is an interesting Arts and Crafts influenced house. It has a gable with decorative brickwork and distinct chimneys. On the ground floor front elevation there is the unusual feature of a ships figurehead. Nos.2-6 is a terrace of red brick two storey houses with double height bays. Pilgrim's Lane was originally a short lane off Rosslyn Hill and the western end of the road shows this history with its fine late 18th and early 19th century houses; Nos.7, 9 and Rosslyn House (2a) are listed. Rosslyn House is the sole survivor of a terrace that ran down Rosslyn Hill.



Rudall Crescent The road loops to the west of Willoughby Road and is a mixture of 19th and 20th century architecture. Nos.1-13 is a red brick terrace of three storeys with double canted bay and single dormer. On the other side of the road Nos.2-6 are a two storey version with similar details and a ground floor bay and decorative brick cornice. No.6 had an unsightly conservatory in front of the ground floor bay enclosing the whole front garden that is being altered as part of the conversion of the property. No.13a (Penn Studio) is set back from the street and was built as an artist's studio c1880/1900 and is a single storey rendered building with a canted front. As the road curves the



properties are set back behind longer front gardens. Nos.15/17 are a pair of red brick Queen Anne style properties with a Dutch gable roof line. Nos.19-21 have a simpler design with a single storey bay, Nos.23/25 have a gable end with decorative bargeboard and arched windows on the upper floors. No.27 is a two storey 1960s house attached to No.29, also two storey from the late 1950s. It continues the rhythm and scale of Nos.31-39 that were built in the gardens of 4-9 Gayton Crescent in the late 1950s. The group creates an appealing contrast to its Victorian

neighbours forming a continuous two-storey terrace with white painted wood cladding, set back behind a brick wall. At the junction with Pilgrim's Lane are Nos.43-47 with distinctive two colour brick work and a gable. Steps lead to the raised ground floor with wooden porch and pediment.

Willoughby Road The road falls downhill towards Christchurch Hill, and mostly has three storey terraced properties, some with semi-basements. From the junction with Rosslyn Hill Nos.2-18 are three storey in red brick with semi-basement and a square bay to the first floor. The third floor has both a dormer and half dormer in the roof. The porch has a tiled roof and decorative timber. Nos.3-7 are three storey red brick with semi-



basement. The mansard roof has a pedimented central window. Nos.9-17 are similar but with different roof details. On the east side Nos.18-24 form a terrace of three storey properties with a semi-basement and a dormer in the pitched roof. Unfortunately No.22 has a full width dormer that severely mars the group. No.28 & 28a are a 1950s two storey semi-detached pair whose symmetry is spoiled by the introduction of a roof extension on No.28. Nos.23-27 are post Second World War two storey houses with dormers that sit back from the road, forming a group. They lie between two 19th century buildings. There is a fine sycamore on corner of Willoughby Road and Willow Cottages (garden of No.33).



DOWNSHIRE HILL AREA



Keats Grove, Downshire Hill and the stretch of South End Road that links them were developed in the early 1800s around the elegant chapel of St John's. Most of the houses date from that period, and are listed. They range from tiny cottages to quite substantial villas of brick or stucco, detached or combined in informal terraces in a variety of classical styles or the Gothic of Nos.7 & 8 Downshire Hill. All are set in spacious front gardens defined by low walls, hedges or railings. These gardens, the numerous mature trees together with quality and variety of the houses give the area a strong identity.



Downshire Hill The road slopes down towards the Heath from Rosslyn Hill and is fairly broad with houses set back behind lush front gardens. Looking along the street low brick walls with piers and railings link the boundaries and create a unified streetscape. There is an abundance of quality in the buildings with 48 listed houses, mostly from the early 19th century. The majority are stuccoed and as Pevsner says "the delightful thing is the

preservation of so much, yet no uniformity". Heights vary between two and three storeys and there is a profusion of ironwork on the facades and the front boundary. Two types of roof predominate - hipped roofs with projecting eaves or parapets. Placed at the centre is St John's Church (listed grade I) whose entrance faces the junction of Keats Grove and Downshire Hill. Built in 1818-23 as a proprietary chapel it is stuccoed. Here and there newer houses have been built, all of which fit comfortably into this relaxed setting; Nos.50&51 (listed) a pair of terraced



mid 19th century stucco houses; a fine row of red brick properties with ground floor shops at No.1,2a,3a,4a; Hampstead Hill Mansions (1896) in red brick with a scrolled pediment above the entrance; the imposing side elevation of the listed Police Station on Rosslyn Hill; No.40a an 1880s red brick insertion - all reflect the increasing density of later 19th century development along the High Street and Rosslyn Hill.

The Freemasons Arms terminates the Heath end of Downshire Hill. This Georgian style building with bold hipped roof and chimneys replaced a succession of earlier pubs on the site in 1936. Other distinguished modern buildings include Sir Michael Hopkins steel and glass box at No.49a Downshire Hill (1975), discreet with the ground floor set well below street level and vegetation masking the building. No.13a by MJH and Charlotte Bunney (1936) was built next to the side wing of No.13 and has a painted two storey façade and elegant roof detail that blends into the road.

Keats Grove This slopes gently down to South End Road and has long, mature, well-maintained front gardens. The front boundaries are a combination of low brick walls with railings and hedges or wooden fencing. It has retained many of its Regency (early 19th century) Villas and cottages. Most properties are set back from the road and their two storey



29-33 Denning Road



Downshire Hill



Willow Cottages



1 Keats Grove

Character



scale and more intimate character is in contrast to Downshire Hill. On the south side the properties have wide frontages. Nos.1-4 is an early 19th century listed stuccoed terrace, two storeys and basements. No.3 has a poorly detailed front wall, railing and piers. No.4 has the Studio attached that projects forward into the front garden. No.5 continues the terrace, similar in scale but in brick with red brick dressings. No.6 is a detached two storey Arts and Crafts house with tile hanging at the first floor, a pitched roof with a gable and small dormer, an oriel window at the rear with decorative plasterwork. The depth of the front gardens increases going down the hill and views across the gardens are glimpsed over the fenced boundaries. The Library dates from 1931 and sits back carefully from the road to align with Keats House; an early 19th century (listed) house built as a pair but now one property. The grounds are identified as a Garden of Special Historic Interest by English Heritage. At the bottom of the hill is Keats Close, a group of six two storey houses in brown brick with red brick dressings, tiled roof with projecting eaves, grouped around a formal front garden. Built c.1920. At the top of the hill on the north side is a group of listed buildings; No.23 is a stucco three storey detached house, next to a terrace of four listed early 19th century cottages (Nos.19-22) and Nos.17&18 a pair of stucco semi-detached houses. Continuing down the hill the houses are mostly detached two storey and set in generous gardens. No.12 (listed) is an early 19th century detached stucco house. Crossovers and wide entrances to Nos.16 & 14a are detrimental to the streetscape. A triangular area made up of some gardens at the rear of Keats Grove and Downshire Hill is designated as Private Open Space in the UDP. The road has some very large mature trees in the front gardens, particularly in Nos.4,9,14,22.

WILLOW ROAD/SOUTH END ROAD AREA

This is the area that curves around the edge of the Heath, built on one side, facing the open spaces and vegetation of the Heath. In general many properties have brick walls (either London stock or gault) to match the main house or its details and there are usually piers with caps, and railings.



Christchurch Hill This section of Christchurch Hill, Nos.1-41, forms a continuous terrace on the hill, with the southern part facing the East Heath. It is a flat fronted terrace, three floors and basement, with arched front door and stucco dressings, with sash windows, tripartite at ground floor level. The lintels and doorway have a decorative keystone. Overlarge dormers at Nos.5 & 11 harm the consistency of the terrace. At the lower end of the terrace the back garden walls face Willow Road and are overhung by plentiful foliage.

South End Road The road curves from the bottom of Willow Road to South End Green. In this sub-area the west side forms an elegant frontage, largely made up of Regency (early 19th century) properties facing onto the very southern edge of Hampstead Heath. Long front gardens and mature landscaping define the character. The houses are two or three storey some with semi-basements. Some have long driveways sloping down to the lower ground level and these break up the verdant nature of the frontage. Ten of the buildings are listed. No.71 has a veranda extension by CFA Voysey. The South End Triangle at the junction of Downshire Hill, South End Road, Willow Road and East Heath Road is defined as a Public Open Space in the UDP.



Willow Road runs east from the junction of Flask Walk/ Well Walk down the hill to South End Road. On the south side four storey terraced houses (1870's & 1880's) in red or gault brickwork, face East Heath. At the top of the hill are



Nos.42-48, a terrace in gault brick, similar in design to some on Gayton Road. They are three storey with semi-basements, pitched roofs and prominent chimneys due to the stepping of the houses. Some have been painted, which does little to enhance them. The rear elevations are visible from Gayton Crescent and Gayton Road. They have low front brick walls topped with railings between piers. The side brick wall to No.42 has interesting curved coping bricks. A poorly designed dormer mairs No.44. Just beyond the junction with Gayton Crescent are Willow Cottages (listed), a pretty group of nine cottages, built in the mid-

19th century. They are distinctive due to their pastel colours, long front gardens and unaltered boundary walls, windows and rooflines. The paving in front of the terrace is red brick. On the north side is Willow Buildings, two mid-19th century blocks of flats, raised above street level and facing a courtyard. They were radically altered in the 1960s that included changing the front elevations. The boundary to Willow Road has a brick wall with recessed arches and an arched entrance with steps up to the flats. As the road curves towards South End Road Nos.8-32 form a terrace with a considerable variety of design within it. Most of the buildings are three storey and have semi-basements. Boundaries vary and are either a front wall with piers, caps and railings or a brick wall with a hedge. Bricks generally match the house behind. Nos. 8, 9, 10, 11 have matching barley-sugar twist railings. In the 1930s Erno Goldfinger rebuilt some 18th century cottages at Nos. 1-3 in a radically different style. The flat roofed block, with two upper floors of red brick raised on concrete columns at ground floor, with a continuous ribbon window across the whole width of the façade at first floor level, caused outrage at the time but is now owned by the National Trust, and listed.



HAMPSTEAD HILL GARDENS AREA

An area with larger detached and semi-detached houses.

Hampstead Hill Gardens The road forms a loop between Pond Street and Rosslyn Hill. The LNWR railway tunnel dissects the road, although not visibly. Development began in the 1870s with a fine group of stucco-faced semi-



detached villas (Nos.14-20 and 25-33). These are three storey with basements, a dentil cornice and parapet at roof level. On the west side there have been some roof extensions that lack consistency and harm the character of the buildings. Development continued in the 1880s around the northern loop to Rosslyn Hill. Nearest to Rosslyn Hill are the grander detached and substantial red brick houses, Nos.1, 1a,

1b, 2, 2a, 3, 3a, 4, 5, 5a, 5b, 7, 9, 11 by Batterbury and Huxley (listed). Nos.13-23 are two storey red brick double fronted houses, closely placed and more uniform with three small dormers, sash windows and entrance with pediments. There are glimpses through the gaps to Heath Hurst Road and South End Road. A few small modern houses and flats have been added in recent years, which, although in marked contrast to the older villas, do not detract from the character of the area.



Rosslyn Hill The development from Pond Street to Hampstead Hill Gardens took place in the 1880s with substantially scaled properties. Rosslyn Hill is a broad road that forms part of the main road from central London to Hampstead and is lined by larger properties, similar to those found in the Fitzjohns/Netherhall Conservation Area (See the Fitzjohns/Netherhall Conservation Area Statement for the west side of Rosslyn Hill). No.2 is a detached property in gault brick with hipped roof and overhanging eaves. Nos.4-10 are large semi-detached stuccoed properties, rusticated at ground floor with rusticated quoins, pedimented porches, and overhanging eaves with dentil cornice. The front wall is stuccoed with channelling. No.12 is a detached red brick listed building by Batterbury and Huxley (1876) that links to the Hampstead Hill Gardens properties. Nos.14-20 were built after the First World War and are two storey semi-detached properties with Arts and Crafts elements and a balcony at first floor level with wooden detailing. A small brick two storey bay has unfortunately been



replaced on a couple of the houses. Set back from the road are Nos.22 &24, built as one house in the 18th century and rebuilt in the mid 19th century (listed). Largely hidden by the front fence. The hipped roof and, cornice and eaves and chimneys are visible from the road.

