

Every street in  
Hampstead Garden Suburb



*St Jude's, Hampstead Garden Suburb*

Steve Cadman

Hampstead Garden Suburb is a residential area positioned between Hampstead, Highgate and Golders Green. It is an example of early twentieth-century domestic architecture and town planning.

In 1906, Henrietta Barnett established the Hampstead Garden Suburb Trust Ltd. The trust bought 243 acres of land from Eton College and appointed Raymond Unwin as its architect. The project had several goals:

- It aimed to accommodate people of various income levels and social classes.
- It prioritised lower housing density.
- Wide, tree-lined roads were a design feature.
- Houses were separated by hedges, not walls.
- Public gardens and green spaces were meant to be open to everyone.
- The suburb was envisioned as a peaceful place without the disturbance of church bells.

To realise these ambitions, a private bill was needed in Parliament, as it conflicted with local regulations. The Hampstead Garden Suburb Act 1906 allowed for a layout with fewer roads and more garden spaces. The project's principles were influenced by the planning and development of Letchworth Garden City - the first of its kind - inspired by the ideas of Ebenezer Howard.

The suburb didn't include industrial areas, pubs, or many shops or services, and it didn't attempt to be self-contained. In the 1930s, the suburb expanded to the north of the A1, adding housing with distinct character but sometimes considered less architecturally significant.



Hampstead Garden Suburb  
*Credit: Wiki Commons*



## Abington House, NW11 (block, 1928 onwards)

*Abington House is a block of flats designed for housing 'working women'.*

Abington House is a large Arts and Crafts two-storey block of flats set around a central 'village' green.

Like the other local blocks around Emmott Close, it was designed in 1928 by Hendry and Schooling for the United Women's Homes Association, an organisation formed to address the lack of accommodation for single working women.

Schemes for single women had already enjoyed support at the 1909-built Waterlow Court. The UWHA sponsored two further developments at Hampstead Garden Suburb, Queen's Court and here at Emmott Close.

Adapted from The Underground Map website.



Addison Way

Credit: Raymond Lowe Collection

## Addison Way, NW11 (road, 1911 onwards)

*Addison Way is the northernmost road in the Temple Fortune section of Hampstead Garden Suburb.*

Addison Way features a remarkable entrance way to the Suburb. The road was laid out in 1911 and is arguably the finest continuous group of houses in the Hampstead Garden Suburb, all by Parker and Unwin, except for a couple of terraces at the far end by Michael Bunney.

It was part of the main northern east-west access of the extended Suburb before the A1 was built.

Citation: <https://hgsheritage.org.uk> (Hampstead Garden Suburb Virtual Museum)

## **Annemount School** (school, 1936 onwards)

*Annemount School is an independent school, with a capacity of 130, established in 1936. It welcomes girls and boys from the age of three until seven years old.*

Annemount School prepares children for prestigious North London schools and supports families with their applications.

Citation: <http://www.annemount.co.uk> (Welcome to Annemount School)

## **Arden Court Gardens, N2** (road)

*Arden Court Gardens leads east off The Bishops Avenue.*

It was built when an older house called 'Arden' was sold to developers.

Adapted from The Underground Map website.

## **Asmuns Hill, NW11** (road, 1907 onwards)

*Asmuns Hill was the location for the first buildings in Hampstead Garden Suburb.*

The Hampstead Garden Suburb was proposed to be built on part of land held by Eton College. The Hampstead Garden Suburb Act of 1906 formalised the conditions of the sale of college land and enabled the character of the area to be determined by the trustees and their architects, R.B. Parker and Raymond Unwin, with Sir Edwin Lutyens as consultant.

The first building of the new suburb was begun in 1907, near Asmuns Hill, by independent groups.

Citation: <https://www.british-history.ac.uk/vch/middx/vol5> (A History of the County of Middlesex | British History Online)



## Beaufort House, NW11 (block, 1928 onwards)

*Beaufort House is one of the 1928-built Emmott Close blocks.*

A path behind leads to Raeburn Close.

Adapted from The Underground Map website.

## Belvedere Court, N2 (block, 1937 onwards)

*Belvedere Court is a residential block consisting of fifty-six flats*

Belvedere Court, on Lyttleton Road, was designed by architect Ernst L. Freud, and constructed by London-based contractor H Meckhonik in 1937/38 on land that was previously owned by the Church Estate Commissioners.



Belvedere Court - a 1930s block on Lyttleton Road  
Credit: Wiki Commons/Martin Addison

Initially, the flats were built solely for rental purposes and were primarily leased to Jewish families who had moved to Britain from Europe to escape the Nazi occupation. The flats featured numerous modern amenities, such as waste disposal chutes, fully equipped kitchens, and central heating, which were considered highly luxurious in the 1930s.

Television personality Jerry Springer spent part of his childhood living at Belvedere Court with his family. In the 1990s, the freeholder at the time, The Liverpool Victoria Friendly Society, attempted to sell the block to Frogmore Estates without first offering it to the residents, which was a requirement under the 1987 Landlord & Tenant Act. Following a High Court ruling, the plans were withdrawn, and the residents eventually secured the freehold. As a result of this case, the law was amended to impose financial penalties on freeholders who fail to comply with these conditions.

Belvedere Court is an excellent example of 'moderne' design, characterised by features such as streamlined pavilion windows, stone bands, stepped entrance surrounds, Crittall windows, and other architectural elements typical of the period. Many of the original lights and fittings within the flats also showcased the

art deco style, including chrome door handles, jade green bathrooms, and globe lights. However, as the flats have undergone modernisation, many of these original features have been lost.

In 1999, Belvedere Court was granted a Grade II listing status.

Citation: <https://www.wikipedia.org> (Wikipedia)

## **Bigwood Road, NW11** (road, 1910 onwards)

*Bigwood Road leads up to Big Wood.*

Both Big Wood and Little Wood are remnants of more extensive woodlands that used to cover the area and became known as Middlesex Forest. The shape of the remaining woodlands are recognisable as far back as John Roque's map of 1754 - the sizes were significantly trimmed when the Suburb was constructed.

The gate at the Temple Fortune Hill entrance to the wood commemorates the 29 suburb residents who died in the Second World War. It replaced an earlier gate that stood on an ancient 8th-century boundary that divided Finchley and Hendon.

Citation: <https://tonero.me.uk/> (Tonero - walks, history, London and more)

## **Bishop's Grove, N2** (road)

*Bishop's Grove runs off The Bishops Avenue towards Highgate Golf Course.*

Adapted from The Underground Map website.

Hampstead Garden Suburb was established by the social reformer Henrietta Barnett, who, with her husband Samuel, had previously initiated the Whitechapel Art Gallery and Toynbee Hall in London's East End.



## **Bishop's Wood** (woodland until 1905)

*Together with Winnington Road, Ingram Avenue and the reknowned Bishop's Avenue, the wood was named after Arthur Winnington-Ingram, who as Bishop of London, owned much of the surrounding area.*

Bishop's Wood, with one further to the north called Mutton Wood, and another to the west known as Wild Wood, was a portion of the great wood attached to the estate and castle of the Bishop of London, at Highgate.

In 1755 it was purchased by Lord Mansfield, and left as a wild copse, strictly preserved as a cover for game.

Most of the land was sold privately in the early 20th century.

Citation: <https://www.british-history.ac.uk/old-new-london/vol5/pp438-449> (British History Online)

## **Blandford Close, N2** (road)

*Blandford Close, was planned as part of Hampstead Garden Suburb*

It leads north from the busy A1 road, which cut the suburb in two during the 1920s.

Adapted from The Underground Map website.

## **Britten Close, NW11** (road, 2016 onwards)

*Britten Close is situated above the tunnel entrance to the Northern Line.*

It runs off Chandos Way.

Adapted from The Underground Map website.

## **Brookland Close, NW11** (road, 1920 onwards)

*Brookland Close is a cul-de-sac off Brookland Rise.*

It is in the section of Hampstead Garden Suburb that lies north of Falloden Way.

Citation: <https://hgsheritage.org.uk> (Hampstead Garden Suburb Virtual Museum)

## **Brookland Hill, NW11** (road, 1922 onwards)

*Brookland Hill leads off Brookland Rise.*

Both Brookland Hill and Brookland Rise were developed between 1922 and 1930.

Adapted from The Underground Map website.

## **Brookland Rise, NW11** (road, 1922 onwards)

*Brookland Rise leads north of Falloden Way.*

This land north of Falloden Way was part of 300 acres leased on a 999-year lease from the Ecclesiastical Commissioners. Brookland Rise and Brookland Hill were developed between 1922 and 1930.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

## **Brunner Close, NW11** (road, 1927 onwards)

*Brunner Close is a cul-de-sac situated off of Litchfield Way.*

Brunner Close, designed by Crickmer and Foxley in 1927, features an interplay of symmetry and asymmetry.

Moderne style 'gateway' houses in the 1930s at the entrance to Brunner Close were designed by P.H. Caspari.

Adapted from The Underground Map website.



## **Bunkers Hill, NW11** (road, 1929 onwards)

*Bunkers Hill leads off Wildwood Road, a main road running north-south within the southeast corner of Hampstead Garden Suburb.*

In 1929, C. Cowles-Voysey designed a cluster of houses centred on the narrow cul-de-sac of Bunkers Hill.

Adapted from The Underground Map website.



Bute Mews

Credit: Godfrey and Barr

## **Bute Mews, N2** (road, 1922 onwards)

*Bute Mews lies behind Market Place.*

It was originally a service road for the shops in Market Place. There are now some residential properties.

Adapted from The Underground Map website.

## **Byron Drive, N2** (road)

*Byron Drive is one of a number of cul-de-sacs off The Bishops Avenue built when large houses were demolished for development.*

Adapted from The Underground Map website.

## **Canons Close, N2** (road)

*Canons Close was built in the gardens of a house called East Weald.*

East Weald was repurposed as the equally large Heath Hall.

Adapted from The Underground Map website.

