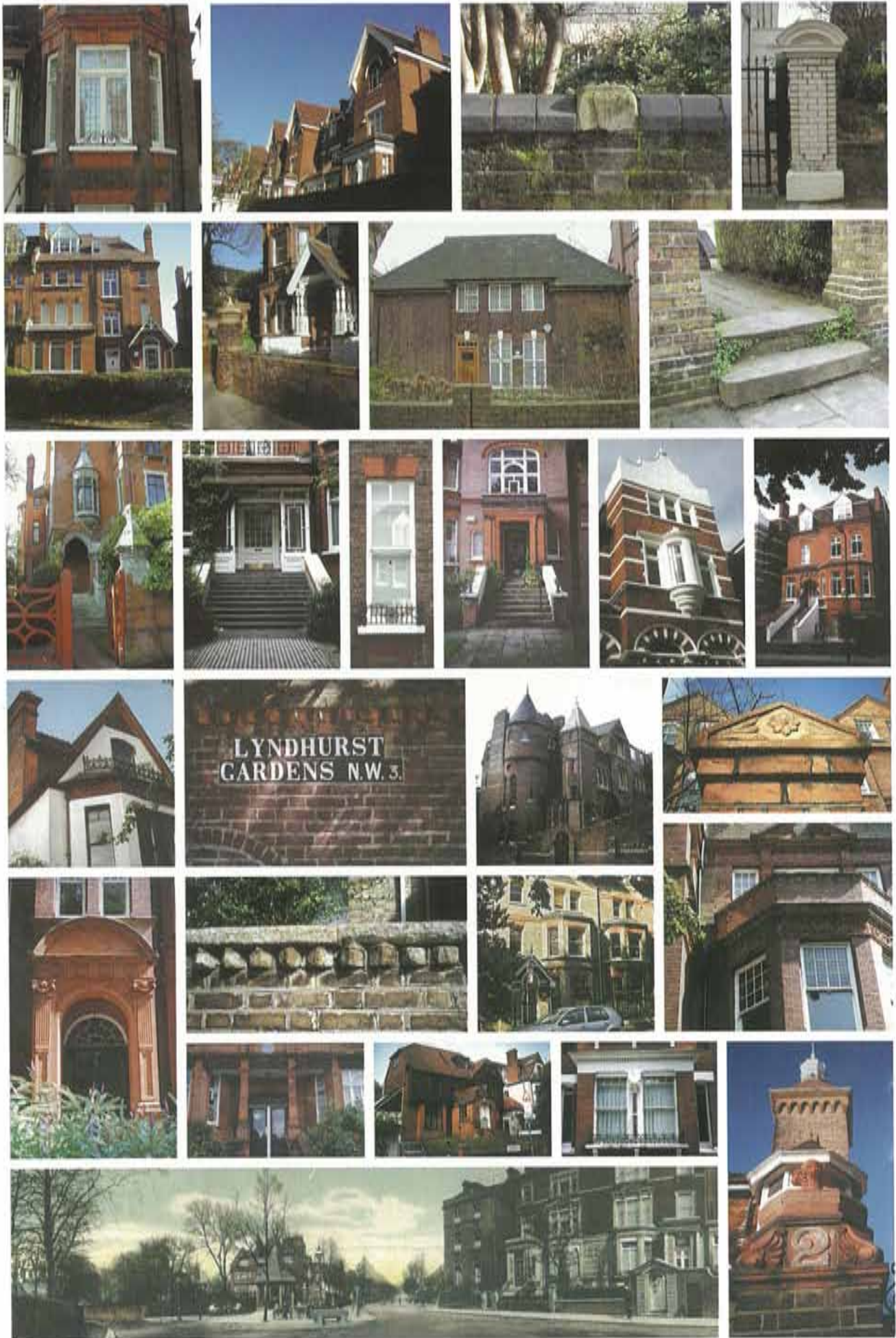




Conservation  
*area statement*

► Redington/Frognal

20



If you are unable to view the statements please contact Conservation and Urban Design Team.



# REDINGTON/FROGNAL

## *Conservation Area Statement*

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

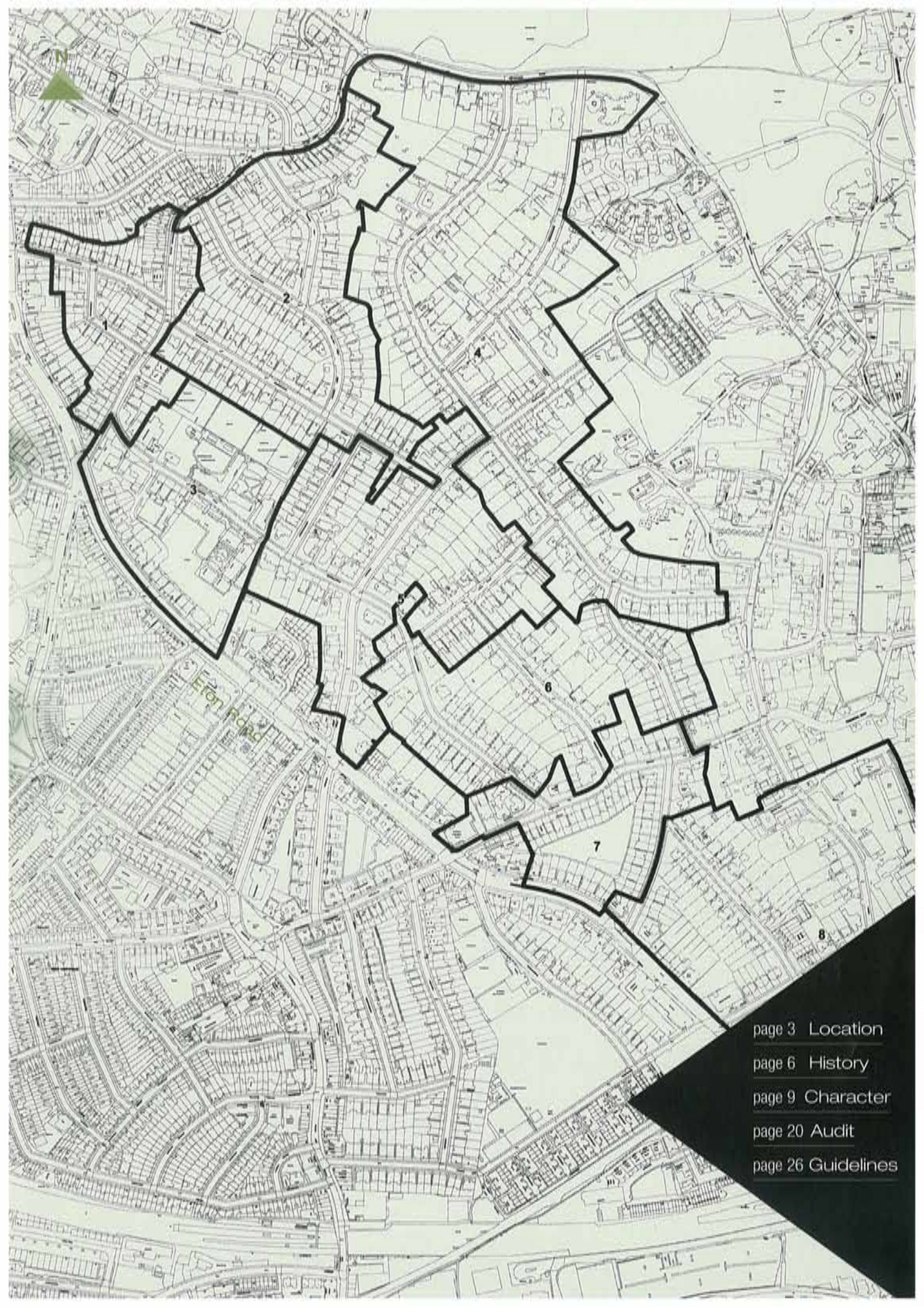
The Statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in this area. The Statement will be used by the Council in the assessment of all development proposals.

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

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

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



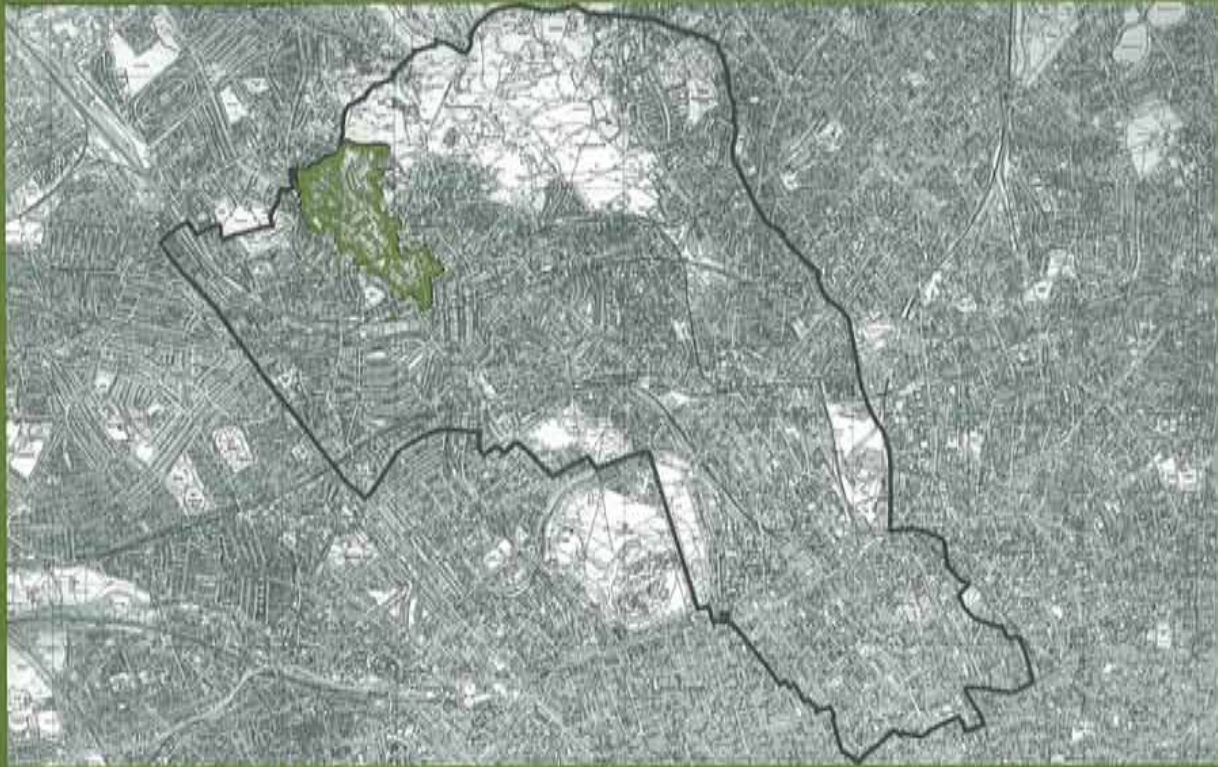


page 3 Location  
page 6 History  
page 9 Character  
page 20 Audit  
page 26 Guidelines



## LOCATION

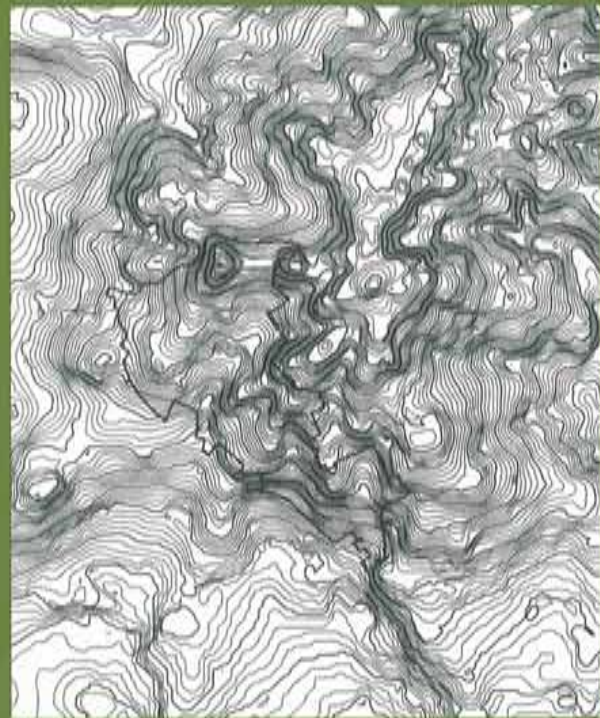
Situated on the slopes to the west of Hampstead as they fall towards Finchley Road the Conservation Area is defined by the relationship of the streets and houses to the contours of the hills. These slopes contained a number of tributaries of the Westbourne River which rises at the top of the Heath. When the area was developed the streams were culverted and now flow underground. The Westbourne itself also flows underground, emerging to form the Serpentine in Hyde Park and then again underground before it joins the Thames.



