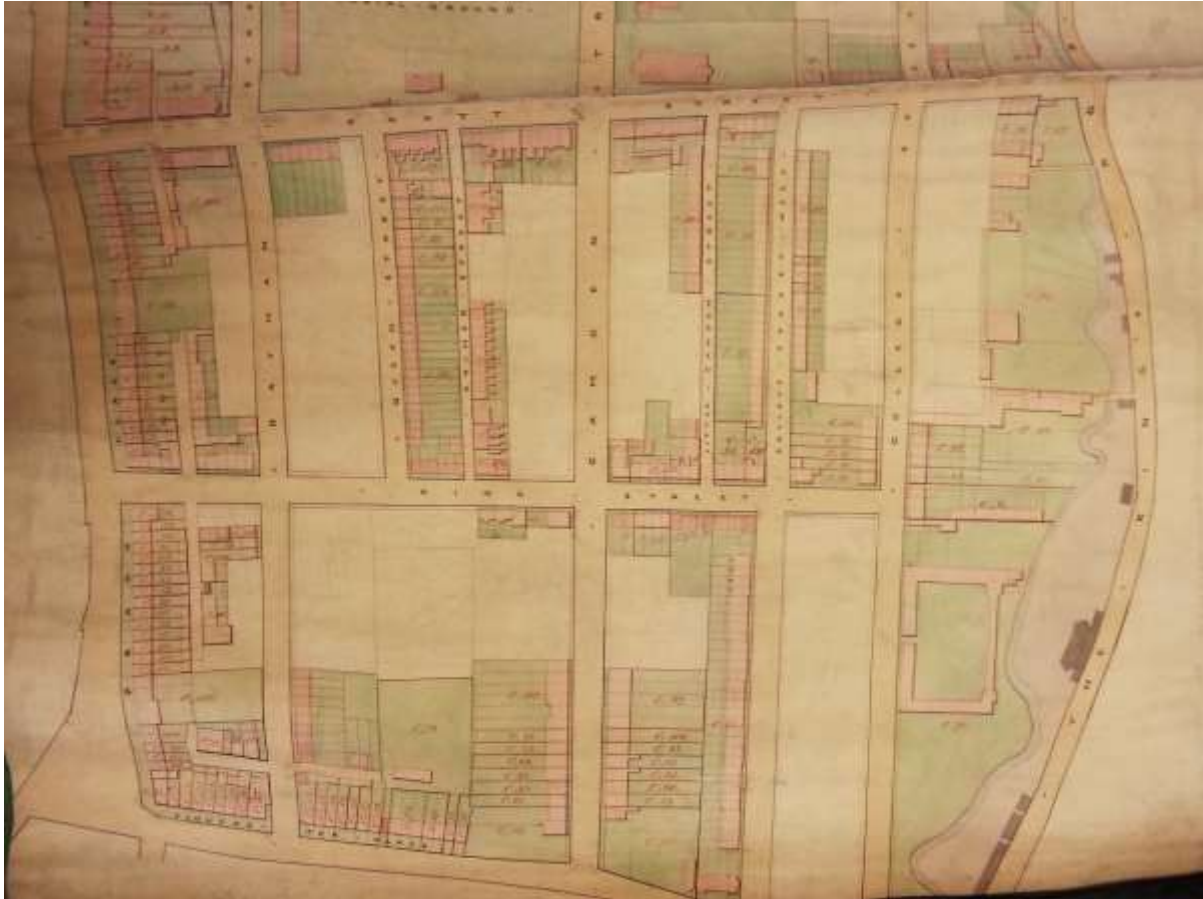


Camden Town Chronology – 4a: 1830s – Kirkham’s contract

Kirkham & Hendy phase II

From the mid-1820s there was a period of consolidation for the Kirkman and Hendy land south of Camden Road, including College Street and Bayham Street. The land remains designated as ‘C’. There are also scattered miscellaneous plots, designated ‘Ms’



