



**Fitzjohns/Netherhall Conservation Area
Character Appraisal & Management Plan**

December 2022

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1. Introduction

1.1 Purpose and Content

This document is a conservation area character appraisal and management plan for the Fitzjohns/Netherhall Conservation Area in Camden (see Plan 1). It is intended to become a Supplementary Planning Document.

The purpose of the document is to inform planning decisions and to guide the protection, management and enhancement of the conservation area (the statutory basis for such decisions is set out in 1.3).

Part 2 of this document provides background and context. Parts 3 and 4 form the character appraisal. Part 5 comprises the management plan.

1.2 Boundary and Location

The boundary of the conservation area is shown on plan 1. It is located in the far north of Camden and encloses an area of Hampstead, to the north east of Finchley Road. The area is mainly suburban in character, with Fitzjohn's Avenue as a focus. The area was designated in 1984 and then extended in 1988, 1991 and 2001. The area is flanked by other conservation areas.



The area's verdant character includes buildings set back behind front gardens and street and garden trees.

An article 4 direction was made on the cottage at 67 Fitzjohn's Avenue in 1977 removing permitted development rights for structures within the curtilage of the dwelling house.

1.3 Statutory Basis for this Document

The statutory definition of a conservation area is given in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990:

'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 deals with the 'Formulation and publication of proposals for preservation and enhancement of conservation areas'. This places a duty on local planning authorities 'from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'. Such proposals must be the subject of consultation.

Supplementary Planning Documents can interpret policies in adopted Local Plans. The 'Design and Development Guidance' contained in this document has been prepared against this context.

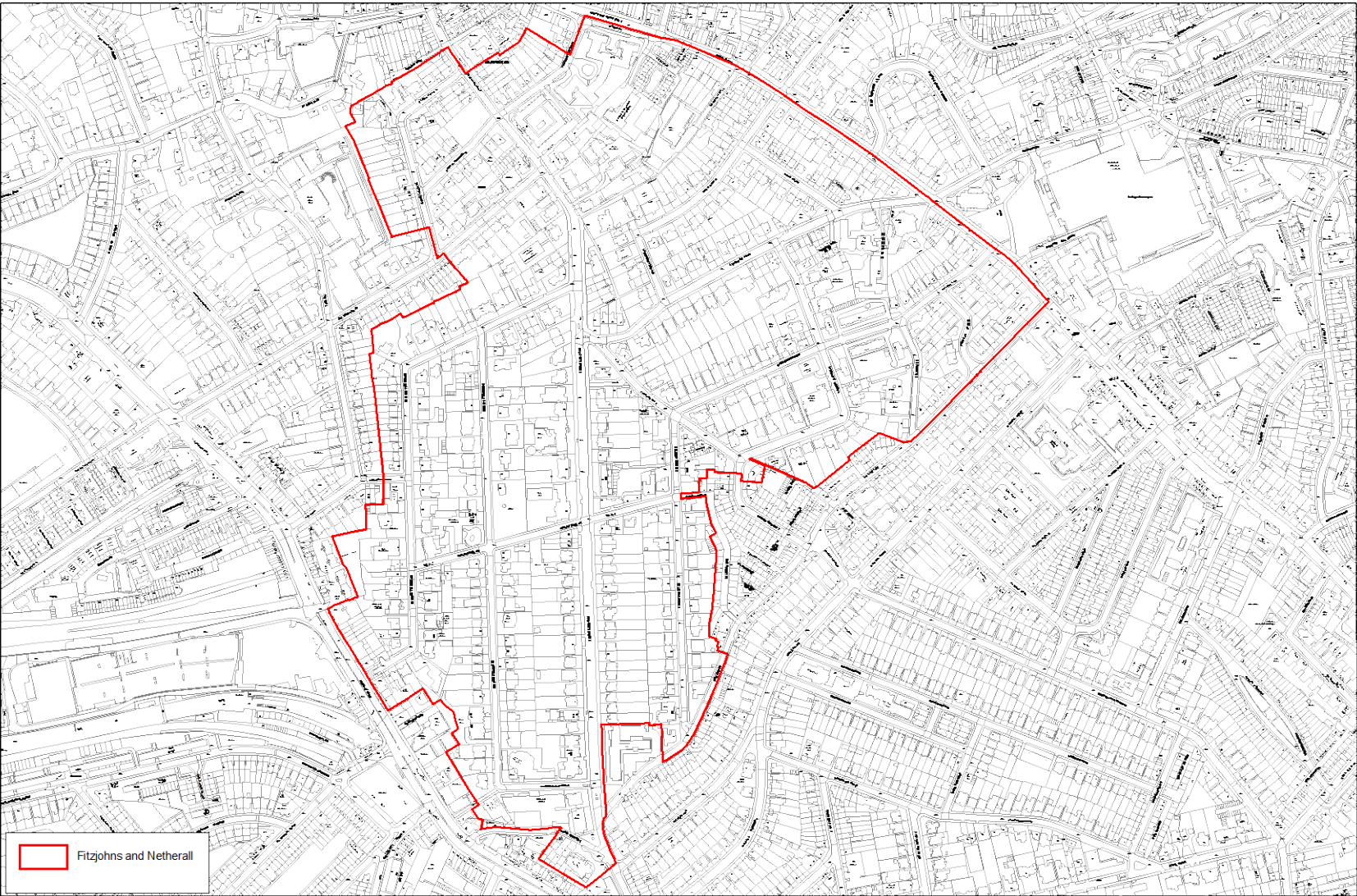
In making planning decisions, Section 72 sets out a special duty for conservation areas:


'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall

be paid to the desirability of preserving or enhancing the character or appearance of that area’.

The National Planning Policy Framework 2019 refers to significance. Some confusion can arise from Historic England’s guidance (Conservation Principles 2008) which defines significance in a different way to the legislation. For clarity, this document interprets significance in accordance with the wording in the Planning (Listed Buildings and Conservation Areas) Act 1990, so relating to the ‘special architectural or historic interest’ of the area.

Fitzjohns/Netherhall Conservation Area Character Appraisal & Management Plan



 Fitzjohns and Netherhall

Fitzjohns and Netherhall



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Scale 1: Not Usable Scale

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2. Background

2.1 Methodology

A review of relevant evidence and documentation was undertaken in January 2020, including:

- The previous Fitzjohns/Netherhall character appraisal (2001).
- The National Heritage List for England.
- The Buildings of England London 4, Penguin Books, 1998 and other relevant publications.
- Web-based materials.
- National and local planning policies and guidance.

Initial engagement was undertaken with local groups, including meetings with representatives of the Netherhall Neighbourhood Association, Hampstead Neighbourhood Forum and Redington Frognal Neighbourhood Forum. All of these groups provided input, through meetings and email exchanges. This has informed the content of the document.

Site surveys were undertaken during January, February and March 2020, including photographic surveys.

Consultation on the draft Conservation Area Appraisal document was undertaken from Monday 7 February to Sunday 20 March 2022. In response to the consultation the document has been updated and amended by Camden, including further photographic surveys on 18 November 2022.

2.2 Local Planning Policy Context

The Camden Local Plan adopted 2017 was prepared against the context of the now adopted London Plan 2021. Design and Heritage is dealt with in Chapter 7 of the Camden Local Plan 2017.

Policy D1 deals with design, including tall buildings.

Policy D2 deals with heritage. For conservation areas, this includes:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

The Policy also deals with Listed Buildings, Archaeology and Non-Designated Heritage Assets. The development guidelines in this document have been written against the context of Policies D1 and D2.

Camden also has a range of supplementary planning guidance, including on Basements, Biodiversity, Extending your Home, Design and Trees.

The extent of the Fitzjohns/Netherhall Conservation Area is also included in-part in the Hampstead Neighbourhood Plan and the Redington Frogna! Neighbourhood Plan.

3. Special Interest and Character

3.1 Special Architectural or Historic Interest

This part of the document seeks to describe and help define the special architectural or historic interest and character of the conservation area as a whole.

It should be read together with the relevant street reference in the following Part 4.

3.2 General Character of the Area

The area is primarily residential, but also with a range of small-scale independent schools and occasional other uses, including employment, religious and educational. The area is flanked by retail and commercial areas on Finchley Road to the south-west (with a small section in the conservation area) and Rosslyn Hill to the north-east.

The special architectural or historic interest and character of the conservation area is based broadly on the following factors:

Landscape: The landscape infrastructure is characterised by smaller front gardens and extensive rear gardens, many containing mature trees. The streets often have grass verges and rows of street trees.



