

Parkhill and Upper Park Conservation Area Appraisal and Management Strategy



Adopted 11 July 2011



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Parkhill and Upper Park Conservation Area Appraisal

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Map 1 Parkhill and Upper Park Conservation Area

Ordnance Survey plan showing Conservation Area Boundaries, streets, plots and property boundaries

Map 2 Parkhill and Upper Park Designated Areas

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Map 5 Parkhill and Upper Park Area Topography

This shows the Parkhill and Upper Park Conservation Area indicated approximately between 35 and 70 metre contours.

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Part 1

Parkhill and Upper Park Conservation Area Appraisal

Part 1

Parkhill and Upper Park Conservation Area Appraisal

1 Introduction

This report forms a Conservation Area Appraisal and Management Strategy for the Parkhill and Upper Park Conservation Area in the London Borough of Camden.

Conservation Area designation carries the responsibility to preserve and enhance the area.

Part 1 Conservation Appraisal is an acknowledgement that the Parkhill and Upper Park Conservation Area has a special character and seeks to define that character, and gives consideration to the key issues and pressures that are affecting the area.

Part 2 Management Strategy sets out positive actions for the particular care required to preserve and enhance the special character, to anticipate change, and the need for future review.

This section also gives guidance for sources of further information and maps.

This report is part of on-going review of existing Conservation Area Statements undertaken by the Council. The purpose of the review is the safeguarding of Conservation Areas, and when adopted as a Supplementary Planning Document the report will become a material consideration in planning applications and an agenda for future action and review.

It is important to note that whilst the appraisal seeks to provide a summary of the special interest and character and appearance of the conservation area, it would be impossible to identify all of the detailed characteristics and appearance of every street and area or highlight every facet that contributes to the area's special interest. Accordingly, future development proposals must be considered in the context of this character appraisal and a thorough assessment at the time of the specific character and appearance of that part of the conservation area.

The document has been prepared by John Thompson & Partners in consultation with the Camden conservation and landscape officers and the Conservation Area Advisory Committee. It follows English Heritage guidelines.

2 Definition of Special Character

Parkhill and Upper Park Conservation Area is part of the nineteenth century London suburb of Belsize, running along the east side of Haverstock Hill. The area is defined by the busy, urban nature of Haverstock Hill and the quiet residential streets that branch from it.

The quality of the landscape is defined by the hilly topography, the mature trees and the tranche of back gardens behind the houses lining the streets, a typical characteristic of 19th century residential areas.

Italianate Victorian semi-detached houses are the characteristic building type, with twentieth-century housing styles ranging from garden suburb to modern movement and contemporary insertions. The Lawn Road Flats, Isokon Building, is a seminal landmark of the 1930s, which is also a symbol of the flowering of British twentieth century art in this area in the 1930s. Resident artists included Henry Moore, Barbara Hepworth and Ben Nicholson, as well as Naum Gabo, Maholy-Nagy and other émigrés from Europe.

3 Planning policy context

National – London Borough of Camden – local

3.1 National policy

Camden has a duty under the *Planning (Listed Building and Conservation Areas) Act 1990* (sections 69 and 72) to designate as conservation areas any “areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” and to pay special attention to the preserving or enhancing the character or appearance of those areas.

Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.

Government policy on conservation areas is set out in *Planning Policy Statement 5* (March 2010). This supersedes *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1995).

English Heritage has produced *Guidance on Conservation Area Appraisals* (2005) and *Management of Conservation Areas* (2005) which have been used as a framework for the appraisals. These documents set out the rationale and criteria for designation and the way in which information should be presented in order to best support the preservation and management of designated areas.

London Borough of Camden’s policy

The Council’s policies and guidance for conservation areas are contained in the Camden Core Strategy and the Camden Development Policies of the Local Development Framework (LDF) (adopted November 2010), and in the Camden Planning Guidance (CPG) (adopted December 2006, Stage 1 revisions adopted April 2011 and Stage 2 revisions awaiting adoption later in 2011). The policies and guidance reflect the requirements of national policy.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Camden’s Local Development Framework (LDF) consequently includes a high level of monitoring and community involvement.

The LDF incorporates the London Borough of Camden's planning policies:

- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which includes a development plan for the whole area and will outline a broad strategy for conservation
- Supplementary Planning Documents (SPDs): these provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The Conservation Area Appraisal and Management Strategy as an adopted document supports the SPD.

The Council has produced a Streetscape Design Manual for Camden. This is a generic document regarding public realm enhancement work. This document includes sample illustrations of best practice, e.g. for historic street settings, and typical street settings within conservation areas. However, the importance of local conditions will also be taken into consideration along with this appraisal. Further information can be found at www.camden.gov.uk/streetscape. Further guidance may be sought in English Heritage's Guidance *Streets For All*.

3.2 Local policy

Parkhill and Upper Park Conservation Area is Camden Conservation Area Number 6. The area was designated on 16 January 1973 and extended on 1 June 1985, 1 November 1991 and 11 July 2011 (see designated areas map).

The original area included Upper Park, Parkhill, St Pancras Almshouses and Mall Studios. This is the nineteenth century core. In 1985 part of Haverstock Hill was included, again a 19th century group of Italianate villas probably developed by William Lund. The extension in 1991 included Haverstock Hill from the Belsize Park Underground Station to the Adventist Church; Downside Crescent and the west side of Lawn Road; the 1930s developments along the north end of Lawn Road, Parkhill, Upper Park and Garnett Roads. The

extension in 2011 included the Barnfield and Woodfield housing blocks, the stretch of Parkhill Road north of the junction with Tasker Road, and the stretch of Tasker Road east of the junction with Parkhill Road.

This document reviews and updates the London Borough of Camden Parkhill and Upper Park Conservation Area Statement agreed by the Environment (Development Control) Sub-Committee in March 1996.

The Parkhill and Upper Park Conservation Area does not contain an Archaeological Priority Area.

The Parkhill and Upper Park Conservation Area has three areas with Open Space Designation:

- Belsize Wood Nature Reserve, a Site of Nature Conservation Interest (Borough II) and a Local Nature Reserve,
- Three Acres Community Play Project, a Private Open Space behind Parkhill and Upper Park Roads.
- The grounds of Barnfield and Woodfield flats between Parkhill Road and Upper Park Road are designated as Private Open Space.

Adjacent but outside the area to the north of Haverstock Hill is a neighbourhood centre, defined as a providing 'for the day-to-day needs of people living, working and staying nearby' (Camden Core Strategy Section 2 para 7.11).

There are no protected views falling across this area.

4 Assessing special interest

4.1 Location and setting – City - Borough - local

City

Parkhill and Upper Park is located on Haverstock Hill in the north west of London, on the ancient route that leads from central London via Camden Town and Chalk Farm to Hampstead. It is part of the suburb of Belsize that was laid out on the Belsize manor located on both sides of the Haverstock Hill (the road was named after the hill).

Borough

Parkhill and Upper Park Conservation Area is in the centre of the Borough of Camden. This conservation area is within the former Borough of Hampstead where it met St Pancras Borough. In relation to other conservation areas, it is south of Dartmouth Park CA, adjacent to and northeast of Belsize Park and north of Eton CAs, as shown on the Conservation Areas in Camden Plan.

Local

The conservation area lies north east of Haverstock Hill, a road which forms the boundary from Belsize Park Underground Station down to the most southern point at the Seventh Day Adventist Church on the corner with Prince of Wales Road.

The western boundary runs behind the houses in Downside Crescent and the Belsize Wood Nature Reserve in Lawn Road.

The northern point is at the top of the Nature Reserve and runs along Garnett Road.

The eastern boundary runs behind the Parkhill Road houses and includes the Mall Studios to the north-east, skirts around the St Pancras Almshouses fronting Southampton Road, and follows the rear gardens of the houses on Haverstock Hill down to the Adventist Church.

4.2 Character and plan form

The curving streets radiate uphill from Haverstock Hill. The character of the area is defined by the detached and semi-detached houses laid out from 1850 in the Italianate style, late Victorian red brick gabled houses, garden suburb style and 1930s modernism. Infill between houses has been incremental, displaying a significant variety of style and quality.

The Mall Studios and the St Pancras Almshouses are included within the area but have their own separate characters: the Mall is a terrace of artists' studios, hidden behind a shared gateway; the Almshouses are inward-looking around their own courtyard and are accessed from Southampton Road.

4.3 Landscape and topography

The Topography Map shows the Parkhill and Upper Park Conservation Area indicated approximately between the 35 and 70 metre contours, sloping from the highest point at the Belsize Park Underground station to the north west, down to the lowest point on Haverstock Hill by the Adventist Church to the south east.

The landscape falls into four main parts:

- Haverstock Hill, a busy and wide road with some relief provided by trees within gardens
- The residential streets lined with trees, mostly located inside the front gardens
- The private rear, hidden gardens
- The Open Spaces, in particular the Belsize Wood Nature Reserve, a mini managed wild place on the site of the 19th century Russell Nurseries.

