



Conservation  
*area statement*

► **Fitzjohns/Netherhall**

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# FITZJOHNS/NETHERHALL

## *Conservation Area Statement*

The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Fitzjohns/Netherhall Conservation Area.

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

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

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

It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The



manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

# LOCATION



The Conservation Area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, slightly below the sandy hills of the village and Heath, as London clay becomes the sub-soil. Three rivers ran down from the hill; tributaries of the Fleet, Tyburn and Westbourne, supplying the lower areas of the City of London and City of Westminster. The rivers formed the natural demarcation of different estates. The River Tyburn was the main source and lies under Shepherd's Well; it flows in conduits to the River Thames via Swiss Cottage, Regent's Park, Lake and Buckingham Palace. Shepherd's Well was Hampstead's main soft water supply until piped water was laid in the mid 19th century and was famous for its pure water which never froze.



The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Finchley Road and Hampstead High Street/Rosslyn Hill form the west and the east boundaries. Overall the urban grain shows large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road.

*Camden and location of the Conservation Area*



*Designation dates*



*Topography*



*Urban Grain*



## PLANNING HISTORY

Designation Dates: 1.3.84, extended 2.2.88, 1.11.91, 22.2.01. Most of the Conservation Area was designated in 1984. In 1988 Daleham Gardens, part of Lyndhurst Road, Greenhill, Prince Arthur Road and Eldon Grove were added. In 1991 No.40 College Crescent and the Memorial Fountain was included. In 2001 as a result of the work on this Conservation Area Statement four new sections became part of the Conservation Area. Two short sections of Rosslyn Hill were transferred from Hampstead Conservation Area. The area around Ellerdale Road was transferred from Redington/Froggnal Conservation Area. A triangle of land bounded by Haverstock Hill/Rosslyn Hill and Orman Road and Belsize Lane was also designated.

Under Article 4 of the General Permitted Development Order, the local planning authority, subject to the approval of the Secretary of State for the Environment, may take away from specified sites development rights normally permitted under the GPDO. An Article 4 direction was made on The Cottage, 67 Fitzjohns Avenue in 1977, removing permitted development rights for the erection of structures within the curtilage of the dwelling house for a purpose incidental to the enjoyment of the dwelling house.



A small area at the northern end of the Conservation Area has been identified by English Heritage Greater London Archaeological Advisory Service as an Archaeological Priority Area (see shaded area on map).Δ

For the purposes of this Statement, the Conservation Area is divided into two sub-areas; one centred on Fitzjohns Avenue, broadly what was within the Maryon Wilson Estate; and the second around Thurlow Road the area that was the Belsize Estate.



*Sub areas*



John's Avenue, South Hampstead

## HISTORY

The Conservation Area was divided between three historic estates; Hampstead Manor, Belsize Estate, Greenhill. Their histories together with the growth of urban London during the 19th century largely account for the development of the residential area of Fitzjohns/Netherhall.

**Hampstead Manor** In medieval times Hampstead was a small upland village, with Hampstead Manor stretching westward from Hampstead to Watling Street (now Kilburn High Road). It belonged to Westminster Abbey and had the best farmland in the area. After the Dissolution of the Monasteries the manor and land was given to Sir Thomas Wroth and was subsequently sold on until 1707, when it was bought by Sir William Langhorne, descending to his cousins the Maryon family. Around Hampstead Village there were two parts to the estate, the main estate being Manor Farm with 356 acres in the vicinity of Finchley Road. The other area was known as East Park, to the east of East Heath, now part of Hampstead Heath. Sir Thomas Spencer Wilson became lord of the manor in 1777, through his wife, a Maryon. As with previous lords, he never lived there.



Sir Thomas Maryon Wilson died in 1821 and divided the estate between his sons. His will limited his heir's ability to build on the land as they could only grant short agricultural leases. This impeded the younger Sir Thomas' desire to develop land for housing following trends in neighbouring areas. Residential development had reached St John's Wood, while Hampstead Village had a growing population during the 18th century. The development of Finchley Road also brought urban development closer to Hampstead when the turnpike was built by Colonel Eyre of the Eyre estates connecting St John's Wood to Finchley in 1827. The road went through Maryon Wilson land.

A long legal battle in the Houses of Parliament began as Sir Thomas Maryon Wilson tried to amend the will. He encountered strong opposition to his proposal mainly because the loss of East Park would have adversely affected public access to the Heath. During his lifetime he made 15 attempts to get the Bill passed. All failed and both areas were kept as open land during most of the 19th century. For many locals the delay was welcome, keeping open farmland in an area increasingly surrounded by brick. The area around Shepherd's Walk was known as Conduits Fields, with a footpath from





# history

there to Hampstead Village. Resistance to the loss of this area led to a campaign to acquire them supported by Octavia Hill, but the campaign failed. When Sir Thomas died in 1869 his heir (his brother) Sir John Maryon Wilson was willing to negotiate the selling of his manorial rights to the Heath part of the estate. Following the Hampstead Heath Act 1871 East Park finally became public property in 1886. In contrast the Manor Farm area was developed for housing. The long legal battle delayed the development of this part of the Conservation Area accounting for its distinct 1880s character.

Unlike his brother Sir John Maryon Wilson was free to grant building leases to his heir, and decided to develop the Finchley Road part of the estate. He agreed in 1873 to divide the estate with his son Spencer, whose portion included two proposed new roads, Fitzjohns Avenue and Priory Road. (Fitzjohns Avenue named after the Spencer Wilson house in Great Canfield). In 1875 the contract for Fitzjohns Avenue was let to Culverhouse (tenant at will of two main estate farms on the site of Fitzjohns Avenue and a builder) at a price of £8,987, and road making began. Culverhouse had previously been given a lease to exploit the East Park estate as a brick-field. In fact, bricks from the fields on the Heath were used for houses on Fitzjohns Avenue.



The design of Fitzjohns Avenue came from the grand vision of Spencer Wilson, with a 50ft wide road and 10ft pavement. Harpers magazine in 1883 called it "one of the noblest streets in the world". It was planted with alternate red and white chestnuts and the houses were set well back from the road with long front paths. Land agent, F.J.Clark advised the Maryon Wilsons to build the main roads and sewers and control the release of land carefully. The north/south alignment of the roads was determined by building

surveyor HR Newton's concern with convenient access between Swiss Cottage and Hampstead. The termination of the northern end of Fitzjohns Avenue raised problems where the impressive new road ended in a mass of alleys and courtyards. Town Improvements were proposed to clear slums and rearrange roads and a public meeting was held in 1881 where traders on Hampstead High Street voiced concern about the new road causing loss of trade. A compromise was found and the north-west end of the High Street was demolished and widened, Heath Street was extended southwards and a new intersection created to make the link between Swiss Cottage and Hampstead.



Three railway tunnels lie under the area and also influenced the street lay out. The North London Railway (LNWR) made a tunnel between Hampstead Heath Station and Finchley Road and Fognal in 1860. East of Fitzjohns Avenue it runs under properties and their gardens but the northern end of Netherhall Gardens was designed to lie over the tunnel. The Midland Railway connection to St Pancras was opened in 1868, and the mile long Belsize Tunnel was created to link Haverstock Hill and Finchley Road. Nutley Terrace was required to run over the line of the tunnel, which explains its angle to Fitzjohns Avenue. The tunnel was not able to meet the railway's requirements and a second tunnel (known as the Belsize New Tunnel) was built in 1884. Airshafts to the tunnel are located at No.32Belsize Lane, Copperbeach Close and the land adjacent to No.46 Maresfield Gardens.

The neighbourhood of Fitzjohns Avenue was built in ten years after 1876. The adjoining streets were slightly less spacious than Fitzjohns Avenue but all had large building plots with detached or semi-detached properties, and some had room for carriage drives. Netherhall Gardens and Maresfield Gardens were named after a manor and parish of the Maryon Wilson estate in Sussex.

Architectural interest was increased as private individuals bought freeholds and commissioned architects, creating good quality one-off buildings. The area became popular with a community of artists, writers, social reformers and the medical profession. In the 1870s and 1880s the architecture that was popular included a variety of styles; Queen

1894



*Beauchene*



*Fitzjohns Tower*

Anne revival, Arts and Crafts influenced by Norman Shaw (he designed three buildings in the area, one now demolished) and Gothic. The freestyle of Victorian influences comes together in the Conservation Area.

The houses were of such a large size (No.55 Fitzjohns Avenue had 25 rooms) that letting became difficult and towards the end of the 1890s a number of girls schools opened, a trend that continues today, in properties that were originally designed as houses.

Since the initial development there has been small-scale development in backland sites in the 1920s and 1930s (see O.S.1934 map). A number of local authority housing schemes were built in the 1970s by the London Borough of Camden, on the sites of demolished houses.

**Belsize Estate** The Belsize estate lies on the east side of the Conservation Area, (1862 map shows the lane that marked the boundary) and was owned by the Dean and Chapter of Westminster after the Dissolution of the Monasteries. The name derives from "belassis" French for beautifully situated. The estate extended south of the Conservation Area and also includes the Belsize Conservation Area. The Earl of Chesterfield leased it from the 17th century when it was farmland and also the location of Belsize House, a substantial house and grounds. The Earl sold the 234 acres interest in 1807 to four Hampstead men who then divided it into eight portions, each with a separate lease. These estates were called parks and individual villas were built on them, or the existing house retained such as Belsize House and Rosslyn House. In Fitzjohns/Netherhall Conservation Area there were three large houses on leases: Rosslyn House, Rosslyn Lodge and Belsize Court, prior to major residential development.



*Rosslyn House*



*The Gatehouse*

**Rosslyn House** originated in Tudor times, and was known as Shelford Lodge. At the end of the 18th century it was occupied by Alexander Wedderburn who became Earl of Rosslyn. He changed the house into a Georgian mansion and the name to Rosslyn House. It had grounds of 21 acres and lay at the end of a private

drive with an entrance on Haverstock Hill. From 1828 the Rosslyn Park estate with Rosslyn House was lived in by Henry Davidson, a city merchant. In 1853 he agreed a 99-year building lease, anxious to start developing part of his estate before the adjacent Maryon Wilson estate, while keeping the house. The newly created Soldier's Daughters

Home moved into Rosslyn House in 1855-58 before moving to Rosslyn Hill in 1858. In 1859 Davidson sold Rosslyn House to Charles Woodd who lived there until 1893. Woodd built the mews in the 1870s. The 1894 map shows Rosslyn House and grounds surrounded by houses. The 1915 OS map shows the south side of Lyndhurst Road built on after Rosslyn House was demolished in 1896. The gatehouse (or former lodge) survives in Lyndhurst Road.



**Rosslyn Lodge** (or part of it) has survived unlike the other grand houses of the 18th and 19th century. It lies

1915

beside the entrance to Rosslyn House and is thought to have been built at end of 18th century. It had a series of tenants and was used as an Auxiliary Military Hospital during the First World War. In 1975 the freehold was acquired by Camden Council who built a supported housing scheme there in 1978 in the southern part of the garden. In 1979 the west wing was demolished and the World Association of Girl Guides and Girl Scouts now owns it.