POND STREET/SOUTH END GREEN AREA



This grouping is the south-east tip of the Conservation Area and centres on the shopping centre of South End Green, dating from the 1880s and 1890s.

Heath Hurst Road The road loops between South End Road and Keats Grove, on a slight gradient up towards Keats Grove. It is a densely built group developed in 1900 and lined with four storey red brick terraced and semi-detached houses typical of the period. Nos.5-21 forms a terrace, then as the road curves Nos. 23-47 are semi-detached. They have similar details of red brick with gable and two storey canted bay, sash windows with multi-lights on some upper panes, arched doorways with keystone. Nos.6-28 is a similar terrace, but has a pitched roof. The boundaries are low brick walls with piers, many with hedges. Overlarge dormers have been built on Nos.18 and 22.



Maryon Mews is a small mews type street with a row of two storey cottages facing the rear of South End Road. There is a development of quite densely packed modern flats/houses over car parking at the western end.



Pond Street was established early in Hampstead's development as a lane down to a pond at South End Green, and the varied row of buildings (mostly listed) on the north side reflect the urbanisation of the area in the 18th and 19th century. Most of the properties are three storey and the houses are set back slightly from the pavement. Nos. 5-13 is an 1860s parade of five stucco shops. No.15 is the handsome stuccoed and pedimented Roebuck Hotel. Nos.17&17a is a three storey stucco house c.1740, set back behind cast-iron railings on low walls. Nos.19&21 is a late 18th century semi-detached pair of three storey houses with basements and attic, set behind cast-iron

railings. No.23 is the Harken Armoury with its distinctive facade and crow-stepped gable c.1760 (all listed). Nos.27-29 is of interest as a 1928 purpose built nursery; No.31 is wider (four windows), two storey and set back behind a stuccoed wall and railings (listed). Nos.33, 35 & 35a are early 18th century with a later studio extension, in red brick (listed). Today these face the massive bulk of the Royal Free Hospital (which lies outside the Conservation Area). St Stephens Church, built around 1869 by the idiosyncratic architect SS Teulon, provides an emphatic termination to the west of the street, and is identified in the Schedule of Land Use Proposals in the UDP. Lying next to the Church is Hampstead Green, defined as a Public Open Space in the UDP.



South End Road The parade of shops winds along the west side of South End Road, some with ornate brickwork and gables, others plain. Nos.1-29 were built in the 1880s. The rest of the shopping parade dates from the late 1890s. With the exception of Nos. 23, 31, 45, the shop fronts are of very poor quality. The parade is designated as a Neighbourhood Shopping Centre in the UDP. The magnificent Gothic drinking fountain erected in 1881 provides a focus to what remains of the 'green'. Erected in memory of William Warburton Pearce and JB Chamberlain (listed). Defined as Public Open Space in the UDP and listed in the London Squares Act 1931.



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

Carlingford Road: dormers at Nos.15, 22, 24, 30, 32, 34

Christchurch Hill: dormers at Nos.5, 11

Denning Road: dormers at Nos.5, 7, 13, 22, 23, 39

Gayton Road: dormers at Nos.24, 28, 29 dormers, garage in front of No.3.

Heath Hurst Road: 18, 22

Keats Grove: Loss of front boundaries and formation of cross overs.

Kemplay Road: dormers at Nos.4, 10, 14, 18, 22, 24
 Pilgrim's Lane : Two lock up garages(at Willow Road end).
 Rudall Crescent: dormers at No.21
 South End Road: Shopfronts at 1,25, 53
 Willoughby Road: 22
 Willow Road: 44

Neutral Buildings

Denning Road: 37, 47,49
 Keats Grove: 12a, 12b,14
 Kemplay Road: 5,7,13-21, 25,27
 Pilgrim's Lane: 1a,11,
 Rudall Crescent: 27,29,41
 Willoughby Road: 23,25,27,28,28a,44
 Hampstead Hill Gardens: 8

SUB AREA FOUR: Church Row/Hampstead Grove

The area to the west of Heath Street, between Church Row and Upper Terrace, contains the largest concentration of 18th century houses in the Conservation Area and still preserves something of the village character Hampstead must have had before the late Victorian development. The buildings form several distinct groups, gradually reducing in density and formality from the terraces of Church Row to the relaxed sprawl of houses in big gardens around Upper Terrace and Lower Terrace.

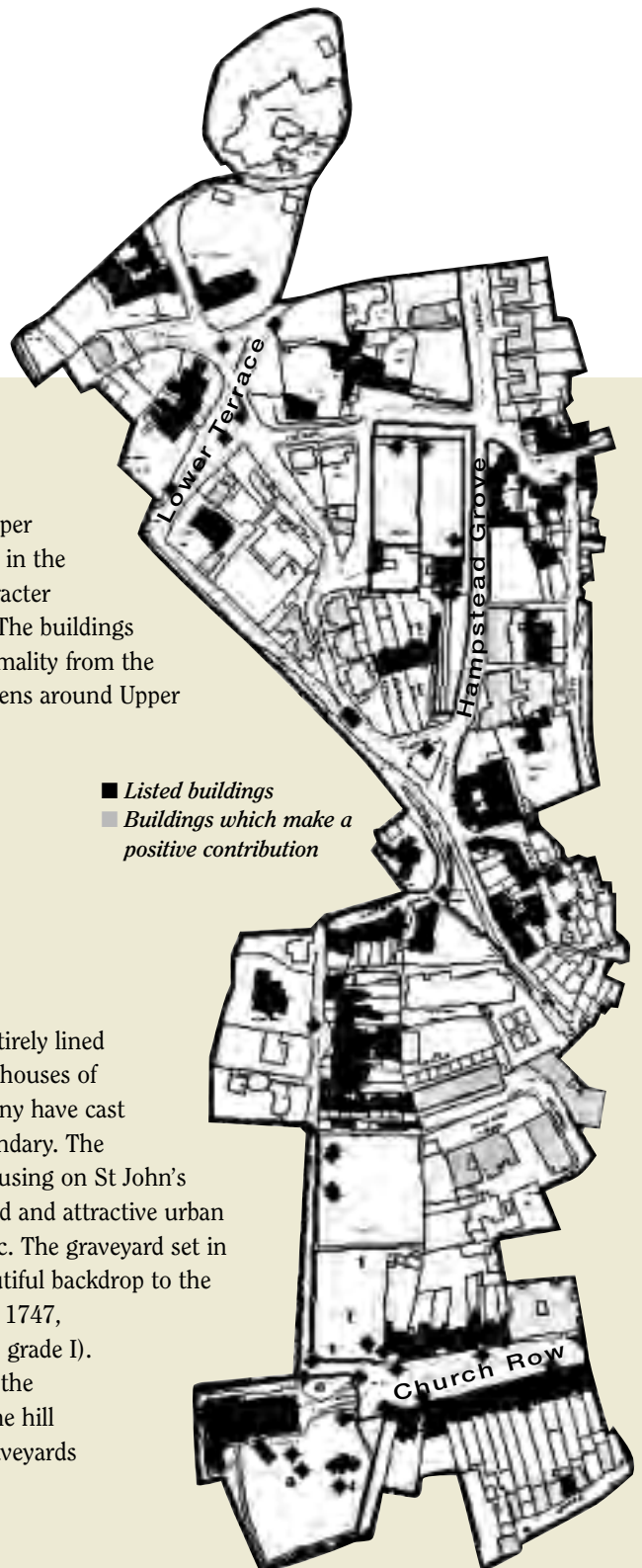
This sub-area is composed of three character zones:

- Holly Hill/Church Row
- Mount Square/Holly Bush
- Fenton House

HOLLY HILL/CHURCH ROW AREA

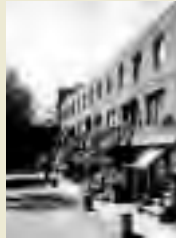


Church Row is a street almost entirely lined with handsome early 18th century houses of brown brick with red dressings. Many have cast iron railings forming the front boundary. The street widens towards the west, focusing on St John's Church forming a well-proportioned and attractive urban space, marred at times by the traffic. The graveyard set in a mature landscape provides a beautiful backdrop to the Church. The Church was rebuilt in 1747, designed by John Sanderson (listed grade I). On the north side of the Church is the Graveyard Extension running up the hill beside Holly Walk. Together the graveyards



contain 20 listed graves. At No.21a Heath Street there is a garden wooded private open space on backland adjacent to the cemetery. The two parts of the churchyard are designated a borough Site of Nature Conservation Importance by the London Ecology Unit.

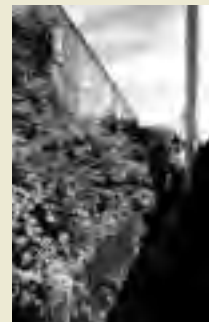
The houses are generally three storey and three bays wide and some have semi-basements, although a couple on the north side are particularly small and narrow. Many houses have been discreetly modified over the years and No. 15 dates from 1924. Between Heath Street and St John's all except Gardnor House are listed, and eight of those are grade II*. There are clear views of the rear elevations of the south side from the lane leading to Froggnal Way. The main exception to the streets 18th century character is Gardnor Mansions (1898) that relates in style and scale to the north side of Heath Street, although built after it.



Holly Bush Vale This short road off Heath Street was created as part of the improvements of the 1880s and has some late 19th century buildings, generally one or two storeys. A former Drill Hall is now a cinema, and behind that is the Hampstead Parochial School. Terminating the road is a terrace of 1970s Council housing in red brick, New Campden Court. Two storey with semi-basements and steps to the raised entrances. The simple use of metal, glass, concrete and brick works well.

Holly Hill The road rises fairly steeply from the junction with Hampstead High Street. On the east side there is a terrace of three 1880s redbrick houses (Nos.6-10) set back from the road, marred by the overlarge extra mansard built in the 1970s on Nos.6&8. On the west side is University College School. Nos.12-24 (listed) sit close to the pavement as the road curves gently towards Windmill Hill. They date from the early/mid 19th century. Facing the group is a steep grassy bank above which is Mount Vernon.

Holly Place This symmetrical terrace of small, brick and white painted three storey houses (Nos. 1-8) grouped around the Church of St Mary was built in 1816. The central houses are set back slightly to form a little space in front of the church. A line of high hedges defines the western side and there are three detached houses; Moreton House is a listed detached house (1896) with gable roofs and rough cast render by Garner. A couple of late 20th century houses have been built on its garden. No.16 unfortunately has a wide open frontage that disrupts the streetscape. There is also an unsightly garage court behind No. 16 Froggnal Gardens. Three narrow paths with tiny cottages on one side lead off Holly Walk on either side of Holly Place: **Benham's Place** (1813) and **Prospect Place** (1790s) to the south, with small front gardens overlooking the graveyard, and **Holly Berry Lane** to the north.



Holly Walk leads up between the graveyard extension and the back gardens of Froggnal Gardens to Holly Place. Development in the rear gardens of Froggnal Gardens can easily harm the qualities of this lane.

Mount Vernon A narrow road at the northern end of Holly Place. From here there is an important view of St John's Church. On the south side Nos.1-7 is a row of early 19th century three storey houses (listed). Adjacent is Nos. 1 & 2 Mount Vernon Cottages in plain dark brick with attractive fanlights over the doors. They face a wooden fence and trellis and a high brick wall over which can be seen Pavilion Court; a late 20th century block of flats built in the grounds of old Mount Vernon Hospital. There are a number of large mature trees in the grounds that provide vegetation in the streetscape. The narrow lane turns north past Mount Vernon House, a listed 1726 detached stucco house with a high brick boundary wall.



