



## Heritage Statement

### The Cock Tavern / Phoenix Road

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**Prepared for** / Flamestrike Ltd.

**Reference** / 0031

September 2014

## 1.0 Introduction

- 1.1 Flamestrike Limited has commissioned 178a to carry out this Heritage Statement. The document first considers the significance of the application site (**Figure 1**) comprising the Cock Tavern, a component part of the wider Grade II listed *Walker House Southern Block including the Cock Tavern Public House* (designated 13/12/96, **Appendix 1**), before going on to consider proposals for the site's redevelopment and subsequent impacts upon that significance.



**Figure 1: The Cock Tavern**

- 1.2 The Grade II listed *Walker House Southern Block including the Cock Tavern Public House* (designated 13/12/96) is noted by the list description to comprise a block of council flats and attached public house, together forming part of the Ossulston Estate. This was built over 1929-30 to the designs of the LCC Architects' Department under G. Topham Forrest. The public house is described as follows:

*'3 storeys and cellars. 4 windows and 6-window return to Chalton Street. Similar style. Public house frontage of transom and mullion windows with plate glass between pillars; main entrance on chamfered ground floor angle.'*

- 1.4 In terms of overriding significance, the description notes the designation to be:
- ' . . . the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.'*
- 1.5 Proposals entail benefits to the heritage asset in the form of repair and restorative works to the ground floor bar area and basement level to retain functioning as a public house, in addition to conversion of the first and second floors to provide 6 no. self-contained residential units. The existing attic space would also be converted to provide 2 no. self-contained residential units. Proposals respond directly to pre-application discussions undertaken with the local planning authority (LPA) over 2011.
- 1.6 In accordance with Paragraph 128 of the National Planning Policy Framework (March 2012), the statement describes the significance of the heritage assets to be affected (Grade II listed *Walker House Southern Block including the Cock Tavern Public House*), in a manner proportionate to both the assets' importance and an understanding of the potential impact of proposals upon that significance.

## 2.0 Regulatory Framework

### Legislation

- 2.1 Legislation relating to the historic environment is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act). Of particular relevance are sections 16 & 66 of the Act, summarised as follows:

*Concerning a listed building or its setting, the local planning authority or Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

### National Guidance

- 2.2 The National Planning Policy Framework (NPPF, March 2012) emphasises ‘*a presumption in favour*’ of sustainable development i.e. defined by the document as ‘*development that meets the needs of the present without compromising the ability of future generations to meet their own needs*’.
- 2.3 This ‘*presumption in favour*’ has been implemented to speed up decision making and encourage more development. As regards heritage assets, it is emphasised that their conservation under such circumstances is to be achieved ‘*in a manner appropriate to their significance*’. Key paragraphs are summarised below.
- 2.4 Paragraph 131 states that in determining planning applications, local authorities should take account of:
- i) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - ii) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
  - iii) The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.5 Paragraph 137 sets out that local planning authorities should seek opportunities for new development within conservation areas and within the settings of heritage assets to enhance or better reveal their significance.

### Local Policy

- 2.6 The London Borough of Camden replacement *Unitary Development Plan* (UDP), adopted in June 2006, was replaced in November 2011 by the *Local Development Framework* (LDF). The *Camden Core Strategy 2010-25* sets out the key elements for the vision of the Borough and is a central part of the LDF. The Camden Core Strategy is supported in terms of detailed development

management by the *Camden Development Policies 2010-25* document (DPD), adopted at the same time. Both the *Core Strategy* and the DPD contain policies specific to conservation.

2.7 *Policy CS5* of the *Core Strategy* concerns managing the impact of growth and development, and among factors that must be given particular consideration, this would include ‘*d) protecting and enhancing our environment and heritage and the amenity and quality of life of local communities*’.

