

Appendix 3
Master list of designated (listed) and
Non-designated heritage assets

(Draft) Hampstead
Neighbourhood Plan
2017-2032

This is a master list of designated (listed) and non-designated heritage assets (those asset that make a positive contribution to the conservation area) within the Hampstead Forum Area as noted in the relevant conservation area appraisals or in Camden's Local List (2015). This list may change over time as amended by Camden Council.

The Hampstead Forum Area includes all of the Hampstead Conservation Area (in black) and the South Hill Park Estate Conservation Area (blue). It includes part of the Mansfield Conservation Area Statement (green) and the Fitzjohn's Netherhall Conservation Area (in red). Buildings and features listed in Camden's Local List (2015) are in purple. Details and photographs of the listed buildings are available on the Camden web-site; www.camden.gov.uk/planning/listed

LISTED BUILDINGS – Designated heritage assets
(Grade II unless otherwise stated)

Admiral's Walk: Admirals House; Grove Lodge; Terrace Lodge; Curtilage wall & entrances on eastern boundary to Admiral's House.

Benham's Place: Nos. 1-9 (cons.).

Branch Hill: Lodge House

Cannon Lane: 1, 2 & 3; 11 (Old Parish Lock-up); nine cannon bollards; 2 lamp posts.

Cannon Place: 1; 12(II*); 14(II*); Cannon bollards & two early 19th century lampposts; Cannon Place (south side), bollards, including garden walls & gates to Cannon Hall No 14.

Christchurch Hill: 26: Christchurch School & School Houses & attached railings.

Christchurch Passage: Three 19th century lamp posts.

Church Row: 5 (II*); 6 & attached railings; 7 & attached railings; 8 & attached railings & gate; 9 (II*) & attached railings & gate; 9a; 10 & attached railings; 11; 12 & attached railings, gate & lamp holder; 15 & attached railings; 16 & attached railings & lamp-holder; 17 & attached railings to front and garden walls to rear; 18 & 19 (II*) & attached railings to front & brick walls to rear; 20 & attached railings (II*); 21 & attached railings to front & brick walls to rear (II*); 22 & attached railings (II*); 23 & attached railings (II*); 24-28 (cons) & attached railings to front & walls to rear (II*); 5-12; 15; 16-28; Parish Church of St. John (I); St. John's Graveyard; ten mid-19th century lamp posts; six bollards; lamp post outside east entrance of St. John's Church.

Downshire Hill: 4&5;6;7&8 & attached garden wall & railings; 9 (which is undergoing extensive rebuilding and renovations following a fire in 2006);10&11;12 & attached garden wall, railings, gate piers & gate; 13A&14 & attached garden walls & railings; 14A&14B &

attached garden wall & railings; 15 & attached garden wall, railings, gate piers & gate; 16&17 & attached garden walls, railings, gate piers & gate; 18&19 & attached garden walls, railings, gate piers & gate; 20 & attached garden wall, railings, gate piers & gate; 21&22 & attached garden walls, railings, gate piers & gate; 23&24 & attached garden walls, railings, gate piers & gates; 25&26 & attached gardens walls, railings, gate piers & gate; 27&28 & attached garden walls, railings, gate piers & gate; 31; 34& 35 & attached garden walls, railings, gate piers & gate; 36& attached garden wall, railings, gate piers & gate; 37&38 & attached garden walls, railings, gate piers & gate; 39&40 & attached garden walls & railings; 41,42&43 & attached garden walls, railings, gate piers & gate; 44&45;46;47&48 & attached garden walls, railings, gate piers & gate; 49 (which has installed new fencing, now becoming overgrown) ;50&51 & attached area walls & balustrade; St. John's Church (I); seven 19th century lamp posts; gates & railings to St. John's Church, south side.

East Heath Road: 1&2 East Heath Lodge (No.1), South Lodge (No.2); Garden walls & gates to Nos.1 & 2; Heath Side; Heath Lodge; Foley House (11); 14&15;16&17 & attached wall; Front wall and porch to Foley House; Length of garden wall to south east of Foley House; Stables to south east of Foley House; Drinking trough approximately 140m north east of junction with Downshire Hill.

Elderdale Road: 2 & gateway 1890 TK Green (for himself); 6 Grade I, 1874-76 R. Norman Shaw (for himself)

Elm Row: 1(II*), 2 Elm Lodge & attached garden wall (II*); 3; 5; 10, 12&14; (South side) Two lampposts.

Fitzjohn's Avenue: 75 Late C19 TK Green, including attached walls, gate piers and gates.

