

5.7 Hampstead

Character and identity

Hampstead Village is one of the most desirable neighbourhoods in London and is known for its artistic, musical, and literary associations. The main village is focused around Hampstead High Street and this route leads northwards to Hampstead Heath. The area is hilly and elevated above most of Greater London with expansive views across the city possible from Hampstead Heath and Parliament Hill in particular.

The majority of Hampstead and its immediate surroundings were developed historically and have been designated as Conservation Area and in that context only a small area has been examined as part of this study.



Figure 5.26: Hampstead Context Analysis





Figure 5.27: Hampstead Historic Plan 1862



Figure 5.28: Hampstead Historic Plan 1890

Historical development

Hampstead's origins date back to the 17th Century when the medicinal qualities of the local waters drew people to the area. This function declined with the popularity of other spas but Hampstead grew more expansively after the North London Railway's construction in the 1860's (now the London Overground). Large luxurious homes were developed in the latter part of the 19th Century and these continue to provide homes within the areas leafy streets.

Public transport accessibility

Whilst Hampstead has an underground station on the northern line public transport accessibility is not particularly good and PTAL ranges from 1a to 3.

Socio-economic issues

The area does not have any significant deprivation issues.

Opportunities for change

There are no significant opportunities for change within the area.

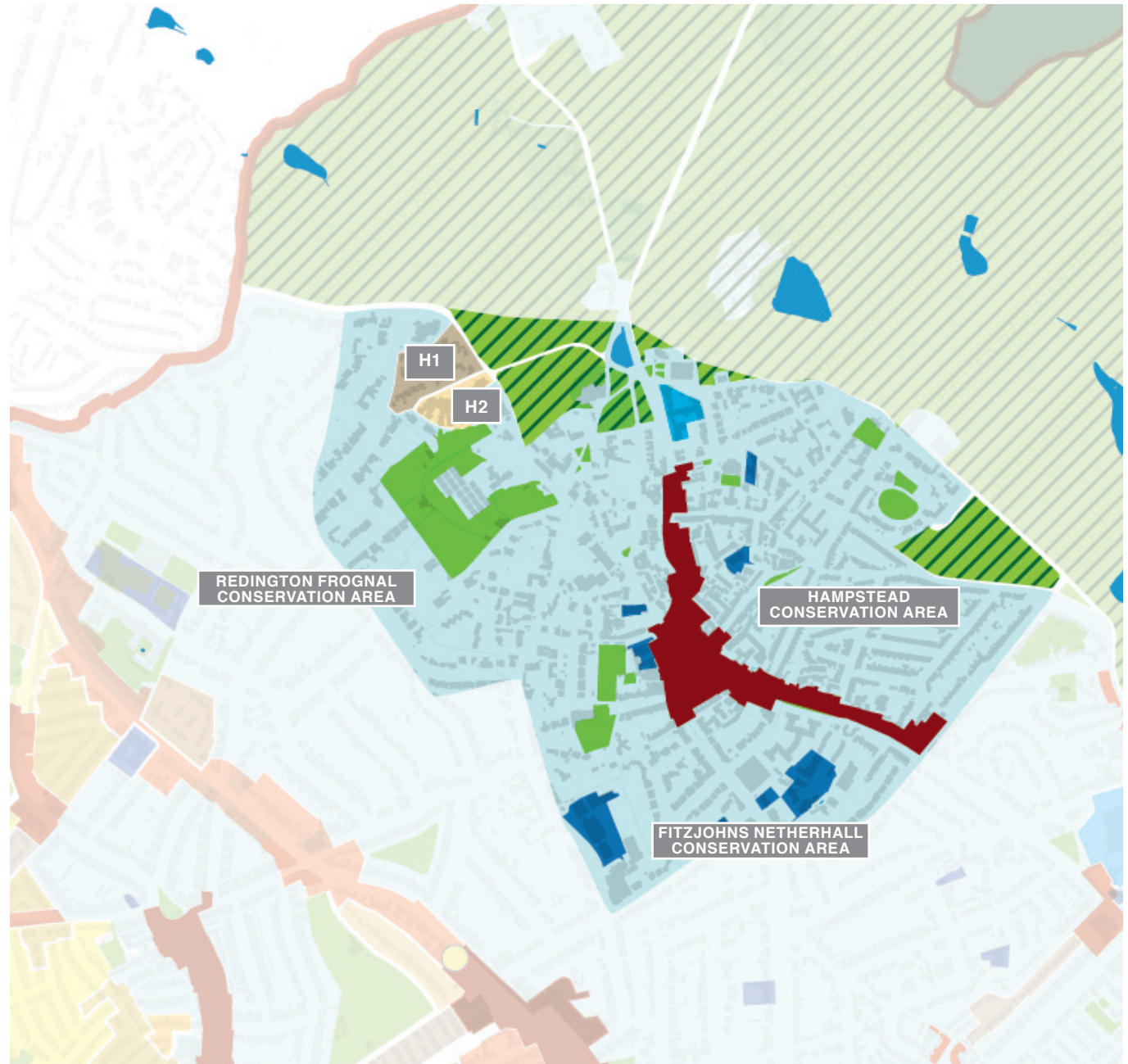


Figure 5.29: Hampstead Character Areas

H1 - Grange / Mansion Gardens

Typology: LATE 20TH CENTURY ESTATES



Building type / age	Late 20th Century houses
Scale and massing	Large 2 storey dwellings with gardens to front and rear
Street character / building interface	Dwellings set back from gated shared surface access road
Interface with surrounding area	Single point of connection to wider street network
Public realm character	Homes are set within a highly manicured and well maintained mature landscape. Road is shared with pedestrians and surfaced in block pavers
Opportunity for improvements	LOW

H2 - Savoy Court / St Regis Heights

Typology: GATED APARTMENT COMPLEX



Building type / age	Late 20th Century apartment complex
Scale and massing	2-4 storey buildings
Street character / building interface	Buildings set within a mature landscape with access off a gated street
Interface with surrounding area	Single point of connection to wider street network
Public realm character	Homes are set within a highly manicured and well maintained mature landscape. Road is shared with pedestrians and surfaced in block pavers
Opportunity for improvements	LOW

