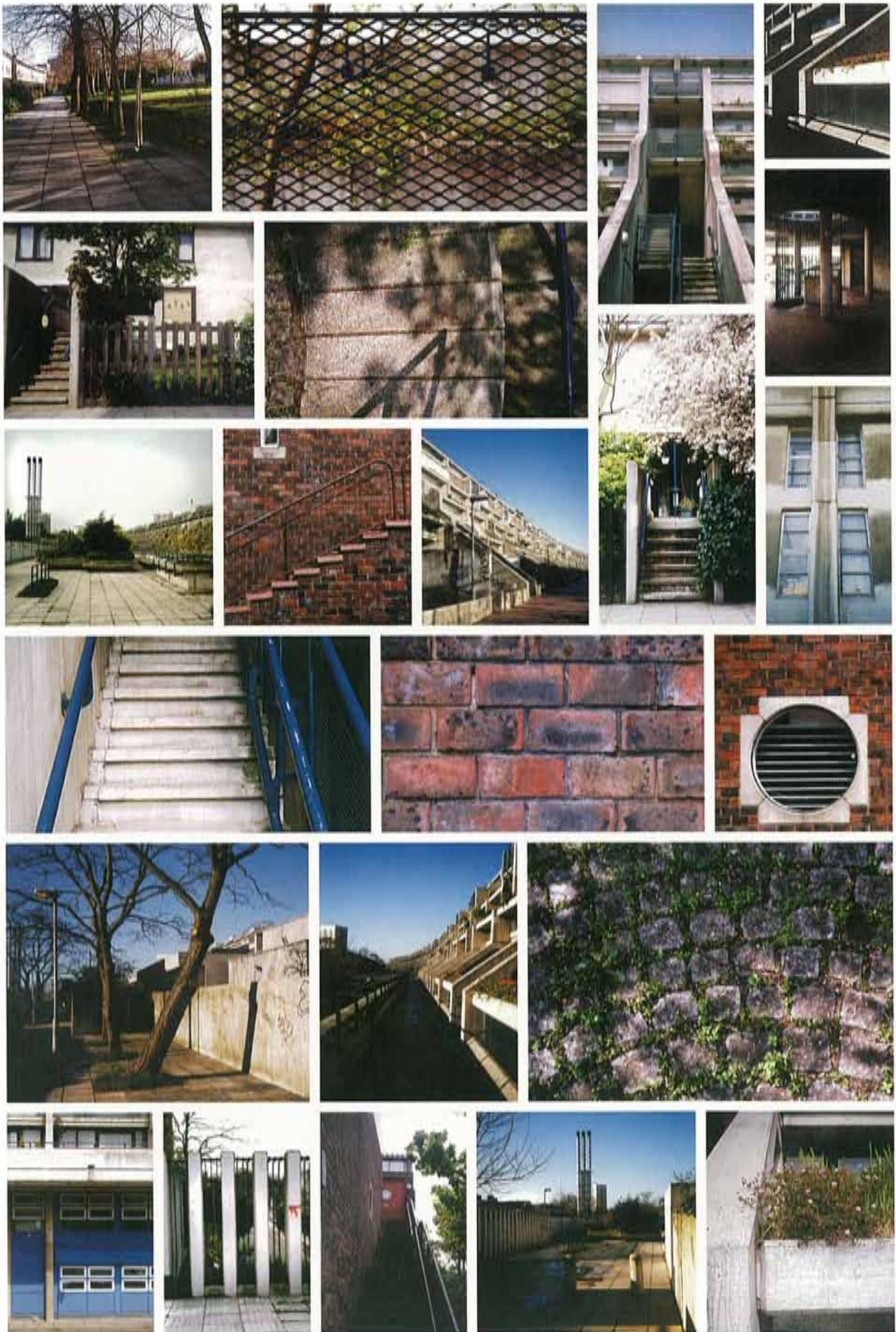


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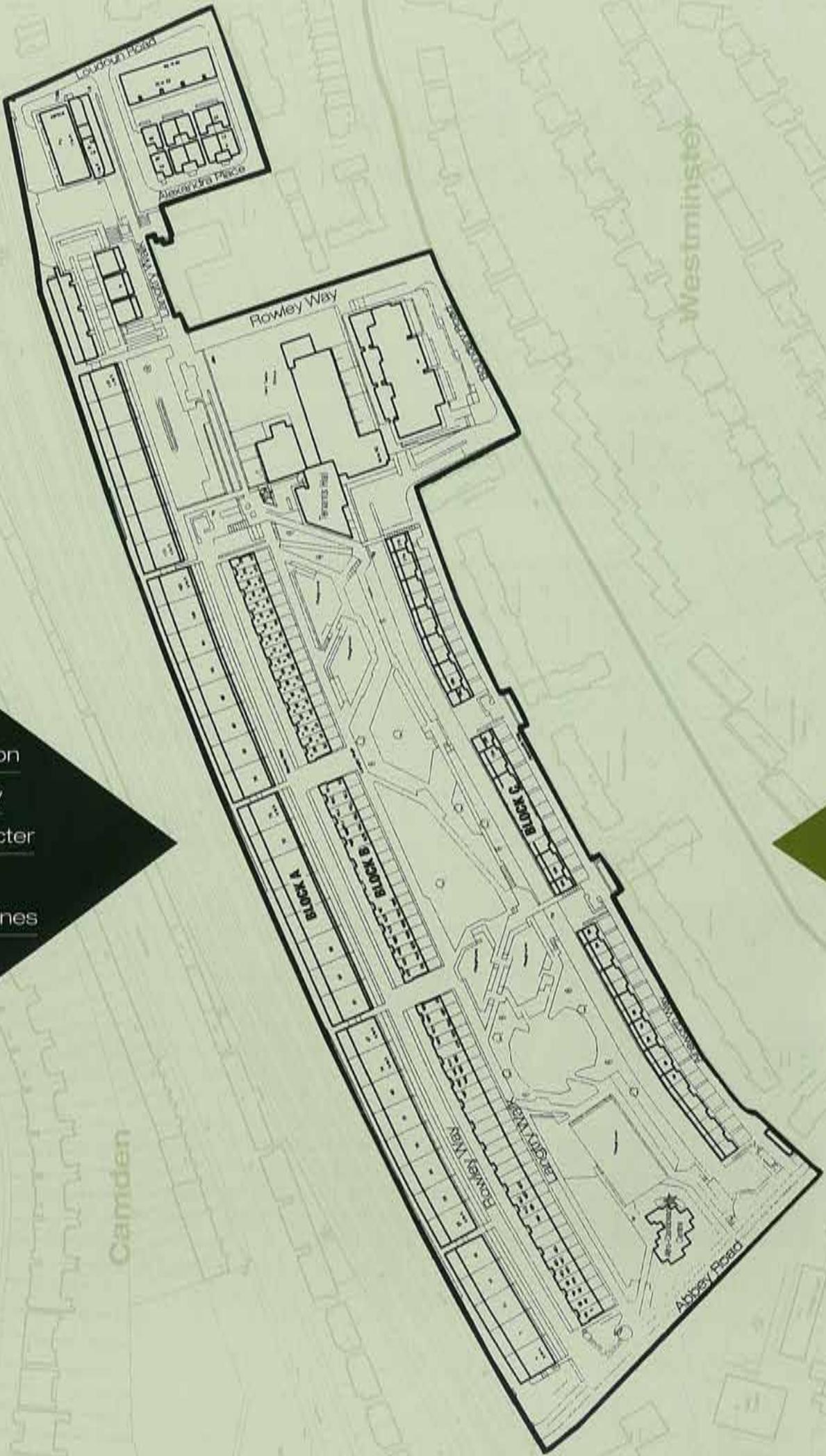
Conservation  
*area statement*

▶ **Alexandra Road**

**31**



If you are unable to view the statements please contact Conservation and Urban Design Team.



