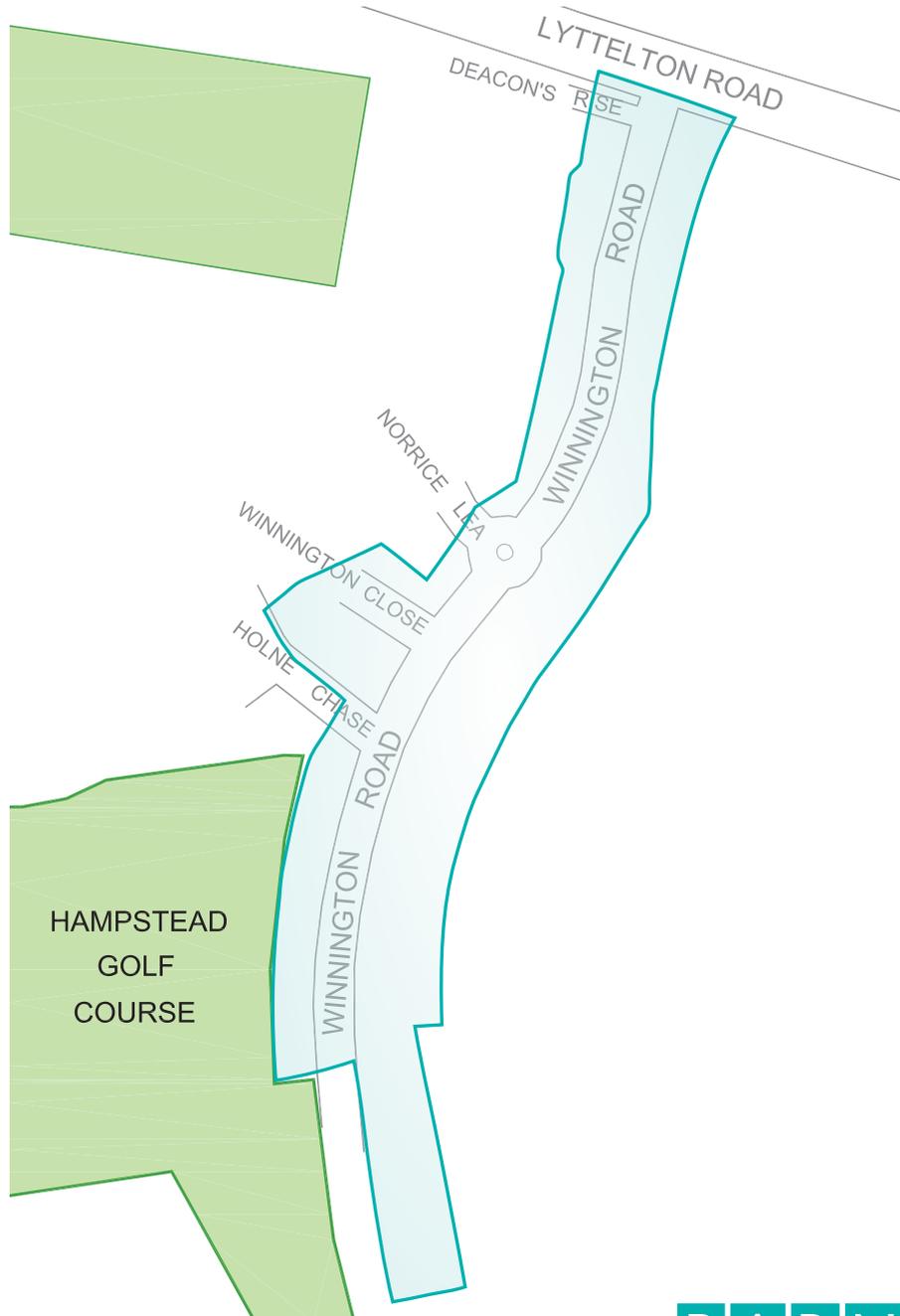


Hampstead Garden Suburb

Winnington Road – Area 15

Character Appraisal



BARNET
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Character appraisal

Section 1 Background historical and architectural information

1.1 Location and topography

Winnington Road forms the eastern boundary of the Suburb south of Lyttelton Road. It curves down the gentle north facing slope of the hill running from Hampstead Lane in the south to Lyttelton Road in the north. Holne Chase and Norrice Lea both run north-westwards linking the road to the Suburb lying to the west; between these two roads there is a cul-de-sac, Winnington Close.

