

## 5.11 Chalk Farm / Camden Town North

### Brief description

Chalk Farm is located at the western edge of this area which is defined to the north by Prince of Wales Road, to the east by Camden Road and to the south takes in land to the north of Camden Town underground station. The western edge of the area is defined by the mainline rail corridor out of Euston station.

The area is subdivided by infrastructure with three important routes through the Borough converging at Camden Town; Chalk Farm Road leading north-west and extending towards Belsize Park and Hampstead (this route splits at Chalk Farm to provide connections to Swiss Cottage), Kentish Town Road leading northwards and Camden Road north-east towards Finsbury Park. Rail infrastructure also impacts on the area with the mainline corridor to Euston a significant barrier to the west and the London Overground tracks passing overhead. The Regents Canal passes through Camden Town and is a further focus for activity.

The area is extremely diverse with parts of the historic street fabric retained in some areas but replaced in others by post-war estates laid out in a variety of forms that sometimes create additional barriers. Camden Town to the south is a vibrant and cosmopolitan town centre that draws people from across the city. The main routes leading to it, and in particular Chalk Farm Road, also provide focus and activity.



Figure 5.42: Chalk Farm / Camden Town North Context Analysis





Figure 5.43: Chalk Farm / Camden Town North Historic Plan 1862

### Historical development

In 1800 the area was open fields and change came about following the opening of the Regents Canals in 1820 and the Euston mainline in 1837. At one point Chalk Farm was considered as the terminus for this rail line but this was extended to Euston. An extensive goodsyard was however created at Chalk Farm. Through the 19th Century a grid of streets was constructed across the area. In places this appeared chaotic with the converging of numerous routes creating awkward shaped blocks.



Figure 5.44: Chalk Farm / Camden Town North Historic Plan 1890

The area has always had a cosmopolitan feel attracting Irish settlers in the 19th Century, and Greek Cypriot in the post-war period. Until the 1970's with the emergence of the Camden Markets the area was not considered fashionable and housing here was of a poorer quality than in many other parts of the Borough.

The area was heavily bombed in WWII and post war redevelopment has changed the structure in places. The goodsyard has been developed with a foodstore and housing.



### Public transport accessibility

The area benefits from good public transport accessibility and has a PTAL of 5-6a. There are three stations in the area Chalk Farm, Camden Town and Camden Road and frequent bus services.

### Socio-economic issues

The area is one of the most deprived in the Borough and ranks as:

- Within the 10% most deprived areas in respect of Index of Multiple Deprivation;
- Within the 10% most deprived areas in respect of crime and disorder;
- Within the 10% most deprived in respect of income deprivation and health and disability deprivation; and
- Within the 10-20% most deprived in respect of employment deprivation.

### Existing character

The areas character is mixed with remnants of the Victorian fabric sitting alongside early 20th Century and post-war estates.

The mixed nature of the area is also apparent along Chalk Farm Road and within Camden Town. A substantial portion of the main street is lined with Victorian buildings. These are modest in both scale and detail being much simpler and less elegantly detailed than in many areas of the Borough to either the north or south. Similarly Victorian homes in this area are amongst the smallest and most plain in the Borough.

The character of the areas residential estates varies and includes a number that are distinctive including the Ferdinand Street Estate (substantial early 20th Century blocks) and the recently refurbished Denton Estate (with buildings arranged in a hexagonal plan arrangement).

