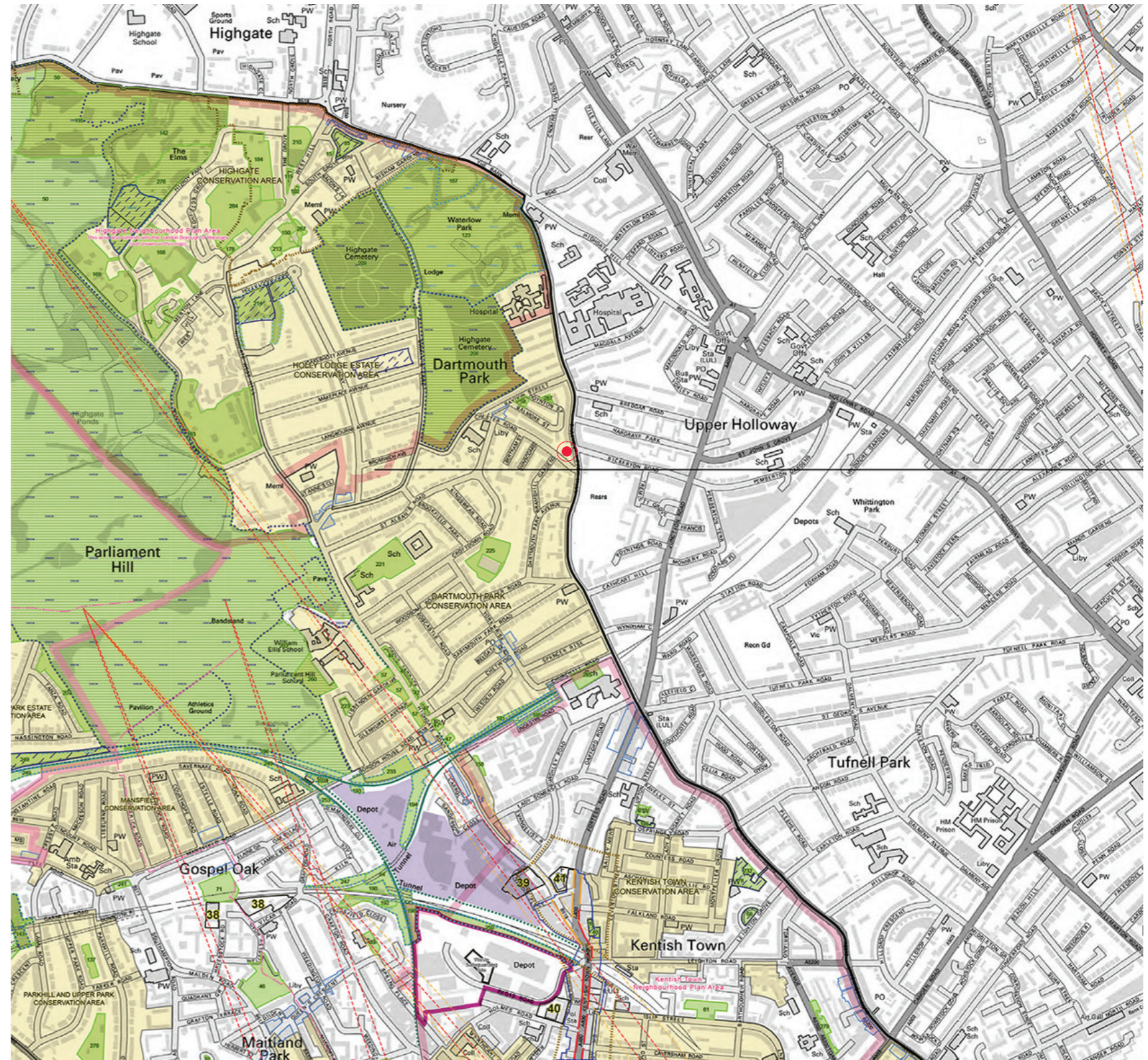
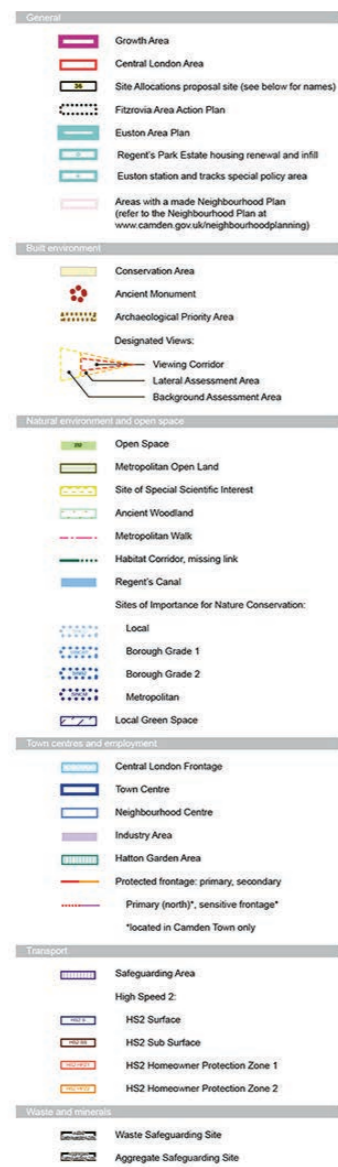