The amalgam of rear gardens creates large, green open areas. Mature trees and hedges are an important part of the character.

Townscape: The associated townscape characteristics, based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 2 storeys to six storeys or more.

Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.



The Conservation Area is architecturally diverse, but with large groupings developed in a planned way. Enhancing the character or appearance is not about imitation, but high-quality site-specific design, complementing the

3.3 History and Archaeology

History

A concise history of the area is included at Appendix 1.

Historic Development

The area was developed on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, around three historic estates and the tributaries of the rivers Fleet, Tyburn and Westbourne, which now form underground watercourses.

The Fitzjohns/Netherhall Conservation Area has two distinct sub-areas that are defined by their periods of development. The main focus of the first sub-area is Fitzjohn's Avenue, that runs on a north/south axis. The surrounding neighbourhood, dominated

by Queen Anne and Domestic Revival architecture was developed from the late 1870s to the late 1880s. The subarea has a grid road layout.

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

The area was developed at a time of wider urban (suburban) expansion. The character of the area reflects its historic development. This includes:

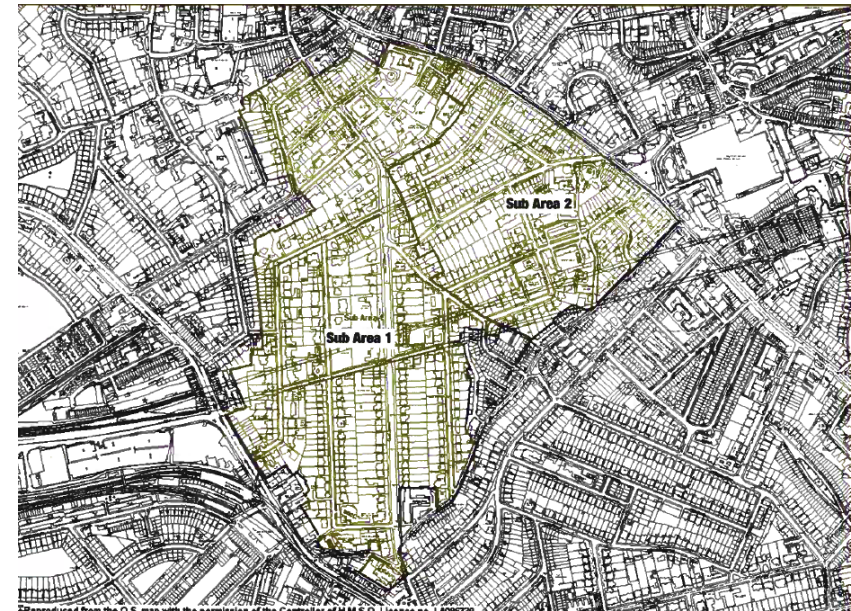
Planned Development: Larger scale, planned development in the form of roads (like Fitzjohn's Avenue and the parallel roads), mansion blocks or groups of semi-detached and detached houses. This has created coherent groupings of buildings of a similar style in some parts of the conservation area.

Incremental Development: Incremental development has resulted in architectural diversity from individually commissioned properties built at different times. This includes Individual buildings by respected architects.

Overall the urban grain shows large houses with generous gardens surrounded by denser areas of Hampstead Village, Belsize Village and Finchley Road.

Archaeology

A small area at the northern end of the conservation area has been identified (by Historic England Greater London Archaeological Advisory Service) as a Tier 2 Archaeological Priority Area. More information may be found on Camden Council's web site.



Showing the two distinct subareas

3.4 Townscape and Landscape Character

Character and Appearance of the Area

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. The general layout and landscape character create a green and leafy character. This is based on properties with front and rear gardens, with trees and hedges. Rear gardens are often very generously proportioned. The amalgam of rear gardens results in large open settings in many parts of the area, creating a semi-rural character. These amalgams of garden space are a very important characteristic of the area and, in the absence of public green space, have an important amenity value.

A key characteristic is the range of mature trees, including formal avenues of street trees and also more informal garden trees. The street trees tend to be pollarded, whilst the garden trees are in more natural form. Hedges are often used as boundary treatments.

Layout

Daleham Gardens, Fitzjohn's Avenue, Maresfield Gardens and Netherhall Gardens have a more formally planned layout, with straight and parallel streets. This layout includes large open areas to the rear of properties, comprising an amalgam of rear gardens. The remainder of the area is a mix of shorter planned streets, but also more informal former rural lanes, such as Belsize Lane.



Properties are set back and some have raised ground floors, responding to the area's topography.

The parallel, straight streets create enclosed views through the area. Gaps between properties allow glimpses through to rear garden areas, including mature trees.

Townscape

The townscape character of the area is closely related to its landscape infrastructure, with buildings set-back behind front gardens. This provides a townscape coherence to the area based on set-back building frontages, despite the differing scales, heights and massing of buildings. Buildings of all ages tend to reflect a similar set back, though there are variations.

The character of the conservation area is intrinsically linked to the sloping topography. The gradient of the slopes is reflected in the townscape character, with some streets having stepped roof lines and some properties having raised frontages above street level

The spacing of built forms exhibits a suburban rather than urban townscape character, with glimpses through the gaps between properties to the trees and open spaces at the rear.

The majority of houses are large detached or semi-detached dwellings, with gaps between them. Heights tend to vary between two and six storeys. . The area to the east of Fitzjohn Avenue includes some large-scale mansion blocks in some roads, which are more urban in character, though usually in landscaped settings.

Setting and Views

Along Fitzjohn's Avenue, both directions; Netherhall Gardens, both directions, at southern end towards No. 6;



Showing Shepherd's Path, a pedestrian alleyway between Lyndhurst Terrace and Fitzjohn's Avenue. A unique feature of the Townscape.

Maresfield Gardens, both directions; Daleham Gardens, both directions; Nutley Terrace, both directions; Ellerdate Road, west; Arkwright Road, west; Spring Path; Shepherd's Path; Rosslyn Hill; Thurlow Road, towards Heath House; Wedderburn Road.

Towards Samuel Palmer Memorial

3.5 Architecture and Buildings

Vernacular and Polite Influences

The buildings in the area are primarily polite architecture, in terms of using the compositional principles and features of different formal architectural styles.

A local vernacular is represented mainly by the materials being used, in particular use of red or yellow brick and plain clay tiles. The Arts and Crafts movement, which is a clear influence, also drew on vernacular influences, through as part of a more formal style.

Architectural Styles

The conservation area is architecturally diverse, based on an eclectic mix of styles.

There are obvious and dominant influences and these are:

Queen Anne: The predominant style in the Conservation Area is Queen Anne Revival. Numerous buildings combine brick and tile construction with small-paned painted



View down Arkwright Road looking west

windows, plaster panels, towers, multiple gables, oriel windows and other stylistic characteristics associated with Queen Anne Revival. Of particular note is Richard Norman Shaw's No. 6 Ellerdale Road.

Arts and Crafts and Freestyle: Many properties have domestic architectural detailing and materials, such as tile hanging and brick and tile construction (usually red or London brick), sometimes with quite complex combinations of dormers and gables. Some properties have a greater emphasis on construction and function, influenced by vernacular trends, rather than use of imitative historical detailing.

In addition to these dominant influences, some buildings reflect other influences, including:

Classical: Many properties have classical elements, such as pilasters and pediments, reviving pre-Georgian classical architecture (this is one of the elements of Queen Anne). There are also clear Italianate influences in some properties.

Gothic Revivalism: Some properties have Gothic elements and features of medieval examples, including decorative patterning, finials, lancet windows, and hood moulds.

International influences: In addition to the Classical influences, other international influences in the detailing of selected buildings include Dutch gables and Mansard roofs with dormers.

Inter-war and post-war architecture: There are a couple of buildings in Modern styles, drawing on inter-war



The character of the area includes a handful of highly distinctive buildings in contrasting styles including Arts and Crafts, and Modernist.

‘International Modernism’ and post-war influences. The wider borough of Camden is well known for early UK examples of the International Style. There is also some Post Modernism.

Recent Architecture: Revivalism is apparent in some very convincing recreations of older house styles, combining Arts and Crafts and Queen Anne elements. Such buildings preserve the character and appearance of the area, but add little to the special interest. Indeed, if such recreations become too prevalent, they could undermine the historic integrity of the area. Some recent buildings revive the International Style, though in a contemporary form and perhaps without the rigour of original Modernist buildings.