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This way  
up for map

Camden

Westminster

Abbey Place

Rowley Way

Loudout Road

Block 7

Block A

Block B

Block C

Block D

Block E

Block F

# ALEXANDRA ROAD

## *Conservation Area Statement*

The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Alexandra Road Conservation Area.

The statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in the area.

The statement will be used by the Council in the assessment of all development proposals.

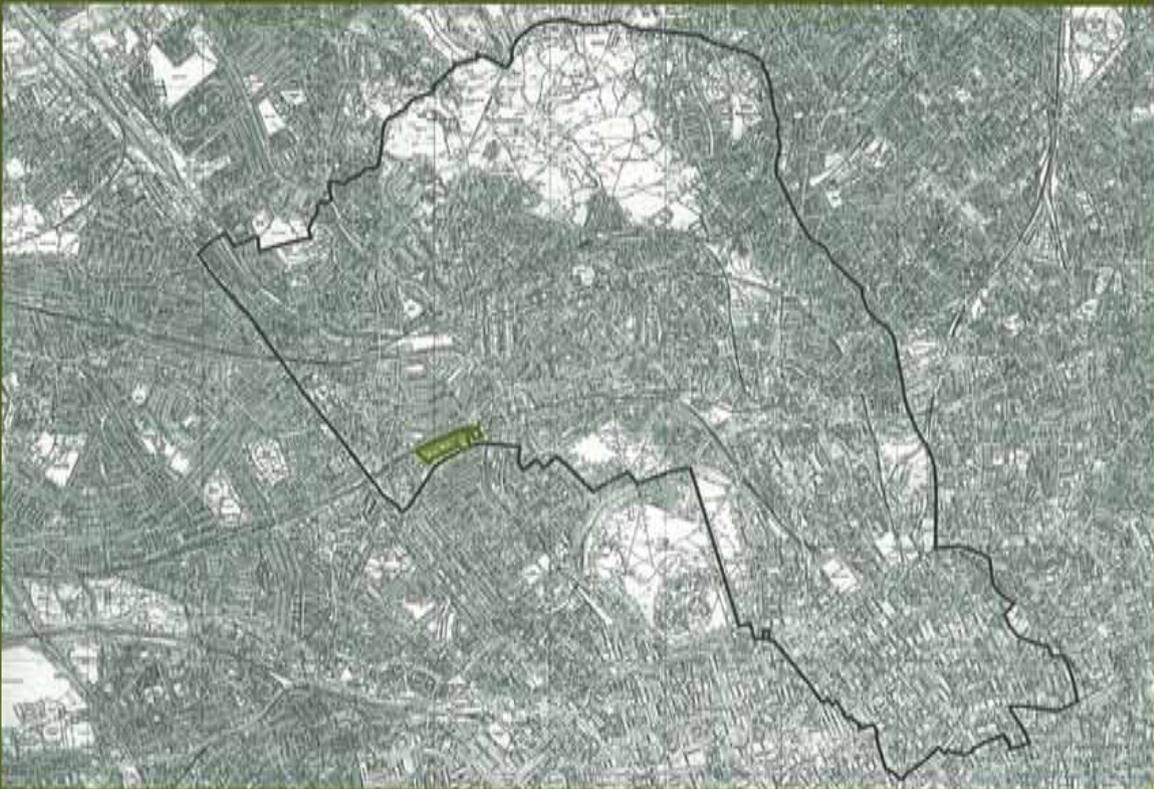
Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures which are currently a cause of concern. The statement also sets out the key policy framework relevant to the conservation area and formulates specific guidance for it.

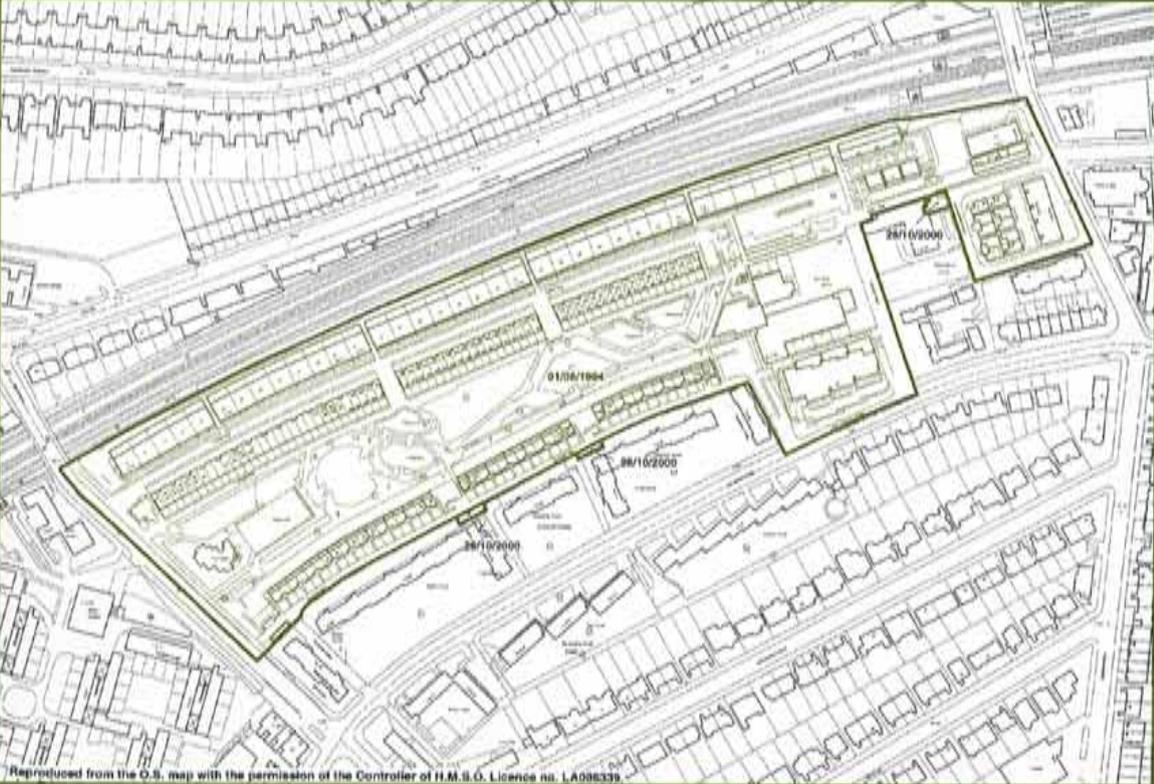


It is not the intention of the Statement to contain proposals for the enhancement of the public realm. The Council has produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with it. The manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

