



Conservation
area statement



Bartholomew Estate

27



If you are unable to view the statements please contact Conservation and Urban Design Team.

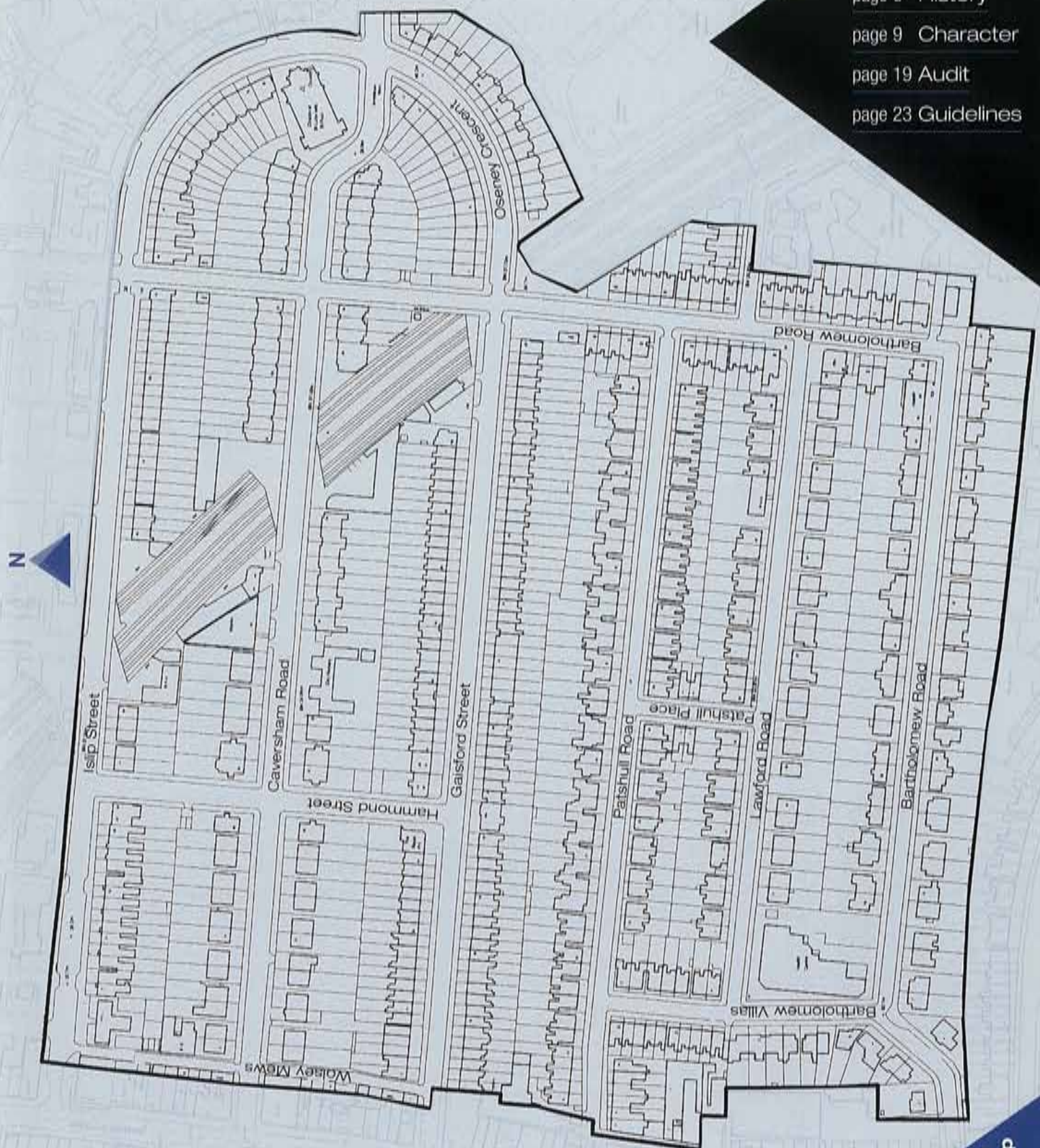
page 4 Location

page 6 History

page 9 Character

page 19 Audit

page 23 Guidelines



This way
up for map

BARTHOLOMEW ESTATE

Conservation Area Statement

The aim of this statement is to provide a clear indication of the Council's approach to the preservation and enhancement of the Bartholomew Estate Conservation Area.

The Statement is for the use of local residents, community groups, businesses, property owners, architects and developers as an aid to the formulation and design of development proposals and change in the area. The Statement will be used by the Council in the assessment of all development proposals.

Camden has a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also introduces a general control over the demolition of unlisted buildings. The Council's policies and guidance for Conservation Areas are contained in the Unitary Development Plan (UDP) and Supplementary Planning Guidance (SPG). This Statement is part of SPG and gives additional detailed guidance in support of UDP policies.

The Statement describes the character of the area, provides an outline of the key issues and identifies development pressures, which are currently a cause of concern. The Statement also sets out the key policy framework relevant to the Conservation Area and formulates specific guidance for it.

It is not the intention of the statement to contain proposals for the enhancement of the public realm. The Council produced a Streetscape Design manual for Camden and all public realm enhancement work will be undertaken in accordance with the manual. The manual identifies an overall image for the Borough in terms of appearance of the streetscape with respect to surfacing materials, furnishings and lighting and, where appropriate, identification of the special characteristics of smaller areas within it. There is a reference guide for the use of standard design details, surfacing materials, street furniture and street lighting to be used in engineering, traffic management and other environmental improvement schemes. This includes sample illustrations of best practice, e.g. for historical street settings, typical street settings within Conservation Areas.

INTRODUCTION

The Bartholomew Estate Conservation Area is a compact and well preserved Victorian residential development, which has changed remarkably little over the last 150 years. Built over a twenty-year period with a clearly defined boundary and homogeneous townscape the area is clearly identified from the surrounding urban context.

The land is relatively flat in topography, gently sloping uphill in a north east direction and has a distinctive urban grain. The core of the Conservation Area is 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 through to private gardens. Intrinsic to the Bartholomew Estate is the balance between built and unbuilt space, which has resulted in the formation of a superior set piece of Victorian townscape planning.



PLANNING HISTORY

Designation Date 4.02.1992

The Bartholomew Estate is one of Camden's more recent conservation areas which was referred to in the designation report as "... very homogeneous with a clearly defined boundary that sets it apart from the surrounding area, leaving very little alternative".

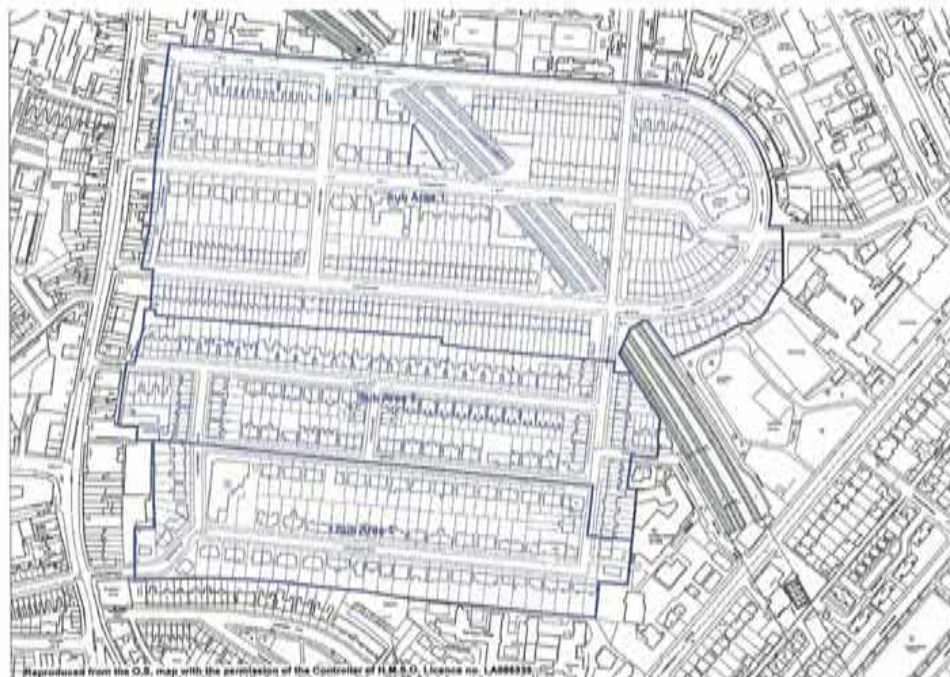
The Bartholomew Estate has retained much of its Victorian integrity. Development pressure and alterations have been of a limited nature and this is due to the consistent historic freehold ownership of large parts of the Conservation Area and more recently by the fact that many properties have been acquired by Camden Council particularly within the Christ Church Estate, Bartholomew Road and Lawford Road. Development opportunities and alterations to residential dwellings are further controlled as the majority of properties are subdivided into units thereby removing permitted development rights.

Despite the homogeneous nature of the area, for the purposes of this statement the Bartholomew Estate is separated into three sub-areas based on these historical patterns of land ownership and the prevailing architectural styles.

Sub-Area 1 *The Christ Church Estate:* Bartholomew Road (part), Busby Place, Caversham Road, Gaisford Street, Islip Street and Wolsey Mews.