*Camden and location of Conservation Area*

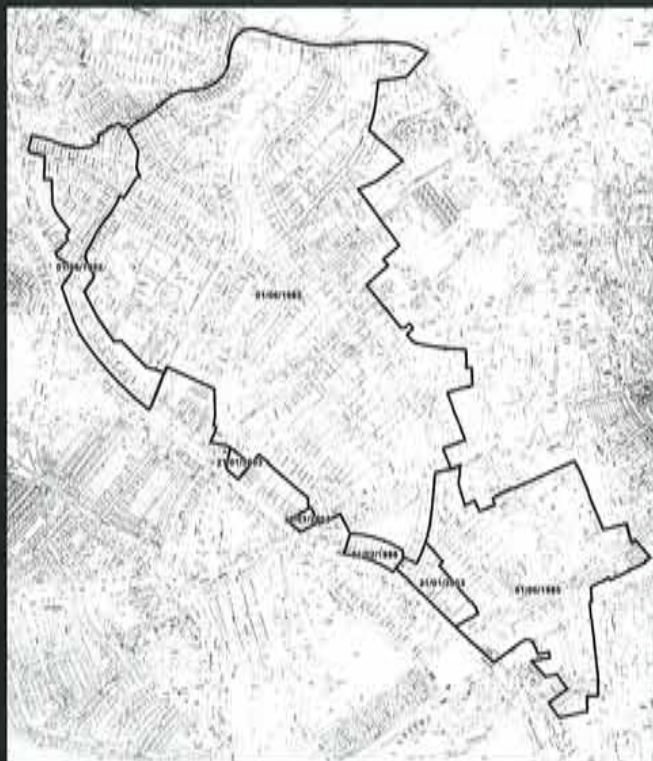


*Urban grain*

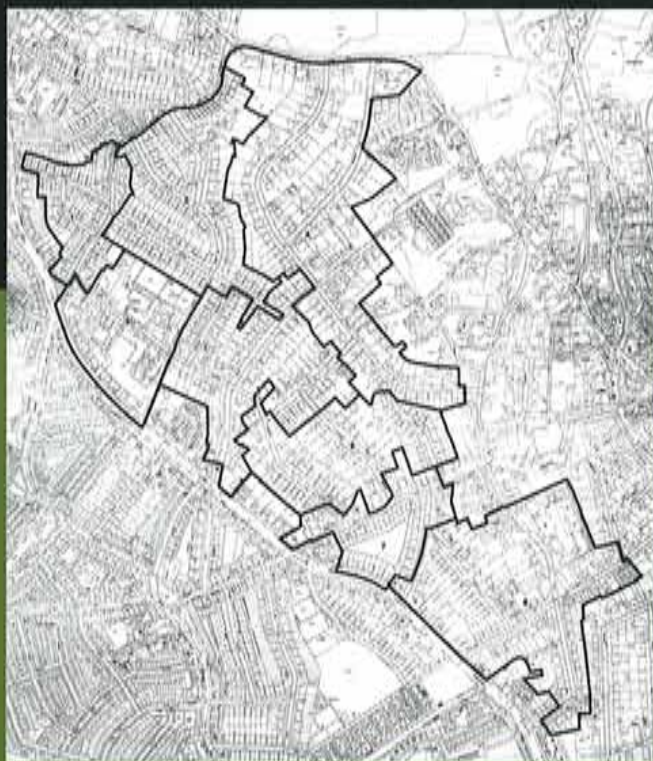


*Topography*





*Designation dates*



*Sub areas*

## PLANNING HISTORY

The bulk of the Redington/Frogna Conservation Area was originally designated in June 1985. It was described in the report to the London Borough of Camden, Planning and Communications Committee as "an exceptional example of consistently distinguished Victorian and Edwardian architecture". The report noted that the area had "already begun to lose some of its interesting buildings" and was subject to increasing pressure for unsympathetic change.

## EXTENSIONS

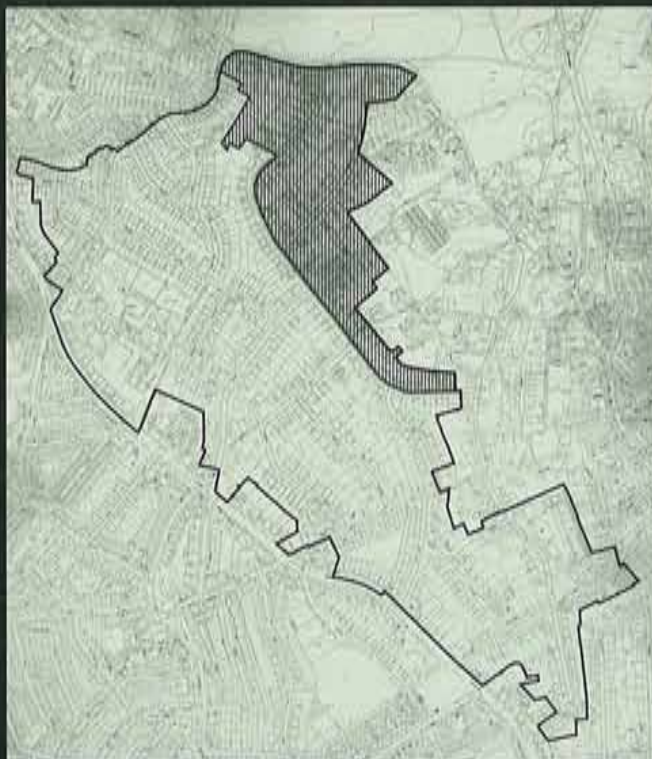
In February 1988 a small area adjacent to Frogna Lane and Langland Gardens, including Nos. 230-248 Finchley Road was added to the Conservation Area.

In June 1992 an area on the north-western boundary of the Conservation Area was added. This extension included part of Platt's Lane (Nos. 2-6 and 18-34 even and Nos. 3-67 odd), Briardale Gardens (Nos. 1-35 odd and Nos. 2-14 even), Clorane Gardens (all), a section of the eastern side of Finchley Road including Nos. 300-338 and part of Westfield College. With regard to the area to the north of Platt's Lane the committee report noted, "Whilst the houses in Briardale and Clorane Gardens and Platt's Lane are of a more modest scale and character than the later houses by Quennell and Hart in the wider area, they nevertheless form an important part in the history and development of the area. The streets are a good example of close collaboration between a builder-developer and his architect and maintain a high degree of consistency in their character".

The extension to include the Finchley Road properties was made shortly after the Westfield College site was put on the market. The Committee report states, "it is considered important to include the remainder of the open space as well as the Finchley Road properties which back onto it so as to safeguard its special character and to ensure that future proposals preserve and enhance the character of the Conservation Area."

As a result of a re-assessment of the boundary of the Fitzjohns/Netherhall Conservation Area a section of the Redington/Frogna Conservation Area around Ellerdale Road was transferred to Fitzjohns/Netherhall on 22.2.01.





*Area of special character*

As a result of the analysis undertaken for this Statement Nos.214-226 Finchley Road, Leinster Mansions and Langland Mansions 228 Finchley Road, St. Andrew's United Reform Church Frognal Lane, 38 Heath Drive and Nos.2-8 Langland Gardens were added to the Conservation Area in January 2003.

#### **ARTICLE 4 DIRECTIONS**

The analysis of the Conservation Area undertaken for this Statement led to an initial assessment of the suitability of applying an Article 4 Direction in the Conservation Area. It was recognised that in some locations in the Conservation Area further protection of certain features, in particular front boundaries, forecourts and windows, will be considered. At the time of publication there are no Article 4 Directions that have been applied to properties within the Redington/Frognal Conservation Area. However you should check whether an Article 4 Direction has subsequently been designated.

#### **AREA OF SPECIAL CHARACTER**

The Unitary Development Plan contains a section on Areas of Special Character (Chapter 15). The Hampstead and Highgate Ridge is defined within that and part of the Conservation Area falls within it (see map). The policies are listed at the end of this Statement.

#### **CONSERVATION AREA PLAN**

A Conservation Area Plan for the Redington/Frognal area was adopted by the London Borough of Camden as supplementary guidance in April 1992. The Plan set out design advice on the alteration and extension of buildings. It is superseded by this statement.

#### **CONSERVATION AREA STATEMENT**

This Statement was agreed by the Executive on 21.01.03 following public consultation.



# History

## History

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

**Early Development** Up until the 1870s the area now comprising the Redington/Frogna Conservation Area was undeveloped fields separating Hampstead Village and Frogna Lane to the east from West End to the west. By the mid-18th century three of the roads within or bounding the Conservation Area were established as country lanes and tracks. Frogna and West End were linked by West End Lane - part of which was to become Frogna Lane in 1895. Duval's Lane, or Devil's Lane as it was also known, became Platt's Lane in 1837, taking its name from the local landowner Thomas Platt. A route roughly following the boundary between open heath land and enclosed fields, on the north western edge of the Conservation Area, was also established by the mid-18th century. This is now West Heath Road. To the north of West End Lane a footpath is evident on the 1814 map linking Branch Hill to West End. This today is the approximate route of Oakhill Avenue. Towards the end of the 18th century a military telegraph station was established on a high point towards the northern end of Duval's Lane. Telegraph Hill, as it became known, formed one of twelve signal posts designed to link the Duke of York's London headquarters with the east coast on the threat of a French invasion. The south-western boundary of the Conservation Area was formed in the 1830s by the construction of the Finchley Road.



*Rosecroft Avenue house entrance by Thomas Quennell*



*Kidderpore Avenue*

**Mid 19th century** By the mid-19th century the majority of the area was in the ownership of the Maryon Wilson family. They farmed the area from the Manor Farm, Frogna, which was located to the north-west of the junction between Frogna and Frogna Lane until about 1780 when the farm relocated to the south-west side. More modest sections of the area were owned by Henry Weech Burgess (to the north of Platt's Lane) and Thomas Pell Platt and John Teil (to the south of Platt's Lane). John Teil, an East India merchant who ran a flourishing leather business with tanneries in Kidderpore near Calcutta, built Kidderpore Hall in 1843. Following his death in 1854 his estate was broken up and in 1889 the Hall and adjacent two acres of land were purchased by Westfield College. The College was founded by the pioneer of women's university education Miss Constance Garnett as a women's college in 1882 in Maresfield Gardens, off the Finchley Road. A reservoir was formed on land to the north-east of the College in 1875 by the West Middlesex Waterworks. Thomas Pell Platt, an oriental scholar and Librarian of the British and Foreign Bible Society occupied Childs Hill House at the northern end of Platt's Lane. This house was demolished in 1904. The site of Child's Hill House is now Telegraph Hill and part of Rosecroft Avenue. On the 1866 map both of these properties are shown with extensive landscaped grounds, and in the case of Kidderpore Hall, with a long sweeping driveway from Finchley Road. Apart from the above houses there were only two other buildings of note in the area by 1866, Frogna Park - on land now occupied by Greenaway Gardens and Chesterford Gardens - and Frogna Priory. The latter building was an unusual mix of architectural styles built by a retired auctioneer who filled its interior with his collections of furniture and curios. The Priory was demolished in 1880 and its grounds became Lindfield Gardens and Frogna Close.