# LOCATION

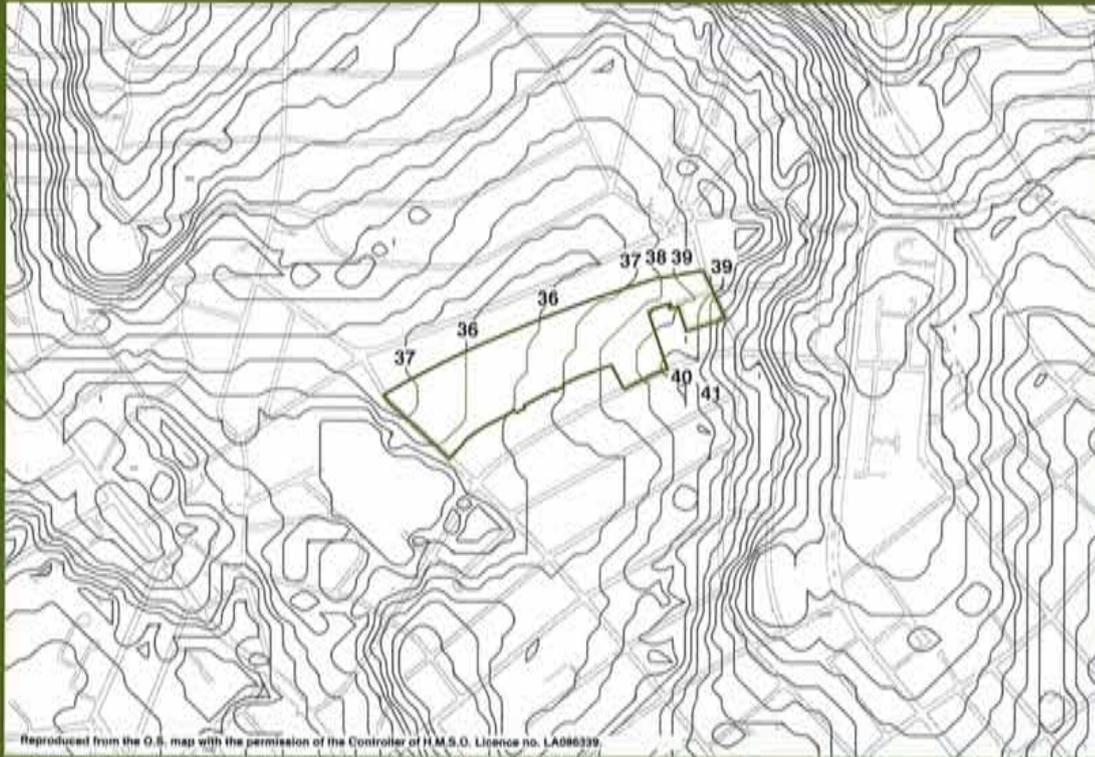


*Camden and location of Conservation Area*



*Boundary of area and designation dates*

Generally speaking the land on which the Conservation Area stands slopes perceptibly from east to west and from south to north. Significant rearrangements of the levels were associated with the redevelopment of the area in the 1970s, particularly within the listed estate. Here basement level garages and car parking were provided together with access roads at lower level. Levels were also substantially adjusted in the landscaped area between Langtry Walk and Ainsworth Way.



*Topography*

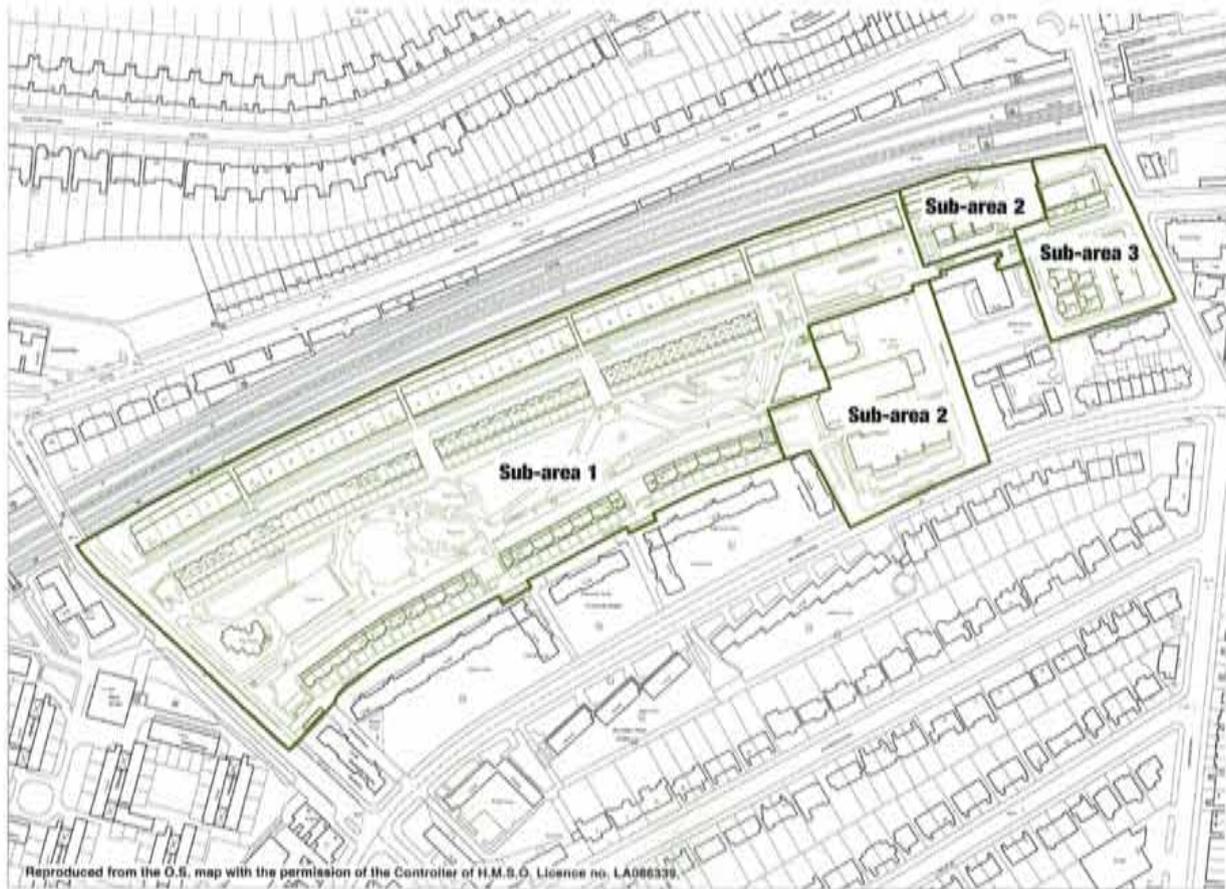


*Urban Grain*



## PLANNING HISTORY

Designation Date: The Alexandra Road Conservation Area was designated by the Council on 21 March 1996. For the purposes of this statement it has been divided into three sub-areas.