A few recent houses demonstrate quite individualistic and wilfully expressionistic characteristics. These could be seen to fit in with the character of the wider area, which includes scattered avant-garde houses. They are too recent to be of historic interest. However, the best examples are of architectural interest.

Materials, Features and Detailing

Whilst the area is architecturally diverse, there are predominant materials and common architectural features.

Among the most prevalent walling materials are red brick and London yellow bricks, with occasional use of brown brick. The predominant roofing materials for pitched roof houses is plain clay tiles (dark grey or red). Some properties have terracotta detailing.



Distinctive examples of a Contemporary houses in the Conservation Area.

Stone dressings are also widely used in some streets. Some properties use decorated plaster work (pargetting).

Windows are mainly timber, but there are also metal framed windows in some of the inter-war and post-war 20th century buildings. Windows are often in recessed openings, though also sometimes flush, for example in some interwar and later properties. The degree of recession of windows is an important part of a building's character and architectural language, so should be respected if windows are replaced. Some windows use stone mullions. Some houses have larger studio windows.

Common architectural features used in the area include:

Modulation: Modulation is created in building facades by projection and recession of different sections of walling or use of recessed panels. Bay windows are part of this modulation. This is employed in particular in the larger mansion blocks.

Windows: Bay windows are a very common feature both of houses and the mansion blocks. There is also repeated use of Oriel Windows. Many properties have dormer windows.

Porches: Many houses and mansion blocks include porches to provide prominence to main entrances. These are mainly open porches with recessed doors.

Gables: Gables of different scales are used, sometimes in the same property. These vary greatly in design, some containing windows, whilst others have plain brick, pargeting, tile hanging, timber work or other treatments.



Predominant materials include red brick (and other brick) and tile construction, terracotta or stone detailing, and a white timber frame windows. Some properties also have pargeting or tile hanging. A range of window styles are utilised, including bays and dormers.

Roofs and Chimneys: Most properties have pitched roofs and chimneys, some of which are very elaborate.

Ground floors: Many properties have elevated ground floors, with stepped access.

Boundaries and paths: Traditional boundary treatments include low brick walls and hedges. Walls and gate piers sometimes reflect the architectural detail of the main building or buildings. Some properties have tiled front paths.

Public Realm

There are various aspects in the public realm (streets, pavements, public spaces) which contribute to the special interest and character or appearance of the area. These include:

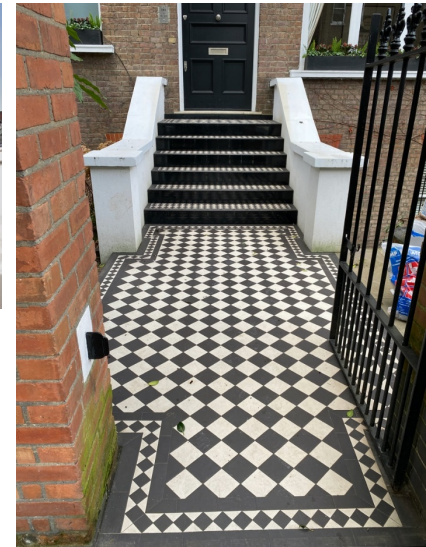
Pillar Boxes: Some streets have cast iron pillar boxes.

Street Names: Several historic tiled street name plates survive.

Paving Materials: Various historic surface materials survive, including granite stone setts (blue, pink, red) and Yorkstone paving. There are also granite kerb stones.

Grass Verges: Many streets have grass verges to the edge of the highway.

Railings: Cast iron railings survive in some places.



Tiled paths are a characteristic of the area.

Street Trees: Street trees are a fundamental part of the verdant character.

3.6 Harm

The main harms to character and appearance of the conservation area are:

Loss of Street and Garden Trees: Some street trees have been removed, leaving gaps in tree lines. The pollarding of street trees, in order to manage their size and impact on properties, results in a less green and leafy character. Garden trees (particularly in front gardens) have also been lost.

Front Garden Parking: Traditional front boundary treatments (walls or hedges) have been removed from some properties and front gardens paved with unsympathetic materials to create parking forecourts. The removal of hedging and its replacement with metal gates or railings creates hard urban frontages, causing considerable harm to the verdant character of the area.

Loss of rear gardens: There is loss of rear garden space and the open character of rear gardens through rear extensions, swimming pools, lightwells, outbuildings and excessive hard surfaced areas. The result has involved loss of trees visible through building gaps.

Pavement Surfaces: Original paving materials are missing from several streets. In Fitzjohn's Avenue, there is extensive asphalt patching to surfaces and loss of grass verges. Poor



One of the most common forms of harm arises from removal of front walls or hedges and front gardens, to be replaced by hard surfacing to create parking courts. This creates a hard, urban environment, at odds with the verdant character. Note also the asphalt patches in the road.

materials, including black-top and ground rubber, are sometimes used for resurfacing.

Poor Design: A small number of developments from recent decades are architecturally mediocre which present blank and inactive frontages to the street. In other instances, schemes are architecturally good, but the building footprint and hard surfacing leaves little garden or landscaped space.

Boundary Treatments: In addition to loss of front boundaries for parking, other front and side boundaries have had low walls, railings or hedges replaced with higher timber fences or unsympathetic metal railings. Particular harm has been caused by concrete post and timber board fences to street frontages, which are at odds with the character of the area. In some properties, garages with large metal doors have been constructed near to or on the boundary of road frontages

Groupings: Part of the character of the area is based on the group value of buildings which use similar architectural language and materials, but sometimes with individual designs. Replacement of dwellings in the middle of such groupings causes considerable harm.

Bins: In some parts of the area, bins are being stored in prominent locations, including on road frontages.

In addition, there are certain factors that harm the amenity of the area. These include:

Traffic congestion: At peak times, some roads are very congested, with associated noise and disturbance.



Incompatible high timber board fencing



The quality of design of later 20th century and more recent development varies greatly. This example is architecturally poor, with crude detailing. It ignores the verdant character in its layout and use of hard surfaced frontage and ground floor frontage garages. Bin storage at the front of the site exacerbates the problem.

Air Quality: The air quality is poor, primarily due to traffic generated pollution, which also deposits dirt on historic building materials.

Public Space: There is no public green space in the area. This makes the contribution of private garden spaces and street trees all the more important.

3.7 Buildings Analysis Plan

Using the Plan

The following plan identifies buildings that are listed (blue). These contribute to the special architectural or historic interest of the area. Buildings that are inconsequential or cause harm to the special interest or character or appearance of the area are indicated (black). The remaining buildings (orange) contribute to the special architectural or historic interest of the area.

It should be noted that some of the buildings identified as positive have aspects that cause harm, as discussed previously (for example, hard-surfaced parking areas and unsympathetic alterations). Some buildings that cause harm may still have gardens that make a positive contribution.

The plan is focused on buildings. It should be noted that the special interest, character and appearance of the area is based fundamentally on the associated townscape and landscape characteristics.



Common features of properties of all kinds include use of modulation (projection and recession of features), varied window styles including bays and dormers, open porches, gables, pitched roofs and chimneys.

Redevelopment of buildings that make a negative contribution would still be harmful if the replacement scheme was of poor quality or led to loss of garden space or failed to complement the verdant characteristics of the area. This is as much about the townscape and landscape characteristics as it is building design.

Some recent developments are architecturally of a reasonable standard, but in their relationship to the plot and landscape character are at odds with the verdant characteristics of the area. In these instances, they have been identified as being negative elements, notwithstanding their architectural qualities.

This plan should be used within the context of applying the special statutory duty for conservation areas, rather than being used as a simple check-list.

Positive Buildings

Buildings which make a positive contribution.