**Belsize Court** Built about 1811 by George Todd, one of the eight lessees, on the site of a previous house, at the east end of the present Wedderburn Road. Confusingly it was initially called Belsize House (the other Belsize House lay outside the Conservation Area near Belsize Avenue). It was demolished in 1937 and the land developed by Laing in 1938 for the Belsize Court flats.



*Wedderburn House*

**Development** of the Rosslyn Park Estate started in the 1860s under Davidson and was largely completed in the 1880s. In 1862 development on Thurlow, Lyndhurst, Eldon Roads and Windsor Terrace was proceeding. Houses in a similar style were also built on the west side of Rosslyn Hill. The substantial three/four storey houses were built around the boundaries of the estate (see 1870 map) with no connecting roads between Lyndhurst Road and the area west of it. A through route was only established when Fitzjohns Avenue was built. Lyndhurst Road was named after a Lord Chancellor, as was Thurlow Road and Eldon Grove. Wedderburn Road, to the west of Belsize Court, was built in the 1880 and 1890s. In 1883 the Rosslyn Grove Congregational Church was built adjacent to the Lodge, designed by Alfred Waterhouse. It was later known as the Lyndhurst Road Congregational Church and is now the Air Recording Studios.



*Lyndhurst Road Congregational Church*

In 1885 William Willett the speculative builder, who with his son ran one of the most successful building firms in the London area in the late 19th and early 20th century, returned to Belsize Park and the Belsize Court Estate. Having worked in Belsize Crescent he moved into Lyndhurst Gardens. Harry B Measures was office architect from 1884-1892 and he may have influenced the move to detached quality villas. Measures designed all the Willett properties in Lyndhurst Gardens.

**Greenhill** The Greenhill estate was smaller than the adjacent estates and ran from the King William IV public house to Thurlow Road. There were some substantial houses on the estate; Mount Grove was probably built in the 18th century and had extensive grounds. It was bought in 1817 by Thomas Norton Longman the publisher who created a garden quite renowned at the time. He died in 1844 and the house was demolished in 1871 to be replaced by a Methodist Chapel in the 1880s. The Chapel was demolished in 1935 and replaced by the present Greenhill Mansions; Vane House built in the mid 17th century by Harry Vane (executed for treason in 1662). The Soldiers Daughters Home moved to Vane House in 1858 and was opened by the Prince Consort. The Home had a school attached (the building is now occupied by now Fitzjohns Primary School accessed from Fitzjohns Avenue) designed by William Munt. Vane House was demolished in 1970, only the gatepost survives, and Vane Close and Mulberry Close were built. The Royal School was also erected on the site.



*Soldiers Daughters Home School*

The information in the history section has largely been drawn from the books listed in the bibliography at the end of the Statement.



1934

## CHARACTER AND APPEARANCE OF THE AREA



The Conservation Area spreads across the southern slopes of Hampstead, on the descent from Hampstead Village (105m above sea level) to Swiss Cottage/Finchley Road (60m). The hills and their gradients play an important part in determining the area's character. Long views along the Avenues combine with substantially scaled properties and generous grounds to create an imposing district.

Within a framework of broadly similar building types there is a mixture of architectural styles that includes neo-Gothic, classical Italianate, Queen Anne, Jacobean, Domestic Revival, Arts and Crafts/Norman Shaw. A

feature of the area is the number of properties built for individual owners, (some of whom were artists) by respected architects. The range of detail includes; fine rubbed brickwork, terracotta enrichments, stained glass, fine wrought iron work, Tudor-style chimney stacks, extensive tiling and tile hanging, Oriel windows, stone mullions to windows, bay windows, large studio windows for artists, well-detailed front walls, gate piers, decorative tiled front paths, doorways and large porches, elevated ground floors. Roofs are an important and conspicuous element, a development of mid-late Victorian architecture that dominates the profile of the skyline. The most common types of roof are gables (various designs), pitched with dormers, shallow pitched with overhanging eaves. The majority of properties are detached or semi-detached with few terraces. The gaps between the buildings therefore provide views to the rear gardens and a rhythm to the frontage.



Throughout the Conservation Area the contribution of the streetscape is significant; the trees (public and private), the vegetation, the boundaries between private gardens and the street, the rear gardens. Large mature trees have a presence in nearly every view. Some roads were planted with street trees (Fitzjohns

Avenue, Lyndhurst Road, Eldon Grove) while others rely on the profuse planting of trees and shrubs in private front gardens. Trees are an inherent and characteristic part of the Conservation Area. As well as appearing as formal street planting they appear in front gardens, in gaps between properties and in rear gardens. Throughout the Conservation Area there are trees of mixed size and species. Many are self-sown, a few may be the

remnants of the first estates and gardens while others are more recent additions. The presence of street trees does not necessarily diminish the importance of trees in private gardens. The private landscape often contains significant trees, whether groups or individual specimens, contributing to the character of the area, visible from public places or perhaps from surrounding properties.

Original boundary walls are distinctive, using particular materials and details to echo the architecture behind. Although the walls and their special details vary from street to street, and in some streets from house to house, the palette of materials, repeated details and underlying design conventions give a remarkable consistency. One original element missing almost entirely from these walls is the ironwork of railings and gates, of which only traces and the odd example remains. Although not always visible from the street the rear gardens form large blocks of open land making a significant contribution to the character of the area.

The Conservation Area is mainly residential but also has a large number of institutional and educational uses that have an impact on the streetscape. Most problematic are the private schools generating cars delivering and picking up children. There are shops on Finchley Road and a church. There has been some infill and demolition, both for private developers and for the London Borough of Camden. Despite these later changes the area has an over-riding sense of a quiet leafy suburb.



Details



Character



## SUB-AREA ONE FITZJOHNS

Built predominantly over a ten year period, from the late 1870s to the late 1880s, it marks the style and pre-occupations of the 1880s. Generally the architectural influences are the Queen Anne and Domestic Revival with purple and red brick, decorative ironwork, rubbed and carved brick, bargeboards and roof details.

The road layout is almost a grid, with Fitzjohns Avenue on the north/south axis, the prime street in terms of grandeur, scale and length. The north/south streets have some steep gradients and are crossed east/west by lesser streets.

The streets are listed in alphabetical order.

**Akenside Road** The road runs at a 45-degree angle to Fitzjohns Avenue, and is an old estate boundary between Belsize and the Maryon Wilson estates. Only a few properties face the road and Daleham Gardens, Wedderburn Road, Lyndhurst Road cross it and their houses terminate the street; at the southern end the properties are sited immediately beside the pavement at odd angles, in a manner untypical of the Conservation Area.



The first residential development dates from the 1880s. No.1 was built first; detached with its prominent tile hung gable facing towards Fitzjohns Avenue. Nos.2 & 3 are semi-detached two storey properties with gable ends. Nos.4 & 5 are semi-detached with Dutch gables and dormers, leaded casements and a distinct entrance on the corner of the building with column and recessed door. They have overhanging eaves with metal brackets. The first floor level has roughcast render.

On the east side from Lyndhurst Gardens brick walls are prominent, with the side extension of No.1 Lyndhurst Gardens a slightly over-dominant height. No.8 terminates the south west end but faces towards Belsize Crescent, providing an entrance to the Conservation Area. On the west side is Copperbeech Close, a group of four houses of two storeys in brick with mono-pitched roofs (1968 approval). Built on a triangular site and sited at an oblique angle to the road, the scale and design of the development sits well in the townscape. The site layout was partly determined by the position of a ventilation shaft for the Belsize New Tunnel.

**Arkwright Road** Running west from Fitzjohns Avenue on a long straight descent to Finchley Road, Arkwright Road forms a major east-west cross-route. It is characterised by large late Victorian houses often set within five metres of their front boundaries. Notable of these are Nos.1-10 (inclusive) Arkwright Road of which Nos.1, 2, 4, and 9 were designed by Theodore Green. The majority of the front boundary walls remain intact and there are occasional trees within the front gardens. Long distance views of west London can be gained from the top of the road.



**College Crescent** Situated at the southern end of Fitzjohns Avenue it provides an important landmark and small public space on the approach from Swiss Cottage. The Palmer Memorial Drinking Fountain (listed Grade II) is a memorial to Samuel Palmer who lived at 40 College Crescent for 21 years, erected by his family after his death in 1903. To the south-west is No.40 College Crescent (listed Grade II) a detached house by Morris and Stallwood for Samuel Palmer, in the Queen Anne style. A three and two storey building in red Reading bricks with terracotta enrichment, continuous dentil cornices and tiled hipped roofs with tall brick slab chimney-stacks. The road descends to Finchley Road and is dominated by the rear of the South Hampstead school buildings.

**Daleham Gardens** A long straight slope, with a shallower gradient at the southern end; the vista is framed by front boundary walls with hedges and (mostly) small to medium sized front garden trees giving the street a wealth of





greenery. The walls (about 800mm high) are generally consistent; red/orange brick over several courses of Staffordshire blue with an angular matching blue coping interspersed with Portland stone blocks. Piers are head height, 2 1/2 x 2 bricks at gateways and 2 x 2 between properties; pier caps are flat stone. Pleached or pollarded limes reinforce the boundaries of several properties. Built in the 1880s, the northern end to Nutley Terrace originally had one property on each side, Nos.31 & 32, but a number of 20th century infills give the section a less cohesive appearance than the rest of the street. No.31 has unfortunately replaced the

original windows. The impressive side boundary wall remains with its combination of red/orange and blue brick typical of the street, though its inset panels, flowing courses and large scale are also a sign of its difference. It may have marked the limits of the Midland Railway tunnel. No.32 sits behind a high wall, the very good details of gable and tiled roof and ridge are low and can be seen above the boundary wall. No.31a is part of the 1970s development on Fitzjohns Avenue (see p.17) and relates well to the Conservation Area without mimicking it. Sadly it has garages at ground floor level that reduce its contribution to the streetscape.



From Nutley Terrace to Belsize Lane the properties are predominately detached but set close together making a unified group influenced by the Bedford Park estate. On the east side, Nos.4-8 and Nos.14-20 details include; red and purple brick, carved decorative brick, no basements, overhanging eaves with large brackets, gable with hung tiles and/or decorative plasterwork and finial, two dormers with pitched roofs, Oriel window. All of them feature decorative brickwork above the windows and between floors and a decorated porch hood; the front door has a single pane of glass. No.8 has an elaborate mosaic path. The exception is corner building No.28, a 1960s building that makes no contribution to the streetscape.

On the west side they are all detached, smaller than those opposite, but a similar design generally. Details include; one dormer with finial (No.17 has a double pitched dormer), some have semi-basement and a raised front door. Most have a large flat fronted window with elliptical arch and small lights at ground floor, although it has been sadly replaced on a couple of properties. Nos.3 & 5 is an early 1990's attempt to use the appropriate architectural details but the windows in particular lack the finer qualities of the original.

The properties have small gaps between them that contribute to the rhythm of the road, the projecting eaves provide a strong horizontal emphasis and the tall chimneys are dominant in the long views, as are the front walls and piers. Originally built with no vehicular access from the front, the quality of the street is in part due to the close proximity of the properties and the continuous frontage of brick wall.