### 3.4 Planning considerations

#### January 2019 Local Plan Policy Map

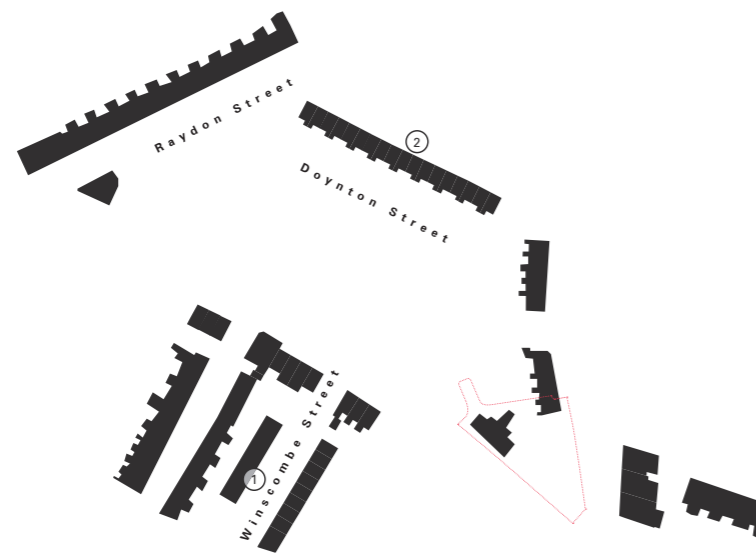
The LBC Policy Map shows that the site:

- Is located within the Dartmouth Park Conservation Area
- Does not have any site specific policy allocations in or adjacent to it

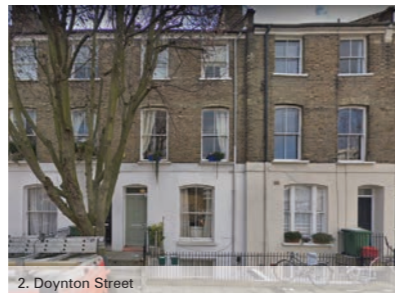


### 3 The Site

#### 3.5 Development of the Site and Surrounding Area



1. Winscombe Street



2. Doynton Street



3. Terraced houses on Chester Road (north side)



4. Terraced houses on Chester Road (south side)

#### 1873

Evidence of the emergence of Highgate New Town, a Late Victorian development comprising working class terraced housing for labourers.

#### 1914

2 Chester Road site was built with terraced houses; 1-4 Cornwall Villas, Chester Villas and Plevna Villas. The buildings follow the road and turn the corner into Dartmouth Park Hill.

