

London Borough of Camden  
Application for Borough-Wide Regulation 7 Direction

# JS1

Profile of the London Borough of Camden on a ward by ward basis

## Introduction

### *Camden's character*

- 1.1. The London Borough of Camden is characterised by a great richness and variety in its built and natural environment, with a valuable heritage of local, national and international significance. Covering almost 22 square kilometres of North London it encompasses the leafy open space of Hampstead Heath in the north, fine residential districts and the busy commercial area south of the Euston Road.
- 1.2. Camden has 40 conservation areas, which cover a large proportion of the borough. The borough also has over 5,600 statutorily listed buildings and 53 of the borough's squares are protected by the London Squares Preservation Act 1931. Fourteen open spaces in the borough are on Historic England's Register of Parks and Gardens. Camden has a generally well-preserved archaeological heritage, with 13 identified archaeological priority areas. The Council also maintains a Local List of over 400 non-designated heritage assets.
- 1.3. The southern part of the borough forms part of Central London and is more densely built up. This area includes the planned Georgian streets and squares (e.g. Bedford, Russell, Fitzroy) of Bloomsbury. It includes a number of large institutional uses, such as hospitals, universities and museums. The south of the borough also includes the Inns of Court, which are some of the earliest establishments in the borough and it includes the well-known areas of Seven Dials (Covent Garden) and Hatton Garden. Three major railway stations: King's Cross, St Pancras International and Euston, are located along Euston Road.
- 1.4. The town centres of Camden Town, Kentish Town and Kilburn High Road are key elements in the central part of the borough. These centres developed in a piecemeal fashion along historic routes into London. They are now marked by continuous, close-grained development with commercial units at ground floor level on either side of the road, and terraced housing of a similar density on the surrounding streets. The areas between the town centres are generally characterised by speculative, residential development from the mid to late C19th for the then new middle classes. There is a variety of distinctive architecture and varied densities across these different neighbourhoods.
- 1.5. The northern part of the borough benefits from the presence of Hampstead Heath, which provides amenity and leisure space and a verdant setting to the surrounding built-up areas, as well as famous views across London. Highgate Cemetery is also located towards the northern edge of the borough. Hampstead and Highgate are derived from medieval hamlets and have clearly defined village centres. They have a variety of building types, from cottages and terraces to detached houses and grand residences, with a generally densely packed high quality urban grain of a range of styles, scales and ages. Both areas contain many high quality, architect-designed homes from the C19th and C20th, many of which are listed.
- 1.6. Social housing schemes are an important element in the borough's built environment. St Andrews House on Saffron Hill (Holborn & Covent Garden) is the oldest surviving public housing block in London whilst early C20th examples include the London County Council's (LCC) Bourne Estate on Leather Lane (also Holborn & Covent Garden). The LCC's Ossulston Estate (St Pancras & Somers Town) is considered the most important inner-city estate of the inter-war period. Post-war examples illustrate an architecturally ambitious programme of housing schemes by Camden Council following its creation in 1965, many of which are now listed. Examples include the

Brunswick Centre (Bloomsbury) and the estates of Fleet Road (Gospel Oak) Alexander Road (Kilburn), Maiden Lane (Cantelowes) and Highgate New Town (Highgate).

### *Economic profile*

- 1.7. Camden has one of the most successful economies in the country. It is home to approximately 24,000 business and over 30,000 jobs. The success of its economy relies on the wide variety of employment sectors including professional and business services, the 'knowledge economy', for example higher education and research, and creative industries such as design, fashion and publishing. Camden also has a large number of jobs in the health sector, hotels and restaurants, legal services, and transport and distribution. Camden also attracts mid and small-scale creative organisations, which often cluster together in tailored buildings, for example Cockpit Arts and Kingsgate Workshops, or in certain parts of the borough, such as the wider King's Cross area, which contains over 300 small cultural and creative industries, and Camden Town, with its concentration of design and media firms. Camden's shops also have a significant role as local employers as well as being valuable community facilities.
- 1.8. The majority of jobs in Camden are located in the south of the borough, and in Camden Town and the other town centres. Thousands of people travel into the borough every day to work and take advantage of these opportunities. However, a large number of local residents do not have the skills or qualifications sought by the borough's employers, particularly in 'knowledge-based' businesses.
- 1.9. Employment space within the borough takes a number of forms, including: mixed use; offices; storage and distribution; industrial estates and warehouses / factory conversions. Mixed-use employment areas are usually located adjacent to high streets or centres, or on the back streets to the rear. The majority of office-based employment space in the borough is to the south of Euston Road. These areas are supported by some retail, food and drink and leisure uses, but generate very little activity outside of office hours. Distribution and storage uses tend to be located on former railway land, near to main roads. Industrial estates in the borough tend to be inward-looking, providing small-scale industrial sheds for small business and light industry. Across the borough, but particularly in Camden Town and Kentish Town, there are a number of former factory buildings that have been converted to provide employment space, usually for creative businesses.
- 1.10. Camden has a range of centres which provide local employment. These include town centres such as Camden Town, West Hampstead and Finchley Road, areas that contribute to the retail attraction of the West End, like Tottenham Court Road and Seven Dials, and a variety of neighbourhood centres, street markets and local shops.
- 1.11. Euston is one of London's major transport hubs and is also a significant area of employment. The wider Euston area contains the headquarters of a number of major companies and public bodies (mainly along Euston Road).
- 1.12. Estimates indicate that median gross household income in Camden is £36,851, which is 18% higher than the London average (£31,277)<sup>1</sup>. Across the borough, there is a

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<sup>1</sup> Equivalised Paycheck household income data for 2016, © CACI Ltd. Equivalising reflects the notion that, for example, a household of five will need a higher income than a single person living alone to enjoy a comparable standard of living. CACI calculate an 'equivalence value' for households, based on the number and age of

noticeable difference between the ward with the highest gross annual household income (Frognal & Fitzjohns - £47,381) and the ward with the lowest (St Pancras & Somers Town - £24,319)<sup>2</sup>. Within St Pancras & Somers Town 36.7% of households have an annual median income under £20,000, whereas in Frognal & Fitzjohns, the figure is only 6.1%.

### *Camden's population and housing tenure*

- 1.13. In 2018, Camden's population was 243,100 and it is expected to grow by 14,600 to 257,00 by 2028, which represents an increase of 6%. The rates at which the different ward populations are expected to change vary significantly. For example, St Pancras & Somers Town and Kentish Town are expected to grow by 25.8% and 23% respectively. In contrast, the wards of Belsize, Hampstead Town, Highgate and Regent's Park are all expected to see decreases in their populations (-1.9%, -1.2%, -2.2% and -0.7% respectively).
- 1.14. According to the latest GLA projections<sup>3</sup>, Camden's population contains a higher proportion of younger working aged people (aged 16-44) than London and the UK: 51%, compared with 46% and 37% respectively. The borough has a smaller proportion of pre-school and school-age children (aged 0-15) than the rest of London and the UK: 16%, compared with 20% and 19% respectively. The borough has a similar proportion of older working aged people (aged 45-64) to the rest of London (21% compared to 22%), but less compared to the rest of the UK (26%). Camden and London also have similar proportions of older people (aged 65+): 12% compared to 18% in the UK.
- 1.15. According to figures from the 2011 Census, 32.2% of residents in the borough live in private rented accommodation; 33.1% live in social housing (23% in Council housing and 10.1% in other social housing); 32.2% are owner-occupiers; and 1.8% live rent-free. The highest proportion of owner-occupiers are in Hampstead Town (50.6%) and the lowest proportion are in St Pancras & Somers Town (14.3%). The highest proportion of private renters are in West Hampstead (43.7%) and the lowest proportion are in Highgate (16.8%).
- 1.16. For comparison, throughout the rest of London, 25.1% of the population lives in private rented accommodation; 24.1% lives in social housing (13.5% in Council housing and 10.6% in other social housing); 48.3% are owner-occupiers; and 1.3% live rent-free. Throughout the UK, these figures are as follows: 16.7% private rented; 17.6% social housing (9.4% council housing and 8.2% other social housing); 63.6% owner-occupiers and 1.4% live rent-free.
- 1.17. What these figures demonstrate is that there is a higher than average number of younger working people (aged 16-44) living in the borough and the percentage of people living in private rented accommodation is also higher than average: 32.2% compared to 25.1% in the rest of London and 16.7% in the rest of the UK.

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household members. Equivalised income is calculated by applying the equivalence value to the Paycheck income data.

<sup>2</sup> Source: *Paycheck 2018*, CACI Ltd

<sup>3</sup> GLA 2016-based Projections 'Camden Development, Capped AHS' at mid-2018; GLA 2018.

- 1.18. There are also a number of higher education students living in the borough. Figures from 2016-17<sup>4</sup> indicate that King's Cross has 4,460 higher education students, which represents 16.8% of the total number of students living in the borough. Bloomsbury has the next highest with 3915 (14.8%) and St Pancras & Somers Town has 3755 (14.2%). In contrast, Hampstead Town only has 370 (1.4%).

#### *Structure of this report*

- 1.19. Camden is split into 18 wards: (in alphabetical order) Belsize, Bloomsbury, Camden Town & Primrose Hill, Canteloves, Fortune Green, Frognal & Fitzjohns, Gospel Oak, Hampstead Town, Haverstock, Highgate, Holborn & Covent Garden, Kentish Town, Kilburn, King's Cross, Regent's Park, St Pancras & Somers Town, Swiss Cottage, West Hampstead.
- 1.20. This report will provide a description of each ward, focusing on population and housing tenure, economic profile and built form. The order of the report will move geographically through the borough, starting in the south of the borough in Bloomsbury and finishing in Highgate, in the north. This should provide the reader with a clearer picture of how the borough changes as one travels through it.
- 1.21. As already noted, Camden has 40 conservation areas, which cover a large proportion of the borough; however, the conservation area boundaries tend not to follow the same boundaries as the wards and often the conservation areas overlap the ward boundaries. Where this is the case, this is made clear in the report, and in some cases, where it is appropriate to do so, the conservation area is described fully within one section of the report (for example, when only a few roads fall within a different ward).

#### **1.22. Bloomsbury**

##### *Location*

- 1.23. Bloomsbury is located geographically in the south of Camden, within central London. It is bordered to the south by Holborn & Covent Garden; to the north-east by King's Cross and to the north-west by Regent's Park. It is bordered to the west by the City of Westminster.

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<sup>4</sup> Source: Higher Education Statistics Agency (rounded to the nearest 5 person)



### *Population and housing tenure*

- 1.24. Bloomsbury is the smallest ward in the borough in terms of population size (11,500 people at mid-2017 according to GLA figures<sup>5</sup>). The population density is 113 persons per hectare, which is the 13<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 1.25. Since 2011, the population of Bloomsbury has not grown in line with the overall population of Camden (at 6.5% compared with 9%), ranking 15<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 800 residents (7%) by 2027, as a result of positive natural change (+100) and a net increase due to migration (+700).
- 1.26. Bloomsbury has a relatively young population compared with the borough average, with a mean age of 35.6 years (Camden's average is 36.8). Over four fifths (81.1%) of the population are working age (age 16-64).
- 1.27. In this ward, figures show that 41.6% of residents live in private rented accommodation; 28.6% live in social housing (16.9% in Council housing and 11.7% in other social housing); 26.4% are owner-occupiers and 3% live rent-free.

### *Economic profile*

- 1.28. Bloomsbury ranks 10<sup>th</sup> in the borough in terms of median gross household income, at £35,548 (Camden's average is £36,851). There are a concentration of households with lower median household incomes in Bloomsbury, especially in the north of the ward.
- 1.29. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 68,000 jobs located in Bloomsbury, which is almost 6 times the number of residents. The largest sectors providing employment are in Professional & Business Services (24,000; 36%); Public

<sup>5</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

Services (20,000; 29%); and Distribution & Hospitality (11,000; 16%). Employment levels in the ward have increased 28% since 2009.

### *Town & Neighbourhood Centres*

- 1.30. Town Centres (also known as Central London Frontage in Central Activities Zone) – Tottenham Court Road.  
Neighbourhood Centres - the Brunswick Centre; Cleveland Street (east side); Goodge Street; Marchmont Street/Leigh Street/Tavistock Place; Store Street.

### *Built form*

- 1.31. The vast majority of Bloomsbury is covered by a conservation area. The ward includes the following conservation areas (in alphabetical order): Bloomsbury; Charlotte Street; Fitzroy Square and Hanway Street.
- 1.32. The Bloomsbury Conservation Area covers an area of approximately 160 hectares extending from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west to King's Cross Road in the east. The Bloomsbury Conservation Area Appraisal and Management Strategy (2011) notes that Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets, remain a dominant characteristic of the area.
- 1.33. Within the Bloomsbury Conservation Area there are in excess of 1,000 listed buildings and structures. Of the listed buildings, 4% are Grade II\* and 2% are Grade I, which highlights the historic and architectural significance of this area.
- 1.34. The area has been heavily influenced by major institutional uses. Some patterns of use have changed over time (e.g. offices and hotels occupying former family dwellings); however, other original uses have survived and help to maintain the area's distinctive and culturally rich character (the most notable include hospitals, university and academic uses, cultural institutions such as museums, legal uses, and on a smaller scale, specialist retailers including booksellers and furniture shops).
- 1.35. Bloomsbury represents a period of London's early expansion northwards, dating from Stuart times (c.1660), which continued through the Georgian and Regency periods to around 1840. The Victorian era saw a movement of the wealthy to newly developing urban areas to the north. New uses emerged and existing ones expanded. There was an increase in industrial uses on the eastern fringes along the Fleet Valley, the establishment of University College, an expansion in specialist hospitals around Queen Square, and the development of the British Museum. New housing for the poor, often of a philanthropic nature, was built in several parts of the northern section of the Bloomsbury Conservation Area. The development of a series of railway termini along Euston Road saw an expansion in hotel developments, and office development. Around the long established Inns of Court, dwellings were converted to offices for the legal profession. During the C20th, this change and the expansion of hospital, academic and cultural uses continued, particularly around the university and hospitals. Bomb damage from WWII led to the replacement of some older housing stock with large scale new development such as the Brunswick Centre.

- 1.36. The area's relatively level topography reflects the area's geographic location in the Thames Basin. The land is very gently undulating which results in a homogenous appearance to the landscape across the area. The quintessential character of the Bloomsbury Conservation Area derives from the grid of streets enclosed by mainly three and four storey development, with formal squares which provide landscape dominated focal points. A hierarchy of different scales of streets is evident across the area with clear differences between the wider major arterial routes, the grid of primary, relatively spacious, intersecting streets, narrower secondary streets, rear mews and narrow connecting lanes.
- 1.37. The grain of streets is generally smaller scale in the older, southern part of the conservation area where there are a larger number of narrower streets and alleyways. The spatial character of Gray's Inn and Lincoln's Inn also differs, being based on a series of interconnected courtyards and open spaces of varying sizes and scales. Mews are a common theme across the area and provided rear service access to the larger buildings fronting the principal streets.
- 1.38. The main arterial routes tend to have larger scale buildings, addressing broader, busier streets. There are five main north-south routes all of which were widened around the turn of the C20th: Tottenham Court Road (on the western edge), Gower Street (towards the western edge), Woburn Place/Southampton Row (approximately central), Gray's Inn Road (towards the eastern edge) and King's Cross Road (on the eastern edge). There are three major east-west routes: Euston Road in the north, Theobald's Road (towards the southern edge) and High Holborn/New Oxford Street in the south.
- 1.39. The squares are generally of a rectilinear form, although there are variations in scale and shape. With the exception of Lincoln's Inn Fields and Coram's Fields they tend to be consistent with the scale and proportions of the surrounding urban blocks. Their mature trees and gardens provide variation and welcome focal points within the intensely developed urban street pattern.
- 1.40. Terraced townhouses are the predominant form across the area, reflecting the speculative, (mainly) residential development of the Stuart, Georgian, Regency and early Victorian periods. This gives a distinctive, repeated grain to large parts of the area.
- 1.41. Across the conservation area, there are a series of much larger footprint buildings associated with a number of large institutional uses (hospitals and universities) which have shaped the development pattern over time. These include the site of the former Foundling Hospital, The British Museum, the University of London, University College, and Great Ormond Street Hospital.
- 1.42. Shops and public houses are also a feature of Bloomsbury, generally forming part of or having been inserted into the earlier terraces, reflecting the growth in commercial activity in the area. Along the main arterial routes purpose-built offices began to be developed from the late C19th and the turn of the C20th, many with shops at ground floor level.

- 1.43. Interspersed across the conservation area are several set piece buildings, which are often landmarks, including churches and other cultural buildings such as museums. As noted, university, hospital and institutional buildings have tended to have larger footprints.
- 1.44. The conservation area appraisal identifies 14 sub-areas within the conservation area that generally share common characteristics. (NB. Sub-area 1 is within Regent's Park, sub-areas 9, 10, 11 and parts of sub-areas 7 and 8 fall within Holborn & Covent Garden and sub-areas 12, 13 and 14 fall within King's Cross; however, all the sub-areas will be discussed in this section in the interests of straightforwardness
- 1.45. Sub-area 1 is 'Euston Road', a wide, heavily-trafficked dual carriageway characterised by large scale institutional buildings. A large number of buildings adhere to a classical architecture and were built in the first half of the C20th as replacements of the earlier C19th domestic terraces and the southern half of Euston Square. Later C20th and early C21st buildings tend to be of a larger scale and height, with several incidents of high rise buildings along the stretch of the road outside the Bloomsbury Conservation Area and to the north of Euston Square, all of which dominate the skyline and long views. The Greek Revival church of St Pancras (Grade I listed) is an important landmark at the junction of Euston Road and Upper Woburn Place. On the north side of the road, the Euston Fire Station (Grade II\* listed) is also a prominent landmark.
- 1.46. Sub-area 2 is 'Gordon Square / Woburn Square / Byng Place', which are quieter streets. Four storey C19th terraces dominate the area, originally developed by Thomas Cubitt and James Sim and Sons for domestic use during the first half of the C19th.
- 1.47. Sub-area 3 is the 'University of London / British Museum' which is dominated by large-scale institutional buildings. To the north of the area is the University of London precinct and its associated colleges and faculties. To the south is the British Museum, a cultural institution of international importance, occupying a major ensemble of outstanding grade I listed buildings, which occupies almost an entire street block between Great Russell Street and Montague Place. As well as some exemplary C18th and C19th buildings, there are several examples of C20th architecture of international repute. The most notable building in the northern section of the sub-area is the Grade I listed University College (UCL), known as the Wilkins Building. The UCL buildings dominate the sub-area by virtue of their scale. Senate House (Grade II\* listed) forms a prominent focal point within the surrounding streets as its tall stepped tower is a visible landmark in the wider Bloomsbury area. Birkbeck College, the London School of Hygiene and Tropical Medicine, the School of African and Oriental Studies and the RADA building are also buildings of note in the area.
- 1.48. Sub-area 4 is 'Grafton Way / Alfred Place / Tottenham Court Road', which is commercial in character. The majority of ground floors are in retail use and the remainder are offices. Tottenham Court Road is a busy one-way street. Much of its Victorian commercial architecture has been replaced with post-war buildings, in particular in the stretch north of Torrington Place where there are large number of buildings dating from the 1950s to 1970s. The Heal and Son Ltd furniture store is a notable survivor of its original buildings.

- 1.49. Sub-area 5 is 'Bedford Square / Gower Street', which is a virtually intact and exemplary piece of late C18th town planning, consisting of terraced housing built speculatively by a number of different builders to a plan produced by the Bedford Estate. Dating from 1775, Bedford Square is one of the most significant and complete examples of a Georgian square in London. Its national importance is acknowledged by the Grade I listed status of all the townhouses fronting the square. Furthermore, a sizeable number of original streetscape elements remain (many of which are Grade II listed). The private gardens in the centre of the square are included in the English Heritage Register of Parks and Gardens of Special Historic Interest in Greater London at Grade II\*.
- 1.50. Sub-area 6 is 'Bloomsbury Square / Russell Square / Tavistock Square', which is largely made up of three and four storey late C18th and C19th terraces surrounding a sequence of linked formal spaces, namely Bloomsbury Square, Russell Square and Tavistock Square. Russell Square is the largest of Bloomsbury's squares and was developed following the construction of Bedford Square, utilising land that had formerly been reserved to maintain the view north from Bedford House (later demolished). The square was originally laid out by Humphrey Repton, a leading landscape architect in the early C19th. Although extensively replanted in 1959 it is listed Grade II in the English Heritage Register of Historic Parks and Gardens. The eight-storey, Grade II\* listed Russell Hotel is a prominent landmark dating from 1892-98, which replaced earlier Georgian terraces on the east side of the square. There are a number of later C20th insertions around the square.
- 1.51. North of Russell Square, there is a greater number of large-scale C20th buildings and a prevalence of hotel uses. Tavistock Square is a pleasant public square, and a strong unifying element that enables the transition from the large scale and massing of the eight-storey hotel and mansion block developments in the south to the smaller domestic scale of the terraces along the western side. The Grade II\* listed 1820s terrace of seventeen townhouses on the west side is the only original development in Tavistock Square. The British Medical Association (BMA) is the most notable building overlooking the eastern side of the square.
- 1.52. Sub-area 7 is 'Museum Street / Great Russell Street', which has a very distinctive grain and street pattern consisting of a tight grid of streets containing small, intimately-scaled blocks of development. The area was developed in the later C17th and retains its early street pattern. During the mid C19th many of the terraces were rebuilt and re-fronted, reflected by a variety of elevational treatments. The late C19th and early C20th mansion blocks and hotels have decorative elevational treatments, mostly in brick with contrasting detailing. Great Russell Street is a relatively busy east-west route which changes in character along its length. It is predominantly fronted by earlier four-storey terraces, interspersed with some larger later C19th mansion blocks. On the northern side, between Montague Street and Bloomsbury Street, the street is dominated by the British Museum.
- 1.53. Sub-area 8 is 'New Oxford Street / High Holborn / Southampton Row', which is characterised by areas of large-scale late C19th and early C20th blocks fronting busy thoroughfares.
- 1.54. Sub-area 9 is 'Lincoln's Inn Fields / Inns of Court / High Holborn'. Established in the C14th within medieval manor houses, the Inns of Court of Lincoln's Inn and Gray's

Inns have a unique character in the context of the Bloomsbury Conservation Area and London as a whole. For over five hundred years the area has been a major centre for the legal profession and for the training of barristers. Lincoln's Inn and Gray's Inn have an enclosed, collegiate character. The whole area has a private, internalised feel, hidden from view from the main surrounding streets except at key locations where there are glimpsed views into the large gardens.

- 1.55. High Holborn is an important street historically. The street follows the route of an east-west Roman road. Today it is a major route which links the City of London to the West End and is characterised by a wide roadway lined with large-scale commercial developments giving a strong sense of enclosure. From the 1850's onwards High Holborn became a popular office location. Except at the western end towards the junction with Kingsway and Southampton Row, almost all of the buildings in High Holborn date from the inter-war and post-war periods. The character of High Holborn is such that there is inconsistency of architectural style, plot widths and building heights. However, both sides of the street are dominated by large modern office buildings of varying quality, some respecting the historic urban grain. The busy thoroughfare of High Holborn contrasts with the quiet tributaries of the side streets and alleyways leading to quite secluded spaces to the north and south, which are of a distinctly different character.
- 1.56. Sub-area 10 is 'Great James Street / Bedford Row'. This area was developed during the Georgian and Regency periods under various ownerships and the area has a clear street hierarchy structured on a grid layout. Throughout the sub area, there is an increasing trend to return townhouses to their original use as single family dwellings. The larger properties in Bedford Row are largely occupied by legal firms, due to their proximity to Gray's Inn and Lincoln's Inn.
- 1.57. Sub-area 11 is 'Queen Square / Red Lion Square'. The formally planned squares comprise landscaped gardens enclosed by cast-iron railings and are now surrounded by a variety of building types, styles and ages, the earlier townhouses having been largely redeveloped during the C19th and C20th.
- 1.58. Sub-area 12 is 'Coram's Fields / Brunswick Centre'. This sub area is dominated by large-scale, green open spaces of historic significance in and around Coram's Fields. The spaces provide a sense of openness which contrasts with surrounding areas. There is a predominance of institutional (hospital, university, education), recreational and community uses with secondary residential and office uses. In contrast, the Brunswick Centre is a post-war monolithic concrete megastructure occupying an entire street block on the west side of Brunswick Square. The Brunswick Centre has the largest single footprint in the Bloomsbury Conservation Area after the British Museum.
- 1.59. Sub-area 13 is 'Cartwright Gardens / Argyle Square'. This area was one of the later areas of Bloomsbury to be completed and it survives relatively intact. There are a large number of mansion block flats from the turn of the C20th, which were developed to replace run-down, earlier streets of terraces of small houses. Woburn Walk is a very distinctive and small-scale shopping street, designed by Thomas Cubitt in 1822. The grade II\* listed three-storey Regency townhouses with stucco fronts and first floor balconies retain original, purpose-built, bay-windowed shopfronts of a uniform nature. Shops and cafes occupy the properties in Woburn Walk, which is characterised by café tables spilling out onto the walkway.

- 1.60. In Herbrand Street, two social housing estates were developed at the turn of the C20th, following slum clearance. The Herbrand Estate is situated on the east side of the street, and was developed by the Peabody Trust in 1898. It consists of 4 blocks of flats surrounding a hard landscaped area with mature trees. On the western side of the street is the slightly later London County Council (LCC) estate. The 3 blocks are positioned at right angles to the street.
- 1.61. Beyond Judd Street, the East End Dwelling Company built a series of philanthropic tenement blocks in the 1890's, which occupy the street blocks between Tonbridge Street, Whidborne Street, Midhope Street, Tankerton Street and Loxham Street and Argyle Walk. The 4 storey blocks occupy entire street blocks, with courtyards accessed through gated archways. Also of note is Tonbridge House, dating from 1894, which represents the high-spirited architecture of the early London County Council (LCC) social housing. Further north are the grander, eight-storey Alexandra Mansions.
- 1.62. Sub-area 14 is 'Calthorpe Street/Frederick Street'. This area comprises an area of mainly terraced housing and the streets generally follow an east-west pattern and are of a generous width. Gray's Inn Road is a wide, busy route linking High Holborn in the south to King's Cross in the north. It has a more varied character than the quieter side streets with a coarser grain where piecemeal development has occurred over the C19th and C20th, characterised today by a mix of commercial, community and hospital uses.
- 1.63. Charlotte Street Conservation Area covers an area of approximately 8.9 hectares, extending from Tottenham Court Road in the east to Cleveland Street (the boundary with Westminster) in the west; and from Chitty Street in the north to Gresse Street (also the boundary with Westminster) in the south. The conservation area includes over 70 listed buildings.
- 1.64. The Charlotte Street Conservation Area is within an area known as Fitzrovia. The area was developed speculatively as a primarily residential area between the 1750s and 1770s and the three or four storey terraced townhouse was the favoured form. During the later C18th and C19th the area declined in popularity as a residential suburb for the wealthy and became more mixed, attracting artists, craftsmen and immigrant communities from Europe. Shops and public houses were developed or inserted into older buildings and a mix of residential uses, cafes and small businesses established at ground level. This varied mixed use character remains today.
- 1.65. The area is characterised by a densely populated grid pattern of streets and limited open space. Notable views in the area include the view north to the BT Tower (outside of the conservation area) and the view southwards towards Centre Point.
- 1.66. The area suffered from bomb damage during WWII leading to a pattern of larger scale development from the 1950's and 1960's. Whitfield Memorial Church was built following the war in the 1950s. Crabtree Fields was developed in the 1980s on the site of a former car park which had occupied an empty bomb damaged site. Whitfield Gardens was also created from a bomb damaged site.

- 1.67. There are varying levels of activity along different streets, dependent upon their type and mix of uses. Most streets contain a mix of commercial and residential uses. The busiest streets, in terms of traffic and pedestrian activity, in the Charlotte Street Conservation Area are Tottenham Court Road and Goodge Street. Along Whitfield Street there is a pattern of larger commercial blocks in office use, many of which have been developed during the C20th, some as a consequence of damage during WWII.
- 1.68. There is generally a consistent pattern of development across the Charlotte Street Conservation Area (essentially Georgian with some C19th and C20th interventions); however, there are subtle variations in the character of different streets. The Charlotte Street Conservation Area Appraisal and Management Plan (2008) identifies the following types of streets in the conservation area: main thoroughfares; the quiet commercial streets; mixed use streets; primarily residential streets; pedestrian streets; and the mews areas. The main thoroughfares include Tottenham Court Road and Goodge Street; the quiet commercial streets include Whitfield Street, Cleveland Street and Chitty Street, which are characterised by a greater proportion of C20th development and a predominance of larger scale plots; the mixed use streets include Charlotte Street, Rathbone Place, Windmill Street, Tottenham Street and Rathbone Street; the pedestrian streets include Colville Place and Charlotte Place; and the mews areas include Charlotte Mews, Percy Mews and Tottenham Mews.
- 1.69. Tottenham Court Road is notable for the variety of heights, building styles and materials along the frontage. Of particular interest in the streetscene are the highly decorative facades of the Rising Sun (PH) and 64-67 (formerly Catesby's Department Store) which have common themes of Dutch Gable and corner turrets. Along Goodge Street there is greater consistency in the scale of building frontages which are predominantly four storey, mainly terraced townhouses which have a strong parapet line and ground floor shopfronts. There are a couple of C20th blocks of slightly larger scale whose height and the horizontal emphasis of the fenestration disrupt this pattern.
- 1.70. The quiet commercial streets are characterised by a greater proportion of C20th development and a predominance of larger scale plots and buildings with relatively few surviving buildings from the Georgian period. Of interest, are a late C19th mansion block (4-14 Cleveland Street), a number of office/commercial buildings with art deco/modern movement influenced frontages (24-32 Cleveland Street is of particular note) and the decorative frontage of Kirkman House (Whitfield Street). The Middlesex Hospital Annex (44 Cleveland Street) retains buildings that were developed through the C18th and C19th as part of a workhouse (now being redeveloped as part of a wider scheme to provide office floorspace and housing on the site).
- 1.71. The Fitzroy Square Conservation Area covers an area of approximately 6.9 hectares, extending from Tottenham Court Road in the east to Cleveland Street in the west (the boundary with the City of Westminster); and from Euston Road in the north to Maple Street in the south. This conservation area also provides an excellent example of Georgian town planning. The conservation area includes over 100 listed buildings and a significant number are grade I or II\*, which again highlights the historic and architectural significance of the area.