Sub-Area 2 *Dartmouth Family Estate* Bartholomew Road (part), Bartholomew Villas, Lawford Road (part), Patshull Place, Patshull Road, and Sandall Road

Sub-Area 3 *St Bartholomew Hospital Estate* Bartholomew Road (part), Bartholomew Villas, (part) and Lawford Road (part)

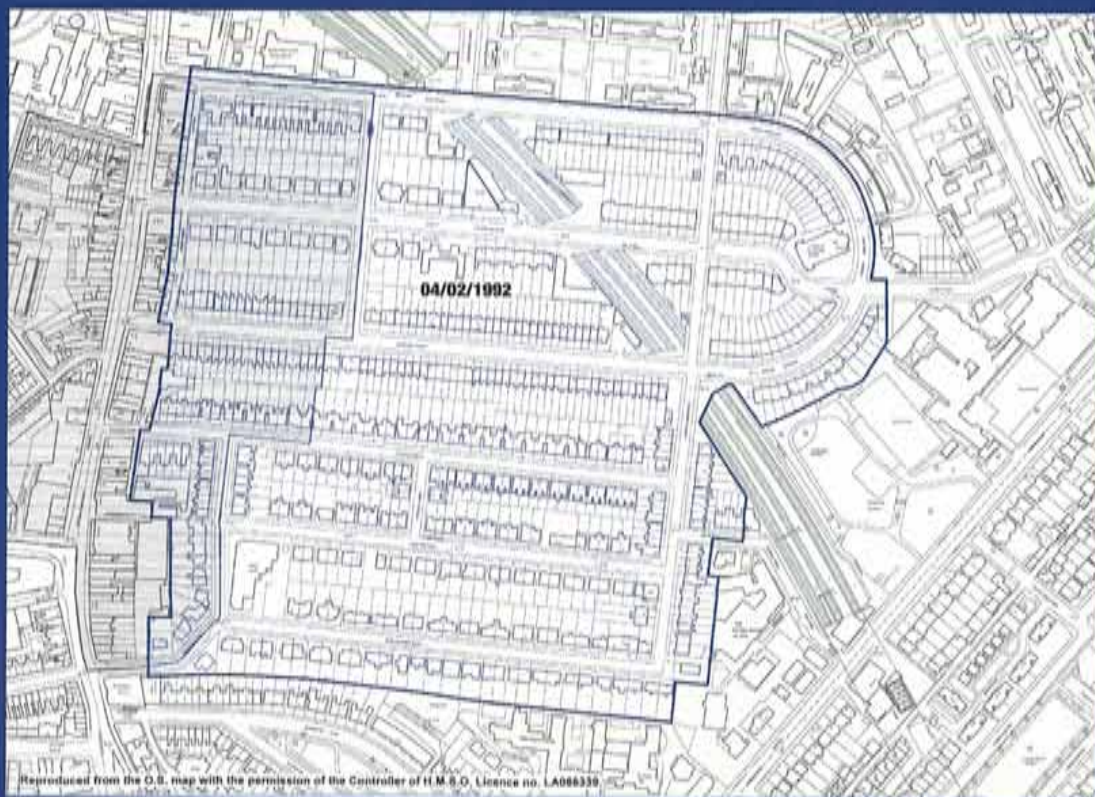


Reproduced from the O.S. map with the permission of the Controller of H.M.S.O. Licence no. LA000319

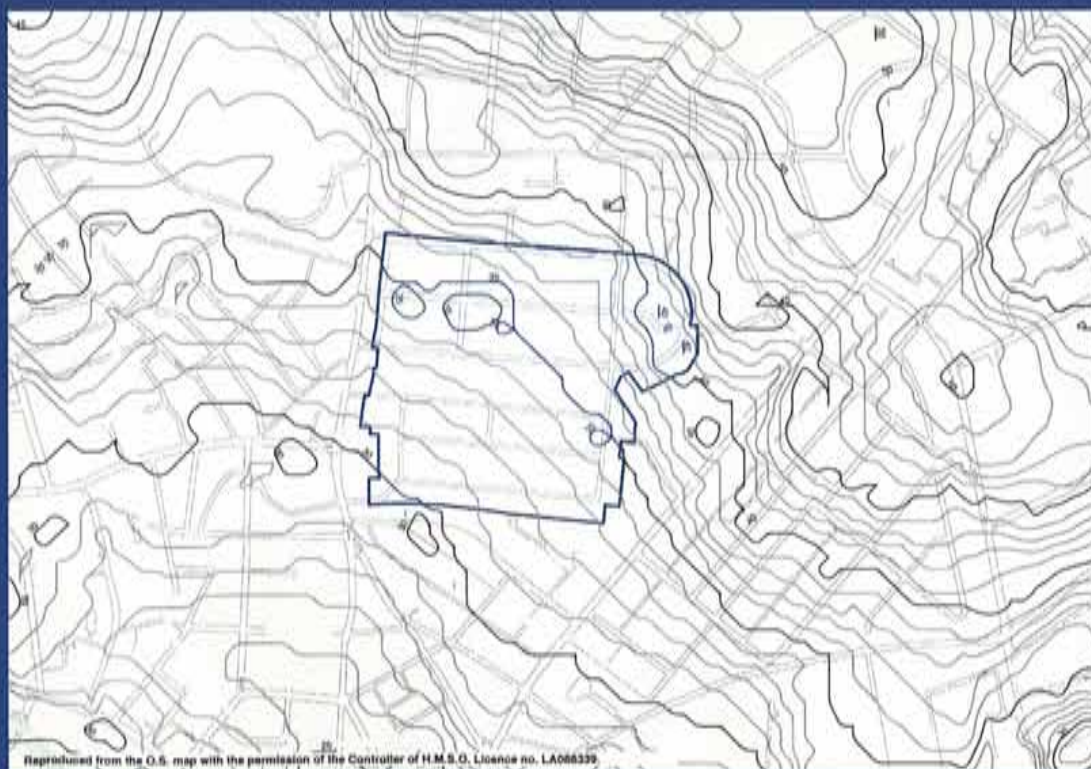
LOCATION



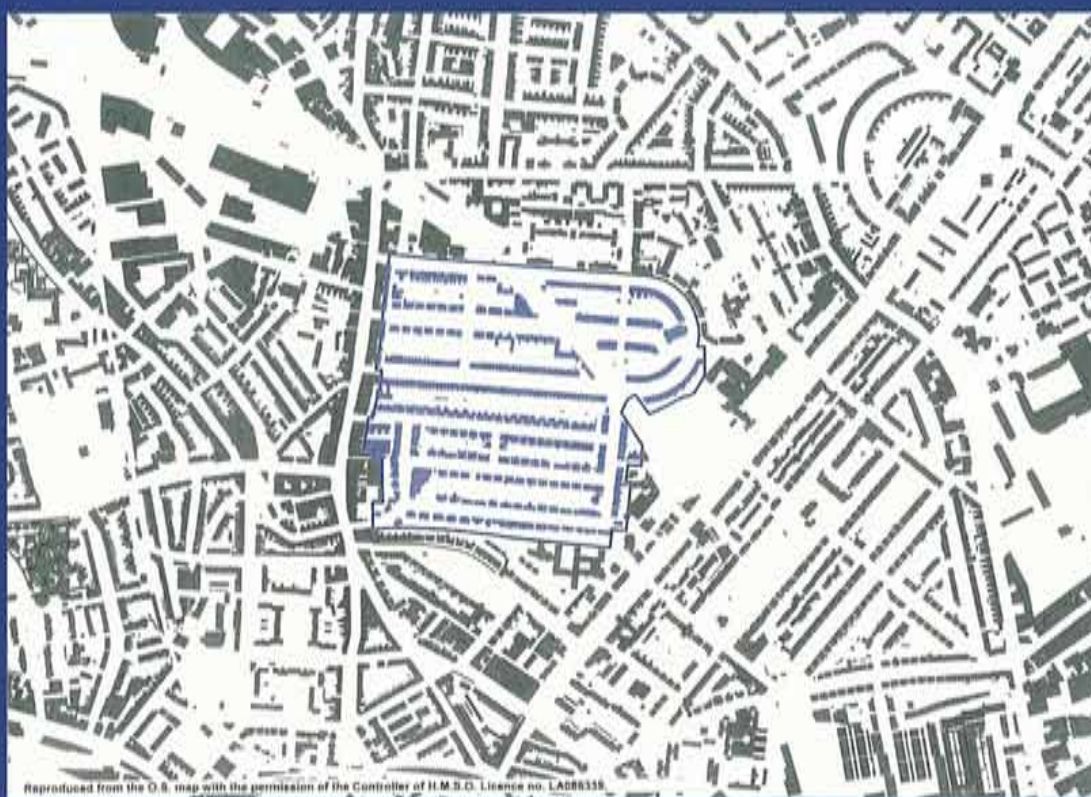
Camden and location of the Conservation Area



Boundary of Conservation Area, designation date and archaeological priority area



Topography



Urban Grain

Location

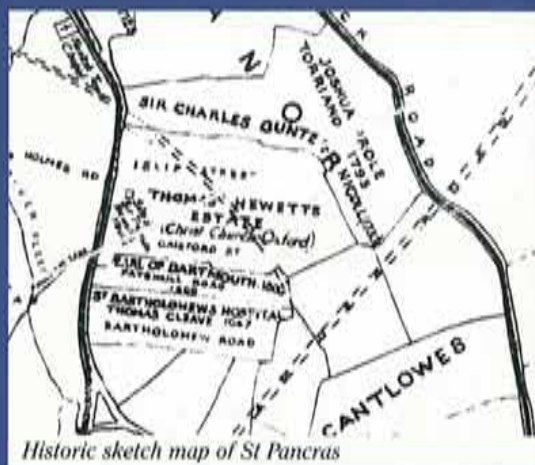
HISTORY

The history and pattern of development in the Bartholomew Estate Conservation Area is closely related to the wider development of Kentish Town as well as landowners and field patterns. This background is intrinsic to understanding the current townscape with many of today's local street names originating from historical associations.

