

# 42 PHOENIX ROAD

HERITAGE STATEMENT



**Geoff Noble Heritage + Urban Design**

October 2015



# 42 Phoenix Road NW1 1TA Heritage Assessment



Geoff Noble Heritage + Urban Design  
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## 1 Purpose of this Assessment

This report is submitted in support of a planning application by the Findlay Estate Co Ltd for redevelopment at 42 Phoenix Road.

42 Phoenix Road is on Camden's Local List of buildings of interest, which was adopted by the Council in January 2015. This report examines the architectural and historic significance of the existing building at 42 Phoenix Road and considers its relationship with designated heritage assets nearby. The condition of the building is described, noting later alterations and repairs.

The report considers the architectural qualities of the proposed development as a replacement for the locally listed building, and assesses its expected contribution to the street scene.

The site is not in a conservation area, but it is adjacent to the Grade II listed Chamberlain House, one of a complex of listed buildings on the interwar Ossulston Estate. This report assesses the impact of the proposed development on the setting of the listed buildings and assesses the effect on their significance.

## 2 Authorship and approach

This assessment has been prepared in line with best practice from Historic England (formerly English Heritage) on assessing the significance of historic places, including *Conservation Principles* (2008) and *The Setting of Heritage Assets* (2015). It has been prepared by Geoff Noble MRTPI IHBC. The author is familiar with the locality, having been the principal contributor to the Euston Historic Area Assessment (Camden Council and GLA, 2013), submitted as part of the evidence base for the new Euston Plan.

The National Planning Policy Framework (NPPF) defines a heritage asset as follows:

*Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).<sup>1</sup>*

42 Phoenix Road is on Camden Council's Local List of buildings of interest. Accordingly for the purposes of this report it is treated as a non-designated heritage asset and the proposal for demolition and replacement is tested against national and local policy.

The NPPF paragraph 135 addresses the effect of development:

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications*

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<sup>1</sup> NPPF definition Annex 2

*that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

This report is intended to assist the planning authority in reaching that balanced judgment.

### 3 Summary of findings

42 Phoenix Road appears on Camden's newly adopted Local List, but the reasons for its inclusion are not obvious. The building does not appear to meet Camden Council's principles of selection, which call for a minimum of two from six specified criteria to be met. At least one of these must be architectural or historic significance, supported as appropriate by townscape or social considerations.

42 Phoenix Road is a well-scaled interwar building. The choice of a warm grey brick, the lightness of the neo-Regency fenestration and the way the corner turns with Chalton Street are its best assets. By contrast, the rear elevation (conspicuous from the passageway and neighbouring properties) is workaday, with cheap materials and no attempt at unified composition. The building's architect, if indeed there was one, is not known. Taken overall, the **architectural merit** of the original building is unexceptional.

Furthermore, the building has not been preserved intact and has suffered from various alterations and accretions that disfigure its appearance, especially at roof level. The patina of age is diminished by some crude repairs and insensitive repointing.

The interior of the building is plain and functional.

The **historic interest** of the building is modest. It was built in 1931 as a nursery and day centre, one of several in the area, and remained in a similar use up to 1992 but there are no recorded associations with well-known people or events. Its original setting has been changed to the front and rear, most radically in 1972-6 when Camden Council redeveloped the north side of Phoenix Road for the Oakshott Court housing. The claimed social interest of the building is unexplained in the local list entry.

The building does not have any group value with its disparate neighbours, including its earlier neighbours, the listed Ossulston Estate or the locally listed Maria Fidelis School.

The building is of townscape significance, in that it is big enough to have some presence on the corner of Chalton Street, and the detail that survives provides some visual interest. Such qualities could readily be reproduced by a contemporary building of stature and enhanced by creating a more active corner frontage.

The Design and Access Statement records the comprehensive effort that has been made to find a way of refurbishing the building and extending its life. Several options have been investigated, including various degrees of extension to offset the cost of renewal. It has not proved financially viable to do this without sacrificing the very qualities that prompted its local listing.

The proposed replacement building will offer a much higher standard of accommodation to its users and be accessible to all, including users of the ground floor community facility. The building will engage much more positively with both Chalton Street and Phoenix Road, providing an active frontage and greater architectural presence. The architectural refinement of the proposed building is exemplary, by an award-winning practice noted for its skill in designing in context.