**Ellerdale Road** The road falls steeply westward from Fitzjohns Avenue then turns 90° towards Arkwright Road with buildings dating principally from the 1870s. Looking down the hill the north side is dominated by two listed buildings. No. 6 is the only Grade I listed building in the Conservation Area, the Institute of St Marcellina. This was designed by the eminent Scottish architect R. Norman Shaw in 1874-7 as his own family home. Formerly known as Hampstead Towers this building, now a convent, is in a Queen Anne style with striking tall leaded windows and tall bays. Next door at No. 2 Ellerdale Road there is a fine house by Theodore Green of c1890 which features an extravagant corner tower and turret feature (listed Grade II). Nos. 8-18 Ellerdale Road are also by Theodore Green. These houses are generally of two/three storeys and yellow brickwork with red brick banding and lintels and strong gables.







A range of Italianate and Gothic motifs are used for porches and window surrounds. Interspersed between the Victorian houses there are further turn-of-the-century houses - the most notable of which are Nos. 5, 7 and 7a Ellerdale Road - and relatively modest 20th century houses, none of which are of particular note apart from Ellerdale Close; a group of four neo-Georgian style houses designed by Clough Williams Ellis dating from the 1920s or 1930s, that provide an interesting contrast in scale and design to the adjoining Shaw building, as they are two storey in height. Ellerdale Road trees dominate the street-scene.



**Finchley Road** A small section of this major commercial road is included because it relates in architectural style to the Conservation Area. The road has a strong linear emphasis providing the western boundary of the Conservation Area. The terrace of four/five storey buildings, Nos.130-150, dates from the late 19th century built with shops at ground floor level and three floors of residential flats above with an additional floor in the roof of dormers and Dutch gables. There is an interesting first floor pedestrian walkway with decorative metal railings facing Finchley Road, which provides access to the flats. Steps lead up to the walkway from the northern end on Finchley Road and by a path from Netherhall Gardens. Heavily influenced by the Queen Anne revival style; elevational treatments include decorative and rubbed brickwork, bay windows with slate-tiled roofs. Unfortunately, inappropriate PVCu windows have replaced many of the original sash windows. The shopfronts vary in design but only No.132 has an appropriately sized fascia. It also retains pilasters with capitals. The other shop fronts generally have fascias that are too deep for the original frame. The late 19th century frontage continues with No.128 (a former bank) a red brick, gabled building.



**Fitzjohns Avenue** Emerging from the closely packed streets of Hampstead the impact of the scale, topography and architecture of this mature avenue is powerful. The dramatic descent to Swiss Cottage, generous width and length of the road and numerous detached houses make it the most prominent street of the area. The imposing trees were part of the original street design with grass verges and front gardens adding to the sense of verdant space. The front boundary walls display the richness of brick, terracotta and stone that is characteristic of the Conservation Area as a whole.

The earliest development is found at the northern end with short groups of terraces on either side of the road until the junction with Prince Arthur Road. This group shows the influence of Gothic, Italianate and Queen Anne revival styles in the 1870s and 80s. On the east side the three storey buildings each have a raised ground floor and semi-basements, dormers in the roof, also Gothic pediments to the windows and decorative brick cornices. Loss of some original windows at No.112 detracts from its appearance. Of interest on the west side are buildings with two-storey bays and distinct parapets, full dormers with finials and porches with bargeboards. No.87 on the corner of Ellerdale Road has a side elevation of numerous round-headed sash windows. No.79 Arthur West House is an imposing five storey building from the early 1970s that is marred by its excessive height in relation to the general townscape and its prominent siting too close to Prince Arthur Road.



South of Prince Arthur Road the Avenue is still quite narrow but the building's style is similar to the remainder of the street. The group of Nos.71, 73 & 75 are cohesive in their scale, gable ends, and relationship to the road. All are two/three storey and detached. No.73 is mentioned by Pevsner because of alterations by Voysey 1901-03 for PA Barendt. It has a Gothic style porch and semi-circular bay with stone flat faced mullion window. Far more flamboyant is the adjacent No.75 (listed Grade II), a detached Gothic villa by Theodore Green for P.F.Poole RA, with elaborate bargeboard to the gable, in purple brick. No.69 (now a school) built in 1877 for C.Kemp Wild has an original drive entrance. No.77 (Field Court); housing for Camden by Pollard Thomas & Edwards (1977-78), echoes the scale and detail of the original houses while being a distinct contemporary building.

Providing a further link to the original building is the survival of the perimeter wall that was preserved and restored with recessed panels and gothic caps to the piers.



On the east side at the junction with Prince Arthur Road is Henderson Court, housing for the elderly, three storey red brick with protruding bays at first and second floor level. Nos.84-90 are 1880s red brick two/three storey buildings. Features include a two storey bow window on No.90, gables to the front and side on No.86 and elaborate stone porch with parapet and balustrade. Adjacent to No.86 is the entrance drive to Fitzjohns Primary School. The School is secluded from the main road; it dates from 1857, prior to Fitzjohns Avenue, and is in the Gothic style with coursed Keulsh ragstone and stone dressings.

Close to the site of the historic well (found at the junction of Akenside Road, Lyndhurst Road and Fitzjohns Avenue) are the footpaths of Shepherd's Path, Shepherd's Walk and Spring Path, providing a reminder of the old field patterns but now a link between roads.

Around the junction of Netherhall Gardens is an architecturally diverse cluster of buildings. Prominent is No.80 built in the 1988, a rather muddled attempt to take account of the prevailing architecture, with too many elements in close proximity to each other, but incorporating in the front elevation the brickwork of the original chimney stack from the building it replaced. Nos.72-78, a terrace of four two storey houses with no roof additions, built in (approximately) the 1920s and set back behind a distinct brick wall (red and gault) and hedge. The first floor casement windows with multi lights and the roofscape are highly visible. At the southern end No.72 has a side elevation on Shepherd's Path. No.63 is a three storey 1950s block of flats on the corner with Netherhall Gardens, attached to an early 20th century block it makes little contribution to the streetscape.



As the road curves into a broad avenue it has a continuous linear rhythm caused by the plot widths, regular building and roof lines. The wide pavements have a grass verge between the kerb and paved area. Combined with the mature trees they make a considerable contribution, as do the hedges and front garden foliage. Between Nutley Terrace and Netherhall Gardens the west side consists of imposing detached properties, apart from No.51 which is a 1990s reproduction. There are two listed buildings in this group. One is No.55 known as The Tower, 1880, by JT Wimperis for HP Baxter, in the Gothic baronial style with stone balustraded balconies, tall stair tower, windows with bartisans. The attached brick wall with stone coping and large stone enriched pyramid and ball caps is also listed. The timber gates are notable (see also timber work at No.20 Wedderburn Road). The other is No.61, 1878, by Norman Shaw, built as a single house and studio extension (with 50 Netherhall Gardens) for the artist Edwin Long. In the view of Pevsner it is the best building of the road, "It is a low, comfortable, broadly composed, with two Dutch Gables, and below, in the middle of them, a projecting studio with large bow at the end". No.53 has Dutch style gables, terracotta detail gable over entrance porch, front, rear and north elevations. There is some difference in plot widths, with wider plots at Nos.39 & 47. No.47 (listed Grade II) by George Lethbridge in orange brick with detailing, features and decoration in gauged and rubbed brickwork. The front boundary wall is, along with that of The Tower, the most imposing in the street, with its massive brick pillars, terracotta copings, caps and brackets and wrought iron gates. Nos.43 & 45 had alterations to the front elevation in the late 1950s with an interesting use of tile hanging and a modern boundary treatment of precast concrete with exposed aggregate that does not conform to the area's conventions though in itself it has a simple, maybe elegant, rigour.



Nos.8 - 64 on the east side of Fitzjohns Avenue are mostly semi detached properties of two/three storeys with semi-basements, many in purple brick. At roof level are gables with bargeboards, half dormers or windows with ornate pediments. Entrance porches with tiled roofs, bargeboards, carved capitals, corbels, usually elevated with wide entrance steps. Windows are a combination of sash and casements, often with detailed glazing on the upper panels. Although there are detached properties at Nos.8-14, Nos.28-30 and No.44, the essential character of scale and relationship to the road is consistent. Caps





between the properties show off the tall chimneys and give glimpse views of rear gardens. The gabled tiled roofs step down the hill punctuating the skyline No.56 has a poorly proportioned entrance canopy. No.66, Medresco House, is a 1960s building that offer very little interest in its design and harms the area by the poor wooden fence surrounding it.

Nos.48-50 is a four storey block of maisonettes (1976) linked to 31a Daleham Gardens, for Camden Housing Department. In red brick with a recessed arcade at ground floor level and continuous concrete lintel. Vertical emphasis is given by two storey projecting brick columns. The block fits into the context of the road and makes a positive contribution of 20th century architecture. However, its lack of garden vegetation and a boundary treatment that relates neither to the conventions of the street nor the architecture behind represent a missed opportunity. Next to it is No.46 a five storey plus sub-basement block of inter-war flats, with cornice above third floor level. The bulk and design is over-dominant.



On the west side there are more detached properties, Nos.27-35 and Nos.3-21, with emphasis given to the entrance porch and broad steps. No.33 has a glass and ironwork porch and canopy over the front steps. Some have triple storey bays and predominant is the use of purple brick with red brick for decorative features on windows and string courses. Some ironwork remains above bays and at windows. Nos.23 &25 are semi-detached with full dormers. No.1 (listed Grade II) by JJ Stevenson, thought to be for Frank Debenham. Its tall chimney stacks particularly visible because of the corner site with Maresfield Gardens. Fitzjohns Avenue terminates with the Territorial

Army building, poor detailing makes this an unsympathetic building for such a prominent site, built in the garden of No.1. Slightly out of character is Nos.37a, b, c, a group of 1960s houses with timber cladding and brick.

The creation of front garden car parking and the removal of traditional front boundary walls have harmed Fitzjohns Avenue. The loss of detail, characteristic enclosure and vegetation weakens the established character of the street and thereby the wider Conservation Area.

The triangle of land at the junction of Fitzjohns Avenue and Belsize Lane, currently occupied by the Tavistock Centre, is outside the Conservation Area. However, this site, with its well wooded boundaries and confidently placed statue of Sigmund Freud at its southerly apex, contributes to the character of the street, unlike the Tavistock Centre.

**Greenhill** The Greenhill block of flats dates from the 1930s with five storeys, the fifth in the form of a mansard roof on the Greenhill side. The block extends up Prince Arthur Road with a number of rectangular elements, lowering to four storeys. It has sash windows with multi-lights. Despite the lowering of the height of the building it remains rather overbearing.



