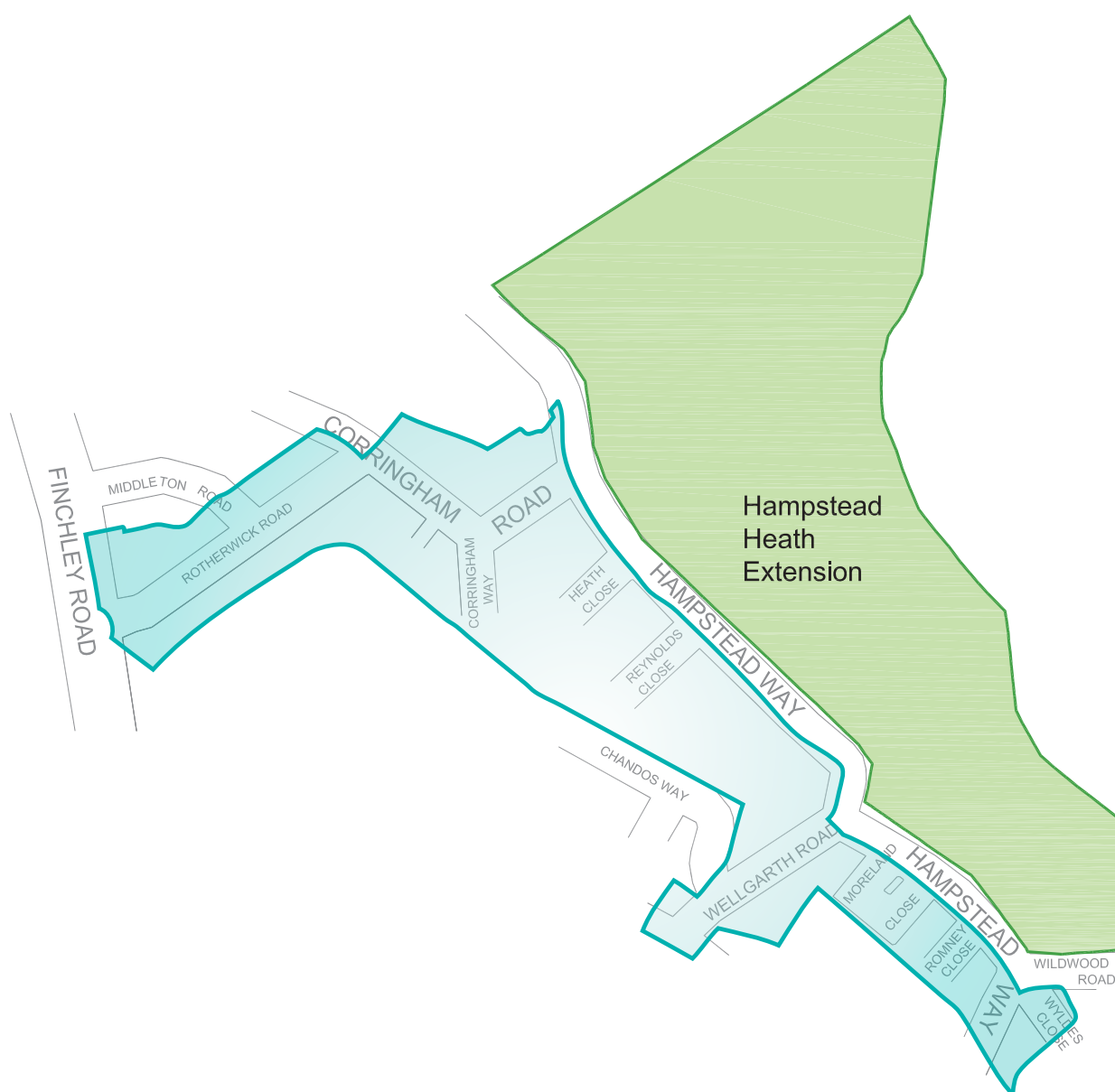


# Hampstead Garden Suburb

Rotherwick Road, Hampstead Way – Area 5

Character Appraisal



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[Map of area](#)



# Character appraisal

## Section 1 Background historical and architectural information

### 1.1 Location and topography

The Rotherwick Road, Hampstead Way area is situated to the southwest of the Conservation Area. It is bounded by Golders Green Station and railway works to the southwest, King Alfred School to the south, Hampstead Heath Extension to the east and the Crematorium to the north. Hampstead Way curves along the Heath, following an old field boundary, with Wellgarth Road, Corringham Road and several closes running southwest from it. There is a steep rise in topography towards the south from around Heath Close.

### 1.2 Development dates

Most of this area was part of the original 1907 land purchase by the Trust from Eton College, though Rotherwick Road formed the 1908 'Hendon Leasehold Estate' the freehold of which was bought in 1960 from the Church Commissioners. These roads were part of Unwin's early suburb design and most development occurred before 1914. A number of individual houses date from the early 1920s, particularly in the south where building was delayed by the First World War. There are two later groups of flats by J.B.F. Cowper, Heathcroft (1923-24) and Corringham Court (1933). Wyldes, a 16<sup>th</sup> Century farm house, was incorporated into the road layout.