The scale and massing of the building together with the careful selection of materials will ensure that the new building fits in with its surroundings immediately. It is much more modest in scale than the newly completed Crick Institute (on the opposite side of the Ossulston Estate) but of sufficient size to have a positive and complementary relationship with its historic neighbours. The overall effect of the new development will be to enhance the setting of the Ossulston Estate, ensuring that its significance is preserved.



## 4 Historical overview

London grew rapidly after the mid-18<sup>th</sup> century. Until then, the parish of St Pancras was mostly common land and pasture. The first impetus for growth came in the form of the New Road (today Marylebone Road and Euston Road), which was constructed from 1756 onwards as an early bypass to relieve the congested city streets.

Very quickly this initiative prompted the main landowners in Bloomsbury, including the Bedford, Portman and Fitzroy estates, to spread their developments to the north of the New Road. The most significant early project was the development of the Polygon, a tight ring of villas that faced outwards from within a square. This remarkable scheme by Jacob Leroux was on leased from Lord Somers from his Brill Farm, resulting in the name of Somers Town. The Polygon stood on the north side of Phoenix Road (then the south side of Clarendon Square), directly opposite the proposal site.

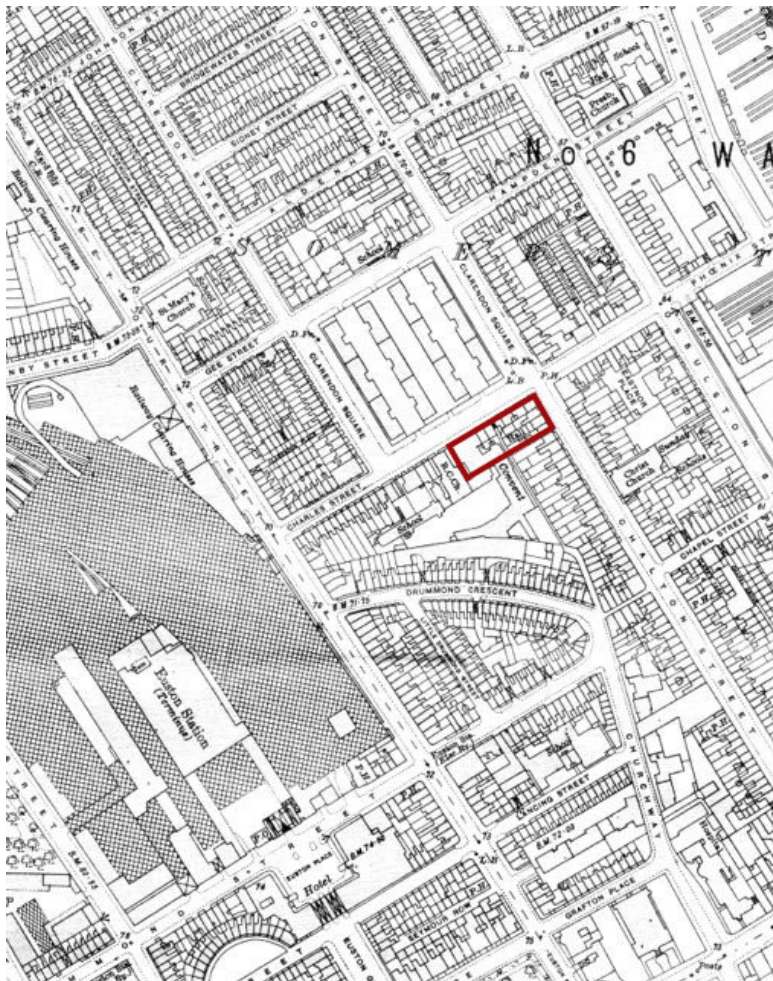


Richard Horwood 1819

Further spurs to growth came in the form of Regents Park, to the west of the Euston area, and what eventually became the Grand Union Canal. Euston Square was laid out in 1827 and was subsequently transformed by the opening of Euston Station (1837), followed by stations built by rival companies at St Pancras and Kings Cross. In 1860 the Metropolitan Railway was created, running beneath the New Road from Paddington to Farringdon. The Euston area was soon densely developed with housing and industry.