2.8 This is considered in more detail by *Policy CS14* of the same document (*Promoting high quality places and conserving our heritage*), which sets out the Council’s strategic objectives to preserve and enhance Camden’s heritage:

*‘The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:*

- a) Requiring development of the highest standard of design that respects local context and character;*
- b) Preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including . . . listed buildings . . . ;*

2.9 The *London Plan* (2011) also contains the following relevant summarised policies:

***Policy 7.8***

*C Development should identify, value, conserve, restore, reuse and incorporate heritage assets, where appropriate.*

***Policy 7.9***

***Heritage-led Regeneration Strategic***

*A Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so that they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon network and public realm.*

***Planning Decisions***

*B The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.*

**Other Relevant Guidance**

2.10 Also of relevance is English Heritage's 2008 document *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*, 2008. At paragraph 140, p.59, this states that *'The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings present no opportunities for change'*.

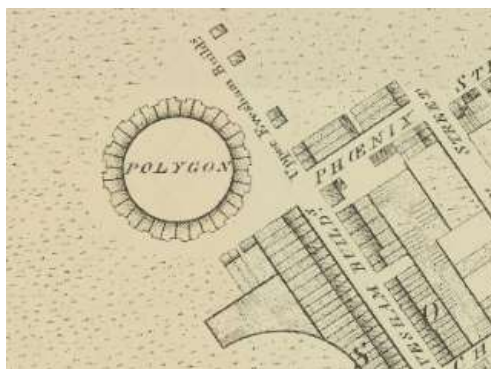
2.11 Concerning listing, English Heritage's website further reiterates that:

*'Listing is not a preservation order, preventing change . . . Listing does not freeze a building in time, it simply means that listed building consent must be applied for in order to make any changes to that building which might affect its special interest. Listed buildings can be altered, extended and sometimes even demolished within government planning guidance'*.

### 3.0 Historic Background

#### Somers Town

- 3.1 Somers Town was named after Charles Cocks, 1<sup>st</sup> Baron Somers (1725-1806), although the area had originally been granted to John Somers, Lord Chancellor and Baron Somers of Evesham (1651-1716) by William III. The first housing built there was at the Polygon (**Figures 2 & 3**), a Georgian housing development of thirty-two houses by Leroux in 1793; this being set among fields, brickworks and market gardens to the north of London.



**Figure 2: The Polygon, 1799**



**Figure 3: Clarendon Square in 1850, Polygon to Left**

- 3.2 The status of the Polygon deteriorated both socially and physically as adjacent land was sold piecemeal for more economic housing in response to the 1830s' introduction of the railway into Euston, St. Pancras and King's Cross. At this time the area was accommodated by a large transient population of labourers and the population grew rapidly with ensuing multiple occupation and overcrowding, resulting in social and physical deterioration.
- 3.3 By 1868 the local population stood at around 12,000 with resulting impacts upon the immediate built environment and early recognition of the need for slum clearance. This was first undertaken by St. Pancras Council at Goldington Buildings in 1906 and subsequently on a larger scale by the St. Pancras House Improvement Society established in 1924. The Ossulston Estate followed shortly thereafter between 1927 and 1931.

#### Ossulston Estate

- 3.4 The Ossulston Estate is a multi-storey (five storeys with attics and basement) council estate constructed between 1927 and 1931. This was built to rehouse inhabitants not already accommodated by the LCC's new suburban estates, particularly those displaced by removal of the Somers Town slum between Euston and St. Pancras Stations. Original 1925 proposals were for nine-storey structures on an American model, with lifts and more expensive flats for private tenants on the upper floors. This was rejected and the height reduced to seven

storeys with no lifts or private flats. Central heating was omitted, but the flats had electricity from the outset.

- 3.5 The estate was designed by G. Topham Forrest, chief architect of the LCC, with assistants R. Minton Taylor and E.H. Parkes. This was influenced by Viennese modernist public housing such as Karl Marx-Hof in Vienna, which Forrest had visited. The estate itself is configured as blocks set around three courtyards and small greens reached by archways from Ossulston and Chalton Streets. Although some neo-Georgian features are exhibited by roofs and windows etc., modernist technology was more generally brought to bear with steel-frame construction and unornamented rough-cast walls. Enrichment was provided by spatial elements such as balconies.