4.4 Historic development and archaeology

A brief summary of the history follows: a detailed history may be found in books listed below. In particular, reference has been made to *Belsize 2000* which portrays both the physical character and the people who have shaped Belsize.

This area is part of the Victorian suburb of Belsize, built on Haverstock Hill, land that was previously fields. In the 1930s there was a gathering of European and British artists here, where the leading critic and resident of Mall Studios, Herbert Read said, 'English Art had come of age'.

Early origins

The land was leased by the church from AD 986 when King Ethelred the Unready granted the Manor of Hampstead to the Abbot of Westminster. Part of the land became the manor of Belsize (Bel Assis, 'pleasantly situated'). At the dissolution of the monasteries, Henry VIII granted the land to the Dean and Chapter of Westminster in 1542.

The land was high, the air was considered healthy, and the area was well connected to central London by the road. Tenants included courtiers, Armigell Waad, the Clerk of the Council to Henry VIII, and his son who was Clerk in Elizabeth I's reign.

After the Restoration a royalist veteran built Belsize House, a mansion with a distinctive pentagram shaped garden to the west of Haverstock Hill. Fields forming part of this estate lay on the east of Haverstock Hill.

In the eighteenth century the estate was put to various uses including a chapel for 'easy marriages', deer hunting and a venture to rival Vauxhall Gardens, however it degenerated and the activities in the house were closed down by the authorities. (*Belsize 2000* p.25.)

John Roque's map of 1746 shows that Haverstock Hill Road was broad, with wide verges, and most fields are shown as meadow; by 1800 Belsize was almost all meadow, hence the name of the Load of Hay Public House.

Nineteenth century to 1914

In 1808 the Belsize Estate was split into nine leasehold estates. At that time Belsize House was owned by Matthew Forster, a London merchant and MP.

John Lund built Haverstock Lodge for himself in 1819, which on completion was surrounded by parkland (the lodge was demolished in the 1890s to make way for Downside Crescent). He bought Forster's estate on the eastern side of Haverstock Hill. The area was still predominantly meadow fields with the Load of Hay Public House and Haverstock Lodge shown on Wyld's map of 1848. Further development was carried out by his son William Lund, who lived at No 10 Lawn Road in 1864. He built houses, predominantly semi-detached villas, in Parkhill Road, Upper Park Road and on the east side of Lawn Road, as well as on the east side of Haverstock Hill.

The St Pancras Almshouses (listed grade II) were founded in 1850, and were built between 1859 and 1863 by Henry Butler. They are located on Southampton Road at the rear of properties nos. 34-42 Parkhill Road. Three two-storey wings create a courtyard facing

Southampton Road. Windows have red and black five-centred arches.

Victorian London had been growing through the nineteenth century, encroaching from the south and from Hampstead. Belsize was also developed on the west side of Haverstock Hill. Starting lower down the hill on the Eton Estate, the developer Samuel Cuming was probably influenced by John Nash and the 'antique'; the houses are stuccoed. Sir John Summerson described this suburban fringe as 'a nice augmentation of urbanity'.

Daniel Tidey working in the 1860s chose the Italian Renaissance, and was influenced by Charles Barry; this was 'robust, affluent, essentially Victorian – more philistine,' according to Summerson. Tidey's development spreads up the west side of Haverstock Hill on the former Belsize Estate.

Mr John Lund, who lived at Haverstock Lodge, leased the land from the Dean and Chapter of Westminster. His development is in brick with stucco ornament. His builder was Richard Batterbury, and there was no architect involved; the house types were 'concocted' in the builder's office.

By 1862 development grew along the south-east side of Lawn Road, and along Upper Park Road and Parkhill Road on a curved pattern. By 1894 much of the development along these roads was completed. In part, the roads followed the original field boundaries, in a picturesque way. The semi-detached villas paired villas were laid out on a very generous scale with ample gaps between the buildings and long gardens which collectively make up a green oasis behind the street fronts, such as the crescent space behind Lawn Road, Upper Park Road & Garnett Road. These houses were intended for well-to-do bankers and city workers, attracted to the new area by the new railway into the City and thus not requiring their own carriages for commuting. The spaces between the pairs at the sides of the houses, were never intended to be filled with coach houses. The estate intended to provide commonly rentable mews in Fleet Road for the use of these new houses, but they never materialised due to residential building ceasing on the arrival of a Fever Hospital in 1865 to treat a smallpox epidemic (now the site of the Royal Free Hospital). The proximity of infectious diseases scared off new buyers which led to a long gap before more houses were built, for instance in Lawn Road explaining the street's fascinating diversity of architectural styles.

The naming of the roads has changed over time. Parkhill Road was first called Saint John's Park Road as shown on an 1862 map by Weller, then Park Road by 1875, until renamed Parkhill Road on the 1914 Ordnance Survey map. Dates of the exact changes are not

known. The development was known as the St John's Park Estate, 'a title intended to appropriate some of the allure of St John's Wood' (source, *The Streets of Belsize* by the Camden History Society).

At the rear of 62-8 Parkhill Road are the Mall Studios, a terrace of studio houses designed in 1872 by architect Thomas Batterbury (probably a son of Richard, who became a Partner with Huxley and built Queen Anne style houses in Hampstead). The buildings are of considerable historic interest given the succession of artist residents. Chimney stacks were embellished with the monograms of the owners. William Bright Morris was the first resident at Number 3 and his chimney pot survives.

The stretch of properties fronting Haverstock Hill from the Seventh Day Adventist Church to Belsize Park Station is mostly of Italianate style dating from 1877 with later modern infill developments. Numbers 72-92 have projecting shop fronts. This part of Haverstock Hill includes the Load of Hay Public House, Crown Lodge and Haverstock Arms.

The map of 1914 shows Downside Crescent built over the grounds of Haverstock Lodge. The houses are in a typically Victorian red brick, with gabled ends and tiled paths; they were closely built with smaller gaps between them and small front gardens unlike Parkhill and Upper Park Roads.

20th century

The west side of Lawn Road was started by 1914 and completed in the inter-war years in the Garden Suburb style. The houses are built in a rich red stock brick, with a homely, picturesque character. The properties face those of an earlier Italianate urban style on the other side of the street.

At the north western end of Lawn Road are the Isokon Flats designed by the architect Wells Coates in 1934 for Jack and Molly Pritchard. This is one of the most significant housing schemes of its day and is grade I listed. The design was based on a theme of providing low cost accommodation for the new emerging small family, 'the minimal flat'. The design is very simple but the accommodation provided fulfilled the basic domestic requirements. Isokon Flats and the 'Club' formed a hub of artistic and literary life in the 1930's with residents including Marcel Breuer, Walter Gropius, Naum Gabo and Lazlo Moholy-Nagy.

The Mall Studios became a gathering place for many artists including home to Ben Nicholson, Barbara Hepworth, and Henry Moore, after his house in 11A Parkhill Road was bombed.

A development of 1930s semi-detached houses runs along Garnett Road and the ends of Lawn Road, Upper Park Road and Parkhill.

Road names also changed in this part of the Conservation Area: Garnett Road was previously known as Lower Cross Road. Its present name was approved in 1934 by which time development was largely completed. Tasker Road was previously known as Church Road. The present name was approved in 1937.

In order to relieve congestion on the Northern Line in the 1930s an express line was proposed between Belsize Park and Clapham South. These plans were shelved at the outset of the Second World War. Following pressure for space for air raid shelters in the underground work started on building a tunnel shelter at Belsize Park that could be later converted to the Express route. Initially used for service personnel, then the public. There were bunks for around 8000 people. One can be seen at Hampstead Museum in Burgh House, where there is a display about the shelter.

Post-1945

The deep shelter was used to house the army in transit and later converted to archive storage. Some bunks reputedly remain in place.

Camden was formed from three boroughs, Holborn, St Pancras and Hampstead in 1965. This area is in Hampstead where it 'merges' with St Pancras.

The threat of demolition of Victorian buildings at 104-124 Haverstock Hill was averted due to direct action by local residents in the 1970s to the 1990s (in contrast to the west side of Haverstock Hill). Within the conservation area, redevelopment of self contained plots mostly relates to bomb damage.

On 16 January 1973, Parkhill and Upper Park Conservation Area, including part of Lawn Road, was formally designated. It was extended twice to include Downside Crescent, part of Garnett Road, Haverstock Hill and the remainder of Lawn Road.

Intensification of residential density has resulted in incremental infilling of gaps between buildings. The majority of gaps between houses have now been filled; some are under construction at the time of this report.

5 Appraisal

5.1 Spatial analysis

The area has a wide arterial road and curved residential streets. The buildings are substantial, typically three storeys with attics and basements; houses are set back from the street with front gardens in the first phases of development along and curving away from Haverstock Hill, and of two storeys with front gardens in the twentieth-century developments at the outer ends of the residential streets.