## **Carlyle Close, N2** (road, 1935 onwards)

*Carlyle Close dates from 1935.*

Carlyle Close, Spencer Drive, Milton Close and Charlton Drive were developed in the mid 1930s. Carlyle Close was designed by Welch, Cachemaille-Day and Lander in 1935-1936.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

## **Carpenter House, NW11** (block, 1928 onwards)

*Carpenter House is a 1928-built block on Emmott Close.*

Adapted from The Underground Map website.

Market Place is the local shopping area, with other shopping options nearby in Temple Fortune, Golders Green and East Finchley.

## **Central Square, NW11** (road, 1912 onwards)

*Central Square was the original centre of Hampstead Garden Suburb due to the further development of the Suburb in the 1920s and 1930s, it is now located towards the west.*



View towards Central Square  
Credit: Hampstead Garden Suburb trust

Raymond Unwin's 1905 preliminary plan of Hampstead Garden Suburb defined a central area containing churches and public buildings with a formal approach road from the Heath.

By 1908 the design had become formalised with two central churches and The Institute, dedicated to adult learning. The Institute subsequently became Henrietta Barnet School.



Sir Edwin Lutyens finished designs for St Jude's and the Free Church between 1908 and 1910. The final Central Square layout was complete in 1912.

Central Square was designed as a focus for the spiritual, recreational and community needs of Suburb residents. The centre of the Square is a public garden with tennis courts. The housing was designed for affluent residents but Southwood Court and Bigwood Court were originally intended as flats for the bereaved families of servicemen.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Chalton Drive, N2** (road, 1937 onwards)

*Carlyle Close, Spencer Drive, Milton Close and Charlton Drive were all developed between 1934 and 1937.*

The south side of Charlton Drive was designed by J.C.S. Soutar in 1937, and the north side by C.G. Butler.

Adapted from The Underground Map website.



Constructing Golders Green station (c. 1904)  
Credit: London Transport Museum

**Northern Line.**

Adapted from The Underground Map website.

### **Chandos Way, NW11** (road, 2016 onwards)

*Chandos Way runs off of Wellgarth Road.*

Alternatively called Hampstead Reach, it is a development constructed on the site of the original Chandos Way Tennis Club.

It lies near the tunnel entrance of the

## **Chatham Close, NW11** (road, 1911 onwards)

*Chatham Close, designed by Thomas Millwood Wilson, arrived on the scene in 1911.*

Adapted from The Underground Map website.

## **Church Mount, N2** (road, 1930 onwards)

*Church Mount features detached houses individually designed in the late 1930s and mid-1950s by various architects.*

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

## **Coleridge Walk, NW11** (road, 1911 onwards)

*Coleridge Walk is a cul-de-sac designed by Herbert Welch in 1911.*

Adapted from The Underground Map website.

## **Constable Close, NW11** (road)

*Constable Close runs southwest from Wildwood Road.*

It is a cul-de-sac.

Adapted from The Underground Map website.

## **Cornwood Close, N2** (road)

*Cornwood Close runs north off Lyttleton Road - the A1.*

Adapted from The Underground Map website.

## Corringham Court, NW11 (road)

*Corringham Court is situated off Corringham Road.*

It backs onto the Golders Green depot of the London Underground Northern Line.

Adapted from The Underground Map website.

## Corringham Road, NW11 (road, 1912 onwards)

*Corringham Road is a manifestation of designer Raymond Unwin's later 'Georgian' phase.*

Dark brick houses, built by Parker and Unwin round a series of open-sided courtyards. It was the first local road to realise the coming of the motor car and a large block of garages (now demolished) was built here.

The street leads from the busy Finchley Road to the serenity of the Heath extension. The housing reflects this, 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.

Citation: <http://www.hgs.org.uk> (Hampstead Garden Suburb)

## Corringway, NW11 (road, 1911 onwards)

*Corringway included a unique Hampstead Garden Suburb feature - a large block of garages (now demolished)*

The rigidity of Edwardian society is shown by the way the chauffeurs' flats were built directly over the garages. The houses on each side of Corringway were specifically intended for members of the Hampstead Garden Suburb Trust's staff.



The corner of Corringway and Corringham Road in Hampstead Garden Suburb (2021)

Credit: Instagram/@audsbitsnbobs

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

## **Cosway House, NW11** (block, 1928 onwards)

*Cosway House is one of the blocks framing the entrance to Emmott Close.*

Adapted from The Underground Map website.

## **Cotman Close, NW11** (road)

*Cotman Close leads off Meadway.*

Adapted from The Underground Map website.

## **Creswick Walk, NW11** (road, 1911 onwards)

*Creswick Walk is a 1911 cul-de-sac designed by G.L. Sutcliffe - his first in Hampstead Garden Suburb.*

Adapted from The Underground Map website.

## **Crosby Court, N2** (block)

*Crosby Court is a block behind the shops of Market Place.*

Adapted from The Underground Map website.

## **Danewood Drive, N2** (road)

*Danewood Drive took the place of a rustic pond beside Winnington Road.*

The pond was an original feature of the original Bishops Wood.

Adapted from The Underground Map website.

## **Deacons Rise, N2** (road, 1930 onwards)



*Deacons Rise runs parallel to the main A1 running through the area.*

Deacons Rise has a sequence of four large detached houses by Butler, which have been much altered over time.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

### **Denman Drive North, NW11** (road, 1915 onwards)

*Denman Drive North is one of two spurs of Denman Drive.*

It leads from Big Wood to Little Wood. Hedges and trees are a key feature and a line of mature oaks runs between the houses of Denman Drive North and Denman Drive South - the gardens back on to each other.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Denman Drive South, NW11** (road, 1915 onwards)

*Denman Drive South was laid out in 1915.*

Some of the oaks which lie between the gardens of the North and South branches of Denman Drive are probably 200 years old, marking a field boundary that dates back to the mid 18th century.

Incidentally, the field in question was the curious Elephant Field.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Denman Drive, NW11** (road, 1910 onwards)

*Denman Drive leads off Erskine Hill.*

Denman Drive has listed cottages dated 1910 by Herbert Welch.

By 1914 work had begun on extending the Hampstead Garden Suburb into the 112 acres which led to Falloden Way, and into the 300 acres linking the Suburb to East Finchley Underground Station.

The rest of Denman Drive, Falloden Way, Oakwood Road and the Holms were developed to provide housing for rent at low to modest rates. Architecturally, they continued the artisan cottage tradition.

Adapted from The Underground Map website.

## Devon Rise, N2 (road, 1934 onwards)

*Devon Rise connects Brim Hill and Vivian Way.*

Devon Rise was developed to designs by C.M. Crickmer between 1934-1937.

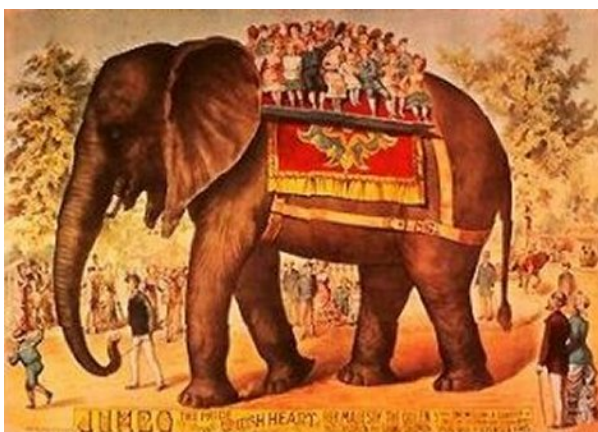
Adapted from The Underground Map website.

## Eastholm, NW11 (road, 1919 onwards)

*Eastholm, built in 1919, was complete in 1920.*

The 'Holms' were the first streets to be developed north of Mutton Brook, started by Sutcliffe and finished by Butler.

Citation: <https://tonero.me.uk/> (Tonero - walks, history, London and more)



The elephants of Hampstead Garden Suburb  
Credit: User unknown/public domain

## Elephant Field (agricultural land until 1912)

*The grazing elephants of Hampstead Garden Suburb...*

One of the last occupiers of nearby Park Farm was the circus proprietor Lord George Sanger, who retired there in 1904, and was notoriously murdered by a farm

hand in 1911. His descendants continued the circus in operation until the 1960s.

When the circus was not touring, Sanger would put his elephants out of pasture in what would become, in a few years, Hampstead Garden Suburb.

An elderly former resident of Denman Drive - constructed in 1908 on what was once Westminster Abbey's land - used to recall 'elephants grazing' in the field between Big Wood and Little Wood, before Denman Drive North and Denman Drive South - constructed in 1912 on what was once the Bishop's land - were completed.

Adapted from The Underground Map website.

### **Emmott Close, NW11 (road, 1928 onwards)**

*The Emmott Close flats were 'aimed at working women'.*

The Emmott Close flats - built in 1928 - are clustered around a delightful village-style green.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Erskine Hill, NW11 (road, 1911 onwards)**

*Erskine Hill is flanked by groups of cottages designed by C M Crickmer.*

Erskine Hill, laid out by Unwin, is in the original Artisan's quarter.

Adapted from The Underground Map website.

### **Fairway Close, NW11 (road)**

*Fairway Close is a small cul-de-sac facing the Hampstead Heath Extension.*

C.H. James designed the houses in Fairway Close, as well as neighbouring Nos. 32 and 32a Wildwood Road. James designed No. 3 Fairway Close for himself.

Adapted from The Underground Map website.

### **Fallden Way, NW11 (road, 1913 onwards)**

*Fallden Way is the local name for the A1 trunk road.*

Fallden Way cuts through Hampstead Garden Suburb on an east-west axis, broadly following the valley of Mutton Brook. It was developed from 1913 onwards.

Now inundated with heavy lorry traffic, Fallden Way features charming small red brick cottages by Sutcliffe.



Fallden Way, Hampstead Garden Suburb in 1983  
Credit: Geograph/David Howard

Originally, Fallden Way was considered part of Addison Way, only becoming the A1 after the completion of the Barnet by-pass to the north-west in 1926. It was never intended to be a main road.