### 1.3 Originating architect(s) and planners

North of Heathcroft, the roads and closes are carefully and coherently planned in unified architectural groups. Trust architects, Barry Parker and Raymond Unwin dominate, though others such as Henry Hollis and Charles Wade, Mathew Bunney and Clifford Makins, and Herbert Welch also contribute. Blocks of flats were designed by Cowper and M.H. Baillie-Scott. Wellgarth Road and the southern part of Hampstead Way are less consistent, with a range of architects such as J.C.S. Soutar and C.H.B. Quennell, building distinctive homes on individual plots.

### 1.4 Intended purpose of original development

Parker and Unwin designed this area to provide attractive middle class housing. The smaller houses in Corringway were originally intended for Co-partners' and Trust staff, while at the end of Corringway chauffeurs flats were built above a communal garage provided for increasing car use. Waterlow Court was originally built as co-operative housing for single women with individual flats, a common room and dining room. Heathcroft was the winning design in a competition for labour-saving flats for middle class families. Some of the larger detached houses in the south cater for the very wealthy.

### 1.5 Density and nature of the buildings

The northern half mostly consists of semi-detached homes, though Corringway and the Corringham Road squares are built in terraces. Garden sizes vary due to the uneven shape of the development area. South

of Wellgarth Road, buildings are generally larger and detached. The presence of flats increases the overall housing density.

## Section 2 Overall character of the area

Much of this area has a distinct rural character, attributable to the close proximity of the Hampstead Heath Extension. The single aspect design of Hampstead Way gives full view of the splendid tree lined Heath as it curves, following an old field boundary ([Photograph 1](#)). The countryside feel is enhanced by the unusually steep rise of the slope towards the south and rural hedge species like holly and blackthorn in the north of the area. Privet dominates in the south where hedges are sometimes large and unkempt. Rotherwick Road, situated further from the Heath has a more conventional, suburban feel, suffering from a lack of street trees and grass verges ([Photograph 2](#)).



The architecture of this area is of remarkable quality, with an exceptional number of buildings Grade II and Grade II\* listed. Yet differences in design and form provide contrasts in townscape. The northern half is characterised by strong compositions from individual architects, such as the Corringham Road squares (Parker and Unwin), Heathcroft (Cowper), and Waterlow Court (Baillie-Scott), with distinctive architectural styles and close attention to the landscaped settings. In contrast, Rotherwick Road has an urban feel with groups of semi-detached and terraced houses in coherent groups. Here, and in much of Corringham Road and Corringway, the character of the roads depends on the symmetry of repeated designs and matched pairs as well as on careful detailing of materials and decorative features. South of Welgarth Road the style changes again, with larger houses, designed individually by a variety of architects and set in informal groups or closes. However, the diversity is not overwhelming due to complementary materials, features and styles.

There are three entrance points to this part of the Suburb and their potential is exploited in different ways. The most significant is the treatment of the houses at the Rotherwick Road entrance, with their canted plans and picturesque architectural form. Today these are screened by high hedges, while token trees, red brick paving and unfortunate utility boxes disappoint. The entrances to the Suburb are not acknowledged in Wellgarth Road and Hampstead Way apart from a single remaining gatepost outside 127/9 North End Road. Hampstead Way is a major route through the Suburb and heavy traffic here acts as a barrier between the Heath and the facing houses. Parking is also a problem due to the proximity of the Heath and Golders Green station and the lines of the parked cars detract from the character of the area. But overall, the character of the area has survived well, although the loss of front gardens

to hardstanding detracts particularly from the character of the area in Rotherwick Road. Some later additions, particularly garages, are not in character with the architecture.

## 2.1 Principal positive features

### Layout and public realm

- Hampstead Way winds sinuously along the Heath Extension giving views and access to open country and rising land
- in contrast, squares and closes provide intimate spaces, sanctuaries of calm with varying characters
- the Heath paths are strategically located opposite entrances to Welgarth Road and Corringham Road with the long twitten from Wild Hatch following the line of the old track from Hampstead to Hendon and continues across the Heath
- Hampstead Way was designed to incorporate the Old Wyldes estate farmhouse
- green lamp posts are unobtrusive.

### Landscape and trees

- the Heath provides a verdant backdrop, with views of the Central Square spires glimpsed between trees
- individual examples of impressive, mature trees, possibly pre-dating the Suburb
- closes were provided with attractive communal greens and gardens; most are immaculately maintained
- most houses have hedges; several hedge species have a rural character such as hawthorn around Corringham Road, holly along the northern half of Hampstead Way and yew in Reynolds Close
- front boundaries in Rotherwick Road were originally trellised, some of which survives today.