*Sub areas*

## CONSERVATION AREA BOUNDARY REVIEW

For the sake of consistency some small adjustments to the boundaries on Ainsworth Way and Langtry Walk have been made. The extension on Ainsworth Way includes two small concrete blocks of lock-up stores. On Langtry Walk the extension involves the inclusion of the steps and entrance decks to Robert Morton House. These elements all form part of the listed Alexandra Road Estate.

# HISTORY



Alexandra Road site 1960s



The area which now forms the Conservation Area originally formed part of the Eyre Estate bought by Henry Samuel Eyre in 1732 from the Earl of Chesterfield and comprised open fields until it was developed for speculative housing in 19th century. Boundary Road was developed by 1853, and from 1896 formed the border between the parishes of Hampstead and St Marylebone. Alexandra Road was built shortly after the marriage of the Prince of Wales to Princess Alexandra in 1863.

By the advent of the Second World War the area had become run down and was awaiting demolition. Some redevelopment did occur immediately post-war with the construction of the Ainsworth Estate on Boundary Road. Subsequently in the 1960s there were a number of proposals for the redevelopment of the Alexandra Road portion of the Eyre Estate to provide luxury accommodation.

This gave rise to concerns for the security of existing tenants which culminated in the purchase of thirteen and a half acres of land by the Council in 1966. The Ministry of Housing and Local Government part funded the purchase on condition that the area be redeveloped for public housing. Proposals were drawn up by Camden's

Architect's Department for a high-density mixed-use development, which included housing for 1660 people in 520 dwellings, a tenants' hall, underground parking, shops, workshops for Camden's Building Department, a school for children with learning difficulties, a children's reception centre, residential accommodation for young physically handicapped people and a public open space. A youth club was later added to the brief. Planning permission for the housing estate was granted in 1968;



Ordnance Survey 1871

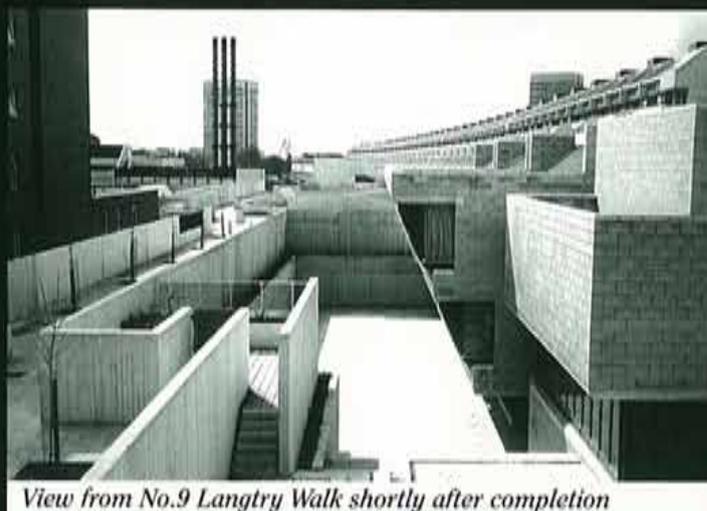
1871

demolition commenced in 1970, building works in 1972, partial completion and occupancy in 1978. The estate was fully occupied by 1979. The remainder of the buildings within the Conservation Area also formed part of the comprehensive redevelopment of the area and were completed by 1981 (see map showing the Conservation Area boundary on page 3).

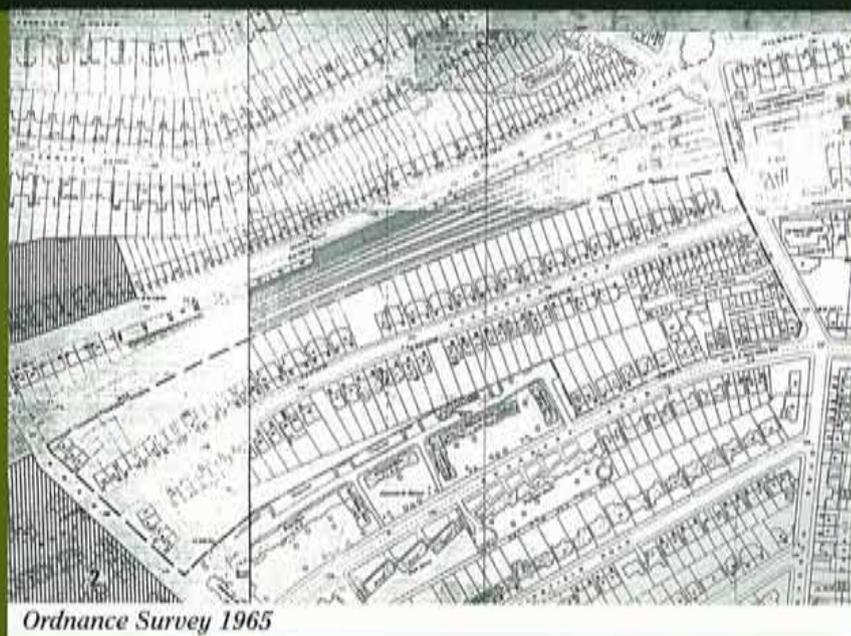
The estate residents were originally Council tenants. The South Hampstead Housing Co-operative took over the day to day running of the estate in 1991.

The housing estate was listed in 1993 and the wider Conservation Area designated in 1996.

Management Guidelines are in the process of being drawn up by the Council's Housing Department in consultation with the South Hampstead Housing Co-operative, English Heritage and the Council's Environment Department. The South Hampstead Housing Co-operative is drawing up a Landscape Management Plan with the advice of Janet Jack, who designed the original landscape scheme in conjunction with the architects.



*View from No.9 Langtry Walk shortly after completion*



*Ordnance Survey 1965*

1965



*Rowley Way (Abbey Road end)*



*Rowley Way*



*Paving*



*Metalwork*

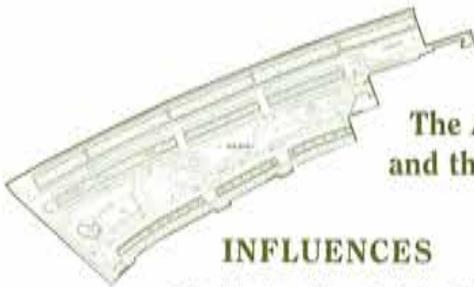
Character



# CHARACTER AND APPEARANCE OF THE AREA

As the Conservation Area covers land which was redeveloped by one landowner, the Council, over a relatively short time span in the 1970s, the character of the area is homogeneous.

To the north the Conservation Area is bounded by the slow curve of the main line out of Euston Station which opened in 1837 as the London and Birmingham Railway, later the London and North Western Railway. The Conservation Area's eastern and western boundaries are formed by Abbey Road and Loudoun Road respectively, both of which bridge the railway line. To the south the boundary is formed by Ainsworth Way which separates the Alexandra Road Estate from the Ainsworth Estate, built in the immediate post-war period, and, for a short length, Boundary Road, which is also the borough boundary with the City of Westminster. The adjoining Ainsworth Estate, which consists of plain 6-storey blocks surrounded by lawns, faces Abbey Road and Boundary Road and originally backed onto the rear gardens of houses on the south side of Alexandra Road, now occupied by Block C of the Alexandra Road Estate and Ainsworth Way. The integration of the Ainsworth Estate with the new development formed part of the design brief for the Alexandra Road Estate.