**Figure 4: First Edition OS, 1870**



**Figure 5: Third Edition OS, 1913**

- 3.6 Chamberlain House (three blocks of flats) was built in 1927-9. Levita House to the south (seven storeys and wings with grand courtyard), named after Cecil Levita, chairman of the LCC's 1920s' Housing Committee, was built over 1930-1. Its courtyard was originally intended to lead to the higher status apartments intended in 1925. Walker House was undertaken in two phases, the first over 1929-30, and the other side of the courtyard over 1936-7 in more traditional brick, with six-storey buildings. Its earlier, southern block from 1929-30 would include the Cock Tavern.

#### **The Cock Tavern**

- 3.7 When constructed in 1929, the Cock Tavern as this exists was a wholly new building, with any other structure occupying the site before this being



demolished down to basement level. That this is the case is confirmed by parts of the construction contract detailing superstructure. That this removal would be complete by the end of 1928 is also confirmed. However, the Cock Tavern as a local *facility* is known to have existed since at least 1856 and its entry into the Post Office Directory of this year, when it was run by a Miss S Howland. The location of the Cock Tavern before its assimilation into Walker House is further known to be on the junction of Clarendon Square, Phoenix Street and Chalton Street. This was directly adjacent its present location and reinstatement as a facility to the ensuing estate.