- 1.72. The Fitzroy Square Conservation Area Appraisal and Management Strategy (2010) notes that Fitzroy Square itself forms the principal focus of the conservation area. It is a well-proportioned space, enclosed by fine terraces with a circular central garden. The conservation area appraisal identifies 4 sub-areas: Fitzroy Square; the surrounding streets; the mews and the Tottenham Court Road frontage.
- 1.73. By far the most common building form in the Fitzroy Square Conservation Area is the terraced townhouse, which varies in scale and design depending on its location in the hierarchy of the area, with the grander townhouses surrounding the square. The four-storey townhouses facing the square give the impression of a single grand building of a symmetrical composition. The terraces in the surrounding streets are mainly four storeys in height with some terraces of three storeys. Shops and public houses are a common feature of the streets that surround the square, which reflect a growth in commercial activity. Few of the original two-storey mews properties remain. These have been replaced by a combination of three-storey warehouses and workshops built during the C19th and C20th.
- 1.74. Wartime bomb damage has caused damage south of Fitzroy Square. The south side of Fitzroy Square was reconstructed as a replica in terms of its street façade, but modern offices were constructed behind, employing large floor plates. The east side of Fitzroy Street was redeveloped with university buildings of contrasting modern design during the 1950s and 1960s including the YMCA Indian Student Hostel on Grafton Way.
- 1.75. Hanway Street Conservation Area comprises two narrow streets: Hanway Street and Hanway Place. It also includes a frontage to Tottenham Court Road. It is bounded by the rear of commercial properties on Oxford Street to the south, and the southern end of Hanway Street is outside of the borough and within Westminster City Council's Hanway Street Conservation Area. The Hanway Street Conservation Area does not abut, but is close to the boundaries with Bloomsbury, Denmark Street and Charlotte Street Conservation Areas. The area has a tight urban grain and is characterised by narrow lanes which provide a quiet refuge from the surrounding bustling commercial area.
- 1.76. As noted, the majority of Bloomsbury is covered by a conservation area, with only a few pockets of land excluded. The north-west corner of the ward, along the southern side of Euston Road is not covered by a conservation area. This stretch of Euston Road predominantly comprises of four and five storey office buildings, some with retail at ground floor level, fronting onto Euston Road. There are also some significantly larger buildings, including Fitzroy House at 355 Euston Road (offices) and the University College Hospital buildings between Tottenham Court Road and Gower Street.
- 1.77. Further to the south, another pocket of land is excluded from any conservation areas. The area of land sits between Tottenham Court Road to the east and Cleveland Street to the west and is bordered to the north by Maple Road. The area includes Cleveland Mews, Fitzroy Street, Howland Street, Maple Place, Howland Mews East and parts of Chitty Street. The BT tower is located within this area, in the north-west corner. Otherwise, the streets mostly contain very large institutional buildings, of various ages and designs, relating to universities or hospitals.

- 1.78. A pocket of land between Windmill Street, Percy Street and Tottenham Court Road is excluded from the Bloomsbury Conservation Area. This area includes the Met Building, a 1960s tower building with retail at ground level and offices above, which was refurbished in the early 2000s.
- 1.79. Further to the south, Stephen Mews, Stephen Street and Morwell Street (either side of Tottenham Court Road) are also excluded from the Bloomsbury Conservation Area. This area of Tottenham Court Road includes 1960's buildings with retail at ground floor and offices or residential accommodation above. The side streets predominantly feature offices and some residential accommodation. Notable buildings in this area include the YMCA building on the eastern side of the road (250 Tottenham Court Road), which is a brutalist concrete building, which occupies an entire block; and the Central Cross Building (18-30 Tottenham Court Road, 1 & 2 Stephen Street and 25 Gresse Street), another 1960's concrete building which includes retail, entertainment, offices and residential accommodation.
- 1.80. The only other pocket of land within Bloomsbury which is not covered by a conservation area is the land between Bernard Street, Herbrand Street, Coram Street and Marchmont Street (and including some buildings on the northern side of Coram Street) which is occupied by a hotel and some residential buildings. This area of land also includes an inaccessible sunken garden and a chimney which originally served the boiler room for the Brunswick Centre, just across the road.

## 2. Holborn & Covent Garden

### *Location*

- 2.1. Holborn & Covent Garden is located geographically at the south of Camden, within Central London. The ward is bordered to the north by King's Cross; to the north-west by Bloomsbury; to the south by City of London and City of Westminster; and to the east by the London Borough of Islington.



### *Population and housing tenure*

- 2.2. Holborn & Covent Garden ranks 5<sup>th</sup> in the borough by population size (14,100 people at mid-2017 according to GLA figures<sup>6</sup>). The population density is 117 persons per hectare, which is the 11<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 2.3. Since 2011, the population of Holborn & Covent Garden has grown in line with the overall population of Camden (at 8.3% compared with 9%), ranking 10<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 2,000 residents (14.4%) by 2027, as a result of positive natural change (+600) and a net increase due to migration (+1,400).
- 2.4. Holborn & Covent Garden has a relatively older population compared with the borough average, with a mean age of 38.3 years (Camden's average is 36.8). More than three quarters (76.8%) of the population are working age (age 16-64).
- 2.5. In this ward, figures show that 32.2% of residents live in private rented accommodation; 42.5% live in social housing (26.5% in Council housing and 16% in other social housing); 22.4% are owner-occupiers and 2.3% live rent-free.

#### *Economic profile*

- 2.6. Holborn & Covent Garden ranks 11<sup>th</sup> in the borough in terms of median gross household income, at £35,105 (Camden's average is £36,851).
- 2.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 131,600 jobs located in Holborn & Covent Garden. The largest sectors providing employment are in Professional & Business Services (59,000; 45%); Communication & Financial Services (26,000; 20%); and Public Services (18,000; 14%). Employment in the ward has risen 22% since 2009.

#### *Town & Neighbourhood Centres*

- 2.7.1 *Town Centres* - Charing Cross Road (east side); High Holborn; Kingsway. *Neighbourhood Centres* – Lamb's Conduit Street; Leather Lane.

#### *Built form*

- 2.8. Similar to Bloomsbury, the majority of Holborn & Covent Garden is covered by a conservation area. The following conservation areas cover Holborn & Covent Garden: Bloomsbury; Denmark Street; Kingsway; Hatton Garden; and Seven Dials (Covent Garden).
- 2.9. As noted above, sub-areas 9, 10, 11 and parts of sub-areas 7 and 8 of the Bloomsbury Conservation Area fall within Holborn & Covent Garden, and have already been discussed above.
- 2.10. Denmark Street Conservation Area is located towards the westernmost part of the ward. Charing Cross Road (from St Giles Circus in the north to Cambridge Circus in

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<sup>6</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

the south) marks the western boundary of the conservation area (and the ward and borough). The conservation area abuts Bloomsbury Conservation Area to the north and is close to the Seven Dials Conservation Area to the south and south-east. It also abuts two conservation areas within the City of Westminster: Soho and Hanway Street.

- 2.11. The Denmark Street Conservation Area Appraisal and Management Strategy (2010) notes that the conservation area lies within the ancient parish of St Giles, which has been developed since at least 1117. The historic heart of the conservation area is St Giles in the Fields Church (Grade I listed) and churchyard. The church is one of a handful of early classical churches to survive in inner London.
- 2.12. The conservation area appraisal identifies 3 sub-areas: Denmark Street; St Giles Church and Garden; and Centrepoint. Denmark Street and the adjoining streets contain buildings of great historic interest, including numerous shops and workshops with links to the music industry. Charing Cross road is a major traffic route in central London with commercial and retail uses at ground level.
- 2.13. St Giles Church and the churchyard provide valuable open space in this part of the borough, and serve as a reminder of the original setting.
- 2.14. The Centrepoint development (Grade II listed) is considered one of the most significant speculative office developments of its period in Britain. The Centrepoint development comprises two parts: the 34 storey tower block which dominates the skyline from many viewpoints, and a smaller block which has shops at ground floor level, two floors of offices and four floors of residential accommodation above. The two parts are linked at first floor level. In the past, pedestrian access in and around Centrepoint has been difficult, particularly at the base of the Centrepoint tower. However, the wider area is currently undergoing significant redevelopment, including as part of Crossrail works.
- 2.15. Other interesting buildings in the Denmark Street Conservation Area include Shaldon Mansions (retail uses at ground floor and residential above) and the Phoenix Theatre (Grade II listed).
- 2.16. The conservation area appraisal refers to Denmark Place, at the rear (north) of Denmark Street; however, this street forms part of the area currently being redeveloped to provide an underground event space, retail and restaurant floorspace, a drinking establishment, a hotel, office floorspace and housing.
- 2.17. The Seven Dials (Covent Garden) Conservation Area is the southernmost conservation area in the borough and it stretches along the southern boundary of Holborn & Covent, from West Street / Cambridge Circus in the west to the rear of the buildings facing onto Kingsway in the east. It abuts Kingsway Conservation Area to the east and Bloomsbury Conservation Area to the north (although there are also pockets of land outside of any conservation area in the space between the Seven Dials Covent Garden Conservation Area and the Bloomsbury Conservation Area).
- 2.18. The Seven Dials Estate Conservation Area Statement (1998) notes that the special character of the conservation area is found in the range and mix of building types and

uses and the street layout; there is no particular period or style of building that dominates in the area. The distinct layout around the Seven Dials is the legacy of an ambitious building plan devised by Thomas Neale, a speculator and Master of the Mint, at the end of the C17th. The plan is unique as it is one of the only C17th and C18 developments in the West End that departs from a grid plan. Instead, a radiating plan of streets was formed around a small central polygonal circus with a Doric column at the centre surmounted by sundials. The large triangular blocks that radiate from the Seven Dials column remain a distinctive feature of the area despite 200 years of urban development.

- 2.19. The conservation area statement identifies 3 sub-areas within the conservation area: Seven Dials; Freemasons Hall / Great Queen Street; and Macklin Street. Sub-area 1 includes Earlham Street, Endell Street, Monmouth Street, Neal Street, Shaftesbury Avenue, Shelton Street, Short's Gardens, Tower Court and Tower Street. Forming the centre is the Seven Dials Pillar Sundial, which can be seen from each of the entrances to the Dials. From the column there are long vistas along narrow streets that are lined with tightly built terraces and warehouses. The area has an intimate character. Buildings of note in this area include the 1930's Cambridge Theatre at Seven Dials and the former St Giles National School on Endell Street, built in 1959.
- 2.20. Shaftesbury Avenue is an important Central London avenue, with a distinctive scale of buildings and use of materials, dominated by red brick and the use of terracotta. London Plane trees were planted to line the avenue, which have become a distinctive feature of the street.
- 2.21. Sub-area 2 includes Great Queen Street, which includes a mix of offices, pubs, shops and restaurants. The street features a number of listed buildings, including six early C18th houses. The Connaught Rooms and the Freemasons Hall dominate this street.
- 2.22. Sub-area 3 includes Drury Lane, Macklin Street, Newton Street, Parker Street, Stukeley Street and Shorts Gardens / Betterton Street. In this area buildings from the C18th to the C20th abut each other offering diversity and differing heights on the mainly narrow streets. Buildings of note include Wimbledon House and Powis Buildings, both LCC buildings designed by Rowland Plumb; and the St Giles Almshouses, all on Macklin Street. On Newton Street, the Holland and Thurstan Dwellings are another example of Victorian philanthropic housing. On Parker Street, buildings of note include the New London Theatre and two LCC buildings, Aldwych Building and Parker Street Lodging House.
- 2.23. The Kingsway Conservation Area is located to the east of the Seven Dials (Covent Garden) Conservation Area. The LCC created Kingsway at the turn of the C20th, sandwiched between Lincoln's Inn and Covent Garden, between the City and the West End. The southern end of the street falls within Westminster. Kingsway was possibly the first attempt in London to deal with traffic problems in a co-ordinated manner by incorporating a tramway line beneath the road and linking the tramway systems of north and south London. It is the only underpass in London built specifically for trams and is Grade II listed.
- 2.24. The majority of buildings on Kingsway were constructed in a relatively short period between 1900 and 1922. The LCC attempted to introduce order and coherence by

introducing a new scale and character to the streets replacing the intensely congested streets and courts. Generally, the buildings have shops at ground floor level and offices above.

- 2.25. Together with Regent Street, Kingsway and Aldwych are outstanding examples of early C20th commercial architecture on a comprehensive scale, whose character contrasts strongly with the gardens and legal precinct of Lincoln's Inn Fields to the east and the smaller buildings of Covent Garden to the west. Individually the buildings provide a range of architectural detail and there is some difference in quality. The whole however is cohesive; a distinct boulevard character was created a century ago and remains largely intact.
- 2.26. The Hatton Garden Conservation Area is located towards the south-eastern edge of the borough, between Gray's Inn Road to the west and Farringdon Road to the east. The conservation area abuts the City of London to the south (including the Chancery Lane Conservation Area) and the London Borough of Islington to the east (including the Clerkenwell Green Conservation Area).
- 2.27. The historic character of the area derives largely from its many robustly detailed industrial, commercial and residential buildings of the late C19th to mid C20th, combined with an intricate street pattern that is overlaid on undulating topography. Similar to the Seven Dials (Covent Garden) Conservation Area, there is no single period, style or use predominating.
- 2.28. The jewellery trade is concentrated along Hatton Garden and its side streets. Leather Lane hosts a lively street market during the week.
- 2.29. The area is unusually hilly for Central London, due to the presence of the valley of the former River Fleet (roughly aligned with present-day Farringdon Road and now culverted beneath the streets).
- 2.30. The second world war had a devastating effect on the area with bombing raids severely damaging dozens of buildings. As a result, there are a large number of 1950s buildings in the area today, of varying quality.
- 2.31. The conservation area statement identifies 6 sub-areas. Sub-area 1 'Roseberry Avenue' is to the north of the area and features a dense pattern of short, narrow, hilly streets, contained within a framework of three major thoroughfares: Gray's Inn Road, Rosebery Avenue and Clerkenwell Road. There are many curving or angular plot boundaries and there are also interesting changes in level. Much of sub-area 1 has a strongly defined architectural character derived from its large and impressive late C19th housing blocks. These include austere 'model dwellings' in London stock brick (e.g. Cavendish Mansions, Clerkenwell Road) and more decorative mansion blocks in red brick with stucco ornaments (e.g. Churston, Dawlish, Dulverton and Tiverton Mansions on Gray's Inn Road). There are also several large industrial buildings of similar or later date, including Panther House, grouped around a secluded courtyard off Mount Pleasant, and Herbal House, a monumentally treated former print works on Herbal Hill and Back Hill.
- 2.32. Sub-area 2 includes the Bourne Estate. The Bourne Estate (Grade II listed) was built by the LCC in 1905-09. Its spatial character is inward-facing. The perimeter blocks

facing Clerkenwell Road, Leather Lane and Portpool Lane each form a strong, uniform frontage, characterised by a general lack of permeability except for the original arched entrances and small ground-floor shops. The Bourne Estate has a very strong architectural identity owing to the grand, classical treatment of the buildings and courtyards.

- 2.33 Sub-area 3 'The Trading Centre' comprises the grid of streets laid out by Christopher Hatton III in 1659 and the adjacent enclaves of Brooke's Market and Ely Place. This fine-grained area accommodates a variety of specialist shops, workshops and offices, many linked with the diamond and jewellery trade. There is a strong sense of formality in the area due to the regularity of the street grid. Bleeding Heart Yard and Hatton Place are important as large yards that have survived from the C17th street plan. The buildings of sub-area 3 are varied in period, style, materials and height; however, there is a noticeable proportion of Victorian warehouses/workshops and C20th commercial buildings, plus some important Georgian survivals from the area's domestic past. Ground floor retail spaces and businesses with active street frontages predominate. Brooke's Market has a strong character which comes from a series of brick buildings whose frontages directly address the central open space and its mature trees, but the south side of Brooke's Market and Brooke Street suffer from the inactive frontages of the Waterhouse Square development.
- 2.34 Sub-area 4 'Holborn' consists of two large mixed-use buildings fronting the traffic-dominated street of Holborn. The Waterhouse Square development was created in the 1990s by remodelling and extending the Grade II\* former Prudential Assurance headquarters (1885-1901). Its highly decorative elevations in red brick and terracotta form important features on Holborn and Leather Lane, but the 1990's additions on Brooke Street and Brooke's Market, lack interest. The large 1980's office building to the east lacks interest and is at odds with the character of the area.
- 2.35 Sub-area 5 'Farringdon Road' comprises a strip of land between the quiet backwater of Saffron Hill and the busy, highway-dominated Farringdon Road. The buildings of Farringdon Road sub-area fall into two broad categories: narrow C19th brick warehouses and workshops fronting Farringdon Road, given a degree of decoration due to their prominent site; and larger, more recent buildings on Saffron Hill and its side streets, most of which lack a distinct character owing to a large amount of rebuilding since WWII.
- 2.36 Sub-area 6 'Leather Lane Market' includes the length of Leather Lane, which features a bustling street market on weekdays. The buildings of Leather Lane are generally less decorative than those in Hatton Garden and even more varied in character and height. The area has an informal 'back-of-house' character which contrasts with the Bourne Estate buildings towards the north.
- 2.37 There are pockets of land within Holborn & Covent Garden that do not fall within a conservation area. For example, to the south of the Denmark Street Conservation Area and to the north of the Seven Dials (Covent Garden) Conservation Area there is a strip of land between Phoenix Street / New Compton Street and Shaftesbury Avenue. Buildings in this area include 125 Shaftesbury Avenue, an imposing, 11 storey brick office building dating from the 1980's which fronts onto both Charing Cross Road and Shaftesbury Avenue; other modern office buildings fronting on Shaftesbury Avenue; and the former Saville Theatre (Grade II listed) which is now a cinema.

- 2.38 Further to the north-east, directly to the east of the Denmark Street Conservation Area, is Central St Giles. Central St Giles is a mixed-use development featuring the colourful buildings designed by Renzo Piano arranged around a public courtyard. To the north is Castlewood House, fronting onto New Oxford Street. Planning permission has been granted to demolish the existing office building (Castlewood House) and to erect an 11 storey office building with retail and restaurant uses (Class A1/A3) at ground floor level; and to partially demolish Medius House and rebuild to provide affordable housing.
- 2.39 Further to the east, there are other pockets of land outside of the conservation areas. These areas include a mixture of high-rise, unremarkable office blocks and hotels and lower-rise C20th housing blocks.
- 2.39 The Great Ormond Street Hospital complex, fronting onto Guilford Street to the north, falls outside of a conservation area; and so does the Tybalds Close Estate (a post-war housing estate) to the south. A number of large office buildings fronting onto Theobalds Road to the south also fall outside of a conservation area.

### 3. King's Cross

#### *Location*

- 3.1. King's Cross is located to the south-east of Camden. It is bordered to the north by St Pancras & Somers Town; to the west by Bloomsbury; to the south by Holborn & Covent Garden; and to the east by the London Borough of Islington.



#### *Population and housing tenure*

- 3.2. King's Cross ranks 14<sup>th</sup> in the borough by population size (12,200 people at mid-2017 according to GLA figures<sup>7</sup>). The population density is 200 persons per hectare, which is the highest in the borough (Camden's average is 110 persons per hectare).

<sup>7</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 3.3. Since 2011, the population of King's Cross has not grown in line with the overall population of Camden (at 3.8% compared with 9%), ranking the lowest on percentage growth since 2011. The ward is forecast to grow by 500 residents (3.7%) by 2027, as a result of positive natural change (+600) and a net decrease due to migration (-200).
- 3.4. King's Cross has a relatively younger population compared with the borough average, with a mean age of 32.6 years (Camden's average is 36.8). It ranks the youngest in the borough by both mean age and median age. Over three quarters (78.4%) of the population are working age (age 16-64).
- 3.5. In this ward, figures show that 33.2% of residents live in private rented accommodation; 46.1% live in social housing (26.1% in Council housing and 20% in other social housing); 17.5% are owner-occupiers and 2.8% live rent-free.

#### *Economic profile*

- 3.6. King's Cross ranks 2<sup>nd</sup> lowest in the borough in terms of median gross household income, at £28,219 (Camden's average is £36,851). King's Cross is dominated by lower median household incomes.
- 3.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 19,000 jobs located in King's Cross. The largest sectors providing employment are in Public Services (7,000; 37%); Professional & Business Services (5,000; 26%); and Distribution & Hospitality (3,000; 16%). Employment in the ward has increased by 26% since 2009.

#### *Town Centre and Neighbourhood Centres*

- 3.7.1 Town Centre - The south side of Euston Road/northern ends of Gray's Inn Road/Pentonville Hill. There are no neighbourhood centres

#### *Built form*

- 3.8. King's Cross is mostly covered by the Bloomsbury Conservation Area. Sub-areas 12, 13 and 14 of the conservation area fall within King's Cross, and have already been discussed above (see Bloomsbury ward). The King's Cross St Pancras Conservation Area also covers part of the northernmost part of the ward (south of Euston Road, north of Swinton Street and east of Birkenhead Street). That conservation area will be discussed in the next section (see St Pancras & Somers Town).
- 3.9. The ward is predominantly characterised by the early C19th street pattern and layout of spaces. Euston Road runs along the northern boundary of the ward and is characterised, along this part, by large office and hotel buildings (outside of the conservation area).
- 3.10. In the centre of the ward (and partly outside of the conservation area), there are a cluster of housing blocks and estates, including the Cromer Street Estate, Regent Square Estate, Birkenhead Street Estate and the Sidmouth Street Estate. These range in character and appearance and age.

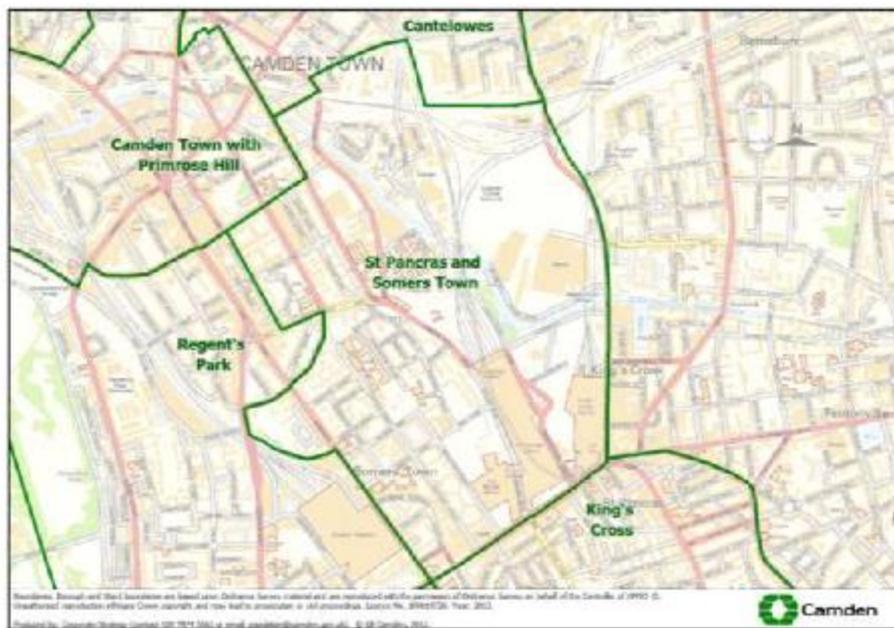
- 3.11. Within the Bloomsbury Conservation Area, occupying the street blocks between Tonbridge Street, Whidborne Street, Midhope Street, Tankerton Street, Loxham Street and Argyle Walk are a series of philanthropic tenement blocks in 1890s, built by the East End Dwelling Company. The four-storey blocks occupy entire street blocks, and surround tranquil courtyards accessed through gated archways. They were sensitively refurbished in the late 1990s. The southern end of each block faces Cromer Street and incorporates small shop units at street level. Cromer House, immediately opposite High Cross Church, is part of the original 1890s estate. Also of note, and referenced above, is Tonbridge House.
- 3.12. Between Cromer Street and Harrison Street, and also to the north of Cromer Street, there are a series of more modern post-war, predominantly 6 storey housing blocks, arranged perpendicular to the roads with areas of public open space between them. These blocks are surrounded by fencing which reduces permeability in the area.
- 3.13. To the north (within the King's Cross St Pancras Conservation Area), Birkenhead Street runs north-south through the centre of 4x 6-storey housing blocks. The estate, which is now partly privatised, is gated at either end and is only accessible to residents. The blocks are similar in character and appearance and age to those on Cromer Street / Harrison Street. Again, they feature areas of open space between them.
- 3.14. Further to the east (within the Bloomsbury Conservation Area) there are streets of terraced housing on the other side of Gray's Inn Road, most of which are listed (e.g. Swinton Street, Acton Street, Frederick Street). The railway cutting bisects Swinton Street and Acton Street towards their eastern ends.
- 3.15. The streets to the north (e.g. Wicklow Street, Britannia Street, Leeke Street, Field Street and St Christopher's Place) are also bisected by the railway cutting. These streets tend to feature larger former industrial buildings (now offices) and mansion blocks and fall within the King's Cross St Pancras Conservation Area.
- 3.16. The southernmost part of the ward is characterised by areas of open space, namely St George's Gardens (Grade II\*) and Coram's Fields (Grade II) which are both on Historic England's Register of Parks and Gardens. St George's Gardens was a C17th burial ground that was made into a garden by the Victorians in the mid C18th. Coram's Fields occupies 7 acres and includes a children's playground, sand pits, a duck pond, a pets corner, café and nursery, as well as football pitches, tennis courts and a basketball court. Adults are only permitted to enter if accompanied by children. To the west of Coram's Fields is Brunswick Square, and to the east is Mecklenburgh Square, two historic London Squares.
- 3.17. The south-eastern corner of the ward is mostly characterised by housing, in the form of C19th terraces, and more modern, low-rise housing blocks and estates (e.g. New Calthorpe Estate) which do not follow the historic street pattern seen elsewhere in the ward. This area also features some industrial buildings on larger plots (e.g. on Pakenham Street and Langton Close).
- 3.18. St Andrew's Gardens (an area of public space) occupies land at the corner of Wren Street and Gray's Inn Road. Trinity Court, a 9-storey Art Deco housing block occupies

the northern corner of the park and fronts onto Gray's Inn Road. Further to the north is the Eastman Dental Hospital (Grade II listed), which is due to be redeveloped in the future by UCL (subject to planning permission being granted). Further north again, occupying land between Gray's Inn Road and to the rear of properties on Ampton Street, is the Calthorpe Community Garden.

#### 4. St Pancras & Somers Town

##### *Location*

- 4.1. St Pancras & Somers Town is located to the south-east of Camden. It is bordered to the north by Canteloves; to the north-west by Camden Town & Primrose Hill; to the west by Regent's Park; to the south by King's Cross ward; and to the east by the London Borough of Islington.



##### *Population and housing tenure*

- 4.2. St Pancras & Somers Town ranks 1st in the borough by population size (17,000 people at mid-2017 according to GLA figures<sup>8</sup>). The population density is 122 persons per hectare, which is the 10<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 4.3. Since 2011, the population of St Pancras & Somers Town has grown significantly faster than the overall population of Camden (at 23.6% compared with 9%); it is the fastest growing ward in the borough since 2011.
- 4.4. St Pancras & Somers Town is forecast to grow by 6,400 residents (37.4%) by 2027, as a result of positive natural change (+2,200) and a net increase due to migration (+4,200).

<sup>8</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 4.5. St Pancras & Somers Town has a relatively young population compared with the borough average, with a mean age of 32.9 years (Camden's average is 36.8). Almost three quarters (73.7%) of the population are working age (age 16-64).
- 4.6. In this ward, figures show that 20.7% of residents live in private rented accommodation; 61.2% live in social housing (45.2% in Council housing and 16% in other social housing); 14.3% are owner-occupiers and 1.3% live rent-free.

#### *Economic profile*

- 4.7. St Pancras & Somers Town ranks the lowest in the borough in terms of median gross household income, at £22,819 (Camden's average is £36,851). St Pancras & Somers Town is dominated by lower median household incomes.
- 4.8. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 25,000 jobs located in St Pancras & Somers Town. The largest sectors providing employment are in Public Services (8,000; 32%); Professional & Business Services (4,500; 18%); and Distribution & Hospitality (4,000; 16%). Employment in the ward has increased by 84% since 2009.

#### *Town & Neighbourhood Centres*

- 4.9 *Town Centre – Euston Road (north side). Neighbourhood Centres – Eversholt Street; Charlton Street*

#### *Built form*

- 4.9. The King's Cross St Pancras Conservation Area covers the central and south-eastern parts of St Pancras & Somers Town, and also covers the northern part of King's Cross. The Regent's Canal Conservation Area also sits partly within St Pancras & Somers Town.
- 4.10. The south-eastern corner of St Pancras & Somers Town is dominated by the two railway stations fronting onto Euston Road: King's Cross and St Pancras (including the former Midland Grand Hotel), which are both Grade I listed. The British Library (the national library of Great Britain) (Grade I listed), dating from the 1970's, occupies a large plot to the west of St Pancras Station. To the north of the British Library site, is the Francis Crick Institute (a biomedical research centre, opened in 2016) which is another large imposing building that dominates its surroundings.
- 4.11. To the north of King's Cross Station is Pancras Square, featuring modern office buildings around an area of public open space. This area forms part of the wider King's Cross Opportunity Area which is being comprehensively redeveloped pursuant to an outline planning permission from 2004 (for: mixed use development of the former railway lands to provide business and employment uses, residential uses, shopping, food and drink uses, financial and professional services, community, health, education, cultural, assembly and leisure facilities etc.). The new Google headquarters is currently being constructed on land directly to the west of the railway line, to the east of Pancras Square.
- 4.12. To the north, on the other side of the Regent's Canal, is Granary Square and the Granary Building (grade II listed) (home of Central Saint Martin's Art School). Granary

Square attracts many visitors, particularly in the summer when the fountains are operating. There is access to the Regent's Canal from Granary Square. The square is also adjacent to Coal Drops Yard, which is a new shopping destination formed within the former coal drops buildings (the Eastern Coal Drops is Grade II listed). The area around Granary Square and Coal Drops Yard features a range of shops and food, drink and entertainment uses. Further again to the north is Lewis Cubitt Park, an area of public open space, which is surrounded on either side by high-rise office and residential buildings, built as part of the aforementioned redevelopment proposals.

