



# MURPHY'S YARD

AN APPLICATION BY FOLGATE ESTATES LIMITED

BUILT HERITAGE STATEMENT

JUNE 2021



FOLGATE  
ESTATES  
LIMITED

Studio  
Egret  
West  
SEW

dp9

TRIUM

ARUP

HOARE LEA (H.)

curtins

KM Development  
Consultancy

AVR  
LONDON

PETER  
STEWART  
CONSULTANCY

KANDA

Cast

stace

BURO HAPPOLD

ELEMENTA

rps

CMS

Volterra

SANDY BROWN  
ASSOCIATES

AD

arbeco

DS2

The  
Ecology Consultancy

HEDGE

IAN FARMER  
ASSOCIATES

Quod

AQA

CUSHMAN &  
WAKEFIELD

# BUILT HERITAGE STATEMENT

Murphy's Yard

JCH00837  
Murphy's Yard  
Folgate Estates Ltd  
June 2021

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# EXECUTIVE SUMMARY

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This Built Heritage Statement has been prepared by RPS Heritage on behalf of Folgate Estates to assess the proposed redevelopment of the Site at Murphy's Yard. The Site is shown outlined in red in Figure 2 and comprises land to the south of Gordon House Road bounded by railway lines to the east, west and south.

The Site is accessed from Highgate Road, located between Gospel Oak and Kentish Town in the London Borough of Camden (LBC). The Site is bound by train lines to the north, south and west. Contained within the red line boundary are two locally listed former train sheds, identified as part of 81a Highgate Road in LBC's local list. Most recently the warehouses have been used primarily for storage and vehicle maintenance. The Grade II listed Forum, a former cinema, and 5-7 Highgate Road are within the wider ownership of the applicant, however they are not included within the redline boundary. The Site does not lie within a conservation area.

A number of designated heritage assets lie within a 500m search radius of the Site, including the Grade II listed Forum, a former cinema, 1-7 Highgate Road and the Christ Apostolic Church located along Highgate Road.

There is a requirement under the National Planning Policy Framework (NPPF) for an applicant to describe the significance of designated and non-designated heritage assets that would be affected by development proposals, with consideration given to any contribution made by their settings to that significance. This report fulfils that requirement, before assessing the impact that the proposed development will have on the significance of the identified designated and non-designated heritage assets.

The application is made in outline, with the assessment of impact based on the maximum parameters (as illustrated by the plans and drawings submitted as part of the application) and has been informed by historic research, site walkover surveys and the production of Accurate Visual Representations.

The assessment is prepared in accordance with the relevant legislative and national, strategic and local planning policy and guidance. It meets the requirement of paragraph 189 of the NPPF to provide sufficient information to allow an understanding of the impacts of the proposed development on the significance of the relevant heritage assets.

This report forms the baseline assessment to the Built Heritage Environmental Statement Chapter and is an Appendix to the Environmental Statement.

Current proposals are for the retention, and in some cases alteration, of the existing locally listed buildings within the Site. The remaining buildings will be demolished with a range of commercial and residential buildings constructed.

This report has identified that the proposed development has the potential to affect the setting and significance of a single Grade I listed building, 10 Grade II listed buildings, 5 conservation areas, a single locally listed building and one other building that has been identified as a potential non-designated heritage asset.

The proposals comprise alterations and partial demolition of the locally listed buildings to provide a new long-term viable use. The development of the wider site will lead to changes to the settings of the other heritage assets.

The current proposals are in outline and it has been assessed that the proposed maximum parameters will result in medium adverse impacts to the significance of the locally listed sheds within the Site. In accordance with paragraph 197 of the NPPF, a balanced judgement should be made having regard to the scale of any harm or loss and the significance of the heritage asset.

The development also includes heritage benefits, which include the provision of new viable uses for the locally listed buildings and repair and conservation works to better reveal elements of their significance, which should be considered in the planning balance.

The proposals will also result in limited degrees of less than substantial harm to the significance of 2 Grade II listed buildings and the 5 surrounding conservation areas. In accordance with paragraph 196 of the NPPF, these impacts should be weighed against the public benefits of the proposals which are set out in detail in the Planning Statement prepared by DP9 and include heritage benefits in the form of the conservation and re-use of the locally listed buildings which will form an integral component of the proposed development. No cumulative impacts to heritage assets have been identified.

The proposals have been developed to respond to the unique industrial heritage of the Site and retain those elements of highest significance with the Design Code demonstrating how the new buildings will successfully integrate with the surrounding mixture of industrial, commercial and residential development which dates from the eighteenth century to the twenty first century. The submission of future reserved matters applications will also allow for more detailed consideration of building heights and massing and the detailed design of the buildings to ensure they respond to this mixed context and potentially further reduce any identified harm to the significance of the surrounding heritage assets.

This report has been prepared in accordance with paragraph 189 of the NPPF and provides a sufficient and proportionate assessment of the heritage assets affected by this outline application.



# 1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS Heritage on behalf of Folgate Estates to assess the proposed redevelopment of the Site at Murphy's Yard. The Site is shown outlined in red in Figure 2 and comprises land to the south of Gordon House Road bounded by railway lines to the east, west and south.

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A number of designated heritage assets lie within a 500m search radius of the Site, including the Grade II listed Forum, a former cinema, 1-7 Highgate Road and the Christ Apostolic Church located along Highgate Road.

There is a requirement under the National Planning Policy Framework (NPPF) for an applicant to describe the significance of designated and non-designated heritage assets that would be affected by development proposals, with consideration given to any contribution made by their settings to that significance. This report fulfils that requirement, before assessing the impact that the proposed development will have on the significance of the identified designated and non-designated heritage assets.

The application is made in outline, with the assessment of impact based on the maximum parameters (as illustrated by the plans and drawings submitted as part of the application) and has been informed by historic research, site walkover surveys and the production of Accurate Visual Representations.

The assessment is prepared in accordance with the relevant legislative and national, strategic and local planning policy and guidance. It meets the requirement of paragraph 189 of the NPPF to provide sufficient information to allow an understanding of the impacts of the proposed development on the significance of the relevant heritage assets.

This report forms the baseline assessment to the Built Heritage Environmental Statement Chapter and is an Appendix to the Environmental Statement.

All photos, maps and plans are for illustrative purposes only.

All photos are the author's own, unless otherwise stated.

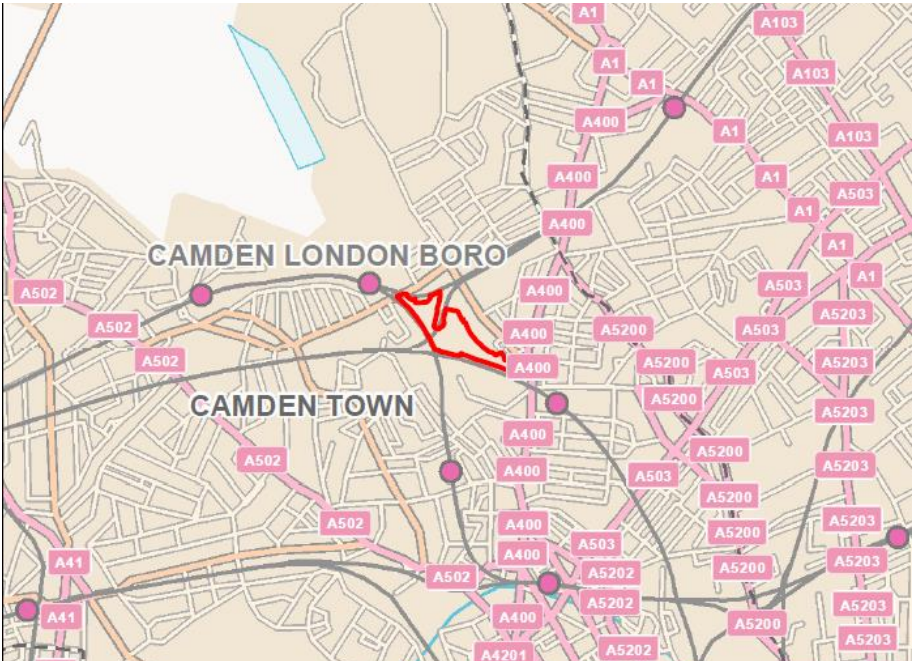


Figure 1: Site Location

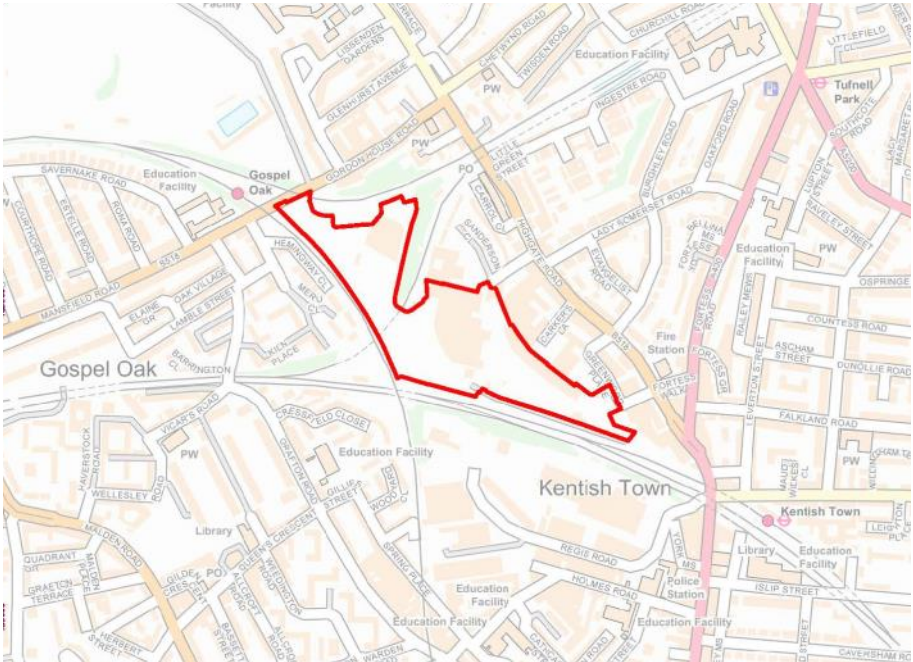


Figure 2: Site Boundary



Figure 3: Aerial image of the Site. Source: Google Maps



## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

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The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

#### Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66 there is no specific protection for the setting of conservation areas.

#### National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, Updated June 2019)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as 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'*. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets to enhance or better reveal their significance. It emphasises that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 201 states that not all elements of a Conservation Area will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area as a whole.



## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### Planning Practice Guidance (PPG) (DCLG)

This guidance has been adopted in support of the NPPF. It reiterates the importance of conserving heritage assets in a manner appropriate to their significance as a core planning principle.

It also states conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in an active use that is consistent with their conservation.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, *'it is the degree of harm, rather than the scale of development that is to be assessed'*. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as *'the surroundings in which an asset is experienced, and may be more extensive than the curtilage'*. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The guidance states that if *'complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available.'*

It also provides additional information relating to the significance of heritage assets and how the NPPF definition should be interpreted, as follows:

*Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

*Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

*Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

### Overview: Historic Environment Good Practice Advice in Planning

In March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide document and replaced with Good Practice Advice in Planning Notes (GPAs) which are supported by Historic England Advice Notes (HEANs).

These GPAs and HEANs provide supporting guidance relating to good conservation practice. The documents particularly focus on how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

#### GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that *'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'*

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and,
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.



## 2.2 NATIONAL PLANNING GUIDANCE

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

### GPA3: The Setting of Heritage Assets (Second Edition, December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document aids practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG.

As with the NPPF the document defines setting as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset. Further clarification on this matter has been provided by the High Court in relation to *Steer v Secretary of State for Communities and Local Government and Others* [2017] which stresses the potential importance and contribution of non-visual elements of setting.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommend using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and,
5. Make and document the decision and monitor outcomes.

### Overview: Historic England Advice Notes in Planning

In addition to the above documentation, Historic England has published three core Historic England Advice Notes (HEANs) that provide detailed and practical advice on how national policy and guidance is implemented. These documents include: *HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2019), *HEAN2: Making Changes to Heritage Assets* (February 2016), *HEAN3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEAN4: Tall Buildings* (December 2015).

### HEAN2: Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that *'an unreasonable, inflexible approach will prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'*. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- restoration;
- addition and alteration, either singly or in combination; and,
- works for research alone.

### HEAN4: Tall Buildings (December 2015)

This document updates and supersedes 'Guidance on Tall Buildings' (2007) previously published by English Heritage and CABE. The 2007 guidance provided an explanation as to the approaches that the two organisations take when evaluating development proposals for tall buildings.

Due to their size and widespread visibility, tall buildings can significantly affect the character, appearance and identity of towns and cities. When positioned within the right locations and designed to a high standard they can provide excellent examples of architecture and make a positive contribution to the townscape and urban life of an area. Tall buildings situated within the wrong area and/or not well-designed, however, can harm the valuable qualities of a place.

Historic England notes that the definition of a 'tall building' is informed by the surrounding townscape. For example a ten-storey structure within neighbourhood of two-storey buildings is thought of as a tall building by comparison, whereas the same building proposed within the built-up city centre may not.

This document endorses the plan-led approach included within the NPPF, which encourages LPAs to identify locations where tall buildings could be acceptable and generally consider the scope for tall buildings when



## 2.2 NATIONAL PLANNING GUIDANCE

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producing Local Plans. This document outlines the advantages of including tall building policies within Local Plans.

In terms of planning applications it advocates discussing proposals with the LPA and Historic England at an early stage, in correspondence with NPPF. Furthermore, a clear and concise checklist of application documents is included.

The following design criterion is provided in order to assist applicants in design development:

- Architectural quality;
- sustainable design and construction;
- credibility of the design;
- contribution to public space and facilities;
- consideration of the impact on the local environments (and particularly at ground level); and
- provision of a well-designed inclusive environment.

It is also essential that development proposals of high quality will have a positive relationship with the following:

- Topography;
- character of place;
- heritage assets and their settings;
- height and scale of development (immediate, intermediate and town-or-city-wide);
- urban grain and streetscape;
- open spaces;
- rivers and waterways;
- important views including prospects and panoramas; and,
- the impact on skyline.

### HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.



## 2.3 LOCAL PLANNING POLICY & GUIDANCE

### Strategic Policy

#### The London Plan: The Spatial Development Strategy for Greater London (March 2021)

#### Policy HC1 Heritage conservation and growth

- A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
  - 2) utilising the heritage significance of a site or area in the planning and design process
  - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
  - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to

a scheduled monument should be given equivalent weight to designated heritage assets.

- E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

### Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Camden Local Plan (adopted 2017)

The Camden Local Plan sets out the Council's planning policies and replaces the Core Strategy and Development Policies planning documents (adopted in 2010). It ensures that Camden continues to have robust, effective and up-to-date planning

#### Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- g. is inclusive and accessible for all;
- j. responds to natural features and preserves gardens and other open space;
- k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

- l. incorporates outdoor amenity space;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation; and
- o. carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

#### Excellence in design

The Council expects excellence in architecture and design. We will seek to ensure that the significant growth planned for under Policy G1 Delivery and location of growth will be provided through high quality contextual design.

#### Policy D2 Heritage

The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.

#### Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.



# 2.3 LOCAL PLANNING POLICY & GUIDANCE

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## Conservation Areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

## Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

## Neighbourhood Plan Policies

The Kentish Town Planning Framework (KTPF) seeks to preserve and enhance the setting of surrounding conservation areas, and views from neighbouring conservation areas. The KTPF identifies that the setting of the Forum and Christ Apostolic church (both Grade II listed) is of particular sensitivity at the southern gateway to the Site, along with the Assembly House and Bull & Gate public houses, and any impact will need to be carefully considered.

Draft Paragraph 8.47 of the Site Allocations Document "strongly encourages" the retention of the existing locally listed locomotive sheds on site as a key feature of the development.

Policy DS2 of the Dartmouth Park Neighbourhood Plan (DPNP) looks to preserve or enhance the Dartmouth Park Conservation Area, historic buildings and buildings of architectural merit and their setting.

The Kentish Town Neighbourhood Plan (KTNP) supports the protection of Conservation Areas and local heritage assets which are of importance to the local community.



## 3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

### 3.1 HISTORIC DEVELOPMENT

#### General Development

Highgate Road was first established as Green Street in c.1700, before being renamed as Highgate Road in 1864 (Steven Denford, p32). Historical mapping (not reproduced here) demonstrates that prior to the mid-nineteenth century, much of the area was open fields, with ribbon developed focused on the main roads.

Industrialisation and the rapid increase in London's population during the nineteenth century led to the development of large areas within the Site's surroundings. This was aided by improvements to transport links and the construction of a number of new railway lines in Gospel Oak from the 1840s.