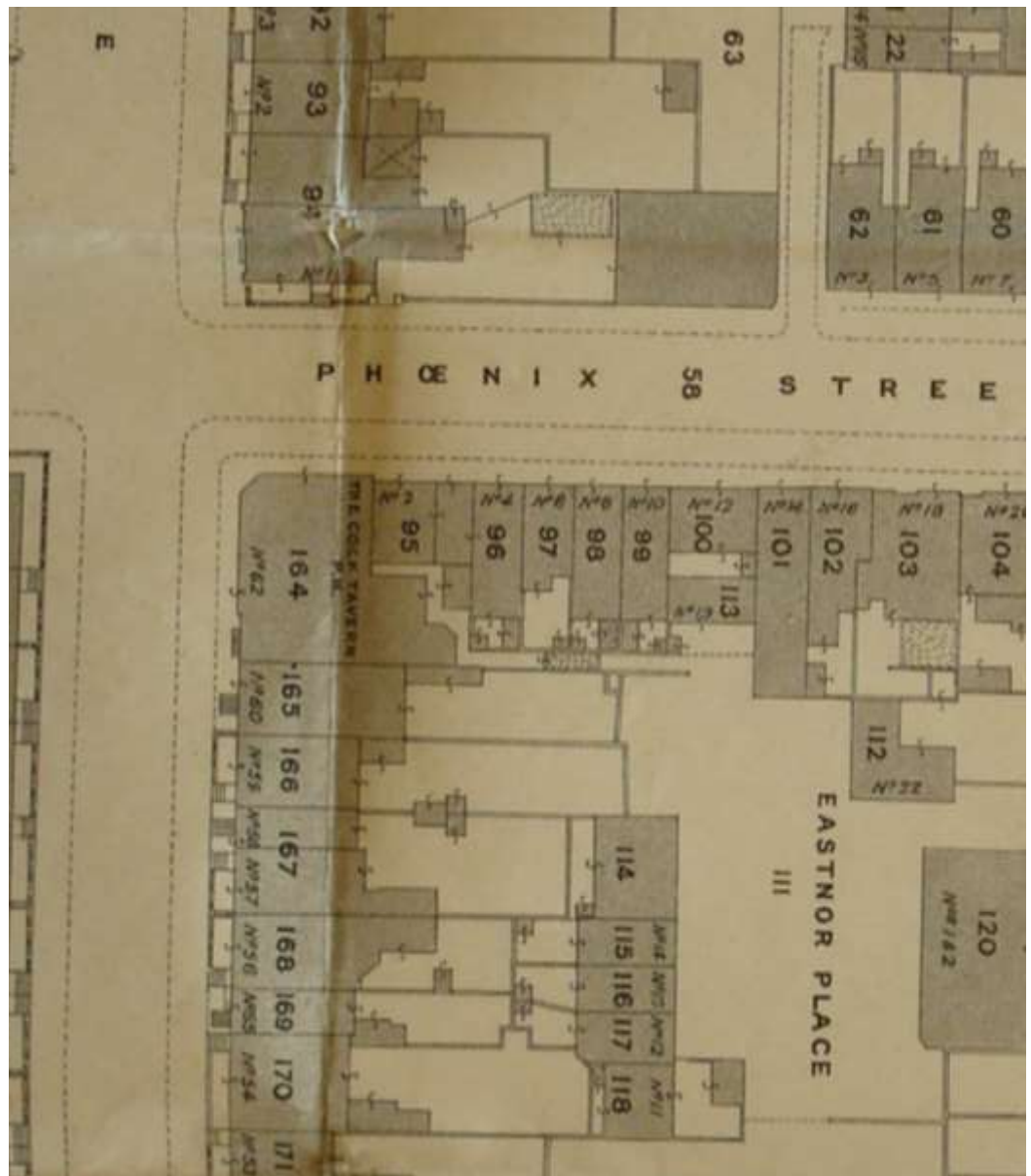


Figure 6: The Cock Tavern, Building Act Clearance Plan, 1929

- 3.8 In first and third edition OS maps (**Figures 4 & 5**) it is merely marked 'PH' for 'Public House', but that it is the Cock Tavern is confirmed by a plan from the Building Act case-file - which showed the area for clearance - and the 'PH' shown in former OS maps to be clearly marked as the Cock Tavern, no. 62 Chalton Street (**Figure 6**). The nature of development removed to enable Walker House can be seen from photographic records prior to clearance - including parts of Clarendon Square, Hampden, Phoenix and Ossulston Streets, and Equity Place (**Figure 7**) – to be in clear need of improvement on a number of levels, albeit the evidence for slum housing in this locale is substantive. The whole of the area is plainly degraded, and in a relatively limited space of time given the area's short history from a point of view of physical fabric.



**Figure 7: Equity Buildings, Looking North, 1928**

- 3.9 Given the fluidity and rate of development over the early twentieth century, following its original address at 62 Chalton Street, the Cock Tavern can be seen to have assumed a number of addresses arising from the various amendments to surrounding street names and configurations. Post Office Directory entries therefore show it to assume that of 62 Chalton Street in 1921; 1 – 2 Clarendon Square in 1934 and 1938; and at 23 Phoenix Street in 1944, its present address and location. As landlord from 1915, a William Claude Chatty can be seen to have occupied the property both throughout these various changes of addresses and its final, actual move, eventually as part of the Ossulston Estate. As both a local facility and structure in this location, the existing Cock Tavern can therefore be seen to be a relatively late development.

- 3.10 From a historical perspective, the locale can be interpreted as one in which the need to remedy social and associated environmental degradation was experienced early in the area's evolution. A number of successive phases of regenerative development were implemented there, specifically in response to nearby impacts resulting from the arrival of the railway in the area. Following the first such responses over the Edwardian period, the Ossulston Estate is particularly innovative in its more modern approach, this referencing established European models, whilst nevertheless assimilating more home-grown, traditional Georgian references. The Cock Tavern – perhaps given its enduring local presence (albeit in a different location) and continued, traditional function - is particularly referential in this regard, assuming a far more historicist appearance than the residential quarters of its host structure.

## 4.0 The Listed Building

- 4.1 *Walker House Southern Block including the Cock Tavern Public House (Figure 8)* was designated Grade II on the 13/12/96. This is noted by the list description to comprise a block of council flats and an attached public house, in turn forming part of the wider Ossulston Estate. This was constructed over 1929-30 to designs by the LCC Architects' Department under G. Topham Forrest. Of loadbearing brickwork and rendered with coloured roughcast, ground floor level is channeled to appear as stone. Balconies are of reinforced concrete (Figure 9).