The pattern of front and rear gardens is consistent throughout this residential area, with the only exception being the commercial properties on Haverstock Hill that are located at the back edge of the pavement.

The street frontage on Haverstock Hill is punctuated by landmarks. Starting at the top (northern end) is the Underground station, then the public deep shelter pill box, the Haverstock Arms Public house, 148 Haverstock Hill, the Load of Hay Public House, Number 70 the gothic style house and the Adventist Church. These add variety and interest to the street.

Trees also add to the character and sense of scale in this area; this includes both the more formal trees that 'read' as street trees but are mostly in front gardens, and the trees in the Nature Reserve that hint at a wilder underlying natural landscape.

5.2 Key views

The key views are:

- up and down Haverstock Hill
- along the curved residential streets
- significant gaps between buildings
- views towards the Priory and Almshouses

Up and down Haverstock Hill:

Views up Haverstock Hill culminate in the Town Hall tower; views down Haverstock Hill are towards the City of London and in particular the SwissRe Building (popularly known as the Gherkin).

Along the curved residential streets:

Downside Road, Lawn Road, Parkhill and Upper Park Roads are all curved and sloping which gives a picturesque quality, and (with the exception of Lawn Road) the buildings and streetscape are homogeneous on both sides of the street.

Significant gaps between buildings:

As stated elsewhere in the document the gaps are increasingly developed with infill residential development. The residual gaps are more notable, in particular the gap between numbers 46-48 Parkhill Road which opens to the spire of St Dominic's Priory.

Views towards the Priory and Almshouses

St Dominic's Priory and the St Pancras Almshouses face Southampton Road. St Dominic's is outside the conservation area, but views towards the west end of the priory church along Tasker Road contribute to the character and appearance of the conservation area. Views along Southampton Road include the grassy courtyard of the almshouses and the setting of the Priory.

5.3 Character zones

The character zones loosely relate to the phases in which they evolved (see character areas map):

- Haverstock Hill forms the spine, along which the suburb grew;
- Surrounding streets; Houses and semi-detached houses in Parkhill, Upper Park and Lawn Road;
- Isokon, Garnett Road and Parkhill Road north from the 1930s
- Satellites – Mall Studios and St Pancras Almshouses

1 Haverstock Hill - residential and commercial

Haverstock Hill retains much of the character of William Lund's late nineteenth-century development. This has been fractured by infill developments and some loss of architectural detail. The variety of the resulting streetscape is described below in some detail.

The west side (within Belsize Park Conservation Area) is typically of large twentieth-century apartment blocks, whereas the east (Parkhill CA) side is predominantly nineteenth century in character with large semi-detached villas interspersed with twentieth-century infill and a parade of shops at the southern end.

The following description describes the street walking down from the Belsize Park Underground Station, clad in 'ox blood' faience. First is a row of gault brick late-Victorian houses; their gate piers are intact but railings are missing (as throughout the area).

The distinctive 'pill box' shape of the archive store (originally a deep shelter/northernline express platform) punctuates the street at Downside Crescent (see 5.1); it is white, curved and faces the red brick gabled end of the Crescent.

Further down Haverstock Hill stand two pairs of semi-detached villas in stock brick over rendered bases, then two fully rendered semi-detached blocks. These are typical of the work of William Lund in the 1860s.

There are many examples of infill between houses in this area, but possibly none as contrasting and eye catching as between numbers 162 and 164 Haverstock Hill where pastiche meets individualism in contrasting versions of contemporary coach-house infill.

At the corner with Upper Park Road, number 156 has been much altered and the external garden area blighted. The Haverstock Arms public house forms a group with two shops; then, set back behind high railings is an important early nineteenth-century house, 148 Haverstock Hill; it is stuccoed, has two storeys and an attic, and rosette-enriched decoration pre-dating the suburbanisation of the area.

Red brick flats have been inserted at 142-144 Haverstock Hill, a terrace of stocks and render similar to 164-170. The porch has been removed and decorative detail stripped from number 132 and a full height box-shaped roof extension has been added.

Number 130 is a self-effacing block of flats with parking court. Next follows two gault brick houses with rendered basement storey; their roofline has been broken by inappropriate loft extensions. Next come infill flats on piloti with access through to Fountain Mews, a terraced development of 1993.

Between the Mews and Parkhill Road is a mix of gault brick terraces, stock infill, and fully stuccoed houses. A row of infill fronts between numbers 116-118 reflects the design of demolished greenhouses at 116. 114-116 are a stuccoed pair best viewed from along England's Lane.

The run of houses at 104-124 Haverstock Hill is likely to have been the work of William Lund in the 1860s, and was saved from demolition through a long campaign of local action.

At the corner of Parkhill Road the site of number 112 was cleared in the 1960s. This had been a late Victorian gothic mansion; the lodge survives in Parkhill Road. In its place is a four-storey block of flats.

102-96 are stuccoed semi-detached villas in William Lund's Italianate style. Unusual to the conservation area, number 96 has an exceptional coach house with faceted elevation with a monogram, dated 1890.

At this point from the Load of Hay Tavern down to Haverstock Hill is a row of shops (facing a parade on the west side). The shops step forward of the main façade of the terrace. Danson Terrace is part of a group which partly appears to absorb two early nineteenth-century houses (82-84).

Lastly there is a conical turreted house marked 1867 at number 70, which formerly was St Andrew's Vicarage; a pair of houses reminiscent of 1930s 'ribbon development'; and the Adventist

Church in a random coursed stone gothic style, at the corner with Maitland Park Villas and Prince of Wales Road.

The homogeneity of the street has been affected by the disparate nature of blocks of flats and infill between villas including original, 'pastiche' and stridently contemporary designs.

The streetscape character has in many places been eroded by the loss of boundary walls and railings, and the replacement of gardens by front area parking courts. Roof lines have been radically altered with large dormers, asymmetric and box-shaped dormers, and in some cases a full storey extension. Incremental improvement by remedying these losses could greatly enhance the streetscape.

2 Surrounding Streets: Houses and semi detached houses

2a Parkhill Road, Upper Park Road and Lawn Road east side

Parkhill Road

This road is essentially lined with tall four-storey Victorian semi-detached houses, with high raised ground floors and open columned porches. Blocks of flats have been inserted (probably due to bomb damage). There the houses were substantial: it was a rare occurrence for the Victorians to build coach houses, and most of the infill development dates from the late twentieth century, with varied results. Very few gaps remain. Despite the extent of the infill already constructed, any further infill must be considered carefully. For example, an important gap remains with views to a steeple between 46-48 Parkhill Road.

Roof profiles are mostly intact; however, examples of asymmetric raised rooflines fragment the symmetry of the 'villa' type.

At the southern end, Number 1A is a Victorian lodge with a truncated steeple survives from the grounds of a gothic house demolished at the corner of Haverstock Hill.

The northern end of the street north of Tasker Road has a slightly more open character. The east side is lined by pairs of semi-detached villas of a similar height, scale, footprint and layout to the William Lund 1860s developments. However they are mostly ornamented with bay windows and polychromatic brick work, rather than the stucco embellishments of the earlier villas. The grade II listed and Council-owned Woodfield housing block is set back from the road behind lawns and mature trees. Designed by Donald

Hanks McMorran for Hampstead Borough Council, it is an elegant neo-Georgian brick-built block dating from 1947-49 which replaced bomb-damaged 19th century villas. It forms an important group with its counterpart Barnfield, which lines the east side of Upper Park Road.

Upper Park Road

Villas line Upper Park Road from Haverstock Hill, with some post-war blocks of flats interspersed. At the northern end on the east side, the street block is dominated by the grade II listed Barnfield block of flats which boasts neo-Georgian proportions in a pale brick, reflecting those of Woodfield to the east.

Lawn Road

The character is typically of semi-detached pairs of houses with substantial trees in front and rear gardens. Post-1945 flats replace war damage at the corner with Upper Park Road and at the other end with Fleet Road: Troyes House is a Council-owned block at the south end of the street which is set back from the street behind lawns and mature trees and is embellished by a GLC coat of arms, built on the site of a convent bombed in World War II.

On the east side up to No 12 are pairs of 1860s semi-detached brick and stucco villas attributed to William Lund: here there is some loss of railings; on the west side, red brick houses are in the Arts and Crafts style with hedged front gardens. A substantial length of pavement is laid in matching red brick to complement the houses.

The area's homogeneous character is being eroded where hedges are removed, mullioned windows are replaced with plate glass, side windows are replaced with large windows breaking eaves lines, inappropriate dormers, and ramped drives that damage gardens.

2b Downside Crescent

Downside Crescent was constructed on the site of Haverstock Lodge; it is densely lined with late-Victorian red brick, three-storey gabled houses with front gardens. The gabled roofscape is distinctive and virtually intact. The houses are semi-detached, sited close together to form a relatively uniform frontage.