By the 1896 Ordnance Survey Map (Figure 6), much of the surrounding area had been developed. The infrastructure and railway lines dominates the area with residential development surrounding it.

By 1915 the Ordnance Survey Map (Figure 7), shows further residential development within the wider area as well as the development of more industrial buildings immediately surrounding the Site, such as the bottling store, to the north east.

The Bomb Damage Map (Figure 8), shows how the area was affected by the air raids during World War Two.

The 1952 Ordnance Survey Map (Figure 9) shows there had been a large amount of redevelopment in the area during the first half of the twentieth century. To the north, the lido can be noted. Whereas to the west and south a number of industrial buildings had been established. This can also be noted along Highgate Road, where a number of the residential terraces have been cleared and redeveloped with factory and works buildings.

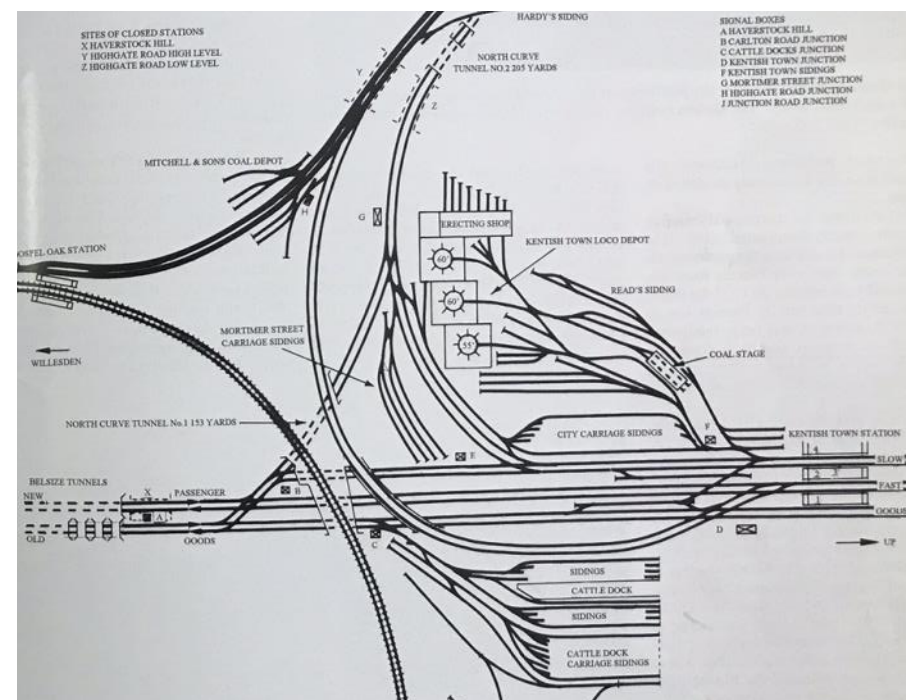
The 1970 Ordnance Survey Map shows contained areas to the north, west and south of the Site being redeveloped. Terraces and some industrial buildings can be noted as being cleared and replaced with large scale residential buildings. Similarly some terraces have been cleared along Highgate Road, with the large scale factory buildings being amalgamated. This continues and can be noted in the 1991-95 Ordnance Survey Map (Figure 11). Along Highgate Road, the factory buildings still show as works, some have been converted into office buildings.

#### Midland Railway Train Sheds and the wider Site

The Midland Railway's passenger engine depot opened in 1867-68. They were Midland's only London depot until the late nineteenth century (Steven Denford, p37). The Kentish Town sheds are first seen on 1874 Ordnance Survey map (not reproduced here). The 1896 Ordnance Survey Map (Figure 6), shows the first two sheds, located next to the railway line, labelled as Kentish Town Sheds. The northern extent of the Site is shown in use as a coal depot. Before 1900, the railway was extended with the southern shed demolished.



**Figure 4:** EPW016656 ENGLAND (1926). The Kentish Town Locomotive Sheds and environs, Gospel Oak, from the north-west, 1926 <https://www.britainfromabove.org.uk/en/image/EPW016656>



**Figure 5:** Kentish Town 1930 Source: Geoff Goslin, *The London Extension of the Midland Railway: St.Pancras to Bedford*, Irwell Press, 1994, p15

It has been noted that before 1914 these locomotive sheds were 'servicing, storing and repairing as many as 140 steam locomotives, as well as goods and passenger rolling stock' (Steven Denford, p37), with many employees living locally.

The 1915 Ordnance Survey Map (Figure 7) shows a number of buildings constructed in the northern extent of the Site between the railway lines. In the centre of the Site, the railway lines have been extended, altering the setting of the locomotive sheds, which now line up against the tracks behind.

The aerial image (Figure 4) shows the area shortly after, in 1926. It shows the dominant industrial character of the area, with residential terraces surrounding it. During this time the Site was predominantly a working industrial site connected to the railway infrastructure. Some buildings can be noted in the northern portion of the Site, with the locomotive sheds on the other side of the train tracks. Highgate Road is also noted to the left of the image.

The illustration from 1930 shows how the locomotive sheds were connected to the railway lines and the separate functions performed within each of the sheds.

The Site suffered bomb damage during the Blitz leading to alterations to a number of the Sheds. This included them being reroofed in the 1950s following the damage.

By 1952, the Ordnance Survey Map (Figure 9) shows that within the northern extent of the Site there has been numerous alterations to the building which first appeared in the 1915 map, which is now labelled as 'Oil Processing Plant' with numerous 'tanks' surrounding it. Limited alterations have taken place to the locomotive sheds, within the central part of the Site, however the turntables within the centre of two of the sheds are no longer illustrated. The Transport Maintenance Shed is shown outside the Site boundary but connected to the sheds.

The 1970 Ordnance Survey Map shows a large number of the railway tracks cleared. As the depot shut in 1963 when the introduction of diesel traction made them redundant. The locomotive sheds in the centre of the Site are little altered, although they are now no longer connected to the tracks. In the northern extent of the Site, the oil processing plant has had the tanks surrounding it removed and is now labelled as depot. Numerous 'works' buildings have been established to the south of this.

By the end of the twentieth century the railway tracks within the Site were completely removed. There has been little further development to the northern extent of the Site. The locomotive sheds in the centre of the Site have undergone numerous alterations, with the northern shed having been redeveloped. The Transport Maintenance Shed that was connected to the sheds was cleared between 1974 and 1979, with the area subsequently redeveloped with housing and the construction of Sanderson Close.



3.2 HISTORIC MAP PROGRESSION

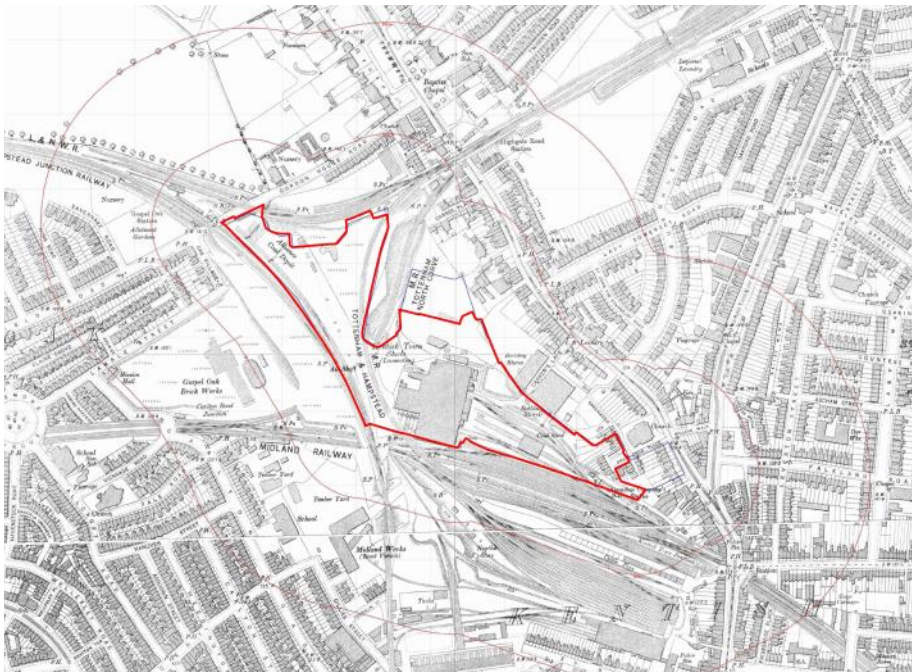


Figure 6: 1896, Ordnance Survey Map, 1:2,500



Figure 7: 1915, Ordnance Survey Map, 1:2,500



Figure 8: Bomb Damage Map, 1939-45 on 1916 OS Map with edits (Laurence Ward, The London County Council Bomb Damage Maps 1939-1945, London: Thames and Hudson Ltd, 2015).



Figure 9: 1952, Ordnance Survey Map, 1:1,250



Figure 10: 1970, Ordnance Survey Map, 1:2,500

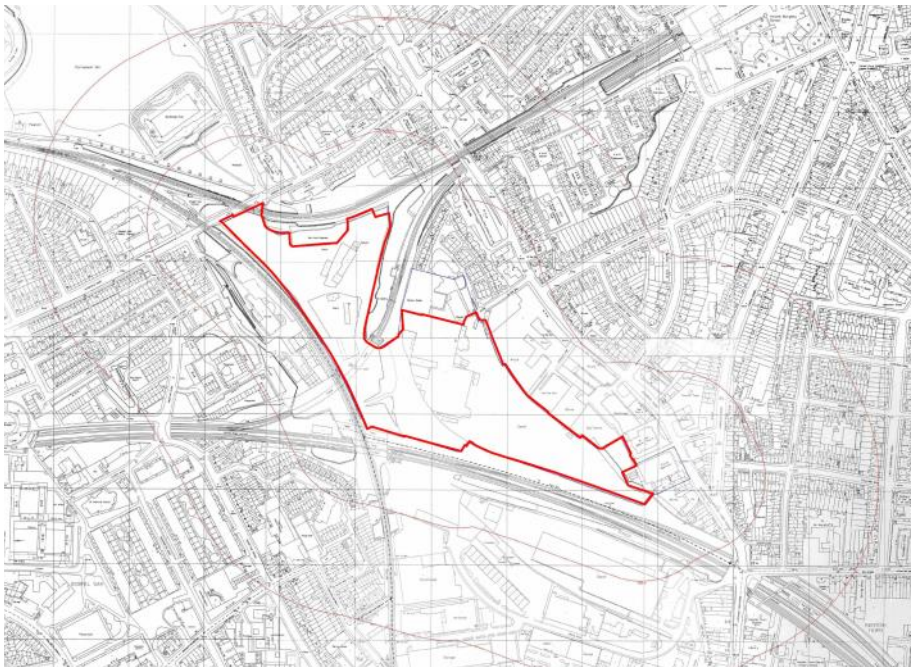


Figure 11: 1991-95, Ordnance Survey Map, 1:1,250



# 4.0 ASSESSMENT OF SIGNIFICANCE

## 4.1 SITE ASSESSMENT

The Site covers a relatively large area, located between Gospel Oak, to the west and Kentish Town, to the east. It is located behind development fronting Highgate Road, with access also provided from this road. It is bound by train lines to the north, south and west.

The northern extent of the Site is located on raised ground, with train lines to the north and west boundaries. Within this area of the Site, there are a number of buildings and temporary structures. This includes a mid to late twentieth century building that encases a much altered, late nineteenth century warehouse. This building has been highly modified and has limited historic or architectural interest. This area of the Site is predominately utilised as parking and storage.

The central portion of the Site contains the former train sheds, which forms part of the locally listed building 81a Highgate Road. These have been identified as non-designated heritage assets and are assessed below. Outside the redline boundary, though within the ownership boundary, are the J Murphy and Sons offices, to the north of the former train sheds, which were constructed in 1982. This building is known as Shed 1 and also forms part of the locally listed 81a Highgate Road.

The southern portion of the Site is currently used for storage. There are three buildings that front onto Highgate Road that lie outside the redline boundary, though within the ownership boundary, including Nos. 5 and 7 Highgate Road and the Forum. These are designated heritage assets and assessed in Section 4.3.

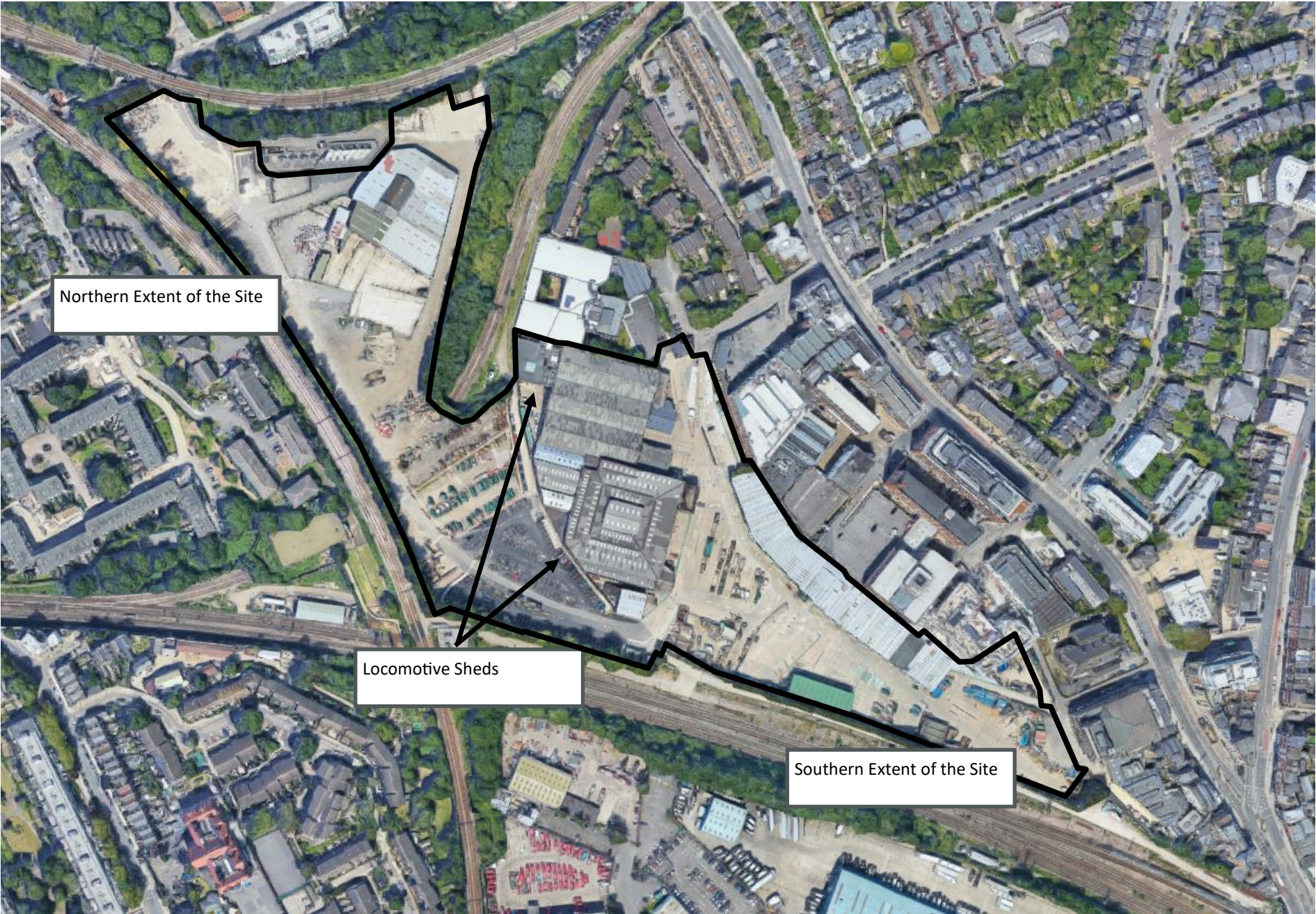


Figure 12: A plan of the Site and the listed and locally listed buildings within it.



