Heath Fringes

From CAS: **a) East Heath Road area**

**East Heath Road** winds up the hill between South End Road and Whitestone Pond. It forms the boundary between Hampstead and the Heath, marked by high brick garden walls and occasional groups of houses on the south side of the road. From Foley House up to Whitestone Pond the road ‘hugs’ these curving brick walls, with no footpath at all on the west side giving a ‘walled town’ effect. At the south end the houses begin with the imposing East Heath Lodge and South Lodge (C1784, listed) facing south east down the hill.

The elegant curve of their front garden railings are echoed in the sweeping lawns and bow windows of Nos.1 & 2 **Heath Side** next door (late 18th century; listed).

On the north side East Heath Road is punctuated by isolated large blocks of flats which encroach on the Heath. The twin Edwardian blocks of The Pryors at the eastern end have lively rooflines of white painted gables and turrets above plain red brick lower floors and are visible from many parts of the Heath. The front gardens of the short terrace of handsome red brick late 19th century houses, Nos.4-8, have unfortunately been given over to car parking. Foley House (listed, probably c1771, reputed to be 1698) is set back from the road behind a high brick wall, penetrated by a fine porch added in the 1880s. The garden is designated as East Heath Open Space in the UDP. Some fine, more domestic buildings are found up the hill; Nos.14 & 15, a pair of small stuccoed 18th century houses, and the late 19th century painted brick semidetached pair next door (Nos.16 & 17) (all listed).

Further along East Heath Road on the other side of Squire’s Mount large red brick late Victorian villas (Nos.18-20) face the Heath, followed by Ladywell Court at No.22. This is the former 18th century Heathfield House now converted to flats, whose gardens once occupied the whole block. It is fronted by Nos.22a & b which were rebuilt in 1950 following bomb damage and much altered later. East Heath Road then opens out to a small triangular green at the top of Holford Road, now flanked by the recent extension to Queen Mary’s (Royal Free Hospital).

(Well Walk) Between Gainsborough Gardens and East Heath Road, three detached houses, together with the grass verge and broad pavement on the northwest side, make this an airy and verdant street. Klippan House (listed) was designed by Ewan Christian for his own use in 1881. Designed to command views across the Heath (no longer possible) it has a high pitched roof with pitched dormers, a tower and coved eaves. There is an interesting first floor wooden trellis balcony and an inscription which runs around the building just above the ground floor windows. Sadly the many and varied tall trees removed from the garden have been replaced with fastigiate oaks that do not blend in well with other gardens of the Heath fringes.

**Gainsborough Gardens** was laid out in 1882 on the site of the old spa buildings and their pleasure grounds with a fine group of Arts and Crafts villas of red brick enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre. Nos.3 & 4 (listed) are by EJ May (1884). No.6a ‘Cottage on the Heath’ has a Staffordshire blue brick crossover with elegant red brick piers with plinths and Coade Stone red terracotta octagonal caps. There are timber gates to the Gardens. Surrounding the gardens is a low wall topped with segmental-arch capping of Staffordshire blue engineering bricks. The gardens are listed in the London Squares Preservation Act 1931 and include many specimen trees, including a pollarded and unusually large-canopied ginko tree.

Well Road Further towards the Heath is The Logs, Nos.17-20, a bizarre pile of turrets, chimneys, gables and bay windows in heavily modelled grey brick built in 1868 by JS Nightingale.

Cannon Lane On the north side is the brick wall surrounding the well-preserved garden of Squire’s Mount, the walls and greenery of which contribute to the Conservation Area.

**Squire’s Mount**, a short road between Cannon Place and East Heath Road, has a terrace of five mid-19th century workers’ cottages on the east side (listed) that are two-storey brick with dog tooth eaves and tall chimneys. Nos.3-5 are painted. The small front gardens are mostly fronted by low wooden fencing. Squire’s Mount (listed grade II\*) itself is a fine old house of dark brick with red dressings. Built in 1714, it has been much altered over the years and is now divided into several dwellings but retains a pair of exceptional wrought iron gates. An impressive brick wall sweeps alongside. On the west side is a two-storey semi-detached pair of houses with a large conservatory.

APPENDIX 1 UDP Chapter 15 - Special Policy Areas [will need updating – could be renamed – Fringes of the Heath policies.]

Fringes of the Heath Policies

HF1 The Council will seek to preserve and/or enhance the character of the Heath and its setting and will seek to ensure that any proposals for the management by the City Corporation and English Heritage of the Heath and Kenwood respectively are compatible with this objective and other policies in this Plan.

HF2 The Council will seek to protect and reinforce the existing scale and the varied character of the streets and townscapes within the Area of Special Character. Covered elsewhere?