**Maresfield Gardens** The road is L-shaped, running west from Fitzjohns Ave it turns 90° north into long straight ascent to Netherhall Gardens. There are few street trees and the character is formed by the contribution of the trees and vegetation in private gardens. Front boundary treatments vary along the street with no predominant style, though the area's familiar palette of



brick with panels of over-burnt brick and stone coping can be found. The underlying consistency is that of front gardens behind a physical boundary that relates sensitively to the architecture behind. Where this has been lost the underlying character of street and Conservation Area has been harmed. Maresfield Gardens has several examples of such harm and of traditional boundary treatments altered inappropriately. The

southern end has three South Hampstead High School buildings: No.1 Fitzjohns Avenue (listed Grade II); a three storey red brick 1970s addition; and the original Victorian school that opened in 1882. As the road turns north a steep wide path, Trinity Walk, leads down to Finchley Road, with Holy Trinity Primary School (opened 1876) stepping down the hill, giving prominent views of the roofscape. On the north side is St Thomas More Catholic Church (1960s) set back up a wide flight of steps and on a higher level, in brick and concrete, the impact is lost because of the buildings surrounding it. Once the corner is turned Maresfield Gardens is predominantly a residential street. To Nutley Terrace there are the typical variations of the Conservation Area with a rich choice of styles and types of buildings giving different sections subtle changes in character. On the west side Nos.5,7,9, are broad detached red brick properties without basements set back behind low walls and hedge, with fine carved brickwork entrance and recessed front door. Mourne House is a four storey 1970s block of flats, red brick with strong vertical emphasis, replicating the feel of the properties to its north. Nos.15 & 17 are double fronted; the brick porch has red brick details with stained glass on the sides, and above a stained glass arched window. From Nos.19 the properties are mostly detached but closely grouped, elevated with raised front doors and wide steps. With less green foliage in front of them they provide a visible and interesting combination of details.



The east side has original 19th century buildings at either end but a central section with four detached two storey houses with dormers that create a less intense frontage. Nos.4-14 are semi-detached in purple brick with interesting gable detail of recessed balcony with a wooden railing. No.16a was built in the 1930s for Danish glass designer Arild Rosenkrantz. No. 18 has a similar style and has a distinct doorcase and first floor window surround of tile slips. No.20 (listed Grade

II) is an early 20th century building in the Queen Anne style that Sigmund Freud lived in (now the Sigmund Freud Museum). The front boundary of No.20 is remarkable for its restraint and understatement and though different from anything else in the street is wholly sympathetic to its context. It is a low privet hedge with painted concrete posts at intervals and larger, capped posts some 125mm square marking the wooden gate. Good and regular maintenance is clearly part of this boundary's success.

North of Nutley Terrace the road has less dense development and a more open character. The garden of No.47 Fitzjohns Avenue originally stretched to Maresfield Gardens providing an open green character. This was reduced when Nos.50-66 were built in the 1990s. The four properties are set back within generous plots with mature trees retained which helps to lessen the loss of open space. The buildings are red brick with neo-Georgian facades and prominent clay tiled roofs, a mix of influences but designed with a careful



attention to detail. On the west side Netherhall House was built in the garden of Nos.16 Netherhall Gardens in the 1960s. The building makes no positive contribution and is too high at seven storeys, but is set back from the street frontage and screened by trees. Nos.43-49 are 1880s houses built with front walls of overburnt brick and double entrances originally for carriages. No.45 was extended with an over dominant gable, attempting to echo its neighbour but

undermining it instead. No.43 had the original windows replaced, to its detriment. Nos.51& 53 are two storey, possibly inter-war, houses with a low level ground floor making the parapet, tiled roof and first floor sculpture relief of importance to the townscape. Nos.55-59 are a mid 1950s two storey terrace, on a sunken site that has little relationship with the surrounding area.

At the northern end of the street Nos.70, 72 and No.42 Netherhall Gardens form a group in terms of scale. No.70 has overhanging eaves with dentils, and the roof line is an important feature viewed from the street, including the side elevations. The front boundary is a notable combination of masonry piers, dwarf wall and decorative ironwork. Piers are red brick, approximately 2½ metres high (3 bricks square), with pilasters rising from a plinth, bands of tile creasing, moulded cornice and substantial stone caps. The dwarf wall is matching brick with stone coping. Railing panels have square bars with pyramidal finials and heavier intermediates marked by urn finials. The gate and side

pieces add further decorative detail without becoming florid and the whole is well scaled. No.72 has a hard, unsympathetic front boundary with a garage at semi-basement level. No.48 is a two storey 1930s building with gault brick and glass, which despite the steep drive down to a garage is of interest.

**Netherhall Gardens** The road rises from Finchley Road to nearly the top of Fitzjohns Avenue. A very steep incline from Finchley Road gives the buildings a dramatic impact from either direction with the roof lines standing out. The Cottage has a smaller, more intimate scale, like No.7a, but they relate in age and detail to their surroundings. Unfortunately The Cottage has lost its original windows. Most properties date from the initial building in the 1880s and are detached, a large number are now in educational/institutional use. The failure to maintain soft landscaping and the erection of inappropriate signs on some of these buildings is regrettable for an area with such quality of detail. The difference between buildings on either side of the road provides an interesting dynamic with cohesion nevertheless.

From the southern end; there is a decorative balustrade railing on the retaining wall of the Finchley Road terraced property (beside steps to Finchley Road). No.4 is a detached redbrick house with tile hung gable, slightly marred by



the security rails to the windows. No.6 is listed (Grade II) and was built for painter Thomas Davidson in red brick with rubbed brick dressings. The steep slope causes a drop in floor heights with the studio and its imposing stained glass studio window at a lower level than the main building. It is prominent in views. The front boundary wall is in matching brick and features Portland stone moulded pier caps and scroll brackets (facing gateway). No.10 is double fronted with triple height bay windows; the pleasing front garden takes the eye up to the building and its brick balconies and brick columns to the second

floor. No.14 (Otto Schiff House) is dated 1885 and had a large extension built at the rear in the 1960s with an additional floor added in the 1990s that lies adjacent to the road, an erosion of open garden space.

On the west side are wide detached properties some with Dutch gables and a detracting amount of forecourt parking, particularly at No.3 and No.5 (South Hampstead High School). No.5 has "wheelie" bins that are too visible and detract from the townscape. No.7a (dated 1889) is of interest as a coach house adapted for residential use, built over the railway tunnel of 1884. In an elevated position is No.9 (built in 1883) with tiled half-hipped roof and casement windows. The half-hipped porch and hood over the door use the domestic vernacular in a different way from its neighbours. The adjacent No.11 has a more usual approach for the area with rubbed brick dressings, and sash windows with small lights at the top. Some ironwork remains above the first floor bay. No.13, front boundary wall repeats the pattern seen elsewhere in the area i.e. orange brick with (battered) panels of over-burnt brick, Staffordshire blue courses below, stone pier caps and coping. Nos.15&17 were replaced in the early 1970s by Imperial Towers, a 1970s five storey block



that has little to recommend it, in red brick and is situated too close to the frontage.



Going north from Netherhall Way the incline steepens climbing up and around towards Fitzjohns Avenue. Parallel with Froggnal the land falls away to the west and steps lead down to back gardens and side entrances and the gaps between buildings leads through to views of trees. Nos.19-43 read as one group all having three storeys with basement and gable/dormer, however three are detached double fronted and five are semi-detached

properties. The latter have doorcases and pediment with rubbed brickwork. Several of the brick front boundary walls retain original cast iron railings and most still have their iron gates and side panels. This is most unusual in the Conservation Area and a rare opportunity to study the weight and level of detail common to building façade and boundary (compare with new railings at No.43).



Flower motifs appear in the ironwork and as terracotta details on the buildings. The walls have flat stone copings; piers are two bricks square with flat caps, some still feature terracotta ball and cup finials which tie in with finials on the porches. Following the general topography gardens on the east side of the street tend to lie above it, behind retaining walls whereas most gardens on the west fall away from the street.

The east side has larger detached properties without basements of two storeys and roof that are set back from the road. Nos.16 & 18 were replaced in the 1990s by three red brick properties in the style of the 1880s. Careful detailing has been used but there is inevitably a different quality to the brickwork that highlights its lack of age.

Nos.20, 22, 24 are on a higher level than the road as well. Some have unfortunately lost their front gardens to forecourt parking. The rear of No.34 has a two storey building with garages at ground floor level that makes no contribution to the streetscape. Front boundary wall of orange brick with terracotta coping and pier caps similar to those on north side of Lyndhurst Gardens. Limes behind the boundary wall make a significant contribution to the street scene.



Looking north the view is terminated by No.45 and Orchard House; two very different 20th century buildings, but both fail to contribute to the townscape as much by the setting and landscaping as by their design. The buildings fail to enhance what could be an interesting corner. No.47 has had infill development, including a damaging garage inset into the steep gradient of the hill direct from the street. The sylvan setting of No.47a is a pleasant surprise after that of No.45. Nos.49-63 is an interesting assortment of imposing detached properties on the north side, elevated from the road with a

variety of gable designs. The boundary wall of No.49 is in gault brick with Staffordshire blue plinth and coping. Gate piers are 2 1/2 x 2 1/2 bricks, about 2m high, with stone caps. Nos.51&53 have an unusual half-hipped gable marred by the loss of original windows on one. The brick boundary walls are higher here. The south side has four substantial houses aligned north/south and projecting forward of each other up the hill.



No.42 and 44 are two storey 1930s buildings in Queen Anne style. Together with No.48b&c the section has a lower roof line that now forms a particular character.



**Nutley Terrace** The road divides the Fitzjohns section east/west with four roads cutting across north/south. There is little building facing the road except at the eastern end (perhaps due to concerns about structures over the railway line). The side elevations and gardens of the dissecting road contribute to the character of Nutley Terrace. Nos.1, 3, 4 were part of the original development (with No.2 but that has been redeveloped). They are all detached, Nos.1&3 are double fronted with double height canted bay and double square bay, raised above the road and visible despite a high front boundary wall. Nos. 1 & 2 Nutley Terrace form opposite and important corners at the junction with Daleham Gardens but whereas No.1 sits comfortably above and behind its retaining boundary wall with mature vegetation, No.2 is altogether less easy in the street. The boundary does not adopt the distinctive local palette of materials and follows a different form. There is no significant vegetation behind the wall to help integrate the building and the elevations lack the interest of typical buildings in the street. The lock-up garages adjacent to No.46 Fitzjohns Avenue are detrimental to the appearance of the streetscape. Nutley Cottage, provides a pleasant contrast - low single storey with decorative tiled-hipped roof, facing the Nutley Terrace and Fitzjohns Avenue. Near to Netherhall Gardens No.10 two storey - peeps over the wall with decorative ridge tiles, roof, gable visible. Belsize Tunnel runs along underneath.



**Prince Arthur Road** The road follows the old field pattern and was laid when Fitzjohns Avenue was created in the late 1870s with a slight curve near Hampstead High Street. East of Fitzjohns Avenue the north side has properties dating from the 1880s; Nos.2-8 are semi-detached with semi-basement, well raised ground floor, a canted bay over three floors with parapet, and a gable with half timbering and roughcast render. With decorated bargeboards over the gable and porch, and sash windows (multi lights in the gable). Forecourt parking has lessened the appearance of the front. No.10 is a two storey detached house with two gables, slightly smaller in scale. Nos.12&14 are semi-detached with three floors plus semi-basement. With a raised ground floor and porch, and a two storey canted bay. Small dormers at the front and side. Red brick string courses and gothic porch. Again at No.14 the loss of the front garden has reduced the



quality of the streetscape. The south side of the street had a Methodist Chapel and two large detached properties in 1890. These were replaced with Greenhill and Henderson Court (see Greenhill p.17 and Fitzjohns Ave. p.16). To the west of Fitzjohns Avenue the properties of the 1870/80s are detached Gothic buildings. No. 3 is by Theodore Green. There was some in-fill development in the early 20th century of detached neo-Georgian properties and further development post Second World War that gives the street a diversity of style.