4.1 SITE ASSESSMENT

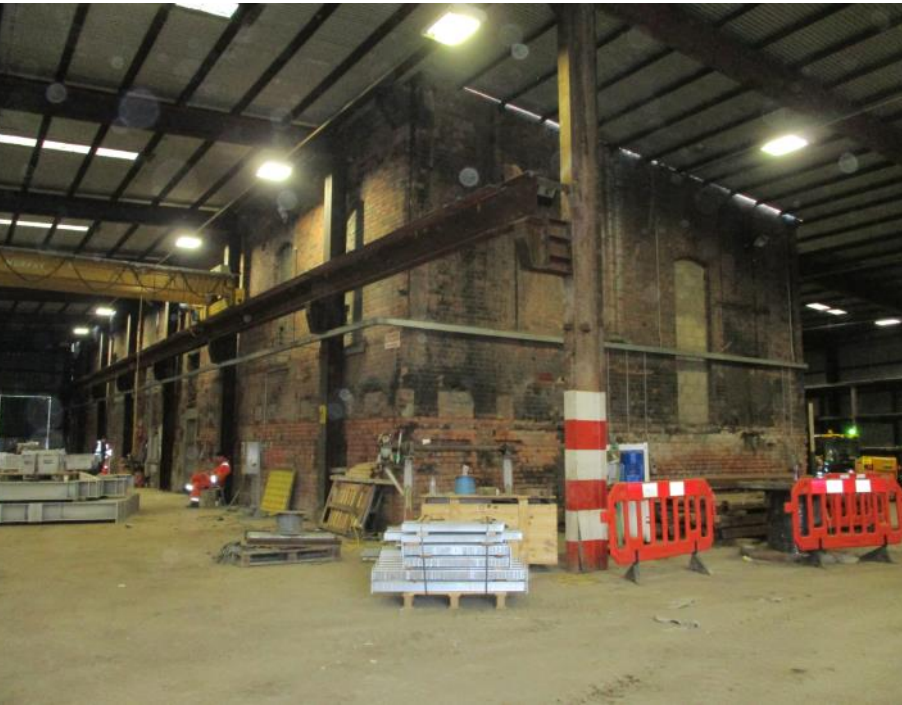


Figure 13: The early twentieth-century Oil Processing building within the northern extent of the Site.



Figure 14: The former water tank, adjacent to the Southern Shed.



Figure 15: The interior of the Central Shed.



Figure 16: An interior photograph of the former Oil Processing building.



Figure 17: The later, twentieth-century building that now subsumes the former Oil Processing building.



Figure 18: The east elevation of the much altered, Southern Shed.



## 4.1 SITE ASSESSMENT

### Former Locomotive Sheds (81a Highgate Road)

The Site includes a variety of buildings, dating from the mid-nineteenth century, to the late twentieth. This includes 2 sheds which form part of a larger range of 3, interconnected locomotive sheds (shown on Figure 19) which were originally constructed for the Midlands Railway and are included on LBC's Local List (2015). They are therefore considered to be non-designated heritage assets, as defined by the NPPF. They are described here as Sheds 1, 2 and 3. Shed 1 is outside the redline boundary and is currently an office building for J Murphy and Sons though has been included in the assessment to inform the development and significance of Sheds 2 and 3.

The buildings are identified in Camden Council's Local List as 81a Highgate Road. The entry states:

*'Ensemble of large red brick sheds at the corner of Sanderson close. Dating to the late 19th century these were the Kentish Town Locomotive Sheds for the Midland Railway, and sat just to the east of the Tottenham North and South Curves lines in an industrial landscape with other warehouses such as bottling stores at the end of Carkers Lane, and gas works. Rare evidence of the scale of the railway infrastructure in the borough in this period.'*

As demonstrated by Figure 6 (1896 OS) the buildings originally comprised a series of large, interconnected locomotive sheds. By 1915 these had been altered to provide three locomotive sheds with turntables, suitable for the repair and maintenance of the Midlands railway engines and carriages. These were connected to the wider railway by the spurs and would have been connected to one another, allowing for a locomotive engine to pass between the three sheds. Radial pits for maintenance also surrounded the turntables.

The use of these buildings meant that they were designed as large, open sheds with no internal walls and high roofs, spanned over steel. The outer walls were constructed from red brick. The buildings have, however, undergone numerous alterations since their original construction.

The two most notable changes occurred respectively in the 1940s and 1980s. The Site suffered bomb damage during the Blitz, presumably a target given its vital role in maintaining and supporting the local industry and associated railway infrastructure. The bomb damage map (Figure 8) indicates that Shed 2 suffered the greatest impact, receiving 'General Blast Damage' (together with an additional building to the north of Shed 1). Sheds 1 and 2 are shown as unaffected. However, from observations on Site and anecdotal evidence, it is apparent that Shed 2 has seen less change, whereas Shed 3 has been almost wholly rebuilt. Anecdotal evidence suggests that this reconstruction was undertaken as a result of bomb damage suffered during the Second World War, which indicates some potential inconsistencies in the plan.

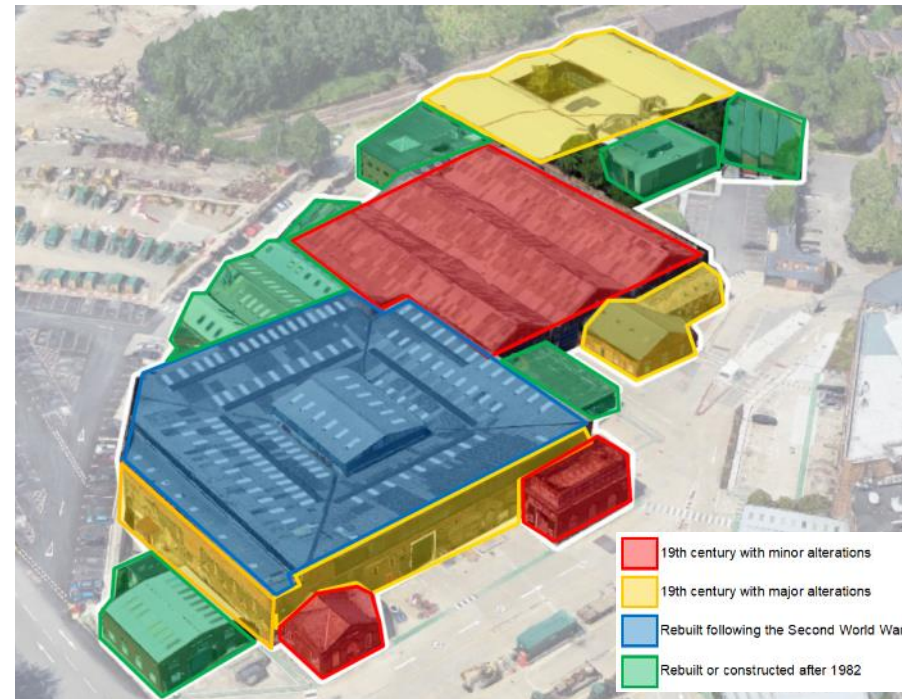


Figure 19: A phasing diagram of the locally listed Locomotive Sheds.



Figure 20: Views within the Site.

It is evident that Shed 3 was largely reconstructed in the mid-twentieth century. Although the original footprint of the building has been largely unchanged, only parts of the original structure survive. This is limited to parts of the external wall at ground floor level of the south and east elevations. Some of the original window openings remain legible, with brick arcading and keystones still extant. However, in all cases they have been infilled with mass produced red brick in the mid-nineteenth century. Sections of the wall have been similarly rebuilt while the third storey has also been reconstructed with red brick. An additional storey has been added which is constructed from steel and includes large areas of glazing.

Shed 2 is more intact, although there have been changes to cover many of the radial maintenance pits and block the doorways which would have led to the neighbouring sheds. The main roof structure survives, although there have been changes to the covering materials, with elements of the walls also rebuilt, historic openings infilled and alterations made to the upper stages of the building.

Shed 1, which lies outside the redline boundary, is now used as offices for J Murphy and Sons and has been extensively altered. This has included partial demolition to shrink the footprint of the building, the removal of a section of the building to create a courtyard and alterations to the roof structure. These changes are clearly evident both internally and externally. Internally the addition of a mezzanine level and sub-division of the space to create offices has altered the character of the building, but it remains legible as a former industrial structure.

### Summary of Significance

As demonstrated by the Local List entry, the significance of the locally listed buildings is primarily derived from their historic interest, as large-scale locomotive sheds associated with the Midlands Railway. Their setting, close to the existing railway lines, reflects this, although the loss of the railway spurs during the twentieth century have diminished the legibility of this historic function.

The buildings also possess some architectural interest, particularly evident in the roofspan of Shed 2, which demonstrates the functional architecture used during their construction in the nineteenth century. However, some artistic interest is also noted, which includes the fenestration (now blocked in) of Sheds 2 and 3, demonstrating the use of architectural embellishment on these otherwise utilitarian buildings. Both the historic and architectural interest of the buildings have been diminished by their alteration during the twentieth century, firstly resulting from bomb damage and reconstruction; and secondly from the alterations undertaken by Murphy's in the late twentieth century. These phases of works are most notable in Sheds 1 and 3 respectively.

Shed 2 has is comparatively less altered and retains more of its original fabric and integrity. As such it is considered to most strongly reflect its



## 4.1 SITE ASSESSMENT

origins and historic interest as a nineteenth-century locomotive shed and is of the highest significance of the three. However, it should be noted that the buildings also share group value, particularly through their original intended use and functional association. Despite alterations, this group value is retained today.

Particular features of note include the retained frame and roof structure of Shed 2, which has remained largely unchanged since its construction in the nineteenth century, although the roof covering has changed. The footprint of the building is also largely unchanged, while its external walls, despite alterations to block up the windows and some minor areas of rebuilding survive relatively intact.

Shed 1, outside the redline boundary, was heavily altered in the late twentieth century to create the existing J Murphy and Sons office. This includes the demolition of its east elevation and the creation of a smaller building. The internal steel structure was also altered, with parts of it rotated to create a square plan building, with a central skylight. Its significance has been consequently diminished, although some historic interest remains, particularly through its association with the neighbouring buildings.

The reconstruction of the Shed 3 means that now only parts of its original external walls survive. These show the original fenestration pattern of the building and its design. As such they retain a degree of architectural interest.

The significance of the buildings is most strongly drawn from their historic interest, with their historic uses and group value still indicating their former industrial use.



**Figure 21:** The early twentieth-century building to the north of the Site. It has been much altered and subsumed within a later, twentieth-century structure. It is considered to be of very limited significance only.

### Oil Processing Building

To the northwest of the Sheds, there is a small, early twentieth-century structure that was historically part of the oil processing plant here. The building is a modest, red-brick structure, approximately two storeys in height and square in plan. All internal features have been removed and it is now used as storage. The twentieth century has seen substantial alterations both to the building and its setting. This has included the removal of the railway line which it was constructed next to, the demolition of the surrounding structures which formed the oil processing plant and, most notably, the construction of a much larger structure which now subsumes the building. This has irrevocably changed the setting of the building and its surrounding context.

In addition, the building itself has undergone substantive changes, which have included the alteration or blocking of windows and doors, the removal of architectural decorative features, the replacement of the roof and the stripping out of all internal features. Together these changes both to the building and its setting have eroded much of its significance and, while it remains as a surviving historic structure associated with local industries, it is not considered to be a non-designated heritage asset.



# 4.2 IDENTIFICATION OF SURROUNDING HERITAGE ASSETS

## Scoping and Identification of Heritage Assets

An initial 500m search area (Figure 22) was established to identify the built heritage assets that will potentially be affected by the proposed development of the Site. A total of 47 listed buildings lie within this search radius, of which 1 is Grade I, 2 are Grade II\* and the remaining are Grade II. The majority of these also lie within conservation areas and ,where relevant, are assessed as part of those conservation areas.

Research, a site walkover survey and the production of Accurate Visual Representations (AVRs) from selected viewpoints (see Townscape and Visual Impact Assessment Volume for more information) were then used to identify which of these heritage assets may be affected by the proposed development of the Site. This has been an on-going process to scope in and scope out those heritage assets potentially affected, understand how their settings may, or many not, be altered and identify any impacts to their significance. Highly graded heritage assets beyond the 500m radius have also been considered as part of this process. However, the assessment process has not identified any additional heritage assets beyond the 500m search area that will be affected by the proposed development.

In addition, the assessment process has demonstrated that the majority of the heritage assets within the 500m radius can be discounted from detailed assessment because they do not share any known functional or historical link or any inter-visibility (or share a very limited inter-visibility which makes no contribution to understanding the significance of the heritage asset) with the Site.

The Site is consequently not considered to contribute to the significance of these heritage assets and the proposed development will have no impact on their significance. The lack of experience of the Site from these assets, and of the assets form the Site, is largely the result of a combination of factors, including the distance of the assets from the Site the relatively flat topography of the surrounding area, and urban grain which provides a certain level of screening for the Site. Consequently, there is already a varied and densely developed urban character to the setting of the area's heritage assets. Therefore at this stage it is considered unlikely that the proposed redevelopment of the Site will have no impact on the majority of those listed buildings within the 500m search radius and they have been discounted from detailed assessment within this report.

The remaining heritage assets are assessed in the following sections. Where appropriate these have been grouped to provide a proportionate level of detail which is sufficient to understand the potential impact of the proposed development on their significance. The statutorily and locally listed buildings located within conservation areas are considered as part of the wider assessment of the significance of the relevant conservation area. The relative proximity of these heritage assets to each other contributes positively to their significance by providing group value and demonstrating their historic context.

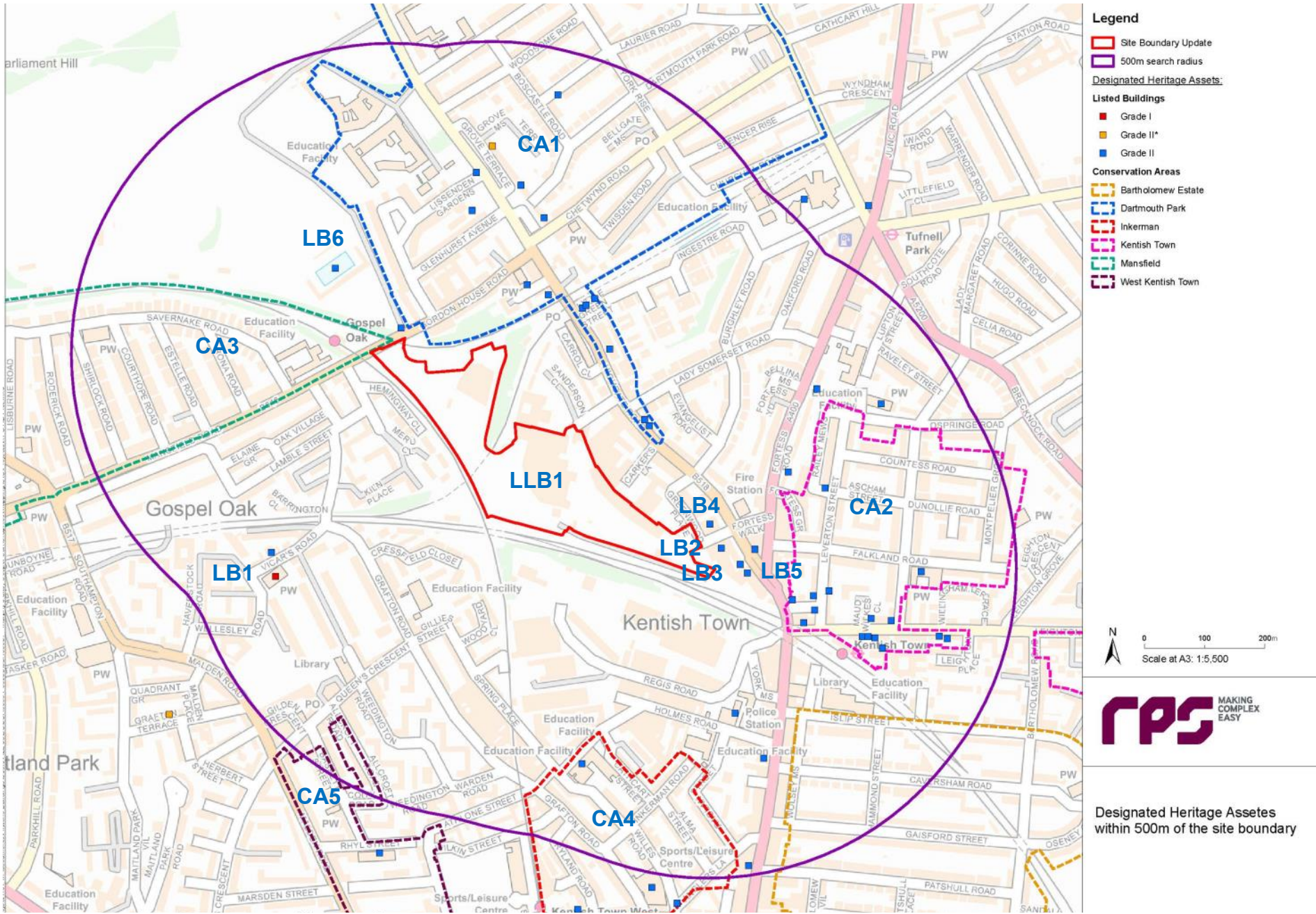


Figure 22: Ordnance Survey Map showing the designated heritage assets within 500m of the site boundary



## 4.2 IDENTIFICATION OF SURROUNDING HERITAGE ASSETS

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The proposed development does have the potential to affect the setting and significance of the following heritage assets, because the Site forms part of their current settings, or because the proposed development will become a visible part of their settings:

### Heritage Assets within the Site

- 81a Highgate Road: Locally Listed Building

### Heritage Assets outside of the Site

- Church of St Martin: Grade I listed building (NHLE 1379098) located 370m west of the Site and associated Church Hall: Grade II listed building (NHLE 1379107)
- The Forum: Grade II Listed Building (NHLE 1379018) located immediately east of the Site
- 1-7 Highgate Road: Grade II Listed Building (NHLE 1378940) located immediately east of the Site
- Christ Apostolic Church: Grade II Listed Building (NHLE 1379013) located 10m east of the Site
- Bull and Gate Public House: Grade II Listed Building (NHLE 1391501) located 40m east of the Site
- Parliament Hill Fields Lido: Grade II Listed Building (NHLE 1113025) located 135m west of the Site
- 44-94, Fortess Road and 96 and 98, Fortess Road: Grade II listed buildings (NHLE: 1113016 and 1113017) located 155m north-east of the Site
- Police Station and Attached Railings and Lamp: Grade: II listed building (NHLE: 1379124) located 240m south of the Site
- Dartmouth Park Conservation Area: Conservation Area, located 20m north of the Site
- Kentish Town Conservation Area: Conservation Area, located 125m east of the Site
- Mansfield Conservation Area: Conservation Area, located immediately north of the Site
- Inkerman Conservation Area: Conservation Area, located 300m south of the Site
- West Kentish Town Conservation Area: Conservation Area, located 480m south-west of the Site

These heritage assets are shown on Figure 22.