Flask Walk: 1&3; 2&4; 5&7; 9; 14 (The Flask Public House); 35-41(Odd) & attached railings, walls & gates;43&45;46&48;47;53-67 (odd);75;Garden wall, railings & gate to No.75; Gardnor House (II*);South-east garden wall to Gardnor House; three 19th century lamp posts; railings to raised pavement and 2 bollards; K6 Telephone Kiosk (north) on island outside No.71A (71A not included); K6 Telephone Kiosk (south) on island outside no.71A (71A not included);New Court Nos. 1 - 30 (cons); New Court Nos.31-40 (cons); New Court No.41; The Wells and Campden Baths & Wash Houses.

Frognaal: 49&51;79,81&83; 95; 99; 103; 105-111(Odd) Frognaal Grove including former stable range (II*); Front garden walls, railings, piers, gate & mounting block to Nos.105-111; 66 (II*); 88&88A (this seems to be a mistake by English Heritage – should be 90 and 88 – 88A doesn't appear to exist. See: <http://list.historicengland.org.uk/resultsingle.aspx?uid=1113069>) & attached railings;94&94A The Old Mansion & attached wall, railings & lamp-holder (II*);104&106 & attached wall, railings & gate to No.106;108;110.

Frognaal Grove including former stable range (II*); Front garden walls, railings, piers, gate & mounting block to Nos.105-111; 66 (II*); 88&88A & attached railings; 94&94A The Old Mansion & attached wall, railings & Lamp-holder (II*); 104&106 & attached wall, railings & gate to No.106; 108; 110.

Froggnal Lane: 19&21; 23; 40; 42.

Froggnal Rise: Froggnal Rise.

Froggnal Way: 5, 9(II*).

Gainsborough Gardens: 3&4.

Hampstead Grove: 3 Fenton House (I); Fenton House garden gates, railings, walls; four garden statues & cistern in gardens of Fenton House; Fenton House Garage; 26 Old Grove House & attached outbuildings & railings; Garden wall to 26 Old Grove House; 28 & 28a New Grove House; railings to water reservoir.

Hampstead High Street: 9&9a; 14 not including shop; 18&19; 23; 24; 27; 28; 29; 30; 31&31A; 45&46; 70&71; 72; 73-76 (cons); 82& 83, 85 & 86a (II*) milestone opposite No.5; pillar box opposite No. 23.

Hampstead Hill Gardens: 1, 1a & 1b, including Studio House; Nos. 2 & 2a & attached wall, railings & gate; 3 & 3a; No.4 & attached wall, railings & gate; Nos.5, 5a, 5b & attached wall & railings & gate; 7 & attached wall; 9 & attached wall, railings & gate; 11 & attached walls, railings & gate.

Hampstead Square: 1 & attached railings; 2 & attached railings; 4; 6 Vine House; 7, 8, 8A & 9; 12 Lawn House; Christ Church; two 19th century lamp posts.

Heath Street: 13a (II*), 49; 66; 68 Horse & Groom; 70-76 (even); 78-84 (even); 75; 77; 79&81; 83; 85; 86, 88, 90; 87; 89, 92&94; 93, 96&96A; 98 Guyon House; 110 & 110b; 112&114; 113, 115&117; 118 & attached railings; 119&121 & attached railings; 120 (Friends Meeting House); Garden entrance gateway to No.120 The Friends Meeting House; 123; 125; Baptist Church; Boundary wall, piers & southern gate; K6 telephone kiosk (3m north of Upper Terrace junction), east side; K6 telephone kiosk (6m north of Upper Terrace junction); (East side) Boundary wall, piers & southern gate.

Holly Bush Hill: 1 Alpine Cottage; 2&3 & attached railings; 4 & attached railings, Romney's House (I); Garden wall to Romney's House.

Holly Hill: 12&14; 15, 17, 19; 16&18 & attached railings; 20, 22 & 24 & attached railings; railings & terminal bollards to upper path on west side.

Holly Mount: 1&2 & attached railings; 3&4 & attached railings; 5; 6; 7&8; 9, 10 & 11; 12; 15; 18; 21 & attached bollards & chains; 23&24; Holly Bush Tavern; garden vaults to Nos.3 & 4 Holly Mount; (West side) Lamp post between Nos.5&6.

Holly Place Roman Catholic Church of St Mary (II*); 1-4 (cons.) & attached railings; 5-8 & attached railings; 9 The Watch House & attached lamp; two lamp posts.