- 4.13. Of interest are the gasholders (to the west of Coal Drops Yard). One former gasholder frame (known as Gasholder No. 8), which has been relocated from the other side of the canal, frames a new public park; and the triplet gasholders (formerly known as Gasholders 10, 11 and 12), have also been relocated from elsewhere in King's Cross and now frame luxury apartments.
- 4.14. The western half of the ward is predominantly characterised by housing estates and blocks, of varying styles and ages. The Ossulston Estate is located to the west of the British Library. This is a multi-storey Council estate built by the LCC between 1927 and 1931. It was unusual at the time both in its inner-city location and in its modernist design, and all the original parts of the estate are now Grade II listed buildings.
- 4.15. Further to the west, is the Churchway Estate, which includes Wellesley, Somerset (now renamed Winsham House) and Seymour Buildings, built in 1901 following slum clearance. Further to the north are more modern, C20th housing blocks, around Doric Way and Drummond Crescent.
- 4.16. To the north of the Ossulston Estate is the Oakshott Court Estate, a modernist low-rise estate built by Camden Council in the 1970's. The estate occupies a square plot and the L-shaped terraces of housing step down towards an area of green public open space, to allow each property a balcony open to the sky.
- 4.17. To the west is Walker House, part of the Ossulston Estate, and further to the west are more housing blocks (Monica Shaw Court and Phoenix Court). Further west again, adjacent to St Pancras Road is the Cooper's Lane Estate, which features post-war, 4 storey housing blocks.
- 4.18. Further to the north are more areas of housing, including the Goldington Street Estate (a 10 storey block and an 8 storey block dating from the 1950's built in an Art Deco style) adjacent to Pancras Road, and the Pennryn Street Estate, to the west, which features uniform residential terraces dating from the mid C19th, some of which are Grade II listed (on Goldington Street and Medburn Street).
- 4.19. In the westernmost part of the ward, directly to the north of the railway lines coming out of Euston Station, bound by Eversholt Street and Lidlington Place, is the Ampthill Square Housing Estate. This estate includes 3 high-rise towers (Dalehead, Gillfoot and Oxenholme) (each 21 storeys), which can be seen in various views, and a series of lower blocks set amongst areas of green open space.

- 4.20. To the east of the Ampthill Square Estate is the Mayford Estate and Brook House and Cranleigh House. The Mayford Estate is a modernist estate dating from the 1970's.
- 4.21. Further to the north, fronting onto Crowndale Road are Crowndale Court and Godwin Court, both social housing blocks with retail uses at ground level.
- 4.22. Goldington Court, on the northern side of the junction between Pancras Road, Royal College Street and Pancras Way, is the earliest municipal housing in the borough. It comprises 5 connected blocks with a central court, accessed through an arch.
- 4.23. To the north-west, is the College Place Estate, which comprises a series of 5 storey, L-shaped blocks between Royal College Street and College Place; a long linear block facing east onto College Place; and a series of other blocks between College Place and Camden Street. The estate dates from the post-war period.
- 4.24. To the west of the College Place Estate, on the other side of the Camden Town Sports Pitch is the Bayham Place Estate, which features two blocks, up to 10 storey tall, either side of an area of green open space. The larger block, facing onto Bayham Street, forms a loose W-shape, with a parking area to the front.
- 4.25. To the north, in the north-west corner of the ward, is the Curnock Street Estate, which occupies a perimeter block. The estate, which dates from the late 1960's features 3 and 4 storey blocks in yellow brick, enclosing playgrounds and planted areas.
- 4.26. To the east, are a series of C19th terraced streets (Camden Street, College Place, Royal College Street, which feature Council-owned social housing. In the centre of these streets is Mandela Street. On the western side of Mandela Street sits a former C19th warehouse building, now converted to offices. On the eastern side, No. 5-12 Mandela Street is a late C19th / early C20th light industrial building with highly decorative detailing (on the Council's Local List). No. 13, another light industrial building, is also on the Local List. The buildings on the eastern side are lower in height, as they form the mews to Royal College Street, the main thoroughfare to the east.
- 4.27. The central part of the ward features a mix of uses and is less residential in character. St Pancras Gardens, which includes St Pancras Old Church and the St Pancras Coroner's Court, is on Historic England's Register of Parks and Gardens and is located between Pancras Road, the railway line and Camley Street, within the King's Cross St Pancras Conservation Area.
- 4.28. To the north of the park is the St Pancras Hospital site. The hospital comprises a collection of buildings on the site of the former St Pancras Workhouse. The current layout of three sections divided by access roads dates to c.1890 when the earliest of the current buildings were erected. The St Pancras Hospital Site is likely to be redeveloped in the future.
- 4.29. To the north-west, on the other side of St Pancras Way, are the Royal Veterinary College buildings (three large blocks), dating from 1791. The College is thought to be

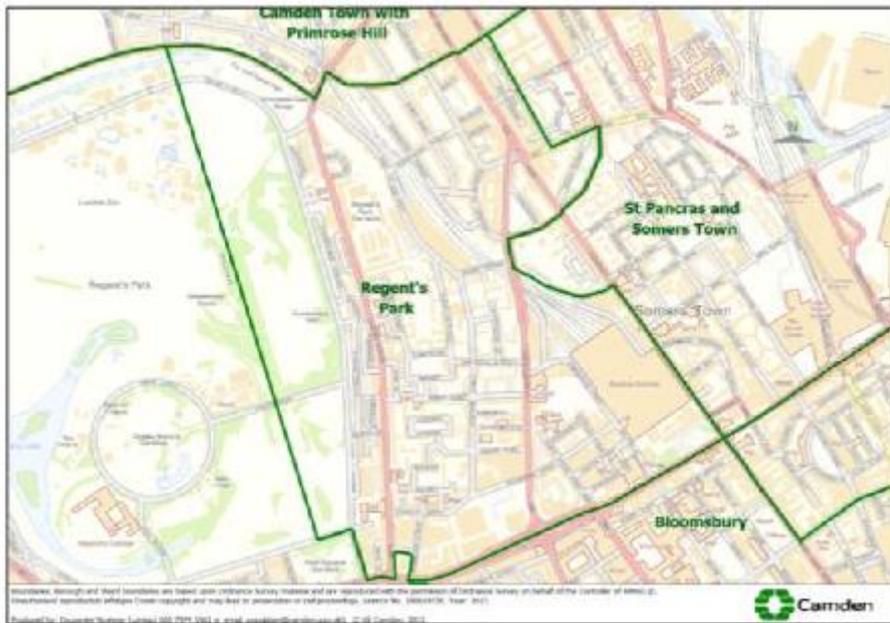
the first veterinary college in the country and remains within the northern part of the King's Cross St Pancras Conservation Area.

- 4.30. To the north of the St Pancras Hospital Site is the Ted Baker building (known locally as the Ugly Brown Building). Planning permission has been granted for redevelopment of the site to provide a mixed use scheme to provide office space, housing, a hotel and retail floorspace. Further to the north, a series of buildings (a mix of residential and offices) front onto the canal. These buildings do not have a positive relationship with St Pancras Way.
- 4.31. To the north of the Royal Veterinary College buildings is the Royal Mail Depot and associated land. This site is likely to be redeveloped in the future. Further to the north, occupying a whole perimeter block, is the St Pancras Commercial Centre. The site features light industrial units, but is likely to be redeveloped in the near future to re-provide light industrial uses, as well as office space and housing. To the north of this site is the Bangor Wharf site, fronting onto the canal, which is also likely to be redeveloped in the near future.
- 4.32. On the north-eastern side of the Regent's Canal, the remainder of the ward is predominantly residential in character and the pattern of development is somewhat shaped by the railway lines, which dominate the area. The Agar Grove Estate is located in the northernmost part of the ward, to the north and west of the railway lines. The estate dates from the 1960's and is currently undergoing redevelopment to provide additional homes and community facilities.
- 4.33. To the south of the Agar Grove Estate, south of the railway line, situated between the canal and Camley Street, is Elm Village, which includes a mix of private and social housing dating from the 1980's. Elm Village differs to the surrounding pattern of development by virtue of its road layout (a series of curved streets and cul-de-sacs and inward looking blocks around parking areas) which contrasts to the terraced, gridded streets seen in much of the rest of the borough.
- 4.34. The land between Camley Street and the railway features industrial buildings. Redevelopment of the area is planned for the future in order to link it more successfully to the rest of King's Cross.

## **5. Regent's Park**

### *Location*

- 5.1. Regent's Park is located to the south-west of Camden. It is bordered to the north by Camden Town & Primrose Hill; to the east by St Pancras & Somers Town; to the south by Bloomsbury; and to the west by the City of Westminster.



### *Population and housing tenure*

- 5.2. Regent's Park ranks 2<sup>nd</sup> in the borough by population size (14,800 people at mid-2017 according to GLA figures<sup>9</sup>). The population density is 110 persons per hectare, which is the 15<sup>th</sup> highest, and the same as the borough average.
- 5.3. Since 2011, the population of Regent's Park has grown slightly faster than the overall population of Camden (at 9.8% compared with 9%), ranking the 4<sup>th</sup> highest on percentage growth since 2011. The ward is forecast to grow by 700 residents (4.5%) by 2027, as a result of positive natural change (+1,100) and a net decrease due to migration (-400).
- 5.4. Regent's Park has a relatively young population compared with the borough average, with a mean age of 34.3 years (Camden's average is 36.8). Over three quarters (76.4%) of the population are working age (age 16-64).
- 5.5. In this ward, figures show that 29.2% of residents live in private rented accommodation; 48% live in social housing (33.3% in Council housing and 14.7% in other social housing); 20.4% are owner-occupiers and 1.8% live rent-free.

### *Economic profile*

- 5.6. Regent's Park ranks 3<sup>rd</sup> lowest in the borough in terms of median gross household income, at £28,402 (Camden's average is £36,851).
- 5.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 44,000 jobs located in Regent's Park. The largest sectors providing employment are in Professional & Business Services (13,000; 29%); Public Services (11,000; 25%); and Communication & Financial Services (8,000; 18%). Employment in the ward has increased by 26% since 2009.

<sup>9</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

### *Town Centre and Neighbourhood Centres*

- 5.7.1. Town Centres – The southern end of Camden High Street is within the ward and forms part of Camden Town Centre.  
Neighbourhood centre - Drummond Street; Robert Street; Eversholt Street (north end).

### *Built Form*

- 5.8. The Bloomsbury Conservation Area covers a small part of the south-eastern part of the ward, namely the public open space to the front of Euston Station (Euston Square Gardens) and No. 30 Euston Square, a Grade II\* listed building, built in 1906-8 as the headquarters of the London, Edinburgh and Glasgow Assurance Company and now occupied by the Royal College of General Practitioners (sub-area 1 of the conservation area, as discussed above – see Bloomsbury section).
- 5.9. The Camden Town Conservation Area covers part of the north-eastern part of the ward and the Regent's Park Conservation Area covers much of the western half of the ward. The central and southern parts of the ward do not fall within any conservation area.
- 5.10. Euston Station and the railway lines travelling out towards the north dominate the south-eastern corner of the ward and the railway lines essentially serve to split the ward into two halves (east and west).
- 5.11. The western half of the ward contains the eastern segment of John Nash's C19th Regent's Park development; a unique and planned composition of landscape and buildings. The Regent's Park Conservation Area Appraisal and Management Strategy (2011) notes that Regent's Park is of national and international significance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by the canal to the east was on an unprecedented scale of urban design in London. The estate, which straddles London Borough of Camden and the City of Westminster is managed by the Crown, which adds another layer of protection to the conservation areas and listed buildings.
- 5.12. The CA statement notes that the stucco terraces facing Regent's Park have the appearance of palaces on a triumphal route. All of the buildings along Gloucester Gate, Cumberland Terrace, Chester Terrace, Cambridge Terrace and Cambridge Gate are statutorily listed, and so are some of the properties in the mews to the rear. Gloucester Gate (Grade I) is the most northerly of the terraces by John Nash and was built in 1827; Cumberland Terrace (Grade I) is the grandest of the eleven terraces in Regent's Park and was completed in 1826; Chester Terrace (Grade I) features the longest unbroken façade in the park (287 metres long); Cambridge Terrace was badly damaged in the war and has undergone significant redevelopment; Cambridge Gate (Grade II) is the only terrace in stone and occupies the site of the Coliseum, part of the original design which displayed a famous panorama of London. Other buildings or features of interest along the Outer Circle include the Danish Church of St Katharine (Grade II\*) within St Katharine's Precinct and the Royal College of Physicians (Grade I).
- 5.13. To the rear of the properties facing onto the park are low, stock brick mews developments, reflecting the linear plan. To their rear, and facing onto Albany Street,

are buildings of a variety of ages and appearances, but generally of terraced form. At the northern end of Albany Street are Park Villages East and West, which have a less formal plan and comprise picturesque villas set in an Arcadian landscape. They were once divided by the canal (later infilled) but are now set apart from each other by a wooded dell (the Canal Cutting features on Camden's Local List due to its historical and townscape significance). Further to the north, the route of the infilled canal follows the park and remains as open space, used as a car park.

- 5.14. To the south of Park Villages East and West are the Regent's Park Barracks (still in operation today) and the Cumberland Market Estate. The Cumberland Market Estate was built by the Crown Estate in the late 1920's / early 1930's for local workers and war veterans. The architecture is considered to be exemplary in terms of pre-war modern urban design. When the Canal was drained during WWII, the Cumberland Basin itself was filled and covered with topsoil. It became the base of the Crown Tenants' Horticultural Society, who turned the basin into allotments as part of the 'Dig for Victory' campaign, and who continue to operate the land as allotments and much appreciated green space to this day. It is one of the oldest, longest running and largest collection of horticultural allotments in London.
- 5.15. The former Cumberland Market (further to the south) is now an area of public open space, including a play centre, a doctor's surgery and West Euston Partnership's H-pod, and is featured on Camden's Local List due to its historical and townscape significance.
- 5.16. The area of land between the Cumberland Market Estate (which is within the Regent's Park Conservation Area), Euston Road and the railway station and railway lines is predominantly characterised by housing blocks and estates. The Regent's Park Estate lies to either side of the Robert Street, between Albany Street and Hampstead Road. The estate mainly comprises Council housing built in the 1950's, on land formerly owned by the Crown following destruction of most of the earlier buildings during the blitz. The estate, which was built in phases, features a mixture of tall blocks, lower blocks, shopping centres and other community facilities.
- 5.17. Parts of the estate and the area to the north-west of Euston Station, including St James's Gardens (to the west of Euston Station) are due to be redeveloped as part of HS2 works.
- 5.18. Along the southern boundary of the ward, fronting onto Euston Road, are tall, modern C20th office buildings and developments, which match in scale (and in some cases exceed) those on the southern side of the road (within Bloomsbury).
- 5.19. Looking now to the north-eastern part of the ward, the area of land between the railway line, Lidlington Place, Oakley Square, Crowndale Road, Bayham Street, Pratt Street, Delancey Street and Parkway is covered by the Camden Town Conservation Area and includes a mix of residential and commercial uses.
- 5.20. The western part of the conservation area (the streets to the east of the railway line) comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street). A second pocket of

residential development, originally made up of slightly grander terraces, falls south-east of the High Street (Harrington Square and Oakley Square). The area contains a large number of good examples of early/mid C19th speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest. Houses are generally three storeys raised on basements, sometimes with attic storeys, and may rise to four or five storeys to articulate a formal architectural composition. Yellow stock brick is the predominant building material, with decoration in the form of rusticated ground floors, stucco mouldings around openings, and stucco parapet cornices. Roofs are mainly covered in natural slate, windows are mainly painted timber box sashes and doors are painted timber with moulded panels. Exceptionally, properties have projecting stucco porticos and arched head windows. Terraces are adorned with various good examples of historic ironwork. Cast-iron boundary railings are a feature of most streets, and cast-iron balcony screens in a variety of patterns accentuate the principal first floors of many residential properties, sometimes bridging two or more windows.

- 5.21. Although this part of the conservation area is dominated by early C19th development, there are examples of C20th residential building, many of which arise from WWII bomb damage to the original C19th terraces.
- 5.22. The eastern side of Arlington Road is less uniform. Residential uses are interspersed with commercial uses spilling over from Camden High Street to the east. There are several examples of C20th public housing, such as the inter-war Cobden House, Ruscombe built in 1960 on the site of a bombed chapel on the south-west corner of Delancey Street, and the three 1950's blocks Fairfield, Foxfield and Brierfield which make up the Three Fields Estate set in a small area of soft landscaping between Mary Terrace and Miller Street. No. 88 Arlington Road was constructed in 1996 in a watered down neo-Classical style, harmoniously abutting its C19th neighbours. Nos. 30-36 provide a good example of industrial premises being converted to house (part of a wider scheme using the former British Railways building at 1-11 Miller Street).
- 5.23. To the east is the southern part of Camden High Street. Camden High Street and Parkway are the main commercial streets in the local area. Non-residential uses extend to Kentish Town Road, Camden Road, the east side of Arlington Road, the west side of Bayham Street, Eversholt Street and the streets off Camden High Street; the proportion of the commercial/residential mix in these secondary locations varies. There is greater architectural variety in this area, due to greater pressure for redevelopment since the later C19th. Where historic buildings survive, there is a greater tendency for alterations, resulting in a much lower proportion of listed buildings.
- 5.24. Camden High Street is architecturally diverse with a lively mix of C19th and C20th buildings. There is a broad range of building materials, with a prevalence of brick, but including natural stone, stucco, polychromatic brickwork, concrete and instances of glazed tiles and faience.
- 5.25. Camden Town's two underground stations are located close to the major junctions at either end of the High Street: Camden Town in the north and Mornington Crescent in the south. Both were built in 1907 in Leslie B Green's distinctive house style for his Northern Line stations. They have oxblood glazed tiles and bold arches incorporating a mezzanine office floor. Camden Town station was bomb-damaged but repaired, Mornington Crescent station is complete (and restored), hence its Grade II listing.

- 5.26. The underlying character of the southern part of Camden High Street is derived from the modest three-storey terraces on narrow plots, partly concealed behind later C19th single-storey shops. An interesting building on the eastern side of the road is Denmoss House at No. 138 Camden High Street, which dates from 1893. It was a purpose-built furniture store and has strong overtones of the Arts and Crafts style, with red brick and stone dressings, Dutch gables, a steep roof, tall chimneys and mosaic inlay above the windows advertising each department.
- 5.27. Other interesting buildings on the eastern side of the street include Lloyds Bank at No. 140-142, the four and five storey parade between Greenland Street and Greenland Road, Natwest Bank at No. 166 and the Camden Head at No. 100, which forms a focal point when looking from Delancey Street.
- 5.28. The western side of the southern part of Camden High Street has a varied roofline due to the presence of several two storey buildings. This stretch of buildings includes some Art Deco style buildings and 1920's buildings. An old Boots sign can be seen on the flank wall of No. 179.
- 5.29. The High Street contains several good examples of public house architecture including on the west side Oh Bar (formerly the Brighton Arms) at Nos. 111-113 and the Black Cap at No. 171 (currently closed). On the east side, on the north corner of Plender Street, the former Wheatsheaf (now Belushi's) still stands at Nos. 48-50, retaining its 1920's mock-Tudor half-timber appearance; and the Camden Head is at No 100.
- 5.30. There are poorly designed modern buildings along the High Street, which detract from the character and appearance of the area due to their insensitive height, bulk, scale, footprint and use of materials. Many of the shopfronts have also been replaced over time, often insensitively, resulting in little uniformity at ground floor level. There are also several examples of oversized signage using poor quality materials.
- 5.31. The area to the east of the high street is commercial in character and is densely developed. Between the High Street and Bayham Street, a series of mews run north-south (Greenland Place, Pratt Mews and King's Terrace). For many years the piano industry was concentrated in these mews, but has now disappeared. Other commercial uses are retained, although some residential redevelopment has taken place in recent years. The predominantly two-storey buildings give the narrow passages their special scale. King's Terrace was built in the 1830's, and in its southern section has some good examples of unaltered mews buildings. The northern section of King's Terrace contains some good examples of contextual modern architecture on the east side.
- 5.32. Bayham Street, running north-south, marks the eastern boundary of the ward and the Camden Town Conservation Area. It is a busy street characterised by a varied mix of commercial and residential uses.
- 5.33. Further to the south, at the junction of the High Street with Crowndale Road there are some taller early C20th buildings, which impose their scale on surrounding

development. On the north corner stands Koko (due to re-open in 2020 after refurbishment), a popular entertainment venue originally built as a theatre in 1901.

- 5.34. The Crowndale Centre occupies the corner of Eversholt Street and Crowndale Road. The former Edwardian post office has postmodern inspired trimmings on a busy stone and brick exterior. The building was converted to Council offices in the 1980's.
- 5.35. Situated just to the south of the High Street, dominating Hampstead Road, and unquestionably the largest building in the Camden Town Conservation Area, is Greater London House. It was built as the Carreras Tobacco Factory, on the former Mornington Crescent Gardens in 1926. Its extravagant exterior is said to have been inspired by the Egyptian temple of the cat-goddess Bubastis. After many years of decline it was converted in 1998 to offices and many important architectural features were reinstated, including the flamboyant Egyptian giant order and two gigantic bronze cats flanking the entrance. The building is now the headquarters for ASOS.
- 5.36. To the south and south-west of Mornington Crescent underground station are Harrington Square and Oakley Square. As already noted, this area contains a large number of good examples of early/mid C19th speculatively built terraced London houses, generally of a uniform appearance, and many statutorily listed for their special interest. Many of the houses in the two squares are social housing.
- 5.37. Harrington Square has been much altered. It was originally laid out as two terraces overlooking a triangular open space, separated from Mornington Crescent Gardens by Hampstead Road. Part of the east side remains but the northernmost stretch of this terrace was destroyed by WWII bomb damage, and has been replaced by a post-war housing block, Hurdwick House, which does not attempt to blend with its historic neighbour. The terrace on the south side of the square was demolished for local authority housing redevelopment in the 1960's. Today the gardens are overshadowed by the towers of the high-rise Amptill Square Estate (situated outside the conservation area, within St Pancras & Somers Town).
- 5.38. Oakley Square lies to the east, beyond Eversholt Street and is also a planned composition of townhouses overlooking communal gardens with mature trees. The west side is all that remains after war damage, with houses of a similar scale to elsewhere on the Duke of Bedford's land, but noted for their ground floor entrance porticoes. Of contrasting design is the Old Vicarage, a Grade II listed detached dwelling in a Gothic Revival style with polychromatic brickwork, situated at the northern end of the terrace, dating from c.1861.
- 5.39. Crowndale Road also contains some residential properties. On the south side Nos. 31-53 form part of the Grade II listed terrace erected in the 1840's on the Duke of Bedford's land. Opposite on the north side, set back behind sizeable front gardens, are Nos. 48-72, one of the oldest surviving terraces in Camden Town (appearing on the Tompson map of 1801/1804), albeit much altered.
- 5.40. To the east, opposite Oakley Square, stands the Grade II listed Working Men's College, dating from 1904-6.

## 6. Camden Town & Primrose Hill

### *Location*

- 6.1. Camden Town & Primrose Hill ward is located geographically to the centre of Camden. It is bordered to the south by Regent's Park and St Pancras & Somers Town and the City of Westminster; to the east by Cantelawes; to the north by Kentish Town and Haverstock; and to the west by Swiss Cottage.



### *Population and housing tenure*

- 6.2. Camden Town & Primrose Hill ranks 7<sup>th</sup> in the borough by population size (13,500 people at mid-2017 according to GLA figures<sup>10</sup>). The population density is 116 persons per hectare, which is the 12<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 6.3. Since 2011, the population of Camden Town & Primrose Hill has not grown in line with the overall population of Camden (at 6.9% compared with 9%), ranking 14<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 1,100 residents (8.3%) by 2027, as a result of positive natural change (+1000) and a net increase due to migration (+100).
- 6.4. Camden Town & Primrose Hill has a relatively older population compared with the borough average, with a mean age of 39.1 years (Camden's average is 36.8). Almost three quarters (73.9%) of the population are working age (age 16-64).
- 6.5. In this ward, figures show that 33.4% of residents live in private rented accommodation; 30.5% live in social housing (15.6% in Council housing and 15% in other social housing); 33.9% are owner-occupiers and 1.5% live rent-free.

<sup>10</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

### *Economic profile*

- 6.6. Camden Town & Primrose Hill ranks 7<sup>th</sup> in the borough in terms of median gross household income, at £40,655 (Camden's average is £36,851). There are a concentration of households with lower median household incomes in the north and east of the ward.
- 6.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 19,000 jobs located in Camden Town & Primrose Hill, which is 1.4 times the number of residents. The largest sectors providing employment are in Distribution & Hospitality (5,000; 26%), Professional & Business Services (4,500; 24%); Communication & Financial Services (4,500, 24%) and Public Services (2,000; 11%). Employment levels in the ward have increased 33% since 2009.

### *Town & Neighbourhood Centre*

- 6.7.1. Camden High Street is Camden Town Centre.  
Neighbourhood Centres – Crowndale Road; Regent's Park Road; Chalcot Road; Princess Road.

### *Built form*

- 6.8. Approximately half of the ward is covered by a conservation area. Camden Town & Primrose Hill includes the following conservation areas: (from west to east) Primrose Hill; Regent's Canal; Camden Town; Jeffrey's Street; Camden Broadway.
- 6.9. The westernmost part of the ward, which includes part of King Henry's Road, part of Primrose Hill Road, Oppidans Road and Ainger Road, is not covered by a conservation area, although the vast majority of later C19th terraced and semi-detached residential buildings in this area feature on the Council's Local List.
- 6.10. Further to the east is the Primrose Hill Conservation Area. The conservation area is predominantly residential in character, although there are some local industries, shopping centres and a primary school. The Primrose Hill Conservation Area Statement (2000) identifies 4 sub-areas. Sub-area 1 is 'Regent's Park Road South', which is characterised by low density development and an abundance of vegetation, with a large number of mature street trees and private trees. Italianate villas dominate the principal and secondary roads within the area. Nos. 1-10 St Mark's Square and Nos. 15-31 Regent's Park Road are good examples of grand terraces; both are listed. There are also a number of significant C20th buildings within the sub-area. Cecil Sharp House (on the corner of Gloucester Avenue and Regent's Park Road) and No. 10 Regent's Park Road are both listed. Cecil Sharp House is the headquarters of the English Folk Dance and Song Society and No. 10 is a block of residential flats, designed by Erno Goldfinger.
- 6.11. Primrose Hill and Regent's Park are not within the conservation area, but immediately adjoin it and therefore impact on its character by providing a sense of greenery and open space in an otherwise built-up area. Regent's Canal is designated as Public Open Space and is also a significant feature of the conservation area. A number of buildings have been designed to be attractive when viewed from the canal.

- 6.12. Sub-area 2 is the 'Central Area', which is urban in character with a high density of development with sporadic areas of greenery. It is dominated by long mid C19th terraces, which are usually constructed in London stock brick with decorative stucco features to the front elevation. A number of terraces were designed to accommodate retail uses, small businesses and public houses on the lower floors, with residential flats above. They are located primarily within the small Neighbourhood Shopping Centres on Chalcot Road, Gloucester Avenue, Princess Road and Regent's Park Road. The principal roads include Chalcot Road, Gloucester Avenue, Fitzroy Road and Princess Road. Chalcot Square is a significant feature of the conservation area and is surrounded by a large number of mid C19th listed buildings. The Primrose Hill School is a Grade II listed building which dominates Princess Road in terms of bulk, height and scale.
- 6.13. . Sub-area 3 is 'Regent's Park Road North', which is commercial in character, falling within a designated Neighbourhood Shopping Centre, with a large number of small shops and cafes.
- 6.14. Sub-area 4 is 'Gloucester Crescent'. This sub-area, adjacent to the railway line has abundant trees and vegetation and a lower density of development compared with the wider area. Inverness Street is a wide road that forms the transition from the lively urban character of Camden Town to the more sedate leafy character of the Conservation Area. Gloucester Crescent, which forms a D shape with Oval Road features substantial front gardens and therefore has a green character despite the lack of street trees. Oval Road is a wide road that runs almost parallel to the railway line. Regent's Park Terrace is accessed Oval Road and features 22 houses, dating from 1840-50 (all listed).
- 6.15. Directly abutting the Primrose Hill Conservation Area to the east is the Regent's Canal Conservation Area. Regent's Canal, which forms part of the wider Grand Union Canal network, enters Camden Town & Primrose Hill just north of the Cumberland Basin (which is in Regent's Park) and it follows a curved route round to Camden Lock (passing underneath Prince Albert Road, Regent's Park Road, Gloucester Avenue, the mainline railway and Oval Road on its way). After Camden Lock, the canal continues to follow a curved route round towards King's Cross and then beyond into the London Borough of Islington (it leaves Camden Town & Primrose Hill as it passes under Royal College Street, after having passed under Camden High Street, Kentish Town Road, Camden Street and Camden Road).
- 6.16. The Regent's Canal Conservation Area Appraisal and Management Strategy (2008) notes that the canal is an important feature of historic and visual interest in the wider townscape. The Regent's Canal is classified as Public Open Space and a Site of Nature Conservation Interest. It also provides a link between other areas of open space.
- 6.17. Hampstead Road Lock ('Camden Lock') forms a natural focus to the canal. Unlike most of the rest of the canal, which is relatively well hidden as the adjacent buildings turn their back on it, the lock is clearly visible from the road and the open area adjacent to Camden Lock Market.