HF3 The Council will seek to control development along roads leading to the Heath and in the gardens and trees adjacent to the Heath so as to safeguard their present contribution to the setting of the Heath.

HR4 The Council will seek to preserve or enhance views of the Heath and views to the Heath and to the wooded and open areas adjacent to it.

HR5 The Council will seek to protect the existing skyline and viewpoints both into and out of the Heath. The Council will not permit development that proposes high or bulky buildings that would intrude into those views or disrupt the existing roof-scape or sky-line. When existing high or bulky building are redeveloped, the Council will wish to see their replacement with lower and less bulky buildings.

HR6 In order to preserve the general character of the area, the Council will protect residential use throughout the area. In the core areas of Hampstead and Highgate villages, the Council will encourage the retention of a mix of uses. Covered elsewhere?

HR7 Where the existing development has a significant proportion of large gardens and unbuilt land, the Council will not normally permit new development at densities incompatible with those in the surrounding area and will seek to ensure that a substantial amount of each site remains unbuilt and is used for landscaping and tree planting.

HR8 In locations that are visible from the Heath and other open spaces, any proposals for development including alterations or extensions to the roofs of existing buildings will be expected to safeguard the established and traditional rooflines and roofscapes in the area. Within these locations, the Council will also give special consideration to the design of rear elevations and extensions that spoil the existing roof-scape and do not conform to the neighbouring scale and characteristics of roofs.

City of London:

7.5.14 Camden Council’s Policies for the Fringes of the Heath proposed a Special Policy Area in 1981. The document was only advisory and is no longer used. There is a need to work more closely with all interested organisations and key partners including the local planning authorities, Camden and Barnet, English Heritage and local amenity societies, including the Heath and Hampstead Society and the Highgate Society, to identify potential threats and benefits and actively to advocate mitigation or objection to such proposals.

Athlone House Appeal Decision: 'A key concern of both The Corporation of the City of London and Camden Borough Council is the threat to the Heath from development on its fringes that could erode its atmosphere and the quality of its landscape setting' CJ Ball, Inspector Appeal Decision Athlone House, Hampstead Lane.

Dear Janine,

I've been looking at Heath Fringes policies as promised.  I can't find anything in the draft new CAS, apart from your (recent?) note:  APPENDIX 1 UDP Chapter 15 - Special Policy Areas [will need updating – could be renamed – Fringes of the Heath policies.]

followed by Policies HF1-8.

Can we use this?

Other 'stuff' I found:

City of London (from their 'HAMPSTEAD HEATH MANAGEMENT PLAN PART I TOWARDS A PLAN FOR THE HEATH 2007 – 2017'):

7.5.14 Camden Council’s Policies for the Fringes of the Heath proposed a Special Policy Area in 1981. The document was only advisory and is no longer used. There is a need to work more closely with all interested organisations and key partners including the local planning authorities, Camden and Barnet, English Heritage and local amenity societies, including the Heath and Hampstead Society and the Highgate Society, to identify potential threats and benefits and actively to advocate mitigation or objection to such proposals.

Also: Athlone House Appeal Decision:  'A key concern of both The Corporation of the City of London and Camden Borough Council is the threat to the Heath from development on its fringes that could erode its atmosphere and the quality of its landscape setting' CJ Ball, Inspector. Appeal Ref: APP/X5210/A/14/2220872

preserve and/or enhance the character of the Heath and its setting

The Council will seek to control development along roads leading to the Heath and in the gardens and trees adjacent to the Heath so as to safeguard their present contribution to the setting of the Heath.

the wooded and open areas adjacent to it.

Council will seek to protect the existing skyline and viewpoints both into and out of the Heath.

Where the existing development has a significant proportion of large gardens and unbuilt land, the Council will not normally permit new development at densities incompatible with those in the surrounding area and will seek to ensure that a substantial amount of each site remains unbuilt and is used for landscaping and tree planting.

In locations that are visible from the Heath and other open spaces, any proposals for development including alterations or extensions to the roofs of existing buildings will be expected to safeguard the established and traditional rooflines and roofscapes in the area. Within these locations, the Council will also give special consideration to the design of rear elevations and extensions that spoil the existing roof-scape and do not conform to the neighbouring scale and characteristics of roofs.

Based on these I wondered if we could use something along the lines of:

It is expected that the Fringes of the Heath Policies in the Conservation Area Statement are adhered to to safeguard the present contribution of gardens, wooded and open areas and trees to the setting of the Heath; to preserve the views into and out of the Heath by retaining existing building separation with low densities of residential-only use, traditional rooflines and soft landscaping. Modern facing materials and harsh pruning of trees and shrubs are not considered appropriate.