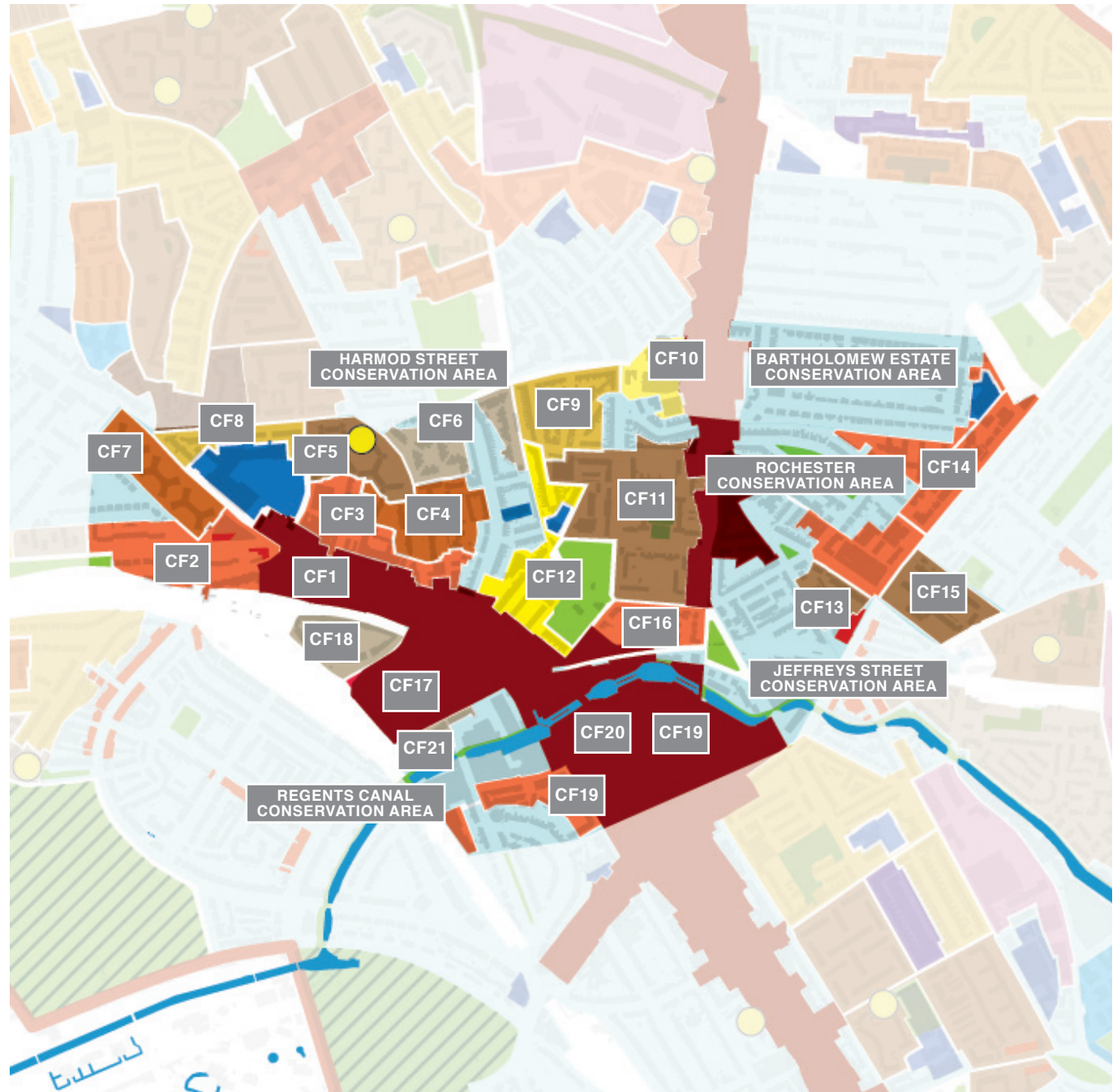


Figure 5.45: Chalk Farm / Camden Town North Character Areas



The southern portion of the area is distinctively different in character being composed of more urban mixed use blocks in Camden Town Centre and around the canal at Camden Lock.

### Identity

The main streets deliver a strong identity to the area; Chalk Farm Road as a Victorian High Street and Camden High Street and the adjacent Camden Lock and associated markets which have a draw and appeal that extends well beyond the area. Other notable buildings include the Roundhouse on Chalk Farm Road.

### Retaining character

The area includes a number of elements with distinctive character particularly within its centres. This character is derived in the main from the uses of the space however the built form allows this to happen.

### Opportunities for change

Camden Town is already experiencing change with several new buildings constructed within its cosmopolitan centre. There are further opportunities on sites on the main corridors into the centre notably Chalk Farm Road and Camden Road and sites immediately to the rear of these streets would benefit from new development. Some uses including a large footprint foodstore on the former goodsyard are incongruous and some post-war estates would benefit from remodeling.



From top left, clockwise:

Post-war development on Castle Street; Camden High Street; Denton Estate on Prince of Wales Road; development on Camden Road and Victorian properties on Grafton Crescent.