Holly Place (Hollyberry Lane): 10, 11

Holly Walk: Moreton House,

Keats Grove: 1; 2; 3; 4, 4a, 4b, 4c; 10 Keats House; 12; 17&18; 19-22 (Cons) & attached garden walls & railings; 23; 24 & attached garden wall & railings; five 19th century lamp posts;

Lower Terrace: 1; 2&3 & attached railings; 4; 10; garden wall to No. 10; five 19th century lamp posts;

Lyndhurst Terrace: 1 & 3 and attached boundary walls: Grade II* c. 1864-65 John Burlison, aided by Alfred Bell.

Milestone at junction of Lower Terrace & Hampstead Grove.

Mount Vernon: 1&2; 3-6 (cons); 7; Mount Vernon House, Three 19th century lamp posts.

New End: Chimney; Boilerhouse and chimney at former New End Hospital; Circular Ward & attached ablution & water tank tower at former New End Hospital (II*); Infirmary block & linking corridors at former

New End Hospital; Original workhouse block at former New End Hosp. & attached railings; 10, 12, 14 & attached railings & lamp holder; 30 & attached railings & wall. New End Primary School; three lamp posts.

New End Square: 4, 6&8; 16; 17&19 Burgh House (I); Entrance gates & flanking wall to Burgh House; 18; 20; 38; 40; four 19th century lamp posts.

North End 1&3; Wildwood & Lesser Wildwood; Wildwood Lodge, former coach house to Wildwood; gateway & garden wall with overthrow to Wildwood Lodge.

North End Way: Hampstead War Memorial (also in Camden's Local List), Inverforth House; Heath House (II*); garden wall & railings to Heath House; Jack Straw's Castle; Old Court House; The Pinfold; milestone at junction of Lower Terrace & Hampstead Grove; Garden terrace steps at Inverforth House; Hill Garden Cruciform pergola, (II*); Hill Garden southern pergola & terrace, (II*); archway to former Pitt House garden; Hill Garden southern summerhouse, (II*); The Old Bull and Bush Public House.

Perrin's Court: 2&4; 6, 6a&6b; 10&12; One lamp post; Two bollards.

Perrin's Lane: 8; 12; 14-26 (even); an 1828 cannon bollard; King William IV Public House.

Perrin's Walk: 24

Pilgrim's Lane: 1 & 3(II*), 2a, 7, 9

Pond Street: 5-13 (odd); 15 Roebuck Public House; 17&17A & attached railings & walls; 19&21 & attached railings & walls; 23 & attached railings; 31; 33, 35&35A.

Prospect Place 1-4 (cons.).

Rosslyn Hill: 40 & 40a (II*); Unitarian Chapel; 22&24; Hampstead Police Station & Court House & attached railings & lamps; St. Stephen's Rosslyn Hill (I); 12 (north east side) Torrington & attached wall, gate piers & gate; Churchyard gate & wall to Church of St. Stephen; K6 telephone kiosk outside the police station. **Drinking Fountain attached to the wall of No. 65 c1875.**

Rudall Crescent: Penn Studio (13A).

South End Green: Drinking fountain; Public lavatories; pair of K 2 telephone kiosks; Tramwaymens Bus Shelter.

South End Road: 71&73; 77&79; 97&99; 103,105&107 & attached railings.

[South Hill Park: 31, 78, 80-90 \(evens\)](#)

Spaniard's Road: St. Columba's Hospital; Toll Gate House.

Squires Mount: 1- 5(cons); Chestnut Lodge & Squire's Mount (II*); Garden walls & gates to Chestnut Lodge; Garden walls & gates to Squires Mount; The Cottage.

The Mount: 1 - 4 (cons) & attached railings to Nos.1& 2; 6 Cloth Hill (II*); Garden wall, railings & gate to Cloth Hill; 8& 9; 11 Caroline House; 12 Holly Cottage. Two 19th century bollards & a lamp post

Upper Terrace: 1, 2, 3&4; Upper Terrace House & attached walls.

Vale of Health: Villas on the Heath 1&2; Villas on the Heath 3-6 & attached railings; Chestnut Cottage; Vivary Cottage& Lavender Cottage; Vale Lodge; Vale House & Vale Cottage; North Villa & South Villa & attached railings & gates: Rose Cottage; 1&2 Byron Villas; Old Cottage. Well Road: Cannon Cottage & Providence Corner; 17-20 (The Logs) & attached wall & archway.

Well Walk: 19; 30 Wells Tavern; 32&34 & attached railings; 36&38 & attached railings, walls & gates; 40 & attached railings, walls & gates (II*); 46 & attached railings & wall (II*); Chalybeate Fountain & drinking fountain flanked by steps; four 19th century lamp posts; Railings to footpath on north west side; 21& 23 & walls & gate piers; Nos.25 & 27 & walls & gate piers; No.50 Klippan House; Gate piers to north of No. 50.