Hard-standings and cross-overs have recently replaced some front gardens, and garages and car shelters on the ground floors have been added to the fronts of some houses which break the pattern of these houses and their streetscape.

At the corner of the Crescent is wartime deep shelter (reputedly complete with iron beds, now used as an archive store (see above, history section).

3 Isokon, Garnett Road, and Upper Park and Parkhill Road north - 1930's

Lawn Road Flats (Isokon Building designed by Wells Coates) is the most important local landmark and a Modern Movement icon, and is looking in very good condition following a recent major refurbishment by Community Housing Association. The former club, the Isobar, has been converted into two flats. The setting has been enhanced by the Belsize Woodland and Nature Reserve, on the site of the 19th century Russell Nurseries.

Garnett Road

The boundary of the area runs along the centre of the street. The local authority estate to the left (north) side located outside and facing the conservation area has London County Council brick blocks of flats, with various replacement window types.

Along Garnett Road and the ends of Parkhill and Upper Park are 1930s white rendered houses with Crittall steel windows and curved, paired bays. Some houses retain all the original features or have been restored impeccably (for example 1 Garnett Road, while other houses have lost the curved glazing to faceted glazing, and front gardens to hard, paved parking areas (for example, 73 Parkhill Road

Upper Park Road north

At the north end there is a mix of 1930s Arts and Crafts/ Metroland and modern styles. In this area there have been many alterations and loss of gardens.

4 Satellites – Mall Studios and St Pancras Almshouses

These two areas were designated with the original conservation area.

Mall Studios

A separate area forming part of the conservation area contains the Mall Studios; built as artists' studios they became both homes and studios to a succession of major 20th century artists. They are approached from a private gate in Tasker Road. They appear to be a low one-storey row of houses; however, the interiors reveal an enchanting double-height space. The eastern end of Tasker Road which has direct views of the rear of St Dominic's Priory (outside

the conservation area), is lined by a mix of residential properties. There is a terrace of late 19th century brick-built houses on the north side, whereas the south side is home to a short row of late 20th century low-rise houses with integral garages.

St Pancras Almshouses

The grade II listed almshouses face Southampton Road and form part of a composition on the street with the adjoining St Dominic's Priory. The Almshouses form a three-sided two-storey courtyard with a green and a clock tower. Shrubs and the original railings mark the boundary.

5.4 Land use activity and influence of uses

Residential

The primary use in the area remains a residential suburb as originally envisaged.

Commercial: public houses and retail

Haverstock Hill has a number of public houses, built to catch the passing trade and integrated within rows of shops.

The retail and commercial activity is a very important part of the character on Haverstock Hill and many of the original shop fronts survive.

Amongst the shops beside Belsize Park Station is a florist which is the last remaining building from Russells Nurseries (now a housing estate).

The Haverstock Arms has a sitting out area and is adjacent to two shops that project from the buildings behind.

At the southern end, the Load of Hay (now converted to flats) is part of a row of shops that forms a group facing a similar row of shops and a public house on the other side of the street. The shop fronts project from the terrace and relate to the subdivisions and plot sizes behind. They have been maintained mostly in their original pattern of windows doors and fascias although some signage has obscured the original fascias

Worship

The Adventist Church is a prominent landmark on Haverstock Hill, a narrow triangular site formed at the three-way junction with Haverstock Hill, Prince of Wales Road and Southampton Road. This is the only place of worship within the Parkhill Conservation Area. This church, originally St Andrews, is conceived as a late Victorian individual building forged out of a corner plot, which is in contrast to St Peter's Church which formed the centre-piece of Daniel Tidey's development around Belsize Square.

Civic

Belsize Park Underground is on the Northern line; it is distinctive with the tall arched façade and 'ox blood' faience surfaces. The underground was an important way of connecting the suburbs to central London, facilitating commuting. The Belsize Park underground station was opened on 22 June 1907 by which time

the area was substantially developed (see the Ordnance Survey map of 1894).

5.5 The quality of buildings and their contribution to the area

Remnants of the rural origins can be seen in the curving streets that partly follow the old field patterns.

Detached and semi-detached houses

This is the defining building type of the area, with examples of styles spanning a hundred and fifty years. The progression runs from the Italianate style of William Lund's speculation, the late Victorian redbrick closely grouped houses of Downside Crescent, the Lawn Road garden suburb style houses, the semi-detached white 1930s houses of Garnett Road. These have been illustrated by Jake Brown and in the final version it is intended that these will be included on the internet.

Terraces

Haverstock Hill shops are terraced and possibly embed older houses predating the 1860s. Mall Studios is a one storey artists mews, secluded and gated off Tasker Road.

Landmarks

Belsize Park Underground Station, Haverstock Arms, Load of Hay Public House and the Adventist Church are landmarks on Haverstock Hill. Isokon and St Pancras Almshouses are specific 'landmarks' embedded in the residential area.

5.6 Local details

In the area the details are within a limited range that reflects the phased developments; a balance was made between economies of mass-produced components and individuality in the design.

Roofs are predominantly in natural Welsh slate. These roofs were made possible in the nineteenth century due to better transport provided by the railways and greater production; they are hard wearing and long lasting. London's Victorian roofscape generally changed from traditional local clay tiles to natural slate.

Walls are predominantly in yellow stock bricks with stucco details. Also, some pale yellow gault bricks (from Cambridgeshire) are used to enhance the front elevations of the 1860s development, red bricks in Downside Crescent and softer deep reds in the west side of Lawn Road.

The 1930s tended to return to stucco or a mix of brick and stucco. The prime example is the Isokon Building which expressed new technology and materials in the smooth surfaces and projecting balcony walkways.

Windows glazing configuration types tend to be consistent in groups of houses. Victorian windows are generally in timber, sashed, and many are set in stuccoed surrounds; the Arts and Crafts casements and leaded lights were in garden suburb style, while the 1930s made use of the steel Crittall windows.

Doors are similar to the windows: most are in timber and painted, and the original design is related to groups of houses. Leaded lights with stained glass are often inserted and decorate doors of each era.

Garden boundaries are originally typically low walls and railings (although most railings are missing), and hedges.

Garden paths are usually paved. Downside Crescent has examples of decorative encaustic tiles.

Shop front details were traditionally in timber with large awnings and street displays. Several survive on Haverstock Hill.

5.7 Prevalent local and traditional materials and the public realm

The pavements are mostly concrete paving slabs, the few areas of York stone instantly raises the quality of the street in Upper Park, Garnett and Tasker Roads.

The street signs are traditionally in glazed tiles with white lettering set into garden walls.

Boundary walls tend to match the bricks of the houses, with brick gate piers. Many walls and piers remain, but many railings have been removed.

5.8 The contribution to the character and appearance of green spaces

The general canopy/tree character of the conservation area is formed of continuous bands of trees spanning rear gardens with intermittent tree cover in front gardens. The general level of tree cover in the conservation area is relatively high. Trees in front gardens provide a very important landscape and streetscape function due to the lack of street tree planting within the conservation area generally.

These important landscape features of the conservation area require both protection and enhancement where possible.

Views along rear garden vistas and into areas of woodland/dense tree cover are characteristic of the conservation area and should be protected. The number of trees within the conservation area provides important visual amenity as well as providing wildlife habitat, colour, movement and important shade in summer. Views of mature trees between buildings from the public highway provide a sense of space and openness, and give the impression of properties with large rear gardens.

Belsize Wood Nature Reserve is designated Open Space and a Borough Site of Nature Conservation Importance as identified in the Camden LDF. It is a key natural feature of the conservation area and enhances the ecological value of this part of the borough significantly. Managed by Camden Council it largely comprises secondary woodland composed mainly of mature hawthorn and sycamore, with several large wild cherries, ash, horse chestnuts and the odd pedunculate oak. The understorey includes sycamores, privet, elder, hawthorn and some regenerating English elm. Dead branches and tree stumps support a variety of common woodland fungi. The woodland supports a number of bird species including blue tits, robins, wrens and blackbirds while spotted woodpeckers, tree creepers and jays have also been seen. It has a particularly peaceful atmosphere.

A circular network of paths and steps has been constructed linking the Russell Estate with Lawn Road, and part of the adjacent open woodland has recently been fenced off to become a second nature reserve area. This now has a network of new steps and paths, and many new bird and bat boxes, insect houses, an owl box and many other nature supporting measures. There is also a viewing platform that overlooks a bird feeding station.

The Town and Country Planning Act 1990 (as amended) makes special provision for trees in conservation areas which are not the subject of a tree preservation order (TPO). Under section 211 anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the local planning authority (LPA) six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the trees.

