

Gentet, Matthias

From: Whittingham, Gideon
Sent: 07 August 2017 09:41
To: Planning
Subject: FW: Rochester Square 2016/7088/P
Attachments: Response.pdf

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From: CA Rochester [mailto:████████████████████]
Sent: 06 August 2017 15:26
To: Whittingham, Gideon <Gideon.Whittingham@camden.gov.uk>
Subject: Rochester Square 2016/7088/P

Dear Mr Whittingham,

I provide the attached historical submission in consultation on the Spiritualist Temple site.

It explains why the site has a different form from other mews along Camden Road; that there are significant underground water issues; and the important potential archaeological interest.

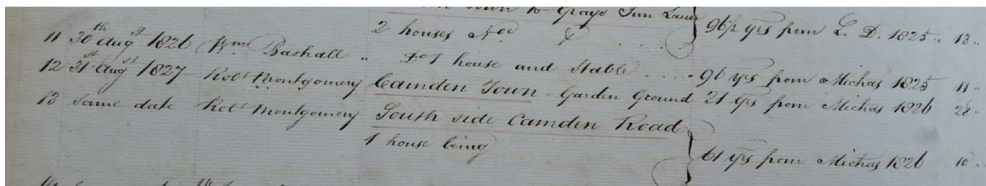
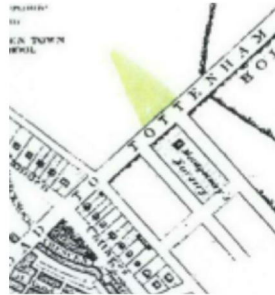
I hope all these issues can be taken up for consideration.

with thanks
Mark McCarthy

Supplementary history for Rochester Square

Montgomery's Nursery

The Marquis of Camden's 'New Road from Marylebone to Holloway' (Camden Road) was set out from 1824. Robert Montgomery took leases on land for a house (61 years) and for a nursery gardens (21 years) within the first side roads beyond Camden Cottages.



Montgomery's house was incorporated into the double-villa row of houses starting along Camden Road in the 1830s. It became 125 Camden Villas, and then renumbered 148 Camden Road. But rather than a mews, it retained rear garden access to both side roads and to the nursery, forming a 'T' shape of land.

In 1843-45 John Triggs took a lease to build villas on 'a new road south of Camden Road' (now the extension of Stratford Villas) as nos 1-14 Rochester Square, the south west side (demolished after the war and now part of the St Pancras Way Estate). In 1847 Montgomery's nursery ground lease finished, and he gave it up. Richard Richardson, one of the main developers of the Camden Estate at that time, took plots for houses on the north east and southwest sides of the two side roads, and built a 'Road through Rochester Square then called Victoria Terrace' across the nursery. Houses on Stratford Place (now Stratford Villas) formed the fourth side of the 'square', while the nursery continued

Bankrupt and Rent	Date	Names of Lessees	Premises, where situated	Term	Rent
1	17 th July 1849	Joseph Mitchell	Heart thro' Rochester Square called Victoria Terrace	98 years from Mich ^l 1848	10 -
2	20 th Sept 1849	Same	Same - 2 adjoining Houses	Same Term	10 -
3	29 th Nov ^r 1849	William Bishop	Stratford Place - 2 Houses	97 years from Mich ^l 1849	14 10 -
4	30 th Nov ^r 1849	Same	Saint Paul's Road - 2 Houses	Same Term	16 10 -
5	23 rd Jan ^y 1850	William Helmer Esq	Victoria Terrace - 4 Houses Nos 5, 6, 7 and 8	Same Term	49 -
6	24 th July 1850	James Robt Jefferson	4 Houses in Stratford Place	Same Term	10 -

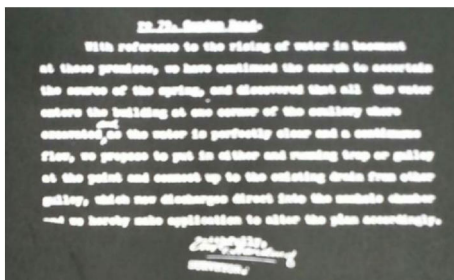
Post 1919

In 1919 and 1920 (the then) Lord Camden sold at auction the ground rents for much of the Camden Estate. It is probable that the land to the rear of 144-150 Camden Road was separated off at this time, since the Spiritualist Temple was built shortly afterwards.

Hydrology

Contrary to the BIA report, the north side of the Fleet has a spring line (similar to historic Spring Lane in Kentish Town).

A spring was reported to St Pancras Council during building works at 79 Camden Road (just opposite) in 1924;

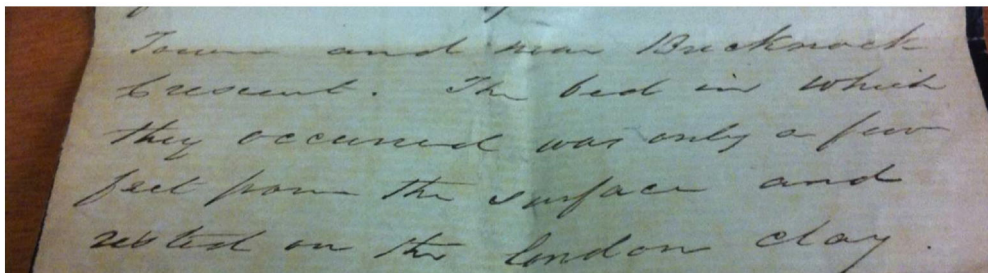


A branch of the Fleet is drawn towards Camden Road in and a disused well has been reported in a garden in Jeffreys Street (Streets of St Pancras, 2007).

Water was revealed overnight in the two 2017 site bore hole reports.

Palaeology

In 1857, collector NJ Wetherill sent a letter and some fossil fragments to the British Museum: these are now in the Natural History Museum. The fossils bones include Hippopotamus and Mammoth, from the Pleistocene (about 60 000 – 160 000 years ago) when Britain was much warmer. Wetherill's letter states that the fossils were 'found by workmen digging sewers on the side of the road leading from Holloway to Camden and near Brecknock Crescent' – ie now St Pancras Road at 128 Camden Road. They were 'only a few feet from the surface and rested on the London clay'.



The bore holes show a layer of soft clay 1-2 m. below the made ground with the more solid London clay beneath. It is shown in other bore holes in the area also (eg the Sainsbury's site in Camden Road). This layer is described by Wetherill containing the fossils.

Mark McCarthy

August 2017