Perrin's Walk is a distinctly tranquil cul-de-sac off Heath Street. The properties on the north side were built as the coach houses for Church Row in the tradition of a mews and the road is paved in setts and cobbles. As a private road it has a detached and secluded air. There are various building types and it is mostly residential, although there is a garage and office use. The overall appearance is tied together by the scale and rhythm of the terrace of mostly three storey buildings. Some have been rebuilt since the 1950's.



MOUNT SQUARE/HOLLY BUSH AREA

This section rises steeply to the west of Heath Street and has several narrow roads and lanes and a dense urban fabric. The topography provides numerous vistas and glimpses of the buildings, many of which are 18th century.

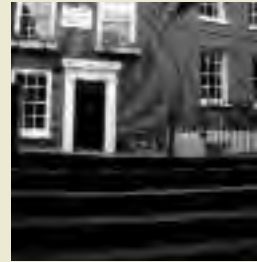


Hampstead Grove Moving away from the densely packed streets by Heath Street this road has some larger houses, including Fenton House on the west side (see Fenton House Area p.38) On the east side is the mansion block Heath Mansions that descends to The Mount. (see below). Nos.1-14 is a terrace of two and three storey stuccoed cottages, set back



behind long front gardens. Old Grove House and New Grove House are listed early 18th century houses that back onto The Mount Square. Nos.32-42 are a group of two storey neo Georgian style semi-detached houses. Their rear elevation is visible from Heath Street and the roof terrace at No.42 is a negative feature as it dominates the skyline. The rear brick wall abuts the Heath Street pavement.

Holly Bush Hill This commences just south of Holly Bush Hill Public Open Space, listed in the London Squares Preservation Act 1931. Nos.1-4 are listed mid 18th century cottages. Next to No.4 is Romney's House (listed grade I) built in 1797 for George Romney as his studio. In 1807 it became the Hampstead Assembly Rooms and was later was redesigned in 1929 by Clough Williams-Ellis. It has cement render that is referred to in Pevsner as weatherboarding. The high brick garden wall with gate piers forms the east side to the triangular Holly Bush Hill green.

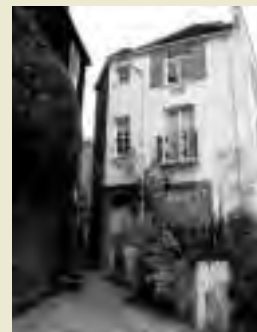


Holly Bush Steps and Golden Yard The Steps lead from Heath Street to Holly Mount and Golden Yard is a courtyard on the south side. The Yard is an intimate space with three listed buildings, two of which are early 18th century, that sit directly onto the courtyard.



Holly Mount runs to the east of Holly Bush Hill. It is formed by a group of early/mid 18th and 19th century buildings that articulate the qualities of the area. It can also be approached via an alleyway between Nos.73&75 Heath Street that rises steeply between retaining walls (formerly 18th century) to emerge at the open end of Holly Mount with impressive views to the north and west. The houses on the west side (all listed) take full advantage of the topography, with the three and four storey buildings creating a dense urban fabric. The view north is closed by Holly Bush pub (1797 - listed), built as stables it became a pub in 1807. A flight of steps to the east returns to Heath Street, with the tiny courtyard of Golden Yard halfway down.

The Mount leads from Heath Street up to Mount Square. At the southern end the houses face Heath Street and form part of its streetscape, particularly Nos.1-4, two pairs of semi-detached 18th century stuccoed houses (listed). No.5 (also known as 6 Cloth Hill) is a listed detached house (1694), set back within the garden. The Heath Street Shrubbery is a long narrow Public Open Space that forms a central reservation between The Mount and Heath Street. As the road separates from Heath Street and starts to rise Heath Mansions dominates the road. A four storey mansion block in brick with red brick dressings and stone stringcourses, ironwork at the balconies and bay windows. Progressing up the hill on the east side are some two storey buildings linked to properties on Heath Street. On the west side are high brick walls with foliage tumbling over them. As the road reaches Mount Square the major characteristics are the narrow lanes, three storey properties, glimpses through the gaps and paths of other properties.



The Mount Square All the properties in the Square are listed. It is an intimate, compact space, led into by narrow lanes, with the three storey properties packed in tight together sitting hard onto the pavement.



Church Row



Church of St. Mary



The Mount Square



Admiral's Walk

Character



FENTON HOUSE AREA

This group is defined by winding lanes, small open green spaces and high brick walls with abundant foliage, giving a very rural feel. It is made up of the streets to the west of Hampstead Grove. Windmill Hill has three green Public Open Spaces, comprising lawn and shrubberies and designated in the UDP. In addition at the south of this group at the foot of Windmill Hill is a small triangular green, defined as Holly Bush Hill Public Open Space in the UDP and listed in the London Squares Act 1931.

Admiral's Walk linking Hampstead Grove to Lower Terrace is almost rustic in appearance and is dominated by Admiral House (c.1700, listed) at its western end. A tall distinct stucco building with a Tuscan portico and quarterdeck on the roof added by a late 18th century owner. Grove Lodge is attached to Admiral's House and is about the same age. Beyond this point, two 1950s detached houses contrast in scale and style to the historic buildings that dominate the road. Opposite is Terrace Lodge (listed, early 19th century), a detached stucco villa set back behind a verdant garden and elegantly trimmed hedge.



Frogna! Rise This is one of Hampstead's oldest roads connecting Holly Hill and Branch Hill. The northern side is prominent looking up Frogna! Rise and two houses are visible. Frogna! Rise (the name of the house) is a detached early 19th century villa (listed) at the junction with Lower Terrace. The slated hipped roof with projecting eaves can be seen over the high brick boundary wall, as can the large greenhouse/conservatory that is in a very



poor state of repair. To the east the high boundary brick wall continues with a detached modern house (22 Windmill Hill) set well back behind it. Nos.2 & 4 are Arts and Crafts style houses.



Hampstead Grove The west side of the road is largely made up of the boundary wall to Fenton House whose entrance faces Windmill Hill. Fenton House is the oldest surviving mansion in Hampstead (c. 1693, grade I listed) and Pevsner says it is the "best individual house in Hampstead". It is a two storey house with a basement and a high hipped tiled roof with attics and tall chimneys. In brown brick with redbrick dressings.

Lower Terrace winds north-east from Frogna! Rise to the most northern end of Heath Street. At the southern end are four late 18th and early 19th century houses, Nos.1-4 (listed), that face a small triangular open space. There are grassy banks and a considerable amount of foliage in addition to a large hedge forming the boundary to Terrace Lodge. It creates a most distinct enclave. At the northern end is the bulky modern Summit Lodge (1987 by Architectural Design Associates). The garden of Summit Lodge is designated as Private Open Space in the UDP.



Upper Terrace stretches east/west from Heath Street to beyond Windmill Hill. Only the western end has buildings on it; Upper Terrace House was built as a terrace of three houses in 1740 (listed) and Nos.1-4 is another listed terrace of 18th century houses. Past Windmill Hill the road is a cul-de-sac that has a 1990s house by Rick Mather at its end, which can be glimpsed over the boundary wall. A unique building that may not echo the materials of the area but makes a distinct contribution of its own to the Conservation Area.

Windmill Hill The road winds from Holly Hill to Upper Terrace. At the southern end is the Holly Bush Hill triangular green. On its north side is a row of three fine 1730s houses (Volta House, Bolton House and Windmill Hill House, listed) set back from the road with mature trees in the front gardens behind brick walls with railings. Next to them is the very fine entrance to Fenton House. To the west are the wild roofs of Mount Vernon, located at the apex of Frogna! Rise and Frogna! Rise and described more fully under Frogna! Rise (p.40). The road separates from Frogna! Rise into a narrow road which twists around Nos.1-6, a group of six semi-detached red brick 1880s houses with a recessed entrance and wooden balustrade above the bay window. The Garden Cottage to Fenton House (listed), at the back of the main house faces onto Windmill Hill. It has one of the most agreeable asymmetrical elevations in the Conservation Area. The road continues to curl around with no buildings facing directly onto it. There are brick walls with some detached properties behind them. The road then opens out in a very pleasing way onto the three small open spaces. Approaching the Heath on the west side is Capo-di-Monte a listed late 18th century house (was originally two) in stucco with weatherboard extensions at rear. Two storeys and basement with a long, low irregular 6-window front



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

Lower Terrace: Summit Lodge

The open garage court behind No. 16 Frognal Gardens intrudes on Holly Walk.

Holly Hill: Mansards on 6&8

Neutral Buildings

Admiral's Walk: Broadside, Fleet House

Holly Hill: University College School

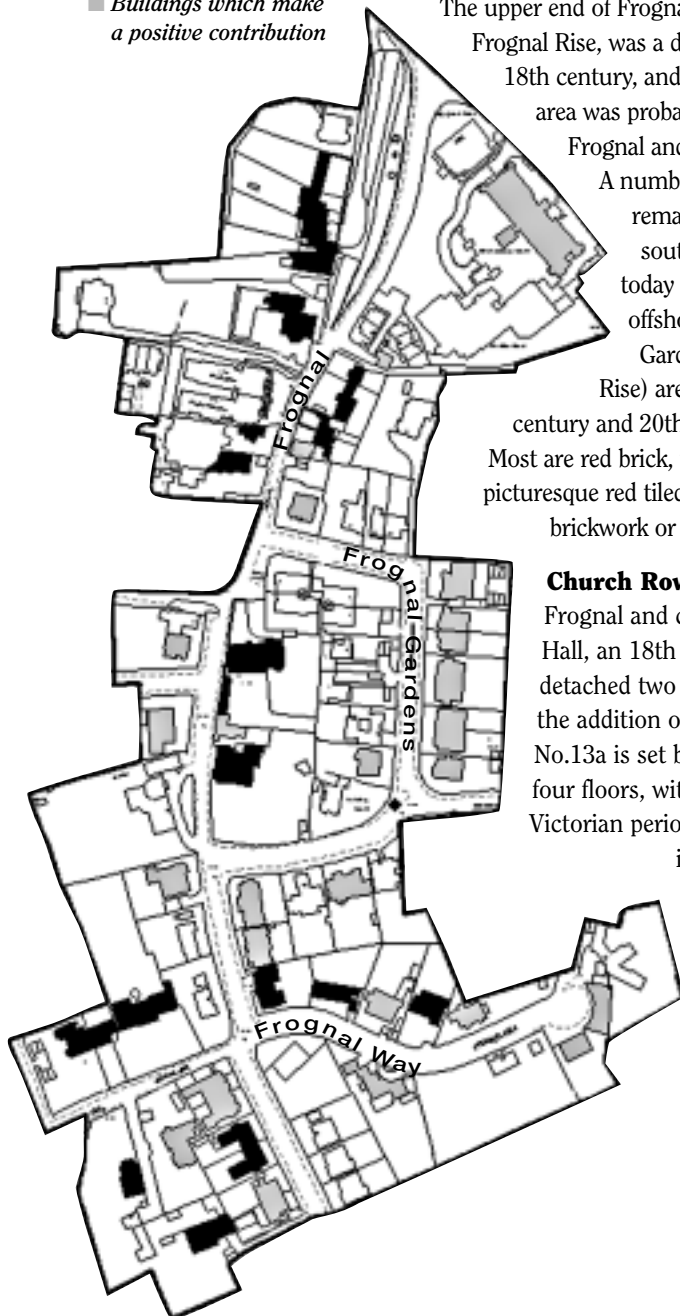
Holly Walk: 11, 16, 18

Perrin's Walk: 21, 27

Windmill Hill: 21, 22

SUB AREA FIVE: Frognal

- Listed buildings
- Buildings which make a positive contribution



The upper end of Frognal, from Frognal Lane to Frognal Rise, was a distinct hamlet in the 17th and 18th century, and the earliest settlement of the area was probably found near the junction of Frognal and Frognal Lane.