- 6.18. Camden Lock Market is one of the borough's most well-known visitor destinations. Further to the north, the other side of the railway line is the Stables Market (Grade II\* listed) (also part of the wider 'Camden Markets'), which stretches along Chalk Farm Road. The markets attract very high numbers of visitors and are particularly busy and vibrant areas. The Regent's Canal Conservation Area stretches along Chalk Farm Road towards the Roundhouse (Grade II\* listed), which is a former goods locomotive shed, now used as an entertainment venue.
- 6.19. To the east of Camden Lock Market, on the other side of Camden High Street (on a triangular plot of land between Camden High Street the railway line, the canal and Kentish Town Road), is the new Hawley Wharf development, a mixed use scheme providing market floorspace, offices and residential accommodation (nearing completion).
- 6.20. There are areas north of the railway line, either side of the Regent's Canal Conservation Area along Chalk Farm Road that do not fall within a conservation area. There is a large supermarket and associated car-park between the railway line and the Stables Market. There is also a 1990's housing estate (Juniper Crescent). This whole area, including the petrol filling station on Chalk Farm Road, within the conservation area (known as Camden Goods Yard) has an extant planning permission to redevelop the site to re-provide a petrol filling station and supermarket and to provide housing, retail / food and drink floorspace, business floor space, a community centre public toilets, public open space etc.
- 6.21. On the other side of Chalk Farm Road, a number of streets, including Castlehaven Road, Hawley Street, Hawley Road, Lewis Street, the southern side of Castle Street and the western side of Kentish Town Road fall outside of a conservation area. These streets mainly contain terraced housing (a mixture of C19th and more modern) to the south-west of the railway line and tower blocks (between 3 and 8 storeys) to the north-east of the railway line. This area includes areas of open space including Castlehaven Open Space (either side of the railway line) and spaces between the tower blocks. Buildings of interest in this area include the Church of the Holy Trinity with St Barnabus on Clarence Way and Holy Trinity and St Silas Primary School on Hartland Way (both locally listed). There are some locally listed buildings on Hartland Road (C19th terraced housing) and Kentish Town Road (terraced buildings with shops at ground level).
- 6.22. Camden Town Conservation Area abuts the Regent's Canal Conservation Area and straddles the border between Camden Town & Primrose Hill and Regent's Park. Delancey Street / Pratt Street marks the southern boundary of the ward, but the conservation area extends further south down to Harrington Square (as discussed above, see Regent's Park).
- 6.23. The focus of Camden Town itself is Britannia Junction, which acts as a hub and an important interchange. The area around this junction of 6 roads features an array of banks, restaurants, street markets, shops and stalls. To the east, the backs of the retail premises on Camden High Street are accessed by cobbled mews which today are still largely in commercial use. Beyond the commercial interests are areas of late C18th and early C19th residential development while to the west of the High Street narrow passage-ways link through to quiet tree lined streets forming the residential sub area.

- 6.24. The Camden Town Conservation Area Appraisal and Management Strategy (2007) identifies two sub-areas of distinctly different character: a busy, commercial and retail area, and a quieter, more formal residential area. Camden High Street and Parkway are the main commercial streets; and the western part of the Camden Town Conservation Area comprises long residential terraces running in a north-south direction on a planned rectilinear grid (Mornington Terrace, Albert Street and Arlington Road) intersected by shorter terraces (Delancey Street and Mornington Street) (partly within Regent's Park).
- 6.25. Camden Market (formerly Buck Street Market) occupies a cleared site between Buck Street and the High Street, within the Camden Town Conservation Area. Camden High Street between Buck Street and the Regent's Canal, as well as Jamestown Road, Arlington Road and Hawley Crescent fall outside of any conservation area. The high street features 3 storey C19th terraced buildings with retail at ground floor. Most of the shops spill out on to the public footpath with market stall type displays, and many of the buildings front facades feature unusual and quirky decorations above the ground floor retail frontages; for example giant shoes. The street, which provides a link between the different markets, attracts a large number of visitors.
- 6.26. Jamestown Road and Arlington Road connect to the High Street but are generally quieter and feature food and drink uses and visitor accommodation. Arlington Road is predominantly residential in character. Arlington House is a Grade II listed building. It was formerly a men's lodging house and is now a hostel for homeless men.
- 6.27. Jeffrey's Street Conservation Area is located towards the north of the ward and straddles the boundary with Cantelowes. This relatively small conservation area is an enclave of quiet, predominantly residential streets and narrow lanes between the busy thoroughfares of Camden Street and Royal College Street. It consists mainly of C18th and C19th terraced housing set between area of green open space. The brick viaduct of the railway line cuts diagonally across the southern end of the area. Jeffrey's Street itself is one of the oldest complete streets in the borough, laid out c.1800. The terraced houses are Grade II listed and the Jeffrey's Street Conservation Area Statement (2002) notes that each house makes an individual contribution to the Georgian character and rhythm of the street. To the eastern end is Philia House, a 1990's 4 storey block of flats, which is out of character with the rest of the street.
- 6.28. Prowse Place, also within the Jeffrey's Street Conservation Area, contains a number of small scale, mews type developments, developed after the introduction of the railway line. The proximity of the railway line is an important part of the character of this part of the conservation area. Jeffrey's Place is another cobbled lane which branches off Prowse Place. The street features a row of 1970's town houses, which remain subordinate to the Georgian buildings on Jeffrey's Street to the north. The southern side of the street features a mixture of workshops and commercial buildings, some of which are out of scale with the wider area. Further to the south, the other side of the railway, is Bonny Street. The side elevation of Camden Road Station dominates Bonny Street. The station opens onto Royal College Street, a busy thoroughfare
- 6.29. Camden Broadway Conservation Area abuts Regent's Canal Conservation Area and Jeffrey's Street Conservation Area. Only a small part of the conservation area is within

Camden Town & Primrose Hill ward, namely a few buildings on the eastern side of the Camden Road and a few buildings on the western side of Royal College Street. Both streets contain C19th terraced buildings with retail at ground floor. A public house sits on the northern corner between the two roads. The Camden Broadway Conservation Area is described in greater detail in the next section (see Cantelowes).

- 6.30. The south-eastern corner of Camden Town & Primrose Hill is not within a conservation area. This area, to the east of Camden High Street, is bound by Bayham Street in the west, Camden Road and Lyme Street to the north, Royal College Street to the east and Pratt Street to the south. The area is mostly residential in character (predominantly social housing). Despite not forming part of any conservation area, the vast majority of buildings in the area are either statutorily or locally listed, including the Grade I listed All Saints Greek Orthodox Church on Camden Street. The area also includes St Martin's Gardens, a public park which occupies a large part of the urban block of which it forms a part. The area also includes St Michael's primary School (Camden Road) and Our Lady's Catholic Primary School, which together wrap around the All Saints Greek Orthodox Church site.

## 7. Cantelowes

### *Location*

- 7.1. Cantelowes is located geographically to the centre of Camden. It is bordered to the south by St Pancras & Somers Town; to the south-west by Camden Town & Primrose Hill; to the north and west by Kentish Town and to the east by the London Borough of Islington.



### *Population and housing tenure*

- 7.2. Cantelowes ranks 13<sup>th</sup> in the borough by population size (12,800 people at mid-2017 according to GLA figures<sup>11</sup>). The population density is 169 persons per hectare, which is the 6<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).

<sup>11</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 7.3. Since 2011, the population of Cantelowes has not grown in line with the overall population of Camden (at 7.3% compared with 9%), ranking 12<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 1,400 residents (10.9%) by 2027, as a result of positive natural change (+900) and a net increase due to migration (+500).
- 7.4. Cantelowes has a relatively young population compared with the borough average, with a mean age of 35 years (Camden's average is 36.8). Almost three quarters (74.3%) of the population are working age (age 16-64).
- 7.5. In this ward, figures show that 22.7% of residents live in private rented accommodation; 40.3% live in social housing (29.2% in Council housing and 11.1% in other social housing); 30.1% are owner-occupiers and 1.2% live rent-free.

#### *Economic profile*

- 7.6. Cantelowes ranks 12<sup>th</sup> in the borough in terms of median gross household income, at £24,105 (Camden's average is £36,851).
- 7.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 3,000 jobs located in Cantelowes, which is less than a quarter (24%) of the number of residents. The largest sectors providing employment are in Professional & Business Services (1,000; 33%); Public Services (800; 27%); Distribution & Hospitality (500; 17%); and Communication & Financial Services (400, 13%. Employment levels in the ward have increased 3% since 2009.

#### *Town & Neighbourhood Centres*

- 7.7.1. Town Centre - Kentish Town Road (southern end)  
Neighbourhood Centre- Murray Street, York Way (northern end); Camden Road; Royal College Street

#### *Built form*

- 7.8. Much of the ward is covered by a conservation area. Jeffrey's Street Conservation Area (as described above, see Camden Town & Primrose Hill) and Camden Broadway Conservation Area are to the south-west of the ward, both straddling the border with Camden Town & Primrose Hill. Bartholomew Estate Conservation Area is located to the north of the ward and straddles the boundary with Kentish Town, to the north. Rochester Conservation Area abuts Bartholomew Estate Conservation Area to the south. Camden Square Conservation Area covers most of the eastern half of the ward.
- 7.9. The Camden Broadway Conservation Area is a small area comprising a mix of commercial and residential uses towards the south-west of the ward. Camden Road is a busy, noisy highway flanked with properties with commercial uses on the ground floor and generally residential uses above. Royal College Street is similar but with less retail accommodation and less traffic. St Pancras Way, between Camden Road and Baynes Street, is residential with the notable exception of a garage on a triangular site at the Camden Road junction. This road also carries high levels of traffic. In contrast, Rousden Street is a narrow terrace with a relatively quiet residential

atmosphere. Randolph Street is another primarily residential road linking Royal College Street to St. Pancras Way, passing beneath the railway bridges.

- 7.10. Overall, the conservation area has a dense, tightly-knit urban form set amid and below a network of busy roads and railway lines. Two low iron railway bridges span the intersection of Camden Road and Royal College Street between two massive brick pillars. The intersection is dominated by traffic and is not a pedestrian-friendly environment. The bridges are very much part of the urban character of the area. The two railway bridges also cut diagonally across Randolph Street, creating two distinct areas at opposite ends of the street.
- 7.11. To the north of the Camden Broadway Conservation Area and to the south of the Jeffrey's Street Conservation Area, is the Bernard Shaw / Foster Court Housing Estate (now a mix of market and social housing). Foster Court (5 storeys) is adjacent to Royal College Street and Bernard Shaw Court is adjacent to St Pancras Way. There is a triangle shaped area of open space and parking between the two blocks.
- 7.12. To the north of the housing estate, St Pancras Way and Royal College Street come together (at College Gardens area of public open space) and further north, Royal College Street meets Kentish Town Road, another busy road in the borough. A street of interest in this area is Reed's Place (within the Jeffrey's Street Conservation Area), which is a small pedestrianised street consisting of Victorian terraced cottages of painted stucco, which links St Pancras Way and Rochester Place.
- 7.13. Rochester Place (the street itself) features on the Council's Local List because it represents a rare example of a virtually intact and continuous granite setted street surface. Covering the northern side of Rochester Place, Rochester Road, Rochester Terrace and part of Wilmott Place is the Rochester Conservation Area.
- 7.14. The main focus of the Rochester Conservation Area is Rochester Terrace Gardens, an area of public open space sandwiched between Rochester Road and Rochester Terrace. The original composition of Rochester Conservation Area, in terms of street pattern and building form, is still intact. The main roads in the area were laid out in the 1840s and mostly contain semi-detached villas; the scale and symmetry of buildings within the conservation area is relatively uniform and there is continuity to rooflines and, building lines and fenestration. Rochester Place is characterised by low mews type buildings, originally built from the 1870s onwards, to serve the properties on Rochester Terrace.
- 7.15. A key building within the Rochester Conservation Area is the Greek Orthodox Church (Church of St Andrew), at the junction of Kentish Town Road and Rochester Road (Grade II listed).
- 7.16. To the west of the Rochester Conservation Area, there is a triangular plot of land between Farrier Street, Kentish Town Road and Royal College Street. At the southern end sits Durdans House (an attractive C19th mansion block centred around a central courtyard) and further to the north is No. 106-110 Kentish Town Road, a monumental late C19th warehouse with 7 bays of full height metal framed windows flanked by giant order applied pilasters supporting a cornice, with an attic storey and later roof extension above, built following wholesale demolition of the block due to road

widening. The building extends through the block and has the same architectural approach on its other street elevation on Royal College Street. The building features on the Council's Local List due to its architectural and townscape significance. The building at the northern end of the triangle (116 Kentish Town Road / 349 Royal College Street) features an attractive curved corner, which is a focal point as one travels southwards along Kentish Town Road.

- 7.17. To the north of the Rochester Conservation Area is the Bartholomew Estate Conservation Area (which straddles the boundary with Kentish Town to the north). The Bartholomew Estate Conservation Area is a compact and well-preserved Victorian residential development, which has changed remarkably little over the last 150 years. The area was built over a 20 year period with a clearly defined boundary and homogenous townscape, which differentiates it from the surrounding urban context.
- 7.18. The land within the conservation area gently slopes north-eastwards and has a very distinctive urban grain, made up of a regular grid pattern of continuous ribbon development along streets running perpendicular with Kentish Town Road and Camden Road. Less developed streets with a north-south orientation provide connections and views into private gardens. The Bartholomew Estate Conservation Area Statement (2000) notes that a key feature of the conservation area is the balance between built and unbuilt space, which results in the formation of a superior set piece of Victorian townscape planning.
- 7.19. The conservation area statement identifies 3 sub-areas, which reflect the historical development of the area by different landowners. Sub-area 1, to the north, is 'The Christ Church Estate' which covers part of Bartholomew Road, Busby Place, Caversham Road, Gaisford Street, Islip Street and Wolsey Mews. Sub-area 2 is 'Dartmouth Family Estate', which includes part of Bartholomew Road, Bartholomew Villas, part of Lawford Road, Patshull Place, Patshull Road and Sandall Road. Sub-area 3 is 'St Bartholomew Hospital Estate' which includes part of Bartholomew Road, part of Bartholomew Villas and part of Lawford Road.
- 7.20. The quality of the area has been undermined the railway line which cuts right through the Christ Church Estate. When it was built in 1864-67, it required the demolition of a number of properties. Since the late C19th, light industrial uses have clustered around the railway line. The area also suffered heavy bomb damage; for example, the whole of Peckwater Street was destroyed. This has resulted in some post-war and later re-building and infill development in the area.
- 7.21. Although the area was developed at a similar time, there is architectural variety between the 3 sub-areas and the buildings range from substantial 5 storey buildings to more modest 3 storey buildings. Caversham Road, which marks the boundary between Canteloves and Kentish Town wards, is one of the grandest in the area. It is wide and tree-lined and comprises large, 4 storey villas with generous front and rear gardens.
- 7.22. Interesting infill buildings in the area include No. 5 Caversham Road (& Nos. 6-10 Gaisford Street), which is a local authority housing scheme built in the later 1970's;

and also No. 11 Caversham Road, which is a re-built half of a four storey Victorian property (also local authority housing).

- 7.23. There are no areas of public open space within the Bartholomew Estate Conservation Area; however, Canteloves Gardens adjoins to the east and Islip Street Playground adjoins to the north (in Kentish Town). These areas, albeit outside of the conservation area, make a positive contribution to the character and appearance of the area.
- 7.24. The majority of houses within the Bartholomew Estate Conservation Area are social housing.
- 7.25. To the west of the Bartholomew Estate Conservation Area, just within the Canteloves ward, are properties fronting onto the eastern side of Kentish Town Road (Nos. 124 to 224). The buildings are a mixture of C19th terraces and modern infill, all with retail or food and drink uses at ground floor level and a mixture of uses on the upper floors. Some, but not all, of the older buildings feature setback upper storeys (which reflects how the buildings were extended over time). Kentish Town Road forms part of the Kentish Town 'Town Centre', the borough's third smallest centre. The Town Centre provides for day-to-day shopping and service uses for the local area. Kentish Town is a busy and active street.
- 7.26. Between Bartholomew Estate Conservation Area, Rochester Conservation Area and the Camden Square Conservation Area (which covers much of the eastern part of the ward) is a large pocket of land that falls outside of any conservation area. This area of land, either side of Camden Road (which runs southwest to northeast), is predominantly residential, comprising of housing blocks and estates and terraced housing, of varying ages and styles. This area also includes Ifor Evans Hall (UCL student accommodation), Camden School for Girls and the Canteloves Gardens area of public open space.
- 7.27. As noted, Camden Square Conservation Area covers much of the eastern part of Canteloves. It is not adjacent to any other conservation areas in Camden and neither does it straddle any ward boundaries. The Camden Square Conservation Area Appraisal and Management Strategy (2011) notes that the conservation area has a self-contained identity. The area is a predominantly C19th inner London suburb. It is a planned development in a gridded layout, focussed around Camden Square Gardens. It forms a blunt triangle shape, defined by Camden Road to the north-west, York Way to the north-east and Agar Grove to the south-east.
- 7.28. The area was laid out between 1840 and 1880 and there is an identifiable architectural hierarchy in the area: the largest semi-detached houses face the major routes of Camden Road and Camden Square; the narrower plots feature semi-detached and some terraced housing (e.g. St Augustine's Road, Rochester Square) and the mews feature smaller scale development. As with the Bartholomew Estate, the railway line cuts through the area. Two cut and fill tunnels pass diagonally beneath Camden Square and Mews and the tracks emerge from the tunnel via a cutting south of Murray Mews, pass under Agar Grove and then continue south towards St Pancras. The cut and fill required the demolition of a number of buildings on Camden Road, Camden Mews, on the north-west and south-east sides of Camden Square, Murray Street, St Augustine's Road and Agar Grove.

- 7.29. World War II also had a major impact on the area as bombs targeted the railway and destroyed large portions of streets and resulted in post-war rebuilding. Much of the rebuilding was brick public housing blocks on the bombed sites. Examples of C20th developments include a four storey terrace block on the northern side of Camden Square and Hillier House Housing Associations flats on the south-eastern corner of the square.
- 7.30. Buildings of interest in the conservation area include the London Irish Centre (Camden Square), which was built as a hostel to relieve overcrowding and is now used as a venue for the wider community; Cliff Road Studios (Cliff Road), an early modernist building; and No. 66 Camden Square, a timber building built over a brick plinth, which marks the entrance to the middle section of Camden Mews.
- 7.31. Camden Mews is narrow and perhaps London's longest mews, stretching from Rochester Square to York Way. It still features a mix of uses although it is becoming increasingly residential in character.
- 7.32. The conservation area is predominantly residential in character; however, the conservation area statement highlights that the tenure is mixed with local authority, housing association, private rental and private ownership all around the Square and in the side streets. While some buildings are clearly purpose-built, the tenure is often not apparent from the elevation. Murray Street and York Street feature parades of shops and are designated Neighbourhood Centres. Businesses are peppered around the area: workshops, small manufacturing and repair businesses, offices, several architects' studios etc.
- 7.33. A triangle of land between Camden Park Road, Cliff Road and York Way sits outside of the Camden Square Conservation Area. This area includes the Camelot House housing estate (C19th housing blocks around a central courtyard); Brecknock Primary School complex; mid C19th terraced housing; and 4-6 storey C19th and C20th buildings which have been converted to flats.
- 7.34. There is also an area to the south of Camden Square Conservation Area which is outside of the conservation area. This area includes the Maiden Lane Housing Estate. The original low-rise, high-density estate was built in the late 1970's / early 1980's and has more recently undergone redevelopment, including the building of new homes (market and affordable).

## **8. Kentish Town**

### *Location*

- 8.1. Kentish Town ward is located to the mid-north-east of Camden. It is bordered to the north by Highgate; to the north-west by Gospel Oak; to the west by Haverstock; to the south by Camden Town & Primrose Hill and Canteloves; and to the east by the London Borough of Islington.



### *Population and housing tenure*

- 8.2. Kentish Town ranks 3<sup>rd</sup> in the borough by population size (14,400 people at mid-2017 according to GLA figures<sup>12</sup>). The population density is 140 persons per hectare, which is the 8<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 8.3. Since 2011, the population of Kentish Town has not grown in line with the overall population of Camden (at 7.5% compared with 9%), ranking 11<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 4,200 residents (29%) by 2027, as a result of positive natural change (+700) and a net increase due to migration (+3,400).
- 8.4. Kentish Town has a relatively older population compared with the borough average, with a mean age of 37.3 years (Camden's average is 36.8). Just under three quarters (74.1%) of the population are working age (age 16-64).
- 8.5. In this ward, figures show that 29.7% of residents live in private rented accommodation; 33.3% live in social housing (24.7% in Council housing and 8.7% in other social housing); 34.7% are owner-occupiers and 1.4% live rent-free.

### *Economic profile*

- 8.6. Kentish Town ranks 9<sup>th</sup> in the borough in terms of median gross household income, at £36,737 (Camden's average is £36,851). Kentish Town has a mix of higher and lower median household incomes. Lower incomes run in a belt located to the mid/south of the ward.
- 8.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 12,000 jobs located in Kentish Town. The largest sectors providing employment are in Production, Construction & Transportation (3,000; 26%); Professional & Business

<sup>12</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

Services (3,000; 26%); and Public Services (2,000; 17%). Employment in the ward has risen 24% since 2009.

### *Town & Neighbourhood Centres*

- 8.7.1. Town Centre – Kentish Town Road (northern end)  
Neighbourhood Centre – Fortess Road; Highgate Road

### *Built form*

- 8.8. Kentish Town features a mix of residential and commercial uses and only a few pockets of land within the ward fall within a conservation area. In the southernmost part of the ward, the Kelly Street Conservation Area covers just 2 streets: Kelly Street and part of Castlehaven Road. Further north is the Inkerman Conservation Area and to the north-east (and mostly within Cantelowes ward) is the Bartholomew Estate Conservation Area. Kentish Town Conservation Area is located towards the geographical centre of the ward (covering a predominantly residential area) and Dartmouth Park Conservation Area (which is mostly within Highgate ward) falls partly within the northern part of this ward.
- 8.9. The railway line (London Overground) forms the western boundary to the ward. Kentish Town Road marks the eastern boundary of the ward from its junction with Castle Road in the south to Caversham Road in the north. The boundary then runs east along Caversham Road and then Busby Place and then Camden Road, as far east as York Way. Brecknock Road and then Dartmouth Park Hill then mark the eastern boundary of the ward (and the borough) as far north as Churchill Road. The railway line (which is partly built-over) then mostly marks the northern boundary of the ward.
- 8.10. The south-western part of the ward is predominantly residential in character, characterised by mid C19th terraced streets with narrow plots and a uniform appearance. Kelly Street Conservation Area represents a rare example of intact Victorian terraces to the west of Kentish Town Road (many others were obliterated by post-war rebuilding). Kelly Street itself is an intimate, narrow cul-de-sac of small two storey terraced properties. The relatively narrow tree lined road runs east to west in an elbow shaped curve, distinct where the prevailing street plan is predominantly a pattern of grids running perpendicular and parallel to the main historic road, Kentish Town Road. The houses in the street are distinct as a result of their brightly coloured stucco fronts, black cast iron railings, window guards and small front gardens. At the west end of Kelly Street is a modern three storey residential development and a modern church (built to the rear of the old Congregational Church site and not visible from the road) arranged around a courtyard.
- 8.11. Castlehaven Road is a straight road with few street trees, broader than Kelly Street and of chiefly typical London three storey terraced properties with valley roofs concealed by a continuous parapet. The scale of the street and its houses is larger than Kelly Street. The two unbroken terraces are built in yellow stock brick with stucco banding and feature ornate cast iron window guards.

- 8.12. The streets to the west of the Kelly Street Conservation Area, as far as the railway line (London Overground) (which marks the western boundary of the ward), also consist of mid C19th terraced housing.
- 8.13. To the north of the Kelly Street Conservation Area is 187 Kentish Town Road, a large brick building which was purpose-built for the former North Western Polytechnic in the 1920s, and which features on the Council's Local List. The building has undergone redevelopment in recent years to provide a cinema and housing. The redevelopment proposals included the retention of the façade. This building is considered to collectively contribute to the surrounding townscape, along with the Grade II listed Kentish Town Baths (on the other side of the road to the west, within Inkerman Conservation Area) and the former cinema opposite. Within the centre of these buildings is Una House, a C19th, red brick, gated mansion block formed of 3 blocks around a central triangle courtyard.
- 8.14. Inkerman Conservation Area covers a predominantly residential area to the north of Prince of Wales Road and Anglers Lane. The eastern boundary of the conservation area is marked by Raglan Street, the northern boundary is marked by Holmes Road and the railway viaduct marks the western boundary. The streets in the area are relatively narrow and form a grid pattern. The majority of the buildings were built in the 1850s and 1860s, mostly two and three storey terraced houses. All of the houses were built of London stock brick and most have stucco surrounds to windows and doors and other enrichments. Iron railings define the front boundary of the small front gardens, many of which are now planted with shrubs. The houses were built incrementally, as the speculative builders' credit and cash flow allowed. Slight variations in architectural detail between the streets reflect the piecemeal nature of development.
- 8.15. Ryland Road features late Victorian housing (built between 1875-1894). The houses have less decorative stucco detail than the mid Victorian properties and are constructed in yellow stock brick with stone dressings, Gothic columns framing the front doors, projecting bay windows at ground floor level and overhanging eaves.
- 8.16. A few houses have been built on gap sites. For example, Nos. 63-77 Willes Road is a relatively new terraced development, which has been sympathetically, designed to follow land contours and to respect the scale and form of neighbouring terraces.
- 8.17. Notable listed buildings in the conservation area include the Public Baths (Grade II) on Kentish Town Road (formerly a wash-house and public hall) and St Richard of Chichester Catholic secondary school (Grade II), also on Prince of Wales Road.
- 8.18. To the north of the conservation area, is a large industrial area, of key importance in the borough. The area, known as the Kentish Town Regis Road Growth Area, is identified as being suitable for large-scale redevelopment or a significant increase in jobs and homes in the future. Currently, the area is home to a range of business, light industrial and storage and distribution uses. The industrial area is located to either side of the railway lines and the northern section includes some buildings which feature on the Council's Local List. For example, 81a Highgate Road is an ensemble of large red brick sheds from the late C19th that were the Kentish Town Locomotive Sheds for the railway. No. 53-79 Highgate Road is a massive inter-war warehouse in stock brick with metal windows that extends between Sanderson Close and Carkers Lane. Linton House, at No. 39-51 Highgate Road is another

massive brick warehouse building dating to the early C20th, in a restrained classical style.

- 8.19. At the eastern edge of the industrial area, fronting onto the southern end of Highgate Road, are a series of C18th buildings including the Church of St John (Grade II listed), The Forum (formerly known as the Town and Country Club and now in use as a concert hall) (Grade II listed), a Grade II listed terraced of residential dwellings, and the Bull and Gate public house (Grade II listed).
- 8.20. Moving south again, Kentish Town Road runs north to south through part of the ward and on its western side is mostly characterised by commercial buildings with retail at ground floor and offices or residential uses above. The ages and styles of the buildings vary. There is a mixture of traditional C19th terraced buildings and larger C20th buildings. No. 189, on the corner of Prince of Wales Road, is embellished with a copper clad dome at roof level and a slightly projecting bay on the corner. No. 217-233 is a notable early C20th commercial building with monumental classical façade (stone columns flanking recessed full height windows, surmounted by a projecting cornice). The shopfront at ground level (Lidl) detracts from the character and appearance of the building and the wider area. No. 213-215 (Blustons) (now a charity shop) is Grade II listed and dates from 1931. The listing description notes that it is a rare survivor in London of an arcade shop front, which is also notable for its size in proportion to the size of the shop floor. At the northern end of this stretch is No. 227 Kentish Town Road, which features on the Council's Local List due to its architectural, historical and townscape significance. It is a mid C19th former public house (The Jolly Angler) with a curved corner with curved glass in two timber sliding sash windows. The building also features interesting ceramic tiles on its ground level elevations.
- 8.21. The northernmost part of the Bartholomew Estate Conservation Area is located towards the south-eastern part of the Kentish Town ward. As noted above, the Bartholomew Estate Conservation Area is a compact and well-preserved Victorian residential development, which was built over a 20 year period with a clearly defined boundary and homogenous townscape, which differentiates it from the surrounding urban context. The conservation area is described in full detail in the Cantelowes ward section of this report; however, a landmark building in the area which is worth mentioning here is St Luke's Church (Grade II\* listed) on Oseney Crescent at the junction with Caversham Road.
- 8.22. Kentish Town Station sits just to the north of the Bartholomew Estate Conservation Area, at the corner of Kentish Town Road and Leighton Road. The station is a London Underground and National Rail station. The building dates from 1907 and was designed by Leslie B Green with the ox-blood red glazed terracotta façade and semi-circular windows at first floor level.
- 8.23. To the east of the railway line, and to the north of the Bartholomew Estate Conservation Area, is a pocket of land outside of any conservation area which is largely characterised by housing estates, including Peckwater Estate, Kenbrook House, Willingham Terrace Estate, Greenwood Estate, Rowstock and the Torriano Estate. Many of these estates date from the early C20th (built by the LCC on land formerly populated by terraced housing) and are built around areas of open space. Peckwater Estate, the largest of the estates in this area, is formed of a number of blocks centred around a central area which provides grassed areas, a sports pitch, a play park and the NW5 community building. Rowstock, on Oseney Crescent, is a

more modern (post-war) block, formed of two parts and built to follow the curve of the road and reflect the scale of buildings on the other side of the road (within the Bartholomew Estate Conservation Area). The Torriano Estate (early C20th) features one long linear block (Long Meadow) and a series of smaller blocks, with areas of open space and parking in the spaces between. Torriano Junior School (an attractive Edwardian London County Council school building in Queen Anne style with Arts & Crafts flourishes) and Torriano Infant School (a more modern, post-war, single storey building) occupy the land between Oseney Crescent and Torriano Avenue. Florence Court, a 4 storey block of flats sits between the two sites.