As one travels northeastwards, ascending the hill towards Finchley, three culs-de-sac laid out by Sutcliffe come into view: Eastholm, Midholm, and Westholm. These were built just prior to Sutcliffe's passing in 1915 and constituted an isolated spur of the older Suburb for several years. They continue to stand out distinctly in terms of quality when compared to other post-1920 developments.

Midholm (1914) was not entirely completed by Sutcliffe; Midholm Close, situated to the north of Hill Top, was designed by C U Butler in 1928.

Westholm (1914) was likely the work of a particularly talented assistant in Sutcliffe's office. The setting back and forward of house groups is on par with Unwin's finest standards of establishing identity, and the architectural detailing in brown brick, featuring black weatherboarded gables and some clever double bay windows positioned across the corners, rivals the best work of Parker.

Citation: <http://hgs.org.uk/tour/index.html> (Hampstead Garden Suburb - The Tour)

## **George Lane, N2 (road 1754-1911)**

*George Lane was an original lane which ran from Hampstead Lane to East End Road.*

In the south part of what was originally the extent of Finchley, there were two lanes in 1754.



Hampstead Lane, which crossed the southern tip of the parish on its way from Highgate to Hampstead, and George Lane, which ran north from Hampstead Lane to Spaniards Farm and thence, by field paths, to East End Road.

The modern Winnington Road follows a close parallel route to the older lane.

Adapted from The Underground Map website.

### **Green Close, NW11** (road, 1930 onwards)

*Green Close is a 1930s addition to Hampstead Garden Suburb.*

Nos. 1 and 2 Green Close are substantial Neo-Georgian houses, designed in Soutar's Office in 1935. No. 3 Green Close was designed by C.H. James in 1930.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

Little Wood, situated in the suburb, contains an open-air arena used for summer performances by a local amateur theatre group.

### **Greenhalgh Walk, N2** (road)

*Greenhalgh Walk, was planned as part of Hampstead Garden Suburb's northern extension.*

Adapted from The Underground Map website.

### **Grey Close, NW11** (road, 1929 onwards)

*Grey Close lies opposite Litchfield Way.*

Grey Close was designed as a consistent group by Soutar in 1929.

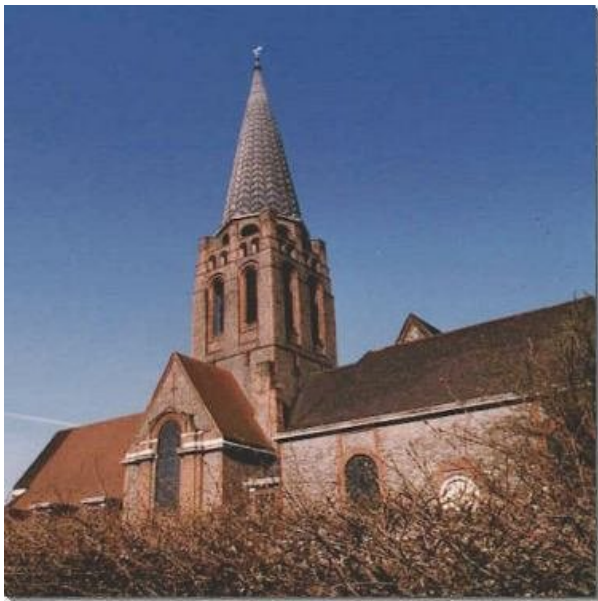
Adapted from The Underground Map website.

## **Gurney Drive, N2** (road, 1931 onwards)

*Gurney Drive is part of the northern Hampstead Garden Suburb.*

The eastern fork of Gurney Drive was designed by Philip Dalton Hepworth in 1931 in a Neo-Georgian style, while the western fork and southern side of Brim Hill were designed by C.G. Butler in an Arts and Crafts style.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)



Hampstead Garden Suburb Free Church  
Credit: Public domain

## **Hampstead Garden Suburb Free Church** (church, 1910 onwards)

*The Free Church is a listed building located in Hampstead Garden Suburb.*

It was built to a design by Sir Edwin Lutyens in 1908-1910, and, like St Jude's Church at the opposite side of Central Square, is a Grade I listed building.

Adapted from The Underground Map website.

## **Hampstead Heath Extension** (open space, 1904 onwards)

*The Hampstead Heath Extension is an open space dating from 1904.*

Following a campaign led by Henrietta Barnett, Wyldes Farm was purchased from Eton College and its fields added to the Heath. It is now known as the Hampstead Heath Extension although it had been originally agricultural unlike the rest of the Heath.

A feature of the open space is that the original field boundaries and hedges have been preserved.

Adapted from The Underground Map website.

## **Hampstead Way, NW11** (road, 1907 onwards)

*Hampstead Way was one of the major roads designed for Hampstead Garden Suburb.*

It is the earliest road in the suburb.

On 2 May 1907, Henrietta Barnett turned the first spadeful of soil for the coming Suburb. A child recited a poem written for the occasion and other children struggled with fluttering ribbons on this windy day to plait them round a maypole. Speeches were delivered and where the first sod had been cut, a pair of cottages, 140 and 142 Hampstead Way, were soon built; a plaque marks them as the earliest dwellings.

### **Harford Walk, N2** (road, 1936 onwards)

*Harford Walk lies off Vivian Way.*

Harford Walk was designed by C.G. Butler in 1936.

Adapted from The Underground Map website.

### **Heath Close, NW11** (road, 1909 onwards)

*Heath Close, was planned as part of Hampstead Garden Suburb*

It connects Hampstead Way and Waterlow Court. The buildings on Heath Close are considered amongst the suburb and Parker & Unwin's finest.

Citation: <https://tonero.me.uk/> (Tonero - walks, history, London and more)

### **Heathcroft, NW11** (road, 1923 onwards)

*The imposing Heathcroft flats, designed by J.B.F Cowper, came into being in 1923.*

Adapted from The Underground Map website.

### **Heathgate, NW11** (road, 1909 onwards)

*Heathgate is part of Lutyen's grand design for Central Square.*

Heathgate runs down from St Jude's to the Heath affording views in both directions.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Heathview Court, NW11** (road, 1990 onwards)

*Heathview Court is on Corringway.*

It was constructed in the 1990s.

Adapted from The Underground Map website.

### **Hill Close, NW11** (road, 1908 onwards)

*Hill Close forms an intimate cul de sac rising towards Central Square.*

Adapted from The Underground Map website.

### **Hill Rise, NW11** (road, 1927 onwards)

*Hill Rise leads north from Falloden Way.*

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Hill Top, NW11** (road, 1927 onwards)

*Hill Top contains some of the earliest building in its area.*

It is in the later area of Hampstead Garden Suburb which was developed to the north of Falloden Way.

Adapted from The Underground Map website.



## **Hogarth Hill, NW11** (road, 1911 onwards)

*Hogarth Hill is a steep road connecting Willifield Way and Addison Way.*

Adapted from The Underground Map website.

## **Holne Chase, N2** (road, 1930 onwards)

*Holne Chase is the eastern extension of Meadway and leads to Winnington Road.*

The houses here were built in the mid-1930s by various architects including De Metz, Soutar, Katona, Butler, and Drury and Reekie. There are sections where groups of houses by a single architect bring a sense of a designed environment.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

## **Homesfield, NW11** (road, 1912 onwards)

*Homesfield leads to a courtyard containing three detached blocks designed by Parker and Unwin, backing onto Little Wood.*

Adapted from The Underground Map website.

## **Hoop Lane Cemetery** (cemetery, 1895 onwards)

*In 1895 a Jewish Cemetery was established on Hoop Lane.*

The first burial took place in 1897. The cemetery grounds are physically divided in two, so that the graves and prayer halls for each congregation are separate. The West London Synagogue of British Jews and the Spanish and Portuguese Jews' Congregation own the Cemetery.



Hoop Lane Cemetery  
Credit: Public domain

Golders Green Crematorium was opened in 1902 opposite on Hoop Lane by Sir

Henry Thompson, founder of the Cremation Society of England. It was designed by Sir Ernest George and A. B. Yeates as a range of red-brick buildings in a 'Lombardic' style, dominated by a chapel. A columbarium for the receipt of ashes was completed in 1911, the cloister in 1914, and a second columbarium in 1916.

A second chapel, to the designs of Mitchell and Bridgewater, was added in 1938.

Adapted from The Underground Map website.

### **Howard Walk, N2** (road, 1920 onwards)

*Howard Walk, designed by Courtenay Melville Crickmer, features Moderne facades with sloped roofs.*

Adapted from The Underground Map website.

### **Hurst Close, NW11** (road)

*Hurst Close extends west from Bigwood Road.*

Adapted from The Underground Map website.

### **Hutchings Walk, NW11** (road, 1935 onwards)

*Hutchings Walk, designed in the mid 1930s, is an enclave of striking Moderne houses with pitched roofs.*

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Ingram Avenue, NW11** (road, 1930 onwards)

*Ingram Avenue is a later road of Hampstead Garden Suburb.*

The final extension to Hampstead Garden Suburb came in 1930 with the development of the Finchley leasehold extension. This added Winnington Road

and Ingram Avenue to the Suburb.

William Powell designed houses on Ingram Avenue, parts of a region close to Hampstead Lane that was named 'Millionaire's Row' in the 1930s as it attracted big stars and wealthy people. Gracie Fields lived in the area from 1935.

Adapted from The Underground Map website.

### **Kingsley Close, NW11 (road, 1934 onwards)**

*Kingsley Close is an attractive example of 1934 Moderne architecture by Welch, Cachemaille-Day and Lander.*

Adapted from The Underground Map website.

### **Kingsley Way, N2 (road)**

*Kingsley Way is largely the work of Soutar and Butler, with some 1930s insertions by other architects that still fit the overall character.*

Adapted from The Underground Map website.

Central Square was designated as the central focus with notable landmarks. It was designed by Sir Edwin Lutyens and houses two large churches: St. Jude's Church and The Free Church, along with a Quaker Meeting House.