ARCHAEOLOGY

During the early medieval period there was a cluster of houses around St Pancras' Old Church but by 1593 the church stood isolated. Flooding of this settlement occurred by the River Fleet and may have influenced the establishment of late medieval settlement to the north, at Kentish Town. From the mid 15th century, Kentish Town had a chapel of ease, which stood on Kentish Town Road opposite Patshull Road. At this time the Bartholomew Estate Conservation Area was still pastureland within the demise of Cantelowe Manor, owned by St Paul's Cathedral within the Parish of St Pancras.

This medieval background has resulted in part of the Conservation Area being identified as an Archaeological Priority Area. The Council's requirements for development in these areas is set out in the Guidelines section BE41 (page 27).



Historic sketch map of St Pancras

LAND OWNERSHIP AND FORMATION OF ESTATES

By the early 18th century piecemeal ribbon development had begun along Kentish Town Road forming a village which was much favoured as a rural resort away from the urban development of London a reputation which continued well into the 19th century. The Bartholomew Estate Conservation Area however continued to remain as farmland right until mid 19th century when development was undertaken by landowners forming three estates:

- Christ Church College Oxford
- Dartmouth Family Estate
- St Bartholomew Hospital



SUB AREA ONE

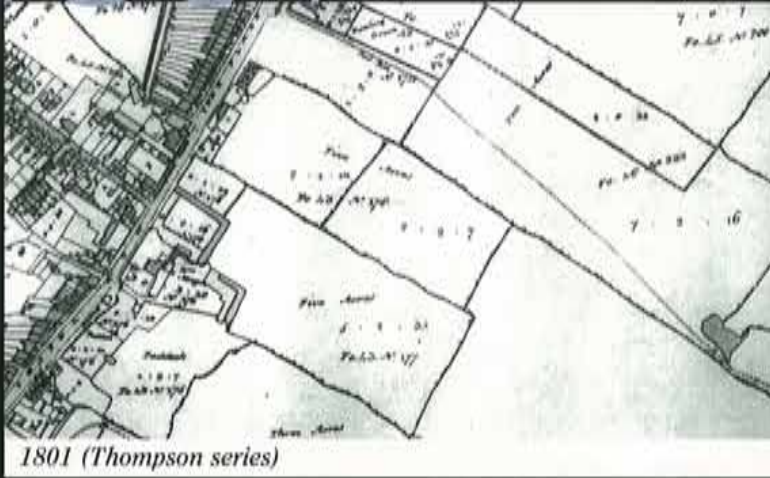
The Christ Church Estate - This was the largest land holding in the Conservation Area consisting of 31 acres. Originally the land and associated farm dwellings were bequeathed from Sir Thomas Hewett to Rev Robert South of Caversham, Cannon of Christ College, Oxford in 1717 then subsequently to Mrs Margaret Hammond. The College then held the land in Trust until the 1950s.

A former Elizabethan farmhouse is believed to have been located at the corner of what is now Caversham Road and Kentish Town Road built for Sir Thomas Hewett which was leased from Christ Church College in the 1770's to the Morgan family. The Morgan family ceased to farm in the area from the mid 19th century and the College began to consider plans for redevelopment from 1831. Development however was stalled due to letting problems experienced by the College and it was not until the late 1850s and early 1860s that serious development proposals commenced.



The Old Farm House,
Kentish Town circa 1820

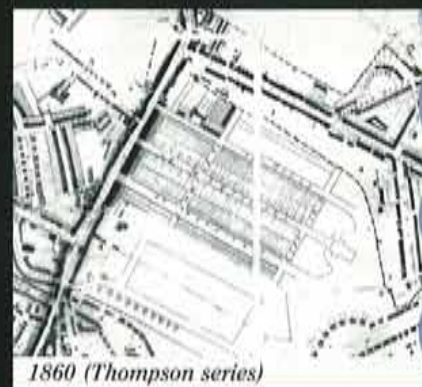
1801



A further obstacle for the College in planning the residential development was the lack of access to Camden Road with an uncooperative landowner, Lord Camden, unwilling to assist in overcoming this issue. This arrangement accounts for the existing awkward exit via Oseney Crescent.

The historic field pattern of the original 18th century bequest to the Oxford College is identifiable in the street layout and development of the Christ Church Estate, forming the grid pattern of Caversham Road, Islip Street, and Gaisford Street with Oseney Crescent and the Church fitting into a triangular patch of land.

1834



1860

SUB AREA TWO

Dartmouth Family Estate - The Dartmouth Family Estate was sandwiched between the Christ Church Estate, and the St Bartholomew Hospital Estate. The area comprised about 12 acres and was developed by the 5th Earl of Dartmouth in the 1860s, slightly later than the Christ Church Estate. It comprises Patshull Road and Patshull Place named after the Dartmouth family seat in Derbyshire. The north side of Lawford Road is also included and so named after John Lawford, land agent to the Earl of Dartmouth and founder of builder merchants Lawford and Sons.



SUB AREA THREE

St Bartholomew Hospital Estate - This small area forms the southern part of the Conservation Area. Sir Thomas Cleave Haberdasher of London in 1667 bequeathed this land to the St Bartholomew Priory and Hospital in the City. This includes parts of Bartholomew Road and Bartholomew Villas and the south side of Lawford Road. Although development coincided with that of the Christ Church Estate, it is architecturally distinct with simpler semi-detached villas.



The two smaller estates did not have access to Camden Road until Sandall Road (again a Dartmouth family connection) was built in 1867. Later access was further improved with the formation of Bartholomew Road extending north through to Leighton Road so that all three estates became connected.

URBANISATION OF THE ESTATES

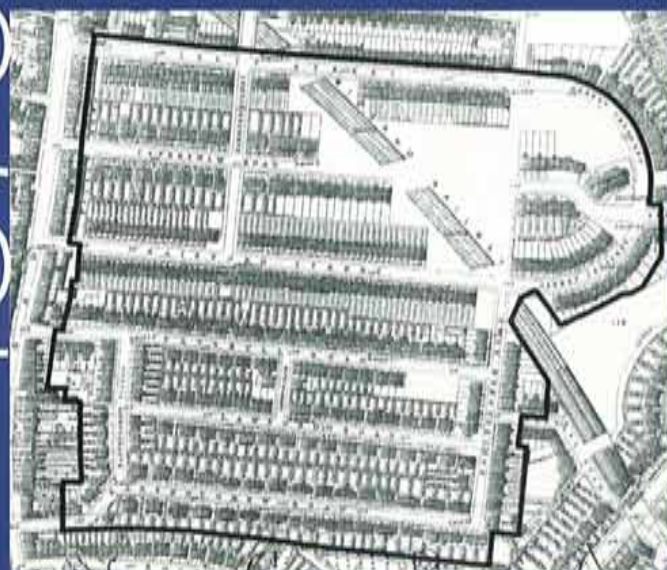
Initially the late and rapid 19th century development of the Conservation Area was well received, representing superior speculative housing managed by the architect and surveyor Mr Philip Hardwicke. An extract from

History

"The Building News" 1859 praised the development's quality " *We have long entertained the opinion that something better was required than the long streets of seven roomed dwelling houses peculiar to the neighbourhood and are now happy to see a great improvement in building operations in the locality, which from the class of structures now being erected here, must tend greatly to improve Kentish Town....The Dean and Chapter of Oxford , have as far as we consider acted wisely in laying out the area in the manner they have done by forming wider roads and giving each house a spacious garden*".

The Christ Church Estate and Bartholomew Estate became known as "New Kentish Town" representing prestigious housing, compared to the Southampton Estate development, which had recently been completed on the west side of Kentish Town Road. Despite these early expectations whilst Caversham Road was let to solicitors, gentlemen and largely tradesman, in contrast Peckwater Street and Hammond Street were occupied by poorer families and architecturally less grandiose.

1873



The quality of the area became further undermined by the arrival of the main-line Midland Railway which was constructed in 1864-67 passing right through the centre of the recently completed Christ Church Estate. This severed the regular townscape and resulted in a number of properties being demolished requiring substantial financial compensation.

There has been limited development in the Conservation Area since the late 19th century expansion other than rebuilding in the post war period. Some parts were heavily bombed destroying whole streets, such as Peckwater Street. Elsewhere there are a number of infills dating from the 1950s as well as some carefully conceived isolated contextual interventions.

1915





CHARACTER AND APPEARANCE OF THE AREA



INTRODUCTION

The prevailing character is residential but integrated with incidental corner shops, Health Centre and an isolated public house. The Midland Railway had a dramatic impact on the evolution of the townscape and since the late 19th century light industrial uses have clustered around the railway line. Although development occurred within the same building period, there is a rich vocabulary and variety between the three sub-areas ranging from substantial five storey properties to smaller three storey residences. The front building lines are almost always set back from the highway with a defined boundary treatment and front garden.