In the case of trees covered by a TPO, a standard form must be submitted to the LPA. Anyone who cuts down, uproots, lops, tops wilfully destroys or wilfully damages a tree in a conservation area or covered by a TPO without prior Council consent is guilty of an offence and if convicted in a Magistrate's Court could be liable for a fine. Please contact the Duty Planner for more information on 020 7974 4444.

5.9 Audit of heritage assets

Please refer to Townscape audit map

Key for Townscape audit map

Black is a listed building

Grey is positive

Black and white diagonal stripe is neutral

Horizontal black and white stripe is negative

Listed buildings

Listed Buildings are structures or buildings of special architectural or historic interest which are included on the Statutory List of Buildings of Architectural or Historic Interest, maintained by English Heritage.

- Isokon Flats Lawn Road, Listed Grade I. Built 1934, designed by Wells Coates for Jack and Molly Pritchard. Famous as the first Modern Movement flats, and for the 'minimum flat' design.
- Load of Hay Tavern, 94 Haverstock Hill, Listed Grade II. Public house built 1863 (replacing an earlier public house).
- 148 Haverstock Hill, Listed Grade II. House built in the early 19th century, stucco, two storeys and attic.
- 148 Haverstock Hill, Listed Grade II. Garden wall, railings and gate.
- Telephone Kiosk outside the Haverstock Arms Public House (PH not included), Listed Grade II. 1927, designed by Giles Gilbert Scott, K2 domed style.
- St Pancras Almshouses, Southampton Road, Listed Grade II. 13 almshouses and a committee room built 1859-63 by Henry Baker.
- Barnfield housing block, Upper Park Road, Listed Grade II. 46 flats and maisonettes by Donald Hanks McMorran built 1947-9.
- Woodfield housing block, Parkhill Road, Listed Grade II. 46 flats and maisonettes by Donald Hanks McMorran built 1947-9.

Buildings that make a positive contribution

These buildings form the core reason for the significance of the conservation area and justify its designation. This primarily includes

development at the end of nineteenth century, turn of the twentieth century and the 1930s. These buildings could be a single building, group or landmark. The Council will not grant consent for the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area.

The Haverstock Arms, Adventist Church, Deep Shelter and Belsize Park Underground station are unlisted local landmarks.

Haverstock Hill even numbers	Adventist Church 68-92 Hay Mews 96-110 114-124 128-130 132-140 150, 150a, 152, 154 156-170 172 174 – Deep level shelter 176-186 190 - Belsize Park Underground Station
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Downside Crescent even numbers	2-12 16-26
odd numbers	1-35

Lawn Road	5-25 consecutive, 28 70-85 consecutive
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Upper Park Road odd numbers	3-5 7-25 37-71
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even numbers	6-36
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Tasker Road	1, 2, 3, 6
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Parkhill Road odd numbers	1a,1b 3-13 15-21 25-33 43 (north end)-45
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even numbers	2-22
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28-30
36-54
60-82

Mall Studios 1-8 inclusive

Buildings that make a neutral contribution

These are buildings which neither enhance nor detract from the character or appearance of the area. A number of interventions have broken the homogeneous nature of the area and have not provided any significant townscape merit. There might be potential for enhancement.

Haverstock Hill
even numbers

112
126
130a
142-144

Downside Crescent 14

Lawn Road Troyes House
26-27, 86

Upper Park Road
odd numbers 5A (between 5 and 7)
33, 35

even numbers 2-4b

Tasker Road 4, 5, 5a, 7-8

Parkhill Road 23
24-26
32, 34
56-58, 84

Parkhill Walk
consecutive 1-8

Buildings that make a negative contribution

These buildings, elements or spaces detract from the special character of the area and offer potential for beneficial change. In other words they 'blight' the area and improvement is expected.

Upper Park Road
odd numbers 33, 27-31

Parkhill Road
odd numbers 35-41, 43 (south end)

Infill development

As noted elsewhere, the gaps between the semi detached houses have in most cases been infilled. At the time of writing many had been undertaken recently (around seventeen houses were not recorded on the Ordnance Survey). A complete assessment of the positive negative and neutral characteristics is not included here but the types of infill may be grouped as follows:

1. The small number of 19th century coach houses for example 96 Haverstock Hill, and these are positive.
- 2 The nineteenth century extension for example 11 Parkhill, a positive contribution
3. Twentieth century extensions which vary from the pastiche to the individualistic for example between 162 and 164 Haverstock Hill neutral effect
4. Twentieth century infill with poor quality construction and set almost flush with the main houses.

5.10 Buildings at Risk

Buildings at Risk are listed buildings known to English Heritage to be under risk from decay or neglect. There are no Buildings at Risk in the area. This is kept under review.

See also the Management Strategy for further guidance from English Heritage on Heritage at Risk. English Heritage launched a Conservation Areas at Risk Campaign in 2009 which aims to identify the causes of decay and threat to conservation areas nationally. The first report in 2009 showed that the main risk to conservation areas is incremental loss of original features which cumulatively strips the area of its architectural quality and special characteristics.

6 Problems and pressures, and capacity for change

A lack of knowledge about the the Conservation Area status amongst some residents is resulting in some poor alterations, for example replacement of timber windows with uPVC.

The characteristic gaps between Victorian semi-detached villas have been eroded over time, with infill structures of varied design quality.

Cross-over parking has replaced many front gardens, which detracts from the character and appearance of the conservation area. Although some have clearly been established for some time, despite good transport links and on street parking, the trend is continuing, for instance the examples at the western end of Downside Crescent.

Details have often been eroded on elevations, for example the loss of string course and cornice profiles, columned porches and front garden boundaries. Window and door replacements have also lost glazing and panelling patterns. (At the same time, there are good examples of reinstatement and repair.)

Unsympathetic alterations to the roofscape and eaves lines have been detrimental to the homogeneity of groups of buildings.

The capacity for new development is limited within the area; however, there is scope for public realm improvement, e.g. improved materials, removal of clutter etc, better shop front design; and incremental, private investment would aid particularly the reinstatement of residential boundaries and of front gardens, all of which will preserve and enhance the area.

7 Community involvement

In Parkhill and Upper Park there is an established Conservation Area Advisory Committee. The Conservation Area Advisory Committee is made up of local people who meet regularly to consider and comment upon planning and conservation area consent applications, upon which they are formally consulted by the Council. The Committee also covers Belsize and Elsworth Conservation Areas.

The Committees were originally set up under PPG15. The recent PPS5 recognises the role of Conservation Area Committees.

Consent was given for public consultation on the draft on 13 July 2010, the consultation period was held between 18 October and 29 November 2010 during which time the residents were notified and invited to a public consultation event held on 9 November 2010. Consent was given for a second public consultation regarding a proposed extension resulting from the first consultation on 28 February 2011, the consultation period was held between 14 March and 25 April 2011 during which time the residents in the proposed extension area were notified and invited to a public consultation event held on 22 March 2011. The document was revised to reflect the results of the consultation and adopted by the Council on 11 July 2011.

There is opportunity for further community involvement with the management of the conservation area through the activities of the CAAC and through the planning process. The Appraisal and Management Plan are subject to periodic review.

The new planning system will encourage more community involvement in the planning process. Guidance is to be enshrined in the LDF, PPS5 and as foreseen in the heritage protection reform that failed to find parliamentary time in 2009.

8 Proposed boundary changes

An extension is proposed to include Barnfield and Woodfield and the surrounding area as shown on the Proposed Extension Map

9 Summary of Issues

Residential

The residential areas are homogeneous, both historically and by design. The erosion of the details and the loss of gardens are detrimental to the quality of the residential area. Incremental repair and reinstatement of boundaries would enhance the area.

Mixed uses

The shops, school, church and public houses all add to the vitality of the area.

Public realm

The street trees, the Nature Reserve and established front gardens enhance the public spaces. These green elements need special care and maintenance. Street clutter, traffic, and poor materials and condition of pavements are eroding the character.

Outside the Area

Parkhill and Upper Park are part of Belsize and Eton Villas. Local conservation policies should be integrated in these areas.

Boundary Review

An extension is proposed to include Barnfield and Woodfield and the surrounding area as shown on the Proposed Extension Map

Part 2

Parkhill and Upper Park Management Strategy

Parkhill and Upper Park Management Strategy

1 Introduction

1.1 Background

English Heritage *Guidance on the Management of Conservation Areas* advises that following an appraisal of the Conservation Area, a strategy for its management in the mid to long term should be developed to address issues identified through the appraisal.

The Character Appraisal and this associated Management Strategy seek to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of Parkhill and Upper Park Conservation Area.

The aims of the Management Strategy are to:

- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the Conservation Area;
- set out an approach to consultation on the management of the Conservation Area;
- confirm how issues identified through the character appraisal will be tackled;
- identify specific policy or design guidance that is relevant to the Conservation Area to support the development control function and those preparing applications for planning permission, listed building consent and Conservation Area consent;
- identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific development briefs would assist the management of the Conservation Area and decision-making processes;
- identify areas that may benefit from specific enhancement proposals should funding become available; and,
- identify the management tools available to the Council through legislation.