**Maryon Wilson** Much of the shape, form and pattern of development of the area are, at least in part, a consequence of the pattern of land-ownership and the decisions of individual landowners, particularly the Maryon Wilson family. The development of Redington/Frogna might have begun in the first half of the 19th century had it not been for Sir Thomas Maryon Wilson's long and unsuccessful battle to develop his landholding on Hampstead Heath. In 1829 he tried to obtain a Private Act of Parliament to enable him to develop both his 356 acres of farmland to the west of Hampstead and a section of the Heath to the east of the Village. The threat posed by his proposals became the focus of a wider campaign to protect common land all around London. Sir Thomas refused to compromise and effectively

1814

1854



legislatively ensnared the development of his more significant landholding. Had Maryon Wilson's applications to Parliament been limited to his relatively uncontentious land, much of the Redington/Frognaal area may have been developed prior to, or in tandem with, the development of the lower Hampstead slopes at Belsize Park. Had this been the case the style and form of development would have been markedly different.

Upon the death of Sir Thomas Maryon Wilson in 1869 his brother, Sir John, gave up the long and acrimonious battle to develop on the Heath, and sold the land to the Metropolitan Board of Works in 1872. The development of the fields to the west of Hampstead Village could now begin to take shape. By the 1870s there were very strong financial incentives for the landowners to sell or develop their landholdings. There was increasing demand from wealthy Londoners seeking the greenery, clean air and quiet that Hampstead could offer. As the Belsize Park area to the south had by this stage been largely completed, the Heath was now protected from development and the owners of substantial houses in Hampstead were selling off their grounds for development, the remaining Hampstead slopes became the natural location for residential expansion.

It appears that the Maryon Wilson estate sold off fields or areas of land large enough for half a dozen or so houses at a time, or gave options for pieces of land to be developed over time. To keep the standard of the area of a high quality and the architecture harmonious, the Maryon Wilson family made covenants (still existing today) to control the appearance, materials and size of buildings and enhance the character of their surroundings. At Chesterford Gardens for instance, covenants were made requiring buildings to be more than 20 feet from their front boundaries and no stable or garage blocks were allowed within the frontage.

**Major Development 1870s onwards**

It is evident from the 1906 map that early development of the Conservation Area was concentrated within the southern and north-western parts of the area. Whilst many of the roads within the area were laid out by the early years of the 20th century, development along them appears to have been slow - at least by today's standards. Some of the earliest development of the estate was at the south-eastern end of Redington Road where five houses were built in the 1870s. These included the semi-detached pair at Nos. 2 & 4 by Philip Webb (1876), which demonstrate the influence of William Morris and the rather Gothic styled house by Theodore K. Green (1875-6) at No. 6.

The roads that make up the southern part of the Conservation Area, namely Lindfield Gardens, Arkwright Road, the southern stretch of Frognaal were laid out and partly developed by the mid 1890s. The work of the Scottish architect Norman Shaw is featured No. 39 Frognaal. Other notable buildings on Arkwright Road include No. 28, a large Queen Anne style house by R.A. Briggs of 1891, the former Hampstead Central Library, (now Camden Arts Centre) by Arnold Taylor (1897) and on Frognaal, University College School by Arnold Mitchell (1906-7).



*Redington Lodge*



*Hampstead Central Library 1897*

**Charles Quennell** The architectural character of a large amount of the Conservation Area is the result of a highly prolific partnership between two men: the architect Charles H.B. Quennell and the Irish builder-developer George Washington Hart. Due to their dominance in the production of houses in the northern part of the Conservation Area, accounting for roughly one hundred houses over a period of sixteen years, it has been dubbed "Quennell-land" by Service (1989) and Cherry and Pevsner (1998). In 1896 Hart took up land on either side of Platt's land including Briardale and Clorane Gardens to the north and Rosecroft, Hollycroft and



Ferncroft Avenues to the south. Whilst not all of this area was developed by the Quennell/Hart partnership, their houses make up a large proportion of the dwellings on each road. Development began in the late 1890s at the western end of Platt's Lane and at the ends of Briardale and Clorane Gardens nearest to it. This was followed by the development of larger houses at the northern end of Ferncroft Road (Nos. 3-23; and Nos. 2-18). From 1904 Quennell and Hart built stretches of Redington Road and Heath Drive, then Oakhill Avenue and parts of Kidderpore Avenue from 1906. Further stretches of Redington Road, Redington and Templewood Gardens and Templewood Avenue formed the final stages of the partnership from 1910 to 1914. Quennell adopted a variety of styles for his houses ranging from restrained Arts and Crafts to more formal Neo-Georgian. He used rich red and soft orange brickwork, clay roof tiles, occasional areas of tile hanging and render, gables, and bay and dormer windows.

During the development of the Redington/Frognaal area, Hart set up an on-site sales office - first on the corner of Ferncroft and Hollycroft Avenues and later on the corner of Redington Road and Templewood Avenue. At these offices potential buyers would be shown plans of houses under construction and then taken on a tour of any sites that took their interest. According to Service (1989) there was a considerable turnover of owners of the new properties in the early years, possibly due to property speculation. Hart had a house at No. 20 Redington Road built for him, which was presumably designed by Quennell.

The influence of Quennell is less apparent in the central part of the Conservation Area, which includes Bracknell Gardens, Oakhill Avenue and Greenaway Gardens. These roads feature a mix of Neo-Georgian and Arts and Crafts Free Style houses built either prior to, or shortly after, the 1914-18 war. The work of the architect C.H. Saunders and the builder W.J. King are the dominant force here although Quennell and Hart and William A. Burr with builder James Tomblin are also featured.

The northern end of Kidderpore Avenue contains probably the most impressive group of buildings in the Conservation Area. St Luke's Church and its adjoining Vicarage were designed in 1897 by Basil Champneys in a comparatively restrained style. At the junction with Platt's Lane there is Annesley Lodge (8 Platt's Lane) designed by the pioneer Arts and Crafts architect Charles Francis Annesley Voysey for his father in 1895-6.

The quiet and green environment and the attractive houses attracted, and still attract, famous people to the area. The children's book illustrator Kate Greenaway had a house designed for her by R. Norman Shaw at No. 39 Frognaal and lived there from 1895 to 1901. The sculptor Sir Hamo Thornycroft RA lived at No. 16 Redington Road. The same house was also owned by the eminent engineer Sir Owen Williams who was responsible for a number of innovative reinforced concrete buildings in the 1920s and 1930s. The sound of the German operatic soprano Elisabeth Schwarzkopf was often heard on summer evening emanating from the house she shared with her husband, the impresario Walter Legge, on Oakhill Avenue.



*Platts Lane Voysey House*

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## Character and appearance of the area



The Redington/Frognaal Conservation Area occupies an area of sloping land to the west and south west of the historic centre of Hampstead Village. It forms a well-preserved example of a prosperous late 19th century and Edwardian residential suburb. The houses are predominantly large detached and semi-detached and display a variety of formal and free architectural styles typical of the last years of the 19th and

early years of the 20th centuries. On the whole these are built in red brick with clay tiled roofs, occasional areas of tile hanging and render and many of them have white painted small paned windows. Mature trees and dense vegetation form the dominant features of the street scene in many of the "Avenues" and "Gardens" of the Conservation Area. In addition the rear gardens, many of which are sizeable, make a contribution of their own to the area's verdant quality. The gardens also contribute to the ecological balance of the area.

Of great significance to the area's character are its contours and slopes causing numerous views and vistas and giving emphasis to many of the buildings.

Whilst the character and appearance of the Redington/Frognaal Conservation Area is generally defined by the large red brick houses and the mature vegetation, there are in fact distinct sub areas of discernible character and appearance within the Conservation Area. These differences are largely a function of the density, scale and style of buildings, the period of their construction, topography and the density of vegetation. In order to more clearly define the character and appearance of the Redington/Frognaal Conservation Area the Statement divides the area up into eight sub areas. In most cases these sub areas have a distinct independent character. Some sub areas are made up of more than one character area. In addition to identifying the distinct qualities of each sub area the descriptions below include:

### **Elements of streetscape that make a positive contribution to the Conservation Area**

The character and the appearance of the Conservation Area are not solely functions of its buildings. Elements within the public realm, such as original pavement materials, boundary walls and signage and particularly in the case of the Redington/Frognaal area, vegetation, contribute greatly to the area's quality, character and appearance.

### **Buildings and features that detract from the character of the area**

Inevitably there are buildings that detract from the character and appearance of the Conservation Area. This may be due to a building's scale, materials and/or relationship to the street. These buildings may be considered for redevelopment if the replacement would positively enhance the Conservation Area. Some buildings contribute to the character of the area but have inappropriate alterations and extensions whose removal/replacement would enhance the area. There are also structures and elements of streetscape that impinge on the character and quality of the Conservation Area.

### **Neutral buildings**

There are a few buildings that are felt to neither contribute nor be detrimental to the Conservation Area and these are identified as neutral. For listed buildings and buildings that make a positive contribution see the Audit Section.

The eight sub areas are:

- 1 Briardale and Clorane Gardens/Platt's Lane (southern part)
- 2 The "Crofts" - Ferncroft, Hollycroft and Rosecroft (including the northern part of Platt's Lane and Telegraph Hill)
- 3 King's College and environs (including Nos. 300-338 Finchley Road)
- 4 Redington Road & Templewood Avenue
- 5 Heath Drive and environs (including Oakhill Avenue, Kidderpore Gardens and lower part of Kidderpore Avenue)
- 6 Bracknell, Greenaway and Chesterford Gardens
- 7 The "Triangle" - Frognaal Lane, Finchley Road and Langland Gardens
- 8 Arkwright Road, Frognaal, Frognaal Close and Lindfield Gardens

The Current Issues section (see p.22) identifies the key pressures that affect the Conservation Area and should be read in conjunction with the following descriptions. Guidelines for the Conservation Area are on p. 24.