**Figure 8: Walker House & The Cock**      **Figure 9: Walker House, Courtyard**

- 4.2 Pantiled roofs are hipped with dormers and tall chimney stacks. Apartment blocks are built to five storeys with attics and basement. In general these form a long range of flats with a central round-arched entrance, this having voussoirs and a keystone. Sash windows are slightly recessed with exposed boxing. The whole façade is surmounted by a parapet. The whole forms a group with Chamberlain House, Phoenix Road, Levita House, and Ossulston Street, including the Somers Town Coffee House.
- 4.3 From a point of view of significance, it is further noted by the list description that despite the emergence of policy to house as many Londoners as possible on outlying cottage estates, the pressure of waiting lists and urgency entailed in slum clearance forced Cecil Levitas, Chairman of the LCC Housing Committee to address this situation quickly. Its review resulted in the Ossulston Estate, further noted to be:
- '... the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.'*
- 4.4 Within such a context, the list description goes on to reference the Cock Tavern, individually described as a:

*'Public House: 3 storeys and cellars. 4 windows and 6-window return to Chalton Street. Similar style. Public house frontage of transom and mullion windows with plate glass between pillars; main entrance on chamfered ground floor angle'.*



**Figure 10: Walker House, Southern Block/Phoenix Street Elevation, 1929**

4.5 Setting this within a wider context of contemporary local development, Pevsner writes:

*'... facing the flank of the British Library, is the LCC's showpiece of between the wars, the experimental Ossulston Estate ... intended to be a visual improvement on the standard four- or five-storey walk-up block of flats. CHAMBERLAIN HOUSE (1927-9) was the first part to be built. Three blocks around a courtyard, with roughcast walls above a granite-faced ground floor with arched windows. LEVITA HOUSE, to the s, of 1930-1, is more boldly massed, with a formal approach to a seven-storey centerpiece, flanked by splayed wings with balconies enclosed with tall arches. Both the courtyard layout and the drama of solid and void unrelieved by any ornament pay tribute to the grand housing schemes of Vienna ... Behind the main frontage are three large internal courtyards; community facilities included the coffee house in Chalton Street and, N of Phoenix Road, THE COCK. Here also the first phase of WALKER HOUSE (1929-30), in the same spirit, but the large court behind is surrounded by plain brick six-storey ranges of 1936-7, typical of more routine 1930s flatted estates'.*



**Figure 11: Walker House, Southern Block/Courtyard Elevation, 1929**

- 4.6 The combined innovation and reference to tradition along with the resulting success of the southern block of Walker House is readily apparent in photographs from 1929 where the structures are newly complete (**Figures 10 & 11**). This is particularly apparent when this is compared with the later '*plain brick six-storey ranges of 1936-7, typical of more routine 1930s flatted estates*' identified by Pevsner (**Figure 12**). Equally contrasting is the grand, imposing scale of the southern block when compared with the Cock Public Tavern, seen peripherally to the left of **Figure 10**, and again peripherally to the right of **Figure 11**. Whilst it is acknowledged that the public house has no need to be equal in terms of scale and mass, this nevertheless appears as an afterthought, or as merely incidental to the wider development, rather than as the hub of new

community it was perhaps intended. Reflective of this 'lesser' role is the lack of innovation exhibited by any of its elevations, and more pedestrian, traditional or historicist design. Clearly, this suffers most by comparison with its more obvious counterpart, the Somers Town Coffee House on Chalton Street (**Figure 13**), a generally more considered design that is described by Pevsner as '*homely and domestic*'.



**Figure 12: Walker House, North Block** **Figure 13: Somers Town Coffee House**



**Figure 14: Historic Signage** **Figure 15: The Cock Tavern Plan, 1928**

- 4.7 It is further acknowledged that the presently degraded Cock Tavern has undergone not insubstantial erosion and loss across its fabric, which contributes to a continuing impression of lesser status. Signage is modern, standard and relatively poor in terms of design and implementation; the distinction between ground floor and upper levels is lost, where this is supposed to reflect that of its host building and appear channeled and therefore as stone (this has been painted over with a dense plasticised masonry paint); whilst the state of repair and decoration at this level can be seen to be generally poor. If **Figure 14** is considered closely, the extent to which signage has been altered can be appreciated, yet **Figure 15** clearly demonstrates that in essence, the original

public house frontage or fascia/surround remains intact today. In general the building envelope appears tired and without clear identity. The interiors from ground floor level upwards reflect this poor condition but are in a much worse state of repair, having undergone much more loss and intrusion generally.