### Building type and design

- many buildings are Grade II\* or Grade II listed and are of national importance
- there are an exceptional number of individual houses of note, many of which are locally listed
- Parker and Unwin designed many of the houses in the northern part of this area; their Domestic Revival style took inspiration from houses of earlier periods ([Photograph 3 - see overleaf](#))
- other architects, such as Baillie-Scott and Cowper, designed courts and single set pieces creating dramatic compositions
- in the south, there are larger houses by different architects, adding to the diversity of the area; these large homes are in keeping with the setting and are not overly grand or pretentious
- Arts and Crafts and Neo-Georgian influenced houses are found throughout the area
- houses linked by garages and outhouses create spaces between houses with low roof lines which give views to the landscape behind.



## Materials and detailing

- typical features of Neo-Georgian houses include white sash windows, white pillared porticos, cornices, prominent chimney stacks, and steep roofs
- Arts and Crafts-influenced houses may contain red brick, half-timbering, dark tiles, arched brick doorways, steep catslide roofs, brick mullions and leaded light windows
- high-quality decorative stone and brickwork on most houses, such as tile creasing, soldiers or voussoirs above doors and windows, door arches and pediments ([Photograph 4](#)), brick quoins and aprons.



## 2.2 Principal negative features

### Layout and public realm

- road-side parking is a major problem; cars detract from the landscape
- Hampstead Way is a through road with fast traffic which impedes access to the Heath; poor visibility around its bends considerably increases the danger
- the gateways to the Suburb could be enhanced to reveal the original intentions of the design
- many pavements are broken through building work, skips and, along the Heath, coaches
- this area is overlooked by a large floodlight and mobile phone mast at Golders Green Station which is unsightly and a source of severe light pollution
- some road furniture, such as waste bins and utility boxes, are unattractive.

### Landscape and trees

- large overgrown hedges in the south sometimes obscure views of houses

- most roads do not have grass verges
- red bricks line some pavements, but this is often ill maintained with tarmac patches.

### Building type and design

- some additions of inappropriately designed garages
  - widespread hardstanding, often in a bad state of repair or without adequate drainage
- (Photograph 5)



- unsightly television aerials spoil roof lines.

### Materials and detailing

- inappropriate replacement windows, front doors, and up and over garage doors spoil the unity of groups and integrity of individual designs.

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

The above features are found throughout the area, certain features are more characteristic of particular parts of the area. To illustrate some of these features the Rotherwick Road, Hampstead Way area can be divided into 6 Sections.