# character



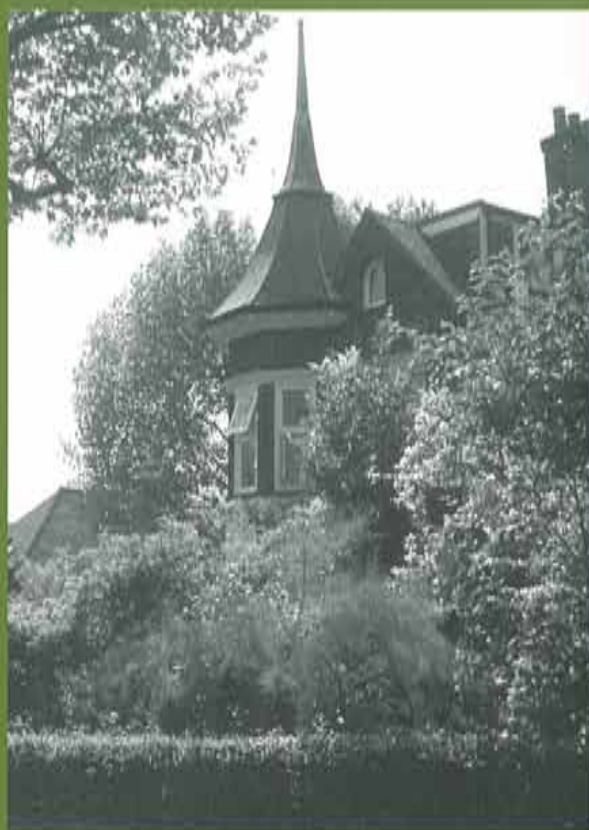
*Templewood Road*



*Frogmal*



*Kidderpore Road*



*Rosecroft Road*



**SUB AREA ONE: BRIARDALE AND CLORANE GARDENS/PLATT'S LANE**

By comparison with the majority of the Conservation Area, this sub area, which includes Briardale and Clorane Gardens and the western part of Platt's Lane, is of a modest scale incorporating predominately two and three storey semi-detached or terraced houses. It has early examples of the partnership between the architect Charles Quennell and the developer George Hart.

**Briardale and Clorane Gardens** were built in the last years of the 1890s. They comprise modest Arts and Crafts style semi-detached houses. Almost all of the turn-of-the-century houses on Briardale Gardens appear to have been designed by Quennell using two designs arranged alternately to give both a degree of uniformity and variation. Both designs incorporate bay windows at ground floor level, gables and sweeping clay tiled roofs that in some places drop to eaves at ground floor



level. Upper floors to these houses are rendered whilst ground floors are generally brick. The houses on Clorane, of which only Nos. 12-18 were designed by Quennell, are of a similar scale to those on Briardale but are more mixed in terms of style and detailing. Both roads feature a range of species of street trees and front gardens are bounded by low walls and hedges to give an informal domestic feel.



**Platt's Lane** forms a relatively busy east-west route through, and along, the north-western boundary of the Conservation

Area. Like Briardale and Clorane Gardens the adjacent stretch of Platt's Lane is relatively modest in scale. Nos. 49-57 and 61-67 are typical terraces of late Victorian two storey houses. Nos. 29-39, 26-34 and 43-47 are further Quennell designed semi-detached houses. The former three pairs, between the entrances to Clorane and Briardale Gardens have somewhat lost their group value due to unsympathetic alterations. The latter three houses are very reminiscent of Quennell's houses on Briardale Gardens. Nos. 13-27 form a fine terrace of three storey, red brick houses featuring prominent gables to the road frontage. Nos. 14 & 16 are a semi-detached pair of cottages erected in 1875 in conjunction with the reservoir - the former West Middlesex Waterworks. No. 8 Platt's Lane, Annesley Lodge, is possibly the Conservation Area's most architecturally influential building. Designed by C F A Voysey in 1895-6 for his father Rev Charles Annesley Voysey this Grade II\* listed building was subsequently converted to flats in 1983. Cherry and Pevsner describe this building as the best Voysey house in London. It is L-shaped in plan with a front door in the inner angle and features typical Voysey sloping buttresses and a white roughcast with stone dressings. (Nos.69-101 Platt's Lane lies in the London Borough of Barnet) Some of the properties have lost their front boundaries and have forecourt parking to the detriment of the streetscape.



**Buildings and features that detract from the character of the area and would benefit from enhancement**

- The parking forecourt to the front of Windsor Court, Platt's Lane interrupts the streetscene
- White Court, Platt's Lane has been radically altered.
- No. 10 Platt's Lane has been radically altered.
- No. 2b Briardale Gardens and adjacent garages

**Elements of streetscape that make a positive contribution to the Conservation Area**

- Street trees and vegetation on all three roads - Briardale Gardens, Clorane Gardens, Platt's Lane



## SUB AREA TWO: THE "CROFTS"

The "Crofts" - Ferncroft, Hollycroft and Rosecroft Avenues - represent the second phase of development of the northern part of the Conservation Area at the turn-of-the-19th-century. Largely complete by 1910 these avenues incorporate a range of domestic styles with differing degrees of formality. The adjacent part of Platt's Lane and Telegraph Hill are contained within this sub area. With a limited number of exceptions, the area has a consistent quality and character.

**Ferncroft Avenue** was almost entirely designed and built by the Quennell/Hart partnership.

Quennell mixes and matches a set of elements and materials to give a street of predominantly semi-detached houses of varied individual appearance but which results in an overall coherence of character. Whilst most houses are built from red/orange brick, these are interspersed by houses with rendered upper floors or tile hanging. Bay windows are square or rounded and gables are interspersed by dormer windows. Pairs of semi-detached houses, that on first inspection appear to be identical, often prove to be different on closer inspection. Nos. 40 & 42 (listed) are a good example of this. There are 10 listed Quennell houses on Ferncroft Avenue. It appears that either Quennell was responding to the wishes of purchasers of these dwellings or that he was wilfully experimenting. Whilst the houses play a significant role in the appearance of Ferncroft Avenue, they are literally overshadowed by regularly spaced roadside London Plane trees which dominate views looking uphill along the Avenue from both ends.

**Hollycroft Avenue** is more modest in scale than Ferncroft and has a more informal feel as a result plus the fact that it curves along its length and has irregularly spaced trees of varied type and age. It rises relatively sharply from Ferncroft Avenue before falling slightly to Platt's Lane in the north-west. The roofline is a particularly important element of this Avenue. The gaps between the semi-detached pairs reinforces the rise and fall of the slopes and is echoed by the tall chimneys and gable end walls. Again the houses are predominately red/orange and semi-detached incorporating areas of white painted render, tile hanging and bay and dormer windows. Uncharacteristically for this area, Nos. 28-34 feature Dutch style gables. Whilst Quennell designed nine houses at Nos. 33-49 (five are listed), a large part of this road was probably developed by W.J. King. Of particular note is No. 46, an attractive house set on a bank above the southern end of the Avenue designed by Sir Guy Dawber. The frontage to this red brick house has a prominent chimney stack to one side and gable to the other. A number of the properties on Hollycroft Avenue have sculpted brick reliefs above, or to the sides, of their entrances. These include house names such as Denewood and Heatherdene. There has been some loss of low retaining walls to the detriment of the streetscape.

**Rosecroft Avenue** provides a link between Hollycroft Avenue and Platt's Lane to the north. It is the shortest of the three "Crofts" and includes a mix of semi-detached houses of similar style, scale and origin (Nos. 6-16 and 3 & 5) and large detached houses, Nos. 18 (listed), 20 (listed), 7 and 17

(listed). Of the latter, No. 17, with its extravagantly moulded reliefs, and Nos. 18 & 20 were designed by Quennell. No.22 is set on backland at the crest of the hill with extensive gardens. It was the site of Childs Hill House. Whilst Rosecroft Avenue is a continuation of the character established by Ferncroft and Hollycroft Avenues, by virtue of its street trees and building materials, the houses are more varied in scale and character and are interspersed by a number of properties with unfortunate alterations and additions.

The houses at Nos. 44-56 Platt's Lane and No. 28 Rosecroft Avenue, on the junction between the two roads, form a coherent group of three storey, gable fronted properties which step back along the bend in this part of the road. The five houses at Telegraph Hill are well set back above Platt's Lane and screened from view by large trees.





### **Buildings and features that detract from the character of the area and would benefit from enhancement**

- Roof extensions to Nos. 20-22 Hollycroft Avenue
- Garages to the front of Nos. 44 Hollycroft Avenue
- Additions to No. 4 Rosecroft Avenue
- Nos. 9 & 15 Rosecroft Avenue
- Garages to the front of No. 18 Rosecroft Avenue
- Forecourt parking area to the front of No. 20 Rosecroft Avenue
- No. 50 Platt's Lane incorporates a street level garage within its frontage

### **Elements of streetscape that make a positive contribution to the Conservation Area**

- Street trees (mainly London Planes) contribute greatly to all three of the "Crofts"
- Pavements have red brick paving to their outer edges
- Mature vegetation to the front of Telegraph Hill screens group of houses from the road
- Low brick walls and hedges to most properties

### **Neutral buildings**

- 19 & 21 Rosecroft Avenue

## **SUB AREA THREE: KING'S COLLEGE AND ENVIRONS**

This part of the Conservation Area is in some ways unique: there are a limited number of houses, and those that do remain are not all in residential use. This area has also experienced the most change in the 20th century with the expansion of the Westfield College campus. For ease of description it is appropriate to divide the area into three segments: that part to the north of Kidderpore Avenue containing the original campus and St Luke's Church; the part of the former campus to the south of the Avenue, and the group of houses fronting onto Finchley Road.

St Luke's Church (listed grade II\*) and its adjoining vicarage at No. 12 Kidderpore Avenue (listed) are an impressive pair of buildings designed by Basil Champneys built 1897 and 1902 respectively. Whilst of a Gothic style these are relatively restrained for ecclesiastical buildings. The orange brickwork is set off by carved stone ornamentation and crenellated parapets. The composition is dominated by a tall traceried window. Between the Church and the Voysey house at the corner with Platt's Lane, there is No. 14 Kidderpore Avenue, a turn-of-the-century Arts and Crafts house featuring a turret and stylised weather vane.

**Kidderpore Avenue** rises from its southern end to its highest point adjacent to the oldest building in the Conservation Area, the former Kidderpore Hall (listed), which now forms the main focus of the King's College campus. This building originates from c.1843 and was designed by T. Howard. It is a stuccoed, two-storey, classical building featuring a portico to its front elevation and projecting bracketed eaves. To its rear there is the remaining section of John Teil's landscaped garden within which the original summerhouse remains. Also within this section of garden there is a classical style chapel with a Doric portico. Both are listed but are in poor condition.

Following their move to the Kidderpore Hall in 1889, Westfield College set about extending the campus to provide more accommodation. The Maynard Wing and Skeel Library designed by Robert Falconer MacDonald (both listed), and the Dining Hall, Dudin Brown building, Chapman Wing, Orchard Wing and the Laboratory enclosed a pleasant and well landscaped quadrangle. These buildings - all of which are of pre-1940 origin - take their cue from the Maynard building and incorporate orange brickwork, clay tiled roofs and dormer windows in a restrained Queen Anne style. A fine modern addition on the northern side is the Queen Mother's Hall in red brick echoing the proportions of the domestic architecture.

The campus is bounded to the north-east by the covered reservoir and tennis club and to the south by Croftway. The rear gardens of the campus together with the tennis club and covered reservoir form an important green area of backland with many trees. The Tennis Club is identified in the UDP as a Private Open Space situated either side of the covered reservoir.

Together with the Church and vicarage, this part of Kidderpore Avenue is of an extremely high quality and makes a significant contribution to the character of the Conservation Area. (Kidderpore Ave St Luke's Church and Vicarage)







The southern side of this stretch of Kidderpore Avenue has undergone significant change in the latter years of the 20th century as the College campus first expanded, then more recently contracted. Nos. 19-25, a set of orange brick and tile hung, two-storey, Arts and Crafts houses are the only remnants of a former group of Edwardian houses. They are bounded by modern, four-storey halls of residence to the north and a new housing development ("Westfield")

replacing the 1960s science building and refectory to the south. New and original boundary planting helps to lessen the impact of these elements, but the bulk and heaviness of these buildings does little to reflect the character, quality and appearance of the early elements of the campus opposite. The communal gardens are identified in the UDP as Private Open Space. Between the properties fronting onto Finchley Road and Kidderpore Avenue there is the new Skeel Library designed by Casson and Condor. Despite the bulk of this large, red brick building, it is largely hidden from view from both roads.