### **Linden Lea, N2 (road, 1934 onwards)**

*Linden Lea was developed by H. Meckhonik and J. Oliphant in the mid to late 1930s.*

Nos. 4-22 and 33-47 were built by Meckhonik in 1935-1936 and 1938, while Nos. 11-31 were designed by Oliphant between 1934-1935.

## **Linnell Close, NW11** (road, 1909 onwards)

*Linnell Close, like nearby Linnell Drive, was named for a Victorian artist - it is accessed by a private road from Meadway.*

It leads off Meadway and has grander detached buildings, overlooking a green and featuring work by several architects.

Linnell Close was the first major example of neo-Georgian in the Suburb. It was described as 'a cathedral close in miniature'. Houses are grouped around a formal green and there is a view of St Jude's Spire from the southern end.

## **Linnell Drive, NW11** (road)

*Linnell Drive was named for the painter John Linnell.*

John Linnell (1792 - 1882) was an English engraver, and portrait and landscape painter. He was a naturalist and a rival to the artist John Constable. He associated with William Blake, to whom he introduced the painter and writer Samuel Palmer and others of the Ancients.

## **Litchfield Square, NW11** (road, 1908 onwards)

*Litchfield Square is a large formal composition designed by Parker and Unwin.*

Renowned architectural historian Sir Nikolaus Pevsner praised Hampstead Garden Suburb as the most exemplary instance of the garden suburb, a uniquely English concept. The houses and flats embody the finest English domestic architecture of the early 1900s.



## Litchfield Way, NW11 (road)

*Litchfield Way is characterised by large groups of consistently designed 1920s houses interspersed with one-off designs.*

Adapted from The Underground Map website.

## Lucas Square, NW11 (road, 1908 onwards)

*Lucas Square was named after its architect, Geoffrey Lucas.*

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

## Ludlow Way, NW11 (road, 1935 onwards)

*Ludlow Way was designed by the architect Crickmer.*

In Ludlow Way, Crickmer introduced some houses with both brick and render.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)



Lyttelton Playing Fields

Credit: Wiki Commons/Memespring

## Lyttelton Playing Fields (sports field, 1933 onwards)

*Lyttelton Playing Fields constitutes a large section of the green corridor which lies either side of Mutton Brook from Norrice Lea to Henley's Corner.*

At Lyttelton Playing Fields, the narrow strip of parkland widens to enclose 9 hectares of park and playing fields. A thick belt of trees (the remains of ancient woodland called Watery Wood) provides a barrier to the north.

The hedgerow along the southern edge once marked the boundary of the Bishop of London's Hornsey Park Estate.

There is also a 900-year old hedgerow running diagonally across it containing over nine species including oak, wild cherry, field maple, hornbeam and hawthorn.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Lyttelton Road, N2** (road, 1922 onwards)

*Lyttelton Road (and Market Place) formed part of Unwin's 1911-12 plan for the 'New (Hampstead Garden) Suburb'*

Lyttelton Road was never intended as a main road but transformed to one as part of the Barnet bypass in 1926-1928. The first block of shops with flats above in Market Place was built in 1922.

Along Lyttelton Road, three developments of blocks of flats were built, between 1929 and 1936.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Lytton Close, N2** (road, 1935 onwards)

*Lytton Close, designed by G.G. Winbourne in 1935, is a Grade II-listed Modern Movement development.*

It features white, flat-roofed detached and semi-detached homes and is eye-catching for its glass staircase towers.

Citation: <https://tonero.me.uk/> (Tonero - walks, history, London and more)

### **Market Place, N2** (road, 1922 onwards)

*Market Place formed part of Unwin's 1911-12 plan for the 'New (Hampstead Garden) Suburb'*

Market Place was intended as a neighbourhood shopping centre serving the daily needs of the houses to the north and the south. The inclusion of a petrol station and garage in the plan indicated the new focus on the car, and the expectation that this area would serve the prosperous middle class nearby.

The first block of shops with flats above, occupying the southwest corner of Market Place, was built in 1922 and designed by J.C.S. Soutar.

Development proceeded slowly with the northwest block (by Butler) constructed in 1928, the southeast corner in 1932 and the final corner (by Marshall and Tweedy) in 1933.

Parallel shopping blocks followed on either side of Market Place between 1933 and 1936.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Maurice Walk, N2 (road, 1928 onwards)**

*Maurice Walk is a road in the northern section of Hampstead Garden Suburb.*

By the late 1920s, the era of philanthropic building was over in Hampstead Garden Suburb. This area north of Falloden Way was meant as a residential suburb for the middle classes right from the start - designs were influenced by the perception of their tastes and aspirations. For example, almost all the houses built in this area have provision for cars in garages and drives.

Maurice Walk is predominantly of red brick and tile, with Arts and Crafts decorative brickwork.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Meadway Close, NW11 (road)**

*This is one of a number of Meadway-named road in the area.*

It is not actually a cul-de-sac in itself but leads on to Turner Close.

Adapted from The Underground Map website.

### **Meadway Court, NW11 (road, 1913 onwards)**

*Meadway Court was designed by G.L. Sutcliffe in 1913.*

Adapted from The Underground Map website.

## **Meadway Gate, NW11 (road, 1909 onwards)**

*Meadway Gate marks the western end of Meadway as it joins Temple Fortune Lane.*

Meadway was an important approach to the central area of Hampstead Garden Suburb. It began with one of Unwin's 'gates' which marked the approach to the Suburb from Hoop Lane.



Meadway Gate (c.1924)  
Credit: William Isaac Aston (1857-1939)

'The Builder' magazine of 1912 regrets the abandonment of Parker and Unwin's original design for Meadway Gate. But there is a symmetrical arrangement of houses, four on each side, forming a crescent. They overlook a small garden where the pedestrian access to Meadway can be found.

Adapted from The Underground Map website.

## **Meadway, NW11 (road, 1908 onwards)**

*Meadway and the Great Wall form parallel axes running through the central area of Hampstead Garden Suburb.*

Meadway and the Great Wall form parallel axes running through the central area of Hampstead Garden Suburb. There is a gentle slope from Central Square towards Meadway Gate.

This area was part of the original land purchase in 1907 from Eton College and was laid out in early plans by Raymond Unwin. Homes were designed individually or in small groups by different architects. The area was designed to provide large homes, adjacent to the Heath Extension, for the affluent middle class families on Meadway and its adjoining cul-de-sacs.

Meadway is a wide, busy, through route with particularly fine houses near

Meadway Gate and also at its junction with Hampstead Way. Much of Meadway was designed by Soutar in the 1920s with dark brick, tiles, and arts and crafts detailing. The junction with Litchfield Way and Grey Close was originally intended by Baillie Scott to have a hexagonal layout in the late 1920s.

Meadway Court was intended to be service flats, and the Emmott Close flats were aimed at working women.

The crossing of Meadway and Hampstead Way is known as Baillie-Scott Corner.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Middleway, NW11** (road, 1920 onwards)

*The majority of Middleway was designed by J.C.S. Soutar in the 1920s in his neo-vernacular style*

Middleway's western section between Bigwood Court and Thornton Way junction is architecturally diverse.

Adapted from The Underground Map website.

### **Midholm Close, NW11** (road, 1928 onwards)

*Midholm Close was designed in 1928 by C.U. Butler.*

### **Midholm, NW11** (road, 1915 onwards)

*Midholm lies north of Falloden Way.*

The landholdings were acquired by the Hampstead Garden Suburb Trust as part of 300 acres on a 999-year lease from the Ecclesiastical Commissioners. Falloden Way and the 'Holms' were developed from 1913 onwards.

Sutcliffe laid out the three culs-de-sac, Eastholm, Midholm and Westholm. Midholm was built just before his death in 1915 and the three formed, for some years, an isolated spur of the older Suburb.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)



## **Milton Close, N2** (road, 1934 onwards)

*Milton Close was designed by C.G. Butler between 1934-1936.*

Adapted from The Underground Map website.

## **Morland Close, NW11** (road)

*Morland Close is a crescent of expensive properties, facing the Hampstead Heath Extension.*

Adapted from The Underground Map website.

## **Neville Drive, N2** (road, 1930 onwards)

*Most houses on Neville Drive were built in the mid-1930s by a variety of architects, reflecting the economic realities of the period.*

There are also some 1950s developments on the north side of Neville Drive. Notable architects who designed houses on this road include Hepworth, Sutcliffe, Butler, E.L. Freud and R.G. Booth.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

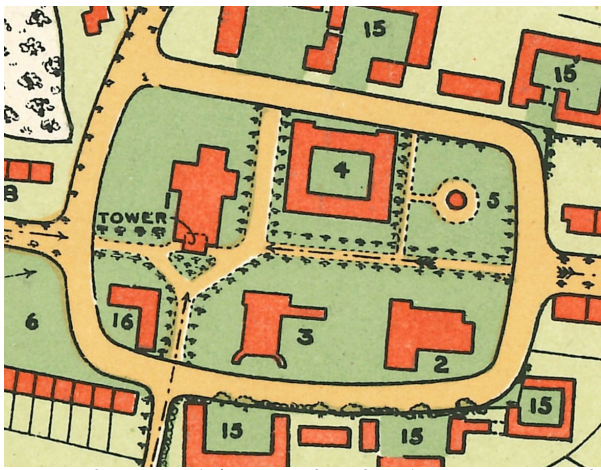
## **Norrice Lea, N2** (road, 1935 onwards)

*Norrice Lea is a road leading into Hampstead Garden Suburb from the A1 Lyttleton Road.*

The Norrice Lea Synagogue, designed by Maurice de Metz, was completed in 1935 and dominates the entrance to Norrice Lea from Lyttelton Road.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

## **North Square, NW11** (road, 1912 onwards)



Excerpt from Unwin's 1905 plan showing a more rounded treatment of the central area

Credit: Hampstead Garden Suburb Trust

*North Square part of the original central area of Hampstead Garden Suburb, forming a rectangle with Central Square and South Square.*

Raymond Unwin's 1905 preliminary plan of Hampstead Garden Suburb defined a central area containing churches and public buildings with a formal approach road from the Heath.