Green spaces and mature trees both in the private and public domain are intrinsic to the Conservation Area softening the built townscape. There are intimate glimpses and views between buildings to rear mature rear gardens and uninterrupted views and vistas along treelined streets.

It is this fundamental balance of built and unbuilt space, which is intrinsic to the character and appearance of the Bartholomew Estate, making it a distinctive set piece of townscape planning.

SUB AREA ONE The Christ Church Estate



Islip Street is a particularly wide and unenclosed street with unobstructed views east and west. It has a bleak appearance with the few street trees located at the western end. On the south side development is two and three storeys, some with basement areas and raised front entrances set back from the road by shallow front gardens enclosed by low brick walls with piers. The railway traverses the street and east and west of this and there are subtle changes in building typology. In contrast, the extensive post-war rebuilding on the north side of Islip Street lies outside the Conservation Area. This is set back and does not form a continuous building line thus exaggerating the perceived width of Islip Street. Noteworthy however on this side of the road is the Kentish Town Church of England Primary School, which dates from 1849.



Despite the homogeneity in terms of scale, building line and form of development there is a richness of architectural detail. Nos.9-35 Islip Street form a cluster of decorative two storey narrow terrace houses in stock brick. Embellishment includes; decorative window surrounds with key stones; window cill brackets; alternating flat and projecting porticoed Corinthian entrances with entablature; and a defined cornice with a continuous bracket. This group is a complete composition, which has been slightly marred by the introduction of dormer windows disrupting the front gable. The setting of the group is further enhanced by the mature trees and hedges in the narrow front garden area.



The properties immediately east of the Hammond Street junction are less decorative and have a simpler elevation and wider plot size. Further east from the railway Nos.87-119 Islip Street form a continuous run of two storey plus basement modest terrace housing. The group has a consistent parapet behind which sits an unimpaired series of valley roofs, which can be appreciated in views from Caversham Road. The overall form of this group is consistent, with diversity in fenestration pattern. The Corinthian capital details to the ground floor tripartite window and pilaster flanked door entrances and studded doors are very similar to the west end of Islip Street.



Bartholomew Road



Patshull Road



Caversham Road



Caversham Road

Character

One of the two single corner shops in the Area is located at the junction of Islip Street and Bartholomew Road, which provides some visual relief to the consistent townscape in terms of prevailing use. The building is set back creating an informal enlarged area which is predominantly paved in York stone.

Negative features

Around the railway there are light industrial uses. The area truncates the continuity of residential development and is enclosed by a high solid painted brick wall with glass fixed to the coping. This wall is hard up to the pavement edge reinforcing its presence. The overall image created by the poor quality of the enclosure is of run down dereliction.

Around the entrances to the site are crossovers of granite setts and the pavement in this part of the street is York stone with granite gulleys.



Oseney Crescent was one of the final parts of the Christ Church Estate to be completed. The street layout contrasts with the formal grid pattern of the main Conservation Area. The north part of the original crescent layout was unfortunately destroyed and redeveloped in the post-war period, which is outside the Conservation Area. The building style is more grandiose than Islip Street but maintains many common characteristics. The overall scale is

three storeys of continuous terraces on the west and semi-detached dwellings on the east. Many of the properties have raised entrances, all with small front garden areas enclosed by low boundary walls.

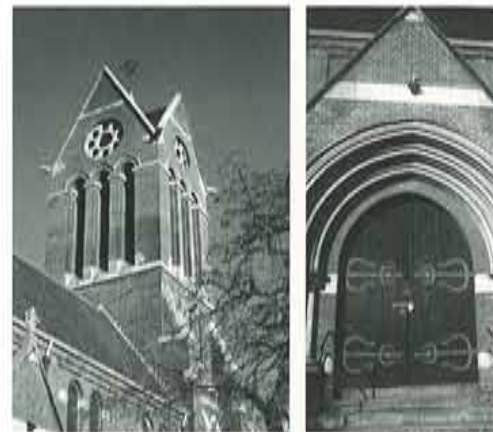


Nos.2-32 Oseney Crescent form a group of symmetrical pairs with hipped roofs and original but largely altered dormer windows. The rear elevation of this group forms a panoramic composition from Cantelowe Gardens, a public open space. This elevation is largely intact other than alterations to

the original dormer windows and small extensions between the pairs of villas. The gardens to these properties are modest. The double canted bays at basement and ground floor are all complete and create an attractive undulating rhythm, which should be preserved. Cantelowe Gardens is accessed by a public footpath running adjacent to No.2 Oseney Crescent formed in the early 1980s. The west side of Oseney Crescent Nos. 3-31 is a continuous terrace which also has an important rear elevation forming a backdrop to garden views from Caversham Road. The roofline is unimpaired other than the original dormers and extensions are unobtrusive.

The main focus for Oseney Crescent and a landmark building in the Conservation Area is the Church of St Luke with St Paul, 1867-1869, designed by Basil Champneys. Largely red stone and dressings with tiled roof it is designed in the Early English style with a north German influence prominent tower, which is visually commanding in views throughout the Bartholomew Estate. When the church opened in the 19th century, its presence dignified the Christ Church Estate. There have been extensive repair works undertaken recently to the exterior facade and spire but its current vacant state has warranted its inclusion on English Heritage's Buildings at Risk register.

Oseney Crescent has only a few street trees, which are mainly Alders and the front gardens of houses are hard landscaped. In this context, the setting of the Church forms an attractive semi-public space which assists in softening the townscape. There are incidental pockets of York stone paving, but Artificial Stone Paving (ASP) is prolific.



Negative features

The junction of Oseney Crescent/Bartholomew Road and Gaisford Street is a particularly unsightly node in the Conservation Area. A vacant bomb site adjacent to No.3 Oseney Crescent abruptly truncates the crescent. The other corner sites at this junction are occupied by a car sales business enclosed by a variety of chain link and weldmesh fencing which detracts from the overall visual quality of the streetscene. The combination of the boundary treatments and general degradation results in this



area being perhaps characterful but an unsatisfactory contrast in the Conservation Area and the bomb site is defined as being an opportunity site.

Busby Place forms a junction with Oseney Crescent. A single building from this street has been included in the Conservation Area as it stylistically relates to the adjacent crescent.

Caversham Road is a wide, tree-lined street and one of the grandest in the Conservation Area. It comprises large four storey villas with generous front and rear gardens with the east vista terminated by Champneys' church. Many of the trees are located in the front gardens, which are enclosed by low brick walls with brick piers often with vegetation behind.



The prevailing urban grain of buildings in terms of scale, plot size, building line and form with raised entrances, overhanging eaves and shallow pitch roofs is consistent throughout the street. Architectural embellishments include: coade stone painted white; projecting bays at ground floor; tripartite windows at second floor; and entrances flanked by pilasters surmounted by an entablature. Materials are largely gault and stock brick with slate roofs and traditional timber sliding sash windows. The uniform townscape is again disrupted by the railway, which cuts through Caversham Road and divides the pattern of development. The west end consists of largely semi-detached

villas which provide glimpse views through to the lush rear gardens. Architecturally to the east the buildings comprise uniform terrace villas with distinctive bays at raised ground floor level flanked by white painted coade stone and brick striped pilasters.



Isolated within the Victorian townscape are some interesting more contemporary infills such as No.5 Caversham Road which also forms Nos.6-10 Gaisford Street. This is a local authority housing scheme designed by Colquhoun and Miller in 1978. These two small infill sites were progressive at the time as an ingenious contextual response to the late 19th century townscape. They take their inspiration from the existing building types, completing the missing half of a semi-detached villa on Caversham Road and reinterpreting three houses as part of a terrace on Gaisford Street. In both sites the, maisonettes are incorporated in the image of the large house or villa. Both buildings are well detailed, the off-white rendering modulated by a series of grooves.

No.11 Caversham Road by Castle, Park, Hook and Partners again required the rebuild of a bombed half of a four storey Victorian property, contemporary with No.5 Caversham Road to provide local authority housing. The front elevation has a respected order and a hipped roof, which is an exact copy of the Victorian original eaves all perfectly aligned. The rear elevation is divided in half vertically so that every dwelling has a south facing view over the gardens.



Esther Jacobs Hall at No.69 Caversham Road is a two storey nursery day school converted in the early 1980s from a disused Edwardian synagogue. Although extensive rebuilding occurred part of the façade with arched windows facing onto Caversham Road is original. The building whilst at odds with the townscape is of interest due to its history and unusual presence in the townscape.

Nos. 45-65 Caversham Road have been converted from residential to accommodate the Kentish Town District Housing Office.

Negative features

The townscape is largely unaltered with few rear extensions or roof alterations. However the cumulative affect of minor but inappropriate changes is gradually eroding the quality of the street. These include flush front doors; inconsistent boundary treatment; loss of architectural details to front facades; prominently positioned satellite dishes on the front façade; and changes to front steps.



Character



As elsewhere in the Conservation Area, the land adjacent to the railway is occupied by light industrial uses, builders and roofing distributors and these appear as tatty unmanaged spaces which contrast with the formality of Caversham Road. The galvanised fencing enclosing the site is particularly harsh within the street scene. Accommodation on the south side between Nos.23 & 24 Caversham Road provides a nursery facility. This is temporary in nature and single storey in height contrasting with the established grain of the townscape. On the north side of Caversham Road there is a purpose-built 1950s block formerly a mosaic workshop now accommodating nursery facilities. Both these areas currently detract from the townscape and are identified in the guidelines as an opportunity redevelopment site.