This assessment follows the '5-step' process outlined by Historic England in *GPA3: The Setting of Heritage Assets*. The following section assesses the significance of each of the heritage assets with consideration given to any contribution made by their settings, including the Site.

## 4.3 STATUTORILY LISTED BUILDINGS

### The Forum

Grade: II

List Entry Number: 1379018

The NHLE list description is summarised here. The full description can be found in Appendix A.

The Forum, located in the south eastern portion of the wider Site, outside the redline boundary, is a former cinema building that fronts onto Highgate Road. The listing description, found in Appendix A, gives a detailed description of the building. The building is of three storeys and constructed with a steel frame. The western and northern elevations are faced with brown stock brick. The southern elevation, also faced with brick, is shared with No. 7 Highgate Road. The eastern façade is the principal elevation (Figures 24) and includes a seven bay front decorated in an Egyptian style. This ornamentation became particularly popular in England following the discovery of Tutankhamun's tomb and associated artefacts in the 1920s. As noted within the listing description, the central five bays *'are separated by giant order of six half-columns with streamlined acanthus capitals'* and there is a *'heavy moulded parapet and cornice continued across flanking towers of outer bays.'* The doors and signage date from the twenty-first century.

### Significance

The Forum was designated as a Grade II listed building in 1990. The building's architectural interest is expressed by the high-quality design and decoration of the principal façade and interior, which also reflects its building type. The photographs of the cinema during the 1930s and 1970s show that there has been limited alteration to the highly-significant, principal elevation. However, the doors and signage have been altered a number of times and are not considered to be of architectural or historic interest. Therefore, externally, the highest amount of significance is held in the principal eastern elevation. The northern and western elevations are plainer and hold limited architectural and historic interest. These elevations were constructed as plainer, secondary elevations which deliberately do not share the grandeur of the principal elevation to Highgate Road.

### Setting

The setting of the building is closely related to its prominent location on Highgate Road. It is deliberately sited as a prominent, landmark building with the principal façade clearly expressing its high-quality design and architectural interest. As an entertainment venue and focal point, this is an integral element of both the building's setting and significance. The building historically would have drawn people from the surrounding residential streets and nearby tube station and continues to do so today.



Figure 23: The Forum, viewed from Highgate Road looking south. Christ Apostolic Church is partly visible in the foreground.



Figure 24: The Forum, viewed from Highgate Road looking southwest.

The building is located proximate to a range of other listed buildings, which are discussed below. This includes residential and religious buildings, demonstrating the diversity of uses within this small area. To the south lies 1-7 Highgate Road and to the north Christ Apostolic Church to the right (Figure 23).

### Contribution Setting makes to Significance

The setting of the heritage asset makes a mostly positive contribution to the significance. Its location on the road gives further understanding to the historic route and the surrounding built form, while the mix of uses provides an understanding of the local community served by the former cinema.

### Contribution the Site makes to Significance

The building is situated outside the southern boundary of the southern portion of the Site, which extends to the rear of the building. There is inter-visibility between them from Highgate Road and the rear of the Forum can be noted within the Site. Murphy's Yard is notably lower than the Forum and views from the Yard only take in the building's plain, rear elevation. Its historic industrial use demonstrates the changes in the area, but makes no contribution to the overall significance of the Forum.

There is no known historical or function associations between the Site and the Forum although they are in the same ownership today.

### 1-7 Highgate Road

Grade: II

List Entry Number: 1378940

The NHLE list description is summarised here. The full description can be found in Appendix A.

Nos 1-7 Highgate Road comprises a row of four terraced houses. Established in c. 1786 with early nineteenth century alterations. All are of yellow stock brick, however No.3 has been refaced in the twentieth century. Nos 1 and 7 are of four storeys with semi-basements, both are three bays wide. Nos 3 and 5 are of three storeys with semi-basements, both are two bays wide.

All have architectural features that are typical of the late eighteenth century. These vary for each terrace, however all have gauged brick flat arches to recessed sashes. No.1 has a square-headed doorway with overlight, whereas Nos 3 to 7 have round-arched doorways with fanlights. No. 1 also has rusticated stucco on the ground floor with stucco sill bands at first and third floors. Other architectural details include the mask keystone and impost blocks to No.3, the fluted half columns to No. 5 and radial fanlight to No. 7. There have been a number of changes to the rear elevations, including extensions and the provision of new windows.



## 4.3 STATUTORILY LISTED BUILDINGS

### Significance

The significance of Nos 1-7 Highgate Road is principally drawn from their architectural and historic interest as a group of late eighteenth century houses forming a terrace. As a whole the terrace has clear rhythm and follows the polite architectural design, which was popular in the eighteenth century and influenced by Classicism. The buildings are therefore illustrative of architectural taste in the late eighteenth century and of the historic development of the surrounding area. As a group, this significance is largely found through the principal elevation.

### Setting

Nos 1-7 Highgate Road are primarily experienced in relation to one another and the rest of the buildings that front Highgate Road, including the Forum and church to the immediate north, and the Bull and Gate Public House to the immediate south. The buildings front onto a busy road, that carries traffic out of central London. To the south there are a select few late eighteenth/early nineteenth century terraces amongst the infrastructure, as the railway line runs east to west, behind the buildings, and Kentish Town Road runs north to south. Opposite Nos 1-7 are mid to late twentieth century dwellings.

The setting of this terrace has changed throughout the twentieth century due to the redevelopment of the area. This can be noted in the historic mapping of the area. Nos 1-7 were experienced with other terraces that fronted Highgate Road. Due to the dense urban layout views to the terraces are limited.

### Contribution Setting makes to Significance

The terrace's relationship with the others found to the south have a contribute to the listed building's significance by demonstrating the historic development of the area. The Forum makes a small positive contribution to the setting of the buildings, as it provides an understanding of the historic development of the terraces, although part of the original terrace was demolished to accommodate the Forum. The surrounding later development is not considered to contribute to the asset's setting and does not give any further understanding to the asset's significance.

### Contribution the Site makes to Significance

The south western portion of the Site that is located to the rear of these buildings, which is currently a working industrial site. To the rear Murphy's Yard and the former locomotive sheds demonstrate the development of this area, with eighteenth century residential development quickly being supplemented by industrial development in the nineteenth century. However, its current use and arrangement makes no contribution to the overall significance of 1-7 Highgate Road.



**Figure 25:** 1-7 Highgate Road, the Forum and Christ Apostolic Church as seen along Highgate Road



**Figure 26:** Eastern principal elevation of Christ Apostolic Church, as seen from Highgate Road

### Christ Apostolic Church

Grade: II

List Entry Number: 1379013

The NHLE list description is summarised here. The full description can be found in Appendix A.

The Christ Apostolic Church is built on the site of the Kentish Town Chapel which was constructed by James Wyatt in 1783, of which only the nave walls and the heightened shallow western apse remain. The rest of the church was rebuilt and extended in 1843-5 by JH Hakewill. The building is constructed from grey brick with carved stone dressings and slate pitched roofs.

The building comprises north and south aisles with galleries, vestry and south porch, and east end with twin stone spired towers with louvred Romanesque type belfry openings and lean-to porches decorated with heavy neo-Norman and thirteenth-century ornament. The east, principal facade fronts onto Highgate Road. Symmetrical in design, it is buttressed with windows of 3 round-arched lights separated by colonnettes. There are narrow round-arched window above and roundel in gable which has Lombard type frieze.

### Significance

The building's significance is derived from its historic and architectural interest as a good example of an urban Victorian church, reflective of the local, residential community. Its function as a place of worship within the local community underlines its established communal value which contributes to its historic interest. The rebuilding of the church adds to its historical interest.

### Setting

The building is situated along Highgate Road, in a tight plot, which it mostly fills, defined by a brick wall. Situated on a main road, development surrounds the church on all sides. Immediately surrounding the church, buildings are of 3 to 4 storeys, with the church spires notably taller than its surroundings. Many long distance views of the spires have been blocked by the close urban grain and later development.

### Contribution Setting makes to Significance

The setting of the church strongly contributes to its significance. The church is a prominent building on Highgate Road with views along the road allowing its architectural interest to be clearly experienced. The surrounding development comprises late eighteenth and nineteenth century residential buildings and nineteenth century industrial development, which demonstrates the rapid growth of the area during this period. The original chapel and later, existing church were reconstructed during this period to serve the rapidly urbanising area. This setting is therefore an integral part



## 4.3 STATUTORILY LISTED BUILDINGS

of the church's significance, with the building constructed to serve this growing community and provide a focal point for it.

### Contribution the Site makes to Significance

The church is situated outside the northern boundary of the Site in the southern extent. Therefore the Site is situated to the south and west of the church. The majority of the Site makes a limited contribution to the significance of the church. Although its historic industrial use demonstrates the development of the area, its link with the railway industry is no longer readily appreciated and the limited views between the Site and the listed building means that it now makes a very limited contribution to the overall significance of the Christ Apostolic Church.

### Bull and Gate Public House

Grade II

List Entry Number: 1391501

The NHLE list description is summarised here. The full description can be found in Appendix A.

These heritage assets have been assessed together due to their shared historic development and setting, particularly in how they are experienced relative to the Site.

The Bull and Gate was established in 1871 on the site of an eighteenth century pub, thought to be known as the 'Boulogne Gate'. Rising to three storeys overall, the ground floor has a richly detailed rendered dressing with large windows and two openings, one of them located on the curved return to the north. The first and second storeys are set back and of red brick with rendered detailing to the rusticated pilasters and frieze. The eastern, principal façade is five window bays wide with Palladian style architectural features. The side and rear elevations are much plainer, and have been altered, including inserted twentieth century windows to rear.

### Significance

The significance of the Bull and Gate Public House is principally derived from its architectural and historic interest as a Victorian pub. Architectural interest is found in its aesthetic merit as a Victorian pub in the Gin Palace tradition, in addition to the internal and external detailing and a surviving good-quality pub interior. Historic interest is found through the building being part of the redevelopment of the area during the late nineteenth century, and being development on a site of an earlier pub. The building is also evidential of building types and techniques used for public houses during the Victorian period. The listing description also notes there is group value with the Assembly Rooms public house due to their location at the same historic junction and similarities in architectural interest.



**Figure 27:** Bull and Gate Public House, 1-7 Highgate Road, the Forum and Christ Apostolic Church as seen along Highgate Road



**Figure 28:** Bull and Gate Public House, as seen from Highgate Road

### Setting

Situated along Highgate Road, the pub is in a strategic location, a route for travellers in and out of London to the north. However, the buildings are not prominent or a landmark feature in views when travelling north along Kentish Town Road/Highgate Road, as it maintains the roof line. To the south, running east to west lies the railway tracks. To the north lies No. 1-7 Highgate Road, the Forum and the Church. In contrast the eastern side of Highgate Road has a number of buildings dating from the mid-late twentieth century.

### Contribution Setting makes to Significance

The setting of the heritage asset makes a mostly positive contribution to the significance. Its location on the road gives further understanding to the historic route and the surrounding built form, while the mix of uses provides an understanding of the local community served by the pub. The similar architectural details on the upper floors as well as materials, provide a positive contribution between the heritage assets, further illustrating the nineteenth century development within the area.

### Contribution the Site makes to Significance

The building is situated outside the southern boundary of the south-eastern portion of the Site, which extends to the rear of the building. There is inter-visibility between them from Highgate Road and the rear of the pub can be noted within the Site. However this does not contribute to the setting of the buildings and does not give further understanding to their significance. There is no known historical or function associations between the Site and the listed buildings, although the former industrial use of the Site does reflect the development of this part of Kentish Town and the mixed community that the public house served.

### Parliament Hill Fields Lido and Sewer Vent Pipe Approximately 45 Metres South East of Parliament Fields Lido

Grade: II

List Entry Number: 1113025 and 1113026

The NHLE list descriptions are summarised here. The full descriptions can be found in Appendix A.

The Lido and Sewer Vent have been grouped here due to their largely shared settings, particularly in how they are experienced from the Site.

The Parliament Hill Fields Lido was established in 1937-8 by Harry Arnold Rowbotham for the London County Council Parks Department. The open air swimming baths are constructed of patterned stock brick with flat roofs concealed behind parapets. They comprise a central pool with entrance to the south flanked by changing rooms, a filtration plant to the east and



# 4.3 STATUTORILY LISTED BUILDINGS

offices to the west, all in a single-storey U-shaped building. There are small metal windows throughout the buildings, except for the cafe which has large glazed panels with horizontal metal glazing bars.

The sewer ventilation pipe dates from the nineteenth century and is constructed of cast-iron. It is a rectangular plinth with fluted column having beaded moulding at base and concentric moulding at top forming base of openwork lantern with gadrooned dome and finial.

## Significance

The significance of the Lido derives from its architectural and historic interest as an early twentieth century lido. The listing description notes that the lido is *'the most sophisticated of the thirteen lidos constructed by the LCC between 1909 and 1939. No other British city attempted so comprehensive a programme, and Parliament Hill Fields is considered the best representative example of the rectangular pools enclosed by high walls found in urban locations'*.

The significance of the sewer ventilation pipe derives principally in its historic interest. As noted within the listing description the pipe is *'an unusual survival of this once common feature'*. There is some architectural interest found through the detailing, although it is primarily a functional structure built to a utilitarian and practical design.

## Setting

The setting of these designated heritage assets are principally defined by Parliament Hill to the north and the Dartmouth Park conservation area to the east and Mansfield conservation area to the west, which is divided by the railway line running north west to south east. Immediately surrounding the heritage assets and situated between the sewer pipe and the pool is car parking facilities and mature greenery.

## Contribution Setting makes to Significance

The setting of the heritage assets makes a mostly positive contribution to the significance. The urban context illustrates historic interest of the LCC providing lidos for the local population.

## Contribution the Site makes to Significance

The most northern boundary lies to the south of these heritage assets. There is limited inter-visibility due to the railway line, differing topography and mature greenery. However the Site is part of the wider urban context. There is no known historical or function associations between them.



Figure 29: St Alban's Villas



Figure 30: The Parliament Hill Fields Lido

## 44-94, Fortress Road and 96 and 98, Fortress Road

Grade II

List entry Number: 1113016 and 1113017

The NHLE list descriptions are summarised here. The full descriptions can be found in Appendix A.

These terraces have been grouped due to their shared development and setting.

These 28 terrace houses date from the early nineteenth century. They are of three to four storeys, some with semi-basements and some with attics and dormers in slated roofs. They are constructed of yellow stock brick with rusticated stucco ground floors. Each is two windows wide with sash windows and square-headed doorways.