In 1875 the Midland Railway acquired further land on Euston Road to build their Somers Town goods depot. The demolition of homes in the area resulted in the Polygon being replaced by narrow rows of tenements. Subsequent overcrowding and poorly ventilated homes led to slum conditions around the north London stations, the worst of which was Somers Town itself.

By the end of the First World War the housing stock was in a critical state, prompting early clearance and rebuilding. Across the capital as a whole the London County Council was the most active player, but in Somers Town the lead was taken by the pioneering St Pancras House Improvement Society. The Society founded in 1924 by a charismatic young priest, Father Basil Jellicoe. The Society's first new flats opened in 1928 in Drummond Street.



Ordnance Survey 1913



The most prominent and radical development was the Ossulston Estate between Ossulston Street and Chalton Street, built by the LCC from 1927-30 as a radical, Viennese-influenced prototype for council housing with internal courtyards and community facilities, including a coffee house. This outstanding project was the LCC's housing flagship, although it was not repeated elsewhere and the authority went back to its more conventional rear deck access estates shortly afterwards.

During the interwar period the Borough of St Pancras supported several children's nurseries including The Margaret Club and Day Nursery at Clarendon Square (now 42 Phoenix Road), which opened in 1931 for fatherless children, having moved there from Amphthill Square. The new building was constructed with a grant from the Department of Health and thereafter the St Pancras Borough supported the running expenses.



LCC Bomb damage map 1945

During the Second World War London's railway stations were a prime target for enemy bombardment and the Euston area suffered badly. The Margaret Day nursery escaped damage but many of its neighbours were destroyed or damaged beyond repair, including Christ Church (east side of Chalton Street) and parts of the Ossulston Estate. It is not recorded whether the nursery remained open throughout the war, but it seems likely.

By 1994 the principal new occupants were the Hopscotch Bangali Womens Centre, which took their name from the Hopscotch Club founded locally in 1943 to offer activities for orphaned and homeless children.

The passage that runs to the west of the site is of historic interest as is on the line of Clarendon Grove, an alley that ran out of Clarendon Square and was once lined with houses and workshops, including piano makers.

## 5 Building description

Stylistically 42 Phoenix Road is a conservative building, ignoring the architectural and planning innovations of the adjacent Ossulston Estate. The building is conventionally constructed in load bearing brick with cast in-situ concrete floors. The Phoenix Road façade is almost symmetrical; eleven bays wide and some five storeys tall, including an attic storey and half-basement. The brick at the front is a familiar grey brick favoured in many LCC estates of the time, and laid in Flemish bond. This gives way at the rear to a purely functional and cheaper red Fletton-type brick.





The windows on the Phoenix Street and the return elevation on Chalton Street are factory-produced steel windows by Crittall or similar and include double height oriel windows. Matching galvanised units (post-1957) have replaced a noticeable number of windows, suggesting early corrosion or installation problems. The uppermost windows are modern uPVC windows. Some of the brickwork has been replaced or repointed, not always with skill or sympathy.



The building has not been preserved intact and has suffered from various alterations and accretions that disfigure its appearance, especially at roof level. Crude repairs and insensitive repointing in some places diminish the patina of age.



Records from the Medical Officer of Health for the Borough of St Pancras reveal that in 1936 the number of children accommodated in the nursery was increased from 60 to 100. The first alterations to the roof terrace may date from this period, but no attempt was made to preserve the architectural design and the result is awkward from the front and rear.



The interior of the building is plain and functional.



## 6 Assessment of architectural and historic interest

English Heritage's Conservation Principles Significance is the sum of four heritage values – evidential, historical, aesthetic and communal.