3.1 Rotherwick Road

3.2 Corringham Road, Corringham Court, Corringway

3.3 Heath Close and Waterlow Court

3.4 Reynolds Close and the central section of Hampstead Way

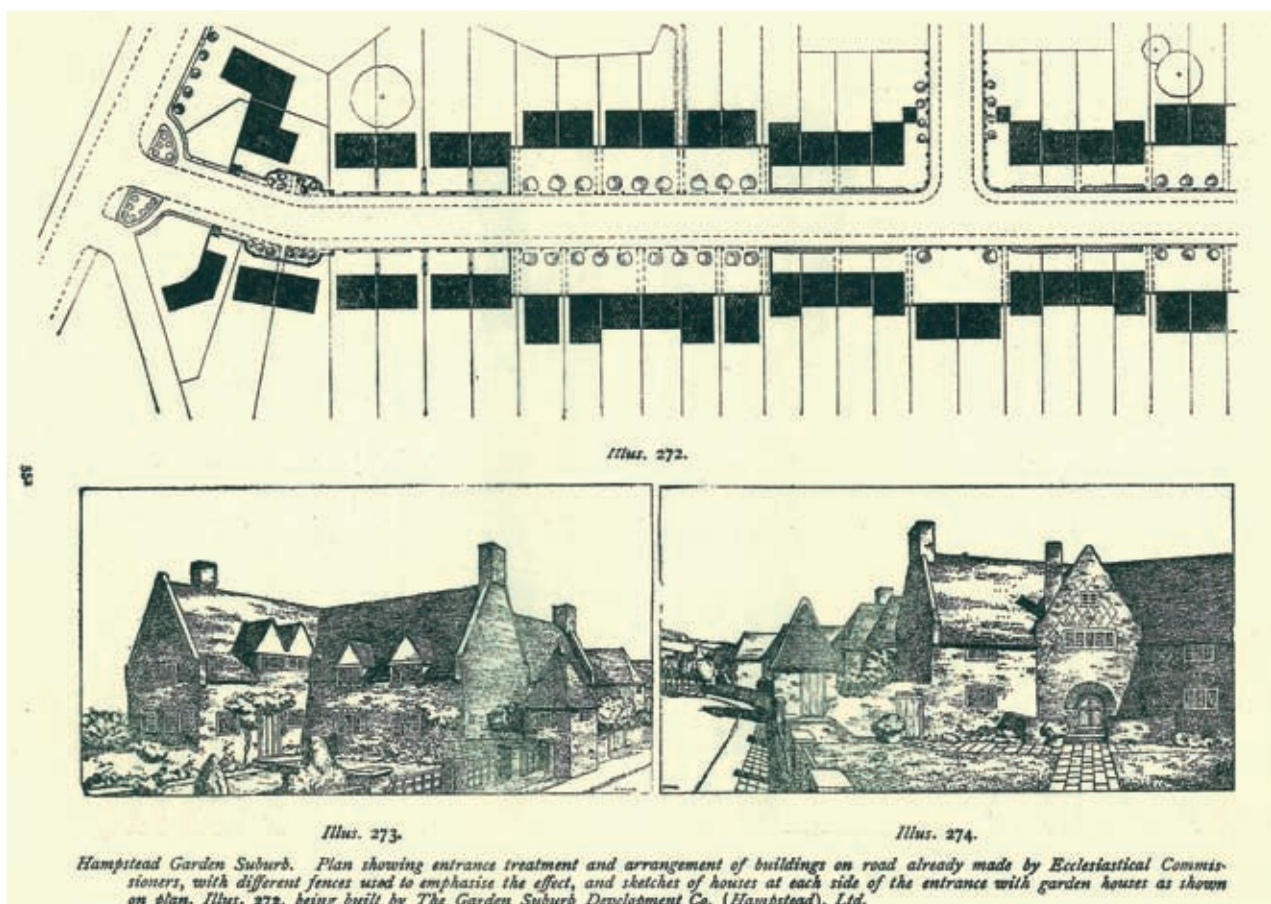
3.5 Heathcroft

3.6 South of Welgarth Road -Including Wyldes Close, Romney Close, Morland Close

### 3.1 Rotherwick Road

#### Character and landscape

(Illustration of Gateway at Rotherwick Road from 'Town Planning in Practice'.)



The Finchley Road entrance to Rotherwick Road was designed as, and still is, an impressive gateway to the Suburb but some of the features are now hidden and it could be enhanced. Red bricks mark





removed grass, while two unsightly utility boxes and large hedges obscure the buildings and destroy the impact of the design (Photograph 6). Some houses are set back, with larger front gardens, adding interest to the road and the absence of street trees is somewhat compensated by attractive species in front gardens. Hedging is variable in species (mostly privet and box), height and width so that it does not act as a unifying feature. There are many gardens with low walls or trellises in place of hedges. A high proportion of front gardens have been lost or reduced

in size, replaced by often poor-quality hardstandings. This process results from the proximity to Golders Green station and shopping area and consequent intense pressure on parking. The character of the street is quite urban although the quality of the architecture and detailing distinguishes Rotherwick Road from the surrounding streets outside the Suburb boundary.

## Architecture

Houses are mainly in coherent groups designed between 1909-10 by architects such as Bunney and Makins, Welch, and Soutar, though the majority are by Parker and Unwin. Most are in brick with some pebbledash and tile hanging between bays. There is a range of styles of windows and detailing.

The gateway houses were carefully designed by Hollis and Wade in 1909 to exploit uneven plot sizes. No. 2 is canted facing Finchley Road, with a brick decorated central gable. The side addition mars the symmetry. Opposite is a Z-plan pair with the entrance to No. 1 facing the courtyard and No. 3 Rotherwick Road with a much altered porch and a modern garage. Two brick gate piers mark the entrance. The piers are Listed Grade II.

At the beginning of Rotherwick Road, Parker and Unwin designed three different semi-detached pairs (see illustration). Nos. 4-6 have tile hung half-dormers, black brick diaper patterned brickwork and leaded



casements. The others have brick mullioned leaded windows and brick quoins. These buildings influenced the style of many houses in the New Suburb where metal casements set into narrow brick mullions are common (Photograph 7). The group of six Bunney and Makins houses at Nos. 13-23 are more picturesque with steep tiled roofs. The central pair have two tiers of hipped dormers set into the catslide roof between the projecting wings.

Many of the groups are symmetrical or mirror those on the opposite side of the road. For example, the Parker and Unwin terraces of four, Nos. 48-62 and 41-55, have corner bay windows and arcaded



porches and twitten accesses (Photograph 8). However, some alterations spoil the consistency of the group, for example the front doors of Nos. 41 and 43 have been moved forward. Rotherwick Court, a block of flats built by Parker and Unwin 1911-12, turns the corner into Middleton Road.

Nos. 650-660 (even) Finchley Road form part of the 1908 'Hendon Leasehold Estate' and are thus

included in the Suburb. These semi-detached houses are well set back, built in Suburb style, with Nos. 654 and 656 half-timbered.