#### 1938

The aerial photograph above was taken in 1938 and shows the terraced properties that occupied the site at this time, capturing the dense residential grain of the area. This image is extracted from the UXO report produced by 1st Line Defence (ref DA10775-00). Image source: Britain From Above.



5. Mansion block on Chester Road



6. View south along Croftdown Road



7. Whittington Estate fronting on to Raydon Street



8. Housing on Dartmouth Park Hill



9. Chester Balmore (Rick Mather Architects)



10. Highgate Community Centre (RCKa Architects)

**1957**

The construction of Brookfield Estate took place after the First World War, comprising angled mansion blocks in a park setting form a new 'Homes for Heroes' scheme in the area.

**1990**

By 1990, the Whittington Estate by Peter Tabori, Winscombe Street by Neave Brown and new housing on Chester Road and Dartmouth Park Hill by Bill Forrest were all completed.

**2019 onwards**

Chester Balmore by Rick Mather Architects was completed, and Highgate Community Centre by RCKa was granted planning permission in July 2019.

### 3 The Site

#### 3.6 Dartmouth Park Conservation Area

“The Conservation Area has a variety and complexity that charts the history of domestic architecture from the late 18th Century to the present day”

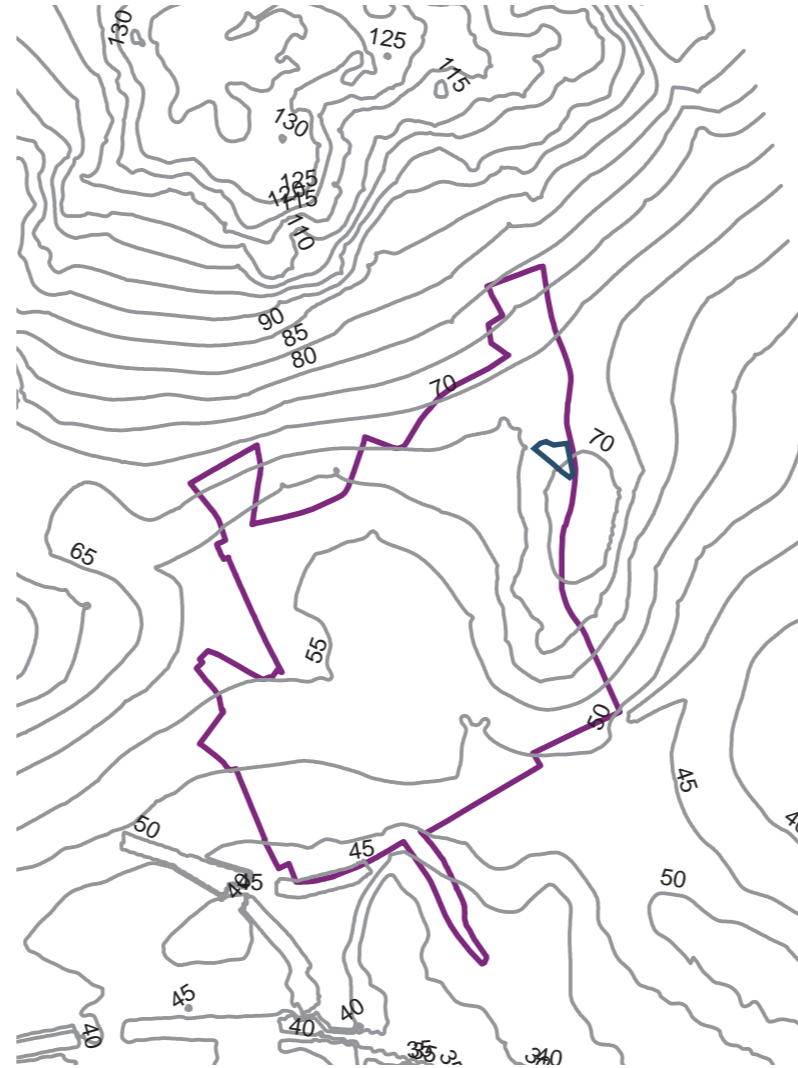
- Dartmouth Park Conservation Area Appraisal and Management Statement

##### 3.6.1 Character of Dartmouth Park Conservation Area

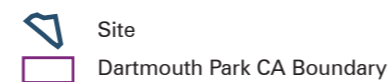
Chester Road is located within the Dartmouth Park Conservation Area, and the site is highlighted in the mapping opposite with a blue outline.