**Mulberry Close and Vane Close** Built in the 1970s on the site of Vane House, raised above Rosslyn Hill are two developments of terraced town houses. Mulberry Close faces Rosslyn Hill, set in part behind the original wall. In red brick and painted timber, its low height helps lessen the impact of the building. Vane Close is placed behind Mulberry Close and has two terraces one of three storeys plus mansard roof and the other two storey plus mansard. To the west of this is the Royal School, which replaced the Soldiers Daughters Home in 1975. It is a six storey building in brick and glass, far higher than other buildings in the area but sited away from public roads. Nevertheless it does not contribute to the character of the Conservation Area.

## VIEWS

Along Fitzjohns Avenue, both directions  
 Netherhall Gardens, both directions, at southern end towards No.6.  
 Maresfield Gardens, both directions  
 Daleham Gardens, both directions  
 Nutley Terrace, both directions  
 Ellerdale Road, west  
 Arkwright Road, west

Towards Samuel Palmer Memorial

Along Spring Path  
 Shepherd's Path

## NEGATIVE FEATURES

Throughout the sub-area the loss of front gardens and original features, erection of timber fences harm the character.

Also

Akenside Road: 8 - loss of original windows  
 Ellerdale Road: 27  
 Finchley Road: 130-150 (not 132) - poor shopfronts and loss of original windows  
 Fitzjohns Avenue: 66 - timber fence and building  
 Maresfield Gardens: 43 - loss of original windows, excessive hard paving  
 15A - loss of front garden and traditional boundary, excessive hard paving and car parking.  
 19 - loss of front boundary and garden.  
 39 - loss of front garden and traditional boundary; excessive hard paving and car parking.  
 45 - loss of boundary, unsympathetic stone panel in front boundary wall.  
 Netherhall Gardens: Netherhall House - building  
 34 - building in rear garden  
 45 - boundary, gate, excessive hard paving & lack of vegetation fail to protect or enhance Conservation Area.  
 Prince Arthur Road: 7 and 9. Alterations and additions

## SUB-AREA TWO ROSSLYN



The street layout in this sub-area has a smaller and more intimate character, with gentler gradients, and the architecture ranges from the earlier period of the 1860s to the 1880s.

The streets are in alphabetical order.

**Belsize Lane** The road winds from Rosslyn Hill to Swiss Cottage, its character due to its formerly being a rural lane. On the northern side Nos.2-22 & 26 are red brick three storey buildings with semi-basement and full dormer, slate roofs. Nos.4-22 are semi detached with a double porch with arched entrance and a shared gable. (Pevsner



attributes them as probably 1883 by Henry Spalding).

The rest of the Lane has a smaller scale in terms of height. On the south side is No.5 Hunters Lodge (listed Grade II) a stucco two storey cottage ornee with crenellated parapet, one of the earliest buildings of the area. The west side is faced by Belsize Court

(described under Wedderburn Road). No.32 (now a school) is a large detached three storey plus roof additions building, set back from the road, it was built with a drive and now has an assortment of outbuildings that do not enhance its appearance. An interesting feature is the large octagonal ventilation shaft for the Midland railway that rises through the middle of the building and is visible from Wedderburn Road and Belsize Lane. As the road winds towards the junction with Ornan Road Nos.13&15 are gable ended two storey semi-detached properties. Nos.9 & 11 align with them in terms of scale, although later in period.



**Eldon Grove** Situated on a gentle incline to the north. The straight and steady slope of this street enhance the effect of its lime avenue while the narrow, kerb-side grass verges add to the suburban flavour. It is a short road that has a number of elements to it. Nos.2-9 were built in the early 1860s and are four semi-detached villas. Nos.2-7 are



three storeys, have raised ground floors and front porticos, rusticated stucco at ground and semi-basement, sash windows, central windows with three lights. Some additions of dormers and veluxes to the front elevation. The rear of the properties is visible from Lyndhurst Road. Nos.10&11 on the east side are similar. Nos.8&9 has a Gothic style, but with a gable and dormer, Nos.14,15,16 are a terrace of 1880s red brick

two-storey properties, that relate in design to properties in adjacent streets. They have gables with bargeboards, recessed entrances, double height bays (square and curved), casement windows with multiple lights. There is some new development at Eldon Court, which has no outstanding qualities. Tower Close 1982 by Pollard, Thomas and Edwards has positive elements but sits very close to the pavement which gives too much emphasis to the height, although the corner position tempers this.

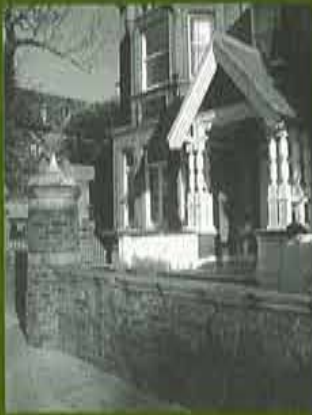


**Haverstock Hill** A small section of the road is in the Conservation Area. Nos.239-249 are three semi-detached properties set back from the main road behind their front gardens. Two-storey with red brick, clay tiled roofs, small dormers, tall chimneys and wooden casement windows (except where replaced).

**Lyndhurst Gardens** The road slopes down from Lyndhurst Road and then forms a 90° turn towards Akenside Road. When Lyndhurst Gardens was laid out the original grand villa of Belsize Court still stood, and perhaps influenced the design of the street that has an imposing quality. The design is also due to the influence of William Willett and his aspirations to build detached quality villas. There are 11 listed buildings in the street. The English Heritage listing says, "The Willett houses in Lyndhurst Gardens form a compact and powerful group". Nos.4-16 (even) are by Harry B Measures c1886 for William







*Lyndhurst Gardens*

Willett and Son, three storey red and grey-blue bricks with rubbed brick ornaments, timber windows, Queen Anne style with projecting porch. There is a variety of detail, some have tile hanging and half timbering, tall chimneys. The unlisted Nos.18&20 are from the same development with a linking style of front boundary wall and pier. Nos.22, 24 & 26 are also Willett houses, three storey, red brick on the ground floor, yellow brick upper floors with much rubbed brick and terracotta enrichment, Pevsner describes it as "spirited Queen Anne detail" The front boundary walls from Nos.4-26 are red brick with fine octagonal piers sporting terracotta bands and caps. Wall copings are also terracotta and remains of railing fixings are evident though no railings survive. No.17 is by Horace Field 1889-90 with its front elevation south facing at right angles to the road, heavily influenced by Norman Shaw in the Domestic Revival style. No.12 is marred by a crude metal side external staircase and painting of the front wall and pier. No.15 is detached and red brick, it was set in a larger plot than others and has an infill building on its north side, Nos.1-7 are detached two storey with no basement, double fronted and double height bay. The siting of the houses left large gaps with views to the gardens behind. There are hedges to properties at the southern end of the road. No.5 has original gates.

20th century buildings are; Roscommon House, a four/five storey block of flats (1977) in dark brick that looms too close to the road, fortunately screened by trees; Edenhall Marie Curie Centre (1977), set behind a hedge and pollarded trees the brick side elevation faces the road a little too closely; Burlington House, (late 1990s) at the junction with Wedderburn Road is another attempt to echo the original architecture, but poor details and materials and lack of imagination in design mean that the building offers little enhancement.

At the junction with Akenside Road a path runs south-east, downhill to Belsize Place. It is flanked by brick walls; red brick (north) and yellow stock with red string courses and Staffordshire blue coping (south).



**Lyndhurst Road** Rising from the lower level of Rosslyn Hill the road ascends to Lyndhurst Terrace and then descends to the junction with Fitzjohns Avenue. At its western end front garden trees provide the street's large-scale greenery until the start of the mature lime avenue.

A landmark building is Lyndhurst Hall, Air Recording Studios, formerly the Rosslyn Grove Congregational Church, listed Grade II. Built in 1883 and designed by Alfred Waterhouse with additions by Spalding and Spalding. In purple Luton bricks with brick and terracotta dressings. The Olave Centre contains all that is left of Rosslyn Lodge, the last remaining villa of the area, as part of it was demolished and it was substantially extended in the 1980s. The two storey stucco building is set back from the road providing views towards it approaching from Rosslyn Hill. Waterhouse Close runs between Air Studios and the Rosslyn Lodge/Olave Centre and there is a considerable contrast between them. At the end of the Close is a development of two storey Supported Housing Scheme for Camden 1982, with painted brick and timber, the scale reflects Rosslyn Lodge and sits in harmony with it.

Climbing the hill is the terrace of Nos.12,13,14, built close to the front boundary (dated 1877) in a Gothic style with extensive use of stone in the window details. Three storeys with dormers, protruding front porch with balustrade above (balustrade missing from No.12). Rosslyn Park Mews is tucked away behind this group with an intimate small scale, created in the 1860s and rebuilt in the 1970s.



The semi-detached properties on the road were all built around the 1880s except Nos.1-6, which were the earliest properties built on the road in the 1860s. They are three storeys with raised ground floor, semi-basement and hipped roofs with small gables. In yellow brick with red brick string courses, stone dressings and sash windows with brick mullions. With a Gothic porch and some have Gothic piers to the front wall. The side elevations and the detail of the brick decoration are highly visible in the gaps between the

buildings. No.7 is a detached property of broadly similar design that has been extended at roof level with some harm to the roof line. It has a tower feature to the rear with lancet windows. Nos.8-11 have similar scale but simpler Italianate design with over hanging eaves, hipped roof and square bay at ground floor level. Tiled decorative string courses are if particular interest.



On the south side the houses were built slightly later and are in closer proximity to each other, with quite narrow gaps between the properties. Nos.19,20,21 are a group of listed Grade II buildings (1897) with the former lodge to Rosslyn House. The houses are by Horace Field in red brick with a neo-Georgian style in a symmetrical composition and appear as one building. The lodge (1865) is attributed to SS Teulon. Nos.23,24,25,26 are a symmetrical group; two/three storey and the end properties have Dutch gables, the middle ones a plain gable. No.26 has a tiled path. Nos.27-29 are similar, with half-timber on the upper floors of No.28. Front boundary walls are red brick over Staffordshire blue case courses with saddleback copings. Piers are 2x2 bricks by about 1.7m high with terracotta caps. Wall between piers rise by three courses to meet each pier. The semi-detached properties No.28&29 are part roughcast rendered and part hung tiled on the frontage. The detached No.31 is similar with a Venetian window in the gable. Here the road curved to avoid the already constructed No.1 Lyndhurst Terrace and connect to Fitzjohns Avenue. There are several patterns of front boundary depending on the style of the property but red brick with terracotta predominates. Nos.1-7 are red brick with

piers 2 1/2 x 2 1/2 with ovolo corners, and buff terracotta plinths, bands and caps. Wall copings are also terracotta (and show remains of railing placements).



