

2.10 Understanding the Local Context

4. AGAR GROVE

Agar Grove is the southernmost street in the Camden Estate development. This was originally lined with semi-detached houses, with the gradation from larger villa style houses to the west leading to terraces at the York Way end. This pattern is still legible; however the character of the street has been eroded progressively. In the area the details tend to be within a limited range and in groups that reflect the sequence of developments. At the west end of Agar Grove opposite Agar Place is the St Pancras Way Estate comprising 1950s slab blocks at six storeys tall.

Roofs are predominately slate, hidden behind parapets on the grandest houses, or with eaves (either clipped or wide and bracketed). Twentieth century variants include flat and metal roofs.

Walls are stock brick, stucco or a combination of the two, restrained classical and Italianate in detail in nineteenth century properties, and with variations in this plus timber, metal, new and reclaimed stock brick in the twentieth century. Details are in stone and cast iron.



AgarGrove, view of corner shop



Randolph Square gable end, viewed from Agar Grove



AgarGrove villa houses

5. MAIDEN LANE ESTATE

Maiden Lane to the east of Agar Grove Estate is the last in a series of remarkable housing projects planned and built by the London Borough of Camden between 1965 and 1982. Maiden Lane consists of 255 dwellings ranging from 2-story row houses and 3 and 4-storey point and gallery-access apartment buildings arranged around several public open spaces. The construction and materials used in Maiden Lane include a mix of poured in place concrete, precast concrete panels that are used for the cross walls, plaster walls, concrete block, black wood window and door frames and balustrade parts, wood fences, several different types of glass including translucent glass for some balustrades.

The scheme aims to reconcile the low rise buildings to the North with the larger emerging buildings of the King's Cross masterplan, culminating in a 20 storey residential tower to complement the King's Cross cluster on the other side of York Way.

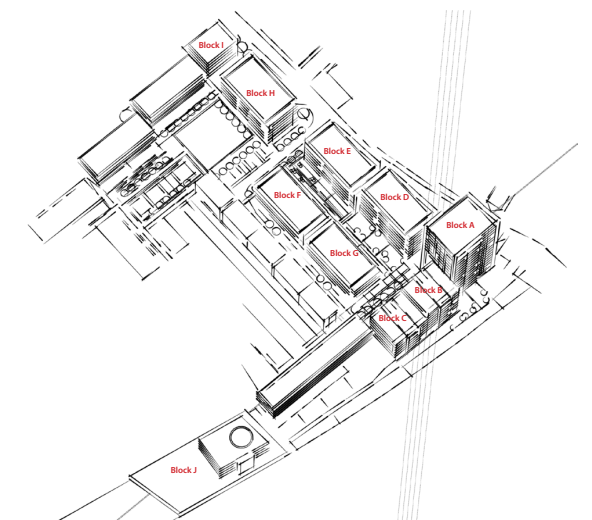
The re-development also includes a mixed use development of retail and workspace to front York Way, with the aim of revitalising the street frontage.



CGI of Maiden Lane Prposals



Historic Photograph of Maiden Lane Estate



Drawing of Maiden Lane proposals

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6. CAMLEY STREET

Camley Street runs along the eastern boundary of the Agar Grove Estate separated by an eight-foot high brick wall. On the east side of the street are low grade utilitarian industrial sheds. The railway bridge to the south then divides the rest of Camley Street from the site. The Elm Village was built by Fairview estates during the mid 1980s and comprises three and four storey apartment blocks and stacked maisonettes predominantly made with London stock or red brick with pitched roofs with projecting eaves. A well-tended allotment area sits to the north of Barker Drive. To the south is the Camley Street Nature Park, a managed wetland nature reserve, with small lodge buildings. The Camley Street Nature Reserve is classified as a Site of Nature Importance, and a Local Nature Reserve. It is a heavily vegetated area with controlled access.



Camley Street housing

7. KINGS CROSS CENTRAL

King's Cross Central is a new mixed-use development to the south east of Agar Grove Estate. The development comprises offices, homes, shops, hotels, leisure and community facilities, music venues, galleries, bars and restaurants. The new T6 building and its surrounding high rise context buildings are visible from the east side of Agar Grove Estate and create a visual reference that promotes the gateway into Central London. The development promotes a wide range of high quality contemporary architecture. Block R5 is a high density-housing scheme. The massing has a 'shoulder' datum level of eight storeys above which two 16 storey towers rise. The facades are rigorously ordered finished in buff and dark brown brick with a woven pattern of vertical brick pilasters and horizontal concrete beams above generous windows.

The development of Kings Cross is one of the largest Urban regeneration projects in Europe and includes a 27 storey tower. The KXC masterplan and will have a major long term influence as it brings new residents, workers, students and visitors to the area.



Aerial view looking north of Kings Cross proposal



Camley Street industrial units



Camley Street cycle connection



CGI view of Kings Cross proposal



Aerial view looking west of Kings Cross proposal

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8. CAMDEN TOWN

Camden Town is a vibrant, multicultural hub, with a strong diversity of building types. As a town centre with a tube station as well as an overground connection, It is a major node near to the site.

Further to the West, grander scale georgian properties are organised around squares and crescents such as Gloucester crescent.

Between Camden Street and Mandela Steet, to the south west of the site lies an urban block made up of a run of terraced houses, with a larger scale mansion block bookending onto the street perpendicular to this, behind lies a mews street with mews houses to one side, and warehouse buildings to the other, this urban composition, constituted of defined typologies is a microcosm of the wider area and contributes to the vibrant and interesting street scene.



Camden Road



Camden Street terrace houses



Gloucester Crescent



Camden High Street



Camden Street mansion block