

5.0 THE HIGHGATE NEWTOWN COMMUNITY CENTRE SITE

5.1 HIGHGATE NEWTOWN COMMUNITY CENTRE SITE, HIGHGATE, CAMDEN

The redevelopment site is situated in North London in the London Borough of Camden. It lies to the west of the borough boundary with Islington, with Archway underground station beyond. Highgate Cemetery lies to the north of the site.

The development is within the designated Dartmouth Park Conservation Area which is one of 39 conservation areas in the borough. The Area lies below the highlands of Hampstead and Highgate and Parliament Hill on land falling towards the River Thames which has had a strong influence of the street pattern of the area.

The area is mainly residential, but integral to its character are the interspersed uses scattered throughout it. Its sense of character is derived from social cohesion. This part of Camden has wide open spaces, Hampstead Heath and Highgate Cemetry are close by.

The development site is situated off Bertram Street and forms a courtyard along with Community Centre and Nursery. The site is also adjacent to The Peoples Gospel Mission Hall.



Aerial photograph of Site



Oblique aerial photograph of site from south

key to aerial photograph:

- 1 Chester Road
- 2 Raydon Street
- 3 Bertram Street
- 4 Winscombe Street
- 5 Chester Balmore Site (Highgate New Town Phase 2A & B Buildings)
- 6 Highgate Cemetery
- 7 Highgate Library
- 8 Brookfield Estate
- 9 Highgate New Town Open Space
- 10 Chester House
- 11 Brookfield School
- 12 The Peoples Gospel Mission Hall
- 13 Winscombe Street Terrace (Neave Brown)
- 14 Highgate Newtown Community Centre



5.2 EXISTING BUILDINGS

At the south end of Bertram street is the Community Centre, built in 1950s as a Territorial Army Centre, a valuable local resource, although the buildings, facing a courtyard, are not considered notable.

5.3 SURROUNDING DEVELOPMENTS

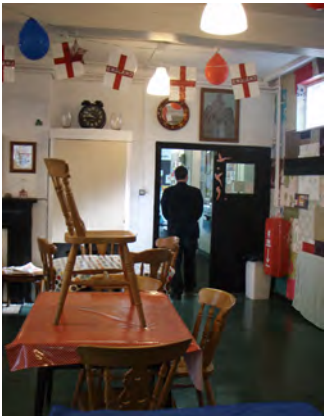
WINSCOMBE STREET

A short street sloping down towards the distinct elevation of Nos.24-32, a terrace of five houses by Neave Brown (including his own house, 1963-4). The Brown terrace has a strong and simple horizontal emphasis to the top floor with a more sculpted form below. Three storeys with concrete blocks, brick and timber, the prototype for Brown's schemes for Camden Council's Dunboyne Road and Alexandra Road Estate.

The terraces on either side of the road were built in the 1860s and have the early Victorian details of flat front, a stucco cornice, a stucco band between ground and first floor and a parapet hiding the roof. They are three storeys with basements on the west side (Nos.1-15). The west side of the terrace ends with 'The Peoples Gospel Mission Hall'; a single storey hall with pitched slate roof facing the street.

BERTRAM STREET

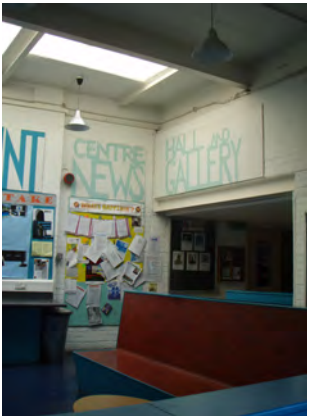
Similar in length and topology to Winscombe Street the street has terraces of three storey houses with rusticated rendered ground floors under two plain brick storeys with a deep stucco cornice at parapet level. They pre-date 1871, and were multi-occupied from the start. The window architraves are topped by vermiculite keystones. The windows have wide sashes with margin lights on the ground floor, and narrower sashes on the upper floors. The front doors are arranged in pairs sharing pilastered door cases and cornice. Simple railings with small front paved areas complete the formal composition. There has been some unsympathetic window replacement.



Highgate Newtown Community Centre



The Peoples Gospel Mission Hall



Fresh Youth Academy



Fig 1. View from public footpath adjacent to wider site.



