

Residential development from 1900-1939

The Victorian period saw the majority of open land in the Borough developed. The early part of the 20th Century offered limited opportunities for further change however in a number of locations older properties were removed to make way for early 20th century flatted estates.

These estates delivered a new typology to the area; substantial brick built structures rising to four or five storeys set around courtyards and creating strong frontage to streets, for instance at the Leighton Road Estate in Kentish Town, Primrose Hill Court in Primrose Hill and on Werrington Street in Somers Town. In other areas blocks are set within a more open landscape for instance at the Peckwater and Torriano estates in Kentish Town.

In some cases blocks have been refurbished in recent years and the public realm and courtyards provide an attractive environments within which the blocks sit.

The inter-war years saw a rapid growth in London's suburbs with a more suburban model of semi-detached properties set within generous plots. Very little of this type of housing was built within Camden as by this period there was little land available for development.

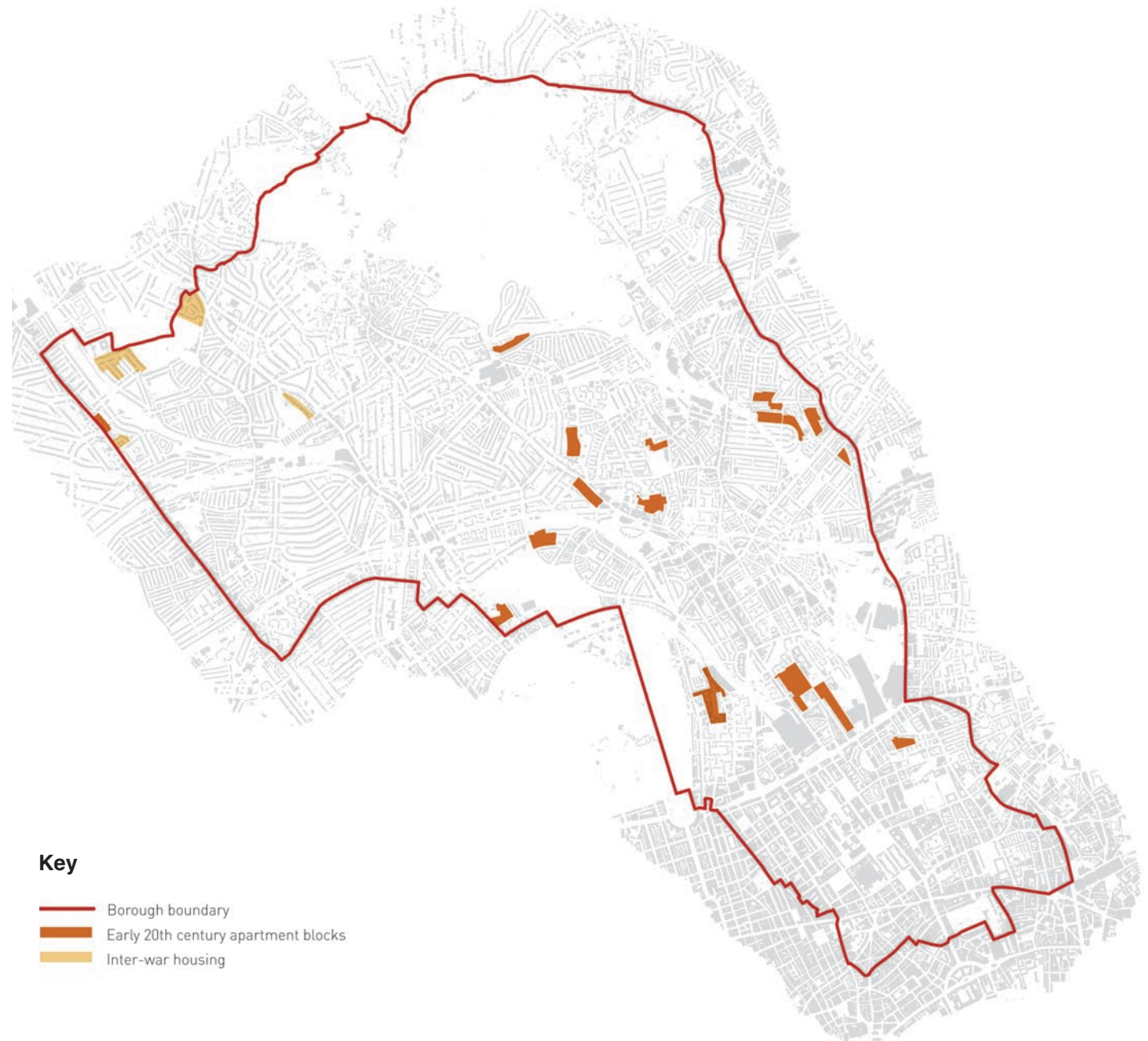


Figure 4.6: Residential character typologies - from 1900-1939

EARLY 20TH CENTURY APARTMENT BLOCKS

04



General description

Substantial residential blocks that front the street and either enclose a courtyard space or are located within a more generous landscape.

Density: Typically 100 - 150 homes per Ha

Built form

- **Plots and blocks:** Residential buildings are arranged so that they address a network of connected streets and provide positive frontage to these streets. Internally blocks are arranged around landscaped courtyards. Blocks provide apartment accommodation.
- **Scale and massing:** Blocks are normally four or five storey with additional accommodation often provided in the roofspace.
- **Materials and details:** Robust brick construction with simple but elegant detailing that utilises the arts and crafts detailing of the period with tall chimneys and handsome fenestration and door detailing.

Parking

Car parking is often located within the curtilage of the estate.

Strengths and weaknesses

- Robust and elegant buildings that form part of a strong urban grid;
- Attractive and elegant detailing;
- Single freehold ownership ensures consistency of maintenance; and
- Relatively high density.

INTER-WAR HOUSING



General description

Semi detached houses fronting residential streets.

Density: approx. 20 homes per Ha

Built form

- **Plots and blocks:** Homes are semi detached and arranged as symmetrical pairs. Plots are 8m wide and 30m long with a garden to the front and rear.
- **Scale and massing:** Homes are two storey with a pitched roof.
- **Materials and details:** Brick construction with facades often rendered with simple but elegant detailing. Bow windows increase light penetration into the front room.

Parking

Car parking is usually on plot to the front although streets also provide parking.

Strengths and weaknesses

- Robust building form that fronts onto a connected network of streets;
- Attractive and elegant detailing;
- Potential for the quality of composition to be degraded through insensitive adaption; and
- Low density.