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
Copperbeeche Close	1-4 (consecutive)
Daleham Gardens	1, 7-29 (odd), 2-26 (even), 30, 31, 32, 33
Eldon Grove	2-9 (consecutive), 10, 11, 12, 14, 15, 16
Ellerdale Road	8-20 (even), 22-26 (even), 30, 32, 1-7 (odd), 7a, 9
Ellerdale Close	1, 2, 3, 4
Finchley Road	124, 124a, 126-128, 130-150 (even)

Fitzjohn's Avenue	3-35 (odd), 39, 45, 49, 53, 57, 59, 65, 67, 68, 69,71, 73, Field Court, 77, 77a, 81-87 (odd), 89-95 (odd), 8-44 (even), 54-64 (even), 72-78 (even), 84-90 (even), Fitzjohns Primary School, 104-114 (even) - 239-249 (odd)
Haverstock Hill	
Lyndhurst Gardens	1, 3, 5, 7, 18, 20
Lyndhurst Road	Olave Centre, Waterhouse close, 1-11 (consecutive), 11a, 11b, 12-18 (consecutive), 22-31 (consecutive), 35, 39, 41
Lyndhurst Terrace	2, 5, 7, 13, 15, 17, 19
Maresfield Gardens	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), 47-55 (odd), 59-63 (odd), 2, 2a, 4, 8, 12, Otto Schiff House (original building), 20-40 (even, not including 34a)
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, 16, 18
Rosslyn Hill	1-9 (odd), 9a, b, c, d, 13-63 (consecutive)
Sheppards Walk	The Old Chapel 5a, 5
Thurlow Road	1-10 (consecutive), 13-16 (consecutive), 19-30 (consecutive)
Trinity Walk	Holy Trinity Primary School
Wedderburn Road	4-26 (even), 15, Andrew Court, Belsize Court



Examples of buildings that make a positive contribution to the character of the area

Buildings that Cause Harm

Buildings that cause harm are indicated on the plan on the following page. The buildings are:

Lyndhurst Gardens	28
Lyndhurst Terrace	9, 11
Akenside Road	Medresco House
Daleham Gardens	31a, 32a
Nutley Terrace	2
Fitzjohn's Avenue	Army Reserve Centre, 50
Maresfield Gardens	55-59, Netherhall House and adjoining garden buildings to the rear of properties in Netherhall Gardens.
Mulberry Close	1-10
Netherhall Gardens	45a, 34a
Finchley Road	Holiday Inn Express, 152-156
Lyndhurst Terrace	9
Eldon Grove	10d



Examples of buildings that are not synonymous with the established character of the area.

4. Character by Street

4.1 Akenside Road

Akenside Road runs at a 45-degree angle to Fitzjohn's Avenue and falls sharply southwards. It is unusual insofar as only some properties front onto it, whilst much of the street frontage comprises sides of properties, blank brick walls and fencing panels. New development may provide opportunities to address this issue.

There are no street trees so private trees are important in the street, providing greenery.

No 1 Akenside Road is notable, with its large gables and tile hanging.

No.15 is a low-rise 1960s development with unsympathetic uPVC replacement windows.

4.2 Arkwright Road

Arkwright Road has a mix of schools, private dwellings and other uses, and runs northeast-to-southwest between Fitzjohn's Avenue and Finchley Road. The boundary between the Fitzjohns/Netherhall and Redington/Frognaal Character Areas divides Arkwright Road in two at the junction of Ellerdale Road and No. 9 Arkwright Road.



Arkwright Road includes properties with Gothic characteristics.

The northern part of the road in the subject Area comprises mainly three-to-four storey properties, with yellow brick predominating, and red brick details and stone dressings. Most properties have Tudor- mullioned windows and detailing.

Surviving walls are similar and reflect the architecture of the buildings, indicating the planned nature of the road (and group value of the buildings). On some properties, the front wall has been demolished to create parking courts, harming the character of the area. There are no street trees.

4.3 Belsize Lane

Belsize Lane runs east to south from Rosslyn Hill and has a right-angle bend at the northern end. The central and southern section of the road crosses into the Belsize Park Conservation Area.

There is a mixture of residential blocks and houses, mainly three-to-five storey, and a mix of styles, including Queen Anne.

Some properties front the road, but several properties present side or rear boundaries to the road and subsequently high boundary enclosures cause harm to character. Entrances are mainly street-level, but some larger blocks have raised ground floors. There are some small, recently planted street trees, and a few mature trees and hedges in garden spaces.

Hunter's Lodge is an older and notable two-storey building (listed Grade II), in a white rendered Picturesque Gothic Style. Opposite is a recent, irregular shaped house in bronze shingle cladding. As a recent building, this is not of historic interest, but it is distinctive



No. 5, Hunter's Lodge, in Belsize Lane, in a picturesque gothic style, contrasting with the wider character of the area.

and uses high quality materials, detail and finishes. So it is of architectural interest. It contrasts with its surroundings, as does Hunters Lodge, opposite.

Harm includes unsympathetic walls and timber board fencing flanking the road.

Listed Buildings:

No.5 Hunter's Lodge
1244560, Grade II

Sigmund Freud statue, junction of Belsize Lane and Fitzhohn's Avenue
1431355, Grade II

Locally Listed Buildings:

34 Belsize Lane
Ref 335

17a Belsize Lane and 40 Ornan Road
Ref 336

4.4 College Crescent

College Crescent is situated at the southern end of Fitzjohn's Avenue and has one of the few small public spaces in the area, with the Palmer Memorial Drinking Fountain as its focus.

Listed Buildings:



Palmer Memorial Drinking Fountain in College Crescent.

No.40
1386727, Grade II

Palmer Memorial Drinking Fountain, Corner with Fitzjohn's Ave
1356773 Grade II

4.5 Daleham Gardens

Daleham Gardens is one of the four parallel north-south planned Garden Avenues, with substantial sections of well-vegetated rear gardens. Most properties are set-back behind small front courts or gardens. Front boundary walls are generally consistent and are a combination of red and Staffordshire blue bricks with matching blue copings interspersed with Portland stone blocks. Hedges and mature front garden trees are an essential part of the character.

Properties are predominantly detached, mainly three stories and demonstrate a mix of Queen Anne and Arts and Crafts influences. Common features are use of bay windows, pitched roofed dormers and large gables, some with hanging tiles or pargeting.

The north end of Daleham Gardens has a number of later 20th century infill developments which give this section a less cohesive appearance than the rest of the street. A large scale red-brick redevelopment at the junction with Nutley Terrace parodies surrounding properties, but in a crude way, harming the character and appearance of the area.



Grade II Listed No. 40 College Crescent is located at the southernmost end of the Conservation area. Use of grey and red Reading bricks with terracotta enrichment and continuous dentil cornices at floor level, with a Dutch gable.

4.6 Eldon Grove

Eldon Grove is a short straight road of mainly three-to-four storey properties. Many properties have brick (upper storeys) and rendered (ground floors) with raised ground floors and classical porches. Other properties demonstrate Queen Anne and Arts and Crafts influences.

An important characteristic of the road is the street trees, some of which have been pollarded, which alters their leafy character.

Redevelopment at 10 Eldon Road is reasonable in architectural terms, but causes harm through the front parking court and garage roller door. Eldon Court is an unexceptional post-war residential development with raised ground floor faced with yellow brick with green panels.



Eldon Grove. Different parts of the road were developed separately, creating group value to properties developed together in a similar style. This is typical of many roads in the Conservation Area.

4.7 Ellerdale Road

Ellerdale Road has houses of differing heights, and is architecturally varied, with a mix of Queen Anne, Italianate, Gothic and Modern influences. Some properties are architecturally more adventurous in their composition and features, in particular No. 6, designed by Richard Norman Shaw.

Mature London Plane street trees are an important characteristic.

Of more recent development, No. 2a takes architectural cues from neighbours, but is unexceptional.

Listed Buildings:

No.2
1078272, Grade II

Gateway to No.2
1078273, Grade II

No.6 Institute of St Marcellina
1078274, Grade I

4.8 Finchley Road

A small section of this major commercial road is included in the Conservation Area and marks the western boundary. Pedestrian access steps lead from Finchley Road up to the Netherhall Gardens cul-de-sac.

Buildings included are a northern four-to-five story terrace, Nos. 130-150, with shops at ground floor, a first-floor pedestrian balustraded walkway and Dutch gables, and a southern three-to-four story red brick gabled building, No. 128.

4.9 Fitzjohn's Avenue

Fitzjohn's Avenue provides the central focus for the Conservation Area running north-to-south and is characterised by its 50-foot-wide carriageway, and 10-foot wide sidewalk lined with large mature street trees. It is one of the four parallel north-south, planned avenues with substantial areas comprising well-vegetated rear gardens.



Grade I Listed No. 6 Ellerdale Road, designed by Richard Norman Shaw, is a landmark within the road, including the three-storey bay/oriel window.

The street comprises predominantly four-to-five storey properties, though with some variation. Many have raised ground floors. They are mainly yellow and red brick, some with contrasting brick detailing. Architecturally, they draw on different influences, including Gothic, Italianate and Queen Anne revival, with common features including bays, porches, gables and modulated facades.