- 8.24. To the east of the Torriano Estate the eastern edge of the ward is marked by Victorian terraced buildings with retail units at ground floor fronting onto Brecknock Road. To the north of the Torriano Estate, mid-C19th terraced houses face onto Leighton Road. Nos. 142-186 all feature on the Council's Local List because the integrity of the terrace and the elevational detailing creates a striking piece of townscape.
- 8.25. Further to the north, there is another pocket of land, roughly triangular in shape, which falls outside of any conservation area. The area, which includes the north side of Leighton Road, the northern part of Torriano Avenue, Charlton King's Road, Leighton Grove and Leighton Crescent, is predominantly residential in character, featuring mid C19th terraced housing and C20th housing blocks. The Charlton Court Estate (mid C20th, 6 storey, red brick housing block) sits alongside Brecknock Road. Within the triangle of land formed by Leighton Road, Torriano Avenue and Charlton King's Road are Apollo Works and Apollo Studios, a group of late C19th buildings, formerly a piano factory, now converted to residential and office use. These buildings feature on the Council's Local List as they provide a good example of a historically prevalent industry in Camden Town, which is well knitted into the surrounding townscape. To the west is Torriano Mews, which features The Works, a late C19th / early C20th single storey mews building with a large footprint which formerly provided stabling and a smithy. The mews now also includes a more modern late C20th building providing office space.
- 8.26. To the north is Leighton Crescent, which features 5 blocks of housing around its edges and a public garden at its centre, dating to the 1970s. There is a high degree of variation between the blocks but the overall crescent provides a coherent piece of townscape. No. 14 is a 1970s housing block which replaces the original centrepiece of the crescent which comprised of 4 large houses. The building relates well to its neighbours in terms of scale and material. Each flat on the front elevation features its own French balcony, supported by a series of vertical poles and horizontal rails. All of the buildings in the crescent feature on the Council's Local List.
- 8.27. To the north of Leighton Crescent is Montpelier Gardens, also on the Council's Local List. Formerly the private garden of an 1840s villa set back from Brecknock Road, the space has been redesigned as a children's play area and can be accessed from Leighton Crescent, Montpelier Grove and Brecknock Road.
- 8.28. To the north of Leighton Road and to the east of Fortess Road is the Kentish Town Conservation Area. The conservation area is split into two separate parts, separated by Leighton Road and the aforementioned C20th housing blocks. Kentish Town Road marks the busy and commercial western edge of the area. Buildings are typically brick and three storeys facing the road with narrow or no forecourts.

Leighton Road is a residential road which runs east-east and perpendicular from this spine road run a series of quieter, orderly residential streets to the north. To the south, Torriano Cottages is more ad-hoc in character.

- 8.29. The Kentish Town Conservation Area Appraisal and Management Strategy (2011) identifies 5 different character zones within the conservation area, as follows: Kentish Town Road; Leighton Road; Torriano Cottages; Leverton Street and Falkland Place; and the Northern Roads surrounding Lady Margaret Road. Kentish Town Road is characterised by a group of commercial buildings. Of note are the Assembly House public house (Grade II listed), dating from 1898, and the adjacent row of Victorian shops.
- 8.30. The western part of Leighton Road features a variety of two storey early C19th houses on either side of the road. The eastern end has a row of taller brick properties.
- 8.31. Torriano Cottages, to the south of Leighton Road, is mainly hidden from the main streets behind Leighton Road and Torriano Avenue. The cottages are linked by a winding unmade private road and are set in leafy gardens with an almost rural setting. The cottages themselves, which are Victorian in age, are generally two storeys tall and modest in size and detailing. A number of later houses have been erected on rear garden infill sites during the 1960's and 1970's in modern styles and materials, contrasting sharply with the C19th properties, but of similar size and scale.
- 8.32. Leverton Street and the return into Leverton Place have coloured stucco houses with narrow front gardens. Some houses retain 'Greek' detailing in the window detailed metalwork. Falkland Place retains a short row of altered terraced cottages to the north end and then opens out where houses have been cleared, leaving the backs of the adjoining streets exposed and a play area and open space has been created.
- 8.33. The Northern Streets (Lady Margaret Road, Falkland Road, Ascham Road, Dunolie Road, Dunolie Place, Countess Road and Montpelier Grove) comprise residential terraces of mostly 3 storey terraces set within narrow plots. The Catholic Church of our Lady dominates on Lady Margaret Road and there are various other uses dispersed throughout this part of the conservation area, including shops and small commercial units. There are a few C20th additions, which are generally built on a scale consistent with the prevailing urban form.
- 8.34. To the north and west of the conservation area, there are more terraced streets of a similar age and style to those within the conservation area. Fortress Road, particularly on its western side, is partly commercial in character, with retail units at ground level and residential above. A number of buildings feature on the Council's Local List, including Nos. 21-37 which form a terrace of 9 mid C19th houses set behind basement lightwells with iron railings and steps to a raised ground floor. These particular buildings are opposite the Grade II listed terrace on the eastern side of the road (Nos. 44-94 Fortress Road).
- 8.35. Dartmouth Park Conservation Area covers part of the ward in the north, namely along part of Highgate Road. This conservation area will be described in detail in

the Highgate section of this report. The area to the east of the Dartmouth Park Conservation Area, and to the north of Lady Somerset Road, includes the Ingestre Road Housing Estate, which is a sprawling, Brutalist housing estate dating from the 1960s / 1970s made up of a series of low-rise, stepped blocks linked by a series of outdoor walkways and decks, and one tower block (Grangemill). Woodland separated the estate from the residential properties on Burghley Road. Wiblin Mews, which sits between the Ingestre Road Estate and Highgate Road, and is accessed via Little Green Street, features 20 modern townhouses, built in the early C21st on land formerly occupied by a clubhouse.

- 8.36. The northernmost part of the ward features the Grade II listed Acland Burghley School and its campus. The school was built in 1963-7 and the list description notes that it has architectural interest due to its bold elevational treatment and skilful handling of pre-cast concrete components. The jewel-like, top-lit assembly hall is a particularly notable feature where the use of timber and concrete gives a rich texture. The building also has an innovative plan form, comprising three towers radiating from a central administration core with the linked assembly hall. A parking area and sport's pitch to the north of the school buildings, sit above the railway line.

## 9. Haverstock

### *Location*

- 9.1. Haverstock is located geographically towards the centre of Camden. It is bordered to the north by Gospel Oak; to the east by Kentish Town; to the south by Camden Town & Primrose Hill; and to the west by Belsize.



### *Population and housing tenure*

- 9.2. Haverstock ranks 8<sup>th</sup> in the borough by population size (13,500 people at mid-2017 according to GLA figures<sup>13</sup>). The population density is 184 persons per hectare, which is the 3<sup>rd</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 9.3. Since 2011, the population of Haverstock has grown in line with the overall population of Camden (at 9.1% compared with 9%), ranking 7<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 500 residents (3.5%) by 2027, as a result of positive natural change (+900) and a net loss due to migration (-400).
- 9.4. Haverstock has a relatively young population compared with the borough average, with a mean age of 35.8 years (Camden's average is 36.8). Over two thirds (69.1%) of the population are working age (age 16-64).
- 9.5. In this ward, figures show that 22% of residents live in private rented accommodation; 49.2% live in social housing (40.1% in Council housing and 9% in other social housing); 26.7% are owner-occupiers and 1.1% live rent-free.

#### *Economic profile*

- 9.6. Haverstock ranks 15<sup>th</sup> in the borough in terms of median gross household income, at £30,191 (Camden's average is £36,851).
- 9.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 3,000 jobs located in Haverstock. The largest sectors providing employment were in Distribution & Hospitality (900), Public Services (800) and Professional & Business Services (450). Employment levels have remained steady over recent years.

#### *Town and Neighbourhood Centres*

- 9.8. A section of Chalk Farm Road approximately 400 metres in length is located in Haverstock Ward. This is within Camden Town Centre.  
Neighbourhood Centre – Adelaide Road (eastern end); Queen's Creascent

#### *Built form*

- 9.9. The following conservation areas are located in whole or part in Haverstock: Harmood Street, West Kentish Town, Eton and Parkhill.
- 9.10. Notable statutorily listed and locally listed buildings include: Wood Field Flats on Parkhill Road/ Upper Park Road 1947-9 (Grade II); The Dominican Priory Church on Southampton Road 1874-83 (Grade II\*), and St Pancras Almshouses and Committee Room on Southampton Road 1859-63 (Grade II).
- 9.11. As noted above, this ward is located between important town centres of the Borough which are linked by corridors such as Haverstock Hill, Prince of Wales Road, Southampton Road and Malden Road. Camden Town to the south is a vibrant and cosmopolitan town centre that draws people from across the city. The main routes leading to it, and in particular Chalk Farm Road, provide focus and activity.

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<sup>13</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 9.12 Rail infrastructure also impacts on the ward with the mainline corridor to Euston a significant barrier to the west and the London Overground forming the east boundary. The built environment of the ward is extremely diverse with historic street fabric retained in some areas but replaced in others by post-war estates laid out in a variety of forms that sometimes create additional barriers.
- 9.13 The largest public open space in the ward is Talacre which is located to the eastern boundary near the overground tracks serving Kentish Town West Station. This large landscaped public amenity space also contains a games area. Other open spaces are within housing estates some of substantial scale such as at Maitland Park Villas. There are private open spaces at the interior of blocks such as between Parkhill Road and Upper Park Road. Many properties have front and rear gardens; these are particularly generous in the Parkhill Conservation area at the north.
- 9.14 The diverse nature of the built environment in the ward is particularly apparent along residential streets like Malden Road, Ferdinand Street and Maitland Park Road. To the south of the ward Chalk Farm Road is a mix of fine-grained Victorian buildings with shops at the ground floor and 4-6 storey infill blocks, many no more than 20 years old.
- 9.15 The character of the housing estates varies and includes a number that are distinctive including the Ferdinand Street Estate (substantial early 20th Century blocks) and the recently refurbished Denton Estate (with buildings arranged in a hexagonal plan arrangement). Victorian homes in the south of this ward are amongst the smallest and the plainest in the Borough.
- 9.16 The Inkerman Conservation area and the surrounding streets such as Queens Crescent contain terraced Victorian housing generally 2-3 stories in height built up to the street or with modest front gardens. These streets are generally straight with a limited amount of trees.
- 9.17 Streets with grander Victorian properties include Parkhill Road located within the Parkhill Conservation Area to the north of the ward and Eton Road and Steeles Road in Eton Conservation Area to the west. Many of the properties on these streets are detached or semi-detached brick and stucco villa-style dwellings over three or four levels, set back behind front gardens. Many of these streets are curved and lined with mature trees.
- 9.18 In conclusion, while the dominant land use of the ward is residential the built environment is varied and diverse. The streets, squares and spaces of the ward differ in the terms of age, architectural style, layout, scale, materials and relationship with open space. The ward is densely built and there is a limited amount of public open space, the majority of which is in the form of private gardens to houses.

## **10. Gospel Oak**

### *Location*

- 10.1. Gospel Oak is located geographically to the mid-north of Camden. It is bordered to the north by Highgate; to the east by Kentish Town; to the south by Haverstock; to the south-west by Belsize; and to the west and north-west by Hampstead Town.



### *Population and housing tenure*

- 10.2. Gospel Oak ranks 15<sup>th</sup> in the borough by population size (12,100 people at mid-2017 according to GLA figures<sup>14</sup>). The population density is 175 persons per hectare, which is the 5<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 10.3. Since 2011, the population of Gospel Oak has not grown in line with the overall population of Camden (at 7.1% compared with 9%), ranking 13<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 1,200 residents (9.9%) by 2027, as a result of positive natural change (+800) and a net increase due to migration (+400).
- 10.4. Gospel Oak has a relatively older population compared with the borough average, with a mean age of 37.8 years (Camden's average is 36.8). Just over two thirds (66.9%) of the population are working age (age 16-64).
- 10.5. In this ward, figures show that 21.4% of residents live in private rented accommodation; 45.9% live in social housing (39.6% in Council housing and 6.2% in other social housing); 30.6% are owner-occupiers and 1.4% live rent-free.

### *Economic profile*

- 10.6. Gospel Oak ranks 14<sup>th</sup> in the borough in terms of median gross household income, at £30,300 (Camden's average is £36,851). There is a concentration of households with lower median household incomes in the south and east of the ward.
- 10.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 3,000 jobs located in Gospel Oak, which is a quarter of the number of residents. The largest sectors providing employment are in Public Services (1,500; 51%); Professional & Business Services

<sup>14</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

(700; 24%); and Distribution & Hospitality (300; 10%). Employment levels in the ward have increased 30% since 2009.

### *Town and Neighbourhood Centres*

- 10.8 The ward contains three small neighbourhood centres, Lismore Circus located on the north side of the open space, Mansfield Road Neighbourhood Centre located on the north side of Mansfield Road at the corner of Estelle Road and South End Green Neighbourhood Centre located on Fleet Road at the western end of the ward.

### *Built form*

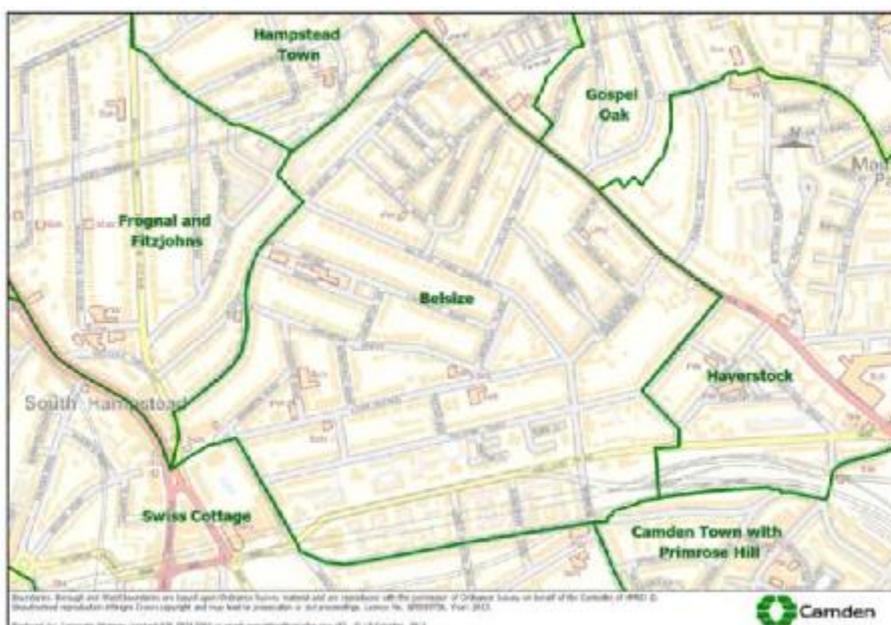
- 10.9 The following Conservation Areas are located in whole or part in Gospel Oak: Mansfield CA which is located between Mansfield Road and the London Overground tracks, and Parkhill CA at the west of the ward which stretches as far as Haverstock Hill.
- 10.10 Notable statutorily listed and locally listed buildings include: Church of St Martin, Vicar's Road 1864-6 (Grade I); Dunboyne Road Estate, Dunboyne Road 1971-7 (Grade II); and the terraces 15-55 Oak Village, 1-4 Julia Street, 9-35 Elaine Grove and streetscape features, which are a locally listed as a group.
- 10.11 In terms of its historic development Gospel Oak derives its name from a tree under which parishioners gathered to hear the gospel and which disappeared around 1800. The area began to be developed in the mid 18th Century with grand plans to deliver elegant homes emanating from Lismore Circus.
- 10.12 The coming of the railways led to a downgrading of the ambitions with the mainline route cutting through the heart of the area. Modest two and three storey terraced properties were delivered instead. Many of these were considered sub-standard. The area was heavily bombed in the war and significant areas cleared and rebuilt in the years that followed.
- 10.13 In addition to the presence of railway tracks the ward is also defined by its proximity to Hampstead Heath, however this is not located in Gospel Oak but in Highgate ward to the north. The largest public open space in Gospel Oak is Lismore Circus. Other open spaces are within housing estates such as the linear strip between Waxham House and Ludham House. There are private open spaces at the interior of blocks and in front and rear gardens. These are, however modest in scale because unlike the neighbouring Hampstead and Highgate wards there are few villa-style properties in Gospel Oak.
- 10.14 The ward saw considerable change through the 20th Century with much of the historic housing and street pattern replaced by a series of post-war estates of varied form and character. In some places the layout is confusing and illegible. Combined with the presence of rail lines this makes navigation through the area difficult.
- 10.15 The major east-west route of Mansfield cuts through the centre of the ward. Other major corridors are Fleet Road which leads to Hampstead Town and Upper Park Road which leads down to Haverstock Hill. The two rail routes are the London Overground line which runs on brick arches forming the eastern boundary and at natural ground level at the higher ground of the north; and the mainline line from St Pancras that cuts through the centre of the ward.

- 10.16 The estates that were constructed in the post-war years take a range of forms but are generally inward looking and create an environment that lacks a clear structure and is hard to navigate through. The lack of permeability is compounded by the presence of railway lines on the eastern boundary and large industrial estates beyond these in Kentish Town ward.
- 10.17 Despite the changes through the 20<sup>th</sup> century significant concentrations of the historic Victorian fabric are intact in the connected streets of the Mansfield Conservation Area to the north of the ward and the locally listed group of terraces east of Lismore Circus, namely Oak Village, Elaine Grove and Julia Street.
- 10.18 These areas contain distinctive streets that are generally straight and have a repetitive pattern of brick three-storey terraces behind modest front gardens. This Victorian fabric provides a robust structure and a clear pattern of development which many of the post-war estates lack.
- 10.19 Of these, Waxham House has an imposing presence on Mansfield Road (it extends as one single building for over 200m) and there are a number of other taller residential buildings in the area including Bacton House (21 storey) and Barrington Court (11 storey). The estates at Kiln Place and Cressfield Close to the east of the ward have, by contrast lower-scale buildings and a layout that provides limited links to the wider surrounding area.
- 10.20 Regeneration is taking place in some estates areas which seeks to replace poorer homes and enhance connections and animation of these connections. Improvements to estates within this ward and creation of better links between these and the surrounding area are long-term Council objectives.
- 10.21 In conclusion, Gospel Oak is a mainly residential ward with both period residential terraces and contrasting 20th century estates. The ward has limited open space and is constrained by difficulties of access within and to neighbouring wards.

## **11. Belsize**

### *Location*

- 11.1. Belsize is located geographically towards the centre of Camden. It is bordered to the south by Swiss Cottage and Camden Town & Primrose Hill; to the east by Haverstock; to the north-east by Gospel Oak; to the north by Hampstead Town; and to the west by Frognal and Fitzjohns.



### *Population and housing tenure*

- 11.2. Belsize ranks 6<sup>th</sup> in population size in Camden (13,800 people at mid-2017 according to GLA figures<sup>15</sup>). The population density is 177 persons per hectare, which is the 4<sup>th</sup> highest in the borough, compared to the Camden average of 110 persons per hectare.
- 11.3. Since 2011, the population of Belsize has grown almost in line with the overall population of Camden (at 8.7% compared with 9%), ranking 9<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 200 residents (1.6%) by 2027, as a result of positive natural change (more births than deaths) (+1200) and a net loss due to migration (-1000).
- 11.4. Belsize has a relatively older population profile compared with the borough average, with a mean age of 38.0 compared to Camden's overall 36.8 years. Slightly less than two thirds (65.9%) of the population are working age (age 16-64) and there are more older people aged 65+ (13.6%) than the Camden Average (11.8%).
- 11.5. In this ward, figures show that 37.1% of residents live in private rented accommodation; 19.6% live in social housing (15.2% in Council housing and 4.5% in other social housing); 41.5% are owner-occupiers and 1.6% live rent-free.

### *Economic profile*

- 11.6. Belsize ranks third in the borough in terms of median gross household income, at £48,362 (Camden's average is £36,851). There are hotspots in the ward where there are a higher proportion of households with lower median household incomes. These are located in the south-east and south-west borders of the ward.
- 11.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 3,500 employee jobs located in Belsize. The largest sectors providing employment were in Professional & Business Services (900), Distribution & Hospitality (800) and Public Services (700). Overall

<sup>15</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

employment levels have recovered from recession fall and are now above pre-recession levels.

## Town & Neighbourhood Centres

### 11.7.1. Neighbourhood Centres - England's Lane; Belsize Park/Haverstock Hill; Belsize Terrace/Belsize Lane

#### *Built form*

- 11.8. Belsize sits on rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top. The ward is bordered by Haverstock Hill (the main route between Chalk Farm and Hampstead) to the east and King Henry's Road to the south and it extends over towards Swiss Cottage in the west. The ward is predominantly residential in character, characterised by C19th development in the northern part of the ward, and planned C20th housing estates towards the southern edge of the ward.
- 11.9. Belsize Park Conservation Area covers the majority of the ward and straddles the boundary with Frognal & Fitzjohns to the north-west. The conservation area will be described in full in this section of the report, in the interests of straightforwardness). The Belsize Conservation Area Statement (2003) identifies 6 sub-areas within the Belsize Park Conservation Area which have distinct, broadly uniform characters. Sub-area 1 'Belsize Park' is a distinct and substantial area of mid C19th villa development that has strong consistency in the heights of its buildings (mostly 3 storey with lower ground and attic), their relationship to the streets with front gardens set behind boundary walls, and their Italianate styling. Belsize Park, Belsize Park Gardens, Buckland Crescent and Belsize Square represent the core area of the Belsize Park development undertaken by developer Daniel Tidy on the site of Belsize House in the mid-1850s. The streets are predominantly residential, characterised by the repeated forms of the stucco villas, whose design gives a strong identity and unity of appearance to the area.
- 11.10. Later buildings in sub-area 1 include Manor Mansions on the corner of Belsize Grove and Belsize Park Gardens, which dates from 1884 and was one of the pioneers of purpose-built flats in London. Gilling Court and Holmefield Court, at the other end of Belsize Grove are 1930s residential blocks set back from the road and screened by mature trees.
- 11.11. Sub-area 2 'Belsize Village' is an area of principally terraced development built on a south-facing slope and dating largely from the 1850s to 1880s. There is a variety of residential and commercial uses in the area. The area has a tight urban grain and there is general consistency in the use of London stock brick with stucco moulding. The areas of mews to the north of Belsize Lane and either side of Belsize Crescent are single aspect and two storey in height and the properties are generally uniform in their simple elevational treatment. The scale of terraces around the junction of Belsize Lane and Belsize Terrace is significantly greater than the adjoining mews areas and the elevational treatment more decorative.
- 11.12. Sub-area 3 'Eton Avenue' consists predominantly of late Victorian housing with some Edwardian pockets. The houses are smaller than the villa development to the north (mostly 2 storeys with attic) and there are varied styles and elevational treatment;

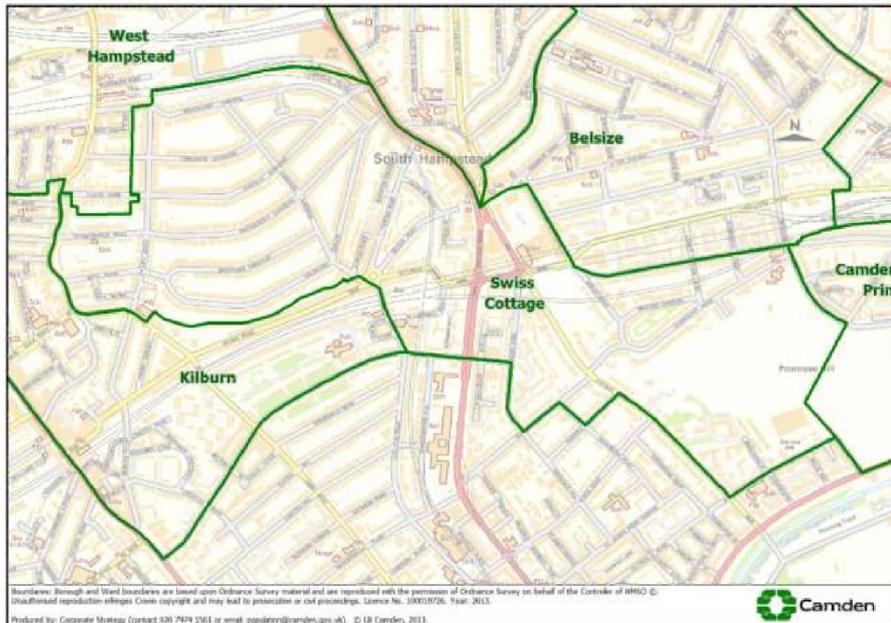
however, there is generally a consistency of materials (generally red brick with clay tile roofs).

- 11.13. Sub-area 4 'Glenloch' is a distinct area of Edwardian terraced housing. The modest family housing is of a smaller scale and tighter grain to the surrounding streets.
- 11.14. Sub-area 5 'Primrose Gardens/Antrim Road' consists of late Victorian streets which have a general consistency in the use of red brick, render, white painted timber sash windows, slate roofs, gables and bay windows. Antrim Mansions, on Antrim Road, is a consistent group of 3 storey brick mansion flat blocks of differing designs located on both sides of the street. The blocks are consistent in terms of height and both feature repeated bays with gables above.
- 11.15. Primrose Gardens, initially developed in the 1880s, comprises two long curved terraces sloping down to England's Lane and overlooking an elongated oval open space. The terraces either side are three storeys tall and are of two slightly different designs.
- 11.16. Sub-area 6 'England's Lane' includes three to four storey buildings with shops at ground level and residential above.
- 11.17. Eton Conservation Area is located in the eastern part of Belsize ward. It abuts Belsize Conservation Area and straddles the boundary with Haverstock. Sub-areas 2 and 3 of the conservation area, as identified in the Eton Conservation Area Statement (2002) are located within Belsize ward. Sub-area 2 is 'England's Lane (south side) and Chalcot Gardens' and Sub-area 3 is 'Wychcombe Villas and Steele's Studios', two enclaves of studios which are backland development with no frontage to the street
- 11.18. To the southern end of Belsize, outside of any conservation area, is the Chalcots Estate, a large post-war redevelopment scheme, bordered by Fellows Road to the north, Primrose Hill Road to the east, King Henry's Road to the south and Winchester Road to the west. The Chalcots Estate is a collection of nine individual estates, or 'sectors' that were constructed on land belonging to Eton College. The land to the north of Adelaide Road was made available to the Council to build terraced housing and tower blocks. The estate includes 5 high-rise tower blocks (Taplow, Burnham, Bray and Dorney are all 23 storeys tall and Blashford is 19 storeys tall), which are visible in long-range views. Private developers built houses and low-rise flats on the southern part of the estate, grouped around new roads leading off King Henry's Road.

## **12. Swiss Cottage**

### *Location*

- 12.1. Swiss Cottage is located to the mid-west of Camden. It is bordered to the north by West Hampstead, Fortune Green and Belsize; to the south / west by Kilburn; to the east by Camden Town & Primrose Hill; and to the south by City of Westminster.



### *Population and housing tenure*

- 12.2. Swiss Cottage ranks 4<sup>th</sup> in the borough by population size (14,200 people at mid-2017 according to GLA figures<sup>16</sup>). The population density is 113 persons per hectare, which is the 14<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 12.3. Since 2011, the population of Swiss Cottage has grown faster than the overall population of Camden (at 9.7% compared with 9%), ranking the 5<sup>th</sup> highest on percentage growth since 2011. The ward is forecast to grow by 800 residents (6%) by 2027, as a result of positive natural change (+1,300) and a net decrease due to migration (-500).
- 12.4. Swiss Cottage has a relatively older population compared with the borough average, with a mean age of 37.6 years (Camden's average is 36.8). More than two thirds (70%) of the population are working age (age 16-64).
- 12.5. In this ward, figures show that 39.8% of residents live in private rented accommodation; 16.5% live in social housing (11.4% in Council housing and 5.1% in other social housing); 40.8% are owner-occupiers and 2.6% live rent-free.

### *Economic profile*

- 12.6 Swiss Cottage ranks 4<sup>th</sup> highest in the borough in terms of median gross household income, at £46,734 (Camden's average is £36,851).
- 12.7 Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 4,000 jobs located in Swiss Cottage. The largest sectors providing employment are in Distribution & Hospitality (1,000; 25%); Public Services (800; 20%); and Professional & Business Services (800; 20%). Employment in the ward is at the same level as in 2009.

<sup>16</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

### *Town and Neighbourhood Centres*

- 12.8 The southern part of Finchley Road Town Centre is located in Swiss Cottage ward, Fairfax Road Neighbourhood Centre is also located in Swiss Cottage ward.