Nos. 302 - 338 Finchley Road are in some respects disconnected from the rest of the Conservation Area. Whilst many of these buildings are, or have been, part of the College campus, the character of this part of Finchley Road is at odds with the quiet, green nature of Kidderpore Avenue but there are, however, some notable buildings within it. Nos. 324 & 326 are a pair of Edwardian houses with tall mansard roofs and rounded corners to their street frontages.

**Buildings and features that detract from the character of the area and would benefit from enhancement**

- Halls of Residence at Platt's Lane/Kidderpore Avenue junction
- New flats, Kidderpore Avenue south-western side
- Landscaping to southern part of the King's College campus
- Finchley Road environment

**Elements of streetscape that make a positive contribution to the Conservation Area**

- The landscaping within the northern part of the College campus
- Red post box on Kidderpore Avenue



**SUB AREA FOUR: REDINGTON ROAD & TEMPLEWOOD AVENUE**

Redington Road, Templewood Avenue, Redington Gardens, Templewood Gardens and West Heath Road form an area containing some of the larger and more generously spaced houses in the Conservation Area set in a mature landscape. Whilst this gives the sub area a general theme, the period over which the area was developed has resulted in a mix of architectural styles. Despite this, parts of Redington Road and the majority of Templewood Avenue are of consistent character and appearance. There are a number of examples of mid and late-20th century houses and flats occupying parts of the former grounds of adjoining properties. These are, with a few notable exceptions, of a more modest scale than their neighbours and generally do not overly detract from the character of the Conservation Area.

**Redington Road** was laid out in 1875 and developed slowly starting from the Frognaal (southern) end. It is the longest road in the Conservation Area and features a wide range of primarily early 20th century domestic architecture along its length. Whilst there is no consistent architectural style, red brickwork, clay tiles, dormer and sash windows are common elements to Arts and Crafts, Queen Anne, Edwardian and neo-Georgian houses alike. Of particular interest on Redington Road are Nos. 2 & 4 designed by Philip Webb in 1876 in a rural Arts and Crafts style (listed II\*); No. 16 One Oak, a fine example of the work of Arthur H. Mackmurdo (listed); Nos. 35-37 by Horace Field; No. 39, a well embellished house designed by W.W. Bull; No. 66, The Wabe, an eclectic mix of styles and elements designed by for himself by the Educational Advisor Dr William Garnett and Nos. 54 & 56 (listed) by Quennell. The main stretches of Redington Road that are of consistent architectural style are those sections designed by Quennell at Nos. 41-49 and Nos. 71-77. The former are typical examples of the Quennell/Hart partnership







between 1898 and 1914 mixing orange and red brickwork with gables, oriels and occasional classical features to create a relaxed style loosely reminiscent of English architecture of the mid 17th and early 18th centuries. The latter houses are in a formal neo-Georgian style and indicate that the northern part of the road was the latest to be developed.

The relationship between buildings and the street varies along the length of Redington Road. For example, Nos. 7-15 are within ten metres of the back of the pavement, whilst Nos. 16-28 are set back behind dense vegetation. Redington Road rises and falls a number of times along its

length with its lowest point being at the junction with Heath Drive and highest point close to its north-eastern end. There are limited views between houses on the lower part of the road towards west London and longer distance views across roof and treetops can be gained from its northern end.

**Redington Gardens** is a short road running north-east from the junction between Redington Road and Heath Drive. A footpath at its north-eastern end provides a pedestrian link to Branch Hill and Whitestone Pond via the steeply wooded slope known locally as "Branch Hill". The road has a mix of large detached three/four-storey, red brick, neo-Georgian style houses towards the north-eastern end (Nos. 1-4) and post-war houses and flats to the south-western end. The former create a coherent group and are contemporary to and in harmony with the architecture of adjacent streets. The latter are unspectacular and typical of the period of their construction. Of these Nos. 24, 25 & 26 are a group of two-storey partly rendered houses with concrete-tiled roofs; Conrad Court is a four-storey, flat roofed brick and concrete structure and on the southern side of the road. Nos. 17 to 20 comprise a plain terrace of two-storey, red brick properties.

**Templewood Avenue** runs parallel to the northern part of Redington Road. It was developed relatively late, first appearing on maps in 1909. Templewood Gardens, which provides a link between Templewood Avenue and Redington Gardens, was built in about 1912. These two roads are dominated by large detached, red brick, Quennell designed neo-Georgian houses. For these houses Quennell has used a variety of details and architectural themes to produce a set of houses which are all different but make a cohesive whole. Tall and clearly defined chimneys are evident, often to the street frontages, on these houses. In particular No. 15 Templewood Avenue (listed) - designed in 1905 - is a tall elegant house standing back from the street with its composition dominated by a tall complex chimney stack, richly textured by projecting brickwork patterns. No. 14 by Quennell is also listed. No. 17 is a recent modern addition to the Avenue. Partly rendered and partly brick, this house designed by Richard MacCormac, is largely screened from the road.

Templewood Avenue and Templewood Gardens are lined by a variety of species of street trees set in red brick paving. The rich landscaping together with the width of the roads and tall boundary hedges emphasises the low density and softens the gardens of these large houses.

The southern side of **West Heath Road** from Templewood Avenue to the eastern end of Platt's Lane forms the northern-most boundary to the Conservation Area. It has large detached houses overlooking the Heath. Each property within this stretch of West Heath Road is unique. There are examples of styles from the 1890s to the 1980s including neo-Georgian, neo-Tudor, Edwardian and late-Victorian. The only common feature of these houses is their size. No. 9, the Schreiber House dates from 1962 and was designed by James Gowan for Mr C S Schreiber (listed). It features piers of purple-grey brick rising through three storeys and separated by continuous strips of glazing. A circular swimming pool is housed in a glazed dome in its garden (on Buildings at Risk register). No. 13 is an imposing late 19th century house at the junction with Redington Road (listed). The western-most house in this group Sarum Chase, occupied by St Vedast's School for Boys. Built c1932 by Vyvyan Salisbury for his uncle the painter and stained glass artist Frank Salisbury (listed), Cherry and Pevsner describe it as "unashamed Hollywood Tudor". This stretch of detached houses and flats partly reflects the character of the streets to its west and south, and partly forms an edge to the Heath.



#### **Buildings and features that detract from the character of the area and would benefit from enhancement**

- Roadside garages and parking forecourts at Nos. 15, 24, 26 and 30 Redington Road.
- Roadside garages at No. 97 Redington Road.





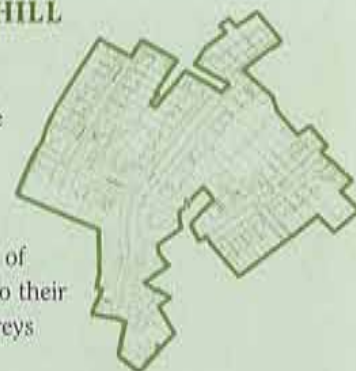
- No. 99 Redington Road.
- No. 27 Redington Gardens (Conrad Court).
- No. 33 Templewood Avenue.
- Heath Park Gardens, West Heath Road

#### **Elements of streetscape that make a positive contribution to the Conservation Area**

- Posts and railways adjacent to the boundary of No. 22 Redington Road.
- Tile "REDINGTON ROAD" signs adjacent to the junction with Heath Drive and at the West Heath Road junction.
- Tile "TEMPLEWOOD AVENUE" signs at the entrance to the Avenue from West Heath Road.
- Much of the northern part of Redington Road and all of Templewood Avenue, Templewood Gardens and Redington Gardens incorporate red brick paving.
- Street trees of a number of varieties including Oak, Chestnut, London Plane and Birch.
- Much of the northern most part of the Templewood Avenue is bounded by dense vegetation.
- Low brick walls and hedges along Redington Gardens

### **SUB AREA FIVE: HEATH DRIVE AND ENVIRONS (INCLUDING OAKHILL AVENUE, KIDDERPORE GARDENS AND THE LOWER PART OF KIDDERPORE AVENUE)**

Heath Drive runs in a shallow valley to the south-west of Redington Road following closely one of the streams, now underground and slightly to the north. It was developed from 1890 onwards with many of the plots being sold off individually or in pairs. This is particularly noticeable on the north-western side of the road where house designs are varied in quality and character. Despite this, the road has a reasonable degree of consistency derived from the group of Quennell houses on the south-eastern side of the road. They present gables and bay windows to their street frontages and are set behind a relatively consistent hedge line. They are of two/three-storeys and built from red/orange brick with white painted window frames.



Whilst the north-western side of the road is more varied in scale and style, the use of similar elements and materials results in buildings that contribute to the setting of the Quennell houses and the character of the road. Heath Drive is dominated by large mature London Plane trees. Combined with the low lying nature of the road, this gives Heath Drive a particularly enclosed and dark feel. In summer the street is heavily shaded.

**Kidderpore Avenue** was formed relatively early in the 1870's and 1880's. It takes its name from the former Kidderpore Hall (now King's College). The lower part of Kidderpore Avenue to the south of Croftway is solely







residential containing predominantly detached houses. Of these No. 3, The Studio, is a modestly sized former outbuilding which features an impressive large bay window to its street frontage, No. 7, Oak House Avenue has an L-shaped plan and features tile hanging to the upper floor in a plain Arts and Crafts style whilst No. 9 is a substantial, relatively plain, turn-of-the-century house.

**Kidderpore Gardens** runs between Kidderpore Avenue and Ferncroft Road. It was initially called Cecilia Road

and features predominantly semi-detached turn-of-the-century houses. The northern side of the road comprises a continuation of the architectural language used by Quennell for his houses on Heath Drive. In this road the bay windows are the most prominent feature with only a minority of houses incorporating gables to their frontages. These predominantly semi-detached, two-storey houses are in part rendered and in part orange brick. With the exception of Old Hall Lodge and No. 2, the remainder of properties on the south-eastern side of the road are three-storey relatively plain orange brick, Queen Anne style, semi-detached houses. These feature Dutch style gables, bay windows at ground floor level and ornate entrance canopies. Nos.6-16 have particularly interesting doorways. Kidderpore Gardens is lined by young trees and front boundaries to properties are a combination of low walls and hedges. This gives the street a relatively open feel.



**Oakhill Avenue** follows approximately the line of a former footpath between Oakhill House and West End. It was initially called Barby Avenue when laid out in 1907 before becoming Oakhill Avenue from 1912. It links Redington Road to the north-east to Bracknell Gardens to the south-west. Many of the houses on Oakhill Avenue were designed by Charles Quennell and built by Hart (four are listed). They are of two/three-storey, primarily in orange brick with areas of tile hanging and white painted render. Rounded bay windows are a particularly characteristic feature of Oakhill Avenue. The road was originally quite sparsely developed but since then there have been a number of modern infills, most of which fit into the streetscape reasonably well. The Avenue falls from east to west and was dominated until recently by mature Oak trees.

**Buildings and features that detract from the character of the area and would benefit from enhancement**

- No. 2 Heath Drive - loss of front boundary.
- Carport to No. 7a Heath Drive.
- 11a Heath Drive - side extension and roof alteration.





### Elements of streetscape that make a positive contribution to the Conservation Area

- Lamp posts on Croftway
- Roadside trees, low brick walls and boundary hedges on Kidderpore Gardens.
- Trees (predominantly London Planes) and hedges on Heath Drive.
- Tiled "HEATH DRIVE" signs at junctions with Kidderpore Avenue and Redington Road.
- Brick paving has been used between areas of concrete paving and the kerb on Oakhill Avenue.
- There is a tile "OAKHILL AVENUE" sign and a red post box at the junction with Redington Road.
- Low brick walls on Kidderpore Avenue.

