

4.4 HISTORIC DEVELOPMENT OF DARTMOUTH PARK CONSERVATION AREA RELEVANT TO THE SITE (extracts from the 'Dartmouth Park Conservation Area Appraisal and Management Statement Adopted 22/01/09)

The area of Dartmouth Park had the first building development in the 17th century and was separated from Kentish Town by fields and meadows. Buildings initially formed a ribbon development with individual properties strung out along the road to Highgate following the course of the river Fleet. The road was an important route and various inns were established to serve the many travellers going between London and the north. These stretched from where the former Castle pub (now the Vine) stood at the entry to Kentish Town northwards along Highgate Road to Swains Lane.

18TH CENTURY

As London began to extend, development increased along this route and by the early 18th century some buildings of note had been erected. To the north Highgate Village was growing. Within the conservation area boundary ribbon development along Maiden Lane (now Dartmouth Park Hill) and Green Street (now Highgate Road) increased in a piecemeal fashion, due to divided land ownership.

19TH CENTURY

Private Estate bills from 1830 allowed the granting of building leases for property development and the closing off of land previously accessible in part to commoners. As a result large parts of the private estates were sold off for speculative housing. In general, however, the area retained its essentially rural character well into the 19th century.

The arrival of suburban railway lines in the mid 19th century allowed greater accessibility to central London and increased the desirability of areas close to the lines. The Tottenham and Hampstead Junction Railway was built in 1868 and cut across the southern part of the conservation area. When it was built the line had a station called Highgate Road that was located west of Highgate Road.

The period 1840 to 1890 saw a rapid and extensive growth in London's population and most of the properties in the conservation area were built in this period. Proposals to develop Dartmouth Park as a spacious and formally laid

out suburban development gradually rising up the slopes of Dartmouth Park Hill never materialised. Actual development was ad hoc by numerous building firms varying much in size.

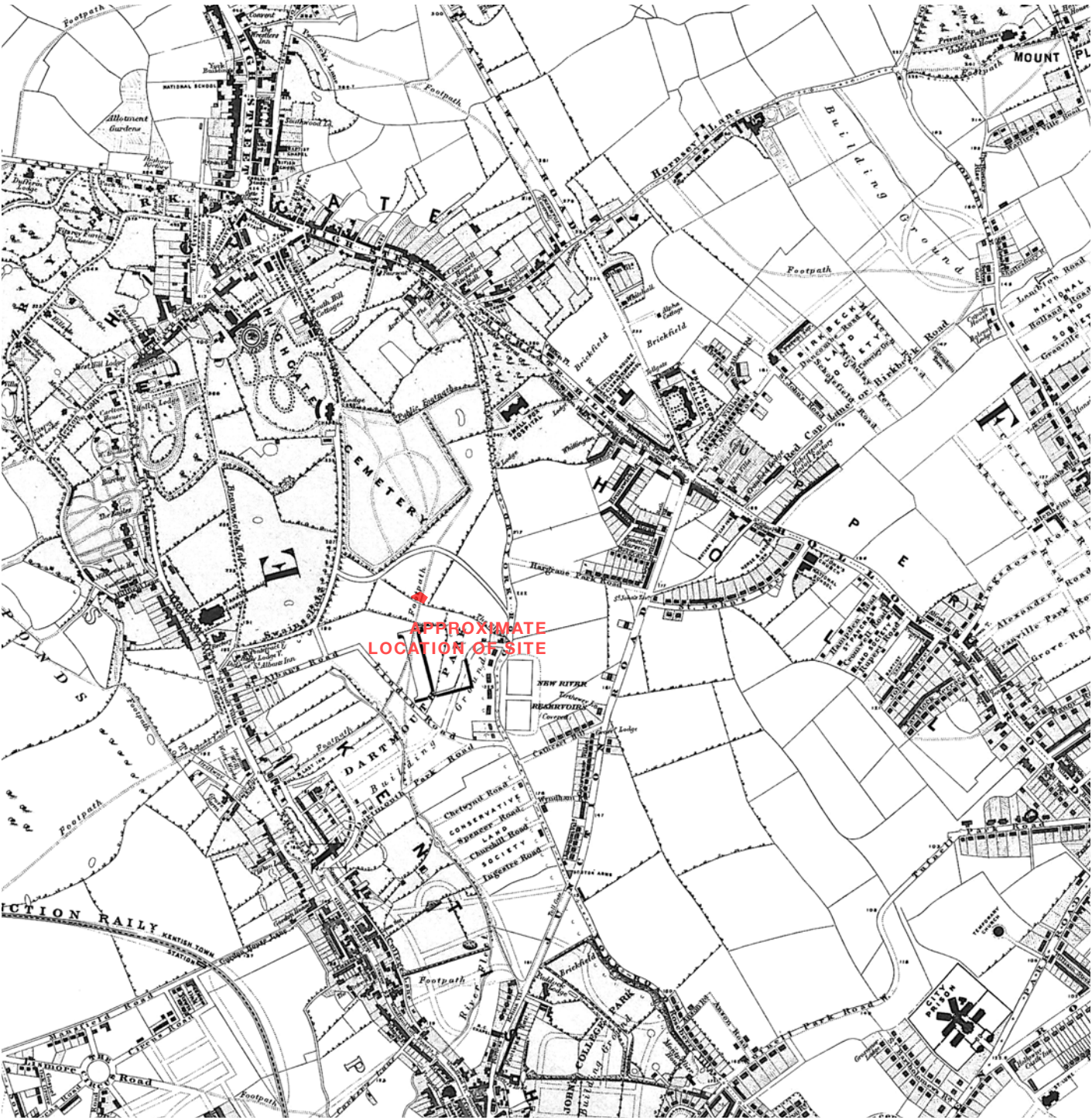
The north east corner of the area was developed as working class terraced housing from the 1860s, providing cottages for the labourers building the railways and houses. Bertram and Winscombe Streets were built in the 1860s, as well as one side of Doynton Street, the other side following in the 1880s. Retcar, Raydon and Lulot Streets went up in the early 1880s, along with the completion of Chester Road. The 1894 OS shows this area complete and it was known as Highgate New Town.