The pavement is a mixture of York stone and black asphalt, where grass verges previously existed, causing harm. Numerous street trees are missing. The Avenue is a traffic dominated route to Hampstead village. A large AQMA monitoring station is an incongruous element, in the middle of the road, though this may be a temporary structure.

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

No. 39 is vacant and deteriorating.

Listed Buildings:

No.47 St Mary's Convent School and attached wall with railings and gates
1078349, Grade II

No.55 Hampstead Tower and attached walls
1078350, Grade II

No.61
1078351, Grade II



Fitzjohn's Avenue is a main route through the Conservation Area and is lined with mature street trees

No.75 and attached walls, gate piers & gates
1078352, Grade II

86A Fitzjohn's Primary School
1272435, Grade II

4.10 Lyndhurst Gardens

Lyndhurst Gardens slopes south from Lyndhurst Road and has a right angle bend towards Akenside Road to the west. Properties are predominantly 3, 4 and 5 storey and are set back behind front courts or gardens. These are a mix of red and yellow brick, some with terracotta detailing. Most have substantial bay windows and some have elaborate porches. Queen Anne stylistic characteristics predominate, with some very distinctive properties. Towards Wedderburn Road is a three storey property with metal frame windows, which forms part of a grouping of similar properties in Wedderburn Road.

London Plane Street trees and hedges are an important part of the street's character.

There are two distinct groupings of Grade II listed William Willett designed houses. The Historic England Listing notes that "The Willett houses in Lyndhurst Gardens form a compact and powerful group".

The uniform scale and set-back is retained by the post-war Roscommon House. The Marie Curie Hospital is unremarkable and surrounded by hard surfacing, detracting from the character and appearance of the area.



Lyndhurst Gardens. Properties are set back behind front gardens and are stylistically diverse. Common characteristics include bay windows, gables, and chimneys.

Listed Buildings:

No.26 Maria Montessori Training Organisation
1379399, Grade II

No.24 Lyndhurst House Preparatory School
1379397, Grade II

No.22
1379395, Grade II

Front garden walls and gate piers to Nos.22, 24 and 26
1379400, Grade II

No.17
1113327, Grade II

No.16 and garden walls and gate piers
1379394, Grade II

No.14 and garden walls and gate piers
1379393, Grade II

No.12 and garden walls and gate piers
1379392, Grade II

No.10 and garden wall and gate piers
1379391, Grade II

No.8 and garden walls and gate piers
1379390, Grade II



Gothic Revival property at the junction between Lyndhurst Terrace and Lyndhurst Road.

No.6 and garden walls and gate piers
1379389,) Grade II

No.4 and garden walls and gate piers
1379388, Grade II

4.11 Lyndhurst Road

Lyndhurst Road runs east-to-west, following a gently rising contour between Haverstock Hill and Fitzjohn Avenue and is lined with mature pollarded street trees.

Properties are predominantly three-to-four storeys, with red brick on the south side, yellow on the north side and also polychromatic brickwork detailing. Some have prominent gables, including Dutch gables. To the west, the buildings are set back behind front gardens with narrow gaps between properties. The eastern section is more varied.

A key landmark is the Gothic Revival building at the junction with Lyndhurst Terrace, with a turreted round tower feature. This contrasts with the predominant character of Queen Anne houses.

A white rendered Spanish mission-style country lodge and its copper roofed tower provides contrast, but is altered and extended. A late 20th Century residential building at the junction with Eldon Grove is in a Post-Modern style, with the open and overhanging gable as a distinctive feature.

Listed Buildings:



Although Post Modernism, this property in Lyndhurst Road, with its open gable, does have some architectural interest.

Nos. 19, 20 and 21 and walls, gate piers and former lodge
1391500, Grade II

Lyndhurst Hall, Air Recording Studios
1379404, Grade II

4.12 Lyndhurst Terrace

Lyndhurst Terrace is a short connecting road, demarcated partly by high brick walls on the eastern side and is lined with large pollarded street trees.

Properties have a strong Gothic style influence.

Nos. 9 and 11 in the northeast are 1960s developments, with parking at the front, detracting from the character and appearance of the area.

Listed Buildings

Nos.1 and 3 and attached boundary walls
1379406, Grade II*

4.13 Maresfield Gardens

Maresfield Gardens is one of the four parallel north-south avenues, based around Fitzjohn's Avenue, with substantial areas of well-vegetated rear gardens. At the southern end the road turns ninety degrees to the east connecting with Fitzjohn's Avenue.



Properties at the junction between Lyndhurst Terrace and Lyndhurst Road, showing pollarded street trees.

There are few street trees and the verdant character is maintained through the contribution of the trees and vegetation in private gardens.

Maresfield Gardens has predominantly three-to-four storey properties of mixed architectural styles, mainly drawing on Queen Anne influences, but also Arts and Crafts, with some properties having fine detailing and articulation. A characteristic of the street is the varying building heights, creating a stepped roofscape.

At the southern end of Maresfield Gardens are later developments, including the Roman Catholic Church of St Thomas More, the architectural style of which has been influenced by Continental models and by the Liturgical Movement. The new wing of South Hampstead High School by Michael Hopkins Partners that fronts on to Maresfield Gardens was completed in 2015..

Harm includes Nos. 55-59, which fail to reflect the wider character and are otherwise unremarkable. The creation of front garden car parking and the removal of traditional front boundary walls has harmed Maresfield Gardens. The loss of detail, characteristic enclosure and vegetation weakens the established character of the street and thereby the wider Conservation Area

Listed Buildings:

Roman Catholic Church of St Thomas More
1430929, Grade II

Maresfield Gardens, Swiss Cottage, London NW3
1430929, Grade II

No.20 (Freud Museum)



Maresfield Gardens, has a varied character, with properties of different scales, some having Queen Anne and Arts and Crafts influences.

1113113, Grade II

48 Maresfield Gardens, London, NW3 5RX
1459049 Grade II

Locally Listed Buildings:

Freud Museum Garden, 20 Maresfield Gardens
Ref 265

4.14 Netherhall Gardens

Netherhall Gardens is one of the four parallel north-south avenues, based around Fitzjohn's Avenue, with substantial areas of well-vegetated rear gardens. The road inclines steeply from Finchley Road and wraps around at the north end to meet Fitzjohn's Avenue in the east.

There are very few street trees and the verdant character is maintained through the contribution of the trees and vegetation in private gardens.

The road has larger-scale properties, with many of five-to-six storeys. Architecturally, the street is mixed, with Queen Anne, classical elements, Dutch gables and other influences.

The most recent development at No. 14 reflects the gables and modulation of older properties, but avoids bland imitation.

Harm includes unsympathetic hard-surfaced front parking courts to buildings converted to schools.



Newer development in Netherhall Gardens aligns with the scale and general townscape character of the road, without resorting to stylistic imitation.

Listed Buildings:

No.6 British College of Naturopathy & Osteopathy
1322103, Grade II

No.50
1322104, Grade II

4.15 Nutley Terrace

Nutley Terrace cuts through the four parallel avenues, including Fitzjohn's Avenue. This means much of its length is flanked by side boundaries of properties fronting on to those avenues, including their rear gardens. This offers glimpses into the extensive areas of rear garden that separate the avenues.

The recent development at 5 Nutley Terrace demonstrates a good standard architecturally, but fails to complement the verdant character, especially in the hard surfaced front parking bays.

4.16 Ornan Road

The northeast side of Ornan Road marks the edge of the Conservation Area. It is a straight road running northeast-to-southwest from Haverstock Hill.

Some properties have raised front gardens behind retaining walls and raised entrances. The street has a mix of 5 storey residential mansion blocks and two-to-three storey houses.



Nutley Terrace cuts across several parallel roads, giving views into the extensive rear garden areas. These groups of rear gardens are an important part of the character.

The two-storey houses at Nos. 26-30 are of insufficient height for the context and architecturally unremarkable, detracting from the character and appearance of the area. Number 40 is a reasonable intervention, in a Modern style.

4.17 Percival Avenue

Percival Avenue is a short winding road that links Belize Lane and Ornan Road. Properties comprise detached and semi-detached housing of two-to-three storeys, in a Queen Anne style.

Harm includes timber board fencing to some front boundaries.



Semi-detached, two story Queen Anne style dwellings on Percival Avenue

4.18 Prince Arthur Road

Prince Arthur Road is a short road, with a mix of housing of different heights, with raised ground floors. The road is lined with mature street trees.