**Lyndhurst Terrace** A short street with a dramatic junction at Lyndhurst Road with distinctive buildings on either side. On the west side the listed Nos.1&3 (Grade II \*) and on the east No.2, an Italianate two storey building in yellow brick with red and black brick dressings and an unusual colonnaded wide porch with triple segmental arches. Both were built in the early 1860s and at



that time Nos.1&3 terminated the vista of Lyndhurst Road. It was designed by John Burlison, also stained glass manufacturers Alfred Bell of Clayton and Bell, for themselves. Gothic style with imposing turrets and lancet windows. Yellow stock brick with red and white brick dressings, bands and diaper decoration. Imposing gate piers in gault bricks with massive caps, recessed panels and plinths. Shepherd's Path leads down to Fitzjohns Avenue with walls in gault brick. No.11 is a 1960s block of flats which is unsympathetic in terms of design, scale and detail., as is the two storey No.9. Fitting better in the streetscape is the two storey No.15, (built in the late 1960s) a narrow brick and glass building. No.13 is a substantial three storey building in gault brick that terminates the view of Thurlow Road. It has a stucco portico with columns and slate roof. At the end of the street there is an imposing pair of gates to Elm Bank (Nos.17 & 19) a detached two storey house with gable, the rear visible from Fitzjohns Avenue.



**Ornan Road** The north side of this straight short street is in the Conservation Area. On the corner with Haverstock Hill are two mansion blocks, built at the beginning of the 20th century. Both are red brick with raised ground floor. Ornan Court is four storeys with pedimented entrance and fairly simple design. Rosslyn Court, also four storey plus mansard roof is more ornate with white stone dressings and sash windows with multi-lights. Between the blocks and Perceval Avenue are a group of two semi-detached and one detached Edwardian properties of

three storeys with brick work ornamentation and sash windows with multi panes at the top, a central gable with brick dentils. The group is completed by the end property having an additional double height bay set into the corner.



Between Perceval Avenue and Belsize Lane are three distinct groups. Nos.28-30 is a two storey brick terrace of the 1970s, simple design but far less interesting than the No.40 and 17a Belsize Lane, by John Winter, of a similar period, 1970. The Winter houses sit behind an older wall and are clad in pale grey mosaic. They are elegant in their simplicity with design based on a 10-ft module. No.40 is two

storey and No.17a is three storey. This is an example where the contrast materials and design make a positive contribution. Positioned between the 20th century buildings are two 1880s buildings. These three storey plus basement buildings have simple ornamentation and influences of classical Italianate, with brick portico, decorative brick cornice, flat front and tripartite windows at ground and first floor.



**Perceval Avenue** Short winding road that links Belsize Lane and Ornan Road it links in scale with the Belsize Lane properties to the west. Built later than its neighbours, only Nos.2&4 are shown on the OS.1915 Map. These are semi and detached red brick properties, with neo Georgian influences. Steep tiled roofs with dormers, casement windows.

**Rosslyn Hill** The road forms part of the main road from central London to Hampstead and is a broad street with wide pavements. The Conservation Area lies on the south west side. Nos.1 -7 were built in the 1880s and are dark red brick. No.1 has an entrance on Belsize Lane with Lyndhurst written in the glass above the door. It has Dutch gables, dark brick with stone dressings and a prominent bay in stone and stone balustrade above. The rear has an unsightly conservatory at first floor level. Nos.3&5 are semi detached with a significantly raised ground floor and long front steps.



Nos.9 & 9a-d are a group of two storey houses with garages at the rear built in the late 1950s with a different scale to the adjoining properties but they work as a group. Nos. 13 stands prominently at the junction with Lyndhurst Road with gables facing Rosslyn Hill and Lyndhurst Road, with two storey bays and tripartite windows in the gable and



stucco plasterwork. The front wall can be seen in photo on p.9. Nos.15-39 are all semi-detached villas except Nos.27&27a. These were built later filling the garden of an Eldon Grove property and are red brick, two storey with part gables with bargeboards, double height bays, casement windows. Nos.29-39 were built with development on Thurlow Road and Eldon Grove and have the same design; three storey Italianate semi-detached with semi-basement and raised ground floor, rusticated stucco at ground floor and basement, hipped roof, sash windows with tripartite at centre. A roof extension at No.31 from the 1970s raised the ridge line and is detrimental to the group. Alteration to the entrance to No.37 combined with



forecourt parking harm the building considerably. No.41 is stucco with a part gable roof and round-headed windows, with a side elevation of the same detail of double height bay window facing Thurlow Road. The rear of the properties are visible from Thurlow Road. The properties are well set back from the road with front garden trees and shrubs. Nos.43-53 are a terrace dating from the 1860s, three storey with semi-basement, a decorative parapet (some mansards behind) in gault brick, with triple height bays with stucco plaster. The front walls vary in quality. Beyond Shepherd's Walk No.53-63 are a group set back from the road with red brick, Dutch gables and small dormers. There are veluxes which detract from the roofscape.



**Shepherds Walk** Narrow road off Rosslyn Hill leading to a footpath to Fitzjohns Avenue leading to Fitzjohns Avenue. Small scale two storey properties on the south side. Beside the end of the road is a Post Office Sorting Office, a plain brick two storey building that differs in character to the rest of the Conservation Area but is fairly well hidden.

**Thurlow Road** One of the earliest of the 19th century roads it has a gradient up from Rosslyn Hill south westwards, with a subtle but significant curve punctuated by gaps between the buildings. The rear of some properties can be seen from Shepherd's Walk. The predominant brick is gault. On the north side are the first built



semi-detached Italianate villas, Nos.1-10, 29&30 three storey with a minimal square bay at ground floor, hipped roofs with overhanging eaves, sash windows, portico with columns. The ground floor is hardly raised. An external staircase at No.7 mars the view to the rear. Nos.11&12 have been demolished and new development with a façade based on the original properties is proposed. Nos.13-16 varies in design but continue the pattern and style of the street. Pavillion Court is a five storey 1990s development of flats that fails to fit into the streetscape because of the scale and detail of the design. The properties on the south side reflect their 1880s date with raised ground floors, double, triple height bays and Gothic influences. Front boundary walls are predominantly brick to match the house and well detailed with specials to create plinths, panels, copings and drips. The tall piers at gateways (2 1/2 x 2 bricks) and between properties (2 x 2 bricks) often have ovolo corners.



Most have moulded stone or stucco caps. Some brick copings incorporate stone blocks for setting railings. Few front boundaries now have railings; apparently none is original. The curve of the road provides a prominence to the front boundary, particularly on the south side.



**Wedderburn Road** When first laid out it ran from Akenside Road to Lyndhurst Gardens, which is where the 19th century development is. Between Akenside Road and Lyndhurst Gardens the road runs across a slope with the north side higher. Houses and front gardens are held above the road by front boundary retaining that emphasises the difference between development on either side of the road. Between Lyndhurst Gardens and Belsize Lane the slope is less apparent. Trees and other vegetation in private gardens augment the street's avenue of limes. There is replica period street lighting, with lamp posts that have the coat of arms of the first Earl of Rosslyn on their door crests.



On the south side is a group of listed buildings all by Horace Field as follows; No.1 (Wedderburn House) 1884-5 is a small block of mansion flats in red brick with wooden windows, mainly sashes, Queen Anne or early Neo-Georgian, four storey with two more storeys in the roof. It has a low front wall increasing the impact of the building. No.3&5 (1886) are detached houses, set back from the road in red brick, stripped Tudor or Vernacular revival style. No.3 has prominent brick chimneys, the gable is roughcast, two storey with leaded casements. No.5 has a hipped roof, curbed at the front, Stripped Tudor or Vernacular revival style; three main storeys to front, flat fronted topped by three main gables. Nos.7 & 9 (1887) semi-detached pair with two main storeys, red brick, hipped and tiled roof with dormers, eaves cornice, tall brick chimneys, white painted wooden sash windows, long front of eight windows width to each house with curbed bay. No.9 has additional dormers in the roof which unfortunately dominates the roof. Nos.11&13 1888, semi-detached pair, two main storeys, casements in front, sashes at rear. No.13 has had original door removed. No.15, not listed, has the addition of a garage that is detrimental to the townscape.



The north side was built after 1894. It is elevated above street level so that the ground floor and view to the entrances is prominent. Nos.16-26 are detached properties, and Nos.4-14 are semi-detached, all are closely aligned with narrow paths between them. They have a similar design of three storey with double height bays of five windows, sash windows multi-pane over single pane. The roofs are part gabled with finials; some with hung-tiles and others roughcast



render/half-timbering with a broad window. The properties were built with small, partially excavated basements. Some have the original brick front wall (base of Staffordshire blue with red brick above and a saddleback coping) with wooden gate and railing in an unusual and charming configuration. The loss of original elements from this front boundary (e.g. No.6) diminishes the road's



particular character, as does the loss of the front garden to forecourt parking at No.4. No.24 has had some original windows replaced. No.26 has arched front door and decorative brick cornice above it. Andrew Court, a four storey block of flats, approved 1981, has a respectable approach to the context in its use of materials and design, but fails in its treatment of the front boundary. On the site of the original Belsize Court is the 1938 Laing built Belsize Court. A group of five buildings, two fronting Lyndhurst Gardens, two on Wedderburn Road and one facing Belsize Lane. Three storeys, with three storey bay windows on either side of the entrances, they have a strong horizontal emphasis. The use of tile hanging on the 2nd floor and a vertical emphasis with the staircase towers links the buildings to the adjoining areas. The casement windows are Critall with



wooden frames and metal openings. The blocks have forecourts with grass verges abutting the public footway and no form of front enclosure. This is unusual in the Conservation Area but succeeds by its simple design, scale and good maintenance. There are significant groups of mature trees in rear gardens (e.g. behind 2-36 Belsize Court in 22 Lyndhurst Gardens and 1-26 Waterhouse Close, and to the rear of 15-37 Belsize Court.)

## VIEWS

Along Rosslyn Hill

Lyndhurst Gardens

Thurlow Road, west towards Heath House

Wedderburn Road

## NEGATIVE FEATURES

- Eldon Grove: 1 (Eldon Court) Whole development, form and materials, out of character. Loss of traditional boundary and front garden.  
 8-9 - Loss of front garden and traditional boundary, excessive hard paving and car parking.  
 10b,c,d - Loss of front garden and traditional boundary, excessive hard paving.
- Lyndhurst Gardens: 12 - original red brick and terracotta wall painted white.  
 15 - 3 - garages, loss of boundary wall and garden, unsympathetic design.  
 26 - rebuilt octagonal pier unsatisfactory; render (instead of terracotta band) failing, arises uneven, loss of plinth detail.