1.2 Policy and legislation

The purpose of the Management Strategy is to provide clear, concise proposals for maintaining and enhancing the Conservation Area. This includes actions and a review framework which address the issues raised in the Appraisal.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Camden's Local Development Framework (LDF) consequently includes a high level of monitoring and community involvement.

The LDF comprises the London Borough of Camden Planning policies:

- Development Plan Documents (DPDs): the key document of this type is the *core strategy* which will outline broad strategy for conservation
- Supplementary Planning Documents (SPDs) that provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The adopted Conservation Area Appraisal and Management Strategy supports the SPD. The document is a material consideration in Planning and Conservation Area Consent applications.

2 Monitoring and Review

Monitoring

The Council will monitor listed buildings within the Parkhill and Upper Park Conservation Area that are at risk as well as other listed buildings, to determine whether further action is necessary to safeguard their architectural and historic interest.

Review

The Council is required to undertake periodic review of the Parkhill and Upper Park Conservation Area to ensure that its special interest is being maintained and protected, to re-evaluate boundaries, and see whether there are areas which justify inclusion or whether there are areas which have deteriorated to such an extent that their special interest has been lost.

As part of the review process the Council will:

- undertake a visual appraisal;
- maintain a searchable photographic record of listed buildings within the area on the Council website, ensuring that this is updated as new buildings are added;
- record the character of streets and areas;
- maintain and update a record of other aspects of interest within the Conservation Area including any buildings of merit and the historic fabric of the public realm; and
- consider current issues impacting on the character and appearance of the Conservation Area.

As part of the Conservation Area Appraisal, the following have been reviewed: current issues, conservation area boundaries, positive contributors to the Conservation Area, negative elements, buildings of merit and elements of streetscape interest.

At present the only way of monitoring change is to interpret the existing statement and from anecdotal evidence. In the future it is a recommendation of this Strategy that a photographic record will provide a visual benchmark for review. (See below.)

Within the limitations of the current review it appears that since the writing of the last Statement in 1996:

- The general trend in the area is towards prosperity. The risk of wholesale demolition appears to have passed. Buildings are being maintained and altered, including examples of

exemplary restoration of original features. Nonetheless, unsympathetic alterations and loss of detail is still occurring.

- In this area gaps between buildings are increasingly being filled-in with self-contained residential development and extensions. The quality of these developments is varied; however, the majority of gaps are now filled. At the date of the last review (1996) 40-50 per cent of the gaps survived. This now appears to be in the region of 15 per cent.
- The shops and cafes on Haverstock Hill (the east side of the street is in Parkhill and Upper Park Conservation Area, whereas the west side is in Belsize Conservation Area) are generally in use, creating vitality and providing an important local resource. The state of the shop fronts and signage is in most instances very good, with the traditional shop fronts maintained; however, some have been altered with large signs which extend out of the fascia zone, and there have been unsympathetic shop front replacements.
- Mature trees add greatly to the character of the area, especially to the shopping area in Haverstock Hill. The trees are protected by conservation area designation. Most trees are in private gardens and incremental careful replacement is encouraged in the future, as these trees add greatly to the quality to the street scene.
- Loss of some front gardens to car parking has occurred incrementally. It is difficult to assess the extent of alteration since 1996 as some boundaries were altered before then. However, it is clear that this trend is continuing, for example in Downside Crescent where cross-overs and hard areas have recently replaced gardens. This should be resisted and where possible reversed.
- There is potential to reinstate appropriate railings and walls. In many cases the original walls and gate piers remain but the railings have been removed. This has been mitigated in some areas by substantial hedge planting.
- The roofscape of buildings is an important characteristic of the area. Most unsympathetic alterations, particularly box-shaped additions, appear to predate 1996. There are some poor examples, particularly on Haverstock Hill. It is important to preserve the appearance and profile of roofs where these form part of a homogeneous stylistic group, for instance the intact roofscape of the 1860s houses at Nos 5-12 Lawn Road,

7-21, 18-36 Upper Park Road and 3-45, 4-54 and 60-82 Parkhill Road.

- Street signs in glazed tiles remain on many streets. These are embedded in private garden walls and should be retained.

The general state of the public realm is in reasonable condition although it is not possible to ascertain change since 1996. York stone paving survives in Garnett Road, Upper Park (south side, carefully restored) and Tasker Roads. There is red brick paving on the south-east side of Lawn Road.

The recommendation is for a regular and quantifiable mechanism to monitor change that will be effective at the next review. This could include a review of planning and enforcement records and a comparison with a photographic record.

Photographic record

In order to monitor and evaluate change in the Conservation Area effectively, a photographic street survey is proposed. This would have the benefit of:

- capturing a moment in time to support the Appraisal
- providing the means to review the state of the area accurately and periodically
- being a potentially useful tool in enforcement action
- being a useful public resource

This could be undertaken as a community project, possibly within a format provided by the Council. It would identify key features and buildings considered to be of positive, neutral and negative value.

Future review

The Council has a duty to review the condition of its conservation areas periodically. The next review is anticipated in five years from the adoption of this Appraisal and Management Strategy.

This may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or changes to the boundaries of existing conservation areas. At that time the Parkhill and Upper Park Character Appraisal and Management Strategy will be reviewed in the light of changes to the area.

3 Maintaining character

General approach

The following approach to maintaining the special interest of the Parkhill and Upper Park Conservation Area will be adopted as part of the strategy for its effective management:

- the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy will be subject to public consultation, and will be periodically reviewed to ensure that these documents remain sufficiently current to enable effective management and decision-making on new development within the area;
- the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the Conservation Area, will be kept under review to aid decision-making and the preparation of proposals;
- applications for development will be determined having regard to the special interest of the Conservation Area and the specialist advice of conservation officers;
- in accordance with the relevant legislation most applications for development within the Conservation Area are required to include a Design and Access Statement. This will be required to explain adequately the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site and its context as well as the proposed development;
- where relevant and possible further supplementary planning documents including design guidance and planning briefs will be produced;
- in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Parkhill and Upper Park Conservation Area are preserved, repaired and reinstated where appropriate;
- the Council will seek to ensure that the departments responsible for the environment (highways/ landscape/ development management/ placeshaping) work in an effective, co-ordinated and consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,

- the Council will continue to consult the Conservation Area Advisory Committees and local amenity societies on applications which may impact on the special interest of the Parkhill and Upper Park Conservation Area and seek their input in relation to ongoing management issues.

4 Recommendations

4.1 Promotion of good practice by:

- improving local knowledge of the Conservation Area status amongst commercial operators in order to prevent the loss of traditional shop fronts, avoid unsympathetic alterations and promote high quality design.
- improving local knowledge of the Conservation Area status amongst residents in order to discourage the installation of cross-over parking as well as inappropriate replacement of original window, door, stucco, balcony and other characteristic details
- reinstating private front gardens, railings and boundaries wherever possible

4.2 Public realm enhancement: improving and enhancing the public realm and maintaining the York stone surfaces, historic signage and lamps etc.

4.4 Enhancing public landscape, including some replacement street trees and tree maintenance.

4.5 Increasing controls: consideration of Article 4 Directions on residential properties.

4.6 Initiating and maintaining a photographic record of each street to enable effective review and monitoring and a public record of the condition of the area.

5 Boundary changes

There are no proposed boundary changes at this time. Alterations to the boundary will be reviewed periodically.

6 Current issues

6.1 Summary of issues

The area is essentially homogeneous, established, prosperous and attractive; however, Parkhill and Upper Park suffers from some erosion of detail in both residential and commercial properties and in the public areas.

6.2 Maintaining special character

Details and features tend to have a distinctive character in buildings originally developed in groups. The individual group details should be retained and enhanced on a project by project basis, taking into considering the following guidance:

- Doors and windows should be restored to their original glazing material and configuration.
- Paths and boundary walls/hedges and other details characteristic of the street should be reinstated.
- Roof materials are typically natural slate and artificial slate should be avoided.
- Special clay roof tiles are required in Mall Studios
- Extensions to front or side roof slopes are likely to break the important, regular composition of the roof lines and so harm the appearance of the conservation area.
- Pressure on removal of boundary walls and gardens for parking will be resisted.
- New shop fronts require planning permission; traditional shopfronts and signage make an important contribution to the quality of the area.
- Original brickwork should not be painted, rendered or clad unless this was the original treatment.
- Re-pointing can significantly alter the appearance and condition of a building. Advice from the Council's Duty Planner on tel 020 7974 4444 should be sought before undertaking this work.

In all cases, existing/original architectural features and detailing characteristic of the CA should be retained and protected, and only

be replaced when there is no alternative, or to enhance the appearance of the building through restoration. Where removed in the past, suitable reinstatement will be encouraged.

