5.3 West Hampstead / Fortune Green

Brief description

This area is defined by the mainline rail corridor out of St Pancras Mainline Station to the south and west, by Hampstead Cemetery and the Borough boundary to the north and by Finchley Road to the east.

The main route through the area is the historic West End Lane which becomes Fortune Green Road before meeting Finchley Road to the north. West End Green and Fortune Green centres are focused along this route and provide the areas local services. Local shops are also provided on Mill Lane which links the area westwards with Cricklewood.

The area has seen only limited change since Victorian times and, with the exception of inter-war housing to either side of the Cemetery to the north of the area, is largely unchanged.

The Cemetery is the main open space within the area but Fortune Green also provides an attractive focus to that local centre.



Figure 5.10: West Hampstead / Fortune Green Context Analysis



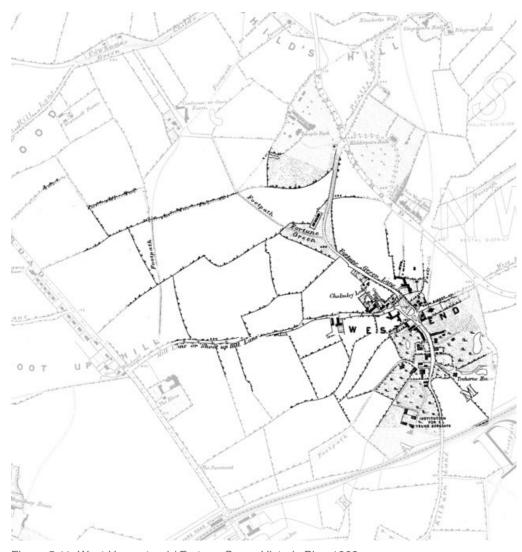


Figure 5.11: West Hampstead / Fortune Green Historic Plan 1862

Historical development

West End Lane, Mill Lane and Finchley Road are all historic routes through the area and are apparent on historic plans prior to the arrival of the railway lines. West End Green was a village at the meeting point of Mill Lane and West End Lane and until the late 19th Century remained the only developed land in the area. However the rapid growth of London in the late Victorian period saw the laying out of many of the streets that can be seen today.



Figure 5.12: West Hampstead / Fortune Green Historic Plan 1890

Public transport accessibility

The PTAL varies across the area from 5 in the south close to South Hampstead station to just 2 at Gondar Gardens to the north. The majority of the area is PTAL 3 or 4.

Socio-economic issues

The area does not rank within the worst 30% most deprived except in respect of crime and disorder in the most northerly portion of the area close to the cemetery.

Existing character

The historic settlement of West End Green expanded in the Victorian period providing an attractive network of connected streets lined by Victorian terraced and semi detached properties of varying scales. This is largely intact.

The area has been subdivide into 14 character areas as identified in Figure 5.13. These are described further on the pages that follow.

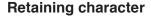


Figure 5.13: West Hampstead / Fortune Green Character Areas

Identity

The centres at West End Green with its attractive historic streets and shops and Fortune Green with its open space and mature trees are the focus of the area. The Victorian local centre at Mill Lane also provides a local focus for the surrounding residential area.

There have been few interventions in the post-war period but one significant introduction is the 12 storey Ellerton House on Mill Lane. This tower is prominently located on elevated ground and contrasts markedly with the surrounding Victorian townscape.



The Victorian neighbourhoods provide a robust structure with properties fronting onto the residential streets. The character of these streets can be slowly eroded through paving over front gardens and changes to boundary conditions and this should be resisted.

Opportunities for change

There are no significant development opportunities within the area however South Hampstead to the south east is identified as a Growth Area and change is anticipated here.











From top left, clockwise:

Ellerton House on Mill Lane; Victorian housing on Dennington Park Road; homes on Ulysses Road; recent housing overlooking Fortune Green and homes on Westcroft Close.

WH1 - Sumatra Road East





Typology: VICTORIAN TERRACES (SMALL)

Building type / age	Late Victorian terraced housing
Scale and massing	Typically 2 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. On street car parking
Interface with surrounding area	Well connected network of streets and easy access to West Hampstead
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting

WH2 - Dennington Park Road





Typology: VICTORIAN TERRACES (LARGE)

Building type / age	Large late Victorian terraced housing
Scale and massing	Typically 3 storey with additional storey in the roof
Street character / building interface	Quiet residential streets with properties providing active frontage. On street car parking.
Interface with surrounding area	Well connected network of streets and easy access to West Hampstead
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting



WH3 - Dennington Park North





Typology: VICTORIAN VILLAS / LARGE HOUSE

Building type / age	Substantial late Victorian houses and mansion blocks
Scale and massing	Typically 3 to 4 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. On street car parking
Interface with surrounding area	Well connected network of streets and easy access to West Hampstead
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting

WH4 - Mill Lane South





Typology: VICTORIAN TERRACES (SMALL)