Lyndhurst Terrace:	11 (New Mount) Monolithic built form, uncharacteristic skyline, unsympathetic materials, lack of details. Front boundary overly plain.
Thurlow Road:	15-16- Front gardens dominated by hard surfacing and parking, Loss of vegetation, front boundary and detail. 17-18 Loss of front garden to hard paving and parking. Front wall lacks characteristic details. 7 - external staircase
Wedderburn Road:	6 Front boundary - example of loss of original character. 15 Loss of front boundary and creation of hard space and garaging. 4 Loss of front garden to hardstanding. 24 Loss of original windows and unsympathetic replacements



# AUDIT



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■ Listed buildings and ■ buildings that make a positive contribution

## LISTED BUILDINGS

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest include:

(Grade II unless stated otherwise)

- |                    |   |
|--------------------|---|
| Belsize Lane:      | 5 (Hunters Lodge) 1810 by Joseph Parkinson  |
| College Crescent:  | 40 c1880-81 Morris and Stallwood<br>Palmer Memorial Drinking Fountain 1904  |
| Ellerdale Road:    | 2 & gateway 1890 TK Green (for himself)<br>6 Grade I, 1874-76 R.Norman Shaw (for himself)   |
| Fitzjohns Avenue:  | 1 c1883 JJ Stevenson<br>47 1880 George Lethbridge<br>55 1880-81 JT Wimperis, Hampstead Tower and attached walls.<br>61 1878 Norman Shaw<br>75 late C19. TK Green, including attached walls, gate piers and gates. |
| Lyndhurst Gardens: | 4, 6, 8, 10, 12, 14, 16, all c1886 Harry B Measures for William Willett and Son, including garden walls and gate piers.   |

	17 1889-90 Horace Field
	22, 24, 26 all c1886 Harry B Measures for William Willett and Son.
	Also Nos.22, 24, 26 Front garden walls and gate piers
Lyndhurst Road:	19, 20, 21 and former lodge Houses by Horace Field 1897-98. Includes walls, railings, gate piers and former lodge 1865 attributed to SS Teulon.
	Lyndhurst Hall (formerly Congregational Church) 1883-34 Alfred Waterhouse with additions by Spalding & Spalding.
Lyndhurst Terrace:	1& 3 and attached boundary walls: Grade II* c1864-65 John Burlison, aided by Alfred Bell.
Maresfield Gardens	20 Early C20.
Netherhall Gardens:	6 1882 Batterbury and Huxley
	50 1878 Norman Shaw. Was originally part of No.61 Fitzjohns Ave.
Rosslyn Hill:	Drinking Fountain attached to wall of No.65 (No.65 not included) c1875.
Wedderburn Road:	1 1884-5 Horace Field
	3 1886 Horace Field
	5 1886 Horace Field
	7&9 Horace Field 1887
	11&13 Horace Field 1888

## BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a positive contribution to the character and appearance of the Conservation Area.

The distinct quality of Fitzjohns/Netherhall is that it largely retains its homogenous mid-late 19th century architectural character. For this reason, most of the 19th century buildings make a positive contribution to the character and appearance of the Conservation Area. The general presumption should therefore be in favour of retaining such buildings. There is also has some 20th century re-development and infill which contributes to the character of the area as it is today. Although not listed, the Government requires that proposals to demolish these buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

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

Akenside Road	1,1a, 2, 3, 4, 5, 8
Arkwright Road	1-9 (odd), 2-10 (even)
Belsize Lane	2-26 (even) 32, 1, 9-17 (odd), 17a
College Crescent	39
Copperbeech Close	1- 4 (cons.)
Daleham Gardens	1, 7-29 (odd), 2-26 (even), 30, 31, 31a, 32, 33
Eldon Grove	2-9 (cons), 10, 11, 12, 14, 15, 16
Ellerdale Road	8-20 (even), 22-26 (even), 1-7 (odd), 7a, 9
Ellerdale Close	1,2,3,4
Finchley Road	124,124a,126-128,130-150 (even)
Fitzjohns Avenue	3-35 (odd), 39, 45, 49, 53, 57, 59, 65, 67, 69, 71, 73, Field Court, 77, 81-87 (odd), 89-95 (odd), 8-44 (even), 50, 54-64 (even), 72-78 (even), 84-90 (even), Fitzjohns Primary School,



	Henderson Court, 104-114 (even)
Haverstock Hill	239-249 (odd)
Lyndhurst Gardens	1, 3, 5, 7, 15, 18, 20, 28,
Lyndhurst Road	Olave Centre, Waterhouse Close, 1-11 (cons), 11a, 11b, 12-18 (cons), 22- 31 (cons).
Lyndhurst Terrace	2, 5, 7, 13, 15, 17, 19
Maresfield Gardens	South Hampstead High School (main building), 2-16 (even), 16a, 18, 22-32 (even), 48, 70, 5-41 (odd), 43- 53 (odd)
Netherhall Gardens	The Cottage, 1, 1a, 3-7, 7a, 9-13 (odd), 19-43 (odd), 47-55 (odd), 59-63 (odd), 2, 2a, 4, 8, 12, Otto Schiff House (original building), 20-40 (even)
Nutley Terrace	1, 3, 4, 10, Nutley Cottage
Ornan Road	Ornan Court, Rosslyn Court, 12-20 (even), 32-40 (even)
Prince Arthur Road	2-14 (even), 3, 5a, 5, 16, 18
Rosslyn Hill	1-9 (odd), 9a,b,c,d, 13-63 (odd)
Thurlow Road	1-10 (cons), 13-16 (cons), 19-30 (cons)
Trinity Walk	Holy Trinity Primary School
Wedderburn Road	4-26 (even), 15, Andrew Court, Belsize Court





streetscape

## STREETSCAPE AUDIT

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

- Akenside Road:** Pillar box west of junction with Daleham Gdns; cast iron, marked 'GR', made by Carron Company, Stirlingshire.  
Tiled street name plates on side gardens walls at No.1 Lyndhurst Gardens, 26 Wedderburn Road, 33a Daleham Gardens.  
Between Wedderburn Rd and Lyndhurst Rd. on west side of carriageway is channel of three rows of blue granite setts.  
Between Lyndhurst Gardens and Wedderburn Road three lines of square pink granite setts forming drainage channel each side of road.  
There are no street trees so private trees are important in the street, providing its greenery.  
Views to rear garden trees in the area behind No.33 Daleham Gdns, Medresco House, and Nos. 56-62 Fitzjohns Ave.
- Arkwright Road:** Tiled street name plates in garden wall of Nos.75 & 77 Fitzjohns Avenue.
- Belsize Lane:** Yorkstone paving in southern part up to Wedderburn Road junction with bitmac to rear.  
Carriageway has three row channel of pink granite setts.  
Red brick pavement outside Nos.9-17.  
Tiled street name plate in old brick wall of No.5.  
There are important large trees in private grounds (St Christopher's School and No.32)
- College Crescent:** Pink granite sett cross-over to yard east of No.39.  
Large plane and smaller horse chestnut in front garden of No.40.  
Double granite kerbs on both sides.  
Tiled street name plate in garden wall of No.40.
- Daleham Gardens:** Pillar box, cast iron, outside No.9  
Square red granite setts at entry to Daleham Mews.  
Tiled street name plates at garden wall of No.2 & No.1a Nutley Terrace.  
Borough of Hampstead cast aluminium street name plate mounted on concrete posts by wall of No.32.  
Front garden trees provide notable greenery.
- Eldon Grove:** Avenue of limes at approx. 12m centres.  
Kerb-side grass verges (some also at back of footway).  
York stone paving both sides.  
Blue enamel plate on side wall of No.29 Thurlow Road.  
Tiled street name plate on garden wall of No.1 (Eldon Court).  
Formal avenue of street trees but smaller scale front garden trees are significant.
- Ellerdale Road:** Large London Plane trees located to the edge of the pavements.  
Tiled street name plate mounted on wooden posts between Nos.6&8.  
Tiled street name plate in side garden wall of No.10 Arkwright Road.
- Finchley Road:** Railings to No.130, cast iron (return into Netherhall Gdns).
- Fitzjohns Avenue:** Yorkstone paving with grass verge and bitmac strip at rear edge (north of Maresfield Gardens).  
Borough of Hampstead cast aluminium street name plate mounted on railings in front of No.1.  
Tiled street name plates on garden wall of Nos.59,78,90.  
Street-trees: formal avenue of large planes but private trees are significant. Around No.69 the



road narrows and avenue ends; lack of street-trees beyond this point makes front garden trees more important. There is a particularly fine silver lime at No.77 (also good horse chestnut corner of Prince Arthur Rd).

**Greenhill:** Granite kerbs and two lines granite setts.  
Wooden paling fence to bank.

**Haverstock Hill:** From Ornan Road to Belsize Lane: double kerb to raised pavement.

**Lyndhurst Gardens:** Street trees are plane and ash. Street trees important but at bend (from east/west to north/south front garden trees are particularly important (No.14 beech, No.16 sycamore, Edenhall horse chestnut on south frontage). A number of properties (Nos.1,3,7 & Edenhall) feature pollarded or pleached limes on their front boundaries.



There are two main patterns of front boundary wall both built in a combination of red brick and terracotta. There is evidence of railings having been set on the walls between piers. No railings survive.  
Type 1 (south & east) Octagonal piers on plinths, with terracotta bands following through from terracotta copings, and fluted bands below octagonal caps.  
Type 2a (north & west) Red brick with buff terracotta. Square piers with ovolo corners, on terracotta plinths, with terracotta bands following through from terracotta copings. Fluted bands below square terracotta caps with four pediment faces.

Type 2b (north & west) As type 2a but caps and copings are flat stone.

No.8 Pair of coal hole covers.

Tiled street name plates in front garden of No.1, side garden wall of No.2a Wedderburn Road, Burlington House (not original), No.18 Lyndhurst Road, former lodge to Rosslyn House.

York stone paving.

Side wall to No.18 Lyndhurst Road part of old wall to Rosslyn House.

**Lyndhurst Road:** Pillar box, cast iron, marked 'VR' made by Handyside of Derby & London.  
No.11 Stone block in gate pier marks missing ironwork of double bellpull.  
No.12 Single iron bell-pull, marked 'SERVANTS', set in stone surround in gate pier.  
No.18 Iron bell-pull (double) set in gate pier. Top one marked 'VISITORS'. Bottom pull still has decorative knob.  
Tiled street name plates in wall of No.13 Rosslyn Hill, garden wall of Nos.11, 41, garden wall of Nos 1&2 Lyndhurst Terrace.  
Circular stone plaque to commemorate Shepherd's Well at junction with Akenside Road.  
Avenue of limes.  
Western end; junction with Akenside Rd: the lack of street trees emphasises the importance of the trees in front gardens. After Lyndhurst Terrace the avenue of limes begins. A notable gap provides views of large, rear garden trees (behind No.11 Lyndhurst Rd and 1-5 Eldon Grove).

**Lyndhurst Terrace:** Gates to Elm Bank  
Tiled street name plates in garden wall of Nos.1,2,5,13.  
Bell push at No.1 set into wall, marked 'VISITORS'.  
York stone paving, both sides.  
Important private trees close the vista looking north (Nos. 17, 19 and adjacent).  
Large horse chestnut in front garden No.11. Street trees are lime.



**Maresfield Gardens:** North of Nutley Terrace: Yorkstone footway,(+bitmac strip to rear).  
South of Nutley Terrace: east side: York stone (+ concrete slabs) footway.  
Tiled street name plates on garden wall of No.3 and garden walls of Nos.40&42  
Netherhall Gardens.  
Post box.