6.3 Enhancement schemes for the public realm

Development and design briefs

New buildings:

There is little scope for new buildings in the area; however, new work should reflect the character, scale, building lines, materials and colour palette of the area or sub-area.

Traffic, streets and public realm:

There is scope for reduction of the impact of the traffic on Haverstock Hill, reduction of street clutter and encouraging safe pedestrian movement across the road.

6.4 Economic and regeneration strategy – grants and investment

English Heritage and the Heritage Lottery Fund run grant schemes for historic areas in partnership with local authorities. There are currently no such schemes proposed or considered for Parkhill and Upper Park.

English Heritage has undertaken research – *The Heritage Dividend* – showing that public and private investment into conservation areas brings financial rewards as well as environmental and social benefits. More information is available on its website.

7. Management of Change - application of policy guidance

7.1 Quality of Applications

All applications for planning permission and Conservation Area Consent must contain sufficient information to describe the effect on the character and appearance of the conservation area.

Design and Access Statements accompanying applications will be expected to address specifically the particular characteristics identified in the appraisal, including the scale and character of the repeated terraced forms and the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.

7.2 Generic guidance

Control over new development

The Camden Core Strategy and Development Policies documents contain adopted policies which seek to secure appropriate new development.

Development proposals should preserve or enhance the character or appearance of the Parkhill and Upper Park Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area. High quality design and high quality execution will be required of all new development at all scales.

Proposals which seek to redevelop buildings that make a negative contribution to the character or appearance of the conservation area will be encouraged.

The appearance of all buildings of architectural or historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors can have considerable negative impact on the appearance of a historic building and the wider area. Insensitive re-pointing and inappropriate painting or render will harm the appearance and the long-term durability of historic brickwork.

In all cases the Council will expect original architectural features and detailing to be retained, protected and refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

Demolition

The total or substantial demolition of an unlisted building within a conservation area requires consent. New development, involving the demolition of buildings which make a positive contribution to the character or appearance of the Conservation Area, will not be supported by the Council (policy CS14 of Camden Core Strategy and policy DP25 of Camden Development Policies).

PPS 5 is clear that there is a presumption in favour of the conservation of designated heritage assets; and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Policies HE 9.2 and HE 9.5 should be taken into consideration when justifying proposals for the demolition of buildings within the conservation area.

Conservation Area Consent is required for the demolition of garden walls that are over 1m in height fronting the highway, and 2m elsewhere. The demolition of original boundary walls will be resisted.

The Council will seek the retention of buildings which are considered to make a positive contribution to the character or appearance of the CA.

Where buildings are not identified as making a positive contribution, consent for demolition will not be granted unless a scheme for redevelopment is submitted which preserves or enhances the CA.

All applications for works of demolition within the CA should show clearly the extent of demolition proposed including partial demolition and garden walls.

Car parking cross-overs

Reinstatement of front gardens and typical local boundaries (for example hedges or walls) is encouraged where cross-over parking has been implemented in the past. This is an important way of enhancing the streetscape and incrementally improving the quality of the area.

In addition to where Conservation Area Consent is required, approval for a cross-over is also required from the Council's Highways Department. Hardstandings to the front of buildings are only permitted development (development not requiring planning permission) where they are less than 5 square metres in area. Hardstandings to the front of buildings that are over 5 square metres are only permitted development where they are constructed

of porous materials or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house.

Listed buildings

To see the location of listed buildings within the conservation area please refer to the townscape audit map. To access their listing descriptions and for advice on listed building matters, visit www.camden.gov.uk/listedbuildings or www.english-heritage.org.uk.

Sub-division of houses

The intensive sub-division of houses that were originally constructed for single family occupation can have significant detrimental impact on the appearance of the Conservation Area through external alterations, extensions and possible demand for additional car parking spaces.

The creation of additional units in the roof space or through the excavation of a basement area will not therefore normally be acceptable where it is demonstrated that such works would cause harm to the character or appearance of the area. Similarly, proposals for the further sub-division or extension of mansion blocks will normally prove unacceptable.

Basements

Parkhill and Upper Park Conservation Area is characterised by residential properties set in large gardens with an abundance of trees. In recent years, conservation areas in Camden have seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells. The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.

The creation of new lightwells can harm the relationship between the building and the wider streetscape, as well as resulting in the loss of garden space. Railings around lightwells can cause a cluttered appearance to the front of the property. The inclusion of rooflights designed within the landscaping of a front garden can result in light spill from these subterranean rooms and harm the garden setting.

Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application.

When considering applications for basement extensions within the Conservation Area, the Council will need to be satisfied that effective measures will be taken during demolition and construction works to ensure the stability of the building and neighbouring properties.

To check whether planning permission is required for basement works, please visit the Council's website at www.camden.gov.uk/planning and refer to Camden Planning Guidance 4 *Basements* (adopted April 2011). Alternatively, please contact the Council's Duty Planner Service on tel 020 7974 4444.

Infill and extensions

There is a presumption for the retention of gaps between buildings where they fulfil an important townscape role and make a positive contribution to the character and appearance of the conservation area.

The infilling of gaps is seldom acceptable in principle. However, there may be some instances where development of this type would preserve or enhance the character of appearance of the conservation area. These are as follows:

- The existing gaps between buildings are of minimal importance, perhaps because of existing large extension to adjoining properties.
- The infill would improve the appearance of the building as a whole by aligning the height of the existing adjoining extension and following details such as cornices and other appropriate elements.

Where infill extensions are acceptable in principle they should:

- be no more than two storeys in height with the highest part of the extension no higher than the line of the cornice to the front porch. Mansard roofs and entrance doors into the side extension are not considered acceptable.
- be subordinate to the design of the main building and clearly read as an extension.
- be set back from the front and rear building lines by a minimum of 1m (a larger setback may be required in some circumstances).

Front garden spaces

Where the ground floor of a residential property has been converted to a garage, owners will be encouraged to reinstate the original ground floor façade and return the space to residential use. Further conversions of habitable rooms to provide integral garaging will be resisted.

Where refuse bin stores are considered necessary, these should be located within rear garden spaces if at all possible. If location within the front garden area is the only possible solution, great care should be taken to ensure that the store is located sensitively. This would include concealment by existing boundary walls and planting, the use of sensitive materials and siting away from the main frontage of the building .

Rear garden spaces

Development which results in the loss of private open spaces is unlikely to be acceptable owing to the positive contribution of these spaces to the character and appearance of the conservation area. Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.

Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater.

Shopfront design

The retention of traditional shop fronts and the installation of high quality replacements, is actively encouraged within the conservation area. Enforcement action will be taken for unauthorised works.

New shop fronts require planning permission. It is important that shop fronts maintain the visual character and appearance of the street through respect for the proportions, rhythm and form of the original frontages. The loss of original/ historic shop fronts will be resisted.

Shop signage should be appropriate for the conservation area, respecting the proportions of shop frontages, and maintaining the characteristic divisions between units. Signage should be non-illuminated or externally illuminated and will usually consist of one fascia sign and one projecting sign. Fascia signage should be restricted to the traditional fascia zone, delineated by the console brackets and should not project above the cornice line or encroach below into the traditional glazed portion of the shopfront.

Satellite dishes

Satellite dishes are unacceptable where they are on a main façade, in a prominent position or visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, or below the ridge line and out of sight at roof level. Planning permission is usually required.

7.3 Local guidance

In this area, local guidance would ideally be co-ordinated with the adjacent conservation areas of Belsize and Eton Park. Local guidance could include details on roofscape, update infill development guidelines, make recommendations for shop front alterations and tree replacement planting.

Alterations to roofs and dormers

Proposal for dormers within the conservation area will be considered on their own merit. Dormer windows may be allowed at the rear, subject to Camden Planning Guidance (CPG). Particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.

Recessed roof terraces may be allowed to the rear roof slope in line with CPG. Raising the roof ridge and the steepening of the roof pitch to the front, side or rear slopes is unlikely to be acceptable.

Conversion of roofspace will not be permitted if this involves the formation of a separate unit. Generally, such a conversion will only be allowed if it is in conjunction with the flat or house below, providing additional habitable floorspace for that lower unit. Notwithstanding this, where the proposal is for the conversion of the whole house, the Council will still expect family flats to be provided with direct garden access wherever possible.

Dormer windows or recessed roof terraces to the front or side slopes are normally unacceptable. Roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself. The individual merits of each proposal will be considered in relation to their impact on the character and appearance of the conservation area. Roof lights in highly visible/dominant positions such as turrets and the roofs of window bays will usually be unacceptable.

7.4 Enforcement Strategy

The Council has adopted an Enforcement Policy for handling complaints regarding unauthorised development and will investigate, and where necessary, take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the character or appearance of the Parkhill and Upper Park Conservation Area.