## SUB AREA ONE

**The Alexandra Road Housing Estate (listed grade II\*) and the Afro-Caribbean Centre (formerly known as the Play Centre)**

### INFLUENCES

The blocks of housing, together with integral parking, tenants' hall, shops, estate office and boiler room serving the district heating system, were designed by Neave Brown for Camden's Architect's Department. This high-density housing bears similarities to the Brunswick Centre (1967 -1972, by Patrick Hodgkinson) in Bloomsbury, where low-rise high-density housing was also stacked, ziggurat-style, in a concrete mega-structure, providing an alternative to the high-rise solutions which were being implemented at the time. In addition to providing a new approach to mixed-developments including mass housing, the Brunswick Centre and Alexandra Road were examples of a radically new building form in the urban scene. Though contemporary commentators suggested that the vertical subdivision of these mega-structures made reference to eighteenth century patterns of street development, any resemblance between these modern housing forms and historic housing patterns now appears to be vestigial. The Alexandra Road Estate also represents a development of Neave Brown's earlier work for housing societies, undertaken while he was in private practice, at Winscombe Street and Fleet Road. Though on a much smaller scale, these, too, were essays in high density developments of stacked dwellings and the considered sequencing of spaces moving from public and semi-public to private and semi-private.



### GENERAL CHARACTER

The estate has a strong geometric quality, orthogonal arrangements being varied by the use of bold chamfers, in both plan and section, and circular forms, in plan only. Use is made in all the blocks of stepped and overhanging sections. Throughout the estate play is made of changes of levels with associated ramps, stairs and lightwells. Much of the estate is constructed of fair-faced, white concrete with chamfered arrises. Careful attention was given to the detail and execution of the board-marking and day-work joints. The

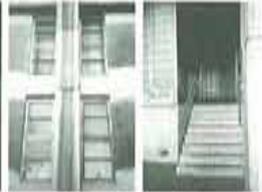
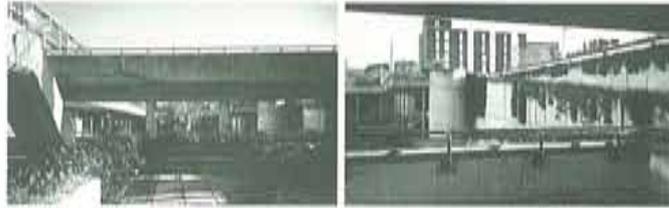


Much of the estate is constructed of fair-faced, white concrete with chamfered arrises. Careful attention was given to the detail and execution of the board-marking and day-work joints. The



north face of A block, the south face of B block and both faces of C block are of

self-coloured render. Typical materials are in-situ, white board-marked concrete; self-coloured render; pre-cast concrete units for external steps; black stained timber joinery except to the lift enclosures and the north elevation of Block A where the fenestration is aluminium; glass bricks are used on the north side of Block A at road level.



The landscape forms an integral part of the scheme. The east/west swathe of public green space, between blocks B

and C, is intersected diagonally by walls of in-situ, board-marked, white concrete, forming a highly structured series of outdoor "rooms". This division, springing from two pedestrian routes between blocks B and C, is reinforced and further subdivided by changes of level, tree and shrub planting and timber fencing, to create spaces of varied size, shape and character. Some are furnished with playground equipment and others are laid to grass. The architects designed the built structure of the landscape scheme and another member of the team, Janet Jack, was responsible for the structure planting and soft landscaping.



## ROUTES INTO AND THROUGH THE ESTATE

The original Alexandra Road was replaced in the new development by three parallel pedestrian routes - Rowley Way (named after Llewellyn Rowley the then Director of Housing) Langtry Walk (for Lily Langtry who received the Prince of Wales, later to be King Edward VII, at Leighton House, No.103 Alexandra Road) and Ainsworth Way. These



routes replicate the east-west alignment of Alexandra Road. The natural gradient of the site was exploited by the new housing scheme; the entrance to the estate along Langtry Walk turning from tree-lined footpath to raised walkway, with steps outside the estate office

negotiating the storey height difference in levels at this point, and taking the pedestrian on into either Rowley Way or the continuation of Langtry Walk. Vehicles can access the estate at two points on Boundary Road. An entrance to the west of No.48 Boundary Road gives access to the garages and parking at basement level below Block C. The second entrance is to the east of No.48 Boundary Road and takes vehicles down a ramp, an extension of Rowley Way, into a large courtyard excavated at the heart of the estate. The underground car parking facilities and the access road on the north side of A Block are entered from this courtyard. The estate can also be approached via two footbridges from Ainsworth Way. The Alexandra Road Estate relates rather poorly to the Ainsworth Estate as the through routes from Boundary Road between the Ainsworth blocks are offset as they enter the Alexandra Road



Estate between the C Blocks. Crossing the access road which runs north of the C Blocks, the pedestrian is met by concrete retaining walls and steps up into the landscaped area which in effect block views into the estate.

## FEATURES OF THE ESTATE

In the new estate, the **A Block** is the tallest (seven-storeys plus basement parking) and backs on to the railway presenting a mostly solid elevation, with relatively small double-glazed

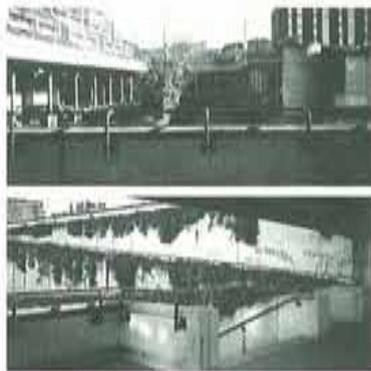


aluminium windows, to the noise of the tracks. The south facing aspect is more open and steps down to Rowley Way which is paved with red brick and lined with trees. The sweep of A Block is punctuated by the recessed glazed lift enclosures. The section of **B Block** on the opposite side of Rowley Way is lower (four-storeys) but also stepped. Each flat or maisonette is provided with its own terrace/garden area with integral in-situ concrete planters. Both Blocks A and B sit on a concrete deck. Parking is provided beneath A Block and Rowley Way; the provision of sufficient parking spaces for the residents of the new estate and the existing Ainsworth Estate formed part of the brief. The south elevation of B Block is of plain render and is not stepped. A broad band of landscaped lawns, enclosed play areas and integral seating, stretches two-thirds of the length of the site from Abbey Road in the west to the Tenants'

Hall in the east and separates Blocks B and C. **Block C** is a lower, modified form of Block B, and consists of three-storeys plus parking provided in basements accessed by one of the estate roads entered from Boundary Road. The gardens of Block C face south but are rather overshadowed by the neighbouring blocks of the Ainsworth Estate .