### Neutral buildings

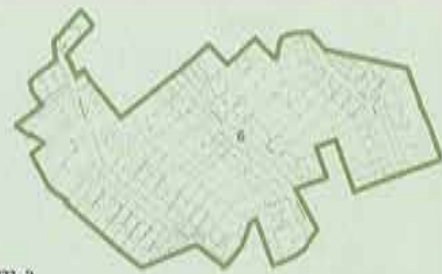
- 10a & 10b Oakhill Avenue

## SUB AREA SIX: BRACKNELL, GREENAWAY AND CHESTERFORD GARDENS

Bracknell, Greenaway and Chesterford Gardens are three parallel roads that link Frogmal Lane in the south to Oakhill Avenue and Redington Road to the north. Each of these has a distinct character determined by their style of architecture, density of development, topography and sense of enclosure/openness.

**Bracknell Gardens** was laid out and developed from 1905 onwards and took its name from a Maryon Wilson estate in Berkshire. It features a mix of Free Style and Neo-Georgian houses of which Nos. 16-26 (1907-8) and 17-23 (1910-13) are semi-detached houses designed by C.H. Saunders and built by W.J. King and Nos. 6-14 (1907-8) and Nos. 9-15 (1907-8) designed by William A. Burr and built by James Tomblin. Bracknell Gardens rises slightly from its northern and southern ends, at the junctions with Heath Drive and Frogmal Lane respectively.

Bracknell Gardens features two architectural themes. The lower, southern stretch of the road is characterised by groups of semi-detached two and three storey Edwardian houses with prominent street facing gables. Whilst different designers and builders have used a variety of materials, including tile hanging, render and yellow and orange brickwork, there is a consistency of character. The upper, northern, section of Bracknell Gardens has larger neo-Georgian houses of later origin. These give this section of the road a more open character which has more in common with Greenaway Gardens than the southern part of the road. The low front garden walls contribute to the open feeling. No. 32 is a brown brick 1980s block of flats with a double gable that attempts to use the architectural details of the Edwardian houses, but its height and setting give it a heavy dominance.



**Greenaway Gardens** was one of the later roads to be laid out and developed within the Conservation Area. Building started in 1914 and continued after the First World War into the 1920s. Its name honours the memory of Kate Greenaway the children's book illustrator who lived at Frogmal. It has a very distinct character with

large, detached, red brick, two/three-storey neo-Georgian houses making up both sides of the street. These feature prominent chimneys, dormer windows, rounded bay windows and classically influenced detailing: the former two elements being prominent features in the streetscene as the road rises noticeably from both of its ends. Although the road has a comparatively open feel, views beyond nearby roofs and trees are not available from its highest point. The houses that make up the street are generally good examples of their type. However, No. 3 is the only house in the road that shows a degree of originality and variation from the standard designs of the majority. Greenaway Gardens incorporates red brick paving, a feature common to the roads laid out towards the end of the development of the area.

**Chesterford Gardens** runs north to south linking Redington Road to Frogmal Lane. It was named after a Maryon Wilson family estate in Essex. The character of this road is defined by its compactness of development and the extent



and density of roadside trees. It comprises comparatively tightly spaced detached and semi-detached three or four storey, red brick houses. Bay windows and dormer windows are prominent features in the street scene and decoration is restrained. The street rises from south to north and is bordered by mature trees. The combination of the trees and the compactness of development give this road an enclosed feel which is only broken towards the junction with Redington Road. The slope of the land from East to West is cleverly used, with stepped ground floors. Many houses feature fine porches and doorways.

**Buildings and features that detract from the character of the area and would benefit from enhancement**

- No. 1 & 18 Greenaway Gardens.
- No. 27a Redington Road (fronts on to Chesterford Gardens).
- Garages to the front boundaries of Nos. 19 and 21 Chesterford Gardens.
- Garages to the front boundaries of Nos. 4 & 8 Bracknell Gardens.
- No. 4 Bracknell Gardens inappropriate front wall.
- Timber cladding to roof of No. 11 Chesterford Gardens.
- Portacabin to front/side garden of No. 28 Bracknell Gardens.

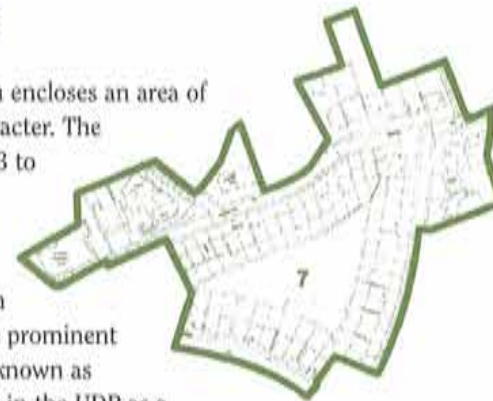


**Elements of streetscape that make a positive contribution to the Conservation Area**

- Greenaway Gardens features areas of red brick paving.
- The mature roadside London Plane trees in Chesterford Gardens contribute to its character.
- There is a tile "CHESTERFORD GARDENS" sign and red letterbox at the junction with Frogmal Lane (on Conservation Area boundary).
- Low brick walls and hedges along Bracknell Gardens
- Trees along Bracknell Way footpath

**SUB AREA SEVEN: THE "TRIANGLE"- FROGNAL LANE, 214 - 248 FINCHLEY ROAD AND LANGLAND GARDENS**

The "triangle" formed by Frogmal Lane, Finchley Road and Langland Gardens, which encloses an area of private open space, forms an area of relatively consistent architectural style and character. The houses that back onto the open space, namely Nos. 230 to 248 Finchley Road, Nos. 3 to 31 Langland Gardens and Nos. 2 to 32 Frogmal Lane were built in the 1890s, and appear to have been built by the same, or a limited number of, developers. These generally semi-detached houses are of three or four storeys with red brickwork and prominent Dutch style gables. Whilst those on the **Finchley Road** are relatively plain with restrained entrances and horizontal banding, those on **Langland Gardens** have prominent entrance porches and decorative dressings to their gables. The enclosed open space known as



Frogmal Lane Gardens is identified in the UDP as a Private Open Space designated a local Site of Nature Conservation Importance by the London Ecology Unit.

Langland Gardens also features similar Dutch gable style houses on its eastern side and a typical neo-Georgian house (Lindfield House) and a typical late Victorian house (No. 12) to its northern end. This street is relatively quiet and slopes from north to south thus allowing limited views to west London between the trees within the front gardens to the properties.

At the junction with Finchley Road and Langland Gardens are Leinster Mansions and Langland Mansions that form an impressive gateway to the Conservation Area. Continuing on Finchley Road are Nos. 214-226 Finchley Road that are similar in style and quality with Nos. 230-248.

Whilst **Frogmal Lane** is of a generally uniform and consistent character on its southern side, to the northern side there is a wide mix of quality and styles of architecture. The three storey late Victorian red brick houses towards the eastern end of the road (Nos. 15-19), and the neo-Georgian houses at Nos. 9-13 Frogmal Lane, contribute to the





street. Nos. 1 & 3 Froggnal Lane and Bracknell Gate are well set back from the road and their main contribution to the character and appearance of the street is the original boundary wall which is partly constructed from "lava" bricks - misfired bricks from the local brickfields. Bracknell Lodge at the junction with Bracknell Gardens has been radically altered over the years and its corner entrance feature has been diminished as a result. At the junction with Finchley Road is the listed United Reform St Andrew's Church c1902-4, by Pite and Balfour. In coursed, snecked rusticated rubble with Bath stone dressings and slated roofs it forms an entrance to the Conservation Area. Roadside trees on Froggnal Lane help to maintain the residential feel of this well used east-west route. At its eastern end Froggnal Lane lies within Hampstead Conservation Area and is described in the Hampstead Conservation Area Statement.

The consistency of architectural style within this sub area is not matched by a consistency in character of the three constituent roads. The Finchley Road is a busy and noisy environment and it is quite unlike the roads that lead off it. The houses lining the eastern side of this road provide a fine backdrop to a comparatively poor environment.

#### **Buildings and features that detract from the character of the area and would benefit from enhancement**

- Roof additions to No. 10 Langland Gardens.
- Flue at front of 6 Froggnal Lane
- Painted brickwork at 240 Finchley Road

#### **Elements of streetscape that make a positive contribution to the Conservation Area**

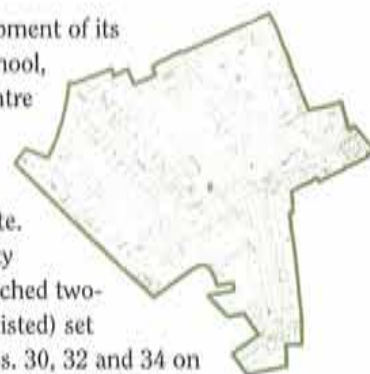
- Street trees are sporadic on Froggnal Lane.
- Low walls on the south side of Froggnal Lane
- Boundary walls to the frontages of Nos.1 and 3, and Bracknell Gate, Froggnal Lane are original and incorporate 'Lava' bricks.
- Tile "FROGGNAL LANE" sign opposite the Langland Gardens junction.
- Trees and hedges within the front gardens to properties in Langland Gardens.
- Where boundary walls remain intact there is a consistency in character to the street.



### **SUB AREA EIGHT: ARKWRIGHT ROAD, FROGGNAL, FROGGNAL CLOSE AND LINDFIELD GARDENS**

This sub area is probably the most varied in character in the Conservation Area, as development of its four constituent roads appears to have been sporadic. In addition to University College School, which occupies a large central site within the area, the area contains the Camden Arts Centre and a number of houses that have been converted to hotels.

The section of **Arkwright Road** from its junction with Ellerdale Road to Finchley Road varies in character along its length although it all forms part of a busy east/west cross-route. The consistency of the streetscene is interrupted by the openness of the adjacent University College School site. Nos. 15-25 on the southern side form a consistent group of semi-detached two-storey red brick turn-of-the-century houses. No. 28 is a notable Queen Anne style house (listed) set behind its original boundary wall and mature trees. This is generally complemented by Nos. 30, 32 and 34 on the same side of the road and Nos. 27, 29, 31 and 33 on the southern side. Towards the south-western end of Arkwright Road the street is characterised by three/four storey part yellow brick, part red brick houses to the northern side and smaller two/three storey red brick houses with Dutch style gables. The latter are similar to those on Froggnal and Langland Gardens. The Camden Arts Centre (designed as a library) at the junction with Finchley Road is a fine Arts and Crafts/Tudor style building designed by the architect Arnold Taylor in 1897 (listed). The majority of front boundary walls on the road remain intact and there are occasional trees within the front gardens to properties. There are also long distance views down Arkwright Road to Finchley Road and beyond.



**Finchley Road** At the bottom of Arkwright Road the entrance to the Conservation Area on Finchley Road has the Camden Arts Centre on the north junction and a fine mansion block that faces onto Finchley Road on the south side. Arkwright Mansions is a four storey block with a fifth floor in the roof. In red brick with ironwork to the balconies and stone dressings to the windows and horizontal banding. There are distinct arched hooded porticoes.



**Frogna** changes in character from its lower part to the south of Arkwright Road, where it is enclosed by three/four storey buildings to a greater sense of openness to the north of Arkwright Road where buildings are well set back from the road. The southern part of Frogna is dominated by large red brick turn-of-the-century houses and mansion blocks. Nos. 9 & 11, at the point where Frogna bends sharply, are a particularly fine pair of orange brick houses with stone dressings. As Frogna approaches Arkwright Road it becomes more open due to the modest scale of the mid-20th century houses to the western side of the road.