Hampstead Golf Course lies to the western side of the road at its southern end and there are green views over the golf course. Above this section, 12 houses back on to the golf course providing them with open green space to the rear. From the gap in the built frontage there are glimpses of the spire of St Jude's and the dome of the Free Church in Central Square. To the east of the golf course, on the other side to Winnington Road, is an open landscaped area, formerly the garden to Dane Court on The Bishops Avenue. This land is currently under development, where five large detached houses have been permitted. They are individually accessed from a carriage driveway and screened from the road by a tall belt of planting.

1.2 Development dates

The northern part of Winnington Road lies within the 300 acre Co-partnership area leased from the Ecclesiastical Commissioners in 1911. The central part of the road by the junction with Holne Chase was leased at the same time but sold to the Trust in 1933. The remainder, up to the junction with Hampstead Lane (including Ingram Avenue, Spaniards Close and Kenwood Close) is on land separately negotiated from the Ecclesiastical Commissioners in 1931 and entitled the 'Finchley Leasehold Extension'.

The road and plots were laid out by J.C.S. Soutar, the consultant architect to the Trust, and leases sold for commercial development. This area was developed over an unusually long period of time. There were two main phases of development, the first and main phase in the 1930s, and a second phase in the 1950s. A small number of houses were completed in the 1960s and later, making for a lack of consistency in the architecture of the road. Currently there is substantial pressure for the redevelopment of properties in this road, usually to increase the size of houses by extension or rebuilding.

1.3 Originating architects and planners

J.C.S. Soutar laid out the building plots and fixed the building line in Winnington Road. He had overall control of design and his office designed many of the houses built in the 1930s. Other architects whose work is represented in the road include C.G. Butler (architect to the Co-partnership Tenants) and Morris De Metz. C.H. James built a house for himself, No. 47, in 1936. Adrian Gilbert Scott built his own home at No. 61 in 1936 and this house is now Grade II-listed.

A second period of development in the 1950s saw various architects, including Ewart Dixon, designing houses, many carrying on the Neo-Georgian themes of the pre-war period, sometimes with a lack of

enthusiasm. By the 1990s, some houses had been substantially altered and extended by different architects. A few of the earlier houses were demolished and replaced by new, very large, houses such as No. 21 by David Baker and No. 25 by William Bertram.

1.4 Intended purpose of original development

This area was always designed for wealthy owner residents. The scale of the plots and their relative proximity to Central London has, in recent years, increased the attractiveness of the road to developers and wealthy individuals from the UK and overseas, many of whom seek to redevelop or to extend the properties.

1.5 Density and nature of the buildings

The area is one of very low density residential development. All houses are detached and large; many, on the eastern side of the road particularly, could be described as mansions. They are all of two storeys although most have rooms in the roof spaces. Each house has a generous garden. Many of the plots on the eastern side of the road are larger than those on the western side; these plots back on to the extensive grounds of houses in Bishops Avenue. Originally the houses did not have basements, so the few basements that exist are recent additions.

Section 2 Overall character of the area

Winnington Road is a spacious, attractive and established residential area. The many trees, hedges and green views across the golf course add to this impression. Hedges and trees frame pleasant street views at both entrances of Winnington Road. The southerly section of the road is wider and has a particularly open feel, despite the tall hedges and gates. Winnington Road links two east–west routes (Hampstead Lane and Lyttelton Road) and traffic appears to be heavier than in other residential streets in this part of the Suburb.