A number of 18th century houses remain. Frognal was extended southwards in the 1880s and today much of Frognal and its offshoots (Frognal Lane, Frognal Gardens, Frognal Way and Frognal Rise) are characterised by late 19th

century and 20th century houses set in spacious large and well-treed gardens. Most are red brick, the earlier ones generally arts-and-crafts in style with picturesque red tiled roofs and chimneys. Many have decorative moulded brickwork or areas of tile hanging.

Church Row To the west of St John's Church the road extends down to Frognal and changes in character. The south side was the site of Frognal Hall, an 18th century house demolished in the 1920s. A couple of detached two storey neo-Georgian houses (Nos.13&14) were built, with the addition of No.13a in the 1970s by Ted Levy Benjamin and Ptnrs. No.13a is set back behind a high brick wall and rises to a rather too high four floors, with roofs echoing the gables and pitched roofs of the late Victorian period. On the north side at the junction with Frognal Gardens is Mulberry House, set back behind a high brick wall, the first floor windows and parapet are visible from the road.

Frognal winds uphill northwards, gently twisting until it reaches the back of Mount Vernon. The properties are diverse in scale and character, ranging from modest 18th century houses to the 20th century. At the northern end are the oldest houses. South of Frognal Gardens Frognal is more formal and homogenous in its character,



with detached and semi-detached two storey houses, front gardens and mature planting. The 20th century houses are predominantly neo-Georgian.



Descending on the west side, set back from the road, is Nos.105-111, a block formed by a house and stable block by Henry Flitcroft (1745 - listed grade II*). No.99 is a detached 1740 house (listed) that is now a convent. Frogmal Mansions and The Heights have a totally different scale from their neighbours forming a five storey mansion block that sits above street level and impacts strongly on the streetscape. Frogmal Mansions is red brick with stone dressings and The Heights is rendered. To its south is the two storey Bay Tree Cottage (listed), an early 19th century gardeners cottage with interesting features such as an octagonal bay and a slate hung oriel window. A ground floor extension on the front of the building detracts from its appearance. The west side continues to Frogmal Lane with a number of two storey detached houses in various styles. Of interest is Nos.79,81,83, a detached late 18th century house with an octagonal belvedere in its roof. At the corner with Redington Road there are two detached houses. No.69 was part of the development of Redington Road that began in 1875, although the houses were built a bit later. It was probably part of the first plot of land to be sold for development. No.71 has a corner turret and red tiled roof. Nos.49&51 are a semi-detached pair dated 1886 by Sir Reginald Blomfield (listed). Nos.53&55 is a red-brick semi-detached pair. No.53 has a large dormer that detracts from the appearance of the building.



The east side at the northern end is dominated by the rear of Gainsborough House (formerly Mount Vernon) and the late 20th century housing development adjacent to it. It was designed in 1880 in the style of a French Chateau for the North London Hospital for Consumption. It was converted into flats in the 1990s, with some bulky additional buildings in the grounds. Between No.112 and 110 is a footpath leading up to Holly Mount and Mount Vernon. No.112 provides the entrance to the alley with its side elevation hard on the paving. It is identified on the 1870 OS map and is a two storey cottage with a single small dormer to the front. No.110 is a 17th century cottage (listed) adjacent to Nos.104-108, all 18th century houses (listed). They are set back from the road and No.110 has a brick wall boundary while Nos.104-108 has a low brick wall and railing. No.102 is a c.1880's detached house with tile-hung gable and oriel windows at first floor level. Lying close to the pavement it has a railing frontage and a side extension with a large cross-over to the garage that detracts from the fine detail of the house. Nos.94 &94A are c.1700 (listed grade II*). Nos.88&88a are listed semi-detached cottages (early 19th century) obscured by a high boundary wall. South of Church Row are two 1920s neo Georgian houses. Standing out on the streetscape is No.66, by Connell, Ward & Lucas (1937/8), a modern classic sited on the corner with Frogmal Way allowing views of the side and rear elevations. Influenced by Le Corbusier it has a continuous window on the front elevation at first and second floor level and has roughcast on reinforced concrete elevations (being renovated by Avanti Architects 2002). There are freestanding reinforced concrete pilotis at ground floor level (listed grade II*). From Frogmal Way to the end of the sub-area are some neo Georgian detached houses.



North of Froggnal Way on the west side are a line of mature lime trees, on the east side there are large trees in the front gardens of Nos.68 & 70. The front boundaries on Froggnal vary between lower brick walls with hedges, higher brick walls and walls with railings above.

Froggnal Gardens An L-shaped road that links Froggnal to Church Row, gently sloping south and west. The east side was built first in the 1880/90s with three pairs of semi-detached properties and two detached. They are substantial red brick houses with stone dressings and gables in the roof of various designs. There are some insensitive roof extensions at Nos.12&14. The west side of the road has a very different character with a group of two storey detached houses set well back from the road. A distinguishing feature is their pantiled roofs. The western arm of the Gardens has two 1960s houses (Nos.18a &18b). These are brown brick three storey semi-detached houses that are set back from the road and are neutral in their impact.



Froggnal Lane The lane rises from Finchley Road to Froggnal, narrowing as it reaches Froggnal. The western boundary of the Conservation Area lies at the top of Froggnal Lane. The high brick boundary walls and narrow width of the road create a pinch point entry into the Conservation Area. On the north side Nos.19, 21& 23 are within the old demesne farm site, with buildings dating from 1793 (listed). On the south there is a narrow lane down which is No.40, a detached house c.1813 and No.42 c.1881 (both listed) by Basil Champneys for himself. On the east side of the lane is a substantial detached house in redbrick, with dominant red-tiled roof and a rendered first floor.



Froggnal Way is a wide un-adopted road, laid out in the 1920s; the roadway has a gravel-type appearance and the pavement treatment varies from one house to the next. Some frontages have no pavement at all. At the eastern end of Froggnal Way the alleyway up to St John's Church offers fine views of the rear elevations of Church Row. Froggnal Way has a number of two-storey detached houses, a



number with pantiled roofs. No.9 (Sun House) by Maxwell Fry is a striking example of 1930s white-painted modernism (listed grade II*). No.5 is by Adrian Gilbert Scott, for himself, in a neo-Georgian style with low hipped pantiled roof. No. 20 is a faintly Spanish-colonial style

house built for Gracie Fields that adds to the architectural variety of this relaxed road. No.4 is a broad fronted two storey house, also pantiled.

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

Froggnal Gardens: extensions and alterations at 12, 14.

Froggnal: Bay Tree Cottage front ground floor extension, forecourt of Froggnal Mansions and The Heights.

53 dormer

102 garage

Neutral Buildings

Froggnal: 58, 59, 60, 61, 62, 65, 96, 98, 113, Froggnal Mansions and The Heights,

Froggnal Gardens: 18a, 18b, 20, 1a, 3, 5, 5a, 7, 9

Froggnal Rise: Pavilion Court, Highgrove Point

Froggnal Way: 2, 14, 22

SUB AREA SIX: Branch Hill/Oak Hill

This area is composed of the Branch Hill and Oak Hill character zone. The area is principally woodland on the western slopes of Hampstead in which buildings play a subordinate role. It is designated a borough Site of Nature Conservation Importance by London Ecology Unit.

Branch Hill This is an old route skirting the edge of the Heath that links up with West Heath Road. A number of houses were built along it in the latter part of the 19th century. Nos. 1-5 is a Gothic terrace of stock brick and red dressings, with

stepped gables and decorative slate-hung arches over the top floor windows. As the road meets West Heath Road and slightly detached from the village is a group of late 19th century semi-detached buildings, with Gothic elements, with three storeys, semi-basement and dormered roof. Branch Hill Lodge and its

attractive Gothic gatehouse (listed) was built by SS Teulon (architect of St Stephens, Rosslyn Hill) on the site of a much older house. The Lodge was largely rebuilt in 1901 and in 1965 converted into an old peoples home and extended by Camden Council. The old kitchen gardens of Branch Hill Lodge have been turned into allotments. In 1978 the Council built a

celebrated group of houses in the grounds of the Lodge named

Spedan Close. Built against the steep incline of the grounds they are in concrete and white render with an ingenious series of roof gardens. Designed by Benson and Forsyth in a compact cluster which leaves much of the well wooded

site undisturbed. Heysham Lane curves around the estate and at its

western side is Oak Tree House (listed), designed by Basil Champneys in 1874. West Heath Lodge on Branch Hill, a five storey rectangular slab of flats, has replaced an older villa. Several undistinguished modern houses have been built among the trees along Oak Hill Way.

- Listed buildings
- Buildings which make a positive contribution

Oak Hill Park was developed around 1850 with an informal layout of plain but substantial Italianate villas. Only No. 1 and Oak Hill House remain; the rest were replaced in 1960 by a grouping of flats, of no great quality in themselves but pleasantly arranged among the grassy slopes and mature trees of the older gardens (Won Civic Trust Award in 1961). Two blocks are seven storey, with strong horizontal brick banding and balconies at the corners. Another group of four connected blocks are three storey with a greater use of brick and concrete string course between floors.

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

- Oak Hill Park: garage court beside No. 1
- Oak Hill Way: 1, 3, 4 & 7
- Spedan Close: additions to Branch Hill House.

Neutral Buildings

- Frogna: 115



Frognal Gardens: 18a&b
 Heysham Lane: Heysham House
 Oakhill Park: Falcon Lodge, Martlett Lodge, Merlin House, Northwood Lodge, Oakhill Lodge
 Oak Hill Way: 1, 3, 5, 7

SUB AREA SEVEN: Whitestone Pond

The open summit of the Heath at Whitestone Pond is today dominated by traffic but several landmarks nearby record the history of the area. The flagstaff to the west of the pond marks the site of one of the chain of beacons used to warn of the Armada in 1588 and to the east, below the road, is an old cattle pound of 1787 (listed). The pond itself was used to refresh horses after the long climb up Hampstead Hill.

East Heath Road Bell Moor, another large block of flats on the Heath side that dominates the junction with Heath Street is a plain, vaguely Tudor stone quadrangle built in the early 1930s.