The large sunken courtyard at the eastern end of the listed estate is one of its most dramatic features. To the north, Block A rises above it on pilotis. The western end of the undercroft thus formed below Block A was originally occupied by Camden's Building Department Depot and is now infilled with the offices of the South Hampstead Housing Co-operative, clad in blue colour-coated panels. Though obviously a later intervention this infil sits happily within the overall design. On the southern side a long, switch-backed ramp gives pedestrian access from Langtry Walk.



Luxuriant planting overhangs the board marked concrete of the balustrade.



The **Tenants' Hall** forms part of the Neave Brown scheme and is located at the eastern end of the landscaped areas. Adjacent to it is the prominent triple stack of the stainless steel chimneys which serve the district heating system.

Trees line the approach to the estate at the eastern end of Rowley Way. Another row of trees demarcates the boundary of the estate with Abbey Road adjacent to the Afro-Caribbean Centre building. Elsewhere trees have been incorporated into the design, an example being to the north of the Tenants' Hall where a well was formed in the structural slab through

which trees have grown as they matured. The majority of the planting to the park area between Blocks B and C appears to be contemporaneous with the construction of the estate.

A circular lawn circumscribed by a gravel pathway has recently been introduced into the landscape arrangement in place of the original grass bowl.

A variety of paving materials have been employed including red brick, granite setts, 300 and 450mm square pre-cast concrete pavers, both smooth and textured where laid on inclined surfaces. Special pre-cast steps, the majority having indents cast at each end of the step, are used throughout the estate. Means of enclosure are varied.

A variety of timber fencing also features within the park area and on its perimeter, including simple post and rail



# materials



# metalwork



*Afro-Caribbean Centre*



*Rowley Way*

# VIEWS

arrangements and vertical boarding. Picket fences enclose the gardens on the south side of C Block.

**Metalwork** on the estate is painted either red, when associated with the terraces of the residential units, or blue in the common areas. Red railings used in conjunction with obscured glass balustrades, are typical of A and B Blocks on Rowley Way. Blue painted tubular steel with mesh panels is typically used for staircase balustrades; the mesh was originally painted a paler shade of blue than the framework. The balconies on the south facing elevation of B Block are enclosed by timber posts and handrails with galvanised steel mesh balustrade panels. In two locations at either end of the estate specially designed pre-cast concrete and steel assemblies are used to form 3m high screens between the footway and parking or access roads at lower level.

At the western end of the landscaped area, on Abbey Road, the **Afro-Caribbean Centre** (formerly a community play centre) was completed in 1981 by Kisa Kawakami of Camden's Architect's Department. This two-storey building was designed as a series of interlocking cubes and is set into its landscaped setting with mounds of earth backed up against retaining walls. A hard surfaced playing field surrounded by retaining walls is located on its eastern side. The centre and the retaining walls are of white painted in-situ concrete.

**Views** along principal axes of the estate, particularly along Rowley Way, are dramatic.

In addition to the classical Rowley Way view of ziggurats sweeping into the distance, glimpses of A Block are to be had through the gaps between the B Block. Good views across the site are found in the vicinity of the Tenants' Hall and the sunken courtyard. Views into the site from the Ainsworth Estate are interrupted by the raised ground levels of the central landscaped area. Approaching the estate via Langtry Walk, a series of vistas opens up in front of the pedestrian.



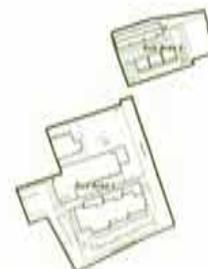
**Negative features** include:

- a) a large galvanised duct fixed to the underside of the raised walkway and traversing Rowley Way in the vicinity of the estate office
- b) solid roller shutters and internally illuminated signage to the shops neighbouring estate office
- c) graffiti
- d) the erection of a variety of garden fences to define occupancies
- e) the erection of garden sheds within confined garden/terraced areas (Block B)
- f) the introduction of ornate mild steel metalwork of "traditional" design
- g) satellite dishes
- h) painted concrete
- i) poor concrete repairs
- j) the original integrated external lighting is now largely disused and has been replaced by new surface mounted fittings and conduit.
- k) wire mesh fence to the Abbey Road boundary of the Afro-Caribbean Centre in poor condition
- l) lack of landscape maintenance resulting in a weakening of structure planting



## SUB AREA TWO

### Jack Taylor School, No.48 Boundary Road and No.9 Langtry Walk



The **Jack Taylor School** (formerly the Alexandra Priory School) was designed by Camden's Architect's Department and is a single-storey structure built in a lower, excavated area of the site south of the Tenants' Hall and accessed from Boundary Road. It is constructed of fair-faced concrete block work around a number of courtyards. The school's north lights on a flat roof are a distinctive feature. The use of concrete blockwork as a facing material relates this building to its neighbour, **No.48 Boundary Road**; stretcher bond was employed for the school and stack bond for its neighbour. This latter building, by Evans and Shalev, was originally erected as a centre for physically handicapped young people.



Langtry Walk



However, planning permission was granted in 1998 for a number of external alterations, including the erection of an additional storey, associated with its use as a nursing home. Closely associated with it, and built in a very similar idiom, is **No.9 Langtry Walk**, also by Evans and Shalev, originally a reception centre for young people but now in use as refugee accommodation. To

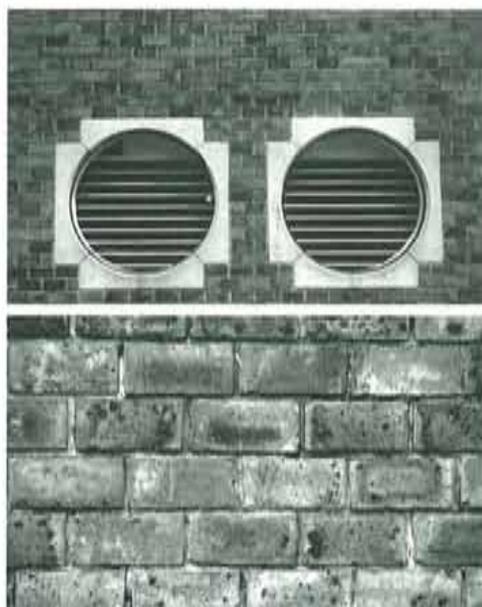
the south this building and its sunken courtyard are contained behind one of the walls of the listed estate. Its northern elevation is a continuation, in blockwork, of the treatment given to the neighbouring elevation of A Block. Both the Evans and Shalev buildings were originally commissioned by Camden's Social Services Department.

The three buildings described above have their own distinctive character associated with the use of blockwork. Formally, though they share the stepped sections of the housing described above, with their more modest scale and massing they represent a departure from the mega-structure approach of the housing estate. The overhanging and stepped sections, providing landscaped terraces, which are a typical of the Conservation Area, are employed in a modified form in the Evans and Shalev buildings giving them a particular quality of their own. A prominent ramp on the west elevation of No.48 Boundary Road makes reference to the vocabulary established by the housing estate. The integrated approach to the landscaping of these buildings was the responsibility of Janet Jack.

No.48 Boundary Road is located on the boundary of the Conservation Area and there are prominent views of the building from both directions along Boundary Road. Turning into the estate along the access road, the Jack Taylor School is visible at the foot of the inclined road. Though No.9 Langtry Walk is secluded behind a high blockwork wall, its upper floors are visible from the footway in both directions and also from Loudoun Road.