The upper stretch of Frogna comprises University College School to its eastern side and a group of two/three storey detached Queen Anne and Arts and Crafts style house to the western side. University College School was founded in 1830 in Gower Street as part of University College London. The school buildings on the current site were purpose built for University College School in 1907 in an Edwardian Baroque style and although much of the centre building was destroyed by fire in 1978 it was restored in virtual facsimile. In addition to this fine building and its associated porter's lodge, the railings and piers to the school's street boundary and the weeping willow trees contribute greatly to the character of this part of Frogna. The school, lodge and boundary walls and railings are all listed. Of particular note on the western side of Frogna are No.39, a house designed by R. Norman Shaw for the illustrator Kate Greenaway in 1885 and No. 41, a low horizontal late 1960s house by Alexander Finner. Beyond the latter is Frogna Close. This comprises a relatively tightly knit enclave of six semi-detached houses set around a small cul-de-sac. These houses designed by Ernest L. Freud in 1937 are reminiscent of Erno Goldfinger's work at Willow Road and Mies van de Rohe's early brick houses at Frefeld. Four of the six houses that make up the Close are listed.



Lindfield Gardens links Arkwright Road to Langland Gardens to the north. It was named after a village on the Maryon Wilson estate in Sussex and much of its western side and part of its eastern side were developed in the 1880s. Whilst the western side is of consistent character and quality, featuring two coherent groups of two/three storey generally plain red brick late Victorian houses, the eastern side is more varied and of inconsistent quality. (Lindfield Gardens

10; Lindfield Gardens 22; Lindfield Gardens 13) With the exception of Nos. 8, 10 and 22 this stretch of road is possibly one of the poorest in the Conservation Area due to unsympathetic alterations, dereliction, and unsightly forecourt parking areas and to a lesser extent, recent new development. Lindfield Heights at the junction with Arkwright Road is a development of eleven terraced brick and timber houses c.1969 set behind dense vegetation. The landscaping, setting and scale contribute to the Conservation Area. To the north Nos.4&4a c.1960 are set back with less care to detail with garages that detract from the streetscape.

(See Hampstead Conservation Area Statement for the rest of Frogna and Fitzjohns/Netherhall Conservation Area Statement for the rest of Arkwright Road)

#### **Buildings and features that detract from the character of the area and would benefit from enhancement**

- The two-storey housing at Nos. 25a to 29a Frogna.
- Temporary building within southern part of University College School campus.
- Nos. 4, 4a Lindfield Gardens present a poor frontage to the road.
- No. 6 Lindfield Gardens has a large forecourt parking area.





- No. 12 Lindfield Gardens has undergone unsympathetic alterations and features a large forecourt parking area.
- The frontage to No. 14 Lindfield Gardens is out of character.

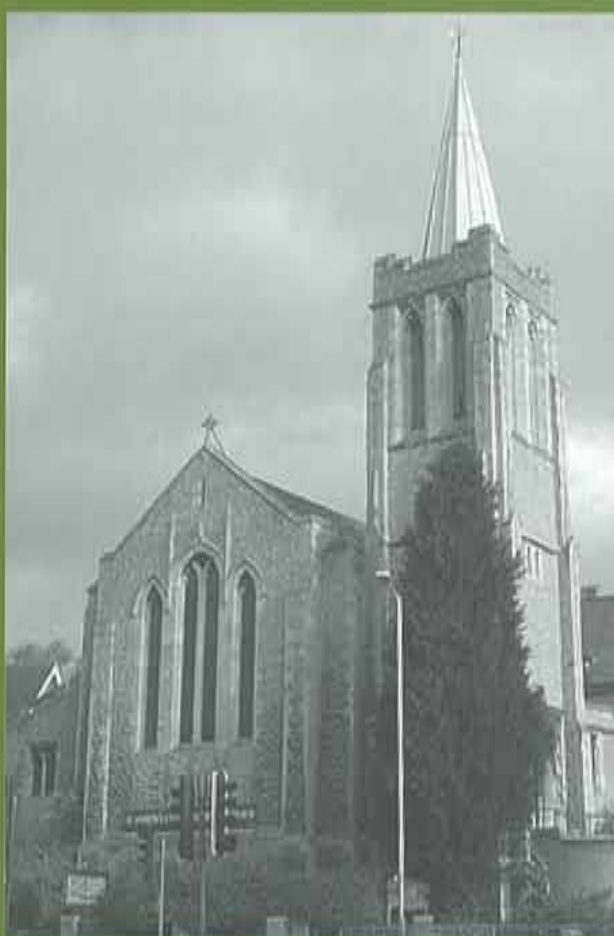
**Elements of streetscape that make a positive contribution to the Conservation Area**

- The hedges to the front boundaries of properties and trees within front gardens.
- Tile "FROGNAL" sign at the north-west corner of the junction with Frognal and the adjacent red letterbox.
- Tile "LINDFIELD GARDENS" sign at the northern end of the road.





# Streetscape







# audit

## AUDIT

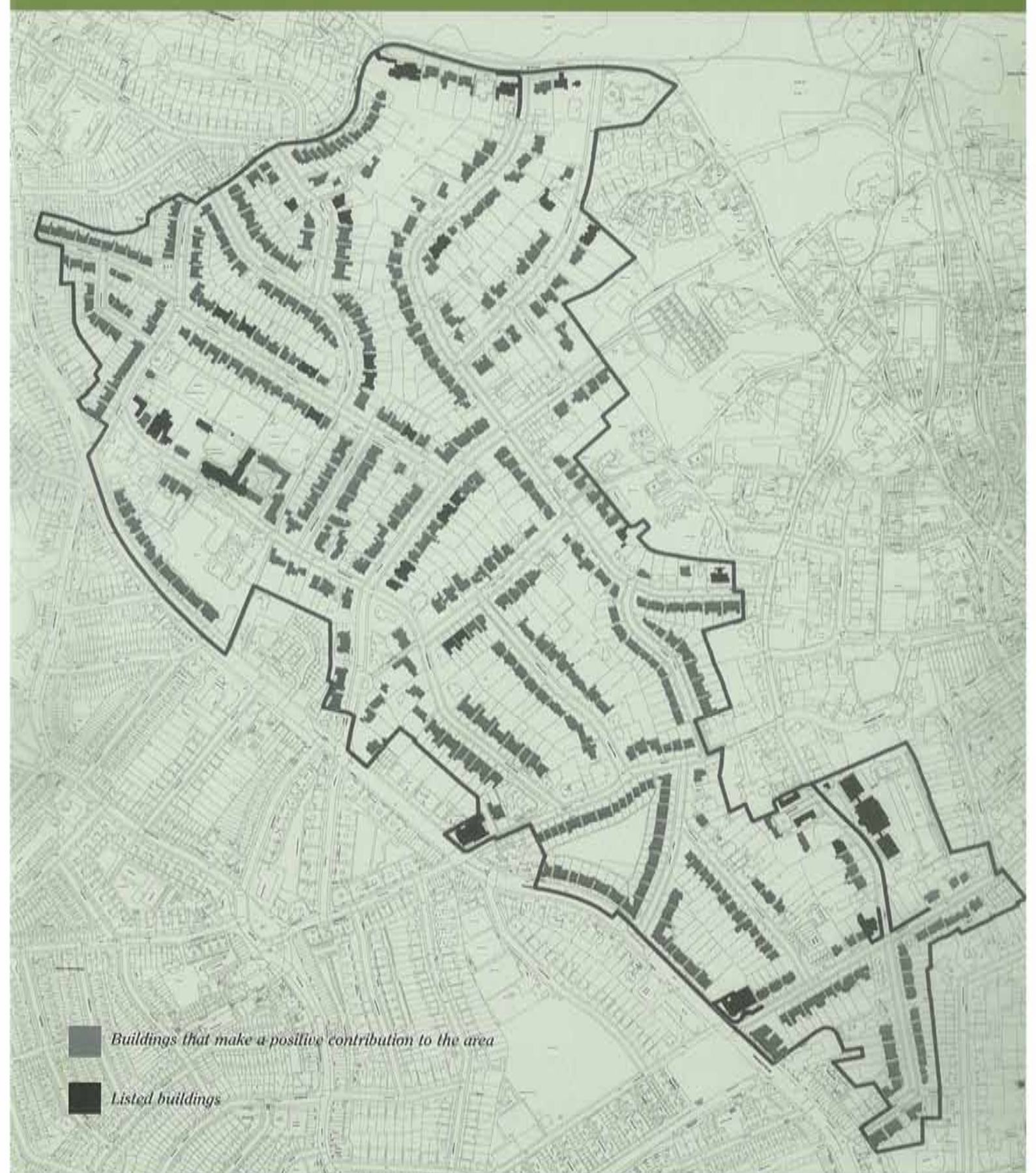
### LISTED BUILDINGS

Within the Redington/Frogna Conservation Area there are some 60 buildings and structures on the statutory list of buildings of Architectural or Historic Interest including three that are Grade II\*. Details and photographs of the listed buildings are available on the Camden web-site; [www.camden.gov.uk/planning/listed](http://www.camden.gov.uk/planning/listed)

(All buildings and structure listed below are Grade II unless it is stated otherwise)

Arkwright Road	28 and attached boundary walls and piers. 1891 by Robert A Briggs Camden Arts Centre and attached piers and walls. By Arnold S Taylor
Fercroft Avenue	6 & 8, 1901 by Quennell & Hart 12 & 14, 1901-2 by Quennell & Hart 26 & 26a, 1898 by Quennell & Hart 33 & 35, 1902 by Quennell & Hart 40 & 42, 1904 by Quennell & Hart
Finchley Road	Church of St Andrew c1902-4
Frogna	39 & 39a, 1885 by Norman Shaw
56 University College	School Porters Lodge, 1906/7 by Arnold Mitchell University College School and gates and railings, 1906/7 by Arnold Mitchell
Frogna Close	1 & 2, 1937/8 by Ernest L Freud 5 & 6, 1937/8 by Ernest L Freud
Heath Drive	24, 1907 by Quennell 25 & 26, 1907 by Quennell 31 & 32, 1905 by Quennell 33, 1905 by Quennell & Hart
Hollycroft Avenue	43, 43a, 45, 1905 by Quennell & Hart 47 & 49, 1905 by Quennell & Hart
Kidderpore Avenue	St Luke's Church (II*), 1897/99 by Basil Champneys No. 12 St Luke's Vicarage, 1902/3 Basil Champneys College Chapel King's College, 1928/9 Percy Morley Kidderpore Hall King's College, c1843 Maynard Wing King's College, 1889 by Robert Falconer MacDonald Skeel Library King's College, 1903/4 by Robert Falconer MacDonald summerhouse King's College, mid 19th c
Oakhill Avenue	21 & 23, 1909 by Quennell & King 25 & 27, 1909 by Quennell & King
Platt's Lane	8 Annesley Lodge (Grade II*), 1895/6 by CFA Voysey
Redington Road	2 & 4 (II*), 1876 by Philip Webb 16, 1889 by Arthur H Mackmurdo 54, 1908/9 by Quennell 56, 1908/9 by Quennell
Rosecroft Avenue	17, 1898/9 by Quennell 18, 1898/9 by Quennell 20, 1898/9 by Quennell





■ Buildings that make a positive contribution to the area

■ Listed buildings

Listed buildings and buildings that make a positive contribution to the area



Templewood Avenue 14, 1910/11 by Quennell  
15, 1910/11 by Quennell

West Heath Road 9, 1962 by James Gowan  
13, 13b, 13c, and boundary walls and piers, 1894  
23 (St Vedast's School for boys, Sarum Chase) and gates railings and wall, 1932 by  
Vyvyan Salisbury

### **BUILDINGS AND GROUPS OF BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA**

The distinct quality of Redington/Froggnal is that it largely retains its homogenous late 19th /early 20th century architectural character. For this reason, most of the buildings make a positive contribution to the character and appearance of the Conservation Area and 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).