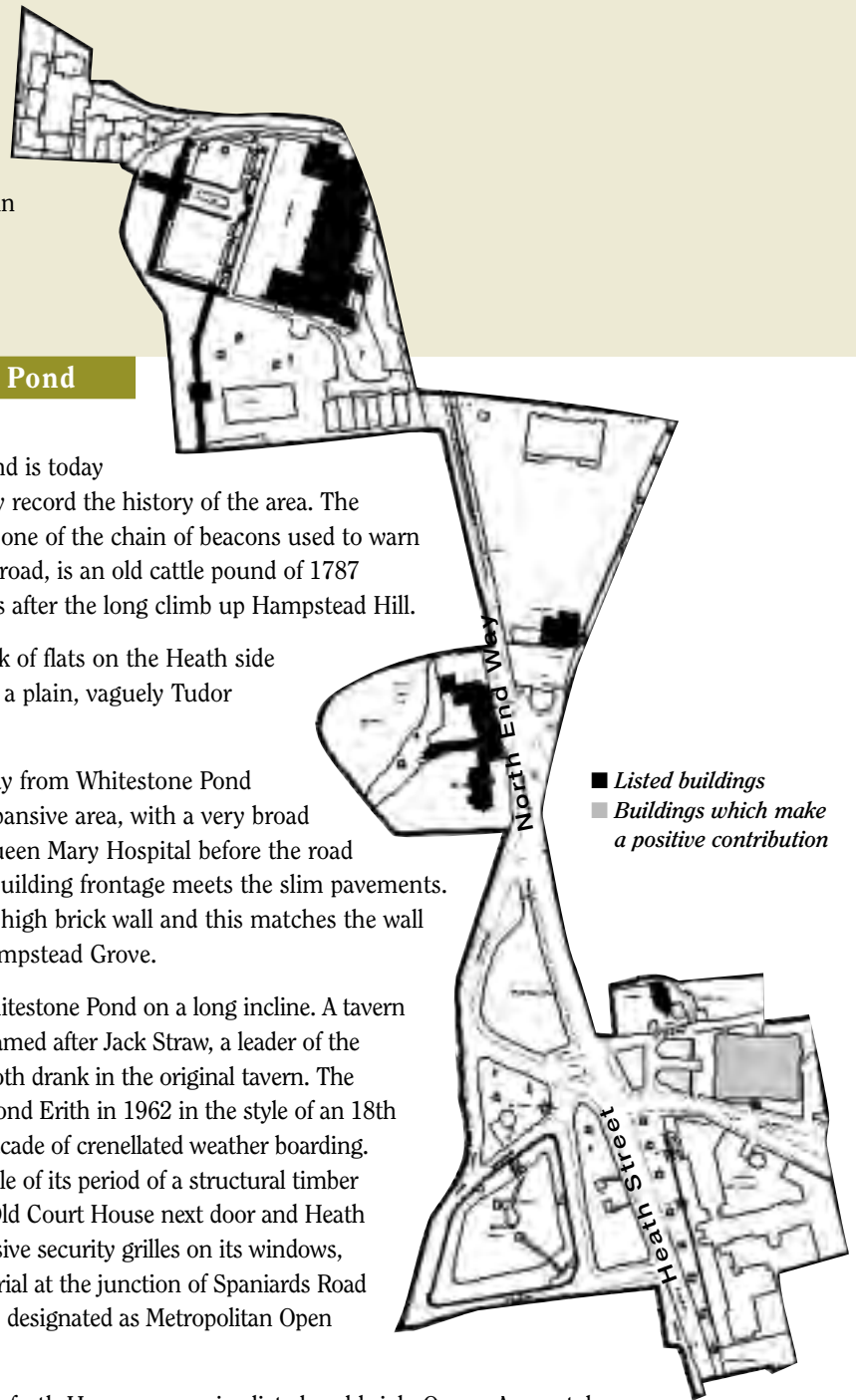
Heath Street Leading away from Whitestone Pond towards the village is an expansive area, with a very broad pavement in front of the Queen Mary Hospital before the road suddenly narrows and the building frontage meets the slim pavements. In front of the Hospital is a high brick wall and this matches the wall to the rear of Nos.32-42 Hampstead Grove.

North End Way Leads to Golders Green from Whitestone Pond on a long incline. A tavern was built at the top of the hill in the early 1700s named after Jack Straw, a leader of the Peasants' Revolt of 1381. Dickens and Karl Marx both drank in the original tavern. The present Jack Straw's Castle was designed by Raymond Erith in 1962 in the style of an 18th century coaching inn (listed). It has a whimsical facade of crenellated weather boarding. What is not so obvious is that it is a unique example of its period of a structural timber frame used in a public building. The listed 1780s Old Court House next door and Heath House, a fine early 18th century house with obtrusive security grilles on its windows, form a distinguished group around the war memorial at the junction of Spaniards Road and North End Way. The garden of Heath House is designated as Metropolitan Open Land in the UDP.



Slightly down the hill is Inverforth House, a massive listed, red brick, Queen Anne style mansion of c1906. After conversion to a hospital in 1955, it has now been converted into luxury flats and houses with various additional buildings in Inverforth Close. Heath Lodge in Inverforth Close, crammed onto a tiny site with white painted walls and crude mansard roof strikes a jarring note. These houses form the backdrop to the Hill Garden and the sensational pergola (listed), which links it to the restored gardens of Inverforth House. Designated as Private Open Space in the UDP and a Garden of Special Historic Interest by English Heritage and as Metropolitan Open Space. Several large houses between Jack Straw's and Inverforth House were destroyed in the Second World War and their sites have been added back to the Heath.

Whitestone Lane A short lane running towards the Heath that has the listed early 18th century detached house Gang Moor set back from Whitestone Pond. It is screened by a wall, shrubs and trees. Unsightly garage doors open directly from the lane.



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

Inverforth Close: Heath Lodge,
Mount Tyndal, St Columba's

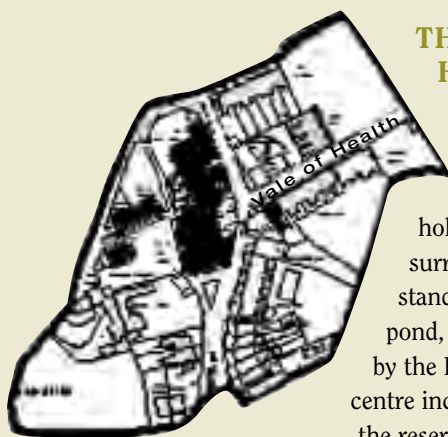
Neutral Buildings

Holford Road: Queen Mary's (Royal Free Hospital)
Whitestone Lane: garage doors to Gang Moor

SUB AREA EIGHT: Outlying Areas

This sub area comprises three 'outlying' character zones:

- Vale of Health
- North End
- The Elms



THE VALE OF HEALTH

The **Vale of Health** is a tightly knit enclave of modest houses in a hollow completely surrounded by the Heath. It stands on the edge of a large pond, built as a reservoir in 1777 by the Hampstead Water Company. Today a man-made island refuge for birds at the centre increases the pond's visual attraction. The development of the enclave began when the reservoir was created and the remaining drained land became available for building.

- *Listed buildings*
- *Buildings which make a positive contribution*

The Vale is approached down a leafy lane from East Heath Road. Its narrow roads and alleyways create intimate vistas, with the added impact of views of the Heath, with its trees and vegetation. There is a delightful mixture of buildings. Early 19th century cottages, many weatherboarded, combine with larger villas and terraces. The secluded nature of this residential enclave, the varied scale and forms of the modest houses, contrasting with the natural backdrop of the Heath give the Vale of Health a unique charm. Apart from the older cottages the houses are predominantly late 19th century.



At the entrance to the Vale on the east side is a curving terrace of late 19th century houses, some of red brick and others of London stocks. The houses are three or four storeys, some with nicely detailed dormers, bay windows and porches. One of the properties, Upfleet, is harmed by the full width roof extension of poor design. Atheneum Hall ends the terrace; it is a 1950s four storey block of flats with a semi-basement and a set back fifth floor. It replaced a large hall that is shown on the 1870 OS map and its scale relates to that historical context. The terrace has small front gardens enclosed by low brick walls and at the rear gardens stretch down to the pond. These gardens, together with those completing the crescent around the pond, are defined as Private Open Land in the UDP and designated as Metropolitan Open Land. The UDP comment is "It comprises the gardens of properties bordering the Vale of Health pond that make an important visual contribution to views from the Heath and act as a buffer between that and the

built environment". There are two other such designations in the Vale: around the well wooded Manor Cottage garden together with the adjoining gardens at Greenmoor and Fleet House, and the North Fairground site.



Coming into the Vale of Health on the western side of the road there are two pairs of semi-detached villas (Manor Cottage & Hollycot; Heathdene & Ashdown) and the early 19th century Manor Lodge, the largest house in the Vale. At Manor Lodge the road widens to include a green triangle, bordered at its northern end by Nos. 3-6 Villas on the Heath, roofed by two great gables with ornate bargeboards. The houses are stuccoed with hood moulds over the windows. A narrow path between No.3 and a high garden fence leads to the rest of the (listed, 1863) group, Nos. 1 & 2 Villas on the Heath. Then there is a pretty row of early 19th century two and three storey painted cottages with neat gardens (Old Cottage, Woodbine Cottage, Rose Cottage, North Villa, South Villa, Vale Cottage, Vale House - all listed). At the northern end of this row is Vale Lodge, a substantial two storey early 19th century stuccoed villa standing in a large garden (listed). A small modern studio built onto the high brick wall enclosing the garden forms a contrast on the corner. Looking back from the Heath the view is marred by a roof terrace at the third floor level of Vale Lodge.

The road into the Vale divides past the triangle. At the junction is Fig Tree House, a plain late 19th century house of stock brick with chamfered cream brick dressings to the window jambs. It is double fronted with a hipped roof and overhanging eaves. The modern additions of Willow Lodge and Blossom Villa try to mimic the brickwork and forms of Fig Tree House and fail. Across the road is Byron Villas, a terrace of two storey terraces, mostly with semi-basements. Redbrick with double height bays and a pitched roof. Nos.1&2 are listed. To the east is Heath Villas, a stucco terrace with moulded details over the front doors and windows, and pitched roofs with overhanging eaves. The symmetry has been broken with one dormer on No.5. Looking down the terrace the view is dominated by Spencer House, a 1960s block, which replaced the equally bulky Vale of Health Hotel (1860's). It has bold bay windows on the south side overlooking the pond but its north face looms over its neighbours. Originally the south side was detailed with green slate which was removed.

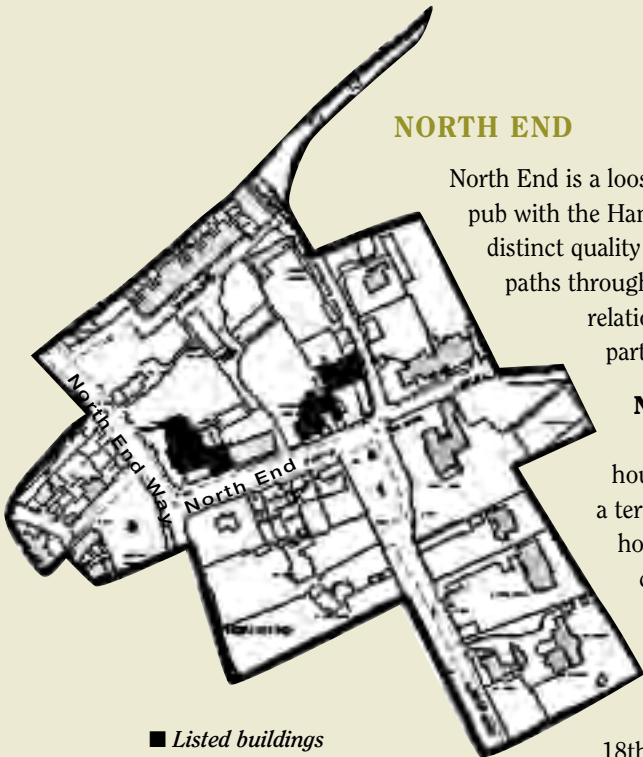


The western edge of the Vale of Health has low cottages and large, heavily wooded gardens with Chestnut Cottage, early 19th century (listed) and a pair of mid 19th century houses, Lavender Cottage and Vivary Cottage built in the cottage ornee style (listed). The 1860s Heathlands Lodge was altered in the Arts and Crafts style in the 1890s by George Birch and divided into three houses in the 1950s: Heathland Studio, Fleet House and Greenmoor, all of which have direct access to the Heath. To the north-west is a short terrace (Nos. 1-6 The Gables 1883) of red brick houses with gables with bargeboards, white dressings and small front gardens that face

outwards to the Heath. To the north-east another row, Nos. 1-4 East View overlook the open expanse of the North Fairground which marks the eastern edge of the Vale of Health. The fairground cannot be said to make a positive contribution to the appearance of the area although the use is long established and an important part of the Vale's character. It is designated as Private Open Space and Metropolitan Open Land.

There are two fairground sites on the edge of the Vale. The North Fairground, designated as Private Open Space in the UDP, lies on the northwest edge of the Vale and is still used as a fairground on Bank Holidays. The South Fairground is not designated as open space. Its southern and eastern frontages are designated as Private Open Space and Metropolitan Open Land in the UDP as part of the pond frontage. Any proposed development would need to recognise the sensitivity of this site.

NORTH END



- Listed buildings
- Buildings which make a positive contribution

North End is a loose cluster of quite modest houses centred on the Olde Bull and Bush pub with the Hampstead Heath Extension banked up steeply all around. It has the distinct quality of a small enclave detached from urban life. The roads peter out into paths through the surrounding woodland. Greenery dominates and the relationship between the houses, their gardens and the Heath is particularly intimate.