The northeast and southwest sides of the road are lined with a consistent typology of detached villas, many with carved barge boards set into large front gables. The north end of the road is dominated by three multi-unit residential block developments, Greenhill, Henderson Court and Fitzjohn's.

Greenhill is a very large-scale mansion block with a complex plan, creating a quite different character with the surrounding area. This is set back from the road, enclosing a front space used by traffic and focused on a central island with trees. Whilst the development



Greenhill is a large-scale residential block, set back from the road in a landscape setting with front vehicle court. It creates a different character in this part of the Conservation Area, though stylistically it shares features with other properties, specifically the joinery.

reflects Queen Anne architecture, especially in its window style and proportions, the austere nature of the block may also reflect Georgian influences.

Henderson Court is a post-war development with exaggerated rectangular bays, suggesting a modern take on an oriel window. Fitzjohn's is a five-story development completed in 2019 with a complex geometric form.

4.19 Rosslyn Hill

A short length of the south side of the A502 stretching from Ornan Road in the south to Prince Arthur Road in the north lies within the Conservation Area.

Appropriately, buildings are large in scale, predominantly of brick and render with stone dressings and are well setback from the road frontage. Raised gardens hint at the rising land behind, in places overwhelming the brick and stone retaining walls.

The creation of front garden car parking has harmed the Rosslyn Hill streetscape. The loss of detail, characteristic enclosure and vegetation weakens the established character of the street and thereby the wider Conservation Area

Listed Buildings:

No.11
1330379, Grade II



Grade II Listed drinking fountain and positively contributing dwellings on Rosslyn Hill

Drinking fountain attached to the wall of No. 65 (No. 65 not included)
1130396, Grade II

Hampstead High Street
Milestone set in wall opposite No. 5 (No. 5 not included)
1378696, Grade II

4.20 Shepherds Walk / Spring Walk

Shepherds Walk is a Mews with late 20th Century and early 21st Century development, responsive in scale to the older mews' which typify this area.

Each house is individually designed with Modern and Post-Modern characteristics. The western extent is a high walled alleyway between the Royal Mail Hampstead Delivery Office with gardens overhung by trees.

4.21 Thurlow Road

Thurlow Road has a relatively consistent style. Properties are three-to-four storeys, primarily using London brick with rendered ground floors. Other features include raised ground floors, classical porches and white painted stone window details. Towards the west end of the road, houses have simpler detailing, without the classical porches. The road is lined with large pollarded trees.

Some front gardens have been paved over for parking.



Housing in Thurlow Road, in yellow brick with rendered ground floors. Many properties have classical features, such as columned porches. There is a clear group value to the properties.

4.22 Wedderburn Road

Wedderburn is a fairly straight road with pollarded street trees, an important part of the character. Some gardens have hedges and mature trees, one of which has grown around a brick pillar.

Properties are mainly three-to-five storeys, in a Queen Anne style. Large gables, raised ground floors (some with raised gardens), bay windows, recessed porches and red brick are common features.

No.2 (Andrew Court) is a reasonable late 20th Century addition. Nos. 3 and 5 are set-back, with ionic pilaster brick detail. The east part of Wedderburn Road includes Belsize Court, a distinctive interwar development with metal windows.

Harm includes unsympathetic alterations to some properties.

Listed buildings:

No. 1, Wedderburn House
1379137, Grade II

No. 3
1379138, Grade II

No. 5
1379139, Grade II

Nos. 7 and 9
1379140, Grade II

Nos. 11 and 13
1379147, Grade II



Wedderburn Road streetscape with pollarded street trees, and Belsize Court.

5. Management Plan

5.1 Conservation Strategy

Conservation and Change: The Conservation Area will continue to change and adapt. Rapid change in the late 19th and early 20th century, together with continuing change and development over the 20th century, created the diverse character of the area. Good conservation is not about preventing change, but ensuring that change preserves or enhances the character or appearance of the area and does not cause harm.

The key principle is to preserve or enhance the buildings, townscape, landscapes, public realm and other characteristics that contribute to the special architectural or historic interest of the area, whilst also ensuring that new interventions are of high quality and appropriate to their context. This is not about imitation or suppression of creativity, but about understanding and complementing the essential townscape and landscape character.

Information and Guidance: There needs to be easy access to information and guidance relating to the conservation area and conservation in general (see 5.2).

Enhancement: The character and appearance of the Conservation Area may be enhanced through public realm works or through working with owners to reverse harmful alterations and to promote good design (see 5.3).



The Conservation Area will continue to change and develop, to meet the changing needs of the community.

Protection: The level of protection for the area requires review to ensure that it provides the protection necessary to protect it for future generations (see 5.4).

Sustainability and Climate Change: A key challenge is in ensuring that the area retains its positive characteristics in addressing climate change, whilst also ensuring that development is sustainable (see 5.4).

5.2 Information and Guidance

Web-Based Records

The local authority web site will be reviewed and updated regularly, to ensure that there is easy access to historic environment records, including both locally and nationally maintained records. This will include links to downloads (such as conservation area documents) and to external sites (such as the National Heritage List for England).

Guidance

Guidance for owners will be reviewed and updated or expanded as necessary. This may include guidance on hard surfaced parking areas to dwelling frontages, with an emphasis on surface materials and landscape design.

The Council will promote awareness of the social and economic benefits of good design and conservation, and the potential for addressing climate change.

The Council will take steps to ensure that owners and occupiers of land and property in the conservation area are aware of the nature of heritage protection. This will help in avoiding unauthorised works.

The Council will promote awareness of need to use skilled designers and builders when undertaking works within the Conservation Area.

5.3 Enhancement

Public Realm

The Council will look for opportunities to enhance the character or appearance of the area through public realm works, including:

- Reinstatement of street trees, where missing;
- Improving pavement surfaces, using traditional materials appropriate to the area;
- Looking for opportunities to improve and rationalise lighting, signage and other street furniture to reduce street clutter.
- Advertising on street furniture, including benches, lamp posts, bus shelters, guardrails, traffic or signals, and other objects placed on the street (see Camden Planning Guidance 1, 8.10) should be avoided.

Redevelopment

The Council will work with owners of land or buildings that detract from the character, appearance or special interest of the area to encourage high-quality redevelopment.



Enhancements could include improvement or reinstatement of grass verges and street trees.

Alterations

The Council encourages and supports the reversal of past harmful alterations to buildings and to reinstate more original features.

Traffic Management and Air Quality

The Council will look for opportunities to support and encourage home-working and to improve public transport and enable cycling and walking, all as means to reducing car journeys and improving air quality.

5.4 Protection

Special Duties (Development Management)

In determining planning applications for development involving or affecting conservation areas and listed buildings, special statutory duties apply to the local planning authority. These are:

Section 16 (2) *'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.*

Section 66 (1) *'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be,*



Street trees and garden trees and hedges make an important contribution to the character of the Conservation Area.

the Secretary of State shall have special regard to the desirability of preserving the building or its setting or of any features of special architectural or historic interest which it possesses'.

Section 72 (1) *'In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

To ensure compliance with the special statutory duties, the Council will:

- Maintain in-house expertise in conservation, including theory, practice, law, technical matters, design, analysis and other relevant matters;
- Provide regular training for development management staff, elected members and others involved in the decision-making process, to ensure a consistent level of awareness of heritage protection legislation, policy and good practices.

Trees

Works to trees within the Conservation Area require notification to the local planning authority, which has six weeks to respond. Many of the trees also have Tree Preservation Orders (TPOs), which requires consent for works to trees.

Permitted Development

There is evidence of incremental harm to the conservation area, as set out earlier. In particular, removal of front boundary walls and

other features and installation of front parking courts, often with poor surfacing and landscaping, is harming both character and amenity of the area.

The Council will consider the issue of incremental harm, together with wider planning factors, resources and priorities, to determine whether an Article 4 Direction is desirable.

The Council will also consider other means to discourage harmful alterations, including provision of information (see 5.2).

Camden recently introduced a ban on estate agent boards in all of its conservation areas.

Conservation Area Boundary

There is a statutory duty to review conservation area boundaries from time-to-time. Such reviews have been undertaken previously. In addition, the Fitzjohns/Netherhall Conservation Area is flanked by other conservation areas. Due to this, further revision of the boundary to take in additional land is not recommended at this stage.

