

Introduction

Located within sub-area 8 (Arkwright Road, Frogнал, Frogнал Close & Lindfield Gardens) of the Redington/Frogнал Conservation Area, the proposed development site is accessed by a private lane off Frogнал, a short way south of the junction with Arkwright Road.

For much of the nineteenth century the local area retained its rural appearance, as can be seen in the 1872 Stanford map (*fig 1*), where the area between Finchley Road and Roslyn Street (today Rosslyn Hill) south of St John's Church is still largely farmland, with Frogнал Lane only coming as far as West End Lane (today this section of the road is named Frogнал Lane).

In the last quarter of the nineteenth century, the streets we know today were laid out, and most of the buildings that have created the character of the area, consisting in the main of large red brick houses, were built. Their large gardens and street trees are now mature, providing a key element in the character of the area.

Arkwright Road boasts two listed buildings: Camden Arts Centre at the junction with Finchley Road (designed by Arnold Tayler and opened in 1897 as Hampstead Central Library - *see photo 1*); and No 28 (1891 by R A Briggs in Queen Anne style - *see photo 2*) at the junction with Frogнал. The latter is just visible from the entrance to the private lane to our site, as is University College School (1907 in Edwardian baroque style by Arnold Mitchell, restored 1978 after a major fire) beyond - *see photo 3*.

Heritage Significance

There are no significant heritage assets on the development site or within the immediate vicinity.

On Frogнал, adjacent to the entrance to the private lane accessing the site, nos 25c and 25d south of the entrance, and 27, 27a, 27b, 29 and 29a north of the entrance, are considered to detract from the character of the area (ref. Conservation Area Statement p 21) - *see photo 4, fig 2*.

No 25a makes a positive contribution to the area, evoking past rural character and referencing barns on a country lane, and seems entirely appropriate to the lane it edges. Its garden also contains two trees that make a positive contribution to the landscape character of the local area: the golden false acacia at the front, and the flowering cherry at the rear - *see photos 3 & 5*.

The private lane leading to the development site has a certain charm and mystery, and one is drawn down it hoping perhaps to find something special or unexpected. Instead, it is rather a disappointment, though quiet and hidden. It leads to a garage court - *photo 7* - of low quality, and two houses: 25e being modest and retiring, and neutral in terms of its contribution to the character of the place; and 25b - *photo 8* - of modern design, and a positive element in an otherwise undistinguished though hidden location.

Plentiful garden trees and climbing plants give positive landscape character to this lane, with a high degree of enclosure created by relatively tall boundary walls and fencing.

Proposal

The proposal is to create three small houses on ground to the rear of 29 and 33 Arkwright Road, positioned to maintain the maximum number of existing healthy trees; with the retained trees supplemented by new planting and landscaping.

Impact

From Frognaal the development will not be visible.

The proposed buildings are modest in scale, conforming to the typology of small mews buildings, and aim to retain the landscape quality of the surroundings.

All of the trees that it will be necessary to remove or trim to enable the development are category C (low quality). It is considered that the loss of some category C trees would not be detrimental to landscape quality, particularly when balanced by new landscaping and improvements to boundary treatment.

Overall, it is considered that the proposal will have no detrimental impact on the character of the Conservation Area, and that the site offers an opportunity to enhance the local area by creating some hidden gems of high quality architecture and garden design, contributing to the rich history of high quality modern architecture (some now themselves listed) within the heritage environment of this part of London.