#### *Built form*

- 12.9 The following conservation areas are within the Swiss Cottage Ward, South Hampstead, Elsworthly and St. John's Wood (West). The ward also has a boundary with Belsize C.A and Fitzjohn's & Netherhall C.A.s to the north-east. Notable statutorily listed and locally listed buildings include the Grade II listed Regency Lodge and opposite the Public Library both located at the junction of Finchley Road and Avenue Road on the Swiss Cottage gyratory system; the Church of St Mary the Virgin located at the junction of Elsworthly Road and Primrose Hill Road, the pair of villas at 35-37 Queen's Grove, the houses at 2 & 3 Norfolk Road, and All Souls Church, Loudoun Road.
- 12.10 The ward appears fragmented by the major roads running through it, bisecting the ward north to south is the Finchley Road (A41), a strategic route that leads on to the A1 in the north, Adelaide Road coming east to west from Chalk Farm and Avenue Road leading south to north from to Park that all meet and form the Swiss Cottage gyratory system centred around the Swiss Cottage public house. The Metropolitan and Thameslink train lines also cut through the ward running east to west.
- 12.11 The South Hampstead (formerly Swiss Cottage) C.A. covers nearly the entire north of the ward, and includes the ward boundary of Broadhurst Gardens in the north down to Goldhurst Terrace in the south, Finchley Road in the east and Priory Road and west end Lane in the west. The C.A. extends beyond the ward's western boundary into West Hampstead and Kilburn wards.
- 12.12 It is a well preserved example of a leafy Victorian suburb, almost exclusively residential and largely homogeneous in scale and character. The area is characterized by large, semi-detached and terraced late-Victorian properties, in red or cream brick. The houses are arranged in grand terraces or as large semi-detached dwellings. Nearly all the roads run broadly east west except for Fairhazel Gardens that dissects the C.A. in half running north south.
- 12.13 The distinctive and attractive roofscapes add significantly to the character and include elaborately decorated gables, Dutch gables, pediments, steep French style hipped and Mansard roofs, tall chimneys, turrets and ogee-shaped domes. A variety of decorative treatments are used throughout including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate doors and windows including some original stained and leaded glass. The corner of streets, notably Fairhazel Gardens, are finished in grand Victorian style with turrets, cupolas and grand bays. The C.A. is also characterised by the large areas of vegetation both to the front and the large private communal gardens at the rear. Green front gardens demarcated by low or ornate garden walls topped with hedges and the mature street trees give the area an attractive and leafy feel.
- 12.14 The South Hampstead C.A. appraisal divides the C.A. into a number of character areas, area 1 is the area east of Fairhazel Gardens, with mansion blocks and tight terraces. Built form is more simple with recession and projection bring the terraces to life with grand brick and terracotta porches and large stained and leaded glass timber-painted front doors. Area 2 is known as the central wedge and contains Aberdare,

Broadhurst, Canfield, Compayne and Greencroft Gardens, this is the heart of the C.A. with some of the most ornate and attractive properties with lively roofscapes, timber and ironwork porches, multi-paned sashes and gaps between houses contributing to character.

- 12.15 To the south east lies the Elsworthy C.A. that covers the area from Primrose Hill Road to Avenue Road and is bordered by Primrose Hill and Adelaide Road. The area is almost wholly residential in nature, the common building type are terraced town houses, semi-detached villas and freestanding detached houses set back from the road. Yellow stock brick and red brick are the predominant building material although on the late Victorian and Edwardian buildings contrasting features of various coloured brick, stone, tile, stucco and timber are used. C.A.
- 12.16 Elsworthy C.A. is divided into three sub groups, Sub group 1 is Avenue Road that forms the southern boundary of the C.A., this area is typified by grand detached houses in dark red or brown brick or painted stucco and has an ambiance distinct from the rest of the C.A. and more akin to the St. John's Wood C.A. on the opposite side of Avenue Road. Most of the villas are replacements, some having been rebuilt a number of times.
- 12.17 Sub group 2 is King Henry's Road which also contains the eastern end of Elsworthy Road, Elsworthy Terrace. The north of Harley Road and Lower Merton Road. It is mostly made up of large four storey semi-detached villas built in yellow stock bricks with contrasting brick string courses and quoins and other details in painted stucco, tile and carved stone. These streets have set back frontages with limited front gardens and generous rear gardens. Although there is a sense of unity through the repetitive built form, detailed design and materials there is a degree of variation in architectural treatment which is most noticeable at the eastern end of Elsworthy Road.
- 12.18 The third sub area is the Willet Development which is centred around Wadham Gardens and includes the western end of Elsworthy road and the southern half of Harley Road. This sub area reflects a revolution in housing design as well as in the street environment where the rigid design of Victorian terraces gave way to greater emphasis on landscape and layout heralding the beginning of suburban architecture. These properties usually have two but sometimes three stories and largely retain the traditional pattern of frontages with boundaries defined by hedges and wooden fences.
- 12.19 On the western side of Avenue Road lies St. John's Wood, the southern half of this side of Avenue Road and most of St. John's wood lies in the L.B. Westminster but Camden has a St. John's Wood C.A. that abuts the larger Westminster St. John's Wood C.A. The Camden C.A. is relatively small and split into two geographically distinct parts, west and east with only the East part within Swiss Cottage ward. It follows the boundary between Westminster and Camden along Queen's Grove, Woronzow Road and Norfolk Road and is set back behind Avenue Road.
- 12.20 St. John's Wood East is relatively small and characterised by quiet residential streets containing large detached houses and pairs of villas which have been stucco rendered and decorated. Two of the detached houses (2 & 3 Norfolk Road) and two pairs of Villas (35-37 Queen's Grove) are Grade II listed. There is almost no infill development within existing gardens leaving the wide open character between the villas.

### 13. Kilburn

#### *Location*

- 13.1. Kilburn is located to the mid-north-west of Camden. It is bordered to the north by West Hampstead; to the north and east by Swiss Cottage; to the south by City of Westminster and to the west by the London Borough of Brent.



#### *Population and housing tenure*

- 13.2. Kilburn ranks 10<sup>th</sup> in the borough by population size (13,200 people at mid-2017 according to GLA figures<sup>17</sup>). The population density is 192 persons per hectare, which is the 2<sup>nd</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 13.3. Since 2011, the population of Kilburn has grown in line with the overall population of Camden (at 9.3% compared with 9%), ranking 6<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 1,000 residents (7.5%) by 2027, as a result of positive natural change (+1,000) and a balanced (zero) net change due to migration.
- 13.4. Kilburn has a relatively younger population compared with the borough average, with a mean age of 36.7 years (Camden's average is 36.8). Over two thirds (69.2%) of the population are working age (age 16-64).
- 13.5. In this ward, figures show that 32.8% of residents live in private rented accommodation; 42.1% live in social housing (30.8% in Council housing and 11.3% in other social housing); 22.6% are owner-occupiers and 1.3% live rent-free.

<sup>17</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

### *Economic profile*

- 13.6. Kilburn ranks 13<sup>th</sup> in the borough in terms of median gross household income, at £31,065 (Camden's average is £36,851). Kilburn has a mix of median household incomes, but is dominated by lower incomes.
- 13.7 Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 3,500 jobs located in Kilburn. The largest sectors providing employment are in Distribution & Hospitality (1,250; 35%); Professional & Business Services (900; 25%); and Public Services (450; 13%). Employment in the ward has maintained similar levels since 2009.

### *Town and Neighbourhood Centres*

- 13.8 The eastern side of Kilburn High Road is a designated town centre. The western side of the High Street is located in the London borough of Brent. There are no neighbourhood centres in Kilburn ward.

### *Built form*

- 13.9 The following conservation areas are located in Kilburn ward: Alexandra Road; St John's Wood; and Priory Road.
- 13.10 Notable statutorily listed and locally listed buildings include the Alexandra Road Estate 1972-8 (Grade II\*); Black Lion Public House, 274 Kilburn High Road 1898 (Grade II\*); and Omni House 252 Belsize Road, 1892, originally built as the stables and yard of the London General Omnibus Company, now in office use (Locally Listed).
- 13.11 The ward is defined by the busy Kilburn High Road at the western boundary and by the cutting for the London Overground to the south, which also serves mainline trains to London Euston. On the northwestern side, the ward stretches as far as the railway arches on which the London Underground Jubilee Line runs.
- 13.12 Kilburn High Road is an important movement corridor through the area which connects northwards to Cricklewood and southwards to Marble Arch in Central London. This street forms the main focus for the area. It is a busy high street with a mix of shops, bars and cafes. The other principal corridors are Belsize Road which runs parallel to the mainline railway cutting and Abbey Road which joins Belsize Road from the south, running between the Alexandra Road Estate to the east and the Abbey Road Estate to the west.
- 13.13 To the north of the railway cutting most of the ward is laid out as a connected network of Victorian streets. To the south the two large post-war estates Alexandra Road and Abbey Road occupy the majority of the land.
- 13.14 In terms of its historic development Kilburn High Road forms part of the historic Watling Street a Roman Road that extended from Dover to Holyhead in Wales via Westminster. Historic plans indicate early development along this road and in the land adjacent. The majority of the area was however undeveloped until the arrival of the railway in the mid 19th Century. At this point the south boundary of the ward, which is the borough boundary with Westminster, marked the edge of the built up urban area on London. By

1890 development extended to the mainline railway line and the remaining fields were quickly developed in the years that followed.

- 13.15 The main open space in the area is Kilburn Grange Park close to Brondesbury Station. This is a public amenity space with tennis courts at the southern end. Other open spaces in the ward are principally within housing estates such as Alexandra Road Estate and the estate at the corner of Priory Road and Belsize Road.
- 13.16 Kilburn High Road forms the main movement corridor and High Street through the area and defines western boundary of the ward. The area to the east of Kilburn High Road was laid out in the late 19th Century and the network of connected streets lined by Victorian terraced and semi-detached properties of varying scales is largely intact. The streets along Kingsgate Road are modest in scale and extend eastwards and northwards into the broader and grander streets of the neighbouring South Hampstead ward. While generally 3 stories in height, the terraces step down to 2-stories in some stretches with modest-scale fine-grained housing on Kingsgate Road and the streets to either side. The street layout to this area provides a robust and legible structure with properties fronting onto the residential streets.
- 13.17 Towards the south of the ward are the post-war estates that were built adjacent to the railway line, the two largest being Alexandra Road and Abbey Road Estate. In addition to the barrier formed by the cutting these estates are difficult to pass through because of the limited permeability and legibility and the numerous changes of level.
- 13.18 The Alexandra Road Estate is a particularly notable for its architectural and townscape quality. In its layout it seeks to achieve a level of legibility and permeability which is not in evidence in some other post-war estates. The principle east-west route between facing block is a spectacular valley-type space achieved in in-situ poured concrete.
- 13.19 In conclusion, Kilburn is a mainly residential ward with a varied range of building forms from Victorian terraces to 20th century estates. The ward has limited open space and is constrained by difficulties of access within and to neighbouring wards.

## **14. West Hampstead**

### *Location*

- 14.1. West Hampstead is located to the north-west of Camden. It is bordered to the north by Fortune Green; to the east by Frognal & Fitzjohns; to the south by Swiss Cottage and Kilburn; and to the west by the London Borough of Brent.



### *Population and housing tenure*

- 14.2. West Hampstead ranks 9<sup>th</sup> in the borough by population size (13,300 people at mid-2017 according to GLA figures<sup>18</sup>). The population density is 150 persons per hectare, which is the 7<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 14.3. Since 2011, the population of West Hampstead has grown faster than the overall population of Camden (at 10.2% compared with 9%), ranking the 2<sup>nd</sup> highest on percentage growth since 2011. The ward is forecast to grow by 2,300 residents (17.1%) by 2027, as a result of positive natural change (+1,400) and a net increase due to migration (+900).
- 14.4. West Hampstead has a relatively young population compared with the borough average, with a mean age of 36.1 years (Camden's average is 36.8). More than three quarters (77.8%) of the population are working age (age 16-64).
- 14.5. In this ward, figures show that 43.7% of residents live in private rented accommodation; 22.2% live in social housing (11% in Council housing and 11.2% in other social housing); 32.4% are owner-occupiers and 1.2% live rent-free. Of all the wards in the borough, West Hampstead has the highest proportion (43.7%) of private renters.

### *Economic profile*

- 14.6. West Hampstead ranks 5<sup>th</sup> highest in the borough in terms of median gross household income, at £45,643 (Camden's average is £36,851).
- 14.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 6,000 jobs located in West Hampstead. The largest sectors providing employment are in Distribution & Hospitality (2,000; 35%); Professional & Business Services (1,250; 22%); and

<sup>18</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

Communication & Financial Services (800; 14%). Employment in the ward has increased 40% since 2009.

### *Town & Neighbourhood Centres*

- 14.7.1. Town Centre- West Hampstead Town Centre consists of the East side of West End Lane; The northern end of Kilburn High Road Town Centre & Finchley Road Town Centres are also within this ward.  
There are no neighbourhood centres.

### *Built form*

- 14.8. Part of the northern part of the ward is within the West End Green Conservation Area, which will be described in full in the Fortune Green section of this report, in the interests of straightforwardness. In essence, the West End Green Conservation Area is centred on West End Lane and West End Green, and includes the adjoining streets. A few streets in the southern part of the ward are within the South Hampstead Conservation Area, namely a section of West End Lane to the south of the West Hampstead Underground Station and streets leading off this street including Broadhurst Gardens, West Hampstead Mews and the western ends of Compayne Gardens and Cleve Road. The South Hampstead Conservation Area has been described in full in the Swiss Cottage section of this report. These streets are mostly residential, but the area includes Lilian Baylis House on Broadhurst Gardens (former C19th town hall, now in use by English National Opera) and commercial properties on West Hampstead Mews.
- 14.9. West End Lane is a busy road and the section within the southern part of the ward includes 3 railway stations: two separate West Hampstead Stations, one serving the London Underground and the other serving the London Overground; and West Hampstead Thameslink, a National Rail station. The railway lines, which run generally east to west, dominate the southern part of the ward.
- 14.10. To the west of the South Hampstead Conservation Area, at the south-western edge of the ward and to the south of the Underground railway lines are terraced residential streets, mostly Victorian in age but with some modern infills, such as the block of flats on Sheriff Road and the blocks on Netherwood Street (both late C20th).
- 14.11. To the north, in a strip of land between the Underground and Overground railway lines, which run parallel to each other in close proximity for a distance, sit 7 relatively new C21st housing blocks, part of the development known as West Hampstead Square. Between each block is an area of green public open space.
- 14.12. To the north, again in the space between railway lines (the Overground and National Rail) the area is mixed in character. There are a number of office buildings at the junction of Iverson Road with West End Lane, and to the west Rowntree Close, accessed from Iverson Road, features 1990s terraced housing, running perpendicular to the railway line, to the rear of earlier C19th terraced housing fronting onto Iverson Road. To the west of Rowntree Close is a small industrial estate.

- 14.13. On the northern side of Iverson Road there are recently constructed C21st flats, built on land adjacent to the railway line, and to the west, there are commercial buildings and Kingsgate Primary School. The rest of the streets in this area predominantly feature Victorian terraced housing. The Underground railway line oversails Iverson Road and Loveridge Road and the railway bridges and arches feature on the Council's Local List due to their architectural, historical and townscape significance.
- 14.14. The south-eastern part of the ward features the o2 centre, an indoor shopping, dining and entertainment centre and its large car-park to the rear. This area also features a large DIY retail unit (Homebase), two car showrooms, student housing blocks and other commercial and residential uses. Lithos Road and Rosemount Road, to the north of the 02 centre and south of the Overground railway line are residential in character, with a variety of styles of building including Victorian buildings and C20th and C21st buildings, of varying degrees of architectural quality. At the far end of Lithos Road is an electricity sub-station building and car park with a children's play park at the far end.
- 14.15. Moving now to the north of the National Rail railway line, the area towards the eastern edge of the ward, to the east of the West End Green Conservation Area includes the Lymington Road Estate, large buildings fronting onto Finchley Road and areas of open space associated with the West Hampstead Hockey Club, the Hampstead Cricket Club and the Cumberland Lawn Tennis Club.
- 14.16. The Lymington Road Estate predominantly features terraced streets of late C20th three storey housing above garages, facing onto cobbled streets. The easternmost blocks are taller and feature raised walkways between them to provide access to flats. To the east of the estate, fronting onto Finchley Road and just to the north of the Finchley Road and Fognal Overground station, are late C20th and early C21st housing blocks, built around the edges of a detached late C19th villa with a small front garden.
- 14.17. To the north, the Jewish Community Centre, JW3, occupies the corner plot between Lymington Road and Finchley Road. The building is set back from the road beyond a sunken area of open space, which contrasts with the front building line of other buildings facing onto Finchley Road. To the north is a large red brick, four storey telephone exchange building and further to the north are a mixture of mansion blocks and smaller, detached houses. Hillside Court is an Art Deco mansion block.
- 14.18. Alvanley Gardens, to the rear (west) of Finchley Road features detached, mid C20th houses which front onto the areas of open space outlined above, albeit these sports uses are well screened along the boundary with Alvanley Gardens.
- 14.19. In the north-western part of the ward, to the west of the West End Green Conservation Area, the area is also residential in character, featuring streets of tight-knit C19th terraced housing on a loose grid pattern. The street trees on these streets make a positive contribution to the character and appearance of the area. Sumatra Road backs onto the National Rail railway line and there is a public footpath that runs along the rear of the properties, adjacent to the railway line.

## 15. Frogna! & Fitzjohns

### *Location*

- 15.1. Frogna! & Fitzjohns ward is located geographically to the north-west of Camden. It is bordered to the west by Fortune Green and West Hampstead; to the south by Swiss Cottage and Belsize; to the east by Hampstead Town; and to the north by the London Borough of Barnet.



### *Population and housing tenure*

- 15.2. Frogna! & Fitzjohns ranks 11<sup>th</sup> in the borough by population size (13,100 people at mid-2017 according to GLA figures<sup>19</sup>). The population density is 85 persons per hectare, which is the 16<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).
- 15.3. Since 2011, the population of Frogna! & Fitzjohns has grown exactly in line with the overall population of Camden (at 9% compared with 9%), ranking 8<sup>th</sup> on percentage growth since 2011. The ward is forecast to grow by 700 residents (5.1%) by 2027, as a result of positive natural change (+1000) and a net loss due to migration (-300).
- 15.4. Frogna! & Fitzjohns has a relatively older population compared with the borough average, with a mean age of 37.3 years (Camden's average is 36.8). Just over two thirds (68.4% of the population are working age (age 16-64).
- 15.5. In this ward, figures show that 40.9% of residents live in private rented accommodation; 7.1% live in social housing (5.4% in Council housing and 1.7% in other social housing); 49.2% are owner-occupiers and 2.6% live rent-free.

### *Economic profile*

- 15.6. Frogna! & Fitzjohns has the highest median gross household income, at £51,873 (Camden's average is £36,851).

<sup>19</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 15.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 7,000 jobs located in Frognal & Fitzjohns, which is 50% the number of residents. The largest sectors providing employment are in Public Services (3,500; 49%); Professional & Business Services (1,250; 18%); and Communication & Financial Services (1,000; 14%). Employment levels in the ward have increased 59% since 2009.

*Town & Neighbourhood Centre*

- 15.7.1. The west side of Hampstead high Street is within the Hampstead Town Centre. The West End Lane/Finchley Road (south side) Neighbourhood Centre is located here.

*Built form*

- 15.8. The majority of the ward is covered by a conservation area. There are only a few pockets of land that fall outside of a conservation area. The Redington Frognal Conservation Area covers the northernmost part of the ward; Hampstead Conservation Area covers parts of the eastern side of the ward (and straddles the boundary with Hampstead Town); Fitzjohns Netherhall Conservation Area covers the central and southern parts of the ward (and also straddles the boundary with Hampstead Town); and Belsize Park Conservation Area covers the southernmost part of the ward (and straddles the boundary with Belsize).
- 15.9. The Belsize Park Conservation Area (which has been described in full in the Belsize section of this report) covers most of the southern boundary of the ward (the north side of Buckland Crescent north towards Belsize Lane / Daleham Mews); however, the southernmost tip of the ward falls outside of a conservation area. This area includes the Northways buildings at the junction of College Crescent and Finchley Road (three separate C20th mansion blocks with a parade of shops at ground level on each street frontage, which link the three buildings), New College Parade (further to the north on Finchley Road and the petrol garage at the junction of Finchley Road and College Crescent. This stretch of Finchley Road is largely characterised by commercial buildings with residential accommodation above.
- 15.10. Finchley Road marks the western boundary of the ward and further north there are other pockets of land adjacent to Finchley Road that fall outside of a conservation area. The buildings from Midland Court in the south to Meridian House in the north are outside of a conservation area. This area is largely characterised by late C19th terraces with retail at ground level and residential accommodation above. Nos. 164 to 200 Finchley Road (and Nos. 289 to 315 on the other side of the road, within West Hampstead) feature on the Council's Local List due to their architectural and townscape significance. The list description notes that these terraces are of lesser interest architecturally than others further south on Finchley Road (within a conservation area). At the rear of Midland Court is Frognal Court, a group of mid C20th housing blocks, with garages at ground floor and metal external staircases to access the individual flats. Hampstead Gate, a cul-de-sac dating back to the 1990s, is to the rear of Nos. 180 to 200 Finchley Road. The cul-de-sac features 9 two/three storey office buildings, some of which have been converted to residential use. Meridian House is a large, 6 storey, modern office building which extends out to the rear. The building includes a vehicular route through to a relatively large car-park at the rear.
- 15.11. The buildings at the corner of Finchley Road and Frognal Lane fall outside of a conservation area. These buildings include Alvanley Court, Palace Court and Ashley

Court: all red brick, early C20th mansion blocks, with some retail uses at ground level and some associated garaging on Froggnal Lane. Nos. 252 to 262 Finchley Road are outside of a conservation area. These buildings include a mix of C20th and C21st houses and flats. Nos. 280 to 296 are also outside of a conservation area. These buildings include single houses and Studholme Court, a mid C20th housing estate featuring four storey blocks and two storey housing. At the northern end of the ward, Nos. 344 to 376 Finchley Road and Nos. 16 and Nos. 37 and 39 Briardale Gardens are not within a conservation area. These buildings include semi-detached and detached houses and larger blocks of flats, some of which are modern C21st infills.

- 15.12. The Tavistock Centre, on the corner of Belsize Lane and Fitzjohn's Avenue, also falls outside of a conservation area. The five to six storey, L-shaped, post-war building is screened by trees on its Fitzjohn's Avenue frontage, but is more prominent in the Belsize Lane streetscene due to the openness created by its car-park. On the corner of Belsize Lane and Fitzjohn's Avenue is the Grade II listed Sigmund Freud bronze statue (c.1970) which commemorates Freud's residence in Hampstead.
- 15.13. The only other pocket of land within the ward that falls outside of a conservation area is in the northern part of the ward centred on the streets of Grange Gardens, Mansion Gardens, Birchwood Drive and Firecrest Drive. These streets are part of a 1980's housing estate leading off West Heath Road which includes modern, architect designed family homes set in leafy surroundings and the St Regis Heights and Savoy Court blocks of flats.
- 15.14. The Fitzjohn's Netherhall Conservation Area covers the central and southern parts of the ward. The Fitzjohns/Netherhall Conservation Area Statement (2001) identifies two main sub-areas (Fitzjohns and Rosslyn) and many of the streets in the Rosslyn sub-area (to the east of Fitzjohns Avenue / Akenside Road) fall within Hampstead Town and will be described in that section of this report. The conservation area spreads across the southern slopes of Hampstead, on the descent from Hampstead Village to Swiss Cottage / Finchley Road and the hills and their gradients play an important role in the area's character. The area is predominantly residential in character, with some institutional and educational uses, and the conservation area statement notes that, within a framework of broadly similar building types, there is a mixture of architectural styles that includes neo-Gothic, classic Italianate, Queen Anne, Jacobean, Domestic Revival, Arts & Crafts / Norman Shaw; and a key feature of the area is the number of properties built for individual owners by respected architects. The statement also notes that, throughout the Conservation Area, the contribution of the streetscape is significant. Large mature trees (public and private) have a presence in nearly every view. Some roads were planted with street trees, whereas others rely on planting within front and rear gardens
- 15.15. The streets in the Fitzjohns sub-area date to the 1870s / 1880s and the main architectural influences are Queen Anne and Domestic Revival with purple and red brick, decorative ironwork, rubbed and carved brick, bargeboards and roof details. The road layout is almost a grid, with Fitzjohn's Avenue, the prime street in the area in terms of grandeur, scale and length, running north-to-south. The north-south streets have some steep gradients and are crossed by lesser streets running east-west.
- 15.16. At the southern end of the conservation area, at the rear of New College Parade, is Palmer's Lodge (40 College Crescent), a Grade II listed, large Victorian building in the Queen Anne style with red bricks, terracotta enrichment, tiled hipped roofs and tall

chimney stacks, which was originally a private residence, later a children's home and now a budget hotel / backpackers hostel. The Palmer Memorial Drinking Fountain (Grade II listed) at the corner of College Crescent and Fitzjohn's Avenue, is a memorial to Samuel Parker who lived at No. 40 College Crescent.

- 15.17. To the north, on the east-west section of Maresfield Gardens are the South Hampstead High School (an independent girl's school) and the Holy Trinity Church of England Primary School. On the north side of the street is the St Thomas More Roman Catholic Church and De Laszlo House to the east. Maresfield Gardens can be accessed from Finchley Road via a set of steep steps (Trinity Walk). The north-south section of Maresfield Gardens is predominantly residential with C19th semi-detached and detached houses, and a 1970s block of flats.
- 15.18. To the west, Netherhall Gardens rises from Finchley Road to nearly the top of Fitzjohns Avenue and the conservation area statement notes how the steep incline gives the buildings a dramatic impact. A large number of the buildings on this road are now in educational uses. No. 6, now a clinic, is Grade II listed.
- 15.19. As noted, Fitzjohn's Avenue is the prime street in the area. The conservation area statement notes that, emerging from the closely packed streets of Hampstead the impact of the scale, topography and architecture of this mature avenue is powerful. The dramatic descent to Swiss Cottage, generous width and length of the road and numerous detached houses make it the most prominent street in the area and the imposing trees, part of the original design, add to the sense of verdant space. The earliest development is at the northern end of the road (groups of 1870s/1880s terraces with Gothic, Italianate and Queen Anne revival styles). There are some modern infills on the street, including the newly constructed buildings just north of Prince Arthur Avenue. No. 47, previously a house and now St Mary's School, is Grade II listed. No 55, another detached house further to the north, is also Grade II listed.
- 15.20. Daleham Gardens runs parallel to Fitzjohns Avenue to the east and is also residential in character, featuring semi-detached and detached C19th housing. At the northern end of the conservation area, Ellerdale Gardens falls steeply westward from Fitzjohns Avenue and then turns 90° towards Arkwright Road with buildings dating principally from the 1870s. No. 6 is Grade I listed. The house was originally Norman Shaw's family home designed by himself. It was later a convent and is now used as a residence for foreign students. The adjacent property, No. 2, is Grade II listed. Nos. 5, 7 and 7a date from the turn of the C20<sup>th</sup> century and the properties in Ellerdale Close date from the 1920s or 1930s.
- 15.21. The Hampstead Conservation Area covers some of the streets to the north, including Heysham Lane, the Branch Hill Housing Estate (Spedan Close), Oak Hill Way, Oak Hill Park, Frognaal, Frognaal Gardens, Frognaal Way, Holly Walk, Mount Vernon and Church Row. Branch Hill is an old route skirting the edge of the Heath that links up with West Heath Road. It features a number of late C19th houses. Nos. 1-5 are a Gothic terrace. The gatehouse at the access to Branch Hill House (formerly Branch Hill Lodge) is Grade II listed. Branch Hill House was converted to an old people's home but is currently vacant, awaiting redevelopment.

- 15.22. The old kitchen gardens of Branch Hill Lodge have been turned into allotments (which feature on the Council's Local List along with Branch Hill Woodland) and in 1978 the Council built a celebrated group of houses in the grounds of the Lodge named Spedan Close (also known as the Branch Hill Housing Estate). The whole estate is Grade II listed. The listing description refers to the special architectural interest of the bold, modernist design of 1970 by Benson and Forsyth and notes that it is one of the best estates designed by Camden Architect's Department, pioneers of low-rise, high-density housing in the 1960s and 1970s. The conservation area statement highlights how the concrete and white rendered buildings with a series of ingenious roof gardens are built against the steep hillside and leave much of the well-wooded site undisturbed.
- 15.23. Heysham Lane curves around the estate and at its western side is Oak Tree House (Grade II listed), dating from 1874 (now flats). West Heath Lodge on Branch Hill, a five storey rectangular slab of flats, has replaced an older villa. Several undistinguished modern houses have been built among the trees along Oak Hill Way. Oak Hill Park was developed around 1850 with an informal layout of substantial Italianate villas. Only No. 1 and Oak Hill House remain; the rest were replaced in 1960 by a grouping of flats, of no great quality in themselves but pleasantly arranged among the grassy slopes and mature trees of the older gardens (the buildings won a Civic Trust Award in 1961).
- 15.24. The upper end of Frognal, from Frognal Lane to Frognal Rise, was a distinct hamlet in the C17th and C18th and a number of C18th houses remain. Frognal was extended southwards in the 1880s and today much of Frognal and its offshoots (Frognal Lane, Frognal Gardens, Frognal Way and Frognal Rise) are characterised by late C19th and C20th houses set in spacious large and well-treed gardens. Most are red brick, the earlier ones generally Arts & Crafts in style. Frognal winds uphill northwards, gently twisting until it reaches the back of Mount Vernon. The properties are diverse in scale and character, ranging from modest C18th houses to the C20th.
- 15.25. South of Frognal Gardens Frognal is more formal and homogenous in its character, with detached and semi-detached two storey houses, front gardens and mature planting. The C20th houses are predominantly neo-Georgian. Many of the buildings on the street are listed, including Nos. 66, 94 and 105-111 (Grade II\* listed), Nos. 79, 81 and 83 (The Oaks) and Nos. 88-92 and Nos. 95, 99, 103, 104-110 (all Grade II listed). The Heights and Frognal Mansions form a five-storey mansion block that sits above street level and impacts strongly on the streetscene. At the corner of Frognal Way, No. 66 Frognal (Grade II\* listed) is a modern building dating back to 1937/8 which was influenced by Le Corbusier.
- 15.26. Frognal Gardens features substantial red brick houses from the 1880s / 1890s on its eastern side and the western side differs in character, featuring groups of two storey detached houses set well back from the road. Frognal Lane rises from Finchley Road to Frognal and features buildings dating back to 1793, some of which are listed. Holly Walk leads up between the graveyard extension and the back gardens of Frognal Gardens to Holly Place. St John's Churchyard North Extension features on the Council's Local List. The majority of properties in Holly Place are listed, including St Mary's RC Church (Grade II\*).
- 15.27. St John's Church (Grade I listed) is located on Church Row, a street almost entirely formed of early C18th houses. Perrin's Walk is a tranquil cul-de-sac off Heath Street.