Gaisford Street is the southern most street of the Christ Church Estate laid out in 1863-5. The overall grain of the street is very similar to Caversham Road but less softened by street trees. These are largely located at the western end and mainly silver birch. Front gardens areas are also smaller although these do contain some trees and low hedges which are enclosed by brick walls with piers.

Continuous four storey housing with a strong parapet line encloses the north and south sides of the street with raised entrance porches flanked by Doric columns. The west end of the street Nos.2-40 and Nos.1-45 Gaisford Street have a raised centrepiece of five storeys, echoing the Georgian form of the palatial terrace. First floor balcony railings are a feature of this street although the original designs have been lost and replaced with inappropriate modern versions. At the junction of Hammond Street the townscape subtly alters with architectural details alternating between Corinthian and Ionic pilasters flanking entrances but retaining the

overall four storey terrace form. No.45a Gaisford Street is an anomaly in the street - a three storey detached Victorian dwelling which attractively terminates the view along Hammond Street. Opposite on the corner of Hammond Street and Gaisford Street is the only remaining Public House in the Conservation Area "The Lion and the Unicorn". This is an important double aspect corner building, which is set back and a small front seating area has been created enclosed by railings. The paving retains remnants of York stone slabs. There is an established uniformity to the building types along Gaisford Street with only incidental stylistic changes in elevation treatment which enrich the townscape.



In contrast to the hipped roof form of Caversham Road, Gaisford Street has a defined parapet with valley roof set behind. This has been largely unaltered with only incidental dormer windows at the west end of the street. This results in an attractive and continuous composition of valley roof profiles at the rear which can be enjoyed in a number of glimpse views.

Nos.106 and 127 are architecturally distinct in the townscape, both properties terminate the street terraces at the east end adjacent to the railway. The red brick, shallow pitch roof, gothic style lintels and stock brick double canted bay contrast with the otherwise monochrome palette of materials and consistent character of Gaisford Street and the wider Conservation Area.



Negative features

Alterations have again been small scale and the prevailing architectural form has been retained. As elsewhere in this sub-area, the junction with the railway has resulted in the formation of light industrial activities, which are again an untidy intrusion. Additional detractions in this street are the poorly managed refuse areas and erection of trellis and timber fencing to the boundary walls.

Wolsey Mews which retains some original granite setts forms the western boundary of the Conservation Area and runs between Islip Street and Gaisford Street at the rear of Kentish Town Road. The mews is set apart from the wider residential character of the Conservation Area in terms of scale and uses and has two storey buildings consisting of light industrial, garages or rear service yards for the shops fronting Kentish Town Road. Historically, the mews included a doll factory, builders and Nos.25-26 was a stable. Recently there have been changes in use from offices to

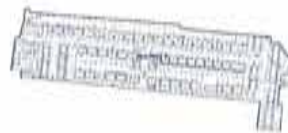


residential. In addition, the mews is heavily parked. Despite some of these negative aspects the east side provides attractive views to the rear gardens of the Christ Church Estate and there is a large London Plane in a private garden which is of particular note.

Hammond Street and part of **Bartholomew Road** in this sub-area form undeveloped connecting streets. They are characterised by two metre stock brick boundary walls running between Islip Street and Gaisford Street over which there are open views of private and verdant rear gardens. There is an important sense of space and greenness which makes a significant contribution to the townscape and is intrinsic to the special character of the Conservation Area.

The boundary wall on the west side of Hammond Street to the south of Caversham Road is however compromised by a Council depot site which occupies a small frontage of around 13m. At present it is unattractive, surrounded by corrugated iron fencing. Within the site there are some large mature sycamore trees which although self sown are a significant feature in the summer months. Whilst the site is not an opportunity site for development, the current structures detract from the townscape and this is an area in need of enhancement.

SUB AREA TWO Dartmouth Family Estate



Patshull Road, Patshull Place, part of **Bartholomew Villas** and the north side of **Lawford Road** are a uniform stylistic group. These streets are narrow and treelined and overall more intimate and modest in appearance compared to the Christ Church Estate.

Generally, buildings are three storey, semi-detached villas and terraces with narrow plot widths and flush entrances without basement areas, reflecting the phasing out

of this feature in the late 1870s. Although modest, the interest and quality of these streets lies very much in the attention to detail. For example red brick dressings and decorative patterning with painted coade stone emphasising lintels, keystones and shallow decorative pot balconies.



The south side of Patshull Road has delicate pilasters with composite capitals and entablatures defining the ground floor entrances and tripartite windows to the ground floor level. Decorative metal balconettes at the first floor are featured throughout this sub-area. Predominantly, elevations are flat fronted with only an isolated group at the west end of Patshull Road having bay windows.



Front garden areas are very shallow compared to those in the Christ Church Estate but important in their contribution to the soft landscape of the area. These are typically enclosed by dwarf walls often with privet hedges behind. Patshull Road has a particularly impressive Eucalyptus growing close to one of the buildings. This tree makes a positive contribution to the street by softening views, but its proximity to the building may preclude its long-term retention. It is likely railings would have enclosed the boundary areas of these streets but unfortunately these have all been removed over time. Some properties have however redefined the front garden by introducing decorative railings on a low plinth which makes a positive enhancement to the street however there is no consistency in design approach.

The semi-detached form of some of the buildings provide important gaps in the townscape enabling glimpse views to the rear gardens which should be preserved.

The buildings on **Sandall Street** and the east part of **Bartholomew Road** running north are four storey and are set out of the core of this sub area. Architecturally these are less embellished and have suffered from elevation alterations eroding the homogeneity of this part of the Conservation Area.

Although this sub-area is predominantly residential in character there is a light industrial site and theatre rehearsal room located behind Bartholomew Villas. These activities in terms of use and visual intrusion have a limited impact on the Conservation Area.

Negative features

Incidental alterations have begun to undermine the quality of this sub area. The sporadic removal of boundary walls to create cross-overs has a detrimental impact particularly at the west end of Patshull Road. Throughout there is a variety of boundary wall treatments using different materials which introduce clutter and inconsistency into the townscape. The boundary treatment along the west side of Bartholomew Road is particularly inharmonious with half brick thick walls surmounted by weak railing uncomfortably contrasting with more appropriate robust metalwork on low plinths. There are also perforated concrete block walls and bottle balustrades. Despite this haphazard approach to the boundary treatment the garden vegetation makes a positive contribution.

The shallow roof profiles with overhanging eaves are overall unimpaired in the area with only isolated dormer intrusions on the front elevation of Sandall Road and rear elevation at Nos.50-86 Patshull Road. The rear elevations of Nos. 89-107 Bartholomew Road are clearly visible in views into the Conservation Area and have also been unsympathetically altered through extensions and terraces. The replacement of the original natural slate with either artificial slates or inappropriate concrete tiles is becoming more prevalent and undermines the architectural quality and homogeneity.

SUB AREA THREE St Bartholomew Hospital Estate



This sub-area has a uniform urban grain with Nos.6-60 Lawford Road, Nos.3-63 Bartholomew Road and Nos.4-14 Bartholomew Villas consisting of semi-detached three and four storey villas with raised entrances, semi-basement areas, shallow pitch roofs and overhanging eaves. There are particularly wide gaps between the villas, which provide views through to the rear gardens. The generally flat elevations repeat Italianate embellishment evident in the Christ Church Estate. Ground and basement levels are prominent with tripartite windows and some decorative balconies still remain. Entrances are flanked by Doric pilasters and surmounted by entablatures. The building line is consistent and has a relatively shallow set back from the highway. Throughout this sub-area there are subtle variations on the Italianate villa form with projecting bays, pediment windows, decorative corbels and columned entrance porches.

Overall these properties, which are Council owned, have experienced limited alterations, with few roof alterations or rear extensions. Recently repairs have been undertaken on Bartholomew Road and Lawford Road renewing the roofs in natural slate and general redecoration of joinery.

The south western corner of Bartholomew Road at its junction with Bartholomew Villas has a mix of boundary treatments, comprising low brick walls with railings or hedges. There are some important trees in these front gardens although street trees are in a relatively poor condition.



At the corner of Lawford Road and Bartholomew Road is a shop and a former Public House "The Duke of Cambridge". The latter has recently been granted planning permission for conversion into residential units but maintains the exterior character of a public house. There is an enlarged public space outside these two buildings with remnants of York stone paving.

The visually eye-catching No.12 Bartholomew Villas is an anomaly in the townscape - a Japanese-inspired essay of 1963-4 by Edward Cullinan.

Kentish Town Health Centre is a focus located at the prominent junction of Bartholomew Villas, Lawford Road and Bartholomew Road. It forms an interesting two storey development which frames views into the Conservation Area from Bartholomew Villas. Designed in 1973 by the Camden Council's Architects Department. This was an innovative centre at the time responding to a new brief for local clinics intended to relieve the burden of central hospitals and foster a local sense of community. The accommodation is planned around a central entrance and information bay. A pair of two storeys wings at right angles



to each other forms a diagonal and symmetrical entrance court for parking, prams and arrival. The architecture is very rational in its relationship to the street, but separated from it by a vine-covered screen and laurel bushes. There is a hard wall of rendered panels and exposed concrete beams and industrial metal windows, a tribute to the "heroic" period of modern architecture. An attractive mural on the elevation of the health centre is the only public art in the Conservation Area. The scheme was heavily criticised at the time "*...the building is completely out of scale being both too low and too horizontal for the scale of surrounding streets... monotonous detailing and aggressive colouring do not help either.*" but has since been revalued.