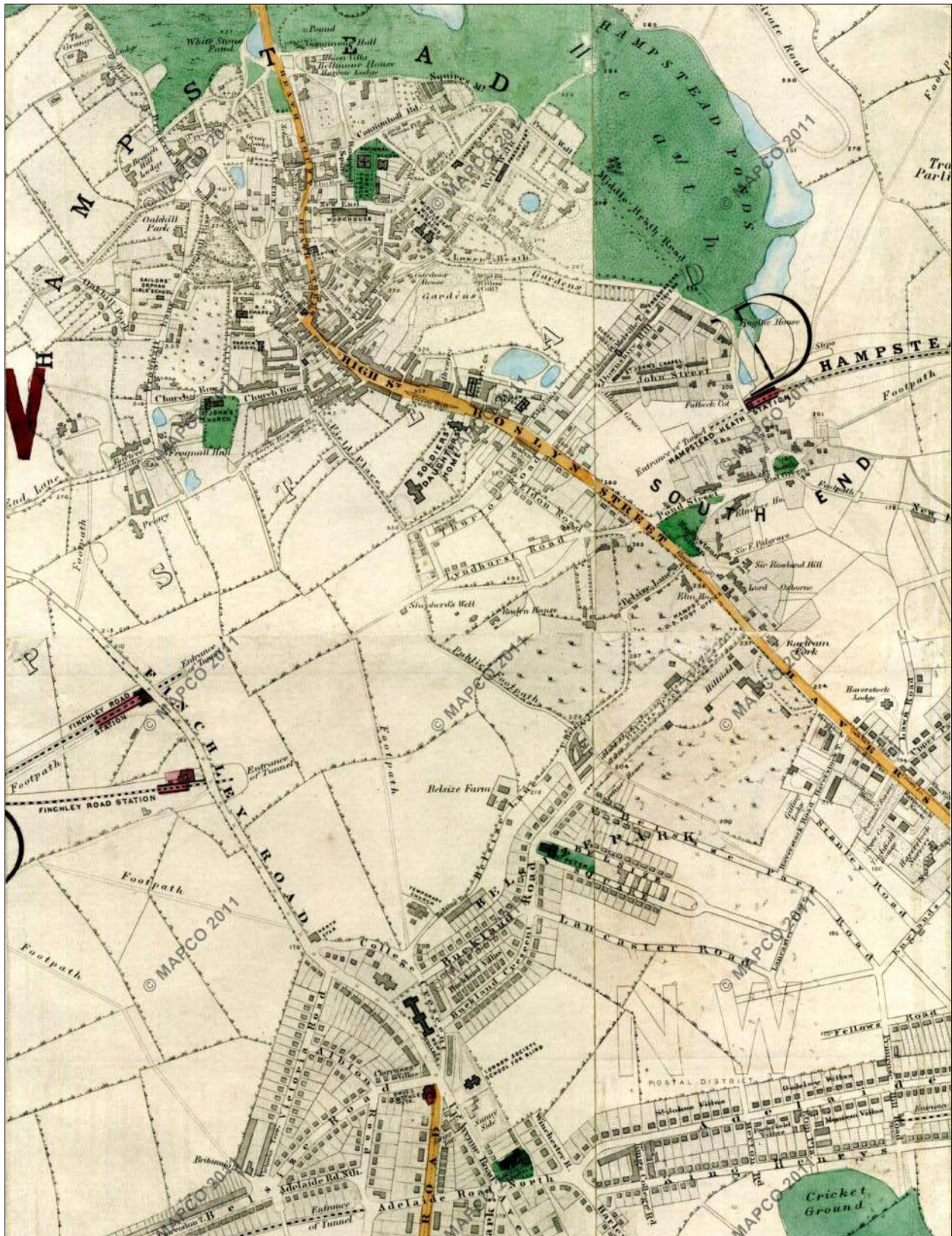


Fig 1. 1872 Stanford map showing largely farmland between Finchley Road and Roslyn Street. The railway track can be seen entering its tunnel just east of Finchley Road station as it runs through to Hampstead Heath station.



Fig 2. The local area showing the proposed development site (red-lined) and land in ownership of the applicant (blue-lined); listed building no 28 Arkwright Road and buildings that make a positive contribution to the immediate area (coloured blue); and buildings considered to detract from the character of the area (coloured pink).



Photo 1. Camden Arts Centre on the corner of Arkwright Road and Finchley Road.



Photo 2. No 28 Arkwright Road



Photo 3. Looking north up Frognal, showing the golden false acacia tree outside No 25a Frognal, the corner turret of No 28 Arkwright Road, and the central building of University College School on the horizon beyond.



Photo 4. The terrace of five dwellings 27 to 29a Frognal that detract from the character of the area.



Photo 5. Entrance to the lane on Froggnal giving access to the site. To the left are 25c and d; to the right is 25a.



Photo 6. Looking down the access lane between nos 25c and 25a, with the cherry and maple prominent beyond on the right.



Photo 7. The garage court.



Photo 8. No 25b from the garage court.