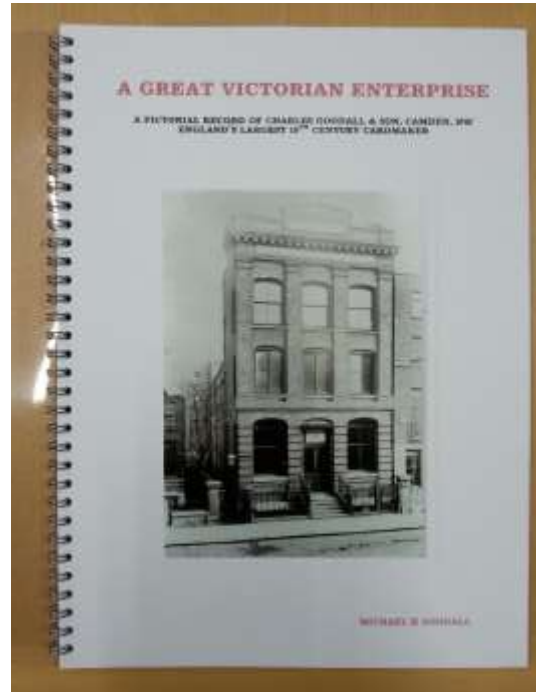
William Fisher (**C92**) in March 1825 took on a lease for £160 for a quite small plot by the Fleet River, at the corner of College Street, Pratt Street and Kings Road. In 1826 Fisher let the 7 houses for total £20 – not a high rent. (The was also here later built a pub, ‘The Fortune of War’.) Fisher also took small leases for other plots within the Kirkman and Hendy franchise – a row of seven houses in Queen Street (1824) and corner plots on Kings Street – nos 22-23 (Kings Arms pub) and at nos 31-32 King Street.



A drawing by Crosby, 1837, appears to show the Fleet with some Camden Town terraces



Peter Kier took the site adjacent to the Fleet behind College Street in 1813. This later became the Goodall's card factory – which was said to have been on the earlier site of Humphrey's gun factory, perhaps linked with French nationalists. The history Michael Goodall has written shows the College Street frontage of the factory (demolished in the 1970s).



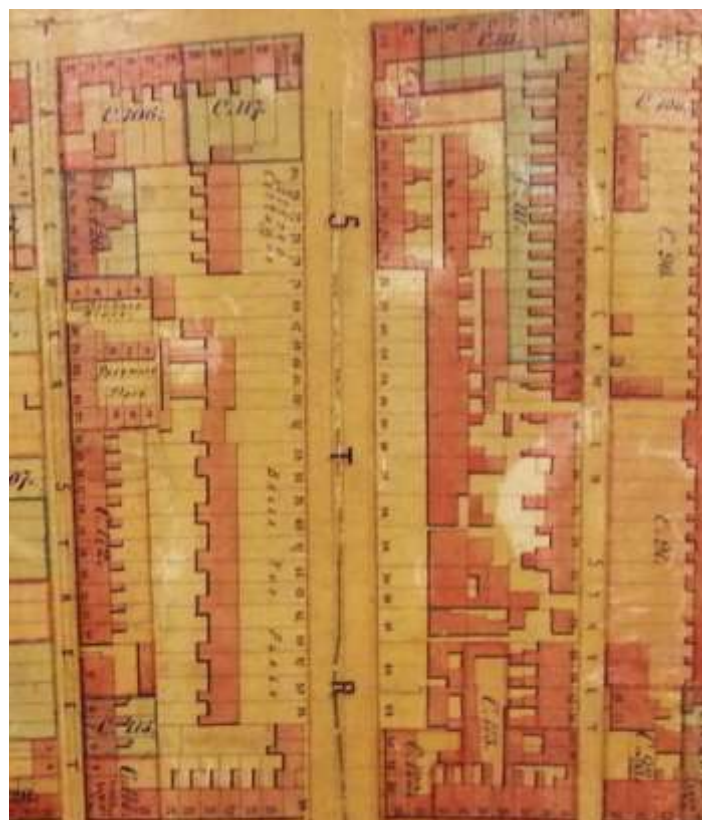
There was also a footpath a little further south. The block of **Ms 2**, beside the Veterinary College, had been taken at an early period of the estate, by Edward Stone in 1810 for £5; it had a side path leading down to the Fleet.



There was an entrance at No 12 College Street – and the arch and footpath continue to the present as College Grove:



And from 1807 Joseph Taylor took on building at the northern end of the estate along Kentish Town Road.