Negative features

The quality of buildings has been harmed by the removal of virtually all the boundary walls along the south side of Lawford Road and large parts of Bartholomew Road, creating hard landscaped areas. The boundary treatment to Bartholomew Road has been replaced with a consistent unsophisticated design for refuse areas and is surfaced with close set round cobbles. In addition the paving in this part of Bartholomew Road is a poor mix of pre-cast concrete paving slabs and blocks.



VIEWS

Formal vistas

The linear grid layout enables uninterrupted tree lined views along virtually all the streets in the Conservation Area.

There are frequent and striking views of the Church of St Luke with St Paul which dominates the Christ Church Estate townscape with Caversham Road looking east being perhaps the most notable.

There are views of BT Tower along Bartholomew Road looking south.

Glimpse views

The gaps between buildings provide attractive views through to mature rear gardens and green spaces. This is particularly evident along Caversham Road, Patshull Road, Lawford Road and Bartholomew Road.

Panoramic garden views

The open views of the rear private gardens and mature trees are largely along the connecting undeveloped streets running north south along Wolsey Mews, Hammond Street and Bartholomew Road.

Composition views

There are views of set pieces of townscape, such as the curve of Oseney Crescent and the rear elevation of the Crescent as viewed from Cantelowe Gardens and Caversham Road.

There are also attractive roofscape panoramas such as the unimpaired valley roofs of Islip Street viewed from Caversham Road.

Views into and out of the Conservation Areas

These are particularly open along the junctions with Kentish Town Road and from Cantelowe Gardens.

GREEN SPACES

There are no Public Open Spaces within the Conservation Area, however Cantelowe Gardens adjoins immediately to the east and Islip Street Playground is located to the north. Whilst both these areas lie just outside the Conservation Area they are visually linked and make a positive contribution to the fringes of the Conservation Area.

green spaces



VIEWS

There are a number of informal green spaces, which contribute to the townscape and reinforce the overall quality of unbuilt space provided by gardens and front boundary areas already referred to in the character assessment. The landscape around St Luke with St Paul, Oseney Crescent is a particularly important public space in the area. A low brick boundary wall surmounted by decorative railings encloses the greenery and the site contains a number of trees. Between Nos.47 and 49 Lawford Road there is an opening in the townscape providing a semi-private green space which forms a surprisingly attractive green opening in the townscape.

The large interior court around the Kentish Town Health Centre is a public route and provides views through to the rear of the gardens of Lawford Road and Bartholomew Road and is also an important space within the Conservation Area.

NEUTRAL TOWNSCAPE

Given the largely homogeneous nature of the Conservation Area, areas of neutral townscape quality are limited to a few post-war developments. Although these buildings such as Nos.3-7 Islip Street, Nos.56-58 Bartholomew Road, Nos.9-11 and Nos.49-53 Lawford Road do not respect the prevailing character and appearance, they do not detract.

AUDIT

LISTED BUILDINGS

The only building currently on the statutory list of buildings of Architectural or Historic Interest is:

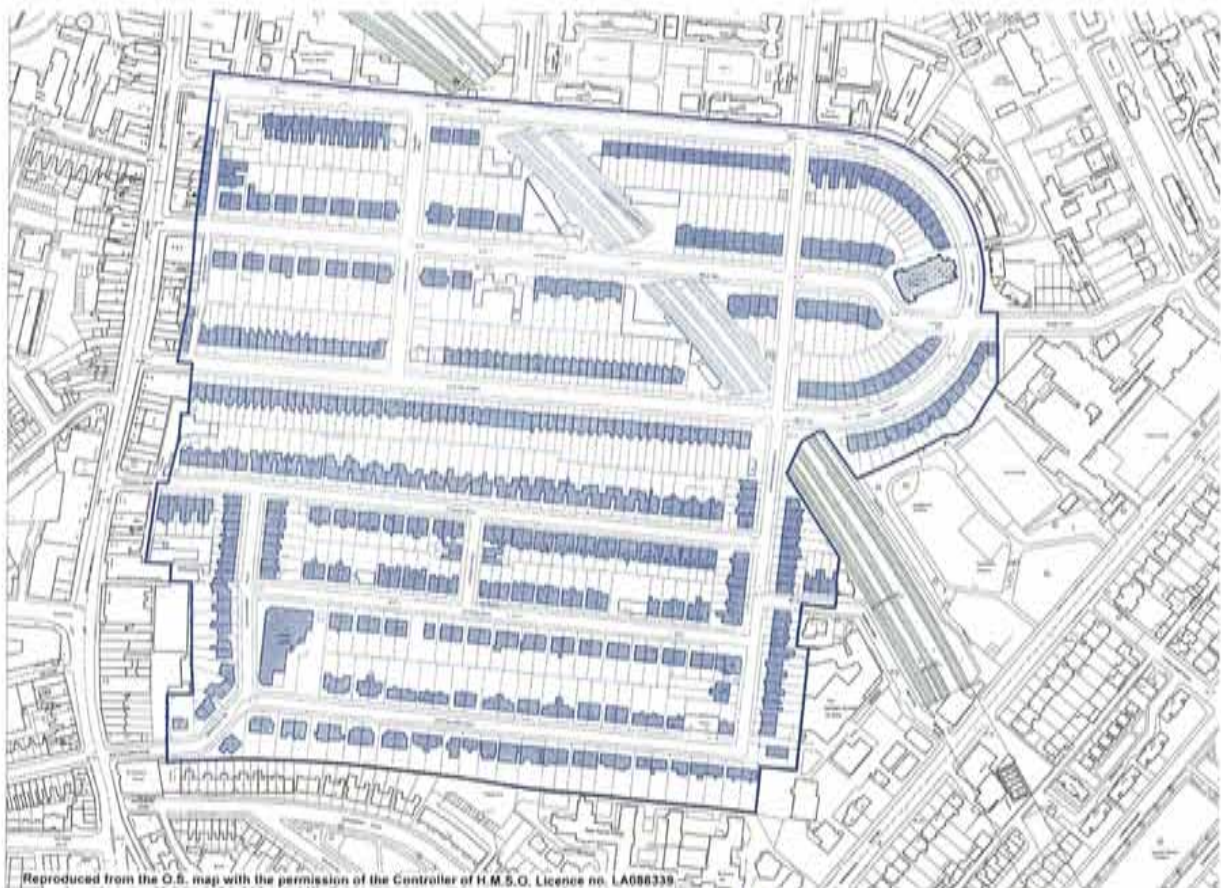
Oseney Crescent Church of St Luke with St Paul II*

BUILDINGS AT RISK

Oseney Crescent Church of St Luke with St Paul II* redundant

BLUE PLAQUES

50 Lawford Road George Orwell resident 1935-36



Reproduced from the O.S. map with the permission of the Controller of H.M.S.O. Licence no. LA086339

Listed building and buildings which make a positive contribution ■ *Positive contribution* ■ *Listed building*

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION

A number of buildings are notable because of their value as local landmarks, or as particularly good examples of the local building tradition. Such buildings, whilst not statutorily listed are nevertheless important local buildings in their own right and make a contribution to the character and appearance of the Conservation Area, and may be considered suitable for future statutory listing.

The Conservation Area is a good example of mid 19th century suburban development, which largely retains its homogeneous architectural character. For this reason, most of these 19th century buildings make a positive contribution to the character and appearance of the Conservation Area. The general presumption should therefore be

in favour of retaining such buildings. Although not listed, the Government requires that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (PPG 15, paragraphs 3.16 - 3.19).

The unlisted buildings which make a positive contribution to the special character and appearance of the area are as follows:

Bartholomew Road	1-107 (odd), 10-54 (even), 60-90 (even), Kentish Town Health Centre
Bartholomew Villas	2-42 (even), 9-21 (odd)
Busby Place	2 (even)
Caversham Road	2-40 (even), 52-90 (even), 1-33 (odd), 45-59 (odd), 69-91 (odd)
Islip Street	9-35 (odd), 41-49 (odd), 79-121 (odd)
Gaisford Street	2-44 (even), 54-108 (even), 1-127 (odd)
Kentish Town Road	208a, 203a
Lawford Road	1-7 (odd), 13-47 (odd), 55-63 (odd), 4-64 (even)
Oseney Crescent	3-65 (odd), 2-32 (even)
Patshull Place	1-4 (even)
Patshull Road	5-97 (odd), 4-86 (even)
Wolsey Mews	1, 12-16 (even), 25-27 (even)

STREETSCAPE AUDIT

The streets and private garden areas make a positive contribution to the overall townscape quality. There are historic features, original materials and details that survive and sustain the distinctive appearance and character of Bartholomew Estate Conservation Area. This audit highlights those features as well as some negative factors.

- Victorian Post boxes are situated outside No.57 Patshull Road and outside the Health Centre on the corner of Lawford Road.
- Various street names still exist painted onto buildings and these should be preserved in situ. More recent street names are freestanding and add to the street clutter.
- A mix of bollards are to be found, apart from the general desirability of removing urban clutter, these contemporary mixed styles should be rationalised as soon as opportunity arises. However there are some which are of historic interest and provide interest in the townscape:

Islip Street has St Pancras bollards where the railway crosses the road, timber bollards at the west end of the street and concrete bollards outside the corner shop.