- **Evidential value** – there is nothing in the building or the site that is thought likely to yield information about twentieth century nurseries or childcare. The building's function was commonplace and there were numerous other nurseries in the locality. The site is not of any known archaeological interest and the basements would have destroyed any below-ground deposits.
- **Historical value** – the building is not the first, or probably even the second, building to occupy the site. Unlike its neighbours, it does not offer any evidence of a phase of Somers Town's history. There are no known associations with a locally important person, family or group, or with any historic event or movement. The nursery was already established by the time it moved to Phoenix Road. The setting of the original building changed dramatically in the 1970s when Camden Council redeveloped the site opposite for housing.
- **Aesthetic value** – the neo-Regency motifs used in the building have a certain period charm but they do not demonstrate any originality or scholarly understanding, nor do they relate meaningfully to the internal plan form or organisation. They are essentially superficial decorative elements. The heavy-handed, block-like form of the top floor above the stringcourse is regrettable. The patina of age of the grey brickwork has an appeal but it has been undermined by poor quality alterations, extensions and repairs.
- **Communal value** – the building has been in public use for many years so there may be some associative value with the residential properties that still survive nearby. This however has not been revealed in local consultation or in our archival or online researches.

### Camden's local list

The purpose of the list is to identify historic buildings and features that are valued by the local community and that help to give Camden its distinctive identity. Camden's local list was adopted in January 2015 following public consultation; eight assets were removed from the list, on the basis that their sites are allocated for development. This included the nearby Drummond Crescent. The list is intended to be fluid, allowing buildings to be added or removed as required.

42 Phoenix Road is included on Camden's local list for its architectural, townscape and social significance.

The list entry for 42 Phoenix Road is short, being confined to a verbatim quotation of the entry in the Buildings of England volume London 4: North:



*Opened in 1931 as the Margaret Club and Day Nursery for mothers and children; well detailed in a free Regency style, with tall thin canted oriel windows with swept roofs, and arched ground floor windows.*

No evidence is presented to show how the building, given its much altered appearance and notional historic interest, meets the minimum selection criteria. No internal inspection was made. It would seem a marginal candidate at best.

No claim is made for any historic interest for 42 Phoenix Road. The Local List criteria states that “historic significance” includes assets that

- a) demonstrate rare evidence of a particular phase or period of the area’s history and/or*
  - b) are associated with a locally important historic person, family or group and/or*
  - c) are associated with a notable local historic event or movement.*
- Nominations under this criteria should retain physical attributes which are of key importance to their historical significance.*

In discussion with Camden’s officers, following a site visit on 5 November 2014, it was agreed that the interior, upper floors and rear of the building did not contribute to its local interest and to some extent harmed it. Officers concurred that the only fabric worth retaining was that of the Chalton Street and Phoenix Road facades, at ground and first floor level. This included the original and replica fenestration in these areas.

## 7 Other heritage assets nearby

The building is not in a conservation area and development on the site would have no effect on any conservation areas in the locality. Demolition and redevelopment could however have an effect, either harmful or beneficial, on the setting of the Ossulston Estate on Chalton Street, which is listed Grade II. This is examined further below.

Maria Fidelis RC Convent School at 34 Phoenix Road is on Camden’s local list, for its architectural, townscape and social significance.

Statutory List descriptions are included at Appendix A.

The site is within the background of the Blackheath Panorama, as defined in the Mayor of London’s *London View Management Framework 2012*. The proposed development will not be seen from this position and the viewer’s ability to recognise and appreciate St Paul’s Cathedral will be unaffected.

## 8 The retention option

The status of the existing building on the Local List has prompted the applicants and their architects to avoid demolition and investigate, systematically and comprehensively, all possibilities of modernising the structure to extend its life. Comparable projects suggested by Camden's officers, including rebuilding behind façades, have been examined to see if any experience could be transferred.

The outcome of these studies is set out in detail in the Design and Access Statement. They prove conclusively that there is no financially viable model that could bring the building up to modern standards (in particular disabled access) without a very substantial degree of reconstruction, including additional floors. Furthermore, to meet current building regulations, the original windows could not be retained or convincingly reproduced, resulting in a further loss of integrity.

The outcome of this work would be that the alteration would unavoidably sacrifice the very qualities that prompted the local listing. The inescapable conclusion is that if the building is to be accessible to all and with a new lease of life as a community asset, demolition and redevelopment is unavoidable.

## 9 The new building

Unlike the newly completed Crick Institute, a building of very substantial bulk, height and presence, the proposed building takes a more modest approach to the street scene, befitting its more private purpose.