The houses are very large and usually have extensive gardens, particularly to the rear. Most properties were originally individually designed for wealthy clients. Many have since been extended to the side reducing the sense of space around each house and the views through to the rear gardens that were characteristic of the original layout.

Architectural styles are varied, mainly displaying Neo-Georgian and Arts and Crafts influences, even in the 1950s, but a few houses are built in more modern styles associated with the 50s and 60s. Some of the 1950s houses introduce proportions and finishes, for example, timberboarding, which do not sit easily with the Neo-Georgian and Arts and Crafts style. The 1930s houses tend to display consistency in scale and proportions with traditional fenestration and roof lines. Some of the houses have high-quality decorative features, for example, moulded doorcases, decorative brickwork and timber cornices. A number of landmark properties are of particularly high quality and add to the street as a whole.

However, as a consequence of the extended period over which the land was developed, and the number of architects involved, this area does not display throughout the strong core architectural affinities that characterise the nearby Ingram Avenue. This lack of cohesiveness and the over development of some sites detracts from some sections of the road. There are houses which make negative contributions to the character of Winnington Road. Other features detracting from the character of the area include inappropriate replacement windows and doors, the use of unsympathetic paving materials and the loss of front gardens to hardstanding.

Nonetheless, with the exception of some of the 1950s developments and the new 'super houses', there is a sense of an overall harmony, largely because of the layout and planting and affinities in the scale of houses.

2.1 Principal positive features

Layout and public realm

- detached large houses set in very substantial plots with front gardens
- the gentle curve of the road exploits the terrain and enhances the attractive streetscape
- street furniture is not obtrusive
- roundabout at the junction with Norrice Lea is attractively planted.

Landscape and trees

- pleasant views at both entrances to the road
- views between houses to trees and green space beyond
- views across the golf course to the west at the top of the road
- the number and scale of trees in gardens and planted on the verges; attractive silver birch and hornbeam street trees provide year round interest while visually narrowing the road and screening houses
- extensive hedges, mainly yew, holly and privet
- houses set behind hedges or low walls with complementary planting which enhances the buildings (Photograph 1).



Building design



- architectural style is mainly Neo-Georgian with some houses displaying Arts and Crafts influences; post-war properties are more mixed

- core consistencies in scale, proportions, rooflines and fenestration styles in some groupings of houses, for example, Nos. 60-80 most of which were designed by Soutar's office ([Photograph 2 - see previous page](#))
- interesting and high-quality detailing in brickwork, windows, and doors appear on many houses; in some cases, quite surprising and eclectic features enliven the road
- a number of houses of high design quality are highlights, adding to the character of the area.

Materials and detailing

- traditional building styles and materials
- uniformity of building materials in the majority of properties, red brick with plaster, wood or stone decoration, clay plain tiles predominate; white timber sash windows are common to many houses.

2.2 Principal negative features

Landscape and trees

- loss of hedges in a small number of properties creates open frontages which detract from the character of the road; the original Trust leases specified hedges.



Building design

- some houses are extended to the side with building over garages, leaving little space between houses; this creates a 'crowded' feel at odds with the scale and opulence of the houses ([Photograph 3](#))
- added decorative features at odds with the character of the house, and a tendency for decoration to be overdone, for example, over-elaborate porticos
- some houses make a negative contribution to the character of the area because of weak design, inappropriate use of materials, inappropriate addition of decorative elements or over-extension ([Photograph 4](#))
- in some cases poorly designed or over-scaled dormers have been added to roofs detracting from the design of the house

- attention-seeking 'super-houses' such as Nos. 21, 25, and 57 dominate the streetscape in a manner at odds with the character of the road
- walls, railings, gates and piers have been added, making what should be a hedge-lined lane rather harder and suburban; the original Trust leases specified very low walls in stone with holly hedges
- ramped parking to No. 25 disrupts the setting of the house.