Arkwright Road 13-25 (odd), 27-47 (odd), 12-14 (even), 18-20 (even), 30-34 (even), 38-48 (even)  
Bracknell Gardens 5-31 (odd), 6-26 (even)  
Briardale Gardens 1-35 (odd), 2-14 (even)  
Chesterford Gardens 2-30 (even), 1-21 (odd)  
Clorane Gardens 2-18 (even), 1-9 (odd)  
Ferncroft Avenue 1-31 (odd), 37, 43, 2, 4, 10, 16-24 (even) 28, 32-38 (even) 44  
Finchley Road 214-226 (even), 230-248 (even), 302-334 (even), Arkwright Mansions, Leinster Mansions,  
Langland Mansions  
Froggnal Heath Court, 2-8 (even), 9-23 (odd), 14-48 (even), 33-37 (odd), 41  
Froggnal Close 3 & 4  
Froggnal Lane 2-34, 38 (even), 1-3 (odd), 9-17 (odd)  
Greenaway Gardens 2-17 (inclusive)  
Heath Drive 1-10 (cons), 10a, 11, 11A, 12-14 (cons), 16-20 (cons), 22, 23, 27-30 (cons), 35-38 (cons)  
Hollycroft Avenue 1-23 (odd), 27-41 (odd), 51-53 (odd), 2-18 (even), 24-46 (even)  
Kidderpore Avenue 1, 1a, 3-9 (odd), 2-6 (even), 6a, 14, 19-25, King's College -Dining Hall, Dudin Brown building,  
Chapman Wing, Orchard Wing, Queen Mothers Hall  
Kidderpore Gardens 1-21 (odd), 2-18 (even), Old Hall Lodge  
Langland Gardens 3-31 (odd), 2-8 (even), 12  
Lindfield Gardens 1-27 (odd), 6-10 (even), 22  
Oakhill Avenue 2a, 4 - 14 (even) 3-11 (odd), 15-19 (odd)  
Platt's Lane 3-37 (odd), 43-67 (odd), 14 -34 (even), 36-40, 44-56 (even)  
Redington Gardens 1-3 (cons), 15  
Redington Road 5-95 (odd), 6, 12, 18-28 (even), 42, 46-48 (even), 52, 58b, 60-70 (even)  
Rosecroft Avenue 3-7 (odd), 23, 6- 16 (even), 22-28 (even)  
Templewood Avenue 1, 1a, 3-5 (odd), 7-11 (odd), 19, 2-12 (even), Templewood Gardens  
1 Telegraph Hill 1-5  
West Heath Road 11, 17-21 (odd)

#### **Buildings at Risk**

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

9 West Heath Road, Schreiber House Swimming Pool (grade II, poor condition)

#### **Opportunity sites**

No vacant sites remain in the area, neither are there any undeveloped sites in the Schedule of Land Use Proposals in the UDP. Buildings which detract from the character of the Conservation Area may be considered as opportunity sites and therefore there may be scope for redevelopment, subject to an acceptable replacement. The following are considered as possible opportunity sites:



- University College School building adjacent to Arkwright Road

#### **Current Issues**

The Redington/Frogna Conservation Area retains much of its architectural and architectural integrity. Despite the imposition of the motor car into the public realm and the insertion of a scattering of buildings from the second half of the 20th century, the area retains the essence of the character and appearance that would have prevailed in the 1920s. The pressures exerted on the character and appearance of the Conservation Area are threefold.

#### **New development**

New development in the Redington/Frogna Conservation Area over recent decades has been within sections of garden which have been sold off, or on areas that were not previously developed. In some instances - for instance on Kidderpore Avenue and Lindfield Gardens - original houses have been demolished to make way for college buildings and flats. Many of the relatively new detached houses are modest, feature mature planting within their front gardens and therefore are relatively neutral elements in the streetscape. Where new development does not preserve or enhance the character and appearance of the Conservation Area it is generally due to one of the following:

- Inappropriate materials
- Inappropriate scale/bulk/height/massing
- Inappropriate relationship to street and neighbouring properties
- Inappropriate front boundaries
- Traffic generation and parking pressures
- Impact upon soil stability
- Impact on privacy of neighbouring properties

#### **Alterations and extensions to existing dwellings**

The majority of applications for planning permission within the Redington/Frogna Conservation Area involve minor alterations, extensions to existing buildings or new buildings within the curtilage of existing dwellings. This can have a cumulative impact on elements that contribute to the character and appearance of buildings, streets and areas as a whole. These cumulative changes often involve one or more of the following:

- Roof extensions - addition of inappropriate dormers or alteration to roof pitches
- Alteration to, or replacement of windows, porches, doors, and other features
- Addition or alteration to basements
- Addition of roof terraces or balconies
- Addition of external services
- Inappropriate bulk, massing, design and materials
- Inappropriate external painting
- Loss of original features
- Out buildings within the gardens

#### **Works to frontages and within the public realm**

Building frontages, pavements and landscaping are important constituents to the character and appearance of the Conservation Area. Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area as brick walls and piers are enormously important to the streetscape. The following often result in a detrimental impact:

- Loss, alteration or replacement of boundary walls, gate posts, piers, railings and balustrading
- The formation of new cross-overs
- The loss of trees and boundary planting
- Introduction of high railings to inappropriate front boundaries

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.

#### **Conservation Area Boundary**

A review of the boundary of the Conservation Area was undertaken as part of the analysis for this Statement and amendments made in January 2003. (see Planning History)



# 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) (as amended) 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 proposal.

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

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

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

## Backland/Rear Gardens

RF1 Rear gardens 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.

## Basements

RF2 Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.

## Demolition

RF3 Within the Conservation Area total or substantial demolition of a building (whether listed or otherwise) will require Conservation Area consent.

RF4 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 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).

RF5 All applications should show clearly the extent of demolition works proposed.

RF6 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use. The demolition of buildings or removal of streetscape features which made a positive contribution to the character and appearance of the Conservation Area will be resisted.

## Estate agent boards

RF7 Legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisements) regulations 1992 (as amended). The Regulations also identify fourteen classes of advertisement that have "deemed consent". A profusion of



boards can have a detrimental impact upon the Conservation Area in terms of visual clutter. Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in Camden. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally.

#### Front gardens and boundaries

- RF8 Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. Boundaries in the Conservation Area are predominantly formed by walls, either with railing or hedges. The original features of the boundaries may vary. Where there are low walls alongside the road and within properties they add to the attractive appearance of the front gardens and architectural setting of buildings. Proposals should respect the original style of boundary and these should generally be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene.
- RF9 The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking area.

#### Listed Buildings

- RF10 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 façade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights to not apply to listed building consent.
- RF11 Listed building consent is not normally required for maintenance and like for like repairs but if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required. It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.
- RF12 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. You are advised to obtain written confirmation that repair work proposed does not require listed building consent. The Council's development policies relating to listed buildings are contained in the UDP Policies EN38 to EN40. Additional guidance is included in Supplementary Planning Guidance and in the Government's Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on listed buildings.

#### Materials and maintenance

- RF13 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, iron balustrades, timber framed sash windows, doors, roof tiles, decorative brickwork, boundary walls and piers, where retained add to the visual interest of properties, and where removed in the past replacement with suitable copies will be encouraged. Original, traditional materials should be retained wherever possible and repaired if necessary.



- RF14 The choice of materials in new work will be most important and will be the subject of control by the Council.
- RF15 Generally routine in regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing and stucco, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- RF16 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.
- RF17 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**

- RF18 The Unitary Development Plan (UDP) provides the context and guidance for proposals for new development in terms of the appropriate land uses and other matters such as density and parking standards. New development should be seen as an opportunity to enhance the Conservation Area. It should respect the existing built form and historic context of the area, local views, building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.
- RF19 The Redington/Frogna Conservation Area has a variety of building types, ages and styles. In the past new development has not always been respectful of that context. There are, however, striking examples of modern architecture and design present in the Conservation Area. Modern architectural design should not be resisted per se, but it should respect and reflect its context. Applicants will be required to demonstrate that their proposal respects and reflects the context in terms of scale, height, massing and relationship to the street.
- RF20 No vacant sites remain in the area, neither are there any undeveloped sites in the Schedule of Land Use Proposals in the UDP. Buildings which detract from the character of the Conservation Area may be considered as opportunity sites and therefore there may be scope for redevelopment, subject to an acceptable replacement. The following are considered as possible opportunity sites;
- University College School building adjacent to Arkwright Road
- RF21 Many properties in the Conservation Area are built on an incline and as a result new development may involve excavation. Where relevant applications should include details of all excavation proposed and details of the proposed levels in the context of adjoining properties. (see RF34-37 For tree guidelines)

#### **Rear extensions/conservatories**

- RF22 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.
- RF23 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.

- RF24 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.
- RF25 Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace of group of buildings.
- RF26 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.

#### **Roof extensions**

- RF27 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. The variety of roof forms used in the Conservation Area means that proposals for roof extensions will have to be assessed on an individual basis with regard to the design of the building. Because alterations to the roofscape can adversely affect the character of the Conservation Area proposals 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.
- RF28 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as parapets, cornices and chimney stacks and posts will be encouraged.
- RF29 Roof extensions should be drained to the rear of the building; no rainwater pipes will normally be allowed on the street elevation.

#### **Roof gardens**

- RF30 Roof gardens are not a characteristic feature of the Conservation Area. The provision of outdoor space at roof level will be resisted.

#### **Satellite dishes**

- RF31 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.

#### **Side extensions**

- RF32 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.
- RF33 The Conservation Area is characterised by significant and well-preserved gaps between buildings



providing views through to rear mature gardens. Normally the infilling of gaps between buildings will be resisted where an important gap is compromised to 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**

- RF34 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 Office 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.
- RF35 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. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees.
- RF36 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- RF37 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. A separate Council leaflet is available on Trees.



## APPENDIX 1 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 unbuild 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 unbuild 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.



## ACKNOWLEDGEMENTS

The consultation draft was produced by the consultants Nathaniel Lichfield & Partners who provided the initial analysis of the area. Their work formed the basis of the Statement that was revised, following local consultation, by the Conservation and Urban Design Team.

We would like to thank the Camden Local Studies and Archives Centre for their help in the preparation of the statement and to local residents and groups who contributed their views and local knowledge during consultation. In particular the help given by the Redington/Frognaal Association.

This Statement was compiled by Kathy MacEwen and is her last publication before leaving the authority after 14 years at Camden during which time she produced many of the Statements for the borough's 36 Conservation Areas.

For further information contact :

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London Borough of Camden

Environment Department

Town Hall Extension

Argyle Street

London WC1H 8ND

Telephone : 020 7974 1944

E-mail: [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

Camden's Planning Service is on line. You can visit the website at [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

### Useful contacts

English Heritage

23 Saville Row

London W1S 2ET

[www.english-heritage.org.uk](http://www.english-heritage.org.uk)

Office of the Deputy Prime Minister (responsible for regional and local government) [www.odpm.gov.uk](http://www.odpm.gov.uk)

Hampstead Conservation Area Advisory Committee and other local groups and organisations 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>

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### ROAD INDEX

Arkwright Road

Bracknell Gardens

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