The architectural and historic context of the area has been a main driver for the height, form and architectural expression of the new building. It also includes references to the existing building in its selection of materials, vertical and horizontal rhythms, and aims to emulate the lightness of touch that the original building once had. However, in townscape terms it significantly enhances the street by introducing a coherent roofline with a regular rhythm, and by animating the street corner with an appropriate public use.

The design rationale is set out in full in the Design and Access Statement but the following observations can be made about the characteristics that will support the townscape:

- **building line** The property frontage aligns with its neighbours on Phoenix Road, maintaining the building line established in the 19<sup>th</sup> century. This historic pattern is also preserved on Chalton Street
- **height, bulk and massing** The height of the building, at ground plus five storeys, is very close to that of the with the Ossulston Estate, with the parapet and ridge at a comparable level. The simple rectilinear form of the building echoes the Estate and also the London County Council flats to the south, on Chalton Street.
- **façade treatment** The style of the building is unmistakably contemporary but it also has a strong family relationship with the facades of its neighbours, with a simple rhythm of openings and a similar proportion of solid to void.
- **silhouette and roofline** The chimneys on the interwar estates are a notable eyecatcher in the townscape. Slender shafts at roof level on the proposed development
- **materiality** London stock brick is used, not just for the principal street elevations but wrapping round to the more private (but still visible) courtyard elevation. The windows are in slender metal sections that echo the neo-Regency detailing of the existing building. The roof covering will be in sheet metal to an agreed colour and form.

## 10 Conclusion

This report has demonstrated that beyond its contribution to the townscape, the heritage significance of 42 Phoenix Road is low. It is not a work by a known designer or builder, it has no evident historic associations and compared with many buildings in Euston and Bloomsbury, is relatively recent. Furthermore, it has been substantially degraded by alterations and additions, which have reduced its aesthetic appeal to two parts of the street elevations.

The NPPF test for proposals for the demolition of non-designated heritage assets is a lesser test than that required for listed buildings, where substantial harm or loss is considered to be “exceptional” (or in the case of grade I or II\* buildings, “wholly exceptional”). In the words of the NPPF (para 132) “The more important the (*designated heritage*) asset, greater the weight

should be". The presumption in favour of retaining a non-designated heritage asset cannot therefore be overwhelming.

The local authority rightly expects to see evidence that the building cannot viably be retained in its present form. That has been demonstrated elsewhere in this submission. The authority will need to be satisfied that the proposed building will be of merit, and a worthy neighbour to the Ossulston Estate. Allies and Morrison Architects have thirty years' experience of designing in context and have repeatedly demonstrated their ability in this regard. More particularly, the new building at 42 Phoenix Road will have all the architectural virtues of the existing building, whilst also engaging much more positively with the corner, having an active frontage that will provide surveillance on the street. It will be fully accessible to all. By virtue of its scale, position and architectural interest, the development will enhance the setting of the grade II Chamberlain House and be part of a worthy sequence of buildings along Phoenix Road that culminates in the Crick Institute and the flank of St Pancras Station.

## Camden Local Plan Core Strategy

### **CS14 - Promoting high quality places and conserving our 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 conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

## Development Policies

### **Policy DP25 - Conserving Camden's heritage**

#### **Conservation areas**

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

#### **Listed buildings**

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building.

### **Archaeology**

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

### **Other heritage assets**

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

## **Camden Local List**

Local authorities are not required to make lists of buildings or assets of local heritage significance. They are however encouraged to do so and they can play a useful role in the development process.

Camden's Local List was published for consultation in Autumn 2013 and adopted in January 2015. The list is intended to be fluid and readily updateable.

Camden Planning Guidance CPG1 (Design) revised September 2014 includes policies for identifying and retaining buildings of local interest (non-designated heritage assets).

### **LOCAL LIST CRITERIA**

**To be considered for inclusion on Camden's Local List nominations should satisfy a minimum of two criteria with at least one being either criteria 1 or 2.**

**Criteria 1 - Architectural significance** this includes assets that;

a) demonstrate distinctive artistic, craftsmanship, design or landscaping qualities of merit (e.g. form, layout, proportions, materials, decoration);

and/or

b) are attributed to a locally known, architect, designer, gardener or craftsman and demonstrates quality of design, execution, and innovation.

and/or

c) exemplify a rare type or function which survives in anything like its original condition and form.