Materials and detailing

- use of granite or marble as a door surround, or step can detract from the appearance of a house ([Photograph 5](#))
- white boarding and timber boarding are materials which do not fit with the character of the street
- the use of UPVC double-glazing and replacement windows
- modern, off-the-peg garage doors are out of character; the tendency to use white paint draws attention to these
- satellite dishes in prominent view ([Photograph 6](#))
- too high a proportion of land in front of some houses being paved with inappropriate materials results in a stark, harsh effect at odds with ambiance of the area.

Section 3 The different parts of the main area in greater detail

Winnington Road can be divided into three sections which each display slightly different characteristics.

- 3.1 South – Golf Course to the junction with Holne Chase.
- 3.2 Central - Holne Chase to Norrice Lea.
- 3.3. North - Norrice Lea to Lyttelton Road.

3.1 South – Golf Course to the junction with Holne Chase

Character and landscape



This section of the road has a very open, green ambience. There are views across the golf course towards the spire of St Jude and the dome of the Free Church ([Photograph 7](#)). From the top of the road, houses cannot be seen because they are set back from the road behind lush planting; the view is of a sweep of hedges and birch trees along the pavement ([Photograph 8 - see overleaf](#)).

Architecture

On the eastern side of the road, across from the golf course, No. 83, Dane Cottage, is a very modest tile-hung building with projecting gable and steeply pitched roof. Its neighbour at No. 81, Dalmore, is a modern flat-roofed building largely hidden from public view being set back from the road behind established planting.

On the western side of the road, 10 of the 12 houses (Nos. 58-80) that back onto the golf course are attributed to Soutar's office and were built between 1936 and 1939. They are typical of his Neo-



8.



9.

Georgian style with high quality brickwork, sliding sash windows and steep plain tiled roofs. They form a harmonious grouping with some lively features. No. 74 has a large coat of arms on its portico, which is not original and is somewhat over-scaled but nonetheless adds character (Photograph 9).



10.

No. 72 has a curved central bay. Nos. 78 and 64 are plain houses, having none of the qualities of the others and do not make a positive contribution to this section of the street.

On the eastern side of the road the houses are much larger and almost all have been extended, usually to one side and sometimes to both. This reduces the open space between houses, giving a crowded feel at odds with the intentions of the original plan (Photograph 10). There are some very strong houses in this part of the road. No. 61 is grade II listed, built

by Adrian Gilbert Scott for himself in 1936. Although built of brick with Neo-Georgian sash windows, the proportions and angularity of the design and the lack of ornamentation give a strikingly modern effect (Photograph 11 - see overleaf). No. 47 was built by C.H. James, also for himself, in a distinctively plain, severe style with carefully bonded brickwork giving a subtle diaper effect (Photograph 12 - see overleaf). This house has been overextended to the side. No. 59 is a large, pedimented Soutar house which has been given flanking pavilions. As is the case on the western side of the road, Soutar houses contribute to the sense of the original quality in this section of the road.

A recent redevelopment at No. 57 is very prominent; a gabled centrepiece has flanking, set back attic gables. It is an example of a development with good quality materials where the house is strong in

itself and eye-catching, but it is over-large on the site and sits somewhat uneasily with its neighbours (Photograph 13).



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13.

A number of houses in this section have added gates to the driveways. The taller and more opulent ones detract from the rural feel of the road boundaries.

3.2 Central Section Norrice Lea to Holne Chase

Character and landscape

In this section trees, including a major oak outside No. 31, hedges and sympathetic planting in front of most properties result in a pleasant, green streetscape. There are low stone walls here which are attractive when backed by small shrubs and trees. The small roundabout at the junction with Norrice Lea is charmingly planted.