## 3.2 Corringham Road, Corringham Court and Corringway

### Character and landscape

Rotherwick Road and Corringham Road form the rough Z shaped spine of this area which terminates with a fine view of the Heath. Corringham Court and Corringway lead off from Corringham Road effectively providing a buffer between it and the Golders Green Railway sidings and workshops.

These streets lead from the busy Finchley Road to the serenity of the Heath extension. The housing reflects this movement, with symmetrical groups of semi-detached houses near to Finchley Road, and formal courtyard compositions close to the Heath providing a transition to the large houses of Hampstead Way. A broad strip of grassed land belonging to Thames Water runs behind the gardens from Golders Green to the Wild Hatch footpath, seen from gaps between Nos. 60, 62 and 87, 89 Corringham Road.

Whilst Corringham Road lacks street trees to soften its appearance, the hedged gardens are generally attractive and the ambiance is very green. On the corner of Corringham and Rotherwick Roads, the houses are set back from the street behind a retained group of large oak trees that once stood on a field boundary and now have a major impact on the appearance of the road. Most houses have hedges, Nos. 89-117 continuously blackthorn while privet and laurel occur elsewhere. Because of on-street parking problems caused by the proximity to the underground and the shops of Golders Green, many gardens have hardstandings, which sometimes detract from the setting of the houses. The pavements are edged by poorly-maintained red bricks, and parked cars intrude.

Corringway is a cul-de-sac with a block of flats at its head. The immediate impression is pleasingly green. Privet hedges dominate, though some are laurel, while shrub frontages and low wooden gates have been generally retained. Attractive shrubs and trees in beds now line the road and there are no hardstandings



to diminish front gardens. Burglar alarms, clamping warning notices, CCTV cameras and views of the phone mast over the roofscape detracts from the appearance of the close.

## Architecture

### Corringham Road

All the houses in this section of Corringham Road are statutorily or locally listed and constitute a particularly good townscape sequence. There are fine examples of linked semi-detached pairs and corner treatments. Nos. 73 -79 (odd) close the view along Rotherwick Road, raised on an embankment. Designed by Herbert Welch (1910), the red brick houses have white two storey gabled bays and are linked by an arched passage under a tiled roof.



Nos. 81-87, a terrace by Welch (1910-11) have unusually long front gardens as the houses were set back to avoid mature oaks on the plot. The central houses are linked by an arched passageway and have dormer windows over their doorways. Nos. 93-99 (odd) are a symmetrical group by Crickmer, linked by pitched roofed, arched passageways. They have red brick quoins and a moulded brick band at sill level. The front of the central pair is flanked by quoined piers and their open porches are linked to square bays by a continuous flat roof. (Photograph 9).



Parker and Unwin's Rotherwick Road houses continue into Corringham Road on the south side. All the houses have red brick quoins, hipped dormers and casement windows detailing. The asymmetrical semi-

detached pairs Nos. 66-72 are mirror images either side of the entrance to Corringham Court. Nos. 68 and 70 have unusual side gables between the main chimneys. Another symmetrical arrangement, on a canted plan, marks the entrance to Corringway. Nos. 78-90 and 101-117 Corringham Road form the Grade II\* listed squares to the south and north respectively. (Parker and Unwin 1911-12) ([Photograph 10 - see previous page](#)). The quadrangle layouts are open to the road with the south square raised above street level behind a brick retaining wall, which requires repair. York stone steps provide access through a yew hedge flanked by unshaped privet balls. Both squares consist of semi-detached and terraced houses, the southern square of two stories, and the larger, northern square, with dormered roofs. York stone paths lead the eye to central pedimented stone porches decorated with chequerboard stone and brick patterns on the first floor.



These are reflected in segmental pedimented porches in the flank houses, which are turned to face the road ([Photograph 11](#)). The buildings are in red/brown brick with orange dressings, sash windows, and front doors set mainly in projecting bays. Within the north square some houses are linked by single-storied corridors with tiled roofs. The squares are linked to shared outbuildings, providing continuity along the street frontage. No. 117 has a gazebo above its garage ([Photograph 12](#)) linking to the double garage of No. 61 Hampstead Way.



The formal squares are linked by outbuildings to Parker and Unwin groups, Nos. 61-67 and Nos. 59-57 Hampstead Way, inventively framing the entrance to Corringham Road from the east. The corners of these groups have balconies with Chinese-style wooden railings above porches or bay windows ([Photograph 13](#)). The materials and architectural



details connect this group to the other Parker and Unwin designs. No. 65 has a bold pilastered centrepiece with cornice and panelled parapet, while Nos. 57 and 59 have twin gables and large white polygonal bay windows.

### Corringham Court

Corringham Court is a three storey block of flats designed by Cowper in 1933. In brown brick with sash windows and tiled roof, it is not a particularly distinguished design, perhaps reflecting its backland location. It is accessed from Corringham Road by a lane lined with a mixture of blackthorn, privet and fencing. The front car park and overgrown shrubbery do not provide a good setting for the building. Entrances are set in projecting bays with full height windows above. Flats on the top floor are lit by casement dormers, in front of which the eaves guttering is carried on iron brackets ([Photograph 14](#)). Two arched tunnels lead to a large rear garden with york stone paths and lawn. This has a quiet feel and the grass embankment shields the flats from the underground train sidings and works.