Building type / age	Late Victorian and Edwardian terraced housing
Scale and massing	Typically 2 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. On street car parking
Interface with surrounding area	Well connected network of streets and easy access to West Hampstead and Mill Lane local centre
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting



WH5 - Mill Lane Centre





Typology: LOCAL CENTRES

Building type / age	Victorian shops with residential or other use above
Scale and massing	Typically 3-4 storey with upper floors set-back
Street character / building interface	Local centre with active uses at ground floor and buildings fronting directly onto the street
Interface with surrounding area	Well connected with wider street network
Public realm character	Footways in the centre are narrow and the quality of the shop fronts varies.
Opportunity for improvements	LOW: Co-ordinated investment in shopfronts would enhance the street character

WH6 - Mill Lane North





Typology: VICTORIAN TERRACES (LARGE)

Building type / age	Large late Victorian or Edwardian houses
Scale and massing	Typically 2-3 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. On street car parking.
Interface with surrounding area	Well connected network of streets but railway line is a barrier to westerly movement
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting



WH7 - Gondar Gardens





Typology: VICTORIAN VILLAS / LARGE HOUSE

Building type / age	Substantial late Victorian terraced houses
Scale and massing	3 storey properties with large gardens
Street character / building interface	Quiet residential streets with properties providing active frontage. On street car parking
Interface with surrounding area	Good connections south and east but connections to north and west convoluted
Public realm character	Properties are set behind front gardens with brick walls providing the boundary treatment. Lack of street trees and planting in front gardens
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting

WH8 - Menelik Road





Typology: INTER-WAR HOUSING

Building type / age	Inter-war semi detached properties
Scale and massing	2 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. Mix of on street and on plot parking
Interface with surrounding area	Connected street network but Hampstead School, Cemetery and railway line are all barriers to movement
Public realm character	Few street trees and mixed front garden boundary treatment mixed - wall or hedge. Planting is important to street character.
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting



WH9 - Westcroft Close





Typology: LATE 20TH CENTURY ESTATES

Building type / age	Mix of late 20th century houses and apartments
Scale and massing	2-4 storey
Street character / building interface	Housing set back from main street and fronts an access road and green amenity space
Interface with surrounding area	Connected network of streets but backs onto railway line
Public realm character	Open grassed areas and mature London Plane trees provide amenity. Car parkking courts on the strret interface are less attractive.
Opportunity for improvements	LOW

WH10 - Fortune Green South





Typology: VICTORIAN TERRACES (SMALL)

Building type / age	Late Victorian terraced housing
Scale and massing	Typically 2 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. Parking is on street
Interface with surrounding area	Well connected network of streets and easy access to Fortune Green local centre
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting



WH11 - Berridge Mews





Typology: LATE 20TH CENTURY ESTATES

Building type / age	Late 20th Century town houses
Scale and massing	3 storey terraced properties
Street character / building interface	Properties front onto a shared surface mews street
Interface with surrounding area	Internalised layout that is gated and provides poor interface with surrounding network of connected streets
Public realm character	Shared surface street and planting but this is within gated court
Opportunity for improvements	LOW

WH12 - Fortune Green Centre





Typology: LOCAL CENTRES

Opportunity for improvements	LOW: Co-ordinated investment in shopfronts and private forecourts would enhance the street character
Public realm character	Private courtyards to rear of footway and shop fronts are of variable quality. Mature London Plane trees and 'Fortune Green' itself provide attractive amenity.
Interface with surrounding area	Fortune Green Road is an important route through the area and connects Finchley Road with West End Green
Street character / building interface	Active uses at ground floor with buildings fronting directly onto the street and overlooking Fortune Green
Scale and massing	Typically 2-3 storey
Building type / age	Victorian shops with residential or other use above



WH13 - Fortune Green North





Typology: VICTORIAN TERRACES (LARGE)

Building type / age	Large late Victorian or Edwardian houses
Scale and massing	Typically 2-3 storey
Street character / building interface	Quiet residential streets with properties providing active frontage. Parking is on street
Interface with surrounding area	Well connected network of streets linking Finchley Road with Fortune Green and West End Green
Public realm character	Properties are set behind small front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens are important to the character of the streets
Opportunity for improvements	LOW: Resist loss of front gardens and introduce more street tree planting

WH14 - Fortune Green Mansions





Typology: VICTORIAN MANSION BLOCKS

Building type / age	Substantial properties including Victorian mansion blocks
Scale and massing	3-4 storey properties with additional set back storey above
Street character / building interface	Buildings provide positive frontage to the street
Interface with surrounding area	Fortune Green Road is an important route linking Finchley Road with Fortune Green and West End Green
Public realm character	Mature planting and trees add to the streetscape quality but footways are in places very narrow.
Opportunity for improvements	LOW: Resist loss of front gardens and planting and where possible introduce more street trees