## Significance

The significance of these buildings derives from their representation of a typical terrace for this period within London. Architectural interest is found through the architectural detailing that is apparent throughout the terraces. Historic interest is derived from their status as an early example of high status speculative development within Kentish Town. These historically ran all the way from what is now the entrance to Fortress Grove up to where Fortress Road meets Bellina Mews; at this end, a pair of white stuccoed houses were provided to 'book-end' the development. The four or five properties at the southern end of the terrace were demolished at some point in the 1970s and replaced with Eleanor House, a yellow stock brick local authority block of limited architectural merit.

## Setting

The setting of Fortress Terrace relates predominantly to Kentish Town Road, from which the terrace can be appreciated in something like its original form, particularly further north away from Eleanor House. Whilst they are situated on the eastern side, a number of locally designated nineteenth century terraces are situated on the western side and are experienced together when travelling along Fortress Road. Some terraces have been redeveloped in the twentieth century.

The terraces back on to the Kentish Town Conservation Area to the east. To the west there is a mix of nineteenth and twentieth century residential and industrial development.

## Contribution setting makes to the significance of the building

The terrace's relationship with the others found along Fortress Road have a contributing factor to its significance as it informs the historical development of the buildings and the area. The surrounding later development is not considered to contribute to the asset's setting and does not give any further understanding of the asset's significance.



# 4.3 STATUTORILY LISTED BUILDINGS

Kentish Town Conservation Area to the east has a positive contribution to the setting, informing the historic development of the listed terrace.

## Contribution of the Site to the significance

The Site is located to the west of the asset and is not currently appreciable from these heritage assets. Furthermore there are no historical or functional associations between them. Therefore, the Site makes no contribution to the setting and significance of these terraces.

## Church of St Martin and St Martins Church Hall

Grade I and II

List Entry Number: 1379098 and 1379107

The NHLE list description is summarised here. The full description can be found in Appendix A.

These buildings have been assessed together due to their shared visual relationship and setting, in addition to the historic functional relationship.

The Church of St Martin was first established in 1864-6 by Edward Buckton Lamb for John Derby Allcroft. Edward Buckton Lamb Junior extended the chapel at the north-west corner after 1915.

The church is constructed from Kentish ragstone rubble with fine dressings and tiled gabled roofs with fishscale diaper patterns. At the western end is the three stage north tower. Historic England have noted the unusual modified Gothic design with eclectic and original details.

Historic mapping shows that St Martin's Church Hall was established between 1882 and 1896, possibly by Edward Buckton Lamb Junior. The building is of three storeys and is constructed with Kentish ragstone rubble to the main façade and brick to the sides and rear. The building was refurbished 1989 and is now in commercial use.

## Significance

The buildings' significance is derived from their historic and architectural interest as a good example of an urban Victorian church and hall, reflective of the local, residential community. Its function as a place of worship within the local community underlines its established communal value. Historical interest is also found through being associated with Edward Buckton Lamb and John Derby Allcroft who both designed and funded a number of churches. As noted by Historic England '*Allcroft was a wealthy glove manufacturer and strong Evangelical who paid for several churches*'. Both their initials are found in the Church's architectural details within the interior, including a memorial plaque to Allcroft.



Figure 31: Fortress Road



Figure 32: The Grade II listed 96 and 98Fortress Road

## Setting

The building is situated along Vicars Road, situated in a large grassy plot, which it mostly fills, defined by a low stone wall, which sets the church building back from the road. The hall immediately fronts onto the road. Development surrounds the church and hall. The surrounding development is predominately of three to four storeys and sites lower than the church tower. However many long distance views of the spires have been blocked by the close urban grain and later development, while the late 1960s/early 1970s tower block competes with the church's tower from the south along Wellesley Road. The 'Land bounded by Haverstock Road, Wellesley Road and Vicar's Road' forthcoming development will further block long distance views of the church's tower as it surrounds the church and hall to the west and north.

## Contribution Setting makes to Significance

The setting of these heritage assets now makes a limited contribution to their significance. Much of the contribution is found through the hall and church being experienced together. The visual connection as well as the former functional and historical association has a positive contribution to one another's significance as well as reinforcing the group value.

Although the variety of development surrounding the buildings demonstrates their use as an urban church and associated hall, the historical mapping demonstrates that the setting of the church and hall has considerably changed over the twentieth century. The buildings are now experienced amongst late twentieth and early twenty first century residential development which does not represent the original community that they were built to serve. Two remaining terraces remain to the east of the church make a slight positive contribution to the significance by demonstrating the area's former built form.

## Contribution the Site makes to Significance

The church and hall are situated to the west of the central portion of the Site. The heritage assets have no known historic and functional association with the Site. The railway lines which run east to west and north to south divide them, therefore there is no inter-visibility. The Site makes no contribution to the significance of the church and hall.



# 4.3 STATUTORILY LISTED BUILDINGS

## Police Station and Attached Railings and Lamp

Grade: II

List Entry Number: 1379124

The NHLE list description is summarised here. The full description can be found in Appendix A.

The police station was established in 1894-6 by Norman Shaw, and restored in 1984. It is of three storeys with eight windows wide, all of which are sash windows, some with segmental-arched brick heads and stone keystones. The building is constructed of yellow stock brick with stone bands at sill levels and below parapet. There is a round-arched entrance engraved "Police" with hoodmould, fanlight and double panelled doors.

### Significance

The building's significance is derived from its historic and architectural interest, as a good example of an urban police station, reflective of the growing local, residential community during this period.

### Setting

The building fronts onto Holmes Road, a quieter road off Kentish Town Road. Dense urban development surrounds the building, much of which comprises later twentieth century built form. To the east lies Kentish Town Road, which is lined with predominately late nineteenth century development. To the south, also along Holmes Road, there are a number of late nineteenth century terraces with twentieth century development lying to the south and west of these. To the north there is an industrial estate consisting of large scale late twentieth/early twenty first century warehouse/ industrial buildings.

### Contribution Setting makes to Significance

The setting of the police station makes a limited contribution to the significance. The variety of development contributes to its urban context. This surrounding development demonstrates the requirement and use of as a urban police station and is therefore illustrative of its historic interest.

### Contribution the Site makes to Significance

The police station is located to the south of the southern portion of the Site. There is limited inter-visibility between them as the railway line running along the southern boundary of the Site divides them, in addition to the large scale industrial units. There is no known historic or functional association with the Site and the station. Therefore, the Site makes no contribution to the setting, and therefore to the significance of the police station.



Figure 33: St Martin's Church Hall from Vicar's Road to the east



Figure 34: Church of St Martin Vicar's Road to the east



## 4.4 CONSERVATION AREAS

### Dartmouth Park Conservation Area

Dartmouth Park conservation area was first designated in 1992. A section of Highgate Road was designated in 1985 as part of Highgate Village and was transferred to Dartmouth Park in 1992, including the St. Anne's Close and St. Anne's Church area. In 2006, Holly Village and the Highgate West Hill area were transferred to Dartmouth Park from Highgate Village Conservation Area.

The amalgamation of areas has resulted in a conservation area covering a large area that is approximately rectangular in shape with sections extending to the north west and a section covering the north of Highgate Road. A map of the Conservation Area can be found in Figure 45. The Dartmouth Park Conservation Area Appraisal and Management Strategy was adopted in January 2009 and notes that there are ten sub areas which are mostly characterised by a period or type of development from the area's history: Highgate Road, Dartmouth West, Dartmouth East, York Rise Estate, Highgate New Town, Brookfield Estate, Holly Village, St Albans Road, Lissenden Gardens, Schools.

Its overall character and appearance is defined by the variety and complexity of domestic architecture from the late eighteenth century to the present day. The appraisal notes that the *'conservation area is a mainly residential area, but integral to its character are the interspersed uses scattered throughout it'* and that *'part of the sense of character is derived from social cohesion'*.

### Assessment of Significance

Dartmouth Park contains a large number of statutorily listed buildings, which are listed within the conservation area appraisal and are considered essential to the character and appearance of the conservation area. The conservation area appraisal also identifies a large number of buildings that are considered to make a positive contribution to its special interest. In addition to their individual contributions to the conservation area, these buildings together as a group reinforce the experience of the historic development of the area.

The significance of the conservation area and the buildings within it derives mainly from the historic and architectural interest of the buildings which illustrate the historical residential evolution of the area from the late eighteenth century. The proximity of these assets to each other therefore contributes to an understanding and aesthetic appreciation of their domestic elements and architectural unity.

The sub areas that lie closest to the Site are Sub Area 1 - Highgate Road, Sub Area 2 - Dartmouth West and Sub Area 9 - Lissenden Gardens, which covers the south western boundaries of the conservation area.

Sub Area 1 - Highgate Road, covers a large portion of Highgate Road. The southern portion of this sub area includes the buildings on the eastern side



Figure 35: View looking west, Sub Area 2 - Dartmouth West on the left and Sub Area 9 - Lissenden Gardens on the right. The location of the Site is indicated by the plum bracket.



Figure 36: Views from within the Conservation Area

of the road, and excludes the western side. The road dominates the character and appearance of this sub area along with its mix of uses, which is more commercial than other areas, and building types. Historic and architectural interest also stems from Highgate Road being one of the oldest streets in the conservation area, the built form reflects this with a number of eighteenth century terrace houses. Ad hoc development through the nineteenth and twentieth centuries does however provide variety along this road, although this later built form typically shares similar materials and plot widths.

The conservation area appraisal has also identified a number of views in this area, which are predominately inward facing. These include views of Grove Terrace and the green, a view of the west elevation of the former Baptist Chapel from Gordon House Road (obscured by trees in the summer) and long views along Highgate Road.

Sub Area 2 - Dartmouth West is located to the west of sub area 1, covering a small area in the south western corner of the conservation area along the southern part of Gordon House Road. The area was developed from the 1850s through to the late 1880s with wide roads. The variations in decorative treatment provides one of the defining features of the sub area. Along Gordon House Road, there is a row of terraces which terminates with Heathview, a 1930s block of flats featuring many details from this typical of this period. This building is identified in the appraisal as a positive contributor to the area. The conservation area appraisal also identifies a number of views in this area, which are predominately inward facing and situated to the eastern portion of the sub area.

Sub Area 9 - Lissenden Gardens has been noted to have three elements: the mansion blocks, the early twentieth century terraced housing and the commercial development. The larger scale of development with the predominant built form being higher and denser than other parts of the conservation area characterises this area.

The conservation area appraisal has also identified important views in this area, including the view east along Lissenden Gardens is terminated by the houses of Grove Terrace, which is inward facing. The second are views from outside the conservation area on Hampstead Heath of the Parliament Mansions.

### Setting

The conservation area appraisal notes that the area is *'defined by two important local roads - Highgate Road on the western edge and Dartmouth Park Hill on the east. To the west is the open land of Parliament Hill and Hampstead Heath and Mansfield Conservation Area, the north abuts both Holly Lodge and Highgate Conservation Areas. To the east is the borough boundary with the London Borough of Islington. Other than the small projecting arm of Highgate Road the railway line marks its southern boundary'*.



# 4.4 CONSERVATION AREAS

## Contribution the Setting makes to Significance

The continuation of the roads, including Highgate Road, out of the conservation area makes a positive contribution as it provides further understanding of the historic development the area. Similarly, the open land of the parks and Mansfield Conservation Area has a positive contribution due to illustrating the historic development.

## Contribution the Site makes to Significance

The Site is situated outside the south western boundary of the conservation area. Currently there is limited inter-visibility due to the topography of the area, the railway line, which bounds the northern boundary of the Site and mature greenery. From Highgate Road, development currently obscures views into the Site. Additionally, there is no known historic or functional associations between the two. The northern part of the Site contains large scale industrial units. In its current form, the Site is not considered to contribute to its significance, due to the difference in materials, scale and uses.

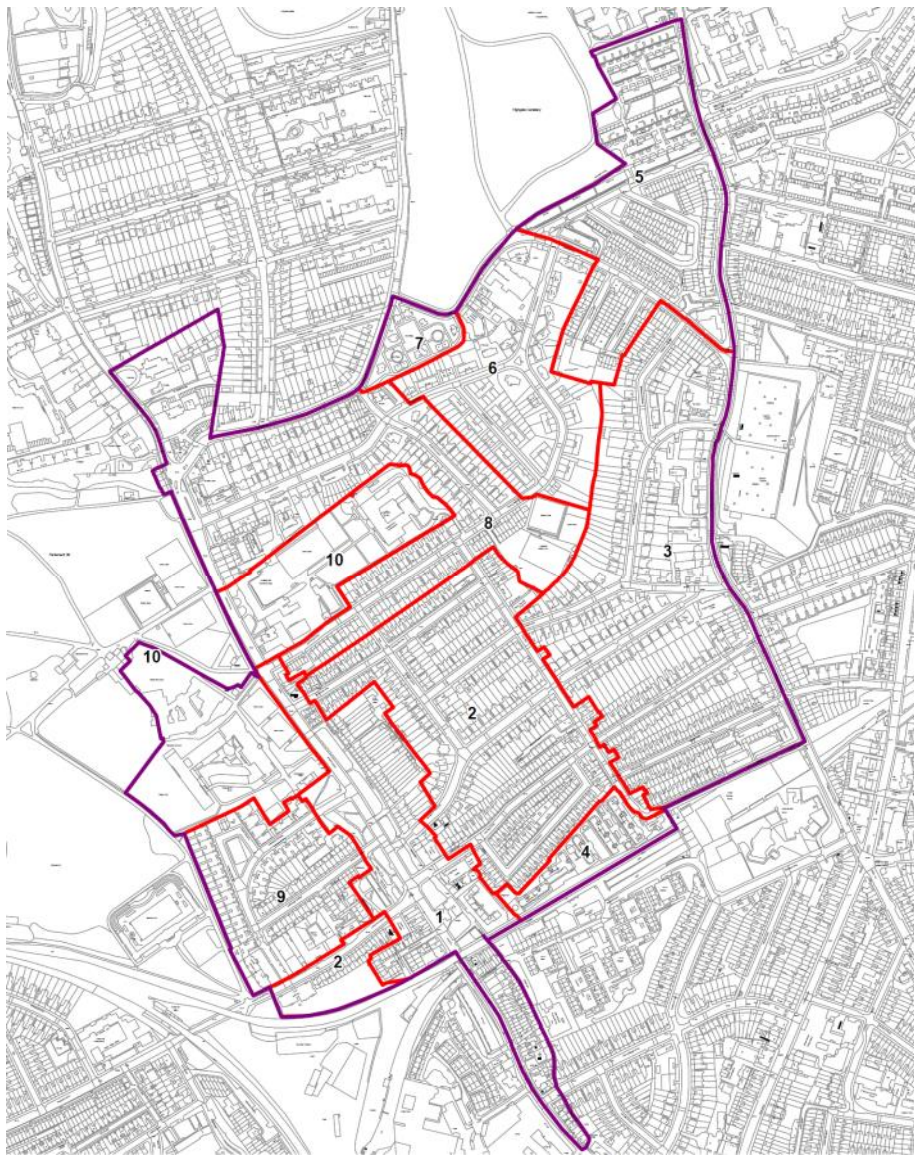


Figure 37: Map of Sub Areas in Dartmouth Park Conservation Area

## Kentish Town Conservation Area

The Kentish Town Conservation Area was designated in November 1969 with extensions in 1982, 1988 and 2014. The Kentish Town Conservation Area Appraisal and Management Strategy was adopted in March 2011 and gives a thorough account of the historic development of the area and it's significance.

The designation covers a predominately residential area in Kentish Town. Kentish Town Road, runs north to south and lies to the west of the conservation area and marks the commercial edge of the area. The Conservation Area Appraisal identifies five character zones within the designation, which loosely relate to the phases of development of the area. These include: Kentish Town Road, the ancient route; Leighton Road – east and west; Torriano Cottages; Leverton Street and Falkland Place; and The Northern Roads surrounding Lady Margaret Road.

## Assessment of Significance

The area contains a large number of statutorily listed buildings, which are identified within the conservation area appraisal and all of which are considered essential to the character and appearance of the conservation area. The conservation area appraisal also identifies buildings that are considered to make a positive contribution to the special interest. In addition to their individual contributions to the Conservation Area, these buildings together as a group reinforce the experience of the historic development of the area.

The character and appearance of the area is defined by predominantly nineteenth century domestic development. The buildings are typically brick terraces with nineteenth century architectural features. In some character zones such as Torriano Cottages and Northern Streets including Lady Margaret Road there is twentieth century development including extensions to nineteenth century buildings. The built form ranges from two to four storeys in height, though is generally of three storeys, fronting quieter roads, away from Kentish Town Road.

The Conservation Area Appraisal notes that the local landmarks are the red brick former sorting office in Leighton Road and the Assembly House at the corner with Kentish Town Road. Key views of the area has also been identified. These include Kentish Town Road - The Village House (304 Kentish Town Road). In addition to views along Leighton Road and Lady Margaret Road. Due to topography and the domestic scale of the area, the western end of the conservation area falls within the protected views from Parliament Hill to St Paul's Cathedral.