By 1908 the design had become formalised with two central churches and The Institute, dedicated to adult learning. The Institute subsequently became Henrietta Barnet School. It was not possible to mirror the houses on the west of North Square with others, due to land ownership issues.

Adapted from The Underground Map website.

## **Northway, NW11 (road, 1923 onwards)**

*Northway runs from Central Square to Falloden Way.*

This area between Central Square and Litchfield Way was developed during the 1920s. The earliest buildings on Northway date from around 1923.

It is architecturally diverse, with over 20 different architects represented.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

## **Oakwood Road, NW11 (road, 1915 onwards)**

*Oakwood Road was laid out during the second phase of Hampstead Garden Suburb.*

Oakwood Road, Denman Drive, Falloden Way and the three 'Holms' were developed to provide housing for rent for modest rates. Architecturally, they continued the artisan cottage tradition.

The area is notable for its green character. Big Wood and Little Wood are the remnants of ancient woodlands and the mature oaks in these two woods rise above the cottages of Oakwood Road.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Ossulton Way, N2** (road, 1927 onwards)

*Ossulton Way rises steeply out of Market Place running northwards to meet East End Road which forms the northern boundary of Hampstead Garden Suburb.*

St Marylebone Cemetery forms the northwest boundary to the area. Closes and roads that lead off Ossulton Way take advantage of the south-facing slope.

The land was part of the 300 acres leased initially in 1919. The Trust did not have control over the development but the Co-partnership paid a fee to be able to make this land part of the Garden Suburb.

The earliest buildings, dating from 1927, are mainly in the south of the area.

A large number of architects contributed to the development, making it one of the most diverse in character in the Suburb. There are groups by different designers all along Ossulton Way.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **Queens Court, NW11** (block, 1920 onwards)

*Queens Court, a later Hampstead Garden Suburb block, was constructed on Hampstead Way in the 1920s.*

Courtenay Melville Crickmer's original plan for the area showed a pond and hexagonal open space.

This concept was abandoned by the arrival of Queen's Court.

Adapted from The Underground Map website.

### **Raeburn Close, NW11** (road)

*Raeburn Close leads off Wildwood Road.*

Paths from its end connect with other Hampstead Garden Suburb roads - Emmott Close and Cotman Close.

Adapted from The Underground Map website.

### **Reynolds Close, NW11 (road)**

*Reynolds Close lies off of Hampstead Way.*

The Hampstead Garden Suburb Act 1906 had freed Raymond Unwin, the architect, from the gridiron street pattern imposed by the Public Health Act 1875. This was subsequently extended to all estates by the Town Planning Act of 1909.

Adapted from The Underground Map website.

### **Romney Close, NW11 (road)**

*Romney Close leads off Hampstead Way.*

Adapted from The Underground Map website.

### **Rowan Walk, N2 (road, 1930 onwards)**

*Rowan Walk was built in the mid-1930s by various architects including De Metz, Soutar, Katona, Butler, and Drury and Reekie.*

There are sections of Rowan Walk where groups of houses by a single architect bring a sense of a designed environment.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

### **Ruskin Close, NW11 (road, 1910 onwards)**

*Ruskin Close contains six houses.*

Though two different architects designed the houses, they exist harmoniously together.

Adapted from The Underground Map website.

## Sheridan Walk, NW11 (road)

*Sheridan Walk backs onto the Hoop Lane Jewish Cemetery.*

Adapted from The Underground Map website.

## South Square, NW11 (road, 1912 onwards)

*South Square is the name of the southern part of Central Square, Hampstead Garden Suburb.*



South Square

Credit: Hampstead Garden Suburb Heritage

Raymond Unwin's 1905 proposals for a garden suburb at Hampstead showed a central core near to the location of what became Central Square. This point was the highest in the suburb and thus its proposed buildings would become the focus in views from surrounding streets. There was to be a library, a hall, an Anglican church, a chapel and shops. The east side of the square was to be filled with housing.

As 1908 dawned, Edwin Lutyens was appointed consulting architect to Hampstead Garden Suburb (HGS) and was directed to focus his energies on the central area, including the Institute. Lutyens's drew a sketch plan for Central Square and presented to the General Purposes Committee of the HGS Trust on 18 February.

Henrietta Barnett, whose idea the suburb had been, was known not to approve it and suggested an alternative arrangement in a letter of 24 February. This plan captures what would become the final form of the Central Square, with the Institute and related buildings on the east side with churches defining the north and south boundaries.



There is no evidence to show what relationship this plan may have had with Lutyens's original plan - whether it was entirely new or merely a refinement.

But the early success of the suburb led to plans to extend Hampstead Garden Suburb eastward on land totaling about 300 acres and owned by the Ecclesiastical Commissioners. This was before the central area had been laid out. The proposals for the square and its buildings since 1905 had been based on the premise that they would form the eastern boundary of the Suburb.

Unwin understood that doubling the size of the Suburb had implications for the Central Square, and he set about revising the plans. His new plan was ready by August 1912 and there is nothing to suggest that Lutyens's had been consulted.

The addition of the new land put the Square at the centre of the Suburb. The challenge was now to open up a view of the extension from Central Square, thus uniting the two halves of the Suburb.

Unwin imagined a prominent crown of public buildings surrounded by public spaces near to East Finchley Station, at the apex of the new triangle of land. There would be a theatre, meeting rooms, shops and buildings. There would also be a market for selling the fruits of the 'co-operative effort' which Unwin was still hoping would flourish in the Suburb.

Lutyens eventually modified his Central Square proposals to take the growth into account, and the east elevation of the Institute should be understood as his eventual concession to the Suburb's growth.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

## **Southway, NW11 (road, 1923 onwards)**

*Southway is one of a series of three roads with geographical names: Southway, Middleway and Northway.*

Southway's western section features several notable individual houses from the 1920s-30s, while the eastern section from Thornton Way to Litchfield Way was designed by Soutar and C.G. Butler in the 1920s with repeated house designs.

The suburb has two mixed state primary schools - Garden Suburb and Brookland, and a state girls' grammar school, Henrietta Barnett School.

### **Spaniards Close, NW11** (road, 1932 onwards)

*Spaniards Close is so-named as it is located behind the Spaniards pub.*

Spaniard's Close, completed in 1932, is arguably John Carrick Stuart Soutar's most outstanding work. Not only does the road have an appealing shape, but it also ascends steeply, culminating at the symmetrical Spaniard's House.

Adapted from The Underground Map website.

### **Spaniards End, NW3** (road, 1680 onwards)

*Spaniards End lies behind the eponymous inn.*

By the end of the 1600s houses can be found around a pond on North End Way - these formed a village called North End. By 1710 there were 10 people paying 19 quit rents for 18 houses and cottages, and nearly three acres, almost all taken from the heath, at 'over the heath or North End'.

Two of the 18 houses were recently built cottages at 'Parkgate', later called Spaniard's End. The only other building in the area was Mother Huff's, an inn later called the Shakespeare's Head, fronting Spaniard's Road. The house, where Mother Huff claimed in 1728 to have been for 50 years, was recorded in 1680 and may have been the New inn marked on the road through Cane Wood (Kenwood) to Highgate c. 1672.

The name Spaniard's End was only gradually applied in connection with the nearby inn. Only by the end of the nineteenth century was it named on maps as such.

In Spaniard's End, Heath End House was occupied by Sir William Parry (1790-1855), the Arctic explorer, and from 1889 to 1912 by Canon Samuel Barnett (1844-1913), the social reformer, and his wife Dame Henrietta (1851-1936),

founder of Hampstead Garden Suburb. In 1895 they lent the house, which they called St. Jude's Cottage, to the painter James Whistler (1834-1903) and in 1903 they took over Erskine House for a convalescent home.

The whole estate was acquired by Sir Hall Caine - a novelist - who demolished Erskine House in 1923. From 1894 to 1908 the Elms was the home of Sir Joseph Joel Duveen, an art dealer. The house to the north was demolished between 1891 and 1913. A new house, called Mount Tyndale, was built in the 1920s and occupied in 1938 by Viscount Knollys.

There was a larger house called the Firs. This was divided in the 1950s into three houses called the White House, the Chantry, and Casa Maria, the third being formed from the billiard room. The outbuildings were converted into other dwellings. Heath End House survived under the name Evergreen Hill, next to a wing of the old Erskine House. The Elms housed St. Columba's hospital from 1957 and was then owned, but rarely inhabited, by Barbara Hutton, the Woolworth heiress. In 1981 it was sold for a large sum to a sheikh of the United Arab Emirates but it remained unoccupied and in 1987 was sold to developers.

Citation: <https://www.british-history.ac.uk/vch/middx/vol9/pp66-71> (British History Online)

### **Spencer Drive, N2 (road, 1935 onwards)**

*Spencer Drive is mid 1930s development within Hampstead Garden Suburb*

The west side of Spencer Drive was mostly designed by J.C.S. Soutar in 1935-1936, while the east side, including Carlyle Close, was designed by Welch, Cachemaille-Day and Lander in 1935-1936.

Citation: <https://www.barnet.gov.uk/> (London Borough of Barnet)

### **Sutcliffe Close, NW11 (road, 1926 onwards)**

*Sutcliffe Close is a symmetrical close designed by J.W. Binge in 1926 in the Arts and Crafts style.*

P.H. Caspari designed Moderne style 'gateway' houses in the 1930s at the entrance to Sutcliffe Close.

## Temple Fortune Hill, NW11 (road, 1907 onwards)

*Temple Fortune Hill is within the oldest part of Hampstead Garden Suburb.*

The area encapsulates the social and aesthetic values of the founders. Aimed at middle class residents, there was a range of housing to suit the varied circumstances of this group.

The road scheme followed old lanes, paths and field boundaries, taking into account ancient trees and hedgerows, altering the building lines to preserve them. The slope of the land was utilised.

The intersection of Willifield Way and Temple Fortune Hill is informally known as Crickmer Circus. Courtenay Melville Crickmer's layout incorporates the principles employed by Unwin to create a geometric yet informal village atmosphere. The original plan for a pond and open 'hexagonal' space was obliterated by the construction of Queen's Court in the 1920s.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)



The Bishops Avenue's name derives from the bishops of London, who owned a large hunting park in the area in the late Middle Ages.