The properties on the north side were built as the coach houses for Church Row in the tradition of a mews and the road is paved in setts and cobbles. Mount Vernon provides an important view of the church. This street also features a number of C19th buildings (some listed) and a late C20th block of flats built in the grounds of the old Mount Vernon Hospital.

- 15.28. The Redington Frogna Conservation Area covers the remainder of the ward, in the northern and western parts of the ward. This conservation area, unlike many others, does not straddle the boundary with any other ward. The conservation area statement (2000) notes that the conservation area provides a well-preserved example of a prosperous late C19th and Edwardian residential suburb. The buildings are predominantly large detached and semi-detached houses and display a variety of architectural styles typical of the late C19th and early C20th. Mature trees and vegetation dominate many of the streets. The conservation area statement identifies 8 sub-areas, as follows: Briardale and Clorane Gardens / Platt's Lane (southern part); The "Crofts"; King's College and environs; Redington Road and Templewood Avenue; Heath Drive and environs; Bracknell, Greenaway and Chesterford Gardens; The "Triangle" (Frogna Lane, Finchley Rad and Langland Gardens); Arkwright Road, Frogna, Frogna Close and Lindfield Gardens.
- 15.29. The 'Briardale and Clorane Gardens / Platt's Lane' sub-area is of a modest scale compared with the rest of the conservation area, featuring mainly two and three storey semi-detached and terraced houses. Briardale and Clorane Gardens were built in the 1890s and provide examples of the partnership between Charles Quennell and the developer George Hart; modest Arts & Crafts style houses. Nos. 14-16 Platt's Lane are a pair of semi-detached cottages from 1875 built in conjunction with the reservoir at the rear – the former West Middlesex Waterworks. No. 8 Platt's Lane, Annesley Lodge, is Grade II\* listed and the conservation area statement describes it as the area's most architecturally influential building. The L-shaped, roughcast render building with stone dressings has now been converted to flats.
- 15.30. The "Crofts" sub-area, which includes Ferncroft, Hollycroft and Rosecroft Avenues represents the second phase of development of the conservation area in the early 1900s. Ferncroft Avenue was almost entirely built by the Quennell/Hart partnership and features mainly semi-detached pairs built in orange/red brick. There is some architectural variety between the individual houses but an overall sense of coherence. There are a number of listed buildings on Ferncroft Avenue. Hollycroft Avenue is more modest in scale than Ferncroft and has a more informal feel, partly due to its curve. Rosecroft Avenue is the shortest of the three crofts and includes a mix of semi-detached houses of similar style, scale and origin. The houses are more varied on this street than the other Crofts.
- 15.31. The 'King's College' sub-area has changed greatly since the publication of the conservation area statement. Whilst the northern end of Kidderpore Avenue still features St Luke's Church (Grade II\*) and its vicarage, the former King's College Campus, centred around Kidderpore Hall, has now been fully redeveloped to provide housing, both in the retained listed buildings and new buildings on the site. At the rear (north) is the covered reservoir and the West Heath Lawn Tennis Club. The tennis club features on the Council's Local List, which notes that it opened in 1902 on the site of the former West Middlesex Water Works covered reservoir and offers low-cost membership as well as providing a social meeting place.

- 15.32. The 'Redington Road and Templewood Avenue' sub-area contains some of the larger and more generously spaced housing in the area, set in a mature landscape. There are a variety of architectural styles, due to the long period over which the area developed. There are a number of examples of mid and late C20th houses and flats occupying parts of the former grounds of adjoining properties. On Redington Road, Nos. 2 and 4 are Grade II\* listed and built in a rural Arts & Crafts style. The main stretches of Redington Road that are of consistent architectural style are those sections designed by Quennell at Nos. 41-49 and 71-77. Templewood Avenue and Templewood Gardens were built later and are dominated by large, detached, red brick, Quennell-designed neo-Georgian houses. Nos. 14 and 15 Templewood Avenue are both Grade II listed. No. 17 is a modern addition to the street. The southern side of West Heath Road features large, detached houses overlooking the Heath. Every house is different, the only similarity is their large size. No. 9 (Schreiber House), and its attached swimming pool, is Grade II listed. The building dates from 1962-4. No. 13 is a Grade II listed building from the C19th. Further to the west, No. 23 (formerly St Vedast's School for Boys and now a private residence) is Grade II listed and dates from 1932.
- 15.33. The 'Heath Drive' sub-area includes Oakhill Avenue, Kidderpore Gardens and the lower part of Kidderpore Avenue. The lower part of Kidderpore Avenue is solely residential, containing predominantly detached houses. Kidderpore Gardens features predominantly semi-detached turn-of-the-century houses and has a relatively open feel. Oakhill Avenue features many houses designed by Quennell and built by Hart (four are listed). The road was originally sparsely developed but there have been a number of modern infills, mostly successful in terms of their impact on the character and appearance of the area.
- 15.34. The 'Bracknell, Greenaway and Chesterford Gardens' sub-area features three parallel roads which link Froggnal Lane in the south to Oakhill Avenue and Redington Road in the north. Bracknell Gardens was laid out and developed from 1905 onwards and features groups of semi-detached two and three storey Edwardian houses with prominent street-facing gables. The upper, northern section features larger neo-Georgian houses of later origin which give the area a more open character. Greenaway Gardens was one of the later streets to be laid out. Building started in 1914 and continued after WW2 into the 1920s. It has a distinct character with large, detached, red brick, two/three storey neo-Georgian houses. The character of Chesterford Gardens is defined by its compactness and the extent and density of roadside trees. The road features comparatively tightly spaced detached and semi-detached three or four storey, red brick houses.
- 15.35. The "Triangle" sub-area, formed by Froggnal Lane, Finchley Road and Langland Gardens, encloses an area of private open space and has a relatively consistent architectural style and character. The houses that back onto the space were built in the 1890s and appear to have been built by the same, or a limited number of developers. At the junction with Finchley Road and Langland Gardens are Leinster Mansions and Langland Mansions which form an impressive gateway to the conservation area. At the junction of Finchley Road and Froggnal Lane are Alvanley Court, Palace Court and Ashley Court: all red brick, early C20th mansion blocks (outside of the conservation area and referred to earlier within this report).
- 15.36. The 'Arkwright Road, Froggnal, Froggnal Close and Lindfield Gardens' sub-area is the most varied in the conservation area, as development of the roads was sporadic. The Camden Arts Centre (Grade II listed) occupies the corner of Finchley Road and

Arkwright Road. The building was designed as a library in an Arts & Crafts / Tudor style. On the southern side of the junction sits Arkwright Mansions, a four storey mansion block.

15.37. The southern part of Frognal is dominated by large, red brick, early C20th houses and mansion blocks. The upper stretch of Frognal comprises University College School campus. The school buildings on the site, which were originally purpose-built in 1907 and then rebuilt / restored in facsimile after a fire in 1978 are Grade II listed. The low-rise buildings to the south of the site, along Arkwright Road, create a sense of openness which disrupts the streetscene along Arkwright Road.

15.38. Other buildings of interest in this part of the conservation area include No. 39 Frognal (Grade II listed), designed by Norman Shaw for the author Kate Greenaway, and its neighbour, No. 41, a low, horizontal 1960's house, which has been partially demolished and rebuilt. Further north is Frognal Close, which features 6 semi-detached 1930s houses in a cul-de-sac, 4 of which are Grade II listed.

## 16. Fortune Green

### *Location*

16.1. Fortune Green is located geographically to the north-west of Camden. It is bordered to the east by Frognal & Fitzjohns; to the south by West Hampstead; to the west by the London Borough of Brent and to the north by the London Borough of Barnet.



### *Population and housing tenure*

16.2. Fortune Green ranks 12<sup>th</sup> in the borough by population size (12,900 people at mid-2017 according to GLA figures<sup>20</sup>). The population density is 129 persons per hectare, which is the 9<sup>th</sup> highest in the borough (Camden's average is 110 persons per hectare).

<sup>20</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 16.3. Since 2011, the population of Fortune Green has grown faster than the overall population of Camden (at 10.1% compared with 9%), ranking 3<sup>rd</sup> on percentage growth since 2011. The ward is forecast to grow by 700 residents (5%) by 2027, as a result of positive natural change (+1000) and a net loss due to migration (-300).
- 16.4. Fortune Green has a relatively older population compared with the borough average, with a mean age of 37.3 years (Camden's average is 36.8). Almost three quarters (72%) of the population are working age (age 16-64).
- 16.5. In this ward, figures show that 41.8% of residents live in private rented accommodation; 16.7% live in social housing (10.3% in Council housing and 6.4% in other social housing); 39.5% are owner-occupiers and 1.3% live rent-free.

#### *Economic profile*

- 16.6. Fortune Green ranks 6<sup>th</sup> in the borough in terms of median gross household income, at £43,589 (Camden's average is £36,851). There is a concentration of households with lower median household incomes in the west of the ward.
- 16.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 2,250 jobs located in Fortune Green. The largest sectors providing employment are in Public Services (700; 30%); Distribution & Hospitality (450; 19%), Professional & Business Services (400, 17%); and Communication & Financial Services (350, 15%). Employment levels in the ward have decreased 2% since 2009.

#### *Town & Neighbourhood Centre*

- 16.7.1. There are no Town Centres but the Mill Lane Neighbourhood Centre, Fortune Green Road Neighbourhood Centre, Cricklewood Broadway Neighbourhood Centres and West End Lane/Finchley Road (north side) Neighbourhood Centres are located here.

#### *Built form*

- 16.8. The majority of Fortune Green does not fall within a conservation area. West End Green Conservation Area straddles the border between Fortune Green and West Hampstead and is located towards the eastern edge of the ward.
- 16.9. The north-west corner of the ward (and the borough), on the western side of the railway line, is characterised by rows of C19th residential streets, comprising semi-detached housing on tree-lined streets between Cricklewood Broadway and Fordwych Road (which runs parallel to the railway line). Fordwych Road and the east-west orientated streets are residential in character. Cricklewood Broadway (which marks the western boundary of the ward and borough) is a busy commercial street and a number of the properties on the eastern side of the road are locally listed due to their original shopfronts with decorative detailing dating to the early C20th.
- 16.10. Further to the south, between Shoot-up Hill, Maygrove Road and the railway line (i.e. towards Kilburn tube station which sits just outside of the borough in the London Borough of Brent), the street pattern changes and there is more modern residential development in the form of low-rise housing estates (e.g. the West End Sidings

Estate, off Maygrove Road) and tower blocks within estates (e.g. Templar House estate, off Garlinge Road), dotted amongst C19th terraced housing.

- 16.11. On the eastern side of the railway line, the Hampstead School campus marks the northern boundary of the ward (and the borough). Westcroft Close housing estate (late C20th two storey blocks) runs parallel to the railway line and further to the east are residential streets (early C20th) laid out in a loose grid pattern and comprising mostly of semi-detached housing on relatively generous plots. The area is suburban in character and the streets are tree-lined and pleasant in character and appearance.
- 16.12. To the east of the Hampstead School campus (outside of the ward and the borough) are sports fields. To the south of these (within Fortune Green) is Hampstead Cemetery, which features on Historic England's Register of Parks and Gardens. Hampstead Cemetery Mortuary Chapels, within the centre of the cemetery, are Grade II listed.
- 16.13. Further to the south and east, the gridded street pattern continues, but to a lesser extent. The residential plots become smaller and narrower and there is more terraced housing, mostly ranging from three to four storeys in height. A feature of interest in this area is Gondar Gardens covered reservoir which is on the Council's Local List due to its historical and social significance.
- 16.14. As noted, part of the eastern part of the ward is covered by the West End Green Conservation Area, which straddles the boundary with West Hampstead to the south. The West End Green Conservation Area is centred on West End Lane (in West Hampstead) and West End Green, and includes the adjoining streets. The whole conservation area will be described here in the interests of straightforwardness.
- 16.15. The West End Green Conservation Area is centred on West End Lane and West End Green, and includes the adjoining streets. The area is bounded by Finchley Road in the north, the West Hampstead Thameslink Station to the south, Hampstead Cricket Club Sports Ground to the east, and a serrated boundary edge to the west which is loosely defined as an area of more modest terraced houses.
- 16.16. The character of the area is centred upon the 'spine' of the curving West End Lane, a busy route and shopping core. The Green marks a widening of the lane around a green space with mature trees and is a relic of the rural past. To the east and west of the Lane the side streets are lined with predominantly red brick houses and mansion blocks, a coherent area that was almost all built within 50 years.
- 16.17. The West End Green Conservation Area Appraisal and Management Strategy (2011) identifies different character zones within the conservation area, as follows: the lane; the Green; terraced houses to the west; Parsifal Road and Lyncroft Gardens; houses to the east and the mansion blocks.
- 16.18. West End Lane is a busy shopping street winds along the line of the ancient lane beneath. The street remains remarkably intact and with few later insertions. The buildings from the start of the C20th remain, and above shop level they are little changed; however, many shopfronts have changed and original architectural features

have been lost. Above the shops are mansion blocks and flats, which give life to the street.

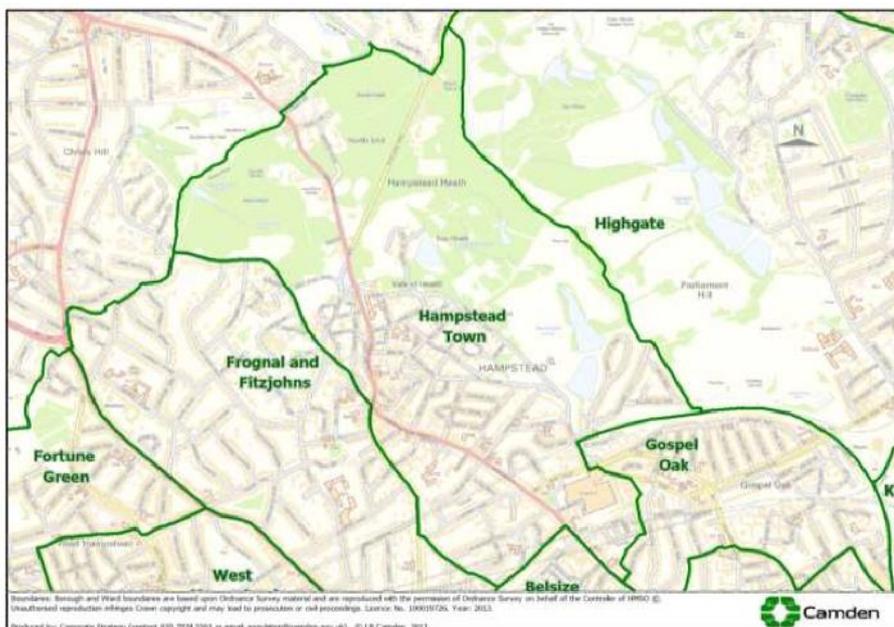
- 16.19. The village character survives around the Green, with the mature trees, the broadening and dividing of the Lane and the meeting of Mill Lane and Fortune Green Roads. The Green is interspersed with listed civic buildings; gothic Emmanuel Church (Grade II listed) and Emmanuel School, the drinking fountain, and of particular note is the Arts and Crafts style Fire Station (Grade II listed) (still in operation).
- 16.20. To the west of West End Lane, the land falls away to the west and the scale of the buildings drops from four and five storeys to three-storey terraced houses. The conservation area boundary generally runs at the change to two-storey terraces.
- 16.21. The largely unspoilt late Victorian terraced houses of Inglewood Road are laid out on a curve and display some interesting details, particularly the roofscape. However, the loss of some front gardens and the generally poor state of boundary walls and fences are detrimental to the character of this street.
- 16.22. Parsifal Road contains large double fronted red brick houses, which are grander than those to the west side of the Lane and were a precedent for the further developments. Parsifal Road is lined with large trees which enhance the street. Lyncroft Gardens is also lined with street trees. The north side consists of a terrace of two-storey late Victorian houses with bays and gables in red brick (some facades painted), raised on basements with attic storeys. The south side of the street has a different character, being lined with mansion blocks.
- 16.23. The east side of Fortune Green Road is less uniform as it suffered WWII bomb damage; however, the general scale and pattern of development shares some common characteristics. Walter Northcote House, a Council-owned block of flats, and a number of properties surrounding it, are post-war rebuilds.
- 16.24. The area bounded by West End Lane and the cricket ground (1877) consists of Lymington Road and Fawley Road running to the east, and Honeybourne Road and Crediton Hill running north to south. This area is defined by the large semi-detached and detached Edwardian housing. Lymington Road and Fawley Road are virtually intact, with the exception of rebuilding at No. 14-16 Lymington Road and the flats at the corner with Crediton Hill. Crediton Hill has large detached houses.
- 16.25. Honeybourne Road is defined by the mansion blocks, Yale and Harvard Courts. Originally they were built as private rented 'Key' Flats. The trend is now that the leaseholds are bought by individuals.
- 16.26. Mansion blocks are a characteristic of the area. The most distinctive group is the northern end and consists of Buckingham, Avenue and Malborough Mansions (known locally as BAM) and Chomley Gardens. BAM dates from the turn of the C20th and all are tall red brick. Hill lies at the heart of this development.

- 16.27. Chomley Gardens, a substantial inter-war development, is on the south side of Fortune Green Road, wrapping around Hillfield Road, Aldred Road and Mill Lane with a segment cut out containing the pre-dating Emmanuel School.
- 16.28. There are some pockets of land along the eastern boundary of the ward that do not fall within a conservation area. Nos. 465 to 489 Finchley Road (a C19th four storey terrace with retail units at ground floor level and residential flats above) falls outside of the conservation area and so do the properties around the corner: Nos. 363-367 West End Lane (a three storey terrace with retail units at ground floor level and residential flats above). These two groups of buildings directly abut Avenue Mansions and Buckinghamshire Mansions respectively and complete the triangle.
- 16.29. Further to the north, there are other area of land outside of any conservation area, including buildings fronting onto Finchley Road, the residential streets bounded by Burrard Road, Fortune Green Road and Finchley Road; and also the streets to the north of the Hampstead Cemetery (namely Ranulf Road, Ardwick Road and Burgess Hill). Buildings of interest in this area include Parsifal College and The Octagon (facing onto Finchley Road) which are both Locally Listed. Parsifal College (257 Finchley Road) is a late C19th theological college building, now occupied by an academic institution. The Octagon is a C19th building that was originally built as a church in association with Parsifal College and has since been converted to residential accommodation.

## 17. Hampstead Town

### *Location*

- 17.1. Hampstead Town is located geographically to the north of Camden. It is bordered to the east by Highgate; to the south-east by Gospel Oak; to the south by Belsize, to the west by Frognal & Fitzjohns; and to the north by the London Borough of Barnet.



### *Population and housing tenure*

- 17.2. Hampstead ranks 16<sup>th</sup> in the borough by population size (12,000 people at mid-2017 according to GLA figures<sup>21</sup>). The population density is 49 persons per hectare, which is the 2<sup>nd</sup> lowest in the borough (Camden's average is 110 persons per hectare).
- 17.3. Since 2011, the population of Hampstead Town has not grown in line with the overall population of Camden (at 6.2% compared with 9%), ranking 16<sup>th</sup> on percentage growth since 2011. The ward is forecast to maintain its current population levels until 2027, as a result of positive natural change (+500) and a net decrease due to migration (-500).
- 17.4. Hampstead Town has a relatively older population compared with the borough average, with a mean age of 41.1 years (Camden's average is 36.8). Less than two thirds (63.3%) of the population are working age (age 16-64).
- 17.5. In this ward, figures show that 33.3% of residents live in private rented accommodation; 13.4% live in social housing (8.3% in Council housing and 5.1% in other social housing); 50.6% are owner-occupiers and 2.6% live rent-free. Of all the wards in the borough, Hampstead Town has the highest proportion (50.6%) of owner-occupiers.

#### *Economic profile*

- 17.6. Hampstead ranks 2<sup>nd</sup> in the borough in terms of median gross household income, at £50,639 (Camden's average is £36,851).
- 17.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 11,000 jobs located in Hampstead, near parity (92%) with the number of residents. The largest sectors providing employment are in Public Services (7,000; 62%); Distribution & Hospitality (1,750; 15%); and Professional & Business Services (1,000; 9%). Employment in the ward has remained at current levels since 2009.

#### *Town & Neighbourhood Centres*

- 17.7.1. The Hampstead High Street Town Centre is located on Hampstead High Street and Heath Street and is within this ward. There are no neighbourhood centres.

#### *Built form*

- 17.8. The southernmost part of the ward includes properties facing onto the eastern side of Haverstock Hill, including the Belsize Park Underground Station (Grade II listed) and the deep shelter. The station, Nos. 176-186 Haverstock Hill (large Victorian houses) and the deep shelter fall within the Parkhill Conservation Area. The deep shelter, with its distinctive 'pill box' shape was used during the war and it was hoped that after the war tunnelling would re-start to allow the already constructed tunnel sections to be interconnected, providing an express route from Belsize Park to Clapham South; however the plans were never realised and now the deep shelter is used for archive storage.

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<sup>21</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

- 17.9. Further to the north, and outside of any conservation area, a parade of shops, with 4 storeys of housing above, fronts onto Haverstock Hill. The pavements outside Nos. 192 to 210 (within Hampstead Town) and Nos. 147-211 (on the other side of the road, within Belsize) feature on the Councils Local List. The list description refers to the wide pavements with trees and benches and space for café tables which give the area a distinctive continental character.
- 17.10. To the rear (east) of the parade of shops is the Globe Lawn Tennis Club and the Russell Nurseries Housing Estate, which is made up of low-rise terraced blocks dating from the 1980's. The housing estate was constructed on the site of a former C19th nursery and the eastern part of the land remains undeveloped and is now a nature reserve (Belsize Wood Nature Reserve), partly accessible to the public. The nature reserve is designated Open Space and a Borough Site of Nature Conservation Importance. It falls within the Parkhill Conservation Area.
- 17.11. Further to the north is the Royal Free Hospital site, which visually dominates the local area. The 1970's brutalist concrete buildings can be seen in local views, and from further afield, particularly the main cruciform shaped building which is 16 storeys tall. Newer buildings have recently been constructed to the south-west of the main hospital buildings to provide laboratory/research space, a patient hotel, office space and other facilities etc.
- 17.12. Towards the eastern edge of the ward, between Hampstead Heath and the London Overground railway line sits the South Hill Park Conservation Area. Generally, the conservation area is characterised by substantial semi-detached villas with decorative architectural features. The South Hill Park Conservation Area Statement (2001) notes that the conservation area can be split into 2 discrete sub-areas, as follows: South Hill Park and South Hill Park Gardens; and Parliament Hill, Tanza Road and Nassington Road. South Hill Park and South Hill Park Gardens were developed from 1871. South Hill Park and South Hill Park Gardens together form a 'squash racket loop'. The first building to be built was the Magdala Tavern (currently closed) and development progressed northwards in the 1860's and 70s. Later, South Hill Park became a renowned location for experimental designs by the first generation of post-war architects, some of whom designed infill development on bomb sites. For example, No. 80-90 is a terrace of six houses with exposed concrete floors and white panels between brick walls. Next door, No. 78 is a single dwelling built in the Brutalist style.
- 17.13. Parliament Hill, Nassington Road and Tanza Road were developed slightly later by a different developer. South Hill Park Road (later Parliament Hill) and Nassington Road were laid out in 1878-90. It was planned to extend the roads, but the plans were halted by the addition of Parliament Hill Fields into the Heath in 1889. Tanza Road was then constructed to join the two roads.
- 17.14. Moving now to the west of Rossllyn Hill, this area is covered by the Fitzjohn's Netherhall Conservation Area, which straddles the boundary with Frognaal & Fitzjohns. Most of the streets within this ward that fall within the Fitzjohn's Netherhall Conservation Area (from Ornan Road / Belsize Lane in the south to Prince Arthur Road in the north, between Rossllyn Hill / Hampstead High Street to the east and Fitzjohns Avenue / Akenside Road to the west) are within sub-area 2 of the conservation area: Rossllyn. As already noted previously in this report, the Fitzjohn's Netherhall Conservation Area, which is largely residential in character, spreads

across the southern slopes of Hampstead and the hills and their gradients play an important role in the area's character, as do large mature trees (public and private). The conservation area statement also highlights the wide variety of architectural styles in the area (neo-Gothic, classic Italianate, Queen Anne, Jacobean, Domestic Revival, Arts & Crafts / Norman Shaw).

- 17.15. At the corner of Ornan Road and Haverstock Hill are two mansion blocks built at the beginning of the C20th: Ornan Court and Rossllyn Court. These face onto the Premier Inn Hotel at 215 Haverstock Hill (within Belsize and outside of any conservation area). The rest of the street mostly features large detached and semi-detached Victorian and Edwardian properties, except Nos. 26-30 Ornan Road and No. 40 Ornam Road / 17a Belsize Lane which all date from the 1970s, yet fit in well in the street scene. The streets to the north predominantly feature large detached Victorian houses. Lyndhurst Gardens and Wedderburn Road feature a number of listed C19th properties. The list description for the Willett houses on Lyndhurst Gardens notes that they form a powerful group.
- 17.16. The St Christopher's School campus sits between Belsize Lane and Lyndhurst Gardens. The main building is a large, detached, three storey building with roof additions, set back from the road. It has an assortment of outbuildings which do not enhance its appearance. Other private schools in this local area include the Lyndhurst House Preparatory School, the Maria Montessori School, North Bridge House Senior School, St Anthony's Junior School and Devonshire House. The conservation area statement highlights private schools in the area causing problems with parking and congestion at school drop-off time.
- 17.17. To the north of St Christopher's School is Belsize Court, a group of 5 buildings built in the 1930's on the site of the original Belsize Court. Four of the buildings are built around a central grassed area and the fifth is on the northern side of Wedderburn Road. On the southern side of Lyndhurst Road, near to the corner with Rossllyn Hill, are Lyndhurst Hall (Grade II listed), originally a church and now a recording studio (identified as a landmark building within the conservation area statement); Pax Lodge, now the headquarters of the World Association of Girl Guides and Girl Scouts (all that remains of Rossllyn Lodge, the last remaining villa of the area); and Waterhouse Close, a two storey Supported Housing scheme from the 1980s.
- 17.18. Moving back now to the eastern side of Rossllyn Hill, this area falls within the Hampstead Conservation Area (which straddles the boundary with Frognal & Fitzjohns. The Hampstead Conservation Area Statement (2001) notes that Hampstead is a conservation area of considerable quality and variety. A range of factors and attributes come together to create its special character, principally: its topography; the Heath, the range, excellence and mix of buildings, the street pattern and Hampstead's historical association with clean water and fresh air. The conservation area identifies 8 sub-areas, as follows: Heath Street / High Street; Christ Church / Well Walk; Willoughby Road / Downshire Hill; Church Row / Hampstead Grove; Frognal; Branch Hill / Oak Hill; Whitestone Pond; Outlying areas (North End, Vale of Health, The Elms). (Sub-areas 6 and part of 5 fall within Frognal & Fitzjohns and have been discussed in that section of this report).
- 17.19. Hampstead Green sits to the west of the hospital site, adjacent to Rossllyn Hill. The Wharrie Cabman's Shelter, dating to 1935, sits within part of the park, and is Grade II

listed. At the corner of Rosslyn Hill and Pond Street is the Grade I listed Church of St Stephen and Grade II listed Hampstead Hill School.

- 17.20. The streets to the north of the Royal Free Hospital Site are predominantly residential in character. Pond Street is one of the earlier streets in the area and now features a mix of C18th and C19th properties, some with shops at ground floor. The area around Hampstead Hill Gardens features larger detached and semi-detached houses, many of which are listed.
- 17.21. Keats Grove, Downshire Hill and the stretch of South End Road that links them were developed in the early 1800s around the chapel of St John's. Most of the houses date from that period, and are listed. They range from tiny cottages to quite substantial villas, detached or combined in informal terraces in a variety of classical styles or the Gothic of Nos. 7 & 8 Downshire Hill.
- 17.22. Nos. 1-3 Pilgrim's Lane provide an excellent example of unrendered early C19th cottages (Grade II\* listed). The streets to the north of Pilgrim's Lane, centred around Willoughby Road are gridded, and contrast with the dense cluster of streets seen further to the north around Hampstead Town. These streets feature three and four storey terraced housing typical of the late C19th. The Victorian lampposts on 8 streets including Christchurch Hill, Willow Road, Pilgrim's Lane, Denning Road, Willoughby Road, Carlingford Road, Kemplay Road and Rudall Crescent all feature on the Council's Local List. The original lampposts were removed and replaced with modern columns but local residents raised funds to reinstall original cast-iron lamp posts, which were rescued from elsewhere in the country. Nos. 1,2 and 3 Willow Road are Grade II\* listed. The terrace of 3 properties was designed by Erno Goldfinger in 1938 to appear as a single dwelling.
- 17.23. Hampstead High Street is the principal public street of the conservation area and has the character of a small town shopping centre. The northern end, near the tube station, is mostly made up of 1880's properties, but the rest of the street retains many older shops and houses. The older buildings tend to be two or three storeys whereas the Victorian buildings tend to be four storeys. At the junction with Heath Street is Hampstead Tube Station, dating to 1906-07. Hampstead High Street features a number of listed buildings; however, the Post Office, which dates from 1974, jars with the local area. The shopfronts on the High Street are mostly of good quality although there are a few exceptions where inappropriate materials have been used.
- 17.24. A number of small alleyways link the High Street with Heath Street (to the west). These include Oriel Place, Perrins Court and Perrin's Lane and these streets feature some small cafés and shops, as well as providing access to residential flats.
- 17.25. To the other side of the High Street, Flask Walk is a pedestrian alleyway of early C18th cottages with later alterations of ground floor shops, and Bird in Hand Yard is another narrow alley, with brick walls rising high on either side. The listed properties in the street date from the late C17th, C18th and C19th. Further south, Spencer Walk is a gated housing development from the 1980s.
- 17.26. Flask Walk and Well Walk were important promenades when Hampstead was a spa. At the end of the alley is the Flask Pub and then the main stretch of Flask Walk

broadens as it slopes down towards Well Walk. On the west side is a steep, planted bank with mature lime trees that separates the pavement from the road as it drops towards the north east. A great number of buildings in this area are listed.