There is an unexplained area in the middle of the Kirkman & Hendy estate, either side of Camden Street between Pratt Street and King Street. This land is empty in the 1833 First Estate map. On the Second Estate map, the west side nos 35-71 is called 'Belle Vue Place', and a little further north, Alfred Cottages, as well as the rear workshops of Canterbury Place and Passmore Place. On the east side, nos 22-50 Camden Street are well set back also, but are joined with other rear buildings, suggesting workshop use.

Henry Kirkman worked at 42 College Street. In 1832 he was 'bound over to keep the peace', with Joseph Kirkman 'pianoforte maker' standing bail (LMA). (Joseph Kirkman was insured in 1830s as a piano maker and dealer at 67 Frith Street in Soho Square in central London; he has also a will as piano forte maker, St James Westminster, PROB 11/1770/114, 1834). In August 1834 Henry Kirkman, labourer, of College Street West, was 'indicted for a nuisance relating to excessive noise and smells resulting from the melting of metal on his property'. And in 1836 Henry Kirkman was "Found dead: In bed. 'Recently received an injury in the head by falling out of a cart... he was generally in a state of intoxication'"¹

Joseph Kirkman, brewer of St Giles, was the original ground lessee with Alexander Hendy. It is possible that his son was also Joseph Kirkman as piano maker, and that *his* son Henry worked from Camden Town ... but took to drink.

In 1867, premises of 50 College Street, Camden are under the Camden Brewery Company. The company originated in 1859 with premises in Hawley Road (in Southampton land just west of Kentish Town Road) and around 30 tied houses in north London. The Hawley Road brewery was both adjacent to the Canal and near the course of the Fleet River.

There is a pencil drawing,² 1859, of 'Ragged School and Chapel, Little College Street'.

A significant addition from 1850 was Frances Buss' North London Collegiate School for Ladies at No 12, subsequently renumbered No 46 Camden Street:



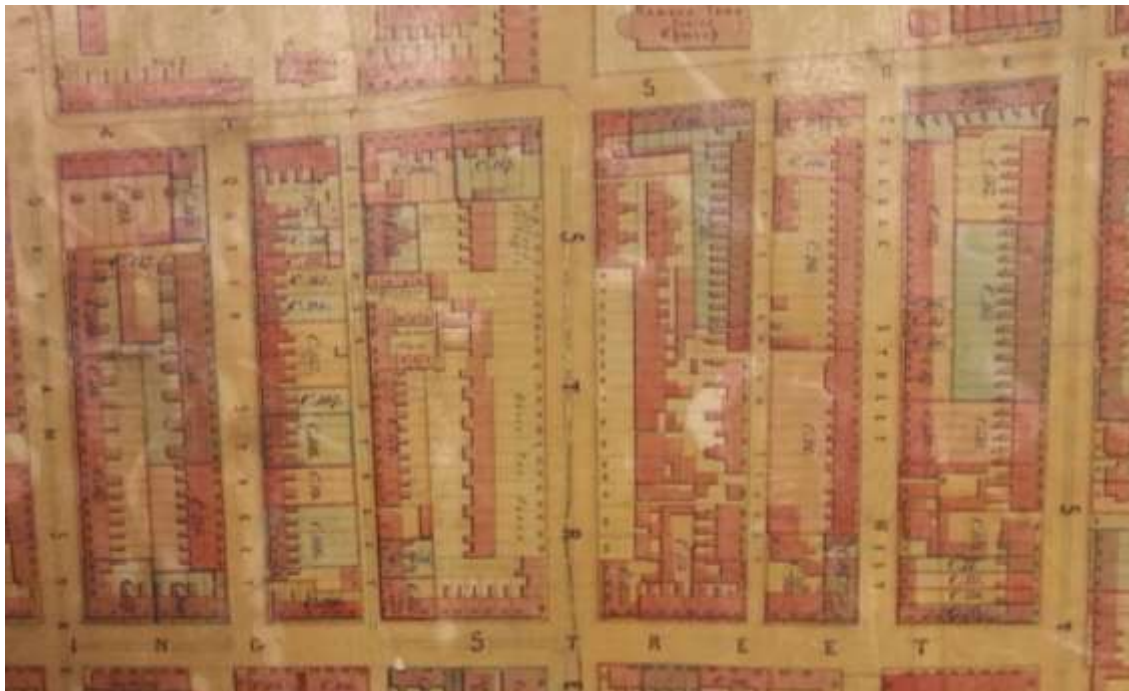
¹ LMA: MJ/SPC/W/1730

² LMA: SC/PZ/SP/01/095

There is an idyllic photograph of the back garden of the Collegiate School, although it is difficult to understand how this matches the map above.



