

## GDA – HERITAGE STATEMENT

September 2020

11-15 King's Terrace  
London, NW1 0JP

### 1.0 Introduction

King's Terrace is within Camden Town Conservation Area and within Commercial Sub Area 1. The Conservation Area was designated on 11<sup>th</sup> November 1986 and extended in 1997 to include additional areas including Kings Terrace. The commercial sub area is built up around Camden High St, an ancient north-south route which developed into a wide shopping street running down to the busy junction at Mornington Crescent. The roads and terraces are set out in a grid pattern to the east and west of the main street, a pattern typical of 19<sup>th</sup> century development. The area has a highly urban character with strong building lines and limited open public space. The architecture displays a wide range of styles and developments from the last 200 years with modern buildings, extensions and adaptations incorporated amongst the historic fabric of the terraces which run parallel to the main street. The cobbled terraces are still largely in commercial use, however historical residential terraces remain alongside modern residential developments with increasing residential uses away from the main street. The overall character of the area is described as 19<sup>th</sup> century in appearance, with the terraces made up of mostly 2-3 storey predominantly brick buildings. The material palette of the conservation area also includes natural stone, stucco and coloured brickwork, alongside modern windows in varying materials and metal garage doors.

### 2.0 King's Terrace

King's Terrace is one of a series of mews which run north south, alongside Greenland Place and Pratt Mews which were part of the piano industry in the 19<sup>th</sup> century. The mews retain commercial uses alongside residential redevelopment. There is a greater tendency for alterations and more modern buildings in the terraces due to pressure for redevelopment in the late 19<sup>th</sup> century and throughout the 20<sup>th</sup> century, many remaining historic buildings have some level of alteration. The southern end of King's Terrace alone displays a wide variety of ages and styles of development. The aerial street view below shows the variation of the roof scape and the rhythm of the window, the buildings are more modern to the northern end of the terrace incorporating larger more commercial openings with the scale setting up to the end of the street (Figure 01.). The original terraces were built in the 1830s and good examples remain at the far end of King's Terrace including nos. 1,3,5 and 7 (Figure 03.). These are characterised as two storey brick terraces with a rhythm of entrance doors and windows, however some have had garage doors, modern window and mansard roof additions. Opposite the development site is no.8 King's Terrace, a 20<sup>th</sup> century residential development with five flats (Figure 04.) No. 17-21 had permission granted for a new mansard roof and residential use from first floor which has subsequently been implemented. Further development is taking place to add storeys to the end of the terrace at 90-93 Plender Street (Figure 06.). The northern section of Kings Terrace has been highlighted by the Conservation Area Appraisal as containing good examples of contextual modern architecture on the east side at no.28-42 (Figure 05.).



Figure 01. King's Terrace West Side



Figure 02. King's Terrace East Side



Figure 03. No.1-5 King's Terrace



Figure 04. No.8 King's Terrace



Figure 05. No.28-42 King's Terrace



Figure 06. Corner of Plender St and King's Terrace

### 3.0 11-13 and 15 Kings Terrace

No.11-13 is identified by Camden Council as a positive building within the conservation area. It is a dominant building set within the terrace houses and adds interest to the street elevation and roofscape. The front elevation is characterised by the timber arched windows above the entrance doors and the large central window. The building has an industrial characteristic with contrasts with the surrounding terrace houses. Historic mapping shows no.11-13 in its current footprint from 1914. Changes in the brickwork and window frame material and style suggest that the building was initially built as a single storey with the first floor and floor added as a later addition. The first storey steel windows and corrugated asbestos sheet roofing suggest the addition was undertaken in the mid-late 20<sup>th</sup> century. No. 15 is a neutral building within the conservation area. It is a terrace similar to the historic terraces at the southern end of King's Terrace but a slightly larger scale with modern openings at the ground floor, modern windows and a mansard roof.



Figure 07. No.11-13 King's Terrace



Figure 08. No.15 King's Terrace



Figure 09. No.11-13 King's Terrace Entrance Detail



Figure 10. No.11-13 King's Terrace Rear Elevation

Figure 11. King's Terrace Mapping



Current Aerial View



Camden Town Conservation Area Townscape Appraisal 2006



Extract from 1935 Map



Extract from 1914 Map



Extract from 1894 Map



Extract from 1875 Map