Whitestone Lane: Gang Moor.

Willow Road: 33-41(Willow Cottages); 1, 2&3(II*)

Windmill Hill: Volta House, Bolton House, Windmill Hill House incl. former Enfield House; one 19th century lamp post & three cannon bollards; Capo-di-Monte.

Non-designated heritage assets

Noted in the relevant conservation area appraisals and management statements as making a positive contribution to the area or are on the Camden Local List.

Arkwright Road: 1-9 (odd), 2-10 (even)

Back Lane: 1-23 (odd), 12, 14

Boedes Mews: 1, 2

Branch Hill: 1-6, Branch Hill House, The Chestnuts, Leavesden, Oakhurst, Lower Lodge

Cannon Place: 3, 5, 2-10 (even), 7-25

Carlingford Road: 2, 2a, 4-34 (even), 1-35 (odd).

Constantine Road: 1-4 Elm Terrace, 4

Christchurch Hill: 1-41(odd), 16-22 (even), 30, 34, 55, 55a, 57, 59, Agrist Cottage,

Christchurch Passage: Christchurch Cottage

Church Row: 12a, 12b, 13, 13a, 14, Gardnor Mansions

Denning Road: 1-33(odd), 2-44(even), and 39-45 (odd), Hall.

Downshire Hill: 1, 2a, 3, 3a, 4a, 2, 3, 13, 47a, White House, The Freeman's Arms, Hampstead Hill Mansions,

38a, 40a, 49a

East Heath Road: 4-8(cons), The Pryors, 18-20 (cons), Bellmoor, 24, 25

Eldon Grove: 2-9 (cons), 10, 11, 12, 14, 15, 16

Ellerdale Close: 1, 2, 3, 4

Ellerdale Road: 8-20 (even), 22-26 (even), 1-7 (odd), 7a, 9

Elm Row: 6, 8

Fitzjohns Avenue: Monro House

Fitzjohns Avenue: 65, 67, 69, 71, 73, Feld Court, 77, 81-87 (odd), 89-95 (odd), 72-78 (even), 84-90 (even), Fitzjohn's Primary School, Henderson Court, 104-114 (even)

Flask Walk: 11-17(odd), 6-12(even), 16-22(even), 19-27(odd), 29 & Lakis Close, 49, 50, 51, 58, 60, 61,

73, 1 & 2 Flask Cottages.

Fleet Road: 90-156 (even)

Frogнал: 45, 47, 51 53, 55, 58, 60, 63, 65, 68, 69, 70, 71, 88, 90, 92, 100, 102, 112.

Frogнал Gardens: 1, 2-16 (even).

Frogнал Lane: 44

Frogнал Rise: 2, 4, Conservatory to Frogнал Rise, Gainsborough House

Frogнал Way: 4, 7, 11, 18, 20.

Gainsborough Gardens: 5-14, The Lodge

Gardnor Road: 1-12 (cons), 13a, 13b, 13c, 13-18(cons).

Gayton Crescent: 1-15 (cons), 17-23 (cons)

Gayton Road: 3-36 (cons), 39-62 (cons), 36a - 38a (cons).

Golden Yard 3, 4
Grove Place: Trellis Cottage, 1-31 (cons)
Hampstead Grove: Heath Mansions, 4 - 14 (even), 30 - 42 (even), 25
Hampstead High Street: 7, 8, 15-17 (cons), 22, 28a, 38-44 (cons), 47, 55-64 (cons) 65-69 (cons), 77, 94.
Hampstead Hill Gdns: 6, 10-20 (even) 13- 33 (odd).
Hampstead Square: 10, 11
Heath Hurst Road: 2-38 (even), 7-47 (odd)
Heath Street: 1-13, 15-21, 23, 25-37, 39-47, 55-61, 69-73 (odd), 95-111 (odd), 2-44 (cons), 52-56 (even), 64, 102-106 (even), 100, 110a, 116, Hampstead Tube Station, Monro House, Northcote Mansions.
Holford Road: 1, 2, 3, 4, High Close, St. Mary's Hospital
Holly Bush Vale: 2-16, Cinema, Hampstead Parochial School, New Campden Court
Holly Hill: 10
Holly Mount: 14, 16, 17, Prospect Cottage
Holly Place: 10, 11
Hollybush Steps: 18a
Keats Grove: The Library, 5, 6, 9, Keats Close.
Kemplay Road: 2-30 (even), 1, 3, 25
Lower Terrace: 14
Lutton Terrace: 1-4 (cons)
Lyndhurst Road: 1-11 (cons), 11a, 11b
Lyndhurst Terrace: 2, 5, 7, 13, 15, 17, 19
Mansfield Place: 1-13 (cons)
Maryon Mews: 1, 1a, 2, 2a, 3-8 (cons)
Murray Terrace: 1-4 (cons)
Nasington Road: 1-57 (odd), 4-26 (even)
New End: 3 - 8 Youngs Court, 1-25 (odd), 16-28 (even), 57-71 (odd), New End House, former New End Theatre.
New End Square: 1, 2, 3, 5, 10, 12, 14, 24, 28, 30, 32, 34.
North End: 6, Hogarth Court, 19, 21-29, Wildwood Cottage.
North End Avenue: Cedar Lodge, Pitt House, Standen House, The Lodge, Northgate, Northstead, 3, Brandon House
North End Way: The Village (No.5), Elmwood
Oak Hill Park: 1
Oak Hill Way: Oak Hill House, 4
Old Brewery Mews: 1-2
Oriel Place: Wells Court.
Parliament Hill: 1-14 (cons), 15-77 (odd), 18-70 (even)