The blocks between Pratt Street and King Street were developed each with two smaller roads. They had a rough symmetry: Queen Street and College Street West were larger, while Archer Street and Little Camden Street were narrower. The smaller streets, as originally constructed, had a terrace only on one side – the other side was the rear neighbouring gardens, giving some sense of space. This remained even by 1875:



College Street West development was started by Richard Peplow, Thomas Beasley and Charles Spackman from 1813 and then by Richard Dent from 1824. On the west side these backed onto a mews, called Little Camden Street, but further houses were then built in these gardens, creating very cramped housing. At the end of the lease, these were demolished to become the site of Maples Depository (furniture storage) on the west side and workshops on the east side. .



Between the two blocks where Camden Street ran, the buildings were set back from the road with gardens and given the name 'Belle Vue Place': no developer is allocated to these pieces of the estate. Miller, however, comments

appearance. Between King-street and Pratt-street, great improvements might be effected. The occupiers of "Belle-vue" Cottages certainly cannot be much gratified with the "beauty" of the prospect before them.

3

Similarly, the terrace on the east side of Camden Street was rebuilt, becoming part of the late Victorian houses commended to Booth's surveyor.



³ Miller, St Pancras Past and Present, p252

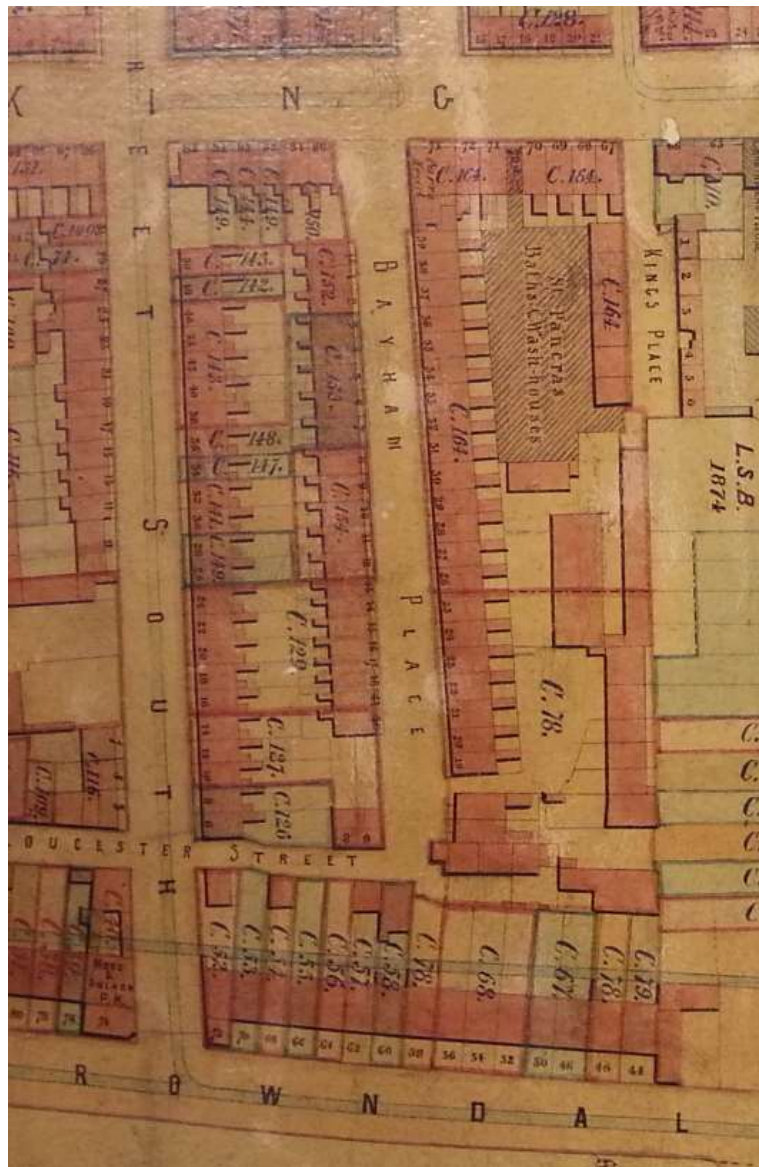


The southwest end of the estate opposite the Veterinary College had been leased as a paddock to 'George Douglas and others'. However, by 1833 a long terrace had been built on the west side of the College Place and similar blocks were in due course built on the rest of the paddock.

The central area had mixed use. The southern end of Camden Street was started early – by Alex Hendy and Joseph Kirkman themselves taking leases and building in 1792, along with David Willsher (1819) and Robert Morgan (1826), with long gardens that are given elegant plans in the 1870s Ordnance Survey:



Other land then remained undeveloped, and the Methodist Chapel and school had leases of only 1861 (why the later school ground at this time is identified as Mushroom Grounds is unclear). Bayham Place was squeezed in with closely packed terraces with minimal back spaces (which were the focus for rebuilding in the 1960s):



Building along King Street started at the east end (Edward Stones 1819, Joseph Moore, 1828, and Daniel Willsher 1828 and 1836).

A significant cluster centrally on the south side of King Street, developed by Robert Morgan, was two large houses (nos 65 and 66), six workshops behind (King's Place) and Camden Hall and a caretaker's house on King Street itself. Camden Street Schools was later built behind.

William Cubitt⁴ in 1836 took 'ground' behind King Street, for a combination of two houses in Camden Street, nine workshops called 'Camden Studios' and an open space. A narrow road later led from College Place into the 'ground', which became the taxidermy workshop of Edward Gerrard & Co – featured in Alfred Hitchcock's 1956 film *The Man Who Knew Too Much*. The adjacent Methodist Chapel was erected in 1861.