## CF1 - Chalk Farm Road

## Typology: HIGH STREETS

05



<b>Building type / age</b>	Victorian shops with residential or other use above. Some office buildings and vacant plots close to the station
<b>Scale and massing</b>	Typically 3 storey with upper floors set-back
<b>Street character / building interface</b>	Busy high street with active uses at ground floor and buildings fronting directly onto the street
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Generally attractive but some visual clutter from street furniture and mixed quality of shop fronts. Street trees add to character
<b>Opportunity for improvements</b>	<b>MEDIUM: Some potential infill development sites close to the station. Investment in shop fronts would enhance the street character</b>

## CF2 - Adelaide Road East

## Typology: MIXED RESIDENTIAL



<b>Building type / age</b>	Mix of types from flatted blocks to houses
<b>Scale and massing</b>	2-5 storeys
<b>Street character / building interface</b>	Positive frontages to most streets
<b>Interface with surrounding area</b>	Links southwards are constrained by the railway line
<b>Public realm character</b>	Narrow footways leading to a pedestrian only bridge across the railway tracks to Primrose Hill
<b>Opportunity for improvements</b>	<b>LOW</b>





### CF3 - Chalk Farm Road backlands

### Typology: MIXED USE



<b>Building type / age</b>	Mix of properties to rear of main street
<b>Scale and massing</b>	2-4 storey
<b>Street character / building interface</b>	Fragmented built form to the rear of main street with good frontage in some places but poor in others
<b>Interface with surrounding area</b>	Well connected with main street but east west movement disjointed
<b>Public realm character</b>	Generally narrow footways in minor streets. mature trees add to character in places
<b>Opportunity for improvements</b>	<b>MEDIUM: Some potential for infill</b>

### CF4 - Ferdinand Street Estate

### Typology: EARLY 20TH CENTURY APARTMENT BLOCKS



<b>Building type / age</b>	Early 20th Century flatted blocks
<b>Scale and massing</b>	8 storey blocks aligned north south
<b>Street character / building interface</b>	Blocks set within landscaped estate with mature trees and front the main streets
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Well landscaped courtyards between blocks and benefitting from mature trees
<b>Opportunity for improvements</b>	<b>LOW</b>



## CF5 - Denton Estate

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE

05



<b>Building type / age</b>	Post-war flatted estate, recently refurbished
<b>Scale and massing</b>	Interlinked 4 storey blocks with 18 storey tower
<b>Street character / building interface</b>	Buildings set within and enclose two landscaped courtyards. Poor frontage to surrounding streets
<b>Interface with surrounding area</b>	Distinctive built form within surrounding area and creates a barrier to movement through the immediate area
<b>Public realm character</b>	Blocks wrap around and enclose a series of courtyard spaces
<b>Opportunity for improvements</b>	<b>LOW: The estate has recently been refurbished</b>

## CF6 - Forge Place / Mutton Place / Chase Mews

## Typology: LATE 20TH CENTURY ESTATES



<b>Building type / age</b>	Late 20th Century brick built residential blocks
<b>Scale and massing</b>	4 storey blocks
<b>Street character / building interface</b>	Conventional streets replaced by a series of interconnected courtyards but front and back conflicts
<b>Interface with surrounding area</b>	Connections through the area are not legible and east west movement restricted to main streets
<b>Public realm character</b>	Blocks are arranged around a series of hard and soft landscaped courtyards. Mature trees add to the character
<b>Opportunity for improvements</b>	<b>LOW</b>





## CF7 - Eton Rise



## Typology: EARLY 20TH CENTURY APARTMENT BLOCKS

<b>Building type / age</b>	Early 20th Century flatted blocks
<b>Scale and massing</b>	6 storey blocks arranged in distinctive extended X form
<b>Street character / building interface</b>	Blocks set within landscaped estate with mature trees and enclose courtyard gardens
<b>Interface with surrounding area</b>	Blocks are a barrier to east west movement but are well connected with wider street network
<b>Public realm character</b>	Blocks set within a green landscaped setting with mature trees adding the character of the area
<b>Opportunity for improvements</b>	<b>LOW</b>

## CF8 - Prince of Wales Road West



## Typology: VICTORIAN TERRACES (LARGE)

<b>Building type / age</b>	Terrace of Victorian houses; eastern end listed
<b>Scale and massing</b>	3 storey with upper floors set-back
<b>Street character / building interface</b>	Properties front street and form a strong building line set back a short distance back from footway
<b>Interface with surrounding area</b>	Prince of Wales Road is a well connected street but connections southwards are restricted by School
<b>Public realm character</b>	Properties are set behind front gardens with brick walls providing the boundary treatment. A few street trees and planting in front gardens adds to character of street
<b>Opportunity for improvements</b>	<b>LOW: Resist loss of front gardens and introduce more street tree planting</b>