Enforcement

Unauthorised works can occur from time-to time. Breaches of planning control can sometimes be avoided by ensuring that owners and occupiers of land and property are aware of the nature of planning controls to protect heritage (see 5.2).

Where a breach of planning controls causes harm to the character or appearance of a conservation area, Camden's usual approach

would be to contact owners and seek a solution and timetable for remedial works through negotiation and agreement.

As a last resort, Camden Council will take planning enforcement action where necessary. Willingness to take enforcement action is an essential part of protecting the character or appearance of the area.

In the case of neglect and deterioration of historic buildings, the preferred approach is similar. Where there are issues of vacancy and deterioration, owners will be approached to discuss possible solutions.

Where there is a risk of loss of a building in the conservation area, Urgent Works or Repairs Notices and/or compulsorily purchase will be considered. These would require approval from Government, where they relate to unlisted buildings in the conservation area.

In the case of compulsory purchase, the Council would normally work with potential development partners, so that the asset can be passed on.

5.5 Sustainability and Climate Change

Application of heritage protection against the wider context of national policy requires careful consideration of sustainability, with social, economic and environmental dimensions.

The Conservation Area has multiple values in terms of sustainability:



The Conservation Area contributes to sustainability in various ways. The garden landscapes and trees create wildlife habitats and contribute to biodiversity. The area is permeable for pedestrians and there are a range of facilities and transport options within walking distance.

- The landscape structure, based around extensive gardens and trees, is an important part of the character of the area, but also has value in terms of amenity, air quality, and carbon reduction;
- The landscape structure, including the amalgams of rear gardens and trees, contributes to biodiversity, provides wildlife habitats and helps manage surface water run off;
- The area is permeable for pedestrians, with good connectivity to surrounding areas and public transport;
- Whilst the area is predominantly residential, there is a range of community facilities and some employment within walking distance;
- The area offers an attractive and safe environment for walking, with associated health benefits;
- The mansion blocks usually require less heating, due to their dense urban form, with surrounding flats or apartments providing insulation and shared heat;
- The built form, based on traditional materials, represents a substantial investment of natural resources and carbon and now provides durable structures for the future, with reduced demand for large-scale replacement of fabric.

Conservation of the historic environment therefore has the effect of protecting the area's sustainability characteristics. In considering planning applications, it is clearly appropriate to consider whether the development makes the area more or less sustainable (see 6.6).

6. Development Principals

6.1 Landscape Character

- a) Development should complement its surroundings in terms of landscape character, in particular the pattern and size of front and rear gardens, hedges and trees.
- b) Development, including garden buildings, should not encroach significantly onto existing rear garden areas or harm the landscape character created by the amalgam of rear gardens. This is especially important for the gardens adjacent to street frontages, such as those in Nutley Terrace.
- c) Loss of garden trees and hedges should be avoided, and all trees which contribute to the character of the Area should be retained and protected. Where removal of a tree is unavoidable, there should be replacement trees of similar species in close proximity.
- d) For new development, discreet and screened storage space for refuse and recycling bins and secure storage for cycles should be provided, away from front boundaries, as an integral part of the design and layout.
- e) Landscaping design is a crucial part of complementing the character of the area. It is useful to consider three levels of planting: ground cover (low), mid-height planting (larger plants) and high (specimen planting/trees). Use of locally established species for planting is encouraged. For hedges,

this would include wild privet, yew, holly, or buxus. Native climbers would include ivy and honey-suckle.

6.2 Townscape Character

- f) New build development should complement and be subservient to the townscape character of the surrounding area in height, scale, massing, gaps between buildings and degree of setback from the road.
- g) Where the height of historic development is varied, new build development should complement and be subservient to the predominant height in the area.
- h) When developing adjacent to taller structures, particular care is required to avoid an over-bearing impact by adding a further tall structure.
- i) Gaps between buildings should be retained and sufficient to allow views and glimpses to trees and garden areas to the rear, in addition to allowing access for maintenance.
- j) Demolition of buildings that contribute to the special architectural or historic interest of the area will be resisted. Where a building forms part of a wider grouping with similar architectural characteristics, demolition and redevelopment would be particularly harmful to character appearance of the area.



The townscape quality varies in different streets in the Conservation Area. Development should respond to the predominant townscape character in terms of height, scale, massing, gaps between buildings, and degree of setback from the road.

6.3 Building Design

- k) New development should be seen as an opportunity to enhance the Conservation Area. This guidance does not promote stylistic imitation and recognises the well-established conservation principle that buildings should be 'of their age', including design for superior environmental performance (as a response to climate change).
- l) In addition to complementing the townscape and landscape characteristics of the area, new development may respond to the area's character through the creative adaptation of recurring architectural devices, including modulation of elevations, use of bay or oriel windows, open porches, gables or dormers.
- m) Materials should be durable, with a high standard of finish and constructional detail. Use of local, traditional materials is encouraged, including brick and tile with timber windows and detailing. Imitation materials, such as plastic for detailing where traditionally timber would be used, should be avoided. Use of materials with low embodied energy or recycled materials is also encouraged.
- n) Exceptional, innovative and creative design solutions will be supported, where they complement the townscape and landscape character of the area.

6.4 Alterations, Extensions and Infill

- o) Every proposal for modifications to a dwelling in the Conservation Area will be reviewed on a case-by-case basis, with regard for the design of the building, the adjoining properties and streetscape.
- p) In all cases, existing/original architectural features and detailing characteristics 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.
- q) Extensions to existing buildings should be subservient in height, scale, massing and set-back. Extensions should complement and be unobtrusive to the existing landscape and townscape character of the Area. In most cases extensions should be no more than one story in height.
- r) Alterations and extensions will not be acceptable where they will spoil the uniform elevations of a terrace or group of buildings. Side extensions and infills will be resisted where a gap/view is compromised and the symmetry and composition of a building is impaired.
- s) Modifications should draw on materials and general characteristics of existing buildings, including roof forms. Dormers and roof lights should be on rear roof slopes and not front roof frontages with limited/no visibility from the public realm.
- t) Alterations and extensions to buildings should minimise impacts on historic fabric and avoid destruction of features

of interest, including roof forms. This includes retention of original windows, chimneys and decorative features. As far as possible, alterations should be reversible (this means contouring around existing fabric, rather than cutting into it).

- u) Natural materials, such as brick and stone, should not be painted, rendered or clad unless this was the original treatment, as it can have an undesirable effect on the relationship of the building within the setting of the Conservation Area. Repointing should match the original mix and mortar profile and may be difficult to reverse if done unsympathetically.
- v) Extending into basement areas will only be acceptable where it will not involve harm to the character of the building or setting. Basement extensions should keep physical manifestations (such as light wells) to a minimum, so as to avoid adverse impacts on garden space and landscape character. Sufficient top soil should be maintained to support planting, including trees.

6.5 Boundaries and Ground Surfaces

- w) Boundary treatments should complement existing streetscape character and be informed by historic fencing adjacent. Concrete or timber panel fences would not be in character. The materials used in buildings may be reflected in the choice of materials for boundary treatments.

- x) Hard surfacing should be employed sparingly and should not encroach into front or rear garden space. Hard surfaces should be permeable. Suitable materials include clay brick paving, tiles, stone pavements or setts (for example York stone or granite) or stone gravel. Resin-bound natural materials may be suitable, if permeable, providing there is a good quality of finish. Asphalt or concrete casts, slabs or paving should be avoided.
- y) The Council will resist any further loss of front boundary walls and the conversion of front gardens to hardstanding parking courts. Especially where parking covers the full width of the plot. Where they need consent, they will be resisted, including in new development. If parking spaces are provided, they should be delineated using natural materials, rather than painted on the surface. Parking areas should be screened behind a low wall or hedge and include landscaping as part of the design and layout.

6.6 Sustainable Characteristics

- z) The intrinsically sustainable characteristics of the historic environment, described in part 5.5 of this document, should be maintained.
- aa) Local energy generation such as solar panels are encouraged, where they can be discreetly positioned so as not to harm the character or appearance of the conservation area.

- bb) Further guidance on retrofitting sustainability measures is provided in Camden Planning Guidance on Energy efficiency and adaptation (2021).

6.7 Planning Submissions

Camden's Local Area Requirements (2018) set out the submission requirements for planning applications.

Determination of planning applications involving conservation areas and listed buildings and their setting is subject to special statutory duties. Therefore, submitted plans should contain sufficient detail to allow proper consideration, within the context of the special statutory duties, national policy, statutory local policies and this guidance.