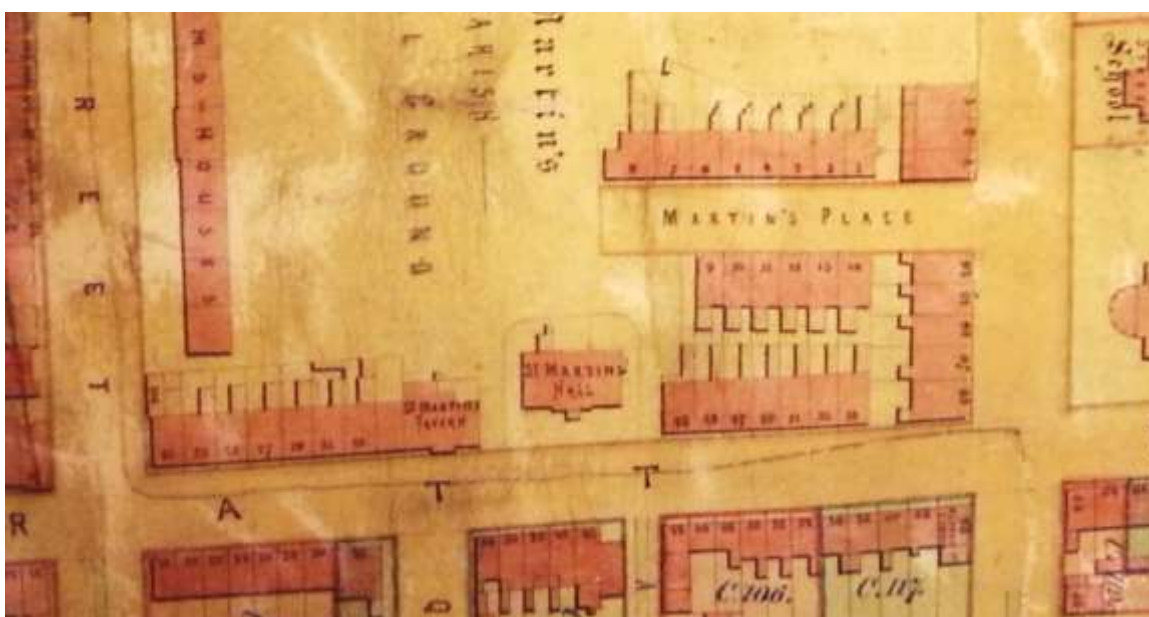
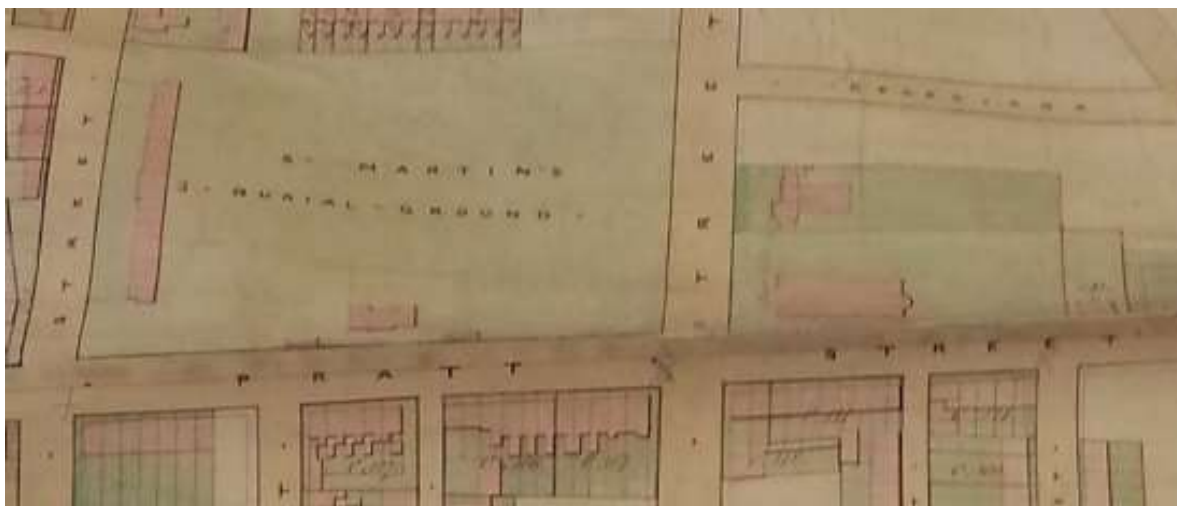
Pratt Street, the main lateral road in the first grid for the estate, had on its north side the grounds for Camden Chapel (later St Stephen's) and the St Martin's burial ground, providing central space to Camden Town. A small but significant building was next to the church, at 57 Pratt Street – in 1829, described as for the 'Committee for the Watch of Camden Town' – that is, the Paving Commissioners (**Ms19**). Its rooms in the late 1830s hosted the Camden Town Literary and Scientific Association. From the 1890s it became the home for the St Pancras Electricity offices. It is shown in the photo album of WH Barnes, the first Chief Engineer for the Electricity office.

⁴ William Cubitt (1791-1863) established a building business with his elder brother Thomas Cubitt in Grays Inn Road, but took over complete control from 1827. He built Covent Garden Market (1830) and Fishmonger's Hall in the City (1834) so this would have been a very small part of the company's work.



LMA/4278/01/005. Saint Pancras Electric Lighting. W.H. Barnes' photograph of 57 Pratt Street.

St Martin's Burial Ground had been created in 1803, with its single building on Pratt Street. In 1817 a row of nine almshouses was built on the west side of the land, facing Bayham Street; they had a chapel added later.



There was much rumpus in the 1860s when developers began to build on the land and the building was brought to a halt by public action.

In the 1880s the cemetery was converted into a park, and St Martin's Hall let for other purposes – in 1890s the 19th Middlesex Rifle Volunteers' Headquarters, 1910s the Reform Club, and 1950s a workworking factory:



Cantlowes House was built at the corner of Camden Street:



Figure 93b: Cantlowes House, Crowndale Road⁵

⁵ Survey of London: the Parish of St Pancras Part 4: King's Cross Neighbourhood, Volume 24, Plate 93.