## Setting

The setting on the northern and eastern boundaries is defined by further residential development, predominantly dating from the nineteenth century,



# 4.4 CONSERVATION AREAS

with some late twentieth century redevelopment interspersed. Tufnell Park Conservation Area is located in close proximity to the north.

Kentish Town Road runs along the western boundary there before forking off to form Highgate Road and Fortress Road. These busy roads are lined with early nineteenth century buildings with some late twentieth century redevelopment which is a mix of residential and commercial uses.

To the south lies the railway tracks and Kentish Town Underground station. Beyond which is Bartholomew Estate Conservation Area which covers predominantly late nineteenth century residential development.

## Contribution Setting makes to Significance

Overall the setting makes a positive contribution to the significance of the conservation area. The surrounding residential development provides an understanding of the historic development of the conservation area. This is equally found in the historical route of Kentish Town Road, which enabled the area's initial development, the railway infrastructure and the nearby conservation areas.

## Contribution the Site makes to Significance

The Site is located to the west of Kentish Town Conservation Area. The south eastern portion of the Site lies in close proximity to the western boundary of the conservation area. There is no known historical or functional association between the two.

The Site makes no contribution to the significance of Kentish Town Conservation Area, due to there being no inter-visibility between the two, as well as a lack of any historic or functional association.



Figure 38: View looking north west at the south western corner of the conservation area. The approximate location of the Site is indicated by the purple bracket.



Figure 39: Views from within the Conservation Area

## Mansfield Conservation Area

Mansfield Conservation Area was designated by LBC in 1990 and last amended or extended in 1996. A summary of the historic development and character and appearance of this conservation area, as well as policies and guidance to guide development in the area, can be found in Camden's Mansfield Conservation Area Appraisal and Management Strategy (Adopted 4 December 2008).

Located mostly in Gospel Oak, the conservation area is an elongated diamond shape with through-roads running from east to west along the northern and southern boundaries, and shorter roads running from north to south creating a loose grid pattern.

The area is sub divided into two character areas, Sub Area 1: Fleet Road from west to east and Sub Area 2: Late Victorian core.

## Assessment of Significance

The conservation area contains two statutorily listed buildings, both of which contribute to the overall significance of the area. The conservation area appraisal also identifies buildings that are considered to make a positive contribution to the special interest. In addition to their individual contributions to the conservation area, these buildings together as a group reinforce the experience of the historic development of the area.

The character and appearance of the area is defined by nineteenth century residential planned development. Although there are a select few buildings that date from the twentieth century and were constructed following bomb damage suffered during the Second World War. This includes Gospel Oak School which was constructed in 1953. The conservation area is characterised by its planned historic development, resulting in a fine urban grain with buildings of a similar age, type, use and style.

Sub Area 1: Fleet Road from west to east has a number of commercial and residential units. Within this area key views and focal buildings have been noted as The White Horse, No. 154-156 Fleet Road and approaching the conservation area eastwards on Pond Street towards South End Green and the White Horse public house.

Within Sub Area 2: Late Victorian core is predominately residential with two main styles of architecture, the Classical/Venetian Gothic and Queen Anne Revival. This sub area has two focal buildings including, All Hallows' Church, Shirlock Road and Sunnyside, Corner of Constantine Road and Agincourt Road. Additionally two views out of the conservation area have also been noted, including westwards towards St Stephens Church Tower from Constantine Road and Westwards towards Royal Free Hospital on Constantine Road.

A number of townscape views are also identified in the appraisal and include: roofscape view Eastward along Agincourt Road, view Northward



# 4.4 CONSERVATION AREAS

along Mackeson Road, roofscape view North and Southward along Lisburne Road, view of sweeping terrace Northward along Savernake Road.

## Setting

The Mansfield conservation area boundaries are Parliament Hill and the London Overground North London Line to the north, Gospel Oak Station to the east, and Fleet Road and Mansfield Road to the south.

## Contribution Setting makes to Significance

The setting makes a varied contribution to the significance of the conservation area. Parliament Hill and the London Overground North London Line make a positive contribution, illustrating the industrial development which sparked the area's initial development. To the south of Mansfield Road is predominantly late twentieth century and twenty first century development, which makes a lesser contribution.

## Contribution the Site makes to Significance

The Site is located to the south of Mansfield Conservation Area. The north western corner of the Site lies in close proximity to the south eastern boundary of the conservation area. There is no known historical or functional association between the two.

Due to the railway lines, dense urban development and mature greenery, in its current form there is no inter-visibility. The Site does also not line in any of the identified views out of the conservation area.



Figure 40: Views from within the Conservation Area



Figure 41: Views from within the Conservation Area

## Inkerman Conservation Area

Inkerman Conservation Area was designated by LBC in 2001. A summary of the historical development and character and appearance of this conservation area, as well as policies and guidance to guide development in the area can be found in Camden's Inkerman Conservation Area Statement (March 2003).

The conservation area is noted to form 'a dense and homogenous environment in the heart of Kentish Town'.

## Assessment of Significance

The area contains four statutorily listed buildings which strongly contribute to the significance of the conservation area. The conservation area appraisal also identifies buildings that are considered to make a positive contribution to the special interest. In addition to their individual contributions to the conservation area, these buildings together as a group reinforce the experience of the historic development of the area.

The character and appearance of the area is defined by nineteenth century residential planned development. The appraisal identifies that: 'The prevailing character is residential, with incidental corner shops on ground floor level integrated with institutional, educational, light industrial and commercial uses. The majority of the buildings were built in the 1850s and 1860s and they form its core. The later buildings and the mix of uses give the area a lively diversity and mostly they have had a positive impact on the townscape and contribute to the character of the conservation area. Although the area has a cohesive overall identity each street within it displays different characteristics'.

The London Plan has identified a number of strategic views within London. One of which cuts across the conservation area, Strategic View 3 Parliament Hill to St Paul's: the strategic viewing corridor and the wider setting consultation area.

## Setting

The Conservation Area lies to the west of Kentish Town Road and is bounded to the south by Prince of Wales Road and Anglers Lane, to the north by Holmes Road, to the east by Raglan Street and to the west by the railway viaduct. A number of conservation areas lie in close vicinity to Inkerman Conservation Area, these include West Kentish Town Conservation Area to the west, Harmond Street Conservation Area and Kelly Street Conservation Area to the south, Rochester Conservation Area to the south east and Bartholomew Estate Conservation Area to the east. Largely between these conservation areas lies late twentieth century development.



# 4.4 CONSERVATION AREAS

## Contribution Setting makes to Significance

The setting makes a varied contribution to the significance of the conservation area. Kentish Town Road makes a positive contribution, as it informs and illustrates the historic development of the area. This is also found through the surrounding infrastructure and the conservation areas. All the surrounding conservation areas significance derives from the architectural and historic interest of mid to late nineteenth century planned development. The intervening late twentieth and twenty first century development has little contribution.

## Contribution the Site makes to Significance

The Site is located to the north of Inkerman Conservation Area. Though is separated by railway lines running along the boundary of the Site and large scale late twentieth and twenty first century development. Therefore in its current form, there is no inter-visibility. There is no known historical or functional association between the two. The Site makes no contribution to the setting of the conservation area.



Figure 42: Views from within the Conservation Area



Figure 43: Views from within the Conservation Area

## West Kentish Town Conservation Area

The West Kentish Town Conservation Area was designated in 2005, with a Conservation Area Appraisal prepared by LBC in the same year.

It is located west of the railway line in the Fleet valley. The conservation area is predominantly residential in character and use and is characterised by long terraces of mid nineteenth century housing, rising to three and four storeys.

## Assessment of Significance

The conservation area includes two listed buildings, the Grade II listed Rhyl Primary School and Fiddlers Elbow Public House. It also includes a single church with the remaining buildings almost wholly residential in use.

This provides a strong sense of consistency and conformity, with the area characterised by residential terraces of yellow stock brick. It represents the nineteenth century expansion of London, forming part of the local planned developments. This is reflected by the consistency of age and materials found to the buildings and their simple, regular street layout.

## Setting

The setting of the conservation area is characterised by later residential development, including the post-war residential estate to the north-east and west. Although its character and setting is generally of densely developed housing, Talacre Gardens forms much of the setting to the east, providing an important open space and a more open setting to the east. This also includes abundant planting and relief from the otherwise densely developed area.

## Contribution Setting makes to Significance

The setting makes a mixed contribution to the significance of the conservation area. The later post-war developments provide a different style of development, with irregular blocks and little architectural ornamentation. However, the open space to the east is an important area of relief and contributes to the significance of the conservation area, reflecting its original suburban development and permitting views into the area.

## Contribution the Site makes to Significance

The Site is located to the north-east of the conservation area, beyond intervening development and the railway line., it does not currently form part of the setting of the conservation area and makes no contribution to its significance.



## 5.0 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

### 5.1 DEVELOPMENT PROPOSALS AND DEVELOPMENT PRINCIPLES

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The proposed development comprises:

*Outline planning permission with all matters reserved for the demolition of existing buildings and structures and redevelopment to be carried out in phases (with each phase being an independent act of development) comprising the following mix of uses: residential (Use Class C3), residential institution (Use Class C2), industrial (Use Class B2 and/or B8), commercial floorspace (Class E), flexible commercial and Sui Generis floorspace (Use Class E and/or Sui Generis Use), Community (F1 and/or F2), Sui Generis, and cycle and vehicle parking, refuse and recycling storage, plant, highway and access improvements, amenity space, landscape and public realm improvements, and all associated works.*

The proposed redevelopment of the Site has been developed to retain the important locally listed sheds and respond to the strong industrial character of the Site and its surroundings.

A number of key design principles relating to the retention, conversion and re-use of the locally listed buildings are included in the Design Code and discussed overleaf.

In summary, the key principles are to retain the locally listed buildings, provide them with new, flexible, long-term viable uses and celebrate their industrial heritage. Previous unsympathetic works and alterations will be reversed as part of the proposals, with those features of highest significance retained and enhanced, where possible. The Sheds will become a key feature within the new development, fronting the newly created public realm and forming an important active frontage within the centre of the development.

The design of the surrounding commercial and residential buildings have been informed by the industrial character, with their height and massing responding to important views and the setting of the surrounding heritage assets. This will assist in providing an innovative and vibrant new development which integrates within the local area, which is characterised by its mix of commercial, industrial and residential uses.



## 5.2 ASSESSMENT OF IMPACT

The application is submitted in outline and the following assessment of impact is based on the maximum parameters, established by the drawings and plans prepared by SEW and submitted as part of this application.

Although the application is in outline, with all matters reserved, the application is accompanied by a Design Code which established clear design principles in terms of height, massing, materiality, landscaping and the appearance of different parts of the Site. The strategy established by that document has been considered in preparing the following assessment of impact. It should also be noted that the design measures and principles established in that document may assist in reducing any potential adverse impacts to the significance of the heritage assets that have been identified below through future reserved matters applications.

The assessment provided therefore represents a “worst case” impact on the setting and significance of the heritage assets, with future reserved matters applications offering the opportunity for appropriate mitigation measures through the precise height, massing, orientation and design of the buildings.

The following assessment considers the physical impacts of the proposed development on those buildings within the Site. It also assesses how, and to what extent, the proposals will affect the setting of those heritage assets outside of the Site boundary. This focuses on any changes in character, land use and views. For those assets further from the Site, the assessment is primarily focused on any visual changes, with reference made to the Viewpoints and AVRs produced as part of the Townscape Assessment.

### Former Locomotive Sheds

The proposals include the conversion of the buildings to provide industrial/commercial uses to the ground floor, with industrial use above. The buildings are marked for Alteration—Extension and/or partial demolition on the demolition plan (Parameter Plan 03) with precise details to be confirmed through future applications. However, the current application will establish the following design guidelines:

- Alteration must not comprise the demolition of the whole building
- Original architectural features or later features which positively contribute to the building’s character, must be retained where ever possible
- Any extension must be carefully designed and align with guidelines set out for the typology extension
- Retrofitting a component must improve thermal and acoustic performance of the building (e.g. replacement of window frame)
- Where possible, demolition materials should be reused on site

- Non-original architectural features which detract from the historic significance should be removed
- New openings may be introduced on all façades of the building
- Where the replacement of original features is necessary, this should match the original element in colour, appearance and material
- Alteration may comprise facade retention. Façade retention is considered the substantial demolition of a building leaving only the façade(s) retained

The Sheds have undergone alterations during their lifetime, notably their changes of use and the major reconstruction works undertaken to Shed 3 following the Second World War. The development proposes further alterations to provide these buildings with new, long-term viable uses and to secure them as a key part of the redevelopment of Murphy’s Yard. Their important frontages (particularly the eastern façade) will be largely retained as key frontages within the new development which will overlook and enclose the public realm of the Murphy’s Yard Character Area. Any proposals will retain their group value and industrial aesthetic and character.

Shed 2 will see a greater degree of intervention than Shed 2 due to its previous changes and the reduced significance and historic interest it now exhibits. Alterations will include the removal of later, non-original additions, such as the roof to Shed 3 and roofing materials to Shed 2 and elements of the later brickwork to Sheds 2 and 3. This will help to better reveal the historic materiality and form of these buildings.

New materials will be selected to complement, though not mimic, the historic materials found within the buildings. The upwards extension of Shed 3 may also utilise design motifs and features present within the building, including the use of arches and the strong horizontal emphasis to the building.

The proposals will allow for the opening up of enclosed historic openings (both windows and doors) and the provision of limited new openings to provide improved access into the building and a route through the Sheds as part of the circulation improvements within the Site. There will also be some alterations to the roof form of Shed 2 to facilitate the new Heath Line. The fabric to be removed as part of any demolition or alteration will be re-used either within the buildings or the wider site as part of the landscaping works proposed.

The proposed demolition will include the removal of the western, rear extent of Shed 3, the loss of the existing 20th century roof structure to provide additional accommodation above and will include alterations to the roof form of Shed 2 to facilitate the Heath Line. Although precise details regarding the extent of demolition and alteration will be determined at reserved matters stage, based on the current maximum parameters, the

demolition is likely to cause a moderate adverse impact to the significance of the locally listed buildings.

However, the proposals and the design principles will ensure that the key elements of significance, including the group value, industrial character and aesthetic, and important architectural detailing of the buildings is maintained. The proposals will also provide viable new uses to these former industrial buildings and make them the focal point of the new development. This will provide an important heritage, and public, benefit, allowing the buildings to be experienced and appreciated within the new development and offers a potential moderate beneficial impact. The external alterations will ensure that the large internal spaces, which are a key component of the former use and the character of the buildings, are retained and able to accommodate flexible uses at ground floor level.

### Former Oil Processing Plant

The Former Oil Processing Plant is not locally listed. As described at Section 4.1 of this report, the building is of limited significance, having undergone substantial alterations during the 20th century, with elements of the structure and the majority of its historic industrial setting having been lost. It is not therefore considered to be of sufficient significance to be considered as a non-designated heritage asset. The demolition of the building will lead to the loss of any limited, residual historic interest it still possesses. However, the proposals include mitigation measures through the re-use of elements of the historic brickwork within the wider proposals.

### The Forum

The proposals include the construction of new build elements within the setting of The Forum (particularly Plots C and E-H) which will be located to the south and south-west of the listed building. Although these will not be directly experienced from the listed building (with no windows to the rear or side elevations of The Forum) the development will be experienced alongside the listed building in views from Highgate Road.

The height of the proposed buildings will be visible rising above The Forum, but set away to the south-west. The development within Plots C, F, G and H will be experienced as taller than the built height of The Forum, although these buildings will be presented as taller and more slender buildings, offering a deliberate counterpoint to the lower massing of The Forum.

The proposed development, including the taller residential buildings, will alter the setting of The Forum and detract, to a limited degree, from the current architectural interest of the building. However, it will remain as an important local landmark with the refined architectural detailing of the listed building still appreciable from Highgate Street. The proposed development will therefore result in a low adverse impact to the significance of the listed



## 5.2 ASSESSMENT OF IMPACT

building, which equates to a minor level of less than substantial harm.

### 1-7 Highgate Road

The proposed development will not be visible alongside the listed building from Highgate Road, where its principal façade is experienced. There will be views from the rear of the building at its upper levels and from the rear extensions, which currently overlook the Site.

These views are currently characterised by these large rear extensions, which were added in the twentieth century, the bulk and largely blind elevation of The Forum, the industrial site and the railway line beyond. These views do not currently contribute to the significance of the listed building or allow for its architectural or historic interest to be appreciated.