## CF9 - Grafton Crescent

## Typology: VICTORIAN TERRACES (LARGE)

05



<b>Building type / age</b>	Victorian terraced properties
<b>Scale and massing</b>	3 storey with additional upper floors set-back
<b>Street character / building interface</b>	Properties front street and form a strong building line set back a short distance back from footway
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Properties are set behind front gardens with brick walls providing the boundary treatment. A few street trees and planting in front gardens adds to character of street
<b>Opportunity for improvements</b>	<b>LOW: Resist loss of front gardens and introduce more street tree planting</b>

## CF10 - Prince of Wales Road East

## Typology: VICTORIAN MANSION BLOCKS



<b>Building type / age</b>	Victorian mansion blocks and institutional buildings
<b>Scale and massing</b>	Substantial 3-4 storey buildings
<b>Street character / building interface</b>	Buildings front the street and are located at the back of footway but few entrances
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Buildings are located at back of footway and so limited space for anything but footways. Mature trees add to street character
<b>Opportunity for improvements</b>	<b>LOW: Important to retain mature trees in any otherwise hard streetscape</b>



## CF11 - Castlehaven Road



## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE

<b>Building type / age</b>	Post-war flatted estates
<b>Scale and massing</b>	Typically 3- 4 storey but rising to 8 storeys in places
<b>Street character / building interface</b>	Residential blocks structured around a number of open courtyards. Some streets lack frontage
<b>Interface with surrounding area</b>	Varied built form and lack of a coherent public realm strategy makes the area feel fragmented
<b>Public realm character</b>	Wide streets and generous open courtyard areas within estates however spaces lack interest or amenity. Some mature trees but not many on Castlehaven Road
<b>Opportunity for improvements</b>	<b>MEDIUM: Investment required in public realm and there may be potential to address urban design weaknesses or for infill development</b>

## CF12 - Hartland Road



## Typology: VICTORIAN TERRACES (SMALL)

<b>Building type / age</b>	Smaller residential terraces - mostly Victorian
<b>Scale and massing</b>	Typically 2 storey with additional upper floors set-back
<b>Street character / building interface</b>	Quiet residential streets with properties providing positive frontage. Parking on street. Some properties with painted facades adding to character
<b>Interface with surrounding area</b>	Well connected with wider street network
<b>Public realm character</b>	Properties are set behind front gardens with brick walls providing the boundary treatment. Street trees and planting in front gardens adds to character of street
<b>Opportunity for improvements</b>	<b>LOW: Street tree planting recently introduced. Resist loss of front gardens</b>





## CF13 - Foster / Bernard Shaw Courts

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE

05



Building type / age	Post-war residential flatted estate
Scale and massing	4 storey linear blocks
Street character / building interface	Buildings set back from street behind railings and main access from internal courtyard
Interface with surrounding area	Well connected with wider street network
Public realm character	Grassed area either side of blocks but offers little amenity value. Street trees add to the character of the streets
Opportunity for improvements	<b>MEDIUM: Investment required in public realm and there may be potential to address urban design weaknesses</b>

## CF14 - Camden Road North

## Typology: MIXED USE



Building type / age	Mix of residential blocks mews houses and other uses
Scale and massing	2-4 storey
Street character / building interface	Fragmented frontage on approach into Camden Town. Mixed frontage condition on back streets
Interface with surrounding area	Fragmented area with undefined character on the approach into Camden. Network of connected streets
Public realm character	Public green space on Rochester Place junction but offering little amenity value. Very narrow footways on side streets and highway cobbled
Opportunity for improvements	<b>HIGH: Area is disjointed and offers potential for careful restructuring to improve the character and address urban design weaknesses</b>



## CF15 - Rochester Square

## Typology: POST-WAR ESTATES - MEDIUM/HIGH RISE



<b>Building type / age</b>	Post-war residential flatted estate
<b>Scale and massing</b>	6 storey blocks
<b>Street character / building interface</b>	Blocks set within landscaped estate with mature trees. Frontage to streets generally poor
<b>Interface with surrounding area</b>	Well connected with wider street network but railway line restricts movement southwards
<b>Public realm character</b>	Blocks set within grassed areas with mature trees. Boundary defined by a well maintained hedge and railings. Hard paved areas are however basic
<b>Opportunity for improvements</b>	<b>LOW: Potential for investment to enhance the public realm</b>

## CF16 - Hawley Road

## Typology: MIXED USE



<b>Building type / age</b>	Victorian homes and low grade employment
<b>Scale and massing</b>	Typically 2 storey with an additional upper floors set-back
<b>Street character / building interface</b>	Hawley Road frontage in poor condition and lack of frontage to access road to rear
<b>Interface with surrounding area</b>	Railway line creates a barrier to the south but close to Camden Town centre
<b>Public realm character</b>	Basic and lacking in investment. Some mature trees
<b>Opportunity for improvements</b>	<b>HIGH: A number of properties clearly earmarked for demolition and potential for redevelopment</b>