Guidance regarding enforcement issues can be found in *PPG18: Enforcing Planning Control* and *Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements* (published by DETR). Also see *PPS5*.

The Planning Appeals and Enforcement Team can be contacted on line, at the website: www.camden.gov.uk/planning

Enforcement action is costly and time consuming to both the Council and to the property owner, and is best avoided through applying good practice and seeking advice from the Council about necessary permissions prior to carrying out work.

7.5 Article 4 Directions

Some works to dwelling houses are permitted development and do not require planning permission. These permitted development rights are restricted within conservation areas. However, this is not always sufficient to protect their special interest. An Article 4 direction would restrict the range of works that it is possible to undertake without planning permission.

English Heritage defined the usefulness of Article 4 Directions in the Heritage at Risk Report 2009:

Article 4 directions are well-established tools that enable local planning authorities to manage change in conservation areas that otherwise would be harmful to their special character. They are particularly effective when used as part of a well-considered management plan supported by guidance to local owners

Article 4 directions are justified when there is firm evidence that permitted development is damaging the character or appearance of a conservation area, or is likely to. An Article 4 direction is therefore a targeted response to specific types of alterations and changes that cumulatively can undermine local character. When used in conjunction with design guidance they can provide clarity and certainty for owners when they are considering proposals for change.

Article 4 Directions would be beneficial in this conservation area to control

- front garden areas and boundary treatment
- window replacements
- external door replacements

Further advice on Permitted Development is available from the Duty Planner on 020 7974 4444 or the Planning Portal

www.planningportal.gov.uk

7.6 Heritage at Risk

English Heritage maintains a register of listed buildings and scheduled ancient monuments which are 'known to English Heritage to be at risk, through neglect or decay or are vulnerable to becoming so'. There are no buildings at risk in the Parkhill and Upper Park Conservation Area. This is kept under review.

The Heritage at Risk Report 2009 also covers Conservation Areas. This states that 1 in 7 areas is classified at risk from 'neglect, decay or unsympathetic change'. English Heritage identified two areas in Camden; this did not include Parkhill and Upper Park. English Heritage gives useful guidance for the care of Conservation Areas and calls for action from both Councils and the community.

7.7 Trees, green spaces and biodiversity strategy

Gardens and front boundary treatment

Front and rear gardens within the residential streets make an important contribution to the streetscape and character of the residential area. The Council will resist the loss of soft landscaping and original boundary walls and railings, as well as the loss of gardens through basement developments.

Trees and open spaces

The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area. Advice on street trees can be found at www.camden.gov.uk/streetscape.

Many trees within the conservation area have statutory protection through tree preservation orders (TPOs). Additionally any tree within the conservation area over 75mm diameter that is not covered by a TPO is still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the Council.

The Council's free publication *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas. For further information, contact the Duty Planner on tel 020 7974 4444.

If building or excavation works are proposed to a property in the Conservation Area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Duty Planner on 020 7974 4444.

The street trees of Parkhill and Upper Park Conservation Area add greatly to the character of the area. Damage to pavements is sometimes caused by root growth, and the canopies need periodically to be pollarded. This is a matter of on-going monitoring

and maintenance in order to preserve the leafy character of the side streets.

As trees die, replacement with varieties that encourage biodiversity and minimising root damage is to be encouraged while maintaining the overall character.

All new development should have a high standard of external space which should respect the character of the conservation area.

The Town and Country Planning Act 1990 (as amended) makes special provision for trees in conservation areas which are not the subject of a tree preservation order (TPO). Under section 211 anyone proposing to cut down or carry out work on a tree in a conservation area is required to give the local planning authority (LPA) six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the trees. In the case of trees covered by a TPO, a standard form must be submitted to the LPA. Anyone who cuts down, uproots, lops, tops wilfully destroys or wilfully damages a tree in a conservation area or covered by a TPO without prior Council consent is guilty of an offence and if convicted in a Magistrate's Court could be liable for a fine. Please contact the Duty Planner for more information on 020 7974 4444.

The Council would generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of tree would also be resisted and the pruning of trees which have developed a natural and attractive shape and form should be preserved and protected and any application to reduce these trees will be resisted.

Where tree works are required in order to mitigate the effects of perceived subsidence, supporting evidence to demonstrate the tree's involvement is required with any application.

Loss of front gardens and boundary treatment (hedges and brick walls) is detrimental to the character of the streetscape and conservation area in general. This is generally as a result of the provision of off-street parking or to pave over the front garden to reduce maintenance. Front gardens are very important not just for aesthetic reasons, but also for biodiversity, sustainable drainage and to reduce the heat island effect. Planning permission is now required for the paving over of more than 5m² of front garden.

8 Consideration of resources to sustain the historic environment

The London Borough of Camden has a number of officers in its Development Management and Placeshaping services who specialise in conservation and heritage, urban design, landscape and trees who support the aims of the designation of the area and give advice and assistance to the public.

Camden has a Heritage Champion to promote heritage issues.

The Conservation Area Advisory Committee is run on a voluntary basis and receives no funding from the Council.

9 Procedures to ensure consistent decision making

The Council requires high quality applications for works in the Conservation Area; therefore, applicants need to:

1. ascertain where planning permission or conservation area consent is required for alteration and demolition
2. ascertain what is significant about the space/ feature/ building
3. understand the relevant policies and guidance
4. show what effect the proposal will have on the space/ feature/ building – this may require an historic environment impact assessment
5. illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages

The Council has strict procedures to ensure that applications will only be validated where there is sufficient information to assess the proposals.

It is recommended that applicants consult the duty planner prior to application.

Planning applications will be determined in accordance with local guidance (Camden's Planning Guidance and the Parkhill and Upper Park Conservation Area Appraisal and Management Strategy), local policy (Camden's Local Development Framework), regional policy (The Mayor's London Plan), and national planning guidance.

Other guidance, for instance that published by English Heritage on listed buildings and conservation areas, will also be taken into account.

10 Community involvement

Community involvement is encouraged in order to:

- promote 'ownership' of the Character Appraisal and Management Strategy by both the local community and the Council in order to achieve incremental improvements
- support the Sustainable Community Strategies and Local Area Agreements within the draft LDF to promote satisfaction with the local area and increased civic participation in the decisions affecting conservation areas

Conservation Area designation is about recognising the significance of an area and what gives its special character. Designation is not intended to prevent change but to make sure that the effects on what people value about a place are properly considered.
English Heritage.

Camden has a statutory duty to publish proposals for the enhancement of the Conservation Area.

Local residents are already involved in the Parkhill and Upper Park Conservation Area Advisory Committee. This group considers planning and conservation area consent applications and brings issues affecting the conservation area to the Council's attention.

If you wish to become involved or find out more please contact the CAAC c/o Camden Council's Regeneration and Planning Service.

English Heritage has launched a campaign to support the preservation and enhancement of conservation areas and it provides a campaign pack of information on request. To find out more see www.english-heritage.org.uk.

11 Guidance

Information

A range of information is available on the Council's website to assist businesses, occupiers and developers in making applications that will meet the objective of preserving or enhancing the character or appearance of the conservation area.

London Borough of Camden, *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas.

London Borough of Camden 'Your Camden' is an internet magazine for the borough.

English Heritage has many useful publications, all available on its website including:

Heritage at Risk

- Register and guidance
- Campaign for Conservation Areas

Streets For All

There is a wealth of further information provided by English Heritage, the Victorian Society, Twentieth Century Society, SPAB and other conservation organisations. The Planning portal is also useful for general planning issues. Contacts are listed below.

Contacts

London Borough of Camden Regeneration and Planning

Town Hall Extension
Argyle Street
London
WC1H 8ND

tel 020 7278 4444

www.camden.gov.uk

email env.devcon@camden.gov.uk

English Heritage

London Office
1 Waterhouse Square
138-142 Holborn

London
EC1N 2ST

tel 020 7973 3000
web www.english-heritage.org.uk
email london@english-heritage.org.uk

Victorian Society

1 Priory Gardens
LONDON
W4 1TT

tel 020 8994 1019
web www.victoriansociety.org.uk
email Admin@victoriansociety.org.uk

Twentieth Century Society

79 Cowcross Street
London
EC1M 6EJ

tel 020 7250 3857
web www.c20society.org.uk
email caseworker@c20society.org.uk

Commission for Architecture and the Built Environment

Design Council
34 Bow Street
London WC2E 7DL

tel 020 7420 5200
web www.designcouncil.org.uk

The Planning Portal

Web www.planningportal.gov.uk

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Nikolaus Pevsner, Penguin 1998

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Richardson, Historical Publications 1999

Hampstead, Building a Borough 1650-1964, F. M. L. Thompson,
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The Streets of Belsize. Christopher Wade, Camden History Society

Interesting information and a virtual tour of the deep shelter on
Haverstock Hill: <http://underground-history.co.uk/shelters.php>