20TH CENTURY

The parishes became borough councils in 1899; St Pancras parish became the Borough of St Pancras. The first public library in the Borough was built in 1906 in Chester Road, designed by the Borough Surveyor.

A very significant element in the make-up of the character of the conservation area is the contribution of social housing, either in Camden Council or housing association ownership. St Pancras Borough Council acquired orchards and other land in the north of the conservation area for the "Homes for Heroes" Programme in 1919. Brookfield Estate was modelled on Hampstead Garden Suburb with curving streets, large garden areas and hedged boundaries. Brookfield Primary School was part of the concept and was opened in the 1920s.

In the post Second World War period the significant contribution of social housing continued as well as smaller private developments. Large-scale redevelopment of the Victorian terraces in the north east corner of the conservation area was proposed in the 1960s by Camden Council. Stage 1 (Whittington Estate) of the scheme was built north of Raydon Street in the 1970s designed by Camden Architects Department. Stage 2 led to further new developments in Chester Road and Dartmouth Park Hill. However the wholesale redevelopment did not happen and in the end some of the Victorian terraces were kept, and remain in Camden Council ownership. The area has a remarkable mix of contemporary and 19th century architecture.



Stanford's Library Map of London and it's Suburbs 1862 - Sheet No. 2



Historic Public Right of Way



Chester Road & Dartmouth Park Hill



St Pancras Infirmary



Dartmouth Park Hill



Highgate Library



1870-1873



1896



1915



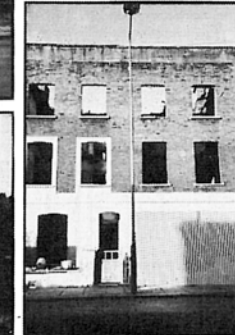
1935-1936



1952



1962-1979



Retcar Street and Lulot Street
before Highgate New Town
Phase 1



The Whittington Estate - Highgate New Town
Phase 1



Highgate New Town
Phase 3



Highgate New Town
Phase 2A & B

4.5 DESIGNATED HERITAGE ASSETS AND BUILDINGS THAT MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Below is a summary of the main heritage features, listed buildings and other significant buildings that are identified within the Conservation Area Appraisal and Management Statement as making a positive contribution to the character and appearance of the conservation:

HIGHGATE LIBRARY (1906) - GRADE II LISTED

William Nisbet Blair (1906)

Located at the junction of Chester Road and Raydon Street. The library was designed by William Nisbet Blair who was St Pancras Borough Engineer in 1906. Highgate was the 1st branch library to be built in the borough. The Library is an Edwardian building in red brick with terracotta dressings. To the rear of the original 1906 building is a 1930s single storey extension originally used as a children's library.



Highgate Library (1906)



Highgate Cemetery (started 1838)

HIGHGATE CEMETERY - GRADE I LISTED PARK

Stephen Geary, J B Bunning and J Oldred Scott (started 1838)

The Eastern Highgate Cemetery is located to the northwest of Raydon Street. The older Western part was consecrated by the Bishop of London in 1839. In 1854 the cemetery was extended to the east of Swains Lane. Although the cemetery does not lie within the Dartmouth Park Conservation Area it does give an ecological and historical value to the Chester Balmore site as an immediate neighbour.

BROOKFIELD SCHOOL

Unknown (1914)

The Brookfield School is a neo-Georgian, red-brick school. The name 'Brookfield' is derived from the underground tributary of the river Fleet which runs nearby. The school originally opened in 1914 as an elementary school; in 1931 it became a Girls' Central School and then, with the renovation of the building in 1966 and the addition of the top hall and new classrooms, became Brookfield Infants and Brookfield Juniors.