*Credit: Hidden London*

of Barnet and Haringey and is renowned as one of the wealthiest streets globally.

## The Bishops Avenue, N2 (road)

*The Bishops Avenue is a prestigious road connecting East Finchley with the north side of Hampstead Heath at Kenwood (Hampstead Lane).*

The Bishops Avenue straddles the boundary between the London Boroughs of Barnet and Haringey and is renowned as one of the wealthiest streets globally.

It is famous for its extreme wealth and opulent residences - it is considered one of the most expensive streets in the world. Property prices started surpassing £1 million in the late 1980s. The houses on this street are situated on 2-3 acre plots and some are valued at tens of millions of pounds.

The name derives from the bishops of London, who owned a large hunting park

in the area in the late Middle Ages. Much of this land was sold privately in the early 20th century. Currently, only one house on the street is owned by the Church.

The avenue is home to 66 houses, each showcasing a variety of architectural styles. Alongside the parallel street, Winnington Road, it boasts an array of impressive and unique homes.

The street has seen several high-profile property sales. For instance, Turkish tycoon Halis Toprak's Toprak Mansion, a massive 30,000 sq ft residence, sold for £50 million in January 2008 to Nursultan Nazarbayev, the president of Kazakhstan, making it one of the world's most expensive houses.

Despite its prestige, The Guardian reported in 2014 that a significant number of properties on the avenue, estimated to be worth £350 million in total, were derelict and had not been lived in for decades. Some properties in the most expensive section of the avenue were registered to companies in tax havens, allowing owners to avoid certain taxes and maintain their anonymity.

Citation: <https://www.wikipedia.org> (Wikipedia)

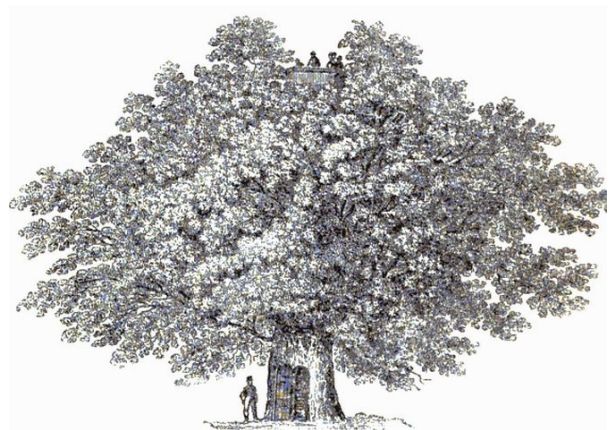
### **The Orchard, NW11 (road, 1909 onwards)**

*57 flats were built in The Orchard in 1909, one of the earliest developments of Hampstead Garden Suburb.*

Dame Henrietta Barnett wanted to make special provision in Hampstead Garden Suburb for the elderly. The Orchard was one of Parker and Unwin's best designs. It is a tragedy that it fell into such disrepair that it has had to be demolished. Originally, a court was enclosed on all four sides, the path running through an arch to the east and through an opening between terraces to the west.

### **Thornton Way, NW11 (road, 1920 onwards)**

*Thornton Way is a visually diverse road with large detached and semi-detached*



The Orchard, NW11

Credit: User unknown/public domain



*homes from a range of 1920s architects.*

Adapted from The Underground Map website.

### **Totnes Walk, N2** (road, 1938 onwards)

*Totnes Walk was designed by J.A. Bateman in 1938.*

Adapted from The Underground Map website.

### **Turner Close, NW11** (road, 1909 onwards)

*Turner Close contains some of the the more grand detached buildings, overlooking a green and showcasing the work of several architects.*

The buildings by Parker and Unwin were influenced by Lutyens' Queen Anne style and are enlivened by the chequerboarding.

Adapted from The Underground Map website.

### **Turner Drive, NW11** (road)

*Turner Drive is one of a number of Hampstead Garden Suburb roads named after artists.*

It faces the Hampstead Garden Suburb 'wall'.

Adapted from The Underground Map website.

### **Turners Wood, NW11** (road, 1916 onwards)

*Turner's Wood, built in 1916, was the final road of the original Hampstead Garden Suburb before the First World War brought work to an end.*

It was the last work of architect G.L. Sutcliffe who died soon after its completion. The architecture varies greatly.



Turners Wood

Credit: Hampstead Garden Suburb Trust

Turner's Wood was very successful architecturally - red brickwork being a major feature.

The road is backed onto by a private woodland of the same name.

Citation: <http://www.hgs.org.uk> (Hampstead Garden Suburb)

## Vivian Way, N2 (road, 1934 onwards)

*This area was developed between 1934-1938 by various architects who had previously built extensively in Hampstead Garden Suburb.*

Vivian Way was laid out primarily by Drury and Reekie, with an enclave of "Old English" style houses by R.H. Williams.

Adapted from The Underground Map website.

## Waterlow Court, NW11 (block, 1909 onwards)

*Waterlow Court was designed for 'businesswomen' by Baillie Scott.*

Waterlow Court was built by the Improved Industrial Dwellings Company and opened in 1909. The company had been established by Sir Sydney Waterlow in the 1860s.



Waterlow Court, a Grade II\* listed building in Hampstead Garden Suburb (2014)

Credit: Wiki Commons/Dudley Miles

This remarkable set of buildings exhibits an Arts and Crafts spirit, organised around a courtyard with an arcaded cloister.

The round-arched arcades which create a 'cloister' effect and which serve as a walkway to ground-floor flats.

Accommodation comprised of three, four or five room flats, simply designed with

plank doors and open fireplaces. The originally communal dining area was in the gabled block to the rear of the courtyard.

The bicycle shed exhibited the architectural treatment of the new structures, used by women who exemplified the modern Edwardian spirit.

Citation: <https://historicengland.org.uk/> (Historic England)

## **Wellgarth Road, NW11** (road, 1914 onwards)

*Wellgarth Road connects North End Road with the Hampstead Heath Extension.*

Sir Raymond Unwin was a mining engineer turned architect who turned Dame Henrietta Barnett's vision for Hampstead Garden Suburb into reality.

Wellgarth Road was designed as one of Unwin's large-scale formal approaches to the Heath Extension.

Towards the Heath it was intended to build two pairs of grand houses designed by Parker and Unwin's friend, Edgar Wood, the pioneer of the flat roof. Evidently there was no one courageous enough to build these Wood designs, and in their place there is a much safer mixture of individual houses.

Of the houses along Wellgarth Road, Threeways (19 Wellgarth Road) is of neo-Georgian design by C Cowles-Voysey.

Number 17, with its lively bay windows, is probably by T Phillips Figgis. Numbers 9 and 15 are excellent houses of the mid-twenties in the Parker and Unwin dark brick style designed in Soutar's office by his chief assistant Paul Badcock. Parker and Unwin themselves designed in 1914 the splendid red brick house, number 16, flanking diagonally the entrance to Wellgarth Road. Numbers 12-14 are in a style close to early Lutyens, with a series of hipped gables.

The dominant building in Wellgarth Road used to be the Wellgarth Nursery Training College and for a time a Youth Hostel, a remarkable building in Parker and Unwin's dark brick style, officially by a little-known firm, Lovegrove and Papworth, who had designed many warehouses in Hoxton, where the college had its previous site. It was built in 1915, the year that Papworth, the last of a famous architectural family, left for the War; it is more than likely that the design was

handed over to someone in Parker and Unwin's office, probably Arthur Penty, an idealistic Christian Socialist who is said to have been responsible for the shops at Temple Fortune.

Wellgarth Road does not have its intended "gate" to North End Road; instead there is the diminutive and extremely pretty cottage (number 1), designed for himself in 1930 by Frederick MacManus. There were two gate posts of which one was removed when Number 1 was built.

Citation: <http://hgs.org.uk/tour/index.html> (Hampstead Garden Suburb - The Tour)

### **Westholm, NW11** (road, 1920 onwards)

*Westholm was developed just after the First World War to provide housing for rent at 'modest' rates.*

All of the 'Holms' were streets developed north of the brook, begun by Sutcliffe and completed by Butler.

Architectural historian Miller highlights the dwellings in Westholm that are set back from the others, noting that "four bay windows of the four corners are set diagonally across each corner so that the corner pier serves also as the brick centre mullion of the bay."

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

### **White Lodge Close, N2** (road)

*White Lodge Close is a later infill road, off The Bishops Avenue.*

Adapted from The Underground Map website.

### **Widcombe Way, N2** (road, 1931 onwards)

*Widcombe Way lead north off Lyttleton Road.*

The majority of houses in Widcombe Way were designed by C.G. Butler and built between 1931 and 1933.

## **Wild Hatch, NW11 (road)**

*Wild Hatch, now a small road, is part of an ancient route.*

The ancient route from Hampstead to Hendon ran along Temple Fortune Lane which changed its name to Wild Hatch at this point.

The modern road is curtailed in length compared to the old route. It still has the character of a country lane, bounded on one side by an 'estate wall'.

## **Wildwood Rise, NW11 (road, 1914 onwards)**

*The houses on Wildwood Rise were built between 1914-1917.*

No. 2 Wildwood Rise is a Grade II listed building designed by Cyril Farey in 1914 which won second prize in a Country Life competition. Nos. 4 and 5 were designed by Field and Simmons in 1914, while No. 6 was designed by Simmons in 1922.

## **Wildwood Road, NW11 (road, 1912 onwards)**

*Wildwood Road skirts around the Hampstead Heath Extension in an arc.*

The road layout was designed by Raymond Unwin. Many of the individual buildings date from the 1920s and include some of the best examples of later neo-Georgian.

The plots were laid out in the initial years of the Suburb and there are examples of early houses from 1911-1913, designed by architect G.L. Sutcliffe. Most of the remaining houses were built later, between 1923 and 1930, with a few examples from 1954-1964. Wildwood Road was always intended for wealthy owners.