North End itself contains a number of listed 18th and 19th century houses on the north side; Nos.1&3 are a terraced pair of early 18th century houses; Wildwood Lodge, a mid 19th century Gothic cottage with a mid 19th century coach house.



Hogarth Court is a well mannered mock-Georgian block with two floors of yellow stock brick with sash windows and a mansard roof (a later extension) which matches Nos.1&3, the early 18th century pair of houses next door. At the east end the varied heights and roof forms of Nos. 23, 27 & 29 form a picturesque group. The houses on the south side are 20th century and unassuming. The road turns northwards

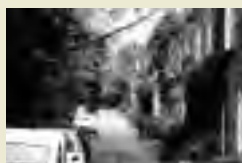
towards Wildwood Terrace and on the west side are Wildwood and Lesser Wildwood (both listed), both are tile hung. Further along are two discreet houses. One by Michael Ventris on the east side, a two storey brick building with a gable end. On the west side is Wildwood Cottage, altered and extended by Kenneth Capon of Architect's Co Partnership with a single storey brick elevation with tiled roof onto the lane.

North End Avenue has larger houses set in large gardens that merge into the surrounding Heath. Cedar Lodge (No. 1) is particularly fine and has a prominent brick boundary wall. The boldly modelled roofs of Northgate and Northstead are prominent in views from the Heath.



North End Way North End Way is a busy classified road that runs through the sub-area leading towards Golders Green. Standing at the corner with North End is the Olde Bull and Bush (originally built in 1645 and largely rebuilt in 1924 - listed). Otherwise the buildings along North End Way are of no great quality.

Sandy Road The hamlet lies at the end of Sandy Road which until the 20th century was a public road that linked West Heath Road to North End. It rises gently from North End Way and has an attractive cluster of buildings. Facing North End Way is a group known as The Village, a mixed group on the site of the original hamlet buildings. Nos.5&6 is a two storey brick terrace, sitting back from the road. No.6 has a prominent hipped roof. Next to No.6 The Village is West House, a contrast in scale with three floors and a gable facing down Sandy Road. On the south side are 19th century two storey white painted terraced houses with a mansard roof and single storey bay windows. At their rear, facing West Heath are two storey cottages, Briar Cottage had a mansard roof added in the 1960s. There is an ornate red brick cottage at No. 7 & 9 with richly carved barge boards. The Rook has an unusual Arts and Crafts facade of brick and stucco.



Wildwood Grove is an unmade road with a terrace of two storey brick cottages with very small front gardens. Built in 1886-7 with Wildwood Terrace by a local builder. They have keystones over the flat arched windows and a parapet to the roof. The rear boundary lies on Hampstead Way and is the Borough and Conservation Area boundary.



Wildwood Terrace is a Gothic terrace of three storey plus basement houses set beside a narrow path. In red brick with black and white dressings and a gable with a dentil cornice. It



faces the Hampstead Heath Extension.

THE ELMS

Along Spaniards Road another listed red brick mansion, The Elms (1875), has had part of its extensive grounds developed with a large block of luxury flats, St Columba's, similar in character to the massive Mount Tyndal (1972) next door. They are very secluded and are hardly visible from Spaniards Road, although there is vehicular access to both gated properties.

Neither is particularly interesting in architectural terms, and they do not really relate to the remainder of the Conservation Area. These sites form part of the

- *Listed buildings*
- *Buildings which make a positive contribution*

Heath but any intrusion by such buildings on views of the Heath is to be resisted. Designated as Partially wooded Private Open Space including Elm Cottage.

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

Vale of Health: Upfleet dormer, Vale Lodge roof terrace, 5 Heath Villas dormer



AUDIT

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest are listed below, along with buildings which are considered to make a positive contribution to the Conservation Area. Details and photographs of the listed buildings are available on the Camden web-site; www.camden.gov.uk/planning/listed

LISTED BUILDINGS

(Grade II unless otherwise stated)

- Admiral's Walk: Admirals House; Grove Lodge; Terrace Lodge; Curtilage wall & entrances on eastern boundary to Admiral's House.
- Benham's Place: Nos. 1-9 (cons.).
- Branch Hill: Lodge House
- Cannon Lane: 1, 2 & 3; 11 (Old Parish Lock-up); Nine cannon bollards; 2 lamp posts.
- Cannon Place: 1; 12(II*); 14(II*); Cannon bollards & two early 19th century lampposts; Cannon Place (south side), bollards, including garden walls & gates to Cannon Hall No 14.
- Christchurch Hill: 26: Christchurch School & School Houses & attached railings.
- Christchurch Passage: Three 19th century lamp posts.
- Church Row: 5 (II*); 6 & attached railings; 7 & attached railings; 8 & attached railings & gate; 9 (II*) & attached railings & gate; 9a; 10 & attached railings; 11;12 & attached railings, gate & lamp-holder;15 & attached railings;16 & attached railings & lamp-holder;17 & attached railings to front and garden walls to rear;18 & 19 (II*) & attached railings to front & brick walls to rear; 20 & attached railings (II*); 21 & attached railings to front & brick walls to rear (II*); 22 & attached railings (II*); 23 & attached railings (II*); 24-28 (cons) & attached railings to front & walls to rear (II*); 5-12; 15; 16-28; Parish Church of St. John (I); St. John's Graveyard; ten mid-19th century lamp posts; six bollards; lamp post outside east entrance of St. John's Church.
- Downshire Hill: 4&5;6;7&8 & attached garden wall & railings; 9;10&11;12 & attached garden wall, railings, gate piers & gate; 13A&14 & attached garden walls & railings; 14A&14B & attached garden wall & railings; 15 & attached garden wall, railings, gate piers & gate; 16&17 & attached garden walls, railings, gate piers & gate; 18&19 & attached garden walls, railings, gate piers & gate;20 & attached garden wall, railings, gate piers & gate; 21&22 & attached garden walls, railings, gate piers & gate; 23&24 & attached garden walls, railings, gate piers & gates; 25&26 & attached gardens walls, railings, gate piers & gate; 27&28 & attached garden walls, railings, gate piers & gate; 31; 34& 35 & attached garden walls, railings, gate piers & gate; 36& attached garden wall, railings, gate piers & gate; 37&38 & attached garden walls, railings, gate piers & gate; 39&40 & attached garden walls & railings; 41,42&43 & attached garden walls, railings, gate piers & gate; 44&45;46;47&48 & attached garden walls, railings, gate piers & gate; 49;50&51 & attached area walls & balustrade; St. John's Church (I); seven 19th century lamp posts; gates & railings to St. John's Church, south side.
- East Heath Road: 1&2 East Heath Lodge (No.1), South Lodge (No.2); Garden walls & gates to Nos.1 & 2; Heath Side; Heath Lodge; Foley House (11); 14&15;16&17 & attached wall; Front wall and porch to Foley House; Length of garden wall to south east of Foley House; Stables to south east of Foley House; Drinking trough approximately 140m north east of junction with Downshire Hill.

Elm Row:	1(II*),2 Elm Lodge & attached garden wall(II*);3;5;10, 12&14;(South side) Two lamp posts.
Flask Walk:	1&3; 2&4;5&7;9;14 (The Flask Public House); 35-41(Odd) & attached railings, walls & gates;43&45;46&48;47;53-67 (odd);75;Garden wall, railings & gate to No.75; Gardnor House (II*);South-east garden wall to Gardnor House;three 19th century lamp posts; railings to raised pavement and 2 bollards; K6 Telephone Kiosk (north) on island outside No.71A (71A not included); K6 Telephone Kiosk (south) on island outside no.71A (71A not included);New Court Nos. 1 - 30 (cons); New Court Nos.31-40 (cons); New Court No.41; The Wells and Campden Baths & Wash Houses.
Frognal:	49&51;79,81&83; 95; 99; 103; 105-111(Odd) Frognal Grove including former stable range (II*); Front garden walls, railings, piers, gate & mounting block to Nos.105-111;66 (II*);88&88A & attached railings;94&94A The Old Mansion & attached wall, railings & lamp-holder (II*);104&106 & attached wall, railings & gate to No.106;108;110.
Frognal Lane:	19&21; 23; 40; 42.
Frognal Rise:	Frognal Rise.
Frognal Way:	5, 9(II*).
Gainsborough Gardens:	3&4.
Hampstead Grove:	3 Fenton House (I); Fenton House garden gates, railings, walls;four garden statues & cistern in gardens of Fenton House; Fenton House Garage; 26 Old Grove House & attached outbuildings & railings;Garden wall to 26 Old Grove House;28 & 28a New Grove House; railings to water reservoir.
Hampstead High Street:	9&9a; 14 not including shop; 18&19; 23; 24; 27; 28; 29; 30; 31&31A; 45&46; 70&71; 72; 73-76 (cons); 82& 83, 85 & 86a (II*) milestone opposite No.5; pillar box opposite No. 23.
Hampstead Hill Gdns:	1, 1a & 1b, including Studio House; Nos. 2 & 2a & attached wall, railings & gate; 3 & 3a; No.4 & attached wall, railings & gate; Nos.5, 5a, 5b & attached wall & railings & gate;7 & attached wall; 9 & attached wall, railings & gate; 11 & attached walls, railings & gate.
Hampstead Square:	1 & attached railings; 2 & attached railings; 4; 6 Vine House; 7, 8, 8A & 9; 12 Lawn House; Christ Church; two 19th century lamp posts.
Heath Street:	13a (II*), 49; 66;68 Horse & Groom; 70-76 (even); 78-84 (even); 75; 77; 79&81; 83; 85; 86, 88, 90; 87; 89, 92&94; 93, 96&96A; 98 Guyon Hse; 110 & 110b; 112&114;113,115&117; 118 & attached railings; 119&121 & attached railings; 120 (Friends Meeting House); Garden entrance gateway to No.120 The Friends Meeting House; 123;125; Baptist Church; Boundary wall, piers & southern gate; K6 telephone kiosk (3m north of Upper Terrace junction), east side; K6 telephone kiosk (6m north of Upper Terrace junction); (East side) Boundary wall, piers & southern gate.
Holly Bush Hill:	1 Alpine Cottage; 2&3 & attached railings; 4 & attached railings, Romney's House (I); Garden wall to Romney's House.
Holly Hill:	12&14; 15, 17, 19; 16&18 & attached railings; 20, 22 & 24 & attached railings; railings & terminal bollards to upper path on west side.
Holly Mount:	1&2 & attached railings; 3&4 & attached railings; 5; 6; 7&8;9,10&11;12; 15; 18; 21 & attached bollards & chains; 23&24; Holly Bush Tavern; garden vaults to Nos.3 & 4 Holly Mount; (West side) Lamp post between Nos.5&6.
Holly Place	Roman Catholic Church of St Mary (II*); 1-4 (cons.) & attached railings; 5-8 & attached railings; 9 The Watch House & attached lamp; two lamp posts.