Fig 2. View of courtyard and entrance at Bertram Street with site in foreground



Fig. 3 The Peoples Gospel Mission Hall on Winscombe Street



Fig 4. View into site from public footpath

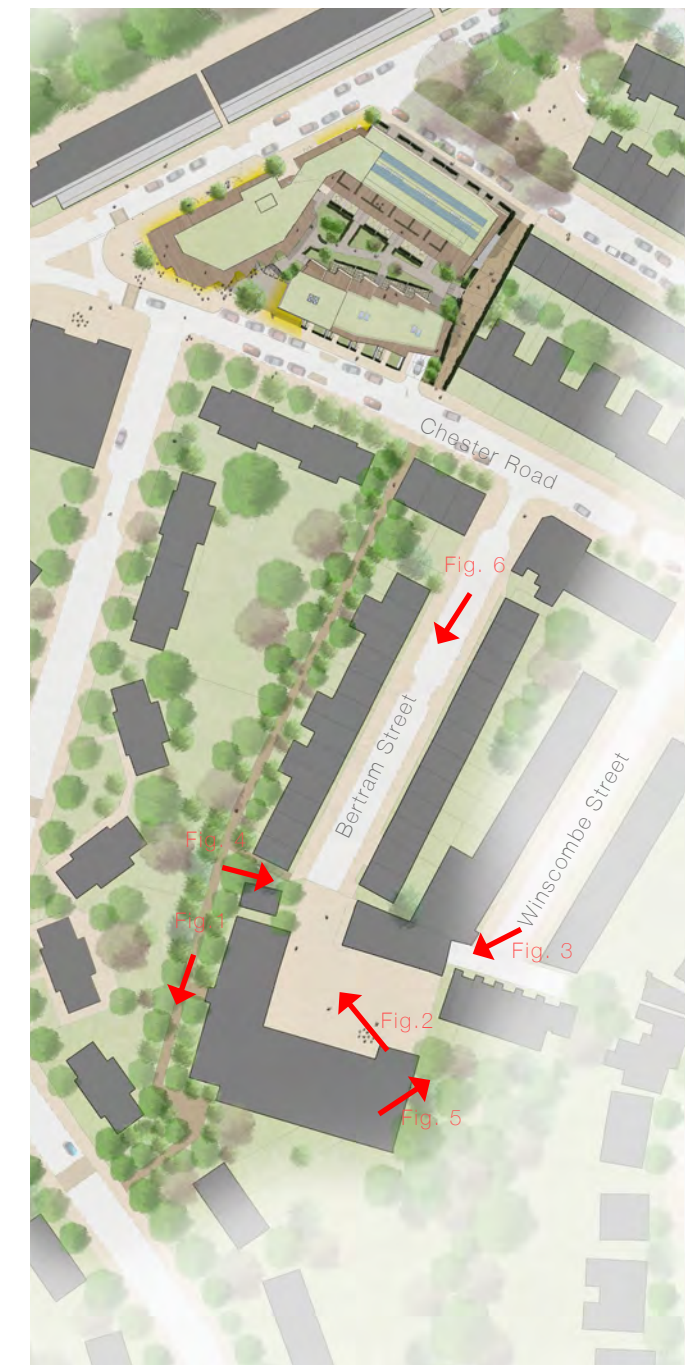


Fig 5. View of Winscombe Street terraces adjacent to site



Fig. 6 View looking down Bertram Street towards site

5.4 EXISTING VIEWS IN AND AROUND THE SITE

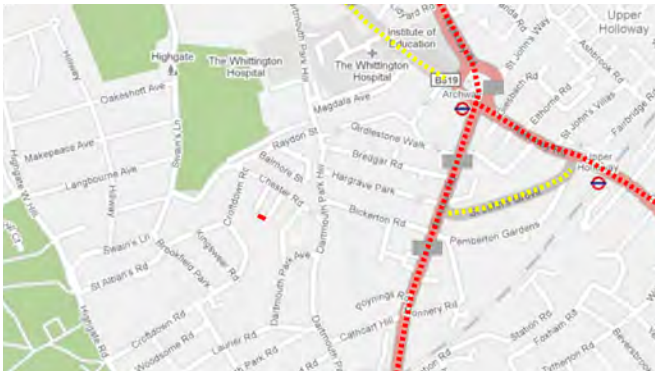


5.5 ACCESS

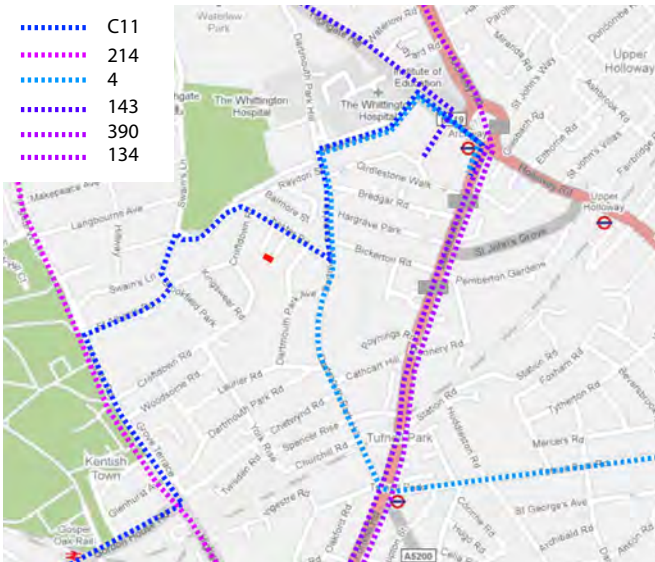
The site is connected to the existing public transport links in North London.

It is served by the London Underground Northern Line at Archway 500m to the north east of the site. Tuffnel Park approximately 900m to the south east of the site.

With its narrow roads there is limited access for buses. There is one bus route passing site, no. C11 passes Chester Balmore.



Existing principal vehicular routes



Existing public transport routes

5.6 SITE CONSTRAINTS AND OPPORTUNITIES

The major site constraint is the existing building itself. The building shares two party walls but they will remain intact, with all external alterations occurring to the courtyard elevation.

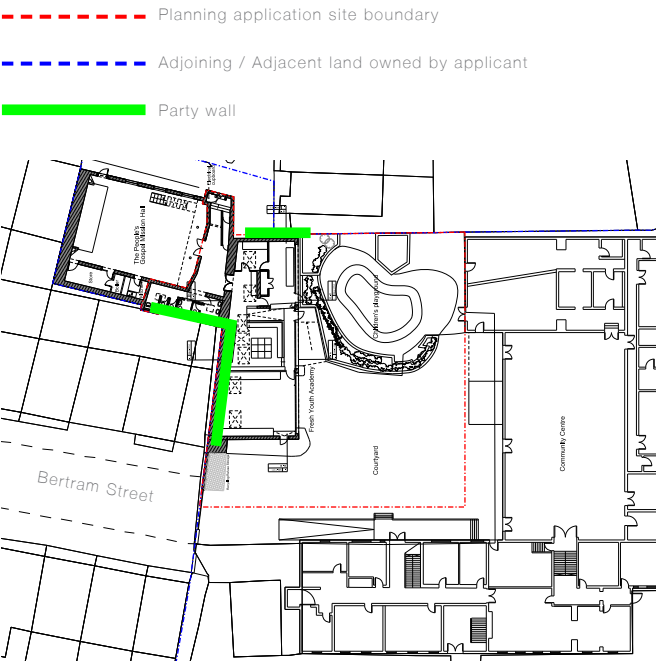
5.7 PLANNING POLICY CONTEXT

In considering the existing community facilities and their relocation to the Highgate New Town Community Centre reference has been made to the following planning policies at both national and local level.:

- London Plan Policy 3A.18 – Protection/enhancement of social infrastructure & community facilities
- Camden's UDP Policy C2 – Protecting community uses



Existing boundary conditions



Existing site layout identifying public right of way and part wall

5.8 HISTORY OF SITE