14.



15.

### Corringway

A cul-de-sac by Parker and Unwin and built in 1911-12. A rainwater hopper on No. 7 states the year as 1911. The houses are brown brick with red brick dressings, dark tiled roofs and white casement windows. Each group faces its mirror-image opposite, although Nos. 7 and 9 differ in their recessed front doors. Nos. 1 and 2, which turn the corner into Corringham Road, have angled plans which reflect the internal staircases and dormers for added scale ([Photograph 15](#)). There are no dormers to the smaller cottages within the close.



16.

Originally, there was a three-storey L-shaped block of communal garages and flats at the head of the cul-de-sac. This was replaced in 1996 by Heathview Court, a large block of flats in a similar

architectural style with underground parking ([Photograph 16](#)).



### 3.3 Heath Close and Waterlow Court

#### Character and landscape

Heath Close is a very narrow road off Hampstead Way. Cars parked on one side constrict what would



be a clear view of Waterlow Court. The original silver birches, set into the roadside hedges due to the constricted width, are nearing the end of their life and many have gone. The houses are well set back, with thick holly hedges, so the close feels spacious, quiet and green. The gate and gable of the covered entrance cloister to Waterlow Court terminates

the view ([Photograph 17](#)). Beyond this are the well maintained gardens surrounding the purple brick building. A flagged passage leads into the whitewashed garden quadrangle.

#### Architecture



Heath Close, designed by Parker and Unwin in 1911, has an intimate terrace feel. Built in a 'vernacular' style, all houses are in dark red brick with stained woodwork, oak framed leaded windows, hipped roofs and dormers, and ground floor bays ([Photograph 18](#)). The houses are linked by first-floor loggias above arched passageways. The fine brickwork detailing includes tile creasing, moulded brick bands and brick pilasters. There are few visible alterations, though some doors are not original. The two sides of the road are balanced but not symmetrical.

Nos. 45-53 Hampstead Way flank Heath Close in a similar style, Nos. 49 and 51 forming part of the close terrace and included in its listing. However, the white window frames of No. 55 erodes the cohesion of the group.



(Photograph 20). Dormers and leaded casement windows are found throughout. The court is entered under a timber-framed covered walkway.



### 3.4 Reynolds Close and the central section of Hampstead Way

#### Character and landscape



encroaching hedges, and there are no street trees. A magnificent mature oak in the rear garden of No. 15 is visible above the roofline. One green has a mature ornamental plum tree, the other a few young trees. Gates are generally either white picket with rounded tops or solid timber with open struts at the

Waterlow Court was designed by Baillie-Scott in 1908-9 as flats for young working women, originally with communal dining area in the central range (since converted to residential). It is Listed Grade II\*. The court now contains over 50 individual flats. The exterior is part half-timbered with some decorative tilework in the red brick gable ends (Photograph 19). The white rendered interior courtyard is surrounded by a low arcade, which creates a cloister

Reynolds Close is a T-shaped cul-de-sac with two communal greens (originally tennis courts) (Photograph 21). The impression is generally verdant, harmonious and quiet. The eye is drawn to No. 13, the large, central, detached house which unusually lacks a hedge, allowing clear views of the architecture (Photograph 22 - see overleaf). The other houses have well-established yew hedges of differing heights, creating an informal feel (No. 7 has copper beech). All front gardens survive, with many fine trees. The pavements are extremely narrow, partly due to



top, though No. 17's is wrought-iron. The front paths are almost all of york stone (with one crazy-paving exception). The private road, with speed bumps, is in quite a poor state of repair. The vista is inevitably somewhat spoiled by numerous parked cars. Only numbers 1, 2, 3, 4, and 7 have rear off-road parking. Hampstead Way itself runs alongside the Heath Extension and is very wooded and attractive in spite of the heavy through traffic.

## Architecture



Designed by Parker and Unwin in 1910, this group of houses is now Listed Grade II. Intended as middle-class housing, the close has an intimate, homely feel. Informal terraces of houses line the road. Nos. 1 Reynolds Close and No. 43 Hampstead Way flank the entrance, set back from the building line. At the far end, the houses are semi-detached, except for the central, detached No. 13. Each pair is linked to the next by a simple brick arched entrance to rear gardens. All the houses are double-fronted, built of brown brick, with 1 dormer, and large, very steeply-pitched roofs.

The land slopes markedly from one side to the other, contributing to the informal feel of the asymmetrical terraces. The house dimensions accommodate the change in level - the northern houses have steps up, while those opposite have steps down into front gardens. Window heights vary and some houses have fan lights above the door, in order to create a continuous line around the close. All the casement windows are timber painted white. The terraced houses feature angled bays at ground-floor level, topped with scalloped lead. The limited palette of white, green and blue doors is pleasing.