Holly Walk:	Moreton House,
Keats Grove:	1; 2; 3; 4,4a,4b,4c; 10 Keats House; 12; 17&18; 19-22 (Cons) & attached garden walls & railings;23;24 & attached garden wall & railings; five 19th century lamp posts;
Lower Terrace:	1; 2&3 & attached railings; 4; 10; garden wall to No. 10; five 19th century lamp posts; Milestone at junction of Lower Terrace & Hampstead Grove.
Mount Vernon:	1&2; 3-6 (cons);7; Mount Vernon House, Three 19th century lamp posts.
New End:	Chimney; Boilerhouse and chimney at former New End Hospital; Circular Ward & attached ablution & water tank tower at former New End Hospital (II*); Infirmary block & linking corridors at former New End Hosp; Original workhouse block at former New End Hosp. & attached railings; 10, 12, 14 & attached railings & lampholder; 30 & attached railings & wall. New End Primary School; three lamp posts.
New End Square:	4, 6&8; 16; 17&19 Burgh House (I); Entrance gates & flanking wall to Burgh House;18; 20; 38; 40; Four 19th century lamp posts.
North End	1&3; Wildwood & Lesser Wildwood; Wildwood Lodge, former coach house to Wildwood; gateway & garden wall with overthrow to Wildwood Lodge.
North End Way:	Inverforth House; Heath House (II*); garden wall & railings to Heath House; Jack Straw's Castle; Old Court House; The Pinfold; milestone at junction of Lower Terrace & Hampstead Grove; Garden terrace steps at Inverforth House; Hill Garden Cruciform pergola, (II*); Hill Garden southern pergola & terrace, (II*); archway to former Pitt House garden; Hill Garden southern summerhouse, (II*); The Old Bull and Bush Public House.
Perrin's Court:	2&4; 6,6a&6b; 10&12; One lamp post; Two bollards.
Perrin's Lane:	8; 12; 14-26 (even); A 1828 cannon bollard; King William IV Public House.
Perrin's Walk:	24
Pilgrim's Lane:	1 & 3(II*), 2a, 7, 9
Pond Street:	5-13 (odd);15 Roebuck Public House; 17&17A & attached railings & walls; 19&21 & attached railings & walls; 23 & attached railings; 31; 33, 35&35A.
Prospect Place	1-4 (cons.).
Rosslyn Hill:	40 & 40a (II*); Unitarian Chapel; 22&24; Hampstead Police Station & Court House & attached railings & lamps; Church of St. Stephen's (I); 12 (north east side) Torrington & attached wall, gate piers & gate; Churchyard gate & wall to Church of St. Stephen; K6 telephone kiosk outside the police station.
Rudall Crescent:	Penn Studio (13A).
South End Green:	Drinking fountain; Public lavatories; pair of K 2 telephone kiosks; Tramwaymens Bus Shelter.
South End Road:	71&73; 77&79; 97&99; 103,105&107 & attached railings.
Spaniard's Road:	St. Columba's Hospital; Toll Gate House.
Squires Mount:	1- 5(cons); Chestnut Lodge & Squire's Mount (II*); Garden walls & gates to Chestnut Lodge; Garden walls & gates to Squires Mount; The Cottage.
The Mount:	1 - 4 (cons) & attached railings to Nos.1& 2; 6 Cloth Hill (II*); Garden wall, railings & gate to Cloth Hill; 8& 9; 11 Caroline House; 12 Holly Cottage.

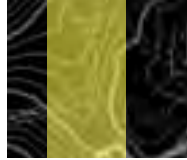
	Two 19th century bollards & a lamp post
Upper Terrace:	1;2,3&4; Upper Terrace House & attached walls.
Vale of Health:	Villas on the Heath 1&2; Villas on the Heath 3-6 & attached railings; Chestnut Cottage; Vivary Cottage& Lavender Cottage; Vale Lodge; Vale House & Vale Cottage; North Villa & South Villa & attached railings & gates: Rose Cottage; 1&2 Byron Villas; Old Cottage.
Well Road:	Cannon Cottage&Providence Corner; 17-20 (The Logs) & attached wall & archway.
Well Walk:	19; 30 Wells Tavern; 32&34 & attached railings; 36&38 & attached railings, walls & gates; 40 & attached railings, walls & gates (II*); 46 & attached railings & wall (II*); Chalybeate Fountain & drinking fountain flanked by steps; four 19th century lamp posts; Railings to footpath on north west side; 21& 23 & walls & gate piers; Nos.25 & 27 & walls & gate piers; No.50 Klippan House; Gate piers to north of No. 50.
Whitestone Lane:	Gang Moor.
Willow Road:	33-41 (Willow Cottages); 1,2&3(II*)
Windmill Hill:	Volta House, Bolton House, Windmill Hill House incl. former Enfield House; one 19th century lamp post & three cannon bollards; Capo-di-Monte.

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:

Back Lane:	1-23 (odd), 12,14
Boedes Mews:	1,2
Branch Hill:	1-6, Branch Hill House, The Chestnuts, Leavesden, Oakhurst, Lower Lodge
Cannon Place:	3, 5, 2-10 (even), 7-25
Carlingford Road:	2,2a,4-34 (even), 1-35 (odd).
Christchurch Hill:	1-41(odd), 16-22 (even), 30, 34, 55, 55a, 57, 59, Agrist Cottage,
Christchurch Passage:	Christchurch Cottage
Church Row:	13, Gardnor Mansions
Denning Road:	1-33(odd), 2-44(even), 39-45(odd), Hall.
Downshire Hill:	1, 2a, 3a, 4a, 2, 3, 13, 47a, White House, The Freeman's Arms, Hampstead Hill Mansions, 38a, 40a, 49a
East Heath Road:	4-8(cons), The Pryors, 18-20 (cons), Bellmoor, 24, 25
Elm Row:	6, 8
Fitzjohns Avenue:	Monro House



Flask Walk:	11-17(odd), 6-12(even), 16-22(even), 19-27(odd), 29 & Lakis Close, 49, 50, 51, 58, 60, 61, 73, 1 & 2 Flask Cottages.
Frognal:	45, 47, 53, 55, 63, 68, 69, 70, 71, 92, 100, 102, 112.
Frognal Gardens:	1, 2-16 (even).
Frognal Lane:	44
Frognal Rise:	2,4, Conservatory to Frognal Rise, Gainsborough House
Frognal Way:	4, 7, 11, 18, 20.
Gainsborough Gardens:	5-14.
Gardnor Road:	1-12 (cons), 13a, 13b, 13c, 13-18(cons).
Gayton Crescent:	1-15 (cons),17-23 (cons)
Gayton Road:	3-36 (cons), 39-62 (cons), 36a - 38a(cons).
Golden Yard	3, 4
Grove Place:	Trellis Cottage, 1-31 (cons)
Hampstead Grove:	Heath Mansions, 4 - 14 (even), 30 - 42 (even), 25
Hampstead High Street:	7, 8, 15-17 (cons), 22, 28a, 38-44 (cons), 47, 55-64 (cons) 65-69 (cons), 77, 94.
Hampstead Hill Gdns:	6, 10-20 (even) 13- 33 (odd).
Hampstead Square:	10,11
Heath Hurst Road:	2-38 (even), 7-47 (odd)
Heath Street:	1-13, 15-21, 23, 25-37, 39-47, 55-61, 69-73 (odd), 95-111 (odd), 2-44 (cons), 52-56 (even), 64, 102-106 (even), 100, 110a, 116, Hampstead Tube Station, Monro House, Northcote Mansions.
Holford Road:	1, 2,3,4, High Close.
Holly Bush Vale:	2-16, Cinema, Hampstead Parochial School, New Campden Court
Holly Hill:	10
Holly Mount:	14, 16, 17, Prospect Cottage
Holly Place:	10, 11
Hollybush Steps:	18a
Keats Grove:	The Library, 5, 6, 9, Keats Close.
Kemplay Road:	2-30 (even), 1,3
Lower Terrace:	14
Lutton Terrace:	1-4 (cons)
Mansfield Place:	1-13 (cons)
Maryon Mews:	1, 1a, 2, 2a,3-8 (cons)
Murray Terrace:	1-4 (cons)
New End:	3 - 8 Youngs Court, 1-25 (odd), 16-28 (even), 57-71 (odd),New End House, New End

	Theatre.
New End Square:	1, 2, 3, 5, 10, 12, 14, 24, 28, 30, 32, 34.
North End:	6, Hogarth Court, 19, 21-29, Wildwood Cottage.
North End Avenue:	Cedar Lodge, Pitt House, Standen House, The Lodge, Northgate, Northstead, 3, Brandon House
North End Way:	The Village (Nos.5,6), Elmwood
Oak Hill Park:	1
Oak Hill Way:	Oak Hill House, 4
Old Brewery Mews:	1-2
Oriel Place:	Wells Court.
Perrin's Court	8,14,16,1-12 Village Mount,
Perrin's Lane:	1-13(odd),2-6(even), Prince Arthur Mews, Prince Arthur Court.
Perrin's Walk:	20,22,23,25,27, The Cottage
Pilgrim's Lane:	2-8 (even), 12-66(even), 25-29 (odd), 35-43 (odd).
Pond Street:	1 & 3, Hampstead Hill School, 27-29 Day Nursery,37
Redington Road:	1
Rosslyn Hill:	2-10 (even), 14-20(even),26, 28-36 (even), 42-70 (even), 80
Rosslyn Mews:	Mews
Rudall Crescent:	1-13(odd), 13a, 15-25(odd), 31-39 (odd), 43-47 (odd), 2-6 (even)
Sandy Road:	1-3 (cons), 7,9, The Rook, West House, Briar Cottage, Ambridge Cottage
South End Road:	1-33 (odd), 43, 45-65 (odd), 83-95 (odd), 101.
Spedan Close:	1-42
Squire's Mount:	11,12
Streatley Place:	2, 3, Streatley Flats, 1-13 Mansfield Place, School Keepers House.
The Mount	14,16,17,18
Upper Terrace:	The Priory
Vale of Health:	Heathdean, Ashdown, Manor Cottage, Manor Lodge, Greenmoor, Heathland Studio, The Gables 1-6, East View 1-4, Heath Villas 1-12, Byron Villas 3, 4, Fig Tree House, Silverdale, Lakeview, Hill View, Beechey Cottage, Faircroft, Heathurst, Hollycot, Fleet House, Upfleet/Lea Steps.
Well Road:	1,1a,2,2a,3,4, 5-13 (cons),Well Mount Studio, Well Mount Cottage, Wetherall Lodge, 22, Public House.
Well Walk	2-28 (even), The Wells House, 11-17 (odd), 42, 44, Wellside, 48.
Whitestone Lane:	Whitestone House, The Cottage
Wildwood Grove:	1-13 (cons)
Wildwood Terrace:	1-4



Streetscape





Streetscape



Willoughby Road:	Trinity Close, 1-21(odd),2-26 (even), 30-38 (even), 50-54 (even)
Willow Road:	5-32 (cons), 32(cons.),42-48(cons),,49, 50-53 (cons)
Windmill Hill	1-6, Willow Cottage.

SHOPFRONTS OF MERIT

Many shopfronts contribute to the character of the area and are of townscape merit. The following have been identified, some for their historical interest, others as good examples of modern architecture:-

Downshire Hill:	2a
Flask Walk:	1,3,4,5,9,11,15,
Hampstead High Street:	9,12,15,23,24,27,29,70,71,73,76,83,84
Heath Street:	2,21,30,34,80,85,87,89,
Perrin's Court:	10,12
Pond Street:	7
Rosslyn Hill:	28,30,36
South End Road:	23,31,45

BUILDINGS AT RISK

The English Heritage Buildings at Risk 2002 register contains the following entries concerning buildings within the Hampstead Conservation Area:

- 9 Downshire Hill (Grade II, poor condition)
- Section of boundary wall to St Stephen's Church, Rosslyn Hill (Grade II, very bad condition)
- St Stephen's Church, Rosslyn Hill (Grade I, poor condition, vacant)
- St John's Churchyard, Church Row (Grade I, poor condition)
- St John's Church, Downshire Hill (Grade I, poor condition)
- Jack Straw's Castle, North End Way (Grade II, fair condition)

STREETSCAPE AUDIT

A streetscape audit has been produced for the Conservation Area that provides a list of the many valuable streetscape elements that still survive. Hampstead retains so many historic streetscape items that the size of the audit necessitates that it is provided as a separate appendix. To obtain the audit please refer to the address at the end of the Statement.



CURRENT ISSUES

Hampstead has retained much of its historic appearance and architectural and streetscape quality. The pressures which the area has faced over the years, and continues to face, are focused upon residential development and commercial activities in the High Street/Heath Street. The financial advantages associated with residential development, as well as dwelling alterations and expansion (not always associated with the improvement of physical appearance) create development pressure in the area. In many respects, the opportunities for substantial development or redevelopment to provide additional dwellings are now gone, with the New End Hospital and Mount Vernon developments completed.