A review of available historical maps has revealed that the site comprised of agricultural land c.1871, and by c.1895, the entire site had been developed, for a school and tennis courts, which were unlabelled by c.1915. The building layout altered slightly over the years and by c.1935 was labelled as Infant & Junior School. The site was redeveloped between c.1952 and c.1962 for the Territorial Army and has since been taken over by the Community Centre.

5.9 IMPACT ON THE DESIGNATED HERITAGE ASSET

HERITAGE ASSET

Planning Policy Statement 5: Planning for the Historic Environment focuses on an holistic approach to the historic environment where significant elements of the historic environment are considered 'heritage assets'. With regards to the Highgate Newtown Community Centre site the 'heritage asset' is deemed to be the conservation area itself. It has been demonstrated in the preceding pages that the buildings and features surrounding the site contribute to the significance of the conservation area as a heritage asset. However when assessing the significance of the site itself it must also be placed in the context of the entire conservation area and the contribution that it makes to the character and appearance of the conservation area.

SIGNIFICANCE OF THE SITE IN CONTEXT OF CONSERVATION AREA

As non-listed buildings the existing blocks are not considered heritage assets in their own right but do form part of the conservation area.

The existing Fresh Youth Academy, is identified as making a 'positive contribution' within the Conservation Area Appraisal & Management Statement, but the building itself is considered to be of little value.

The scheme aims to improve both the service offered by the Fresh Youth Academy and the existing fabric of the building.