Though similar at first glance, there is much diversity in the close. The terraced houses – Nos. 2 –6, 20–24 have brick-arched links (with the link between 2 and 4 walled in) and painted timber gates for side access to rear gardens. There is a range of balconies. Nos. 2, 3, 5 and 6 have first floor balconies with

decorative balustrades and ground-floor arcaded loggias, (Photograph 23), although the one at No. 6 has unfortunately been glazed in. Nos. 4 and 22 mirror each other, each with a small metal balcony. No. 13 has a balcony at first-floor level in a different style from any of the others. Four of the houses (Nos. 4, 5, 21, and 22) originally had first floor loggias, but sadly, all have been glazed or, in one case, blocked in. Otherwise, the façades are generally free from damaging alterations. All but No. 6 seem to have original doors and windows and most even the original door furniture (Photograph 24). At the top of the close a feature has been made of stairs, with the frontage projecting forwards to create a turret effect under an open brick parapet.



23.



24.

In Hampstead Way there is a fine run of Parker and Unwin houses. They are vernacular revival houses in style with very steep, tiled roofs and hipped dormers; chimneys dominate the rooflines. Large oak framed casements are frequently unpainted complementing the mellow brickwork. One unusual feature of this group is the survival of many of the original 'sleeping balconies' at first floor level. French windows give onto balconies at the front of the houses so that beds could be dragged out on warm summer nights.

### 3.5 Heathcroft

#### Character and landscape

Heathcroft is a large complex of flats with well-tended gardens complementing the impressive architecture. At the front, large shrubs line a grassy bank, separated from the road by a low holly hedge. Outside the front of the central Porters Lodge is a well maintained rose garden surrounded by privet. Inside the courtyard there are three areas of lawn enclosed by low brick walls, between the courts of flats and a central rose garden with sundial (Photograph 25 - see overleaf). Beds of flowers, mixed shrubs and trees surround some of the buildings and grassed areas, bounded by a simple chain between white painted posts. The topography slopes down to the north, influencing both building and landscaping. For example, a raised path with attractively detailed wall runs along the upper blocks in the middle and southern arms, but not the northern block.





The courts do not have symmetrical planting, but this individuality helps to soften the dominant architecture. At the rear to the south, there are surrounding gardens which are partially shared with residents in Wellgarth Road.

There are tarmac access drives into the courtyards, but parking is restricted within the space, so the vista is largely unspoilt by parked vehicles – unusual in the Suburb. There are integral garages to the rear, still with original doors, accessed from under the northern wing, below what was once the communal refectory. Further garages, separate from the main block are situated at the back of the site.

### Architecture

Heathcote, by J.B.F. Cowper, was the winning design in a competition for labour-saving flats run by the developers, Second Hampstead Tenants Ltd in 1923. It is Listed Grade II. The 9 substantial linked

blocks of flats surround an inner courtyard. A small single-storey Porters Lodge, central along the road frontage, oversees access. The Neo-Georgian flats have Lutyens influences ([Photograph 26](#)).



The blocks are three and four storeys with attics, in red-brown brick with orange dressings. Designed as a single scheme, the sloping topography prevents direct symmetry, and a variety of architectural features are

used to add interest and complexity. There are hipped and flat-roofed casement dormers, dominant chimneys, some with blind arch recesses, and parapets in some areas. Windows are small-paned timber casements. There are different doorcase styles, projecting stair towers (some hipped), white wooden balconies, and occasional round windows. Gable chimneys with swept parapets provide an impressive entrance way either side of the Porters Lodge ([Photograph 27](#)).

## 3.6 Wellgarth Road

### Character and landscape



Wellgarth Road rises from North End Road to Hampstead Way, framing an attractive view of the Heath Extension. Street furniture is practical if unattractive, with green litter bins and a post box at the junction with Hampstead Way. There are no grass verges. Hedges are of privet, above a low wall on the south side, though in many places large mixed shrubs dominate. Due to the slope, houses to the south have steps up, while some of those to the north have slightly sunken front gardens. Between Nos. 11 and 13, a twitten leads to a common green shared by residents of Wellgarth Road and Heathcroft.

### Architecture

Many individual architects designed on plots of differing size, but dark brick and tiles provide continuity amongst most buildings. This road fails to provide a distinctive gateway to the Suburb. At North End Road, only one of the original two gateposts remain ([Photograph 28](#)), that at No. 1 being demolished in 1930 when F. McManus built the present distinctive green pantiled cottage for his own use. No. 129 North End Road has an unusual side elevation with prominent chimney, white balcony and dormer addition with metal balcony.