Architecture

The houses are more varied in size and style in this section of the road. To the east, houses are large



14.

and imposing. No. 45 is an unlikely Elizabethan style manor house by Ewart Dixon from the 1950s with a central shaped gable flanked by two conventional gables; materials are brick with stone facings, mullion windows at first floor level. It sits surprisingly well with the predominantly Neo-Georgian style of the road because of its quality, but also because the space around the house sets it off. In contrast No. 43 is a 1960s house with horizontal lines and modern materials (dark stained Scandinavian style windows and a white wood gable infill) sets it apart from its neighbours and detracts from the character of

the street (Photograph 14) On the western side of the road the houses are much closer together and most are in a traditional style. No. 46 at the corner with Winnington Close is a 1950s house with poor



15.

proportions which detract from the character of the road. The houses at the junction of Winnington Road and Norrice Lea have L-shaped plans which respond to their corner location in a very attractive manner (Photograph 15).

Winnington Close runs off the western side of the road and contains 1950s, 1960s and more modern houses which add little of architectural note.



16.

There are some overdone and unsympathetic added features which detract from the character of the road at this point. For example, modern doors and porches on Neo-Georgian houses, over elaborate doors, too many decorative features out of scale with front elevations (Photograph 16). Some of these features are currently being changed by owners.

3.3 Norrice Lea to Lyttelton Road

Character and landscape

After the Norrice Lea roundabout, the road narrows and the scale of the planting is smaller. The ambience changes, the road turns slightly, and feels greener and more enclosed until the point where the road straightens and drops down to Lyttelton Road. This section contains the most varied architecture with very substantial differences in scale. Once again, houses on the western side of the road, with a few exceptions, are built on plots with smaller frontages and have greater uniformity in scale than the houses on the other side of the road. Nos. 12 and 14 were built later than the surrounding houses, during the 1950s, as this site was retained by the Co-Partnerships for a church. This also explains the twitten to Church Mount (the church was never built) to provide access.



17.

Architecture

Many of the houses in this section of the road are well built, traditional houses with good quality brick decorative features. There are however, some houses that stand out and add substantially to the quality of this part of Winnington Road. These include No. 32, which is built of yellow, London stock brick with

a grey pantiled roof set behind a pierced parapet with openwork panels of ridge tiles. Sash windows of differing widths and a fine doorcase flanked by oeil-de-boeuf windows add to the strong impact made by the property. It is set within a courtyard defined by curved screen walls. Sadly the window over the door has been replaced in plastic ([Photograph 17 - see previous page](#)). On the other side of the road, No. 63 has a two-tier portico with lotus capital and elaborate ironwork. No. 7 has a dramatic segmental door hood on moulded brackets surmounted by a pair of fluted columns topped with urn finials; No. 9 has crow-stepped gables and an Art Deco-inspired decorated lintel over the porch; No. 1 at the junction with Lyttelton Road has a green pantiled roof and dutch style gable.



18.

A minority of houses make negative contributions. As in other sections of the road, some of the 1950s and 60s houses are of indifferent quality. For example, No. 29 has modern horizontal lines and confused fenestration. This is accentuated by the lack of a hedge boundary ([Photograph 18](#)). Other houses have additions which

are out of character in style or materials e.g. porticos and dormers. No. 30 has been overextended and badly altered.

The results of pressure to overdevelop sites are particularly evident in this section of the road. Side extensions on many of the larger houses on the west side of the road have reduced the space open between houses. These mansions no longer sit comfortably in spacious plots but have a crowded, dominating aspect at odds with the original character of the road. ([Photograph 19](#)) shows not only the small space between Nos. 23 and 21 but also the further building to the rear in Bishops Avenue, which will overlook the gardens. Such developments undermine the balance between trees, open green space and houses which is so important to the character of Winnington Road and of the Suburb as a whole.



19.



20.

New developments, such as Nos. 21 and 25, have high quality materials and finish but the scale and design detracts from the overall character of the area. No. 25 has a shaped gabled centrepiece with brick and stone inlaid chequer patterning above a recessed entrance flanked by columns. The front aspect of the house, which is open to the road behind a low brick and stone boundary wall, is dominated by the entrance to the basement garage. This feature ruins the setting of the house ([Photograph 20](#)).

The frontages to many houses in this section are more open and many have had high, modern metal gates installed which are not characteristic of the area, for example, the gates at No. 14.

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