**Criteria 2 - Historical Significance** this includes assets that

a) demonstrate rare evidence of a particular phase or period of the area's history; and/or

b) are associated with a locally important historic person, family or group; and/or

c) are associated with a notable local historic event or movement;

Nominations under this criteria should retain physical attributes which are of key importance to their historical significance.

**Criteria 3 - Townscape Significance** this includes assets which play a key part in supporting the distinctive character of the local neighbourhood either as a landmark, for their aesthetic qualities, through promoting collective identity or group value.

**Criteria 4 - Social Significance** this includes assets that

a) are associated with distinctive communal, commemorative, symbolic or spiritual significance; and/or

b) are associated with locally distinctive cultural heritage, such as art, literature, music or film

which have support from and are valued by a wider community or society. Nominations under this criteria should retain physical attributes which are of key importance to their social significance.

## RELEVANT LOCAL LIST ENTRIES

### 42 Phoenix Road

Architectural, Townscape and Social Significance

Opened in 1931 as the Margaret Club and Day Nursery for mothers and children; well detailed in a free Regency style, with tall thin canted oriel windows with swept roofs, and arched ground floor windows.<sup>2</sup>

### Maria Fidelis RC Convent School, 34 Phoenix Road

Architectural and Townscape Significance

Late 19th century school built to house the convent school founded in the 1830s by Abbe Carron who ministered to French exiles in the Somerstown area and opened several schools. Main school building four storey plus basement in red brick with elaborate terracotta door surround to the raised main entrance way. Adjoining is rendered mid 19th century former house (which originally formed one of several such houses on the south side of Clarendon Square, a traditional London Square occupied unusually in the centre by a circular housing development called the Polygon). Rusticated stucco to ground floor, round arched ground floor window openings and a small gable. The school provides a good quality survival of 19th century architecture in an area of substantial change.

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<sup>2</sup> The treatment of the front elevation of the building is mentioned by Bridget Cherry in the Buildings of England volume London 4: North, published in 1998:

*No 42 Phoenix Road, opened in 1931 as the Margaret Club and Day Nursery for mothers and children: nicely detailed in a free Regency style; canted oriels with swept roofs; arched ground-floor windows.*

## Appendix Two

### List Descriptions of nearby Statutory Listed Buildings

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.



TQ2982NE PHOENIX ROAD  
798-1/89/1312 (South side)



13/12/96

**Nos.44-58 (Even) Chamberlain House including shops**

GV II

Includes: Nos.86-100 Chamberlain House CHALTON STREET. Includes: Chamberlain House OSSULSTON STREET. Block of council flats, partly with shops at ground floor level, forming part of the Ossulston Estate; frontages to Phoenix Road, Ossulston Street and Chalton Street. 1927-9. To the designs of the LCC Architect's department under G Topham Forrest. Loadbearing brickwork rendered with roughcast, channelled to ground floor to appear as stone; reinforced concrete balconies. Pantiled hipped roofs with tall chimney-stacks. PLAN: courtyard plan with entrance from Phoenix Road.

EXTERIOR: Phoenix Road frontage of central entrance flanked by similar 2 storey and attic pavilion blocks having 3 tripartite sashes each and hipped roofs with dormers and overhanging eaves. To either side the row continues with 4 storey blocks having ground floor shops and tripartite sashes to upper floors; other street facades in similar style. Opposite entrance in courtyard the southern block has balconies designed to make the voids above them read as

holes punched in the building; central rectangles with a projecting corbelled balcony with shields to the top floor flanked by long rectangular voids grouped in 3s to each floor. Round-arched arcaded ground floor with central opening approached by curved steps. A similar design continues to the western bays.

INTERIORS: not inspected.

This complex forms a group with Levita House, Ossulston Street, (qv) and the southern block of Walker House, Phoenix Road including The Cock Tavern (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. The foundation stone of Chamberlain House was laid by Neville Chamberlain, then Minister of Health.

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