At the Hampstead Way end, Edgar Wood's designs for a gateway were never built. Instead the entrance is framed by No. 16, an angled Grade II listed house by Barry Parker (1914) ([Photograph 29](#)) in an Arts and Crafts style, with low eaves, brick mullioned leaded casements and a curved bay. Opposite, No. 17 is an Arts and Crafts design by Courtenay Crickmer (1913) which contrasts with the Neo-Georgian No. 19 designed by Cowles-Voysey, with red brick quoins and a white central pediment. Other buildings of note include the large former Youth Hostel by Lovegrove and Papworth (and A. J. Plenty), a three-storey



building in dark brick with tall chimneys, steep gables and leaded windows; and No. 7, by Farwell, which has exaggerated Arts and Crafts features, with rustic weatherboarding to the gables, leaded lights and tile and flint detailing within the brickwork. There is an impressive canted bay window on an embossed lead apron over the front door ([Photograph 30 - see previous page](#)).

### 3.7 Southern end of Hampstead Way (Including Wyldes, Romney, Morland Closes)

#### Character and landscape



31.

Hampstead Way curves sinuously along the edge of the Hampstead Heath Extension. There are no grass verges and only a few street trees in the far south, yet the tree lined Heath, high mixed hedges and front garden vegetation gives it the atmosphere of a country lane. The southern end contains some substantial trees, such as the oak in Old Wyldes front garden, and the pines at No. 7 Hampstead Way ([Photograph 31](#)). At the busy junction with Wildwood Road is a wooden sign introducing the Heath Extension. There are a wide variety of gates,

some of which are over-large and intrusive. Most houses were designed before the First World War, without garage provision, and have had modern additions of variable quality. The volume of traffic and parking in this section of Hampstead Way creates major problems.

#### Architecture

This area forms an eclectic architectural mix, as homes were designed by individual architects, on plots of differing size. There are no coherently planned groups, but as one architect, C.H.B. Quennell, designed many of the homes, there is some continuity. Houses throughout are generally of dark red brick and



32.



33.

dark tiles, with a mixture of styles such as Arts and Crafts brickwork detailing, and white Neo-Georgian porches. Windows are of

many styles. No. 27 is a grand Neo-Georgian design by Herbert Welch of 1912 with a blind niche above a pedimented porch. Curiously, the chimneys rise from the front elevation and the inventive fenestration lends the house an unusual appearance. Yet this impressive frontage is spoilt by a projecting front garage addition ([Photograph 32](#)). No. 33 is a modern 1960s infill, which detracts from the street scene.

Morland Close is arranged around a pleasant hedged communal garden, originally a tennis lawn. The close feels tightly planned with the houses close together. Open front gardens generate a bit more space. No. 2 by J.G. Jackson (1923) stands out, with a canted entrance elevation (a later addition), leaded lights and black shutters ([Photograph 33 - see previous page](#)).

Nos. 4 and 5 by Quennell are a pair linked by a single storey wing. No. 17 Hampstead Way, also by Quennell, has a grand side chimney with white pediment and ocular window facing Morland Close ([Photograph 34](#)).

Romney Close is intimate, containing three very individual houses. At the head of the close, No. 2 has high, double-height bays on either side of the front door, which has a patterned glass porch. No. 1 has decorative leaded light windows and hipped dormers. No. 3 has rather prolific fenestration in a symmetrical pattern. The close is framed by a pair of similar designs by Quennell.

In the far south, there are several buildings of note. Grade II\* listed Old Wyldes is the remains of the Wyldes Estate Farmhouse, built at the turn of the 16th century. The timber framed structure is late



medieval, the white weatherboarding and sash windows early 1700s, with an extension linking the barn to the house later that century. Unwin added to the buildings to create the house and office he occupied whilst designing the Suburb. Only a distant view of this impressive building is possible as it is set back on the hill.

Gates House, at the corner of Wyldes Close, was originally by T.L. Dale in 1915, with alterations by the architect Thomas Tate in 1930 for his own use, such as the striking turret with large lookout windows ([Photograph 35](#)). Neo-Georgian Far End was designed by Evelyn Simmons in 1911 for his own use and contains unusual white panels between first-floor leaded light windows. Wyldes Close rises steeply up



an ill-maintained tarmac road. The top is marked by a charming hipped roof double garage with central gable of timber and brick nogging forming the gateway through to Wyldes Close Corner by Soutar (Photograph 36). This very large, dark brick house with white casements was designed by Parker and



36.

Unwin in 1912. The 1960s Boundary House, built on the original tennis court of Wyldes Close Corner, is a later intruder.

Those houses at the start of Hampstead Way are set below road level. No. 1 Hampstead way is a simple stripped-Georgian house by C.H. James, 1920, for his own use, with a jolly boathouse painting in the skylight.

The symmetrical semi-detached pair Nos. 3 and 5, by A.J. Penty in 1912 have interesting projecting wings, with a slightly lower hipped gable over a side facing arched front door.