The new build elements will include the construction of the Heath Line and the construction of Plots F, G and H. This new development will largely be obscured from the listed building by The Forum, which restricts views west and south-west. Therefore, any change to these views will be limited and will not alter the ability to appreciate the architectural and historic interest of Nos 1-7 Highgate Road.

The proposals will therefore have no impact on the significance of the listed building, with the special architectural and historic interest of Nos 1-7 preserved.

### Christ Apostolic Church

The proposed development, including the construction of Plots C, F, G and H will alter the setting of the listed building, including views from Highgate Road, Fortess Walk and Greenwood Place. The views from within the building's modest churchyard will also be altered. Viewpoint 8 demonstrates the likely visibility of the maximum parameters development beyond the church in the view from the junction of Fortess Road and Fortess Walk and is useful in demonstrating how the proposals may be experienced alongside the listed building.

The maximum parameters indicate that the proposed buildings will be visible beyond the church as part of the backdrop to the listed building. At present the building is experienced against a relatively clear backdrop, with little built development to the west. The proposals would therefore alter this setting and diminish the landmark qualities of the church. The positioning of the taller elements, which will sit behind the building's twin spires, will also diminish the architectural interest of the building and reduce the ability to experience and appreciate its Gothic detailing.

The proposals will therefore represent a medium adverse impact to the significance of the listed building, which equate to a moderate degree of less than substantial harm.

### Bull and Gate Public House

The proposed development will have no impact on views of the listed building on Highgate Road, with the ornate façade of the listed building and the appreciation of this unchanged. There will be alterations to the rear of the listed building, with this area currently characterised by commercial development and the railway infrastructure.

The proposed development, particularly parts of the Heath Line and Plots F, G and H will be apparent in limited, oblique views from the rear of the property. This will alter the nature of these views, but will not alter the architectural or historic interest of the listed building, which already has an industrial and heavily commercial setting to the rear.

The proposed development will therefore have no impact on the significance of the listed building, or the ability to appreciate and experience this significance. Its special architectural and historic interest will be preserved.

### Parliament Hill Fields Lido and Sewer Vent Pipe Approximately 45 Metres South East of Parliament Fields Lido

The proposals will alter views from Parliament Hill Fields and Parliament Hill which currently include the Lido. This is apparent from Viewpoint 1 and Viewpoints 25, 26 and 27. Viewpoint 1 shows the development rising above the vegetation beyond the listed building to form part of the backdrop. At present there is a contrast between the low profile, horizontal form of the Lido (with the nearby mansion blocks also presenting a predominantly horizontal emphasis) and the verticality of the buildings within the city beyond. This will be continued by the proposed development, which will bring this taller, vertical development closer to the listed building.

The change in these views will not, however, alter the historic interest of the listed building as an inter-war public baths and leisure facility. It will also not change the important visual relationship between the Lido and Parliament Hill Fields. The proposals will not diminish the architectural interest of the listed building, which currently contrasts with other development within this view and is experienced as a simple, low-rise construction.

The proposed development will have no impact on the significance of Parliament Hill Fields Lido, with the special architectural and historic interest preserved.

There will also be no impact on the significance of the Sewer Pipe, or the ability to experience this significance.

### 44-94, Fortess Road and 96 and 98, Fortess Road

The alignment of Fortess Road and its dense, almost continuous development, mean that the proposed development will not be visible from the listed terraces on the east side of the road.

The proposed development will therefore have no impact on the setting of these heritage assets, with their special architectural and historic interest preserved.

### Church of St Martin and St Martins Church Hall

The proposed development will likely be visible from Vicars Road (which runs between the church and Church Hall) rising above the intervening development at Kiln Place. A closer view of this, taken from land to the east of the listed buildings, is provided as Viewpoint 19.

This area and the eastern views from the listed buildings are currently characterised by late twentieth century housing and the intervening railway line and its associated boundary treatments. The development would be seen as part of the backdrop to this view, with elements of it rising above the intervening development. It will represent a change to part of the wider setting of the listed buildings, but it will not change the character of this setting which features numerous late twentieth and twenty-first century residential blocks of varying heights and materials.

The proposals will not therefore detract from the listed buildings and will not affect the ability to appreciate and experience the significance of the Church of St Martin or its associated, separately listed Church Hall. The special architectural and historic interest of the two buildings will be preserved.

### Police Station and Attached Railings and Lamp

The proposed development may be experienced in partial views from the Police Station's immediate surrounds, including views north from Holmes Street. However, the listed building is now experienced within a much changed setting which features a mixture of nineteenth and twentieth century residential development, including large tower blocks, and numerous large-scale twentieth century commercial buildings. The proposals, if visible, will reflect this mixed character and will not diminish the architectural interest of the listed building or the ability to appreciate this.

The proposals will accordingly have no impact on the significance of the Police Station, with its architectural and historic interest preserved.

### Dartmouth Park Conservation Area

Due to the scale and proximity of the Dartmouth Park Conservation Area, a number of viewpoints have been assessed to understand how, and to what



## 5.2 ASSESSMENT OF IMPACT

extent, the proposals will affect the setting of the heritage asset. These include Viewpoints 2, 3, 4, 5 and 6 which are taken from within the conservation area and Viewpoint 7 which is a view across the southern spur of the conservation area.

These views demonstrate that elements of the proposed development will be visible from within the conservation area. This includes views of the upper elements of the built development rising above existing development and being experienced alongside the mansion blocks at Lissenden Gardens. This part of the conservation area is residential in character, with the mansion blocks providing clear consistency in terms of building heights, architectural style and materials on the western side of the road, although more variety is found to the east. The proposed development would provide further variety, but would alter Heathview's current role in terminating this view and contrast with the generally linear, horizontal form of development here.

The development would also be visible rising above the established roofline in views from Gordon House Road (View 4) and Highgate Road (View 5). In the latter view it would be seen rising above the Greek Orthodox Church and altering the distinctive roof form of this religious building.

The proposed development will therefore alter some views from within the conservation area, with elements of the proposed development appearing above the existing, predominantly residential, development. This will alter the consistency found within much of the conservation area and slightly diminish its architectural coherence. This will result in a low adverse impact to the significance of the Dartmouth Park Conservation Area, equating to a minor level of less than substantial harm.

### Kentish Town Conservation Area

Views 9, 10 and 11 demonstrate the visual impact of the proposed development from within, or proximate to, the Kentish Town Conservation Area. This demonstrates that the development will be visible in views west along Dunolie Road and it is possible that more limited views will be permitted from Ascham Street, Countess Road and, to a lesser extent, Falkland Road.

The most notable change will be seen to Viewpoint 10 with the proposed development rising above development at Railey Mews and experienced alongside the short terraces that form Ascham Street and Dunolie Road. The architecture will provide a contrast with the formality and consistency provided by the terraces (particularly those on Ascham Street) and will therefore alter the current coherence and architectural unity provided here. Although the proposed development will be experienced as a clear later phase of development, set well outside of the conservation area, this change to these local views will slightly detract from the architectural

interest of the conservation area, with a low adverse impact to its significance. This equates to a minor level of less than substantial harm.

### Mansfield Conservation Area

The street layout and dense development of the Mansfield Conservation Area means that the proposed development will not be visible from within the majority of the area. The exception to this is in views along Savernake Road (illustrated by Viewpoint 23) and very close views from the south-east corner of the conservation area.

Those close views, at the extreme of the conservation area, are currently characterised by the commercial and industrial uses of the Site and do not contribute to the significance of the conservation area. Their alteration will not affect the ability to appreciate the conservation area's architectural interest and will have no impact on its significance. The alteration to the longer distance views on Savernake Road, from where the development will be seen in kinetic views following the curvature of the road, the proposed development will be seen as a contrasting feature with the tall, red-brick villas and terraces on this residential street. This will alter the architectural coherence of this sweeping road and result in a low adverse impact to the significance of the conservation area.

### Inkerman Conservation Area

Viewpoints 14, 15 and 16 assist in illustrating the visual impacts to the Inkerman Conservation Area. Viewpoints 15 and 16 illustrate that in northern views from Alma Street and Willes Road. A small part of the development will be visible above the simple, two-storey terraces that line these roads. Although this will have a very limited impact on View 16, the southern development within the Site will be more apparent in View 16 and will alter the current architectural coherence presented here. This will result in a low adverse impact to the significance of the conservation area, resulting in a minor degree of less than substantial harm.

### West Kentish Town

The development will not be visible from within the majority of the West Kentish Town Conservation Area, with the exception being a limited view from the north-west corner (demonstrated by Viewpoint 18). The development will be partially visible from this edge of the conservation area, seen above nineteenth century development on Queen's Crescent. This partial, distant view of the development will not alter the architectural interest or coherence of the buildings within the conservation area and will therefore have no impact on the significance of the West Kentish Town Conservation Area.

### Cumulative Impacts

As part of the Environmental Impact Assessment process it is necessary to identify and assess any cumulative impacts to heritage assets arising from surrounding approved and proposed developments. The majority of the development proposals will have no cumulative impact on the heritage assets assessed above due to their distance from the Site and/or their scale.

This means that only 3 identified Tier 1 (approved) schemes have the potential to result in cumulative effects. These are the 3 approved schemes on Highgate Road (ref. 21: The Greenwood Centre, 22: Highgate Centre and 23: 369-377 Kentish Town Road). These schemes have the potential to alter the setting of those listed buildings on the Road, which comprise Christ Apostolic Church, The Forum, Nos 1-7 Highgate Road and the Bull and Gate Public House.

The nature of these developments and their settings, which relate to the frontage of these important buildings, rather than their rear settings which are very different in character, mean that they will not cause any additional harm to the significance of the listed buildings or result in any cumulative effects. As such, no potential cumulative impacts have been identified to the heritage assets considered in this report.

Due to their distance from the Site (and relevant heritage assets) no other Tier 1 schemes and no Tier 2 schemes will result in cumulative effects to the identified heritage assets. In addition, due to the early stage in the planning process and lack of detailed designs associated with the Tier 3 schemes it is not possible to accurately assess their impacts on the heritage assets and no cumulative impacts are therefore identified in respect of these developments.



## 6.0 CONCLUSIONS

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This Built Heritage Statement has been prepared to provide a detailed assessment of significance of all built heritage assets potentially affected by the proposed redevelopment of Murphy's Yard, Gospel Oak.

The Site was formerly used as the railway maintenance depot for the Midlands Railway and includes three locally listed buildings, all of which are included under a single listing and currently occupied by Murphy's. In addition, the Grade II listed Forum and Nos 5 and 7 Highgate Road, which form part of a larger, Grade II listed terrace, are located outside the red line boundary though form part of the wider site. The remaining buildings within the Site, which date from the twentieth century which are either of very low or nil historic and architectural interest and are not considered to be non-designated heritage assets.

Current proposals are for the retention, and in some cases alteration, of the existing locally listed buildings within the Site. The remaining buildings will be demolished with a range of commercial and residential buildings constructed.

This report has identified that the proposed development has the potential to affect the setting and significance of a single Grade I listed building, 10 Grade II listed buildings, 5 conservation areas, a single locally listed building and one other building that has been identified as a potential non-designated heritage asset.

The proposals comprise alterations and partial demolition of the locally listed buildings to provide a new long-term viable use. One other building of extremely limited significance (the Oil Processing Plant) will be demolished. The development of the wider site will lead to changes to the settings of the other heritage assets.

The current proposals are in outline and it has been assessed that the proposed maximum parameters will result in medium adverse impacts to the significance of the locally listed sheds within the Site. In accordance with paragraph 197 of the NPPF, a balanced judgement should be made having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed development also includes heritage benefits, which include the provision of new viable uses for the locally listed buildings and repair and conservation works to better reveal elements of their significance, which should be considered in the planning balance.

The proposals will also result in limited degrees of less than substantial harm to the significance of 2 Grade II listed buildings and the 5 surrounding conservation areas. In accordance with paragraph 196 of the NPPF, these impacts should be weighed against the public benefits of the proposals which are set out in detail in the Planning Statement prepared by DP9 and include heritage benefits in the form of the conservation and re-use of the locally listed buildings which will form an integral component of the

proposed development. No cumulative impacts to heritage assets have been identified.

The proposals have been developed to respond to the unique industrial heritage of the Site and retain those elements of highest significance with the Design Code demonstrating how the new buildings will successfully integrate with the surrounding mixture of industrial, commercial and residential development which dates from the eighteenth century to the twenty first century. The submission of future reserved matters applications will also allow for more detailed consideration of building heights and massing and the detailed design of the buildings to ensure they respond to this mixed context and potentially further reduce any identified harm to the significance of the surrounding heritage assets.

This report has been prepared in accordance with paragraph 189 of the NPPF and provides a sufficient and proportionate assessment of the heritage assets affected by this outline application.



# APPENDICES

## APPENDIX A: STATUTORY LIST DESCRIPTION

### The Forum

Heritage Category: Listed Building

Grade: II

List Entry Number: 1379018

Date first listed: 14-May-1990

Statutory Address:

THE FORUM, HIGHGATE ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN

TQ2885SE HIGHGATE ROAD 798-1/42/863 (West side) 14/05/90 The Forum

Formerly known as: Town and Country Club (formerly Forum Cinema) KENTISH TOWN ROAD. Cinema, now in use as a concert hall. 1934. By J Stanley Beard and WR Bennett. Steel frame clad in brick with faience front. Plan of double-height auditorium with balcony reached via single-storey entrance hall and foyers. EXTERIOR: 3 storey, 7-bay front in Egyptian style. Later C20 doors to black faience ground floor. Decorative metal glazing to windows; those to 5-bay central feature are separated by giant order of 6 half-columns with streamlined acanthus capitals. Heavy moulded parapet and cornice continued across flanking towers of outer bays. INTERIOR: foyer has foliate cornice, fluted capitals to piers and staircases to upper foyer which has Pompeian-style capitals to piers, Victorian scroll cornice, decorative metal panels flanking doorways to circle and cigar-shaped ceiling; access to front tearoom (a rare survival) with panelling, moulded plasterwork and decorative iron grilles. Auditorium in Roman style has heavily fluted proscenium arch and flanking side walls, with shields and banners to spandrels; fluted side walls have grilles decorated in Roman style with urns (damaged at time of listing), and legionary standards having Roman medallions and eagles on top. Friezes of centurions and chariots to rest of side walls. Ceiling has central dome surrounded by coffering with original circular light brackets/ventilators. Panelled exit doors. Later C20 stairs, in matching style, from stalls to balcony.

### 1 TO 7, HIGHGATE ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1378940

Date first listed: 14-May-1974

Statutory Address: 1 TO 7, HIGHGATE ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN TQ2885SE HIGHGATE ROAD 798-1/42/851 (West side) 14/05/74 Nos.1-7 (Odd) GV II

4 terraced houses. c1786 with early C19 alterations; No.3, C20 refacing in facsimile. Yellow stock brick; No.1 with rusticated stucco ground floor. No.5, slated mansard roof and dormer. Nos 1 & 7, 4 storeys and semi-basements. Nos 3 & 5, 3 storeys (Nos 5 plus attic) and semi-basements. Nos 1 & 7, 3 windows each, Nos 3 & 5, 2 windows each. No.1, square-headed doorway with overlight; Nos 3 to 7, round-arched doorways with fanlights, No.3 with mask keystone and impost blocks, No.5 with fluted half columns, No.7 with radial fanlight. All with C20 doors. Gauged brick flat arches to recessed sashes, Nos 1 & 5 with glazing bars; No.1 with cast-iron balcony to 1st floor. No.1 with stucco sill bands at 1st and 3rd floors; No.7, at 1st floor. Parapets. INTERIORS: not inspected. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town, (St Pancras part II): London: -1936: 56).