Perrin's Court 8, 14, 16, 1-12 Village Mount,
Perrin's Lane: 1-13(odd), 2-6(even), Prince Arthur Mews, Prince Arthur Court.
Perrin's Walk: 20, 22,23,25,27, The Cottage
Pilgrim's Lane: 2-8 (even), 12-66(even), 25-29 (odd), 35-43 (odd).
Pond Street: 1 & 3, 5-13, Hampstead Hill School, 25 The Armoury (also in Camden's Local List), 27-29 Day Nursery, 37
Prince Arthur Road: 2-14 (even), 3, 5a, 5, 16, 28
Redington Road: 1
Rosslyn Hill: 2-10 (even), 14-20(even), 26, 28-36 (even), 42-70 (even), 80
Rosslyn Hill: 1-9 (odd), 9a, b, c, d, 13-63 (odd)
Rosslyn Hall
Rosslyn Mews: Mews
Rudall Crescent: 1-13(odd), 13a, 15-25(odd), 31-39 (odd), 43-47 (odd), 2-6 (even)
Sandy Road: Corner House, 1-3 (cons), 7,9 (former schoolhouse), The Rook, West House, Sandy House, Ambridge Cottage
South Hill Park: Magdala Tavern, 2-30 (even), 32-76 (even), 92-118 (even), 1-27 (odd), 29, 33-107 (odd)
South Hill Park Gardens: 2-10 (even), 16-24 (even), 1-23 (odd)
South End Road: 1-33 (odd), 43, 45-65 (odd), 75, 83-95 (odd), 101.
Spedan Close: 1-42
Squire's Mount: 11, 12
Stamford Close: do we want to mention any of these buildings with clapboard cladding?
Streatley Place: 2, 3, Streatley Flats, 1-13 Mansfield Place, School Keepers House.
Tanza Road: 2-22 (even), 1-39 (odd)
The Mount 14,16,17,18
Thurlow Road: 1-10 (cons), 13-16 (cons), 19-30 (cons)
Upper Terrace: The Priory, **Number 5**
Vale of Health: Heathdean, Ashdown, Manor Cottage, Manor Lodge, Greenmoor, Heathland Studio, The
Gables 1-6, East View 1-4, Heath Villas 1-12, Byron Villas 3, 4, Fig Tree House, Silverdale, Lakeview, Hill View, Beechey Cottage, Faircroft, Heathurst, Hollycot, Fleet House, Upfleet/Lea Steps.
Well Road: 1, 1a, 2, 2a, 3, 4, 5-13 (cons), Well Mount Studio, Well Mount Cottage, Wetherall Lodge, 22, Public House.
Well Walk 2-28 (even), The Wells House, 11-17 (odd), 42, 44, Wellside, 48.
Whitestone Lane: Whitestone House, The Cottage
Wildwood Grove: 1-13 (cons)
Wildwood Terrace: 1-4
Willoughby Road: Trinity Close, 1-21 (odd), 29, 31, 2-26 (even), 30-38 (even), 42-54 (even)
Willow Road: 5-32 (cons), 32 (cons.), 42-48 (cons), 49, 50-53 (cons)

Note: Camden's Local List (2015) also includes a number of street features including lamp posts in the Pilgrim's to Willoughby Road area, a number of boundary markers and a post box. For a complete list, see [Camden Local List](#).