Hampstead Garden Suburb from Willifield Way (1914)  
Credit: William Whitehead Ratcliffe/Tate

## **Willifield Way, NW11** (road, 1908 onwards)

*Willifield Way runs south from 'Crickmer Circus' to meet Hampstead Way before the junction with Meadway.*

This area was part of the original 1907 land purchase from Eton College, and was developed mainly in 1907-08. Willifield Way contains cottages built by Parker and Unwin but building was completed as late as 1912 in the Sutcliffe group at the south end of Willifield Way.

The houses on Willifield Way were designed in groups by architects closely associated with Unwin. There are groups of houses by G. Lucas, Michael Bunney, Sutcliffe and Crickmer.

Willifield Way Green is a 0.29 hectare green space beside the road. It evokes an idealised rural ambience around which houses are formally grouped.

Citation: <https://www.hgstrust.org/> (The Hampstead Garden Suburb Trust)

## **Winnington Close, N2** (road)

*Winnington Close lies off Winnington Road.*

Adapted from The Underground Map website.

## **Winnington Road, N2** (road, 1930 onwards)

*Winnington Road was added to Hampstead Garden Suburb in 1930.*

Winnington Road is an example of the architects John and Archibald Soutar's relationship with William Powell. The designs for it were drawn up by Powell in the Soutars' office.

The road is second only to The Bishop's Avenue in the wealthiest roads of Hampstead Garden Suburb.

Adapted from The Underground Map website.

## **Woodside, NW11 (road)**

*Woodside leads off Erskine Hill.*

Adapted from The Underground Map website.

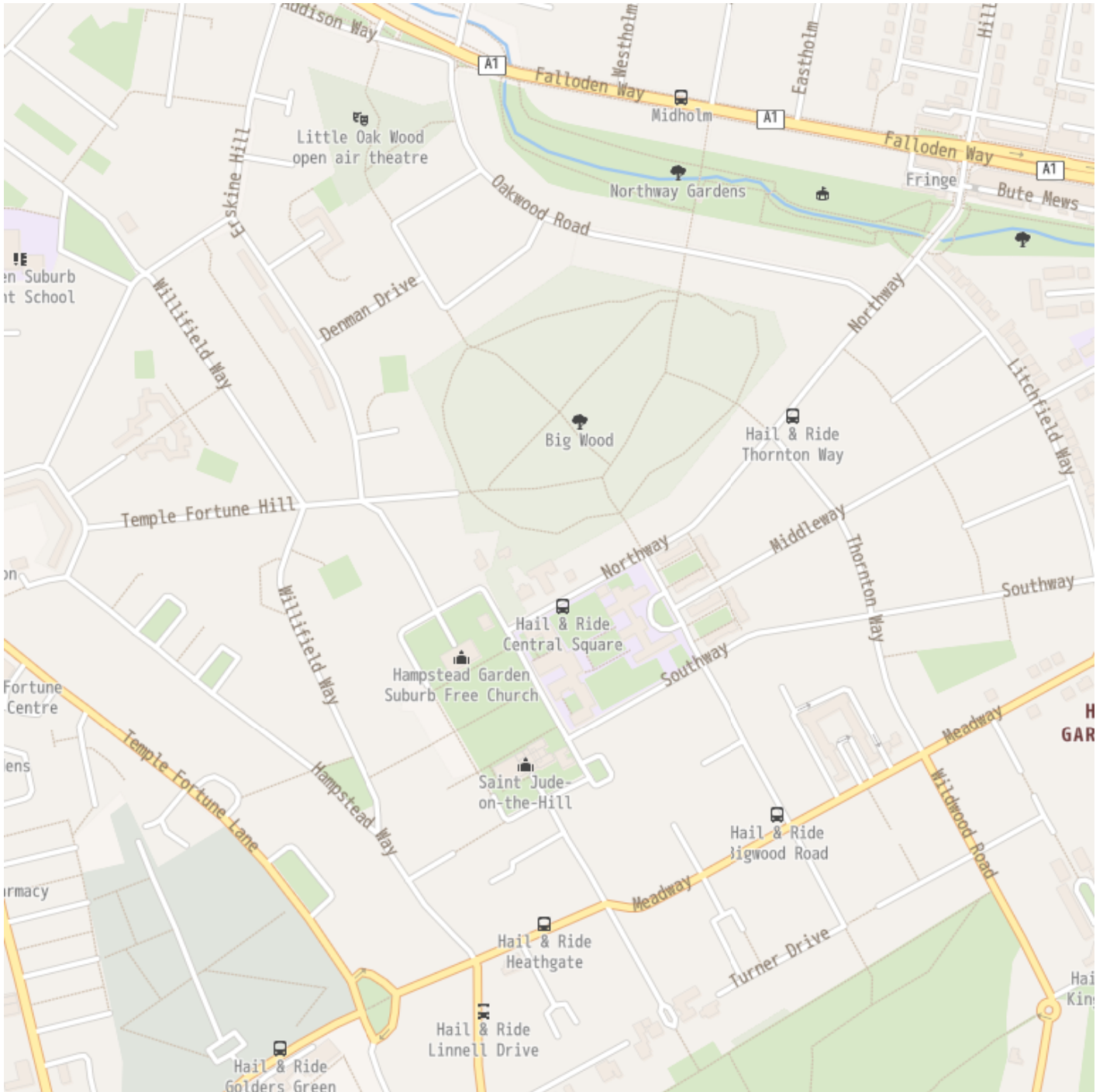
## **Wordsworth Walk, NW11 (road, 1911 onwards)**

*Wordsworth Walk was built between 1910 and 1911 by Herbert Welch, aged twenty-seven.*

# Mapping section

This overview map, derived from OpenStreetMap covers the area centered on Hampstead Garden Suburb. All of the street and other histories in the main document above fall within the geographical area of the map. Beneath this map are a series of historical maps of the same area.

OpenStreetMap is open data, licensed under the Open Data Commons Open Database License (ODbL) by the OpenStreetMap Foundation (OSMF). It has been created by OpenStreetMap and its contributors. Contains Ordnance Survey data © Crown copyright and database rights 2010-2024.



## 1950s mapping - zoomed in

This Ordnance Survey 1950s map is zoomed in, compared with the map above, and centered on Hampstead Garden Suburb.

### 1950 map

The series of Ordnance Survey mapping dates from the decade immediately after the Second World War, showing bomb damage in some areas of London with most new estates yet to be built. It is mapped at a scale of five feet to the mile (1:1,056 scale).





## 1950s mapping - area overview

This Ordnance Survey 1950s mapping shows exactly the same footprint as the first map (OpenStreetMap) above.

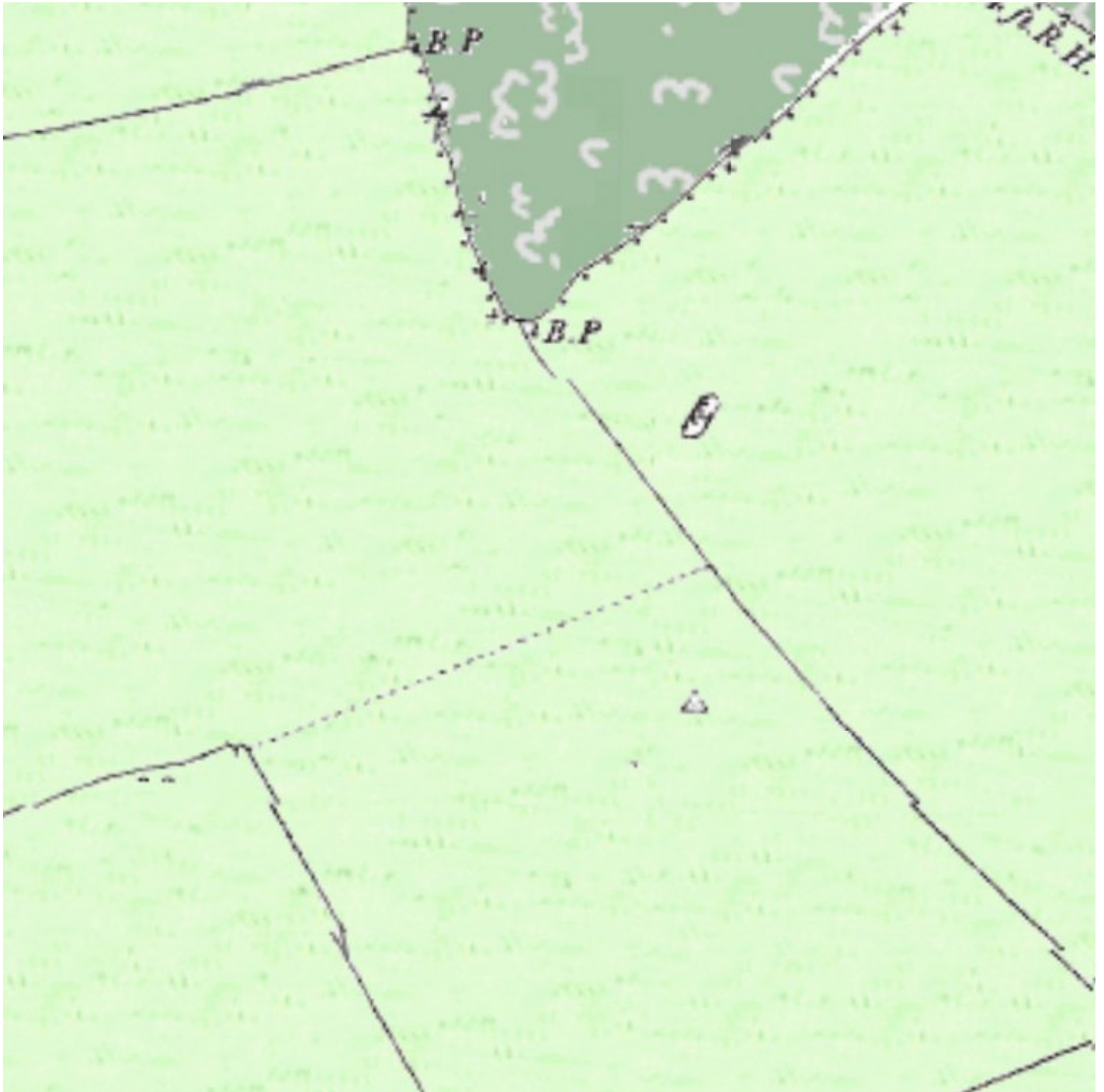


### 1900s mapping - zoomed in

This Ordnance Survey 1900s is zoomed in, compared with the map above, and centered on Hampstead Garden Suburb.