- 4.8 As merely a small, component part of a much wider designation, and in turn a small component part of a much wider context of early twentieth century slum clearance and regeneration, the Cock Tavern can be seen to be of commensurately lower importance in terms of both its intrinsic design value, and in terms of its relationship with the larger southern block of Walker House. This lack of relative importance can be seen to extend to its relationship with the wider Ossulston Estate, particularly when considered in comparison to its most obvious counterpart, the similarly Grade II listed Somers Town Coffee House. This is not only a better, more considered design intrinsically, but perhaps as a reflection of this, has also been clearly more valued - if only recently, within the last ten years - and therefore presents a better preserved, if not enhanced, fabric and therefore significance. Along with present proposals, the Cock Tavern presents the same opportunity for enhanced use and therefore continued and considered maintenance, resulting in the overarching conservation of the property.



## 5.0 Proposals

- 5.1 Proposals comprise the change of use of upper floors and conversion of the attic space to result in eight residential units (2 x 1 bed; 4 x 2 bed; 2 x 3 bed), with the retention of public house use at ground floor and ancillary space at basement level, the latter to provide meeting space and kitchen facilities. A new three-storey extension would be constructed to the rear and dormer windows installed at roof level.
- 5.2 Importantly, external impacts are more generally limited to nine dormer windows installed into south-east and south-west facing roof slopes - already a common feature across the wider designation - and the three-storey rear extension set into the return on the north side of the structure, infilling first and second floor levels over an existing footprint that describes a small storage yard and one-storey structure.
- 5.3 Whilst necessary to successful conversion of the attic, dormer windows are felt to be easily assimilated into the wider designation by virtue of these proving already common features across the listed building. These reflect those already present on Walker House. The rear extension assists conversion via the provision of adjunct space, in turn allowing the creation of successfully habitable interiors and some degree of external space for inhabitants via a roof terrace.
- 5.4 Significantly, this extension is considered of a visually low impact as a result of i) its essentially subsidiary nature following the line of the existing second floor parapet (i.e. one storey lower than the roof's ridge); ii) its reflection of the existing palette of materials and, iii) its visually obscure location. For the sake of authenticity, this would however, be presented as a clearly contemporary addition, this being principally legible by virtue of its use of aluminium windows and corner window running around its north-eastern and north-western elevations.
- 5.5 Internally, first and second floor levels can be seen to be already much subdivided for accommodation and impacted upon otherwise as part of fireproofing measures, with associated impacts upon historic fabric. As with the general exterior of the building, these levels may therefore be seen to be much eroded and to have undergone much loss. Proposals at these levels are straightforward enhancements, rendering independent living spaces more habitable in terms of contemporary standards.
- 5.6 Each residential unit would be self-contained in contrast to inadequate existing shared kitchens and W/Cs. Toward the centre of the building a new staircase will be necessary from second floor to the newly implemented third floor/attic

level (a temporary stair ladder presently accesses this level in any case). The existing plan form and layout would be retained as far as such enhancements practicably allow and where possible existing interior walls will be retained.