Brookfield School

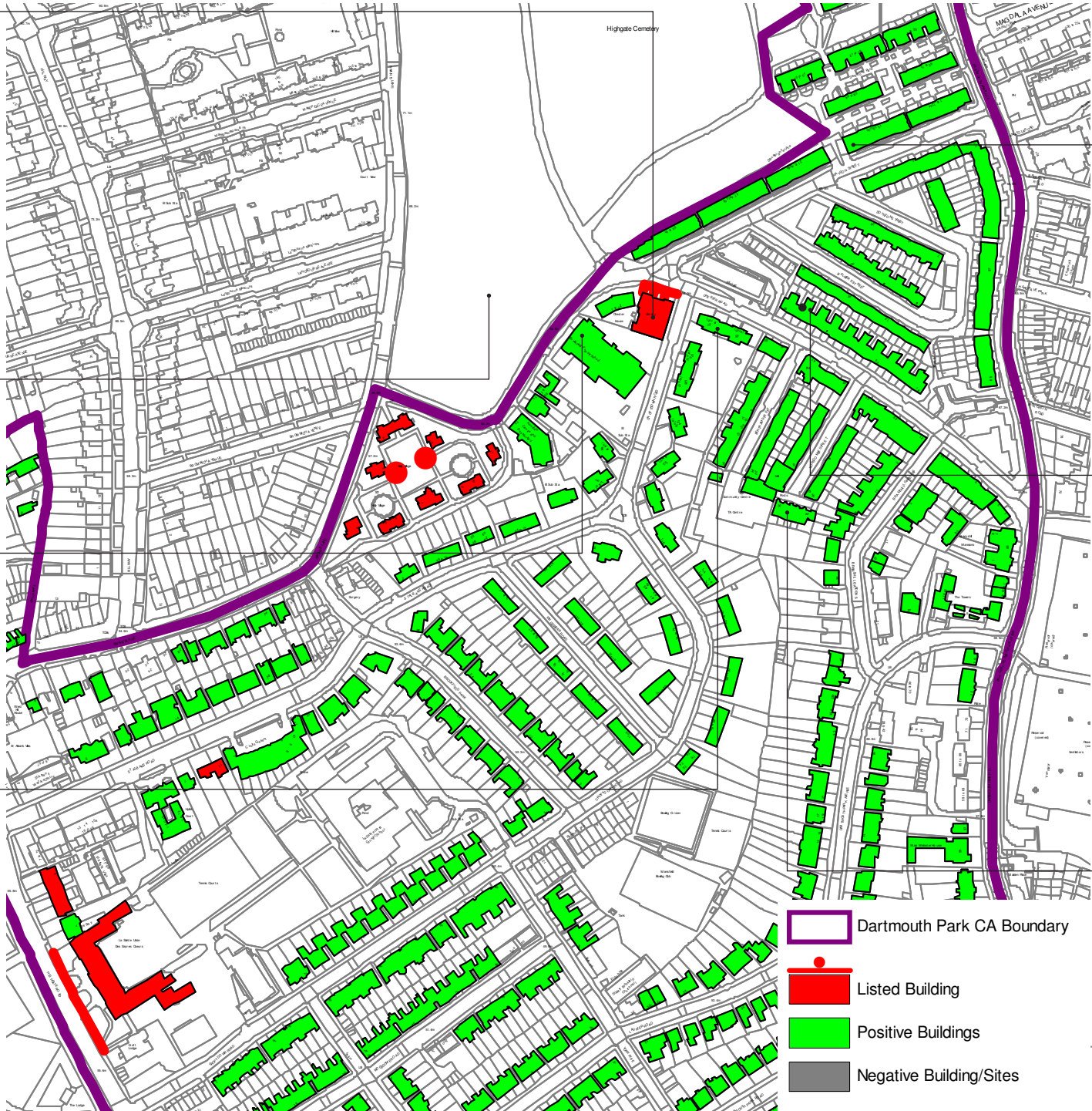
BROOKFIELD ESTATE

A J Thomas (1922-1930)

The Brookfield Estate forms conservation sub area 6 and extends from Chester Road down to Croftdown Road and St Albans Road in the south. The estate is a development of four storey blocks of flats and maisonettes designed for St Pancras Borough Council by A J Thomas, Edwin Lutyen's principal assistant.



Brookfield Estate - Block facing Chester Road



Camden Townscape Area Appraisal



The Whittington Estate



WHITTINGTON ESTATE HIGHGATE NEW TOWN PHASE 1

P. Tabori & K Adie (Camden Architect's Dept.) (1972-78)

The Whittington Estate was phase 1 of the Highgate New Town development which replaced a number of original Victorian terraces in the Dartmouth Park area. The estate is arranged over six terraces which rise up along Dartmouth Park Hill and the Highgate Cemetery to the east. The terraces have a rhythm of vertical concrete cross walls with pedestrian routes in between. Each flat has its own private south-facing terrace.

1-57(odd) & 18-56(even) CHESTER ROAD & 1-39(odd) & 10-40(even) BALMORE STREET TERRACES

Dixon (Chester Road)(1870-80s)

The terraced housing to Chester Road and Balmore Street (and Doynton Street further to the north) are the remaining examples of Victorian housing in the area redeveloped as Highgate New Town in the 1970s. The terraces date from between 1870-80s and are a constant three storeys over the length of their respective streets. The terrace to Chester Road was built in 1881-82 by Dixon.

These are characterised by yellow stock brick with white dressings, ground floor projecting bays and simple pitched roofs. To Chester Road the terrace is set back to give large front gardens and emphasise the sweep of the terrace along Chester Road.



Chester Road terrace (1881-82)



Balmore Street terrace (c.1880s)

WINSCOMBE STREET TERRACES

Neave Brown (1963-64)

At the end of Winscombe Street to the south of Chester Road is a small terrace of five houses by Neave Brown in 1963-64. The terrace was seen as a prototype for Camden Council's other social housing schemes at Dunboyne Road and Alexandra Road.

The houses are zoned with children on the bottom facing out to the garden, family to the terrace and parents to a second living room all around a 3 storey spiral stair. The building was for a housing trust, constructed of in-situ concrete, and had a communal garden.



Winscombe Street