Development pressures are likely to remain, however, and the main issues will be as follows:

DESIGN

Not all development has been successful in contributing to the character of the Conservation Area; some is neutral or bland in its performance. Where development has not positively contributed to the character and appearance of the Conservation Area, it usually involves:

- use of inappropriate materials
- inappropriate signage
- possible impact upon soil stability
- traffic generation
- inappropriate bulk, massing and/or height
- impact upon views
- lack of 'good manners' or respect to historic context
- impact upon the Heath and views

QUALITY EROSION

There continues to be a steady erosion of many of the attributes of the character and appearance of the area, especially, but not necessarily confined to, residential dwellings. These mainly concern:

- alteration and addition to roofs
- alteration to or addition of basements
- loss of garden walls
- loss of original features
- inappropriate painting of brickwork, walls or fences.
- alteration to or replacement of windows, porches, doors, and other features
- loss of traditional railings or gateposts
- new additions which show little respect to their historic context
- inappropriate extensions

In addition, the issue of negative impact upon streetscape caused by insensitive permitted development by statutory undertakers also gives concern. The potential for this issue to become more serious than at present, due to telecommunications and technology associated with cable installation is increasing.

In particular the analysis of the Conservation Area has led to concern about the following:

FRONT BOUNDARIES/OPEN SPACE

Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. Brick walls and piers, railings and hedges are enormously important to the streetscape and there is a rich variety of detail and materials in the area. There are a number of styles of front boundaries referred to in the text and these distinctive and attractive features should be retained and restored where they have been lost. A number of front gardens have been turned into parking areas and what should be a soft landscape with a path, possibly tiled, becomes a hard surface. The principle is not acceptable and further loss will be resisted. The introduction of security fences and electronic gates can also erode the character of the boundary.

EXTENSIONS, CONSERVATORIES, BACKLAND

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. A number of additions have harmed the character of the area and further inappropriate erosion will be resisted. Some parts of the Conservation Area have large plots with open green land where there is also pressure for backland development which can reduce the quality of the visual as well as the ecological environment.

ELEVATIONAL ALTERATIONS AND LOSS OF DETAIL

The properties in the area have a wealth of applied decoration and detail on them, however many have lost elements of the original details and that has eroded, in places, the character and appearance of the area. Replacement of windows has a significant impact and in particular the use of PVCu impairs the architectural integrity of buildings since it does not have the same mouldings and degree of relief as the originals. The embellishments of the properties; cornices, pilasters, eaves, capitols, bargeboards, rubbed and carved brickwork, porches etc, are essential to the character of the Conservation Area and need to be retained and restored. Other alterations can also erode the character; satellite dishes, paint colour, materials, security shutters.

ROOF ALTERATIONS

In an area of such variety the roofscape changes from street to street. Great care therefore has to be taken to note the appropriate context for proposals as insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows. In many instances there is no further possibility of alterations.

SHOPFRONTS

Many original shopfront features survive such as pilasters, corbels, cornices, stall risers. However in far too many instances inappropriate and poorly designed shopfronts have been installed within the original frame that detract from the shopfront. The depth of fascias have frequently been increased with the result that the balance and harmony of the shopfront is lost.

TOPOGRAPHY AND DEVELOPMENT

Development in Hampstead is heavily influenced by topography, both in terms of what can be built, where and how, as well as the evolution of street patterns and pedestrian routes. The addition of windows, attic rooms, additional storeys, can cause invasion of privacy through overlooking, as well as adversely affect the scale of some streets which have responded to the context and opportunities offered by topography.

OPPORTUNITY SITES

There is one site identified under the Schedule of Land Use Proposals in the UDP; St Stephens Church, Pond Street. No other sites have been identified for the purposes of this Statement.

PROXIMITY OF HEATH

Hampstead Heath provides the north and the east boundary of the Conservation Area. The close proximity between the Heath and Hampstead is a significant element in the character of the Conservation Area. Development within the Conservation Area may have an impact on the Heath and is an important consideration. This has been identified in the UDP Chapter 15 - Special Policy Areas. This contains guidelines on the Hampstead and Highgate Ridge Area of Special Character (see p.66) and should be read in conjunction with this Statement.

GUIDELINES

Designation of a Conservation Area gives the Council greater power to control and manage change. 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 and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to check with the Planning Officer whether permission is needed 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 terms 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 guidelines provide the framework for development proposals and should be read in conjunction with the descriptions in the Character and Appearance Section of this Statement.

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

ARCHAEOLOGY

H1 The Conservation Area coincides with an Archaeological Priority Area, designated by the Council in the UDP, which represents the core of medieval Hampstead. 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 groundworks 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

H2 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. Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.

CHANGE OF USE

H3 The Council recognises that there are commercial pressures for changes of use to restaurants/cafes and wine bars, and the associated problems that can occur with regard to residential amenity and the overall

character of the area. There are also pressures for additional retail uses that can have a detrimental impact as well. Therefore, the Council will have regard to the above in determination of these applications and the effects on the overall retail function of the shopping streets, traffic conditions and the needs of the local community. The Council will also have consideration for the continued mixed use character of Heath Street/High Street and the close proximity of wholly residential areas.

DEMOLITION

- H4 Within the Conservation Area total or substantial demolition of a building (whether listed or otherwise) will require conservation area consent.
- H5 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).
- H6 All applications should show clearly the extent of demolition works proposed.
- H7 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.
- H8 The removal of streetscape features which make a positive contribution to the character and appearance of the Conservation Area will be resisted.

ESTATE AGENTS BOARDS

- H9 Legislation concerning the display of advertisements is contained principally in the Town & Country Planning (Control of Advertisements) Regulations 1992 (as amended). The Regulations identify fourteen classes of advertisement that have “deemed consent”. Deemed consent can be restricted (Regulation 7) or discontinued (Regulation 8). A direction under Regulation 7, of the Regulations, is in force in the Conservation Area where, as a result, deemed consent for estate agent’s boards does not apply. No boards will be granted consent, except in exceptional circumstances, because of their effect on visual amenity.

FRONT GARDENS/ BACKLAND/REAR GARDENS

- H10 Front and rear gardens are an integral characteristic of the Conservation Area, many of which retain boundary walls/ railings and planting. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls/railings alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the buildings in the Conservation Area. Proposals should respect the original style of boundary and these should 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. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.
- H11 Rear gardens and backlands contribute to the townscape of the Conservation Area and provide a significant amenity to residents and a habitat for wildlife. Development within gardens is likely to be unacceptable.

LISTED BUILDINGS

- H12 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. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. 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.
- H13 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.
- H14 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.
- H15 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's principal development policies relating to listed buildings are contained in the UDP Policies EN38 to EN40.
- H16 Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

MATERIALS AND MAINTENANCE

- H17 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, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.
- H18 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, 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.
- H19 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.
- H20 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

- H21 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.
- H22 Hampstead has a variety of building types, ages and styles. There are striking examples of modern architecture and design, however modern development has not always taken account of the area's history and its context. Modern architectural design will not be resisted per se, but it should be considerate to its context.
- H23 Hampstead contains a range of land uses. In essence, this comprises its high density core of Heath Street/ High Street which has a mixed use character, and a lower density fringe made up of individual dwellings, gardens and open spaces. New development and changes of use should reflect the mixed use and residential character of these areas.
- H24 The topography of the area gives Hampstead a distinctive character and street pattern. It has created small building plots, a range of building forms, a dense built up urban character with only small amounts of associated open space. In contrast to this, the gentler slopes afford more space and more spacious layout. This contrast is a major characteristic and new development should respect it.

REAR EXTENSIONS/CONSERVATORIES

- H25 Planning permission is usually required for the erection of a rear extension or conservatory. However modest single storey extensions to a single family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.
- H26 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 general effect on neighbouring properties and Conservation Area will be the basis of its suitability.
- H27 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.
- H28 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.
- H29 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at ground floor level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building.
- H30 The infilling of yards and rear spaces between buildings will generally be unacceptable.

ROOF EXTENSIONS

- H31 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. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an

individual basis with regard to the design of the building, the nature of the roof type, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views
- The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.

H32 On Gayton Road there have been a considerable number of roof extensions and the original roofscape has been impaired to such an extent that further roof extensions would be appropriate in principle. It is however important to ensure that the design details are acceptable in relation to the nature of the roof type involved. In particular the size and width of dormers and angled setback of a mansard roof should be appropriate to the design and character of the property.

H33 Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched. In particular:

- The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and pots will be encouraged.
- Roof extensions should be drained to the rear of the building; no rainwater piping will normally be allowed on the street elevation.
- External works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.

ROOF TERRACE/GARDENS

H34 The formation of roof terraces/gardens can be an opportunity for external space. Care should be given to locating gardens so that they do not have a detrimental impact on the street scene, surrounding buildings or on the architectural quality of the building. They can be successfully concealed, for example behind parapet walls. The introduction of a roof terrace/garden should not result in an unreasonable amount of additional overlooking or impact on long views in particular. Roof terraces/gardens should not be located on mansard roofs.

SATELLITE DISHES

H35 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

H36 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. (See H40) SPG contains more detailed advice on the design of shopfronts and signage.

H37 There are historic shopfronts dating from the late 18th and 19th century and a number of well designed modern shopfronts. 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 those shopfronts identified under Shopfronts of Merit and any other 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 take note of the above and enhance the appearance of the Conservation Area.

- H38 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level. The Council will also give consideration to 'corporate retail signage' and how this could be altered to enhance the appearance of the Conservation Area.
- H39 Signage for other uses on residential streets should be appropriate in terms of scale for its location and respect the character of the Conservation Area.

SHOPFRONT SECURITY

- H40 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) improved lighting.
- H41 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.

SIDE EXTENSIONS

- H42 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.
- H43 Normally the infilling of gaps between buildings 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

- H44 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.
- H45 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.

- H46 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- H47 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/AIR HANDLING EQUIPMENT

- H48 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: EN6).
- H49 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.

APPENDIX 1 UDP Chapter 15 - Special Policy Areas

AREA OF SPECIAL CHARACTER - THE HAMPSTEAD AND HIGHGATE RIDGE

- HR1 The Council will seek to preserve and/or enhance the character of the Heath and its setting and will seek to ensure that any proposals for the management by the City Corporation and English Heritage of the Heath and Kenwood respectively are compatible with this objective and other policies in this Plan.
- HR2 The Council will seek to protect and reinforce the existing scale and the varied character of the streets and townscapes within the Area of Special Character.
- HR3 The Council will seek to control development along roads leading to the Heath so as to safeguard their present contribution to the setting of the Heath.
- HR4 The Council will seek to preserve or enhance views of the Heath and views to the Heath and to the wooded and open areas adjacent to it.
- HR5 The Council will seek to protect the existing skyline and viewpoints, particularly views to notable landmarks including the historic views of Saint Paul's Cathedral and the Palace of Westminster. Where high or bulky buildings in the foreground intrude into those views, the Council will, on redevelopment, wish to see their replacement with lower and less bulky buildings.
- HR6 In order to preserve the general character of the area, the Council will protect residential use throughout the area. In the core areas of Hampstead and Highgate villages, the Council will encourage the retention of a mix of uses.
- HR7 Where the existing development has a significant proportion of large gardens and unbuilt land, the Council will not normally permit new development at densities incompatible with those in the surrounding area and will seek to ensure that a substantial amount of each site remains unbuilt and is used for landscaping and tree planting.
- HR8 In locations that are visible from the Heath and other open spaces, any proposals for development including alterations or extensions to the roofs of existing buildings will be expected to safeguard the established and traditional rooflines and roofscapes in the area. Within these locations, the Council will also give special consideration to the design of rear elevations and alterations to the rear of existing buildings.

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email: conservation@camden.gov.uk

Camden's Planning Service is on-line. You can visit the website at www.camden.gov.uk/planning

Duty Planner: 020 7974 1911

USEFUL CONTACTS

English Heritage
23 Savile Row
London W1S 2ET
www.english-heritage.org.uk

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

Office of the Deputy Prime Minister, responsible for regional and local government. www.opdm.gov.uk

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