- 5.7 As such, the stair occupying the north-west edge of the building's footprint would be retained, as would associated, principal hallways leading off these stairways to access individual spaces at first and second floor levels. Only minor alterations would be effected at ground floor level. That area occupied by the rear yard would become a refuse and cycle store with an associated door opening being implemented in the north wall and onto the access road leading to Walker House courtyard.
- 5.8 Whilst the existing stair from the rear of the bar area to first floor is proposed to be removed – thus rendering the stair from Chalton Street the principal access to the residential units above the public house – the bar area itself will undergo numerous enhancements to its surviving original and/or demonstrably historic fabric. External elevations will also benefit from extensive restoration and repair. Principally, the ground floor elevations to the pub-front would be restored and the banded rustication reinstated to each pier. The roughcast render finish will be cleaned and repaired where blown and repainted.
- 5.9 Whilst the pub frontage or surround is original, the signage is not. Beading to the fascia will be removed, whilst the hanging signage at high level and to ground floor piers will be removed and the elevations made good and painted. Clutter will be further tidied via the relocation of surface wiring and replacement of spotlighting. Pub-front window frames will be stripped, repaired and repainted, as will sashes at first and second floor. New dormers will be clad in zinc with painted timber casements to match neighbouring dormers. Two windows lighting the stair landings instated into the north-west elevation at first and second floors will replicate existing windows on the north-east elevation by adopting timber sash forms.
- 5.10 Proposals are principally a matter of more intensive use. Via the more efficient use of present space, this results in a more formal diversification of the existing building and its interior that will assist in both the continued use of the ground floor as a community facility and, in the long-term, more committed use and maintenance of the listed building. More immediate benefits would accrue from the implementation of proposals via the initial repair and restoration of both the external envelope and interior space of the public house. In sum, it is considered that proposals would enable the more considered use and therefore more stable future conservation of the heritage asset.

## 6.0 Summary

- 6.1 Historically, the area can be interpreted as one in which the need to remedy social and associated environmental degradation was experienced early in the area's evolution, with successive phases of regenerative development being implemented there. The Ossulston Estate is a particularly innovative example, referencing established European models, whilst nevertheless assimilating more home-grown, traditional Georgian references. The Cock Tavern is particularly referential in this regard assuming a far more historicist appearance than the residential quarters of its host structure.
- 6.2 Whilst merely a small, component part of a much wider context of early twentieth century slum clearance and regeneration, it is also merely a small, component part of a much wider designation. In turn, the Cock Tavern may therefore be seen to be of commensurately lower importance in terms of both its intrinsic design value, and in terms of its relationship with the larger southern block of Walker House. This lack of relative importance can be seen to extend to its relationship with the wider Ossulston Estate, particularly when considered in comparison to its most obvious counterpart, the similarly Grade II listed Somers Town Coffee House.
- 6.3 The existing status and consequent proposals for the Cock Tavern present an opportunity for intensified yet enhanced use of the listed building; and therefore continued and considered maintenance of the heritage asset, resulting in the overarching conservation of the property in the long-term. More immediate benefits in the form of works of restoration and repair would obviously assist with such objectives via the physical stabilisation of existing fabric and the visual enhancement of this so that its proposed diversification may be ultimately successful.

## 7.0 Sources

CHERRY, B., PEVSNER, N, 1999, *The Buildings of England – London 4: North*, Penguin, London

### *Documents (London Metropolitan Archives)*

GLC/AR/CON/06/061246 – Ossulston Estate; Saint Pancras MetB: Building Act case file

GLC/MA/SC/03/1431 – Housing Act 1957; Clearance Areas: File No7156

LCC/AR/CON/02/2158 – Block One superstructure: Ossulston Street Houses Saint Pancras METB J E Billings and Co LTD

LCC/AR/03/036/001-006 – Ossulston Estate Charlton Street NW1

### *Photographs (London Metropolitan Archives)*

SC/PHL/01/336-56/A3739 – Ossulston Street Area 65-75 Chalton Street

SC/PHL/02/0841-30 – Ossulston estate foundations Walker House

SC/PHL/02/0841-40 – Ossulston Estate from Phoenix Street

SC/PHL/02/0841-43

SC/PHL/02/0841-A6849 – Walker House from North East

SC/PHL/02/0841-A6496 – Walker House south elevation Cock Tavern in corner (06/03/1930)

SC/PHL/02/0841-A5328 – From corner of Phoenix Street (Feb 1929)

SC/PHL/02/0841-A5689 – General view from Corner of Phoenix Street and Clarendon Square (Cock Tavern) (05/02/1929)

SC/PHL/0734/7 – Slum property cleared for Ossulston Estate

SC/PHL/0734/27 - Eastnor Place: Ossulston Estate Area before clearance

SC/PHL/0734/28 - Equity Buildings, Ossulston Street: looking north, Ossulston Estate Area before clearance