- 17.27. The area between Flask Walk / Well Walk and Heath Street is made up of a dense network of streets. Buildings of interest include New End Primary School (Grade II listed) which dates from c.1906 and Wells House and Burgh House. Wells House is a three/four storey block of flats from the 1940s formed of a number of blocks, which was designed to sit harmoniously with Burgh House (Grade I listed), which dates from 1703. Another building of interest is the Rotunda (Grade II\*), a circular ward and attached ablution and water tank tower at the former New End Hospital (Grade II listed).
- 17.28. Moving now to the west, Heath Street rises from the top of Fitzjohns Avenue towards Whitestone Pond, changing in character from the late Victorian section at the tube station to the rising winding road with older properties. At the central junction of the High Street and Heath Street is the Grade II listed Gothic former Fire Station (1873), now a bank. To the north of the Underground Station the character of the street changes. The road starts to climb quite steeply northwards, winding gently. To the west of the street there are alleyways climbing steeply with steps and paths. However, adjacent to the Tube Station the first grouping of buildings is dominated by the Kingswell Centre, built in 1972 and altered in 1984, which dominates the street scene.
- 17.29. The streets between Heath Street / The Mount and Holly Hill / Hollybush Hill / Hampstead Grove are also densely populated and built on the steep slope of the hill. The area features several narrow roads and lanes and the topography provides numerous vistas and glimpses of buildings, many of which are C18th. Hampstead Grove features some larger properties, including Fenton House (the oldest surviving mansion in Hampstead, c.1693, Grade I listed) and Heath Mansions mansion block.
- 17.30. As one travels northwards away from the centre of Hampstead Town, the street network becomes much less dense. On the western side of Heath Street, the area between Church Row and Upper Terrace contains the largest concentration of C18th houses in the conservation area and still preserves something of the village character Hampstead must have had before the late Victorian development. Lower Terrace winds north-east from Froggnal Rise to the most northern part of Heath Street. At the northern end is Summit Lodge, a bulky building dating from the 1980s.
- 17.31. To the east of Heath Street, the streets around Cannon Place are also less densely built-up. These streets generally feature large, detached villas on large plots. At the northern end of this built-up area is Bell Moor, on East Heath Road, a large block of flats built in the 1930s.
- 17.32. Hampstead Heath dominates the area to the north of the built-up part of Hampstead; however, there are a couple of pockets of built development within the Heath, including the buildings around North End Way and North End, Spaniards Road and the Vale of Health. At North End Way, Jack Straw's Castle public house (Grade II listed) dates from the 1960s and sits on the site of a former public house of the same name. The Old Court House (Grade II listed) is located to the south (now converted to housing). Further to the north, North End is a loose cluster of quite modest houses

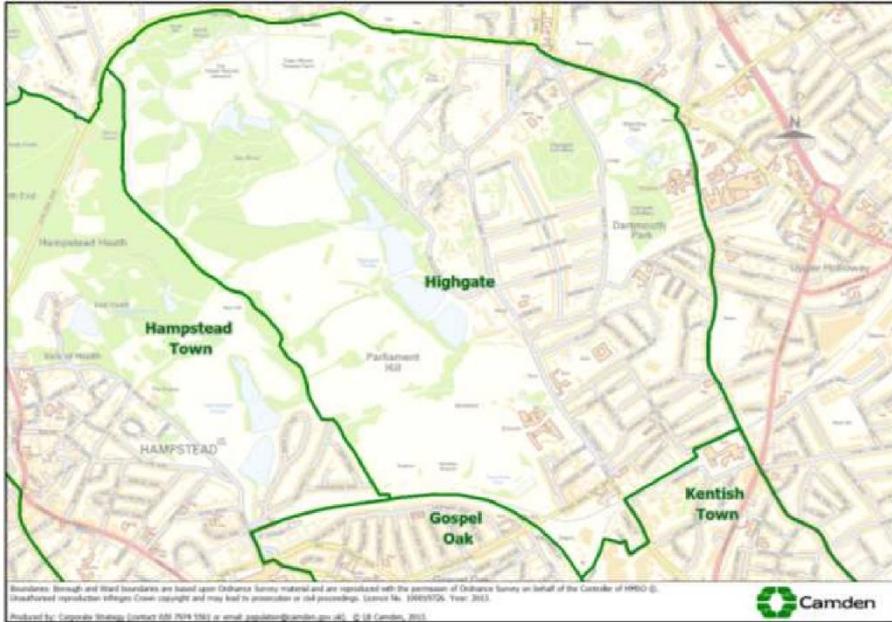
centred on the Olde Bull and Bush public house with the Hampstead Heath Extension banked up steeply all around. It has the distinct quality of a small enclave detached from urban life; the roads peter out into paths through the surrounding woodland. North End itself contains a number of listed C18th and C19th buildings. North End Avenue has larger houses set in large gardens that merge into the surrounding Heath.

- 17.33. Along Spaniards Road, The Elms (grade II listed) is a detached red brick mansion dating to c.1875. The Elms has had part of its extensive grounds developed with a large block of luxury flats, St Columba's, similar in character to the massive Mount Tyndal (1972) next door. They are very secluded and are hardly visible from Spaniards Road, although there is vehicular access to both gated properties.
- 17.34. Further south, the Vale of Health is a tightly knit enclave of modest houses in a hollow completely surrounded by the Heath. It stands on the edge of a large pond, built as a reservoir in 1777 by the Hampstead Water Company. The development of the enclave began when the reservoir was created and the remaining drained land became available for building. The Vale is approached down a leafy lane from East Heath Road and its narrow roads and alleyways create intimate vistas, with the added impact of views of the Heath, with its trees and vegetation. There is a mix of early C19th cottages, larger villas and terraces. There are also some modern blocks of flats, which detract from the character and appearance of the area, for example Athenaeum Hall from the 1950's and Spencer House from the 1960s. There are two fairground sites on the edge of the Vale, the North Fairground and the South Fairground. They were formerly used for fairground purposes since before the war; the south side is now vacant and the north side is occupied by travelling showpeople.
- 17.35. Hampstead Heath provides the north and the east boundary of the Hampstead Conservation Area and, as noted, it dominates the northern part of the ward. The Heath is a wild park of woodland and meadows, which provides spectacular views over London. Hampstead Heath is the largest open space in the Borough, providing nearly half of the total area of open space and a range of outdoor sports facilities. It is designated as Metropolitan Open Land and is therefore afforded the same level of protection as the Metropolitan Green Belt. The Heath attracts many visitors from all over London and further afield.

## **18. Highgate**

### *Location*

- 18.1. Highgate is located geographically to the north-east of Camden. It is bordered to the west by Hampstead Town; to the south by Gospel Oak and Kentish Town; to the north by the London Boroughs of Barnet and Haringey; and to the east by the London Borough Islington.



### *Population and housing tenure*

- 18.2. Highgate ranks 17<sup>th</sup> in the borough by population size (11,600 people at mid-2017 according to GLA figures<sup>22</sup>). The population density is 36 persons per hectare, which is the lowest in the borough (Camden's average is 110 persons per hectare).
- 18.3. Since 2011, the population of Highgate has not grown in line with the overall population of Camden (at 5.6% compared with 9%), ranking 17<sup>th</sup> on percentage growth since 2011. The ward is forecast to maintain current population levels until 2027, as a result of positive natural change (+400) and a net decrease due to migration (-400).
- 18.4. Highgate has a relatively old population compared with the borough average, with a mean age of 41.8 years (Camden's average is 36.8). Less than two thirds (64.3%) of the population are working age (age 16-64).
- 18.5. In this ward, figures show that 16.8% of residents live in private rented accommodation; 34.1% live in social housing (26.9% in Council housing and 7.1% in other social housing); 46.7% are owner-occupiers and 1.8% live rent-free. Of all the wards in the borough, Highgate has the lowest proportion (16.8%) of private renters.

### *Economic profile*

- 18.6. Highgate ranks 8<sup>th</sup> in the borough in terms of median gross household income, at £37,976 (Camden's average is £36,851).
- 18.7. Estimates of workplace jobs in the area from the Business Register and Employment Survey (BRES) reveals that in 2016 that there were 2,500 jobs located in Highgate. The largest sectors providing employment are in Public Services (600; 24%); Distribution & Hospitality (500; 20%); and Professional & Business Services (500; 20%). Employment in the ward has remained around current levels since 2009.

<sup>22</sup> GLA 2015-based Interim Projections 'Camden Development, Capped AHS', © GLA, 2017.

### *Town & Neighbourhood Centres*

- 18.7.1. There are no Town Centres. Highgate High Street; Swain's Lane; York Rise/Chetwynd Road; Chester Road Neighbourhood Centres are located here.

### *Built form*

- 18.8. Hampstead Heath dominates much of the ward, covering roughly the whole of the western half of the ward. Parliament Hill Fields feature on the Council's Local List due to historic and townscape significance. The list description notes that the large open spaces of Hampstead Heath are of great importance to the character and amenity of this part of London, and the actions taken to preserve them from development are significant historic events. In 1884 George Shaw-Lefevre MP, a key player in preserving Hampstead Heath, began fund-raising to extend the Heath. Parliament Hill, then part of the Kenwood estate and used for grazing, was valuable for its development potential. It became public open space under the Hampstead Heath Enlargement Act of 1886 and in 1889 was acquired by the Metropolitan Board of Works. Ponds provided facilities for bathing, fishing, model yachting and skating and level ground was used for sports. Other facilities included a bandstand, refreshment house and The Lido, which is Grade II listed. The list description notes that the 1930's open air swimming baths (Parliament Hill Fields Lido) were built for the LCC and the building is the most sophisticated of the 13 lidos constructed by the LCC between 1909 and 1939.
- 18.9. Kenwood House (Grade I listed) is located towards the northern part of the ward, just south of Hampstead Lane. The original house on the site dates back to c.1616, and was renovated c.1749 and now forms the core of the present house. The former stately home was made open to the public by the 1920s and remains a popular tourist destination (now run by English Heritage). The grounds of Kenwood House are on Historic England's Register of Parks and Gardens. The former stable block, to the east of the main house is Grade II listed and has been converted to flats. To the west of Kenwood House, a group of 3 cottages are also Grade II listed.
- 18.10. Further to the east, also towards the northern end of the Heath and within the Highgate Village Conservation Area, is Athlone House, a large Victorian House, formerly known as Caen Wood Towers, built within landscaped gardens. The elaborate building is set into the hillside overlooking the Heath and is visible in long range views, such as from Kenwood House. After the war it was converted to hospital use and several outbuildings were erected. The hospital use ceased at the beginning of the C21st and planning permission was granted to convert Athlone House to a 7-bedroom dwelling, to convert some of the smaller outbuildings to dwellings, to demolish all the post-war buildings and to erect 3 new blocks, providing 22 flats. A related section 106 agreement required, amongst other things, the restoration of Athlone House; however, this was not carried out. Various subsequent applications have been made on the site, including proposals to demolish and replace Athlone House. Planning permission has now been granted to restore and extend Athlone House for use as a single dwelling, and associated works.
- 18.11. The eastern half of the ward is nearly entirely covered by a conservation area: Highgate Village Conservation Area to the north and Dartmouth Park Conservation Area and Holly Lodge Estate Conservation Area in the south. There is a triangular

shaped pocket of land in the southernmost tip of the ward that is not within a conservation area. The land between 3 separate railway lines is an extension of the industrial land further to the south (within Kentish Town ward) and is occupied by low-rise industrial sheds. To the north, a small strip of land, which includes Gospel Oak Station, falls within the Mansfield Conservation Area (the Mansfield Conservation Area falls mostly within Gospel Oak and will be discussed in full in that section)/ To the east, also outside of a conservation area, is the Carroll & Sanderson Close Estate, to the south of the railway line. This small Council housing estate, which dates from the 1970s, features brown brick terraced houses in a modernist style, built around areas of parking and communal open space.

- 18.12. Looking first at Highgate Village Conservation Area, Highgate Village itself is divided between the London Boroughs of Camden, Haringey and Islington and lies close to the boundary with Barnet. The Highgate Conservation Area Appraisal and Management Proposals (2007) notes that the wider conservation area displays a variety of plan forms. The area around the High Street has a relatively random pattern of plot sizes, which tends to reflect the importance of the individual properties. The conservation area also includes late Georgian and Victorian terraced developments which conform to regular plot size, typical of speculative development of the period. The tight knit and informal development, and the early C19th speculative development are in marked contrast with the large open areas of Highgate Cemetery, Waterlow Park and the allotments in Fitzroy Park. The conservation area statement also notes that during the C20th there have been some important architectural contributions to the area. After WW2 a number of houses were built in the Fitzroy Park and Millfield Lane area, as well as in the village. Several such houses were designed by architects for their own occupation. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles.
- 18.13. The conservation area statement identifies 5 sub-areas, as follows: Highgate Village, Fitzroy Park, Waterlow Park and Cemeteries; Merton Lane and Millfield Lane. Sub-area 1 'Highgate Village' forms the historic core of the conservation area and this area has the most intense development within the conservation area, rich in form and detail. It has all the elements expected of a village with a shopping frontage in the High Street, grand houses, simple cottages, public buildings and a central square. The grand houses reflect the fact that Highgate has been a desirable residential area since the late C17th. Hampstead Lane and Highgate High Street forms the borough's northern boundary. At the junction of these two streets is the Gatehouse public house which dates to 1670. The conservation area statement notes that, curiously, the borough boundary between Middlesex and London ran through the building and when the hall was used as a courtroom a rope divided the sessions to ensure prisoners did not escape to another authority's area. In 1993 the boundary was moved so that the building falls fully within Camden. Adjacent to the public house is Apothecary House at No. 47 Highgate West Hill, which is Grade II\* listed. The building dates from c.1730, with later additions.
- 18.14. Highgate High Street features a number of listed buildings. Reflecting its history as an important thoroughfare out of London, the High Street boasts a rich collection of C18th and C19th architecture consisting of tightly grouped rows of buildings. To the north of Waterlow Park, a Victorian mansion is set behind a high brick wall within generous gardens which have been adapted for private educational use (Channing Junior School). Further to the east is Lauderdale House (Grade II\* listed), now an arts and education centre. Its grounds are on Historic England's Register of Parks and Gardens.

- 18.15. Pond Square lies close to the heart of the village and is a retreat from the bustle of the High Street. The square is designated as Public Open Space, is listed in the London Squares Preservation Act 1931, and is registered as a Village Green and as Common Land. The large houses on The Grove were built in the late C17th and are all listed. This street was once said to have had the grandest houses in London.
- 18.16. The east side of Swain's Lane presents an unsightly collection of single-storey brick enclosures clustered around the BBC radio mast, a local landmark albeit out of keeping with the conservation area due to its form, scale and siting. Further south, Nos. 91-103 Swains Lane are a terrace of 1970s three-storey brick houses, set at a right angle to the street and benefiting from views over the cemetery.
- 18.17. Sub-area 2 'Fitzroy Park' forms a contrast with the village centre. Fitzroy Park is a winding lane that falls from Highgate village and The Grove to Millfield Lane through the former grounds of Fitzroy House built c1780. The area was first developed in the C20th with low-density housing, but the earlier rural character is not entirely lost. Further development of the park occurred in the post-war period and the area has a number of houses designed by and for architects. At the northern end of Fitzroy Park, buildings of interest include Nos. 2, 6 and 8 from the 1950s and No. 8a, which is Grade II listed and dates from 1965. Highfields Grove, which leads off Fitzroy Park, is a 1980s group of 24 houses set in landscaped grounds behind security gates. To the south-west is The Hexagon, a group of 6 houses formed around a cul-de-sac in a dip in the land. No. 10 Fitzroy Park is Grade II listed and represents a good example of neo-Georgian architecture dating from 1932. To the south, Fitzroy Close was built in the former grounds of Heathfield House.
- 18.18. On the northern side of Fitzroy Park, buildings of interest include Nos. 1 and 3, from the 1950's, and No. 5, a mock-Tudor house. Beechwood Cottage, from the 1930s, forms part of the Beechwood Estate. Beechwood House (Grade II listed) dating from 1834 was built in the grounds of the former Fitzroy House. The main entrance to the Beechwood estate is on Hampstead Lane. Further south is The Elms (Grade II listed), another large early Victorian building. Further south again are the allotments, which contribute to the semi-rural character of the area, and add a strong sense of openness with views towards Hampstead Heath. They are designated as Metropolitan Open Land. The North London Bowling Club is to the south / south-west of the allotments. From here, views are available towards the Royal Free Hospital, the BT Tower and the Chalcots Estate tower blocks on Adelaide Road (all referred to elsewhere in this report).
- 18.19. Moving now to the north-east, Witanhurst (Grade II\* listed) is a vast neo-Georgian red brick mansion on the west side of Highgate West Hill, set within substantial grounds, although it is largely screened from public view. It is said to be the largest private residence in London, after Buckingham Palace. Its gardens are designated as Private Open Space.
- 18.20. Sub-area 3 'Waterlow Park and Cemeteries' contains three major elements: Waterlow Park, including Lauderdale House, Highgate East Cemetery and Highgate West Cemetery, to either side of Swain's Lane. On Swain's Lane, a building of interest is No. 81, built in 1969 with a Cor-ten steel frame which has weathered to rust in harmony with the surrounding woodland.

- 18.21. Waterlow Park has been a public park since 1889 and can be entered from a number of points on Highgate Hill, Dartmouth Park Hill and Swain's Lane. The park is landscaped on the steep hillside with three ponds at different levels. The parkland exploits the slope of the hillside, with level terraces for sport and more leisurely activities, including public tennis courts and a putting green inserted amongst the magnificent mature trees and vegetation. Lauderdale House is located on the east side of Waterlow Park. Various other buildings are located throughout the park, including The Lodge (Grade II listed), a mid C19th stuccoed Gothic building, and a second lodge adjacent to the Dartmouth Park entrance.
- 18.22. The Cemeteries were established by the London Cemetery Company. When burial conditions in London became intolerable in the early C19th, parliament authorised the creation of seven private cemeteries within the periphery of inner London, known as the 'Magnificent Seven'. Highgate is considered by many critics to be the finest. The West Cemetery was built first and was consecrated in 1839. It was extended in 1854 (the East Cemetery). The two cemeteries cover 37 acres in total, and contain over 168,000 names buried in more than 52,000 graves, of which at least 850 are notable. The West Cemetery is listed a Grade II\* park for its 'outstanding historical and architectural interest' on the Historic England Register of Historic Parks and Gardens and it contains a large number of statutorily listed structures (two listed Grade I, two listed Grade II\* and over sixty listed Grade II). The East Cemetery, which is also on Historic England's Register of Historic Parks and Gardens, is a popular tourist destination.
- 18.23. Sub-area 4 is the Whittington Hospital (although most of the hospital site falls within the London Borough of Islington). The sub-area is to the east of Highgate East Cemetery, to the south of Waterlow Park and to the north of the Whittington Estate (in the Dartmouth Park Conservation Area, to be discussed later). The hospital was built on the site of the original Smallpox Hospital dating from 1846. The surviving hospital buildings stand out as robust examples of Victorian institutional architecture. The site has been redeveloped over time to provide additional facilities.
- 18.24. Sub-area 5 is Merton Lane and Millfield Lane. This area has similarities with Fitzroy Park in that clusters of houses have been built within the grounds of the former large properties which occupied the slopes of the hill. Most development on these lanes occurred in the C20th and the comparatively dense housing gives the area a suburban character. At the southern end of Fitzroy Park, south of Merton Road is West Hill Park, an estate of 42 dwellings from the 1970s which provide an interesting example of late C20th low level high density brick and concrete housing. The houses, all of which feature on the Council's Local List, step down the hillside in the tradition of courtyard houses.
- 18.25. Millfield Lane forms the boundary with the heath. The buildings of the Russian Trade Delegation, the Embassy of the Russian Federation and the Office of the Defence Attaché are higher than their neighbours and the utilitarian wire boundary fence is inappropriate and in poor condition. Nos. 40-42, Hill House, is a huge two-storey neo-Georgian C20th residence with a wide frontage raised above the street level. No. 38 is a later C20th example of architectural interest: a wide-fronted low brick built house with a stepped-back front elevation. Nos. 30, 34 and 36 are all C20th properties. No. 24 (Grade II listed) dates from the C18th and Millfield Cottage (Grade II listed) is thought to date from the C17th. Further south, West Hill Court is a pleasing Art Deco three-four storey residential building which backs onto the Edwardian Brookfield

Mansions which are Arts and Crafts inspired. Both West Hill Court and Brookfield Mansions sit within spacious grounds and in both cases, views towards the buildings from the Heath are softened by a belt of mature trees.

- 18.26. Highgate West Hill forms a distinct edge between the privacy of the Holly Lodge Estate (a separate conservation area) and the informality of the slope facing west over the Heath. Nos. 6-14 (consecutive) are early to mid C19th houses (Grade II listed), set back from the road, some in semi-detached pairs.
- 18.27. The Holly Lodge Estate Conservation Area is located to the south and east of the Highgate Village Conservation Area and to the north and west of the Dartmouth Park Conservation Area. Holly Terrace marks the northern boundary of the conservation area, the parade of shops in Swain's Lane defines the southern boundary, Highgate West Hill defines the western boundary and Swain's Lane and Highgate Cemetery are to the east. The Holly Lodge Estate Conservation Area Appraisal and Management Strategy (2012) notes that Holly Lodge Estate is a distinctive planned development dating to the 1920s, located on the south facing slopes below Highgate Village. The buildings in the Holly Lodge Estate are designed in an English vernacular style influenced by the Arts and Crafts tradition. The buildings and the layout are substantially intact. The original builders plan indicates that only houses would be built, but this was later changed to include the flats built for working women by the Lady Workers Homes Ltd. There is a homogeneity to the original design which lends a strong sense of place, within which there is a wealth and variety of details. The area is the only example of garden suburb architecture in Camden. Unfortunately, the estate has an introverted secluded character, with the through-routes barred by gates on Highgate West Hill and Swain's Lane.
- 18.28. The developer's rectilinear plan was imposed onto the mature grounds of Holly Lodge, a large mansion. The development also includes a parade of shops on the southern boundary, which provide an externally facing element to the Estate, a connection with the community beyond the gated estate, and a village centre serving the surrounding area. The west of the estate features low-rise, predominantly two storey dwellings in an English vernacular tradition. There is a rhythm created by the spacing of the houses and the gaps between them, and special architectural attention has been given to the houses at the corner junctions of the avenues marked with corner porches, turrets and weather vanes. There is a common architectural vocabulary of half-timbering, render, timber casement windows, doors and porches, and prominent clay tiled roofscapes across the estate, but this is used selectively in different streets to give a distinct and unified character to different groups of houses. The eastern side of the estate features the taller mansion blocks (along Langbourne, Makepeace and Oakeshott Avenues), which contrast with the scale of the houses. These blocks have grand tudorbethan fronts and plain rendered rear elevations. The communal gardens between them are important in providing separation and setting to the large blocks.
- 18.29. The soft landscape of the Holly Lodge Estate (public and private) provides a major contribution to the conservation area. In tune with the garden suburb principles each of the roads has grassed and tree-lined verges and the front gardens extend this green space. Large rear gardens to individual private properties contribute to oblique views and glimpses of green in gaps between houses.

- 18.30. Originally, the Lady Workers' Homes included a garage at the bottom of the hill with a car service to take the ladies up the hill, a restaurant and reading rooms in Makepeace Avenue, landscaped gardens and tennis courts. The London Borough of Camden later inherited the flats and restaurant site and constructed new flats, sheltered accommodation and a community centre on the site of the restaurant on Makepeace Avenue. The newer block sadly detracts from the wider area.
- 18.31. The remainder of the ward is covered by the Dartmouth Park Conservation Area, which partly straddles the boundary with Kentish Town ward, along part of Highgate Road. The Dartmouth Park Conservation Area Appraisal and Management Statement (2009) notes that the conservation area has a variety of architectural styles, ranging from Victorian terraced housing and mansion blocks to contemporary housing estates. For the most part groups of similar houses correspond to speculative developments. The area also has a semi-rural feel due to street trees and hedges and the open boundary to Parliament Hill Fields. A nature reserve has also been established behind Mortimer Terrace. Another essential component of the area is the contribution of social housing that includes the Brookfield Estate from the 1920s, the York Rise Estate (1930s), the Highgate Road flats (1950s and '60s) and the Whittington Estate of the 1970s.
- 18.32. The conservation area is a mainly residential area, but integral to its character are the interspersed uses scattered throughout it. There are small groups of workshops and offices in the southern tip, four large schools, several nurseries, small institutional buildings, four churches, four local shopping centres, a library, seven public houses, a community centre, a health centre and a recreational centre. Part of the sense of character is derived from social cohesion.
- 18.33. Highgate Road has more of a commercial character than other parts of the conservation due to the ground floor shops and other commercial activities. The southern part of Highgate Road within the conservation area falls within Kentish Town ward. Buildings of interest in this area include the Grade II listed terrace of properties on Little Green Street and Nos. 98-108, Fitzroy Terrace (Grade II listed), an elegant terrace dating from the early C19th
- 18.34. Further north, beyond the railway line (and within Highgate ward) are modern housing blocks including Denyer House (1930s) on the eastern side of Highgate Road and Haddo House on the western side, which is part of the Highgate Hill Estate which includes lower storey blocks at the rear of the main 7 storey block, all dating from the 1960s. Further again to the north is the Lissenden Gardens Estate, which is formed of 5 storey mansion blocks from 1900-06.
- 18.35. To the north are three separate school campuses: Parliament Hill School, William Ellis School and La Sainte Union, which all benefit from spacious grounds and large areas of open space between the buildings. The Roman Catholic Convent within the La Sainte Union site is Grade II listed and presents an impressive frontage to the street.
- 18.36. On the eastern side of Highgate Hill is Grove Terrace, which runs parallel to the main road. Nos. 6-27 are Grade II\* listed and Nos. 1-5 are Grade II listed. Grove Terrace Green to the front of the buildings is designated public open space.

- 18.37. The streets to the east (bounded by Woodsome Road in the north, Twisden Road in the south and York Rise in the east) were developed from the 1850s through to the late 1880s with wide roads. The area has a cohesive and well preserved appearance and many original features survive.
- 18.38. To the south of these streets is the York Rise Estate, dating from 1937-8. Three blocks of flats rise successively from York Rise parallel to that road, with two more at right angles at the crest of the hill, parallel to the railway line that forms the southern boundary. They were built on former railway lands for the St Pancras Housing Improvement Society in a neo-Georgian style. The estate was laid out with gardens, allotments and playgrounds which provide relief from the built form. The gardens of the York Rise Estate feature on the Council's Local List.
- 18.39. East of York Rise (north of the railway line and the Acland Burghley School campus) and towards Chester Road in the north, the streets were developed in the 1860s to 1890s and the area has a more informal feel than the streets to the west. In the south-eastern corner of the ward are two linked 1950s housing blocks, between Churchill Road and Spencer Rise, which are surrounded by areas of public open space, parking and garaging. Otherwise, the streets predominantly feature two and three storey Victorian terraced and semi-detached dwellings.
- 18.40. North of Laurier Road, the gridded road layout changes. The Mansfield Bowling Club site occupies space between Laurier Road, York Rise and Croftdown Road. Its buildings were identified in the conservation area statement as detracting from the character and appearance of the area; however, they have since been removed from the site and planning permission has been granted at appeal to redevelop the site to provide new publicly accessible open space, enhanced tennis facilities, a new pavilion, a new community garden and housing.
- 18.41. Further to the north is the Brookfield Estate, which includes the eastern end of St Albans Road, Croftdown Road, Kingswear Road and part of Chester Road. The Brookfield Estate was conceived as a whole and is a development of flats and maisonettes, dating from 1922-30, designed to look like a garden suburb. It was designed for St Pancras Borough Council and there are two main types of properties: two-storey cottage-style maisonettes; and four storey blocks of flats.
- 18.42. To the north is Holly Village, lying between Highgate East Cemetery and the Highgate New Town and Brookfield Estates. The triangular shaped development consists of two storey cottages (all Grade II listed) with ornamental chimneys and turrets which are seen from outside the inward-looking development. The development was built in 1865 as a picturesque garden village.
- 18.43. In the northernmost tip of the conservation area is Highgate New Town. The area provides an interesting mix of terraced housing from the C19th and C20th. Bertram Street and Winscombe Street are an enclave of late 1860s terraced houses. Chester Road, Balmore Street and Doynton Street were built in the 1870s to 1880s with Raydon Street and streets north of it for railway and industrial workers. Much of the area was redeveloped in the 1970s by Camden Council, although some Victorian terraces were retained. Three stages of the redevelopment were built: the concrete Whittington Estate north of Raydon Street, the shops and flats between Chester Road and Balmore Street (redeveloped in recent years as Chester Balmore, the largest

Passivhaus multi-dwelling scheme in the UK at the time of building), and the New Town development between Dartmouth Park Hill and Raydon Street.

- 18.44. The Whittington Estate is arranged in six terraces that climb the Highgate ridge, with vast underground car-parking, now converted to storage space for security reasons. A dominating mass, it has strong horizontal lines with balconies and cornices at each level and strong vertical cross walls, in pale concrete (now painted), with similarities to the Alexandra Road estate (listed Grade II\*) in the west of the Borough. Between each block are pedestrian streets, each with its own character, with extensive planting which plays an important role in breaking up and softening the sometimes brutal use of concrete. In the middle is a grassed open space. The Whittington Estate landscaping features on the Council's Local List. The Stage 2 housing, on Dartmouth Park Hill.
- 18.45. Other buildings of interest in the local area include the terrace of five dwellings at the end of Winscombe Street, by Neave Brown. Winscombe Street is a short street of Victorian terraced dwellings and at the end of the terrace is a terrace dating from 1963-4. The Brown terrace was the prototype for Brown's schemes for Camden Council's Dunboyne Road and Alexandra Road Estate.