As a useful guide, this should include:

- Plans and elevations showing the new development relative to existing buildings and topography.
- Sections and larger-scale plans to demonstrate that attention has been paid to quality of constructional detail and finish, such as window frame profiles and the degree of recession of windows within their openings.
- Detailed landscape proposals, to demonstrate that they are an integral part of the character of the Area.
- Full details of materials and finishes.

7. Definitions

7.1 Concise Summary of Styles

This part of the document provides a concise definition of the different styles and movements, referred to in this document.

Arts and Crafts: A design movement that often drew on vernacular influences, with an emphasis on functional plans, truth to materials, and craftsmanship.

Neoclassical: A movement rooted in ancient Greece and Rome, characterised by symmetrical and carefully proportioned composition and use of classical orders (such as Doric, Ionic and Corinthian).

Freestyle: A term used for early 20th century buildings that combined different styles, often in a fresh and creative way.

Gothic Revival: The revival from the 17th Century, and particularly in the 19th Century, of earlier Gothic Styles.

Queen Anne: Despite the name, Queen Anne Revival was a late 19th century style that combined detailing from the Queen Anne era with numerous other characteristics, including red brick, terracotta, white painted windows with small panes, large gables (sometimes decorated), bay and oriel windows.

Liturgical Planning: Functional layouts in places of worship, often characterised by seating arrangements arranged around two or three sides of the altar.

Modernism: A general term for 20th Century architecture, often characterised by simple and unadorned forms, flat roofs, and horizontal windows, but sometimes also based on Classical proportions and composition.

Post Modernism: A late 20th Century movement, based on a rejection of Modernism and adaptation of historical styles, often with use of modern materials and use of ironies or mannerisms (a deliberate breaking of architectural conventions).

Annex – History of the Area

Location

The Conservation Area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, below the sandy hills of the village and Heath. 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, famous for its pure water which never froze, until piped water was laid in the mid-nineteenth.

The street layout is dominated by Fitzjohn's 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, with large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road.

History

The Conservation Area was divided between three historic estates; Hampstead Manor, Belsize Estate and Greenhill. Their history's together with the growth of urban London during the nineteenth



Camden boundary and location of the Conservation Area.

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 productive farmlands. 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 dividing the estate between his sons with his will limiting their ability to build on the land and with conditions only granting short agricultural leases. This limited the younger Sir Thomas's desire and ability to develop land for housing following trends in neighbouring areas. Residential development had reached St John's Wood, with Hampstead Village having 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.

Sir Thomas Maryon Wilson entered into a long legal battle in the Houses of Parliament trying to amend the will. He was faced with



Conservation Area – designation dates.

strong opposition as his proposal would have caused the loss of East Park affecting public access to the Heath. All of his 15 attempts to get the bill passed failed, keeping both areas as open land during most of the 19th century, a welcome delay for the local community to keep the open farmland in an area increasingly being surrounded by brick. The area around Shepherd's Walk was known as Conduits Fields, with a footpath from there to Hampstead Village. The resistance to the loss of this area led to a campaign to acquire the land supported by Octavia Hill, but the campaign failed. When Sir Thomas died in 1869 his heir (his brother) Sir John Maryon Wilson negotiated selling 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 1880's character.

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, Fitzjohn's Avenue and Priory Road. (Fitzjohn's Avenue named after the Spencer Wilson house in Great Canfield). In 1875 the contract for Fitzjohn's Avenue was let to Culverhouse (tenant at will of two main estate farms on the site of Fitzjohn's Avenue and a builder) at a price of £8,987, and road making began. Bricks from the fields on the Heath were used for houses on Fitzjohn's Avenue.

Fitzjohn's Avenue was the vision of Spencer Wilson, with a 50ft wide road and 10ft wide pavements. It was planted with alternate red and white chestnuts and the houses were set well back from the road with long front paths. Harpers magazine in 1883 called it "one of the noblest streets in the world." The Maryon Wilson's



1870-1871 Map

were advised by F.J. Clark, a land agent, to build the main roads and sewers and control the release of land carefully. The north/south alignment of the roads were determined by building surveyor HR Newton's with a focus on convenient access between Swiss Cottage and Hampstead.

The termination of the northern end of Fitzjohn's 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 which lie under the area also influenced the street lay out. The North London Railway (LNWR) made a tunnel between Hampstead Heath Station and Finchley Road and Frognaal in 1860. Lying east of Fitzjohn's Avenue it runs under properties, 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 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 Fitzjohn's Avenue. The tunnel was not able to meet the railway's requirements and a second tunnel (known as Belsize New Tunnel) was built in 1884. Airshafts to the tunnel are located at No. 32 Belsize Lane, Copperbeach Close and the land adjacent to No. 46 Maresfield Gardens.

The neighbourhood of Fitzjohn's Avenue was built in ten years after 1876. The adjoining streets were slightly less spacious than



1894 Map

Fitzjohn's 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 popular architecture included a variety of styles such as Queen 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 large (No. 55 Fitzjohn's Avenue had 25 rooms) and letting became difficult. 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 some 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 E shows the lane that marked the boundary) and was owned by the Dean and Chapter of Westminster after the Dissolution of the Monasteries. 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 the grounds, 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 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 converted 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 occupied by Henry Davidson, a city merchant. In 1853 he agreed a 99 year building lease, anxious to start developing part of his 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 in the 18th and 19th century. It lies beside the entrance to Rosslyn House and is thought to have been built at the end of the

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 own it.

Belsize Court was built around 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. 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.

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 proceeded. 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 Fitzjohn's 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 1880s 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.

In 1885 William Willett a speculative builder, who along 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

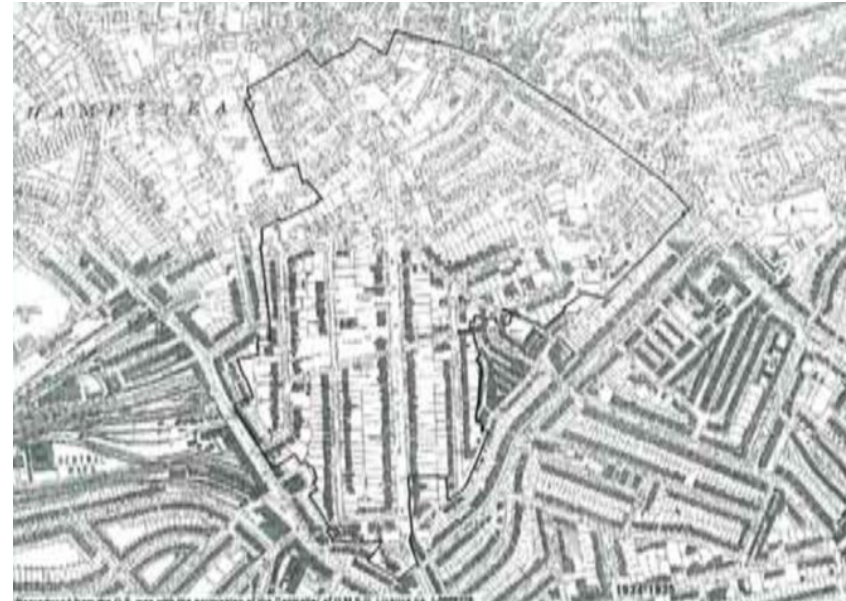
and the Belsize Court Estate. Having worked in Belsize Crescent he moved into Lyndhurst Gardens. Harry B. Measures was office architect from 1884-1892 and he may have influenced the move to detached quality villas. Measures designed all the Willett properties in Lyndhurst Gardens.

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 likely 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 1880's. The Chapel was demolished in 1935 and replaced by the present Greenhill Mansions, Vane House was 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 Fitzjohns Primary School accessed from Fitzjohn's 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.

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Authorship

Project lead and main author:

Dave Chetwyn, MA, MRTPI, IHBC, FInstLM, FRSA

Survey and street analysis:

Paul Emms, MA, MRTPI

Document Review:

Hannah Barter, MAUD, PG Dip T&CP, MRTPI

Urban Vision Enterprise CIC

www.uvecic.co.uk

info@uvecic.co.uk

01538 386221 (Leek Office)

North Staffordshire (Leek) Office:

Foxlowe Arts Centre (1st Floor)

Stockwell Street

Staffordshire, ST13 6AD

Liverpool Office:

Oriel Chambers, Suite 15

14 Water Street

Liverpool, L2 8TD



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