1856/Miss S Howland/../../Post Office Directory \*\*\*\*

1869/Thos A Howland/../../Post Office Directory \*\*\*\*

1881/Frank Howland/Licensed Victualler/22/Hardwick, Buckingham/Census \*\*\*\*

1881/Elizabeth Howland/Sister, Farmers Daughter/23/St Pancras, Middlesex/Census

1881/William Fleet/Barman/24/Weedon, Buckingham/Census

1881/William Tuck/Barman/20/Wooton Bassett, Wiltshire/Census

1881/William Taylor/Barman/25/Gosberton, Lincoln/Census

1881/William Jackson/Potman/16/Hereford/Census

1881/Charlotte Truman/General Domestic, Widow/52/Compton, Devon/Census

1882/Frank Howland/../../Post Office Directory \*\*\*\*

1884/Frank Howland/../../Post Office Directory \*\*\*\*

1891/Frank Howland/../../Post Office Directory \*\*\*\*

1899/Bertram William Taylor/../../Post Office Directory \*\*\*\*

1910/Ernest Wm Bond/../../Post Office Directory \*\*\*\*

1915/Wm Claude Chatty/../../Post Office Directory \*\*\*\*

1921/Wm Claude Chatty/../../Post Office Directory \*\*\*\*

1934/Wm Chatty/././././Kellys Directory \*\*\*\*

1938/Lawrence E Bryer/././././Post Office Directory \*\*\*\*

1944/Mrs M Bryer/././././Post Office Directory \*\*\*\*

## Appendix 1: List Description

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name: WALKER HOUSE SOUTHERN BLOCK INCLUDING THE COCK TAVERN PUBLIC HOUSE**

**List Entry Number: 1139058**

### Location

WALKER HOUSE SOUTHERN BLOCK INCLUDING THE COCK TAVERN PUBLIC HOUSE, PHEONIX ROAD

The building may lie within the boundary of more than one authority.

**County:** Greater London Authority

**District:** Camden

**District Type:** London Borough

**Parish:**

**National Park: Not applicable to this List entry.**

**Grade: II**

**Date first listed: 13-Dec-1996**

**Date of most recent amendment: Not applicable to this List entry.**

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## Legacy System Information

The contents of this record have been generated from a legacy data system.

**Legacy System: LBS**

**UID: 477767**

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## Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

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## List Entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

CAMDEN

TQ2983SE PHOENIX ROAD  
798-1/84/1313 (North side)  
13/12/96 Walker House southern block  
including The Cock Tavern Public  
House

GV II

Block of council flats and attached public house forming part of the Ossulston Estate. 1929-30. To designs of the LCC Architects' Department under G Topham Forrest. Load-bearing brickwork rendered with coloured roughcast, ground floor channelled to appear as stone; reinforced concrete balconies. Hipped pantiled roofs with dormers and tall chimney-stacks. EXTERIOR: flats: 5 storeys, attics and basement. Long range of flats with central round-arched entrance with voussoirs and keystone. Slightly recessed sashes with exposed boxing. Parapet.



Public house: 3 storey and cellars. 4 windows and 6-window return to Chalton Street. Similar style. Public house frontage of transom and mullion windows with plate glass between pillars; main entrance on chamfered ground floor angle. INTERIORS: not inspected. This complex forms a group with Chamberlain House, Phoenix Road (qv) and Levita House, Ossulston Street including the Somers Town Coffee House (qv). HISTORICAL NOTE: despite policy to house as many Londoners as possible on outlying cottage estates pressure of waiting lists and urgency of slum clearance forced Cecil Levita, Chairman of the LCC Housing Committee to review the situation. The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates. It was influenced in particular by Viennese housing models and was innovative in terms of layout and elevation.

Listing NGR: TQ2971683016

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## Selected Sources

Legacy Record - This information may be included in the List Entry Details.

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## Map

**National Grid Reference: TQ 29716 83016**

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1139058.pdf](#)



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