### CHRIST APOSTOLIC CHURCH (FORMER CHURCH OF ST JOHN)

Heritage Category: Listed Building

Grade: II

List Entry Number: 1379013

Date first listed: 10-Jun-1954

Date of most recent amendment: 05-Dec-2008

Statutory Address: CHRIST APOSTOLIC CHURCH (FORMER CHURCH OF ST JOHN), 23, HIGHGATE ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

798-1/42/858 HIGHGATE ROAD 10-JUN-54 (West side) 23 CHRIST APOSTOLIC CHURCH (FORMER CHURCH OF ST JOHN) (Formerly listed as: HIGHGATE ROAD CHURCH OF ST JOHN, KENTISH TOWN)

II CAMDEN TQ2885SE HIGHGATE ROAD 798-1/42/858 (West side) 10/06/54 Church of St John, Kentish Town GV II

Church. Built on the site of the Kentish Town Chapel by James Wyatt, 1783, of which only the nave walls and the heightened shallow western apse remain. The rest rebuilt and extended 1843-5 by JH Hakewill. Grey brick with carved stone dressings. Slate pitched roofs. EXTERIOR: north and south aisles with galleries (removed 1889), vestry and south porch, east end with twin stone spired towers with louvred Romanesque type

belfry openings and lean-to porches decorated with heavy neo-Norman and thirteenth-century ornament. East facade buttressed with window of 3 round-arched lights separated by colonnettes; narrow round-arched window above and roundel in gable which has Lombard type frieze. Behind the porches, gable ends of side aisles with 2-light round-arched windows. INTERIOR: open nave with open timber tie-beam roof. 3 round-headed windows each side. 2 round-headed windows with rose above at apsidal west end. 3 neo-Norman arches separate nave from shallow, flat-ended chancel. Carved oak pulpit, pews with carved ends on choir platform, and nave pews intact. Late C19 alabaster font on stone base with elaborate openwork wooden cover suspended from pulley. Late C18 and early C19 wall monuments on both sides of the nave. Stained glass: mostly of the 1840s, including 'Baptism of Christ and Lazarus' by Wailes, 1845. In former south gallery, stained-glass window by Burne-Jones, 1862, depicting the 'Building of the Temple' in storage at St Benet's, Lupton Street in 1994. Monuments: many minor tablets. John Finch, d.1797, festooned sarcophagus, by Charles Regnant. Sarah Pepys, d.1806, south aisle, mourning woman by an urn. William Minshull, d.1836, with portrait profile by Chantrey. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town: London: 54, 56 & 145-7).

### BULL AND GATE PUBLIC HOUSE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1391501

Date first listed: 23-Aug-2005

Statutory Address: BULL AND GATE PUBLIC HOUSE, 389, KENTISH TOWN ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

798-1/0/10325 KENTISH TOWN ROAD 23-AUG-05 Kentish Town 389 Bull and Gate Public House II

Pub. Dated 1871 with minor later alterations. Architect unknown. Red brick with rendered dressings. EXTERIOR: Advanced ground floor houses the public rooms and main entrances with a curved return to the north where second door, large windows with decorative transoms have been replaced, and a pair of wide arches over the 2 main openings, that to the left with some later infill (formerly a shop here). All of this is richly detailed, including heads and leaves in the ionic capitals over the marble pilasters, the name of the pub spelled out prominently in the frieze and an eponymous bull and gate relief above the main entrance. Behind this are 2 further storeys of the building, of red brick with rendered detailing to rusticated pilasters and frieze, of 5 window bays with a central elongated Palladian style window



# APPENDIX A: STATUTORY LIST DESCRIPTION

under a half-moon shape plaque announcing 'Bull & Gate 1871'. The first floor windows have semi-circular shells over each one, and the brick is curved at both corners. Plaque to north side with date, architect and builder names is heavily painted. Side and rear elevations much plainer and more altered, including inserted C20 windows to rear. INTERIOR: Much of the original pub interior survives, such as the bar counter with pilasters and cornelled brackets, and the back bar with decorative glass, and cast-iron fluted columns with ornate composite capitals. The original plan form is also mainly readable, with the front public rooms divided by partition with Neo-Classical dressed arch, and a former billiard room to the rear. Also of interest is a strapwork embossed paper ceiling, wide arches with fluted pilasters, and Neo-Classical detailing around the arch (that to the rear alternating small medallions of bulls' heads with the vases), pedimented doorcases and hardwood vestibule, fruity grape detailing throughout, large skylight to rear and fireplace in front bar. To rear wall of main bar, a pair of wide arches, that to north with later bar extension now projecting from it, that to south with further pedimented double door into rear now used as a music venue, which has fewer features of interest. HISTORY: The Bull and Gate was rebuilt in 1871 on the site of an C18 pub, when it was apparently known as the 'Boulogne Gate' at this important 'pick-up-and-set-down' point for travellers in and out of London via the north. A 1904 photograph shows a show in the end bay, and a slightly different window and door arrangement, as well as a openwork parapet along the front range. SOURCES: The Fields Beneath, Gillian Tindall; Kentish Town Past, John Richardson; Buildings of England London 4: North.

A fine Victorian pub in the Gin Palace tradition with exuberant internal and external detailing (including a bull and gate illustrating the historic name) and a well surviving quality pub interior, that furthermore has group value, particularly with the Assembly Rooms pub (q.v.) at the same historic junction.

## SEWER VENT PIPE APPROXIMATELY 45 METRES SOUTH EAST OF PARLIAMENT FIELDS LIDO

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113026

Date first listed: 11-Jan-1999

Statutory Address: SEWER VENT PIPE APPROXIMATELY 45 METRES SOUTH EAST OF PARLIAMENT FIELDS LIDO, GORDON HOUSE ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN TQ2885NW GORDON HOUSE ROAD 798-1/30/589 (North side) Sewer Vent Pipe approx 45m south-east of Parliament Fields Lido II

Sewer ventilation pipe. C19. Cast-iron. Manufactured by ?(illegible) Engineers, 11 Great Battle Street. Rectangular plinth with fluted column having beaded moulding at base and concentric moulding at top forming base of openwork lantern with gadrooned dome and finial. An unusual survival of this once common feature.

## PARLIAMENT HILL FIELDS LIDO

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113025

Date first listed: 11-Jan-1999

Statutory Address: PARLIAMENT HILL FIELDS LIDO, GORDON HOUSE ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN TQ2885NW GORDON HOUSE ROAD 798-1/30/1866 (North West side) Parliament Hill Fields Lido II

Open air swimming baths. 1937-8. By Harry Arnold Rowbotham. For the London County Council Parks Department. Patterned stock brick, flat roofs concealed behind parapets. Rectangular plan, with entrance to south flanked by changing rooms, filtration plant to east and offices to west, all in a single-storey U-shaped building. This form continued as walls shielding sun-bathing terraces to north, set either side of single-storey cafe with curved moderne-style front. In the centre is the pool, 60m by 27m, with fountains or aerators to either side. All buildings with small metal windows, except for the cafe which has large glazed panels with horizontal metal glazing bars continued across double doors at centre. HISTORICAL NOTE: included as the most sophisticated of the thirteen lidos constructed by the LCC between 1909 and 1939. No other British city attempted so comprehensive a programme, and Parliament Hill Fields is considered the best representative example of the rectangular pools enclosed by high walls found in urban locations. (The Twentieth Century Society: Farewell My Lido: London: -1990).

## 44-94, FORTRESS ROAD

Heritage Category: Listed Building

Grade: II

List entry Number: 1113016

Date first listed: 14th May 1974

Statutory Address: 44-94, Fortress Road

County: Greater London Authority

District: Camden (London Borough)

Symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays. Early C19. Yellow stock brick (some later patching), with rusticated stucco ground floors. Nos 76-84 (Palmer House), mostly refaced in multi-coloured stock brick. EXTERIOR: 4 storeys and semi-basements except end bays to blocks of 3 storeys, attics in slated mansard roofs and semi-basements. Nos 76-84, 4 storeys, attics with dormers in slated roofs. Mostly 2 windows each. End bays of each block slightly projecting. Recessed entrance bays with stucco pilastered porticoes (No.94 with wreathes in frieze, some with roundels), square-headed doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors, most half glazed. Other entrances with similar doorways. Gauged brick flat arches to recessed sashes except 1st floors with casements and cast-iron balconies of lyre design. Plain stucco 3rd floor sill bands (except Nos 76-84), meeting cornice of end bays with stucco balustraded parapets, Nos 44, 52, & 86 having balustrading removed and only outer dies retained. Other houses with plain brick parapets, Nos 78-84 stuccoed. "Fortess Terrace" inscribed on parapet. INTERIORS: not inspected. HISTORICAL NOTE: No.56 was the home of Ford Maddox Brown (GLC plaque).

## 96 AND 98, FORTRESS ROAD

Heritage Category: Listed Building

Grade: II

List Entry Number: 1113017

Date first listed: 14-May-1974

Statutory Address:96 AND 98, FORTRESS ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN TQ2985NW FORTRESS ROAD 798-1/32/485 (East side) 14/05/74 Nos.96 AND 98 GV II

2 end of terrace houses. Early C19. Stucco with hipped slated roofs having projecting eaves. 3 storeys and semi-basements. 2 windows each. Entrances on sides, approached by steps; plain stucco surrounds to panelled doors, partly glazed. No.96 with C20 doorway in front facade.



# APPENDIX A: STATUTORY LIST DESCRIPTION

Recessed sashes; ground floor windows in shallow, round-arched recesses, No.98 being casements with cast-iron balconies. Plain stucco 1st floor sill bands. INTERIORS: not inspected.

## CHURCH OF ST MARTIN

Heritage Category: Listed Building

Grade: I

List Entry Number: 1379098

Date first listed: 10-Jun-1954

Statutory Address: CHURCH OF ST MARTIN, VICARS ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN TQ2885SW VICARS ROAD 798-1/41/1670 (South side) 10/06/54 Church of St Martin GV I

Church. 1864-6. By EB Lamb for JD Allcroft; later chapel at north-west corner after 1915 by his son EB Lamb junior. Kentish ragstone rubble with fine dressings. Tiled gabled roofs with fishscale diaper patterns. EXTERIOR: west part of nave 3 bays, aisleless, then 3 aisled bays with the transept cutting into the nave and as high as this, and with the other bays of the aisle treated as angle chapels; polygonal apse narrower than the almost polygonal south transept. Tall, 3 stage north tower (originally with corner pinnacles) close to west end with attached, even taller stair turret. Unusual modified Gothic design with eclectic and original details. Imaginative Perpendicular windows with eccentric cusping and heavy transoms, called "Tudor" by Nikolaus Pevsner. To north of apse and on south side near east end, small towers with broach spires. INTERIOR: with elaborate carved hammerbeam roof throughout resting on shafts which do not go down to the ground but start from Cistercian-like brackets attached to each side of the large square piers which stand between nave and aisles. Lamb's choir stalls and pews, altar rails with pierced decoration, font with cover and pulpit remain. Massive organ in south choir aisle. Royal arms over south porch inside. Initials of JBA (outside) and EBL (within). Vestry fully panelled. Stained glass at east end contemporary with the church, as is the mosaic spandrel decoration in the chancel. Mosaic floors. Stained glass in nave dated 1905 and 1907: St Cecilia in memory of Harriet Puzey, organist, one by Morris and Co. Heraldic glass in transepts post-1945. Transept also has commandment boards. Memorial to John Derby Allcroft 1821-93. HISTORICAL NOTE: Allcroft was a wealthy glove manufacturer and strong Evangelical who paid for several churches. (Survey of London: Vol. XXIV, King's Cross Neighbourhood, St Pancras IV: London: -1952: 144).

## ST MARTINS CHURCH HALL

Heritage Category: Listed Building

Grade: II

List Entry Number: 1379107

Date first listed: 14-May-1974

Statutory Address: ST MARTINS CHURCH HALL, VICARS ROAD

County: Greater London Authority

District: Camden (London Borough)

Details

CAMDEN TQ2885SW VICARS ROAD 798-1/41/1671 (North side) 14/05/74 St Martin's Church Hall GV II

Church hall, now in commercial use. Late C19. Possibly by the son of EB Lamb; refurbished 1989. Kentish ragstone rubble main facade, brick sides and rear. 3 storeys. 3 windows and 1-window slightly projecting entrance bay; 5-window left hand return. Recessed doorways with pointed heads. 2 and 3-light square-headed windows with cusped tracery lights and small panes. Sill strings to upper floors. Parapet. Return with mullioned square-headed windows having small panes in shallow segmental-arched recesses reaching the full height of the building; battlemented parapet. INTERIOR: plain. Forms a group with Lamb's seminal church opposite.

being paired. 1st and 2nd floors with segmental-arched brick heads and stone keystones. Parapet. Original rainwater heads and pipes. INTERIOR: altered with partitions and false ceilings. SUBSIDIARY FEATURES: attached cast-iron railings with overthrow having blue lamp with the legend "Police".

## POLICE STATION AND ATTACHED RAILINGS AND LAMP

Heritage Category: Listed Building

Grade: II

List Entry Number: 1379124

Date first listed: 14-May-1974

Statutory Address: Police Station and Attached Railings and Lamp, 12a, Holmes Road

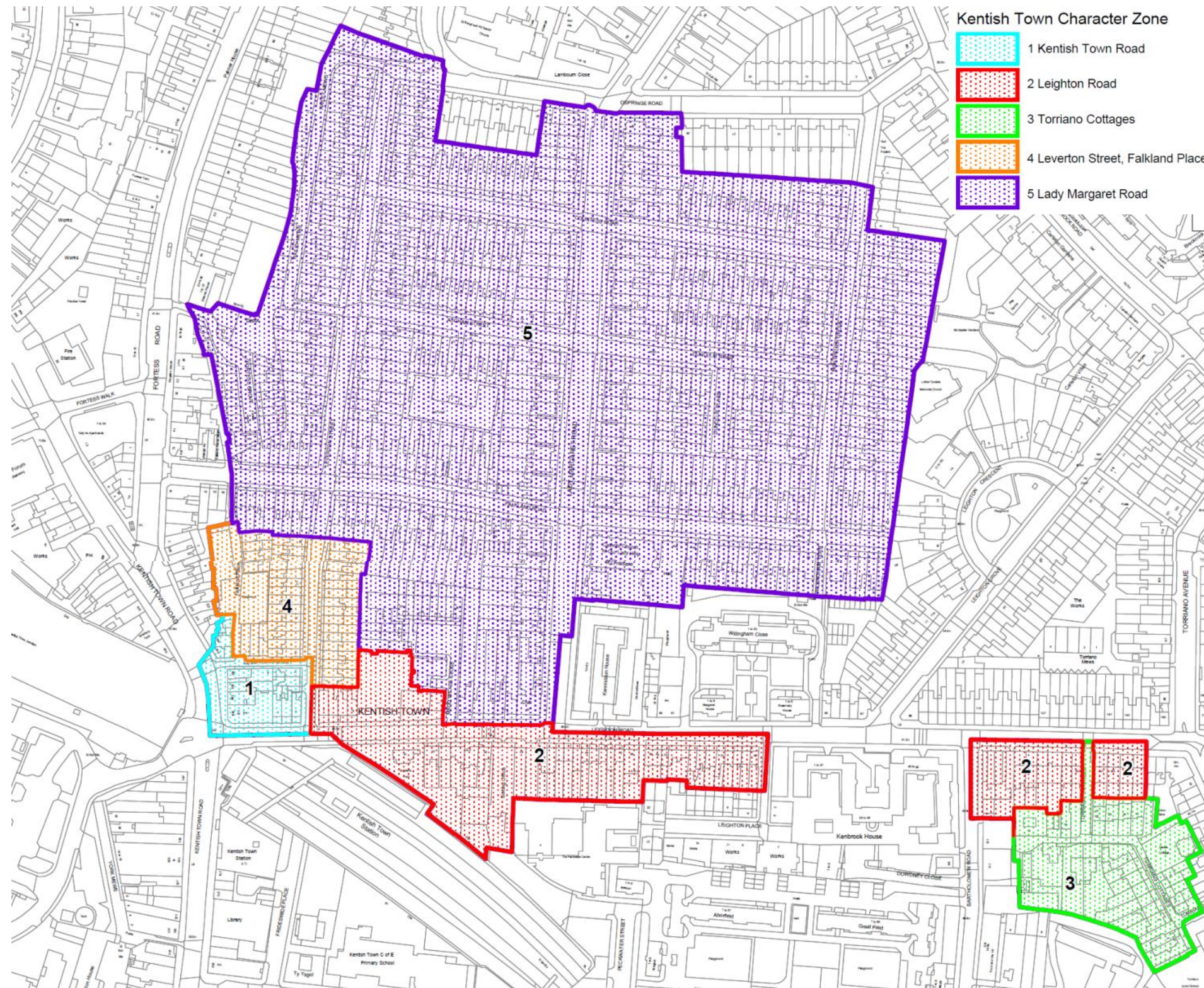
County: Greater London Authority

District: Camden (London Borough)

TQ2885SE HOLMES ROAD 798-1/42/928 (North side) 14/05/74 No.12A Police Station and attached railings and lamp II

Police station. 1894-6. By Norman Shaw, restored 1984. Yellow stock brick with stone bands at sill levels and below parapet. 3 storeys. 8 windows. Stone dressed, round-arched entrance engraved "Police" with hoodmould, fanlight and double panelled doors. To right vehicle entrance (now blocked to form a room behind) of stone 4-centred arch with heavy rusticated block dressings. Ground floor sashes with stone lintels, those flanking entrance







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