At the turn of the twentieth century, the area to be turned into Hampstead Garden Suburb remained countryside. It was to be developed from 1907 onwards.

Inner London is covered by Ordnance Survey mapping at a scale of five feet to the mile (1:1,056 scale), based on surveys made between 1891 and 1895. Outer London is covered by Ordnance Survey mapping at a scale of six inches to the mile (1:10,560 scale).

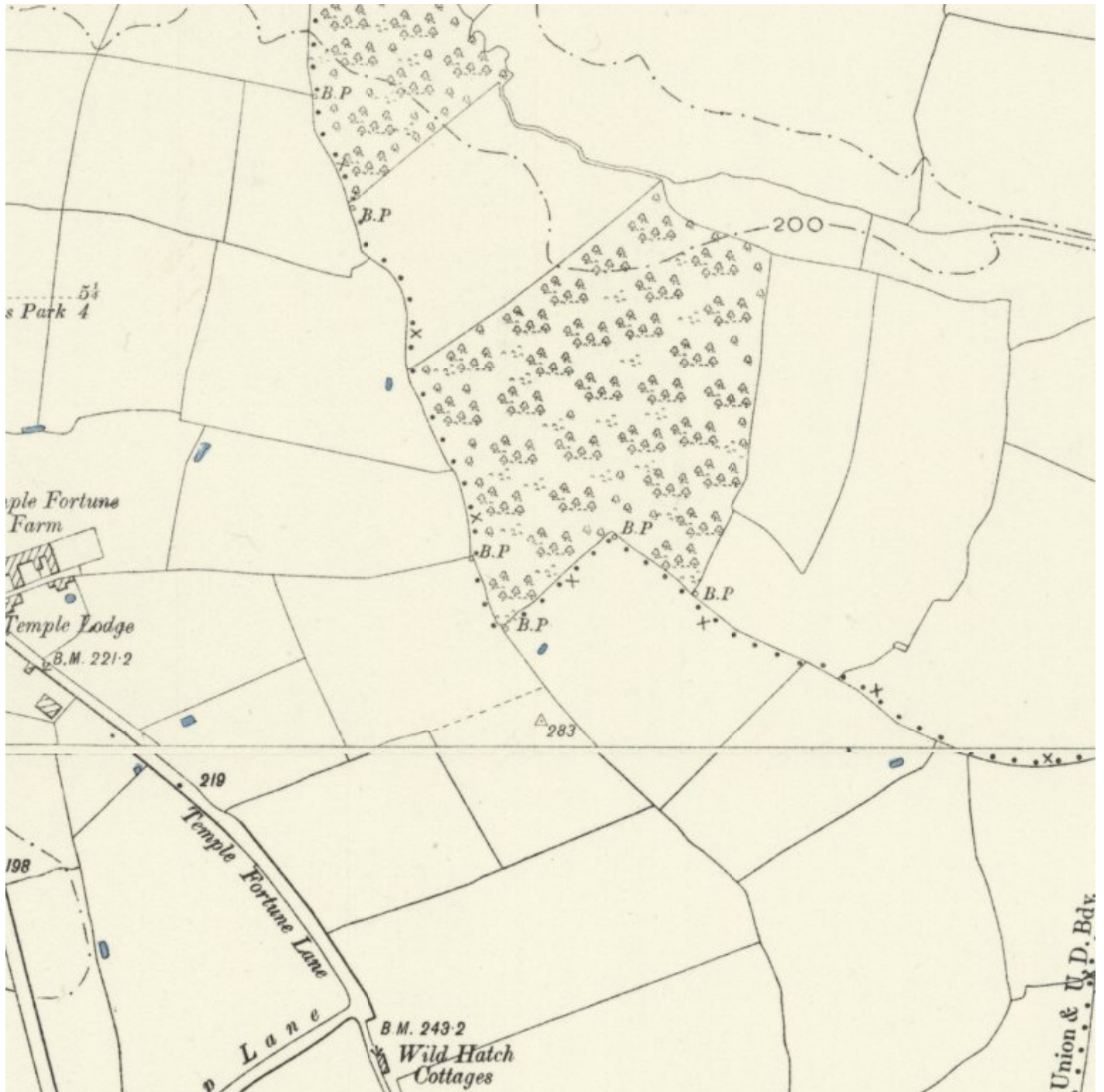




## 1900s mapping - area overview

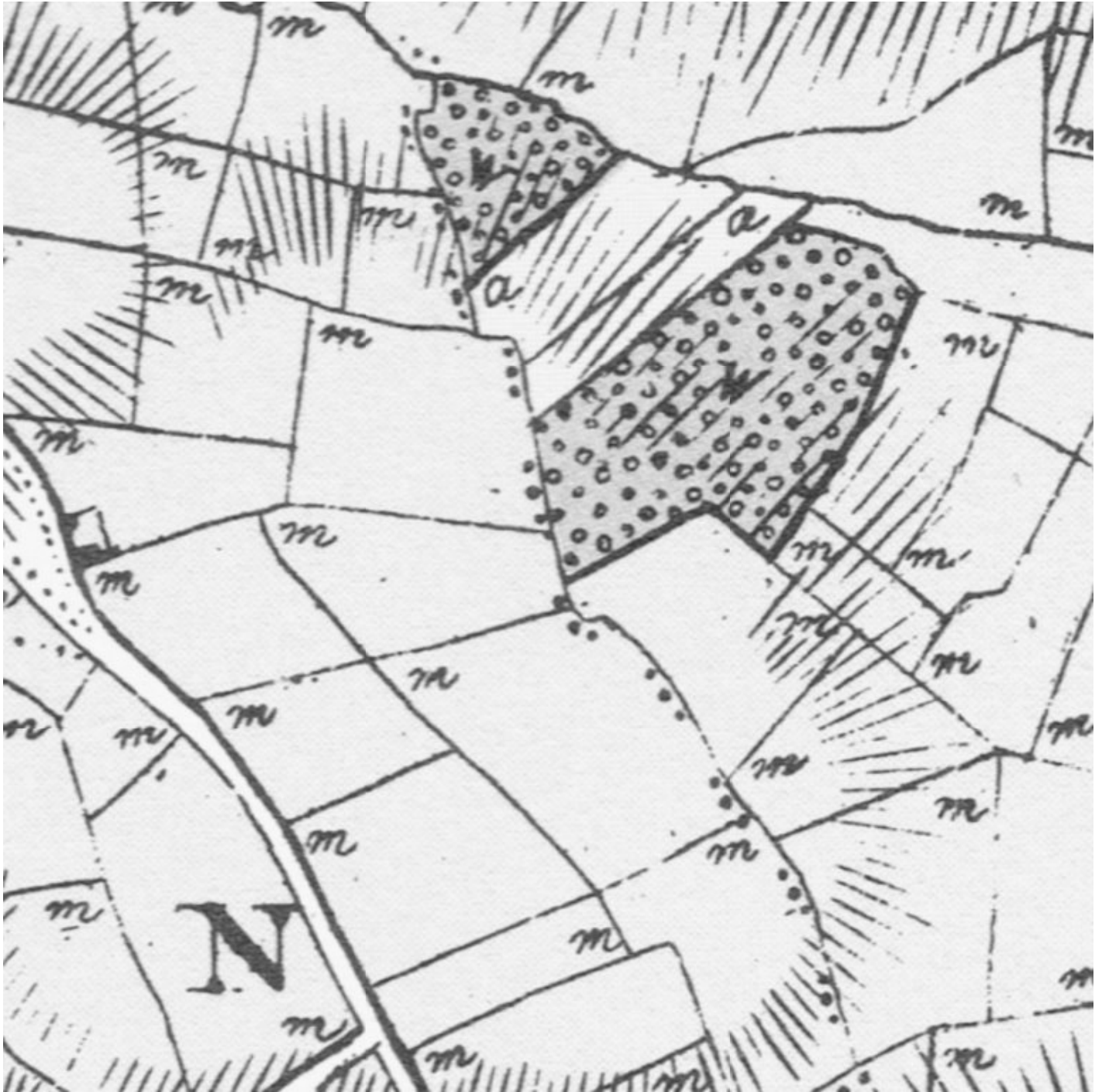
The Ordnance Survey 1900s mapping shows exactly the same footprint as the first map (OpenStreetMap) above.

Inner London is covered by Ordnance Survey mapping at a scale of five feet to the mile (1:1,056 scale), based on surveys made between 1891 and 1895. Outer London is covered by Ordnance Survey mapping at a scale of six inches to the mile (1:10,560 scale).



## 1800s mapping

The Milne 1800s mapping shows exactly the same footprint as the first (OpenStreetMap) map above. The area around London was surveyed by Milne, showing the various landuses in operation, at the beginning of the 1800s.



## Citations and sources

- The Underground Map: 32733,21770
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- <http://www.hgs.org.uk> (Hampstead Garden Suburb)
- <https://hgsheritage.org.uk> (Hampstead Garden Suburb Virtual Museum)
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- <https://www.british-history.ac.uk/vch/middx/vol5> (A History of the County of Middlesex )
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- <https://tonero.me.uk/> (Tonero - walks, history, London and more)
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- <https://www.barnet.gov.uk/> (London Borough of Barnet)
- <http://www.annemount.co.uk> (Welcome to Annemount School)

## Small print

This guide bases its content from the open-source *The Underground Map* (TUM) project which is available as a website. Where citations are not directly given underneath each entry, the text exists on the original TUM page, accessible by clicking the title of the article. The TUM website is created and maintained by Scott Hatton, the accredited author of this publication.

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