Dartmouth Park Conservation Area Appraisal and Management Statement makes the following observations about the character of this area, that have informed the proposals for the site:

- “Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park... Another essential component of the area is the contribution of social housing...”
- “The conservation area is a mainly residential area, but integral to its character are the interspersed uses scattered throughout it... Part of the sense of character is derived from social cohesion.”
- “The semi-rural quality of this area on the fringes of the Heath, with the leafy feel of its tree canopy is an important aspect, and a correlative factor is the quality of darkness at night... and the large trees in streets and gardens, together with Highgate Cemetery contribute so significantly.”
- “It is an area of housing and is a part of Camden where there is little public open space. The predominance of boundary hedges, trees and shrubs enhance the rural feel of the area.”
- “Railings and other front boundary treatments, many original, are quite extensive in their variety, but the common feature is that these elements... complement the architecture... [and] are characteristics of this part of the conservation area as much as the buildings themselves.”
- “The conservation area benefits from a number of interesting views, some of which are extensive, and other pleasing local vistas... In addition a number of properties follow the undulations of land contours forming attractive groups.”



3.6.2 Conservation Area Mapping  
Topography



Townscape and Urban Grain



### 3.6.3 Listed Buildings

A number of listed buildings are located close to the site.

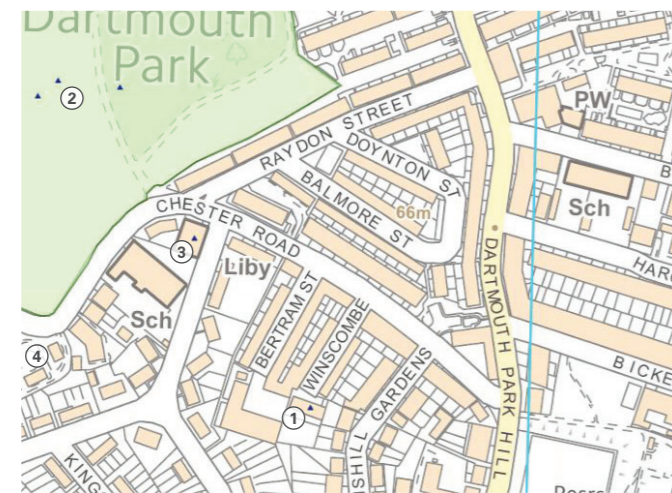
Below are extracts from Historic England outlining the reasons for listing as follows:

1 - Winscombe Terrace (Grade 2) - Architectural interest - *“a skilfully-composed group of houses, inspired both by Continental Modernist prototypes and by the traditional London terrace”*.

2 - Highgate Cemetery (Grade 2) - Variety of tombstones and mausoleums listed and protected within the cemetery.

3 - Highgate Branch Library (Grade 2) - Architectural interest - *“Red brick with terracotta dressings. Single storey with attic over central bay. Symmetrical design of 3 bays. Central bay forms a distyle-in-antis arcaded stone loggia with Corinthian capitals and terracotta keystones, flanked by brick pilasters supporting a dentil pediment”*.

4 - Holly Village (Grade 2\*) - Architectural Interest - *“Multi-colour stock brick with stone dressings; slate roofs with decorative cresting. Substantial 2-storey cottages in cottage ornee style picturesquely grouped around a private garden entered from street through an archway flanked by 2 cottages”*.



#### Nearby Listed Properties

1. Winscombe Terrace
2. Highgate Cemetery
3. Highgate Branch Library
4. Holly Village