Bartholomew Road/Caversham Road junction there are St Pancras bollards but further also in this section of Bartholomew Road there are concrete bollards.

Caversham Road at the railway crossing there is a St Pancras bollards and "cannon" bollard

Sandall Road has concrete bollards.

- Virtually all parts of the area have some remnants of York stone paving for the footpaths. However there is a great mix of other materials and in general the pavements are in poor condition including concrete slabs, concrete blocks, asphalt and granite setts.
- The carriageway also shows some variety on a theme in so far as there is evidence for granite sett channels for the road gutters, these exists as single or triple sett width. It is also evident that areas have been covered over with tarmacadam such as on Sandall Road.
- All original bottle balustrades and railings have been removed, low boundary walls are still retained but these are largely altered.

There are a number of features that make no positive contribution to the townscape and these should be removed or replaced as the opportunities arise. These include: the surplus signs and posts throughout the area; inappropriate or entire removal of boundary walls particularly on the south side of Lawford Road and Bartholomew Road; the depot on Hammond Street; and the boundary enclosure of all light industrial sites.



streetscape





OPPORTUNITY SITES

There are three sites in the area which are considered to neither preserve nor enhance the character of the Conservation Area and therefore there may be scope for redevelopment subject to an acceptable replacement. The following are considered possible opportunity sites:

1. The bomb site at the corner of Oseney Crescent and Bartholomew Road
2. The single storey day nursery on Caversham Road.
3. The District Housing Office at 42 Caversham Road

CURRENT ISSUES

There has been very little redevelopment in recent years. The majority of alterations have occurred prior to Conservation Area designation in 1992. The most significant change to the built townscape has been the subdivision of properties to maisonettes and flats, which was most prolific in the 1960s and 1970s. Although recent external alterations have been quite minor and isolated, collectively they are beginning to erode the character of the Conservation Area. These include rear extensions, side extensions, conservatories, insertion of roof dormers and more significantly changes to boundary treatments.

The conversion of former houses to flats and maisonettes has led to a number of associated development pressures including:

- a. increase in street parking and pressure for forecourt parking and garages
- b. introduction of traffic calming measures
- c. roof extensions and changes to profiles
- d. rear extensions
- e. side extensions
- f. loss of garden space, hard and soft landscaping
- g. pressure to fell and lop trees
- h. inadequate provision of refuse facilities within front gardens
- i. elevation alterations for example cladding and loss of detail
- j. alterations to boundary wall treatment

Other issues include:

- k. painting of brickwork
- l. erection of satellite dishes
- m. backland development

TRAFFIC

In November 1999 the Council introduced parking controls in this area. These currently operate Monday to Fridays from 08.30 am to 6.30 p.m. They will be formally reviewed in September 2000 when changes to the parking layout and the days and hours of operation will be considered.

There are already a range of traffic calming measures in the area and most streets have road humps. The Council has agreed to introduce 20-mph restrictions across the whole area and these will be operational in 2001. During the controlled parking zone consultation the Council also agreed to consider a new one-way scheme in Bartholomew Road. This would be one-way northbound, between Gaisford Street and Patshull Road, with an exemption for cyclists. However it has been pointed out by local residents that since the parking controls have been introduced this one-way may now not be needed and thus this scheme will be reconsidered at the parking scheme review stage.

CONSERVATION AREA BOUNDARY REVIEW The boundary of the Conservation Area has been reviewed as part of the preparation of this statement. There are no further extensions to consider at present.

GUIDELINES

Designation of a conservation area gives the Council greater power to control and manage change. It is not, however, intended to prevent all new development. Some development to single family dwellings does not require permission from the Council under the Town and Country Planning (General Permitted Development) Order 1995 (GDPO) such as small extensions and changes to windows not in the roof. This is known as permitted development. The majority of works within the Conservation Area will require planning permission, and/or conservation area consent, and it is therefore advisable to contact the Planning Service to check whether permission is needed at an early stage of proposals.

The Borough's Principal Planning Policy document is the Unitary Development Plan (UDP) which has recently been adopted and will be supported by Supplementary Planning Guidance (SPG). This statement will form part of the SPG and should be read with the policies of the UDP and further guidance contained within the SPG.

Within conservation areas the Council has certain additional duties and powers in relation to the conservation of the built environment, and the UDP Environment Chapter sets out the Council's policies and general approach. In this context UDP Policy EN31 states " The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution. Applicants will be expected to provide sufficient information about the proposed development and its immediate setting to enable the Council to assess the potential effect of the proposal on the character or appearance of the conservation area."

A further guidance leaflet giving general advice on works and applications in conservation areas is available from this office, and additional guidance relating to specific problems within the Conservation Area may be produced from time-to-time for inclusion within this statement.

NEW DEVELOPMENT

BE1 Proposals should be guided by the UDP in terms of the appropriate uses. New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, rooflines, elevation design, and where appropriate, architectural characteristics, detailing, profile, and materials of adjoining buildings.

LISTED BUILDINGS

The Church of St Luke with St Paul, Oseney Crescent is the only listed building in the Conservation Area. As the building is no longer in ecclesiastical use and is redundant it is subject to the usual listed building controls.

BE2 Under Section 7 of the Planning (Listed Buildings & Conservation Areas) Act 1990, listed building consent is required for demolition of a listed building, and for any works of alteration or extension which would affect its character as a building of special architectural or historic interest. Even cleaning or repainting a facade may require listed building consent. The requirement for listed building consent is distinct from the need for planning permission and 'permitted development' rights do not apply to listed building consent. Listed building consent is not normally required for maintenance and like for like repairs but, if repairs result in a significant loss of historic fabric or change to the appearance of the building, consent would be required.

BE3 Works required to be carried out to a listed building as a matter of urgency would require listed building consent just as in any other case, even if the works are required by a dangerous structures or any other legal notice.

BE4 It is an offence to carry out or ask for unauthorised works to be carried out to a listed building and the penalty can be severe - an unlimited fine or up to 12 months imprisonment, or both.

BE5 Advice on whether listed building consent is needed for works to listed buildings is available from the Conservation and Urban Design Team. You are advised to obtain written confirmation that repair work

proposed does not require listed building consent. The Council's development policies relating to listed buildings are contained in the UDP Policies EN38-40.

- BE6 Additional guidance is included in Supplementary Planning Guidance and in the Government's Planning Policy Guidance Note 15 - Planning and the Historic Environment. A separate Council leaflet is available on Listed Buildings.

MATERIALS AND MAINTENANCE


- BE7 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties, and where removed in the past, replacement with suitable copies will be encouraged.
- BE8 The choice of materials and paint finish in new work will be most important and will be the subject of control by the Council. Original, traditional materials should be retained wherever possible and repaired only if necessary. Generally routine and regular maintenance such as unblocking of gutters and rainwater pipes, the repair of damaged pointing, and the painting and repair of wood and metal work will prolong the life of a building and prevent unnecessary decay and damage. Where replacement is the only possible option, materials should be chosen to closely match the original. Generally the use of the original (or as similar as possible) natural materials will be required, and the use of materials such as concrete roof tiles, artificial slate and PVCu windows would not be acceptable.
- BE9 Original brickwork should not be painted rendered or clad unless this was the original treatment. Such new work, whilst seldom necessary, can have an unfortunate and undesirable affect on the appearance of the building and Conservation Area, this may lead to long term structural and decorative damage, and may be extremely difficult (if not impossible) to reverse once completed. Re-pointing should match the original mix and profile as it can drastically alter the appearance of a building (especially when "fine gauge" brickwork is present), and may be difficult to reverse.
- BE10 Where replacement materials are to be used it is advisable to consult with the Council's Conservation & Urban Design Team, to ensure appropriate choice and use.

DEMOLITION

- BE11 Within the Conservation Area total or substantial demolition of a building will require conservation area consent.
- BE12 The Council will seek the retention of those buildings, which are considered to make a positive contribution to the character or appearance of the Conservation Area, and will only grant consent for demolition where it can be shown that the building detracts from the character of the area. Consent will not be granted for demolition unless a redevelopment scheme has been approved which will preserve or enhance the Conservation Area (see UDP Policy EN32 and SPG Demolition Guidelines).
- BE13 All applications should show clearly the extent of demolition works proposed (including partial demolition).
- BE14 The demolition of listed buildings will be resisted and the Council will seek to ensure that they are adequately maintained and in beneficial use.

ROOF EXTENSIONS

- BE15 Planning permission is required for alterations to the roof, at the front, rear and side, within the Conservation Area. Some alterations at roof level have had a harmful impact on the Conservation Area but overall roof extensions have not become part of the character of the Area. Dormers at the front and the side will generally not be allowed where a cluster of roofs remain largely, but not necessarily completely, unaltered. Further dormers or "velux" type



windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs, provided the rear elevation does not form an important unaltered composition which is visible from the public realm. Where the roof form is a shallow pitch the scale and position of the dormer in the roof slope should respect the ridge and hip lines and general proportions of the building.