	There are few street-trees. Most of the greenery is provided by private trees (particularly large at Nos.50-66).
Netherhall Gardens:	Tiled street name plates on side wall of Nos.128 and 130 Finchley Road. North/south part: front garden trees important, few street trees. East/west part: front garden trees less prominent; notable birch at No.42.
Nutley Terrace:	York stone paving (north side). Tiled street name plates in garden wall of Nos.1,14 & No.30 Fitzjohns Ave. No street trees. Private trees, both large and small, make a considerable impact on this road.
Orman Road:	Tiled street name plate front retaining wall at junction with Haverstock Hill. Between Belsize Lane and Perceval Avenue three lines of granite setts as drainage channel.
Perceval Avenue:	On east side, raised pavement with double kerb between Nos.3&11.
Prince Arthur Road:	Tiled street name plates in wall of Greenhill flats and No.18. Large London Plane trees located to the edge of the pavements. Both private and street-trees contribute. There are some very large private trees in front of Greenhill.
Roslyn Hill:	Drinking fountain. Some York stone paving.
Roslyn Park Mews:	Tiled street name plates at entrance to mews.
Shepherd's Path:	Tiled street name plates at either end "To Lyndhurst Terrace" & "To Fitzjohns Avenue".
Shepherd's Walk:	Carriageway has granite sett channels (two row). At western end is one decorative east iron bollard with collar, finial and round fluted shaft. No.1A has granite sett cross over. Tiled street name plate on side garden wall of No.53 Roslyn Hill. Letter box E H R.
Spring Path	Eastern end: two slender east iron bollards; round tapered shaft, three collars and finial (lowest collar at or below ground level). Western end: one tapering round east iron bollard with finial, collar and cast sockets for railing attachment between finial and top collar. Tiled street name plate on east side in small letters "To Lyndhurst Road & Thurlow Road".
Thurlow Road:	Footways in York stone paving with bitmac strip at kerb edge. Tiled street name plates in garden wall of Nos.5,19,20. No.20 granite sett cross over (on Lyndhurst Terrace) 2 Blue enamel plates. Letter box VR outside No.20. Avenue of limes on the street but some significant front garden trees and the usual views between buildings to trees in rear gardens. Street trees mostly lime and silver maple.
Vine Close:	High brick wall on north side with brick buttresses.
Wedderburn Road:	Avenue of limes. 8 period style street light columns. Carriageway has channel of three rows of square red granite setts. Tiled street name plates in garden wall of Nos.2a, 26. Formal ornamental cherries to frontage of Nos.2-36 Belsize Court and huge plane tree in front of Nos.15-37. Important trees to the rear boundary of Belsize Court (south of Wedderburn Road).

Western end -Formal lime avenue of street trees with views between buildings to rear garden trees (eg view south between 1 Wedderburn Rd and Burlington House.

## OPPORTUNITY SITES

There are not considered to be any opportunity sites within the Conservation Area.

## CURRENT ISSUES

The analysis of the Conservation Area has led to the identification of the following issues as of particular importance in preventing the erosion of the character and appearance of the area.



**Front Boundaries and Landscaping** Alterations to the front boundaries between the pavement and properties can dramatically affect and harm the character of the Conservation Area. Brick walls and piers are enormously important to the streetscape and there is a rich variety of detail and materials. Many have distinctive stone capping (some now reduced or increased in height). Although large the majority of properties were not provided with vehicular access to the front garden and the continuous walls, many with hedges form the character of the streetscape. Brick walls and piers have in some instances been lost to forecourt parking, some have been replaced with inappropriate screening such as timber fencing, and

some have a poor quality replacement. Some walls are poorly maintained, some have had their coping stones removed causing harm to their appearance. There are a number of styles of front boundaries referred to in the text and these distinctive and attractive features should be retained and restored where they have been lost. A number of front gardens have been turned into parking areas and what should be a soft landscape with a path, possibly tiled, becomes a hard surface. The principle is not acceptable and further loss will be resisted.

**Extensions, Conservatories, Backland** Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. A number of additions have harmed the character of the area and further inappropriate erosion will be resisted. In an area with large plots with open green land there is also pressure for backland development which can reduce the quality of the visual as well as the ecological environment.

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

**Roof alterations** A feature of the architecture of the mid to late Victorian period is the visibility of the roof. Insensitive alterations can harm the character of the roofscape with poor materials, intrusive dormers, inappropriate windows, and in many instances there is no further possibility of alterations.

**Parking issues, pressure for forecourt parking, school run issues.** Residential conversions in the area have led to increasing pressure for parking places, with the consequence of demand for off-street and forecourt parking. There are two different Controlled Parking Zones (CPZ's). These are (Belsize (CA-B) and Hampstead (CA-H)). The boundary between the two is (roughly) Arkwright Road, Fitzjohns Avenue, Akenside Road and Wedderburn Road. The hours of operation of the part of the area in Hampstead CPZ hours are 9.00am to 8.00pm, Monday to Saturday. The hours of operation of the Belsize CPZ are 09.00am to 6.30pm Monday to Friday and 09.30am to 1.30pm Saturday.

The only likely change to these hours is in relation to the problems surrounding the school run, caused by the number of cars bringing children to the large number of largely private schools in the area. There are still many

unresolved issues surrounding the school run problem and Council Officers working together with the Traffic Working Group are seeking a solution. (March 2001)

**Signage** The large number of properties in educational and institutional use causes the need for signage. The installation of large or poorly designed signs is detrimental and harms the residential quality of the streetscape.

**Design** Not all development has been successful in contributing to the character of the Conservation Area. Where development has not positively contributed to the character and appearance of the Conservation Area, it concerns:

- use of inappropriate materials
- inappropriate bulk, massing and/or height
- inappropriate signage
- impact upon views
- possible impact upon soil stability

## GUIDELINES

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

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

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach.

In this context UDP Policy EN31 states " The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

The following guidelines provide the framework for development proposals and should be read in conjunction with the descriptions in the Character and Appearance Section.

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.

## NEW DEVELOPMENT

F/N1 New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. Proposals should be guided by the UDP in terms of the appropriate uses and other matters such as density and parking standards.

## LISTED BUILDINGS

F/N2 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like-for-like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

F/N3 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.





- F/N4 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.
- F/N5 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. The Council's principal development policies relating to listed buildings are contained in the UDP Policies EN38 to EN40.
- F/N6 Additional guidance is included in Supplementary Planning Guidance and in the Governments Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

## **MATERIALS AND MAINTENANCE**

- F/N7 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, casement windows, doors, tiled footpaths, roof tiles, decorative brickwork, bargeboards, stained glass, boundary walls and piers, where retained add to the visual interest of properties. Where details have been removed in the past, replacement with suitable copies will be encouraged.
- F/N8 The choice of materials in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- F/N9 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, this may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.
- F/N10 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.

## **DEMOLITION**

- F/N11 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.
- F/N12 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 (see Audit), and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).
- F/N13 All applications should show clearly the extent of demolition works proposed (including partial demolition).
- F/N14 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

## ROOF EXTENSIONS

- F/N15 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level including the side and rear have had a harmful impact on the Conservation Area. Because of the varied design of roofs in the Conservation Area it will be necessary to assess proposals on an individual basis with regard to the design of the building, the adjoining properties and the streetscape. Roof extensions are unlikely to be acceptable where:
- It would be detrimental to the form and character of the existing building
  - The property forms part of a group or terrace which remains largely, but not necessarily completely, unimpaired
  - The property forms part of a symmetrical composition, the balance of which would be upset
  - The roof is prominent, particularly in long views
  - The building is higher than many of its surrounding neighbours. Any further roof extensions are therefore likely to be unacceptably prominent.
- Where the principal of an extension is acceptable they should respect the integrity of the existing roof form and existing original details should be precisely matched.

- F/N16 Further dormers or "velux" type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs. Dormers at the front and the side will not be allowed where a cluster of roofs remain largely, but not necessarily completely, unimpaired.

- F/N17 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, eaves, cornices and chimney stacks and pots will be encouraged.

## REAR EXTENSIONS/CONSERVATORIES

- F/N18 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.
- F/N19 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.
- F/N20 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.
- F/N21 Rear extensions will not be acceptable where they would spoil an uniform rear elevation of an unspoilt terrace or group of buildings.
- F/N22 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.

## SIDE EXTENSIONS

- F/N23 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.

- F/N24 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 will be refused where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

## **BASEMENTS**

- F/N25 Extending into basement areas will only be acceptable where it would not involve harm to the character of the building or its setting.

## **TREES AND LANDSCAPING**

- F/N26 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. Further advice is available from the Tree Officer on 020 7974 5616.
- F/N27 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.
- F/N28 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 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.
- F/N29 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- F/N30 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.

## **FRONT GARDEN AND BOUNDARIES**

- F/N31 Boundaries in the Conservation Area are predominantly formed by walls, many with hedges, with a variety of original features. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area as the walls alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of the 19th century buildings. Proposals should respect the original style of boundary and these should be retained and reinstated where they have been lost. Particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. The loss of front boundary walls where it has occurred detracts from the appearance of the front garden by reducing the area for soft landscaping in this urban residential area. Furthermore, the loss of front boundary walls facilitates the parking of vehicles in part of the property, which would adversely affect the setting of the building and the general street scene. The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas.

## **BACKLAND/REAR GARDENS**

- F/N32 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.

## **SHOPFRONTS/ADVERTISEMENTS/SIGNAGE**

- F/N33 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.
- F/N34 Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street, through respect for the proportions, rhythm and form of the original frontages. Any shopfront of historic interest or architectural quality should be retained and if necessary repaired. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.
- F/N35 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level.
- F/N36 Signage for other uses on residential streets should be appropriate in terms of scale for its location and respect the character of the Conservation Area.

## **SHOPFRONT SECURITY**

- F/N37 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:
- a. the strengthening of shopfronts;
  - b. the use of toughened or laminated glass;
  - c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
  - d. improved lighting.
- F/N38 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

## **SATELLITE DISHES**

- F/N39 Dishes are not normally acceptable where they are positioned on the main facade of a building or in a prominent position easily seen 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.

## **ESTATE AGENTS BOARDS**

- F/N40 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. For more information see SPG.

## **ARCHAEOLOGY**

F/N41 The northern part of the Conservation Area lies within an Archaeological Priority Area, designated by the Council in the UDP, which represents the core of medieval Hampstead. In accordance with Planning Policy Guidance Note PPG 16, the Council will seek to ensure the preservation of the archaeological heritage and promote its interpretation and presentation to the public. Within archaeological priority areas and on other sites identified as having archaeological potential, an archaeological desk based assessment report and/or field evaluation may be required to determine the impact of development upon archaeological remains.

Where groundworks are proposed, it is important that the Council's Conservation and Urban Design Team and the Greater London Archaeology Advisory Service at English Heritage are consulted to ensure adequate protection of such remains. (refer to UDP Policies EN41 & EN42)

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## **FOR FURTHER INFORMATION CONTACT**

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Argyle Street  
London WC1H 8ND

Telephone: 020 7974 1944  
EMAIL: [conservation@camden.gov.uk](mailto:conservation@camden.gov.uk)

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

## **USEFUL CONTACTS**

English Heritage  
23 Savile Row  
London W1X 1AB  
Telephone: 020 7973 3000  
Fax: 020 7973 3001

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

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