**Negative features** include:

- a) ornate metalwork with finials to No.9 Langtry Walk
- b) alterations to No. 48 Boundary Road
- c) graffiti
- d) unsympathetic repair of rooflights to the Jack Taylor School



**SUB AREA THREE**

**Nos.1-8 Langtry Walk,  
Nos.49-83 Loudoun Road  
and Nos.2-62 Alexandra Place**



At the eastern end of the Conservation Area, on Loudoun Road the Council commissioned two mixed-use blocks of housing, shops and workshops from Tom Kay. These were completed in 1981. Though in form and arrangement they are part of the Alexandra Road family, these blocks are constructed of brindled metric stock bricks, incorporating pre-cast concrete units around window and vents. Elevations are punctuated by groups of port-hole windows.



Joinery and metal windows were originally painted a rust colour.

The northernmost block consists of a parade of shops at ground floor level facing Langtry Walk; a



colonnade of steel stanchions supports residential units at first floor. These are **Nos.1-8 Langtry Walk**. At second floor level and to the rear of first floor level are two banks of workshops roofed over with metal to a curved profile, **Nos.61-83 Loudoun Road**, accessed from steps on Loudoun Road. A sunken service yard entered from Loudoun Road occupies the remainder of the site.



*61-83 Loudoun Road*



*49-59 Loudoun Road*



*Alexandra Place*

To the south is the second block, **Nos.49-59 Loudoun Road**, which originally comprised workshop units at ground floor level and is now in use as offices. Behind and above are maisonettes and split level flats stacked in a typical stepped cross section, **Nos.2-62 Alexandra Place**. External staircases giving access to the upper floors are expressed on the north and south elevations. Metalwork to the common staircases echoes that to the listed estate but lacks the same robust quality.

Both these blocks occupy prominent positions on the boundary of the Conservation Area; there are long views of them from both directions on Loudoun Road. They are in addition highly visible from Alexandra Road to the east. Nos.1-8 Langtry Walk can also be seen by pedestrians emerging from the estate along Langtry Walk.

Negative features include:

- a) poor signage and shopfront security (Nos.1-8 Langtry Walk)
- b) a prominent and unsightly metal flue to the rear of the workshop units (Nos.61-83 Loudoun Road)
- c) an ill-kempt and highly visible service yard (Nos.61-83 Loudoun Road)
- d) a poorly designed canopy (Nos.49-59 Loudoun Road)
- e) solid roller shutters
- f) graffiti

# AUDIT

## LISTED BUILDINGS

Those buildings currently on the statutory list of buildings of Architectural or Historic Interest include:  
The Alexandra Road Estate including walls ramps and steps

## BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION



*Listed buildings and buildings which make a positive contribution* ■ Positive contribution ■ Listed buildings

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building idiom. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make an important contribution to the character and appearance of the conservation area, and may be considered suitable for future statutory listing.

A list of such buildings will be maintained by the Council, and updated periodically. The buildings identified by the Council as being of interest include all the existing unlisted buildings within the Conservation Area and are as follows:

Abbey Road	Afro-Caribbean Centre, including its playground
Boundary Road	Nos.48a and Nos.50-52, Jack Taylor School
Boundary Road	No.48
Langtry Walk	No.9
Langtry Walk	Nos.1-8 including
Loudoun Road	Nos.61-83

Alexandra Place	Nos.2-62 including
Loudoun Road	Nos.49-59

The buildings listed above, with the exception possibly of Nos.2-62 Alexandra Place including Nos.49-59 Loudoun Road, may lie within the curtilage of the listed housing estate, the listed walls of which extend beyond the immediate housing development as far as Boundary Road to the south and Loudoun Road to the east. In addition, a number of them are physically connected to listed structures either directly or sequentially. As a result, alterations to these buildings may require listed building consent.

## **STREETSCAPE AUDIT**

Original materials or features which enhance the Conservation Area are listed below.

- Original brick and pre-cast paving throughout
- Integral seating within the landscaped areas
- Original enclosures, walls and fences throughout
- Original planting schemes to residential units and landscaped area
- Metalwork
- Pre-cast steps

## **OPPORTUNITY SITES**

All the buildings within the Conservation Area contribute to its character and there are no undeveloped plots. There are therefore no development opportunities within the Conservation Area.

## **CURRENT ISSUES**

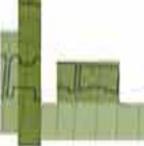
The area has retained its original character though a number of unfortunate alterations and repairs have been carried out in the past. These include:

- inappropriate metalwork
- satellite dishes
- new fencing and sheds to individual terraces/gardens
- unauthorised painting of fair-faced concrete within the listed estate
- unsympathetic alterations to 48 Boundary Road
- ducts and flues
- shopfront alterations
- unsightly surface conduit

Change of use for a number of buildings within the Conservation Area has been granted planning permission. Council Policy protects the residential use of the great majority of the buildings. Future alterations are expected to include:

- routing of cable TV conduit
- anti-graffiti measures
- extension of CCTV coverage
- shopfront alterations
- security shutters

Though such alterations may not in themselves be significant, they need to be handled with care and sensitivity in order to avoid an erosion of appearance and special character of the Conservation Area.



## GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the conservation area will require planning permission, and/or Conservation Area Consent, and it is therefore advisable to check with the Planning officer whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) which has recently been adopted and will be supported by Supplementary Planning Guidance (SPG). This statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states "The Council will seek to ensure that development in conservation area preserves or enhances their special character or appearance and is of a high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area.

A further guidance leaflet giving general advice on works and applications in conservation areas is available from the Council's Development Control Section, and additional guidance relating to specific problems within the conservation area may be produced from time-to-time for inclusion within this statement.

### NEW DEVELOPMENT AND EXTENSIONS

AR1 Proposals should be guided by the UDP in terms of the appropriate uses. New development should be seen as an opportunity to enhance the conservation area and should respect the built form and established context of the area, local views as well as existing features such as building lines, roof lines, elevational design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings. No vacant sites remain in the area, neither are there any sites in the Schedule of Land Use Proposals in the UDP. Given the strong and individual character of the buildings within the Conservation Area, there is very little scope for roof, side or rear extensions.

### DESIGN

AR2 The Conservation Area has a consistent character. Appropriate design would respect the established building forms and use of materials.

### LISTED BUILDINGS

AR3 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or painting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent.

AR4 Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.



- AR5 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case - even if the works are required by a dangerous structures or any other legal notice.
- AR7 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.
- AR8 Advice on whether Listed Building Consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. You are advised to obtain written confirmation that repair work proposed does not require Listed Building Consent. The Council's development policies relating to listed buildings are contained in the UDP. Additional guidance is included in Supplementary Planning Guidance and in the Government's Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate leaflet is available on Listed Buildings from the Council.