## CF17 - Morrisons Supermarket

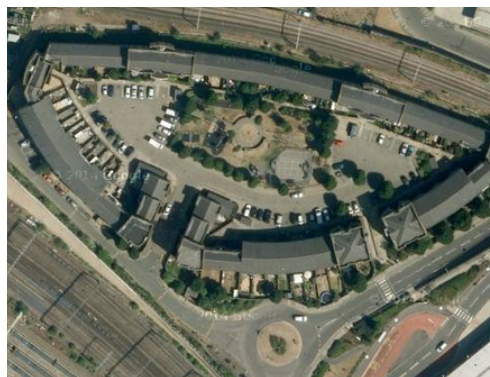
## Typology: BIG BOX RETAIL



<b>Building type / age</b>	Large foodstore with car park
<b>Scale and massing</b>	Large 'shed' within car park
<b>Street character / building interface</b>	Poor interface with surrounding area
<b>Interface with surrounding area</b>	Incongruous built form in this location and combined with rail tracks is a barrier to north south movement
<b>Public realm character</b>	Large surface car park and highway layout that is unattractive for walking or cycling
<b>Opportunity for improvements</b>	<b>MEDIUM: Potential to remodel and intensify to create a more urban model befitting of the wider area</b>

## CF18 - Juniper Crescent

## Typology: LATE 20TH CENTURY ESTATES

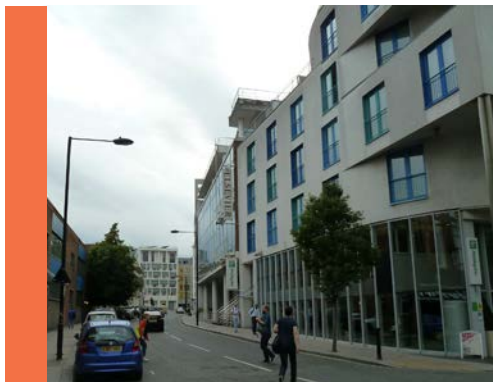


<b>Building type / age</b>	Late 20th Century residential scheme providing flats and town houses
<b>Scale and massing</b>	2-4 storey terraced houses and apartments
<b>Street character / building interface</b>	Gated scheme focused on an internal courtyard, presents rears to access road
<b>Interface with surrounding area</b>	Sandwiched between railway lines and poorly connected with wider area
<b>Public realm character</b>	Internally high quality public realm scheme but externally areas are bleak and lack overlooking
<b>Opportunity for improvements</b>	<b>LOW: Setting could be enhanced through changes on site CF17 and a subsequent less defensive interface</b>



## CF19 - Jamestown Road / Hawley Crescent

## Typology: MIXED USE



Building type / age	Mixed use street providing office and residential uses
Scale and massing	Varies from 2-6 storey
Street character / building interface	Active street with mixture of buildings of different eras style and grain providing active frontage to the street
Interface with surrounding area	Well connected with wider street network but north-south movement restricted by canal and adjacent buildings
Public realm character	Footways narrow and streetspace dominated by carriageway. Few street trees
Opportunity for improvements	<b>ALREADY HAPPENING: Significant development in this area in recent years and ongoing. Further investment in the public realm would benefit the area</b>

## CF20 - Camden High Street

## Typology: HIGH STREETS



Building type / age	Victorian shops with residential or other use above
Scale and massing	3-4 storey terraces of small properties
Street character / building interface	Busy street with active uses at ground floor and buildings fronting directly onto the street. Distinctive character through distinctive shop design
Interface with surrounding area	Well connected with wider street network
Public realm character	The area is one of the most vibrant parts of London with shops and people spilling out onto the footways
Opportunity for improvements	<b>LOW: Public realm improvements carried out recently to widen footways and reduce impact of traffic. Street trees also introduced</b>







Building type / age	Contemporary waterfront residential
Scale and massing	3-4 storey properties laid out as terracss
Street character / building interface	Buildings front shared surface streets and courtyards
Interface with surrounding area	Connected southward to Camden Town but railway lines and foodstore restrict movement in other directions
Public realm character	High quality public realm scheme using granite setts and stone paving however the are lacks soft landscape
Opportunity for improvements	<b>LOW: Potential to introduce more tree planting in the area</b>