- BE16 Mansard additions and other forms of roof extension which fundamentally change the roof form are uncharacteristic of the Conservation Area. The introduction of a roof addition of this nature is unlikely to be acceptable due to the adverse affect on the skyline and surrounding streetscene.
- BE17 Parts of the Conservation Area, such as Gaisford Street and Islip Street have important unbroken runs of valley roofs, which should be preserved.
- BE18 The retention or reinstatement of any architecturally interesting features and characteristic decorative elements such as gables, parapets, cornices and chimneystacks and pots will be encouraged.

REAR EXTENSIONS/CONSERVATORIES

- BE19 Planning permission is usually required for the erection of a rear extension or conservatory. However modest single storey extensions to a single family dwelling may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height. It is advisable to consult the Planning Service to confirm if this is the case.
- BE20 Rear elevations and the open garden setting make an important and positive contribution to the Conservation Area. Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area. In most cases such extensions should be no more than one storey in height and half width, but its general effect on neighbouring properties and Conservation Area will be the basis of its suitability. Where higher extensions are considered appropriate a shallow depth of extension will be preferred.
- BE21 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- BE22 Rear extensions will not be acceptable where: they would spoil a uniform rear elevation of an unaltered terrace or a group of buildings; or encroach significantly into the rear garden space; or harm public views of rear garden spaces.
- BE23 Conservatories, as with extensions, should be small in scale and subordinate to the original building and at rear garden level only. The design, scale and materials should be sensitive to the special qualities of the property and not undermine the features of original building. Conservatories at high level will not be permitted.

SIDE EXTENSIONS

- BE24 Planning permission may be required for the erection of side extensions. Modest single storey side extensions to single family dwellings may be exempt from permission under the General Permitted Development Order 1995 depending on the proposed volume and height and location. It is advisable to consult the Planning Service to confirm if this is the case.
- BE25 The Conservation Area is characterised by significant and well-preserved gaps between buildings providing views through to mature rear gardens. Normally the infilling of gaps will be resisted where an important gap is compromised or the symmetry of the composition of a building would be impaired. Where side extensions would not result in the loss of an important gap they should be single storey and set back from the front building line.

TREES AND LANDSCAPING

- BE26 Any person wishing to do works to a tree, such as pruning or felling, must give the Council six weeks notice of the works before it is carried out. Further advice is available from the Tree Officer on 020 7974 5616.
- BE27 The Council will consider the removal of existing trees only where necessary for safety or maintenance purposes or as part of a replanting/nature conservation programme.
- BE28 All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any trees sensitively into the design of any development, and demonstrate that no trees will be lost or damaged before, during or after development. BS 5837: 1991 shall be taken, as the minimum required standard for protection of trees.
- BE29 All new development should have a high standard of external space (landscape) design, which should respect the character and appearance of the Conservation Area.
- BE30 Applications for development should take into account the possible impact on trees and other vegetation, and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837: 1991 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This also applies to underground development.

ROOF TERRACES

- BE31 Planning permission may be required for the formation of roof terraces. It is advisable to consult the Planning Service to confirm if this is the case. Roof terraces are not part of the established character of the Conservation Area. The creation of high level balconies where they will be visually intrusive or result in partial removal of the roof will be resisted.

FRONT GARDEN AND BOUNDARIES

- BE32 Boundaries in the Conservation Area are inconsistent but predominantly formed by walls, either with railings or hedges set behind. Reinstatement proposals should respect the original style of boundary and particular care should be taken to preserve the green character of the Conservation Area by keeping hedges. Alterations to the front boundaries between the pavement and houses can dramatically affect and harm the character of the Conservation Area. The low walls alongside the road and within properties add to the attractive appearance of the front gardens and architectural setting of these traditional 19th century buildings.

The Council will resist any further loss of front boundary walls and conversion of front gardens into hardstanding parking areas due to the adverse affect on the street scene.

- BE33 Boundaries enclosing rear gardens adjacent to the public highway are an important feature. These are usually brick construction and provide unobstructed views to rear gardens. The further erosion of these walls and panoramic views through the insertion of garages or other features including openings will be resisted.

SHOPFRONTS/ADVERTISEMENTS

- BE34 The installation of a new shopfront and most alterations to the existing shopfront will need planning permission. SPC contains more detailed advice on the design of shopfronts and signage.
- BE35 Proposals for new shopfronts will be expected to preserve or enhance the visual character and appearance of the street, through respect for the proportions, rhythm and form of the original frontages. Shopfronts that are considered to be out of character with the building or the area generally should be replaced with new shopfronts that are appropriate to the building and enhance the appearance of the Conservation Area.
- BE36 Similarly shop signage should be appropriate for the Conservation Area, respecting the proportions of the



shop frontages, and maintaining the division between units and reflect the plot widths of buildings. Internally illuminated box signs are unacceptable and generally signage should be non-illuminated or externally illuminated. Signage will usually consist of one fascia sign and one projecting sign. Shop signs should not normally be above ground floor level.

SHOPFRONT SECURITY

- BE37 The introduction of security measures can detract from the appearance of the Conservation Area. The Council will prefer the use of security measures that do not require external shutters or grilles such as:
- a. the strengthening of shopfronts;
 - b. the use of toughened or laminated glass;
 - c. internal grilles or collapsible gates - these do not normally require planning permission unless they result in a material alteration to the external appearance of the shopfront;
 - d. improved lighting.
- BE38 There will be a general presumption against the use of external security shutters, grilles or meshes on shopfronts. Applicants would have to demonstrate that the above measures are not feasible for external security shutters, grilles or meshes to be considered. A separate leaflet is available on Shopfront Security.

SATELLITE DISHES

- BE39 Dishes are not normally acceptable where they are positioned on the main facade of a building or in a prominent position easily seen from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, below the ridge line and out of sight if at roof level. Planning permission may be required. Advice from the Conservation and Urban Design Team should be sought before undertaking such works.

ESTATE AGENTS BOARDS

- BE40 A profusion of boards can have a detrimental impact upon the Conservation Area in terms of visual clutter. Only one advertisement, of specified dimensions and height, per property to be sold or let has deemed consent under the Regulations. Applications for consent to exceed the deemed consent level will usually be refused in Camden. The Council will, where appropriate, use its powers to prosecute agents who display boards illegally. For more information see SPG.

ARCHAEOLOGY

- BE41 The west part of the Conservation Area has been identified by English Heritage Greater London Archaeological Advisory Service as an Archaeological Priority Area and development proposals may have some impact on important remains. Therefore the Council will insist on an archaeological site evaluation where appropriate. Where excavation works are proposed it is important that the Council's Conservation & Urban Design Team and English Heritage are consulted to ensure adequate protection of such remains.

STRATEGIC VIEWS

- BE42 Two of the designated Strategic Views cross through the Conservation Area:
1. Strategic View 3 Parliament Hill to St Paul's: the strategic viewing corridor and the wider setting consultation area.
 2. Strategic View 5 Kenwood to St Paul's: the strategic viewing corridor and the wider setting consultation area.
- These views are of national importance and the Council will seek to ensure development proposals in the Conservation Area does not obstruct or mar these views. Further information on the height limitations can be obtained from Council's Conservation & Urban Design Team.

BIBLIOGRAPHY

Sources

- The Architect Building in Focus: Compare and Contrast October 1997
- Bridget Cherry and Nicholas Pevsner The Buildings of England, London 4: North, Penguin, 1998
- The Building News "Works in the Suburbs of London" 8 April 1859
- Edward Jones and Christopher Woodward A Guide to the Architecture of London Weidenfeld & Nicolson 1983
- Jones, Lang, Wotton and Sons A Valuable Estate of Freehold Investment March 1959
- Lovell, Percy and Marcham, W McB: Survey of London "Old St Pancras and Kentish Town" Vol XIX (1993)
- Richard Russell Lawrence & Teresa Chris, The Period House - Style, Detail and decoration 1774-1914 Phoenix Illustrated 1996
- Richardson, John Kentish Town Past 1997 Historical Publications
- Tindall, Gillian The Fields Beneath: the history of one London Village 1977

ACKNOWLEDGEMENTS

We would like to thank the Camden Local Studies and Archives Centre for their help in the preparation of this statement and to local residents who contributed their views during consultation.

FOR FURTHER INFORMATION CONTACT

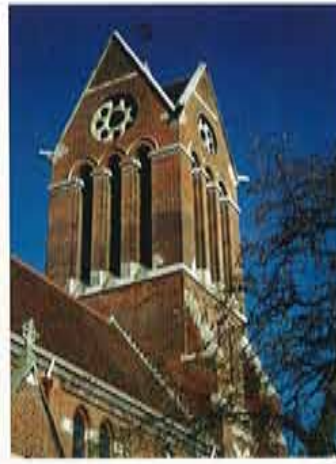
Conservation & Urban Design Team
London Borough of Camden
Environment Department
Town Hall extension
Argyle Street
London WC1H 8ND
Telephone: 020 7974 1944
email: env.devcon@camden.gov.uk

USEFUL CONTACTS

English Heritage
23 Savile Row
London W1X 1AB
Telephone: 020 7973 3000
Fax: 020 7973 3001

Union Railways (North) Limited
106 Tottenham Court Road
London W1T 4TU
Telephone: 020 7681 5000
Fax: 020 7681 5602

Published January 2001





Conservation & Urban Design Team
London Borough of Camden
Environment Department
Town Hall Extension
Argyle Street
London WC1H 8ND
Telephone: 020 7974 1944