## **MATERIALS AND MAINTENANCE**

- AR9 In all cases, existing/original architectural features and detailing characteristic 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. Original detailing such as balconies/terraces, door/window assemblies, shopfronts, and metalwork, add to the visual interest of properties, and where altered in the past suitable reinstatement will be encouraged. Original materials should be retained wherever possible and repaired if necessary.
- AR10 The choice of materials in new work will be most important and will be the subject of control by the Council.
- AR11 Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of materials to achieve a good match to the original will be required.
- AR12 Original brickwork, blockwork and fair-faced concrete should not be painted, rendered or clad unless this was the original treatment. Such new work is seldom necessary, can have an undesirable effect on the appearance of the building and Conservation Area and may lead to long term structural and decorative damage. It may also be extremely difficult to reverse once completed. Re-pointing if done badly can also drastically alter the appearance of a building and may be virtually impossible to rectify satisfactorily.
- AR13 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

## **DEMOLITION**

- AR14 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.
- AR15 Policy EN32 in the UDP states:-

"The Council will seek the retention of buildings which make a positive contribution to the character or appearance of a conservation area. In all other cases, consent for demolition of an unlisted building in a conservation area will normally be granted only where it can be shown that the building detracts from the character of the area or where the contribution of the proposed replacement when compared with that of the existing building would be of more or equal benefit to the conservation area. Before any consent for demolition is granted the Council must be satisfied that there are acceptable detailed plans for the redevelopment and in the case of substantial demolition that the proposals safeguard the integrity of the building."



AR16 All applications should show clearly the extent of demolition works proposed (including partial demolition).

AR17 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

## **FACADISM**

AR18 While the Council does not encourage facadism as an approach to development within conservation areas, the Council's policies are designed to encourage the preservation or enhancement of the appearance and character of its conservation areas. Proposals to alter any building within the Conservation Area will be assessed according to these criteria

## **CHANGE OF USE**

AR19 The residential use of the majority of the properties within the Conservation Area is protected by the Council's policies. In the case of proposals to change the use of other property within the Conservation Area, the Council will have regard to the relevant policies in determination of such applications.

## **SHOPFRONTS/ADVERTISEMENTS**

AR20 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. The installation of external security shutters also requires planning permission. SPG contains more detailed advice on the design of shopfronts and signage.

AR21 There are a number of original shopfronts, though much altered. Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the shopping streets, through respect for the arrangement and materials of the original frontages. Any original shopfront should be retained and if necessary repaired and the loss of these will be strongly resisted. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the conservation area.

AR22 Similarly shop signage should be appropriate for the conservation area, respecting the proportions of the shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Such signage should be non-illuminated or externally illuminated and will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor.

## **SHOPFRONT SECURITY**

AR23 The introduction of security measures can detract from the appearance of the conservation area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:

- a. the strengthening of shopfronts;
- b. the use of toughened or laminated glass;
- c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
- d. improved lighting.

AR24 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.



AR25 It is Council policy to keep under continuous review the prioritisation of enforcement action across the Borough of unauthorised advertisement works and unauthorised change of use.

## **VENTILATION DUCTS/AIR HANDLING EQUIPMENT**

AR26 The erection of all external ventilation ducts and air handling equipment will require planning permission from the Council. In assessing applications the Council will be concerned about the siting of the equipment, particularly in visually sensitive locations and in the proximity of residential accommodation, to ensure that local amenity is protected. (refer UDP: EN7).

AR27 The Council will require full details of mechanical plant and equipment for all A3 (change of use to restaurant) applications.

## **ROOF EXTENSIONS**

AR28 There are limited opportunities for roof extensions as alterations to the roofscape could adversely affect the character of the Conservation Area. The following principles will apply:

- a. The retention or reinstatement of any architecturally interesting features and characteristic elements will be encouraged.
- b. No visible rainwater pipes will normally be allowed.
- c. All external works should be carried out in materials that match as closely as possible in colour, texture and type those of the original building or are common in the area.

## **EXTENSIONS**

AR29 The infilling of gardens, terraces, yards and spaces between buildings or units of occupancy will generally be unacceptable.

AR30 Extensions will not be acceptable where they would spoil a uniform elevation of an unspoilt group of buildings.

## **TREES AND LANDSCAPE DESIGN**

AR31 The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.

AR32 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any new trees sensitively into the design of any development, and demonstrate that no trees will be lost or damaged before, during or after development. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. Further advice is available from the Tree Officer on 020 7974 5616.

AR33 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.



AR34 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

## **TRAFFIC, PARKING AND THE PUBLIC REALM**

AR35 There are few streets in the area and there is unlikely to be any scope for additional off street parking (refer to SPG). Scope for pedestrian improvements would normally be identified by the Council's Street Management Division.

AR36 The Council has produced a Streetscape Design Manual for Camden that seeks to maintain a high level of quality for the street environment. It is important that the need to preserve and enhance the character of the Conservation Area is recognised in the design and siting of all street furniture, including statutory undertakers and other services equipment and paving materials. The Council will make efforts to avoid any unnecessary visual clutter whilst seeking design solutions appropriate for the area in line with recommendations in PPG15 (paras 5.13 - 5.18) and English Heritage Guidance "Street Improvements in Historic Areas".

## **SATELLITE DISHES**

AR37 Dishes are not normally acceptable where they are positioned on the main facade of a building or in a prominent position visible from the street. Where a dish would be acceptable, the smallest practical size should be chosen with the dish kept out of sight. Planning permission is likely to be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

## **GARDENS AND BOUNDARIES**

AR38 The arrangement of terraces and gardens within the Conservation Area makes a significant contribution to its appearance and character. Different means of enclosure were employed on the various blocks and within the landscaped park and in places the original fences, walls and boundaries have been eroded by subsequent alterations. The Council will resist new elements of enclosure of inappropriate design and will encourage the reinstatement of original arrangements and materials where they have been lost.

## **SIGNS**

AR39 New signage will be necessary from time to time and may require planning permission. The design of new signage should reflect the existing, original patterns of signage within the Conservation Area.

## **ESTATE AGENTS' BOARDS**

AR40 A profusion of estate agents boards can have a detrimental impact upon the environment. Guidance on the permissible number of boards and their maximum size can be found in the Council's SPG, which also sets out the maximum length of time such boards may be fixed to a building.

## **BIBLIOGRAPHY**

The following is a selection of the references used in the preparation of this Conservation Area Statement.

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## USEFUL CONTACTS

The South Hampstead Housing Co-operative, 109 Rowley Way, Abbey Road, London NW8 0SW.  
Telephone: 020 7625 7754. Fax: 020 7328 8785

The Hampstead District Housing Office, 156 West End Lane, London NW6 1SD  
Telephone: 020 7974 6543 and 6143. Fax: 020 7974 6566

English Heritage, 23 Savile Row, London W1X 1AB  
Telephone: 020 7973 3000. Fax: 020 7973 3001

## FOR FURTHER INFORMATION CONTACT

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## ADDRESS LIST

ABBEY ROAD	Afro-Caribbean Centre
ALEXANDRA PLACE	Nos. 2-62
AINSWORTH WAY	All
BOUNDARY ROAD	Nos. 48, 48a, 50-52
LANGTRY WALK	All
LOUDOUN ROAD	Nos. 49-83
ROWLEY WAY	All

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