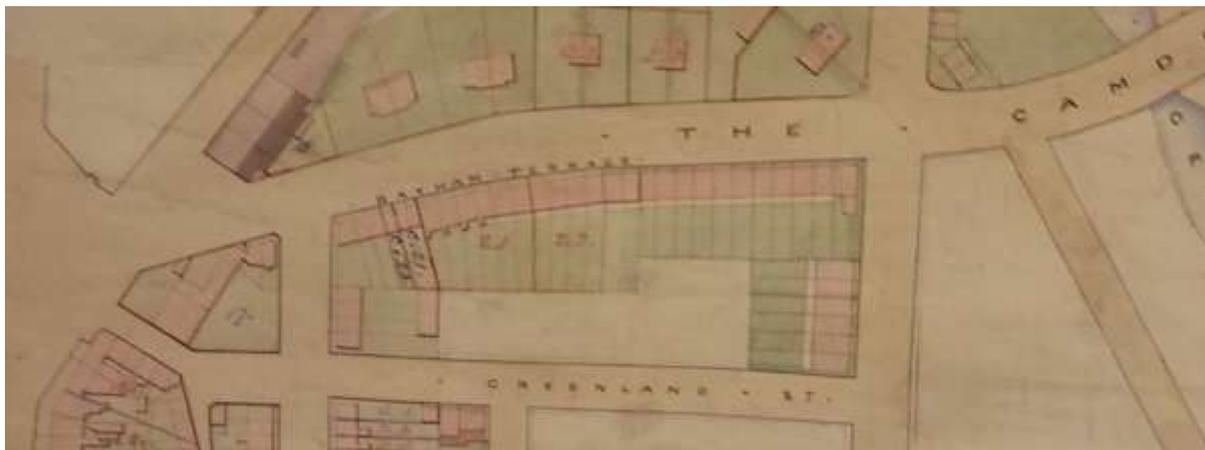


Camden Town Chronology – 4b: 1830s - Fleet

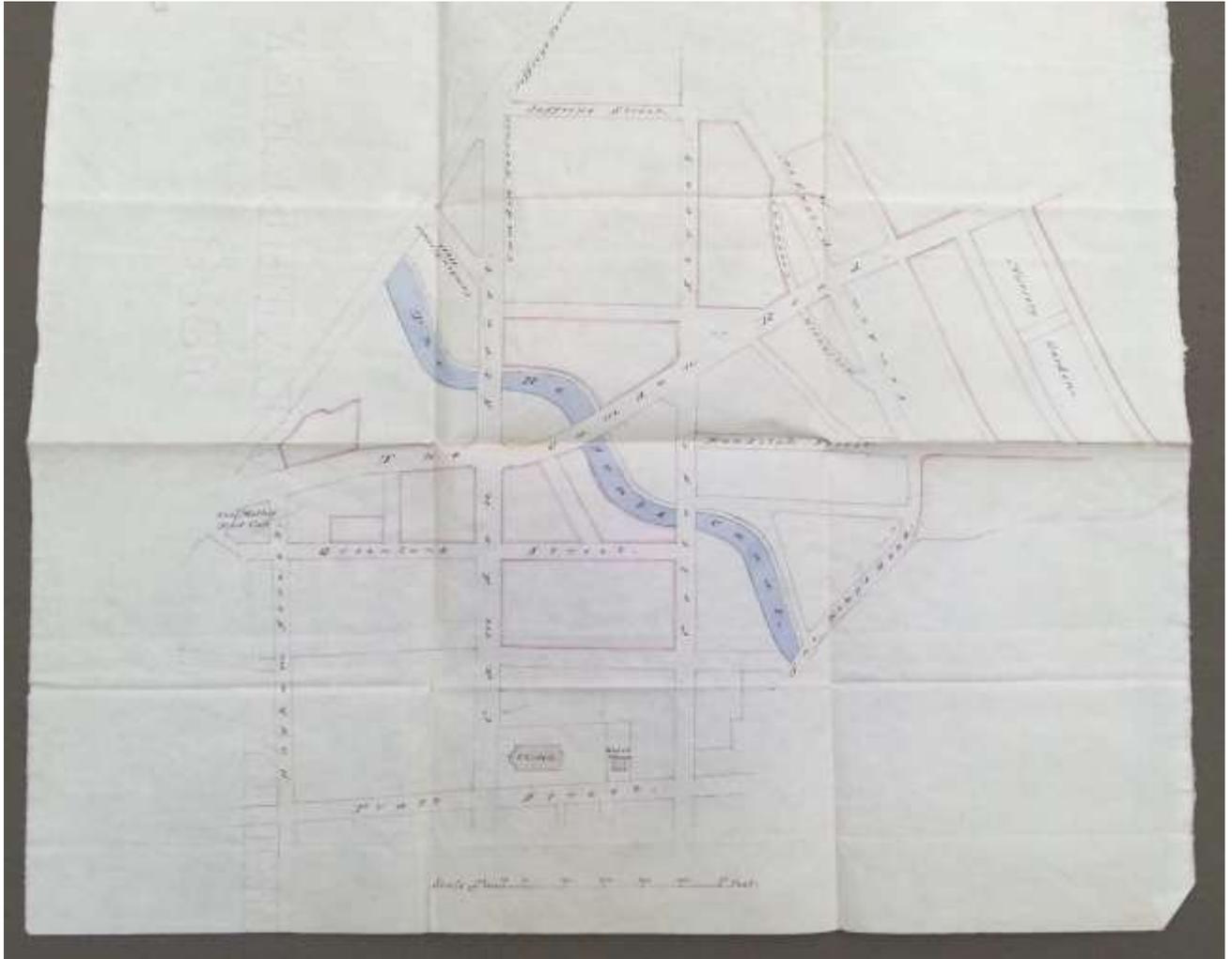
The Halfway House junction of Hampstead and Kentish Town roads was already becoming busier. St Pancras workhouse had been transferred to the Vestry site by St Pancras Church in 1808 and the site sold off in 1817. Bridges had been built for the canal under both Hampstead and Kentish Town roads. The footpath towards St Pancras Church turned southwards around Camden Place to where Bayham Street was being constructed.

The Camden Town Paving Act, passed in 1822, and the Act for a Road from Hampstead Road to Holloway Road, passed in 1824, provided new frameworks for development. The Paving Act established a Board of ninety Commissioners who were responsible for public areas and able to raise charges on residents. The new road Act listed 180 Commissioners.

The new road was built north of the Mother Red Caps, and another, smaller road (now Greenland Road) to the south, making the inn into an island site. The Cantlowes Manor Court for 1826 records John Jackson, for the new Road Trustees, paying William White £1050 for land 'formerly waste and gained by him in 1801, adjacent to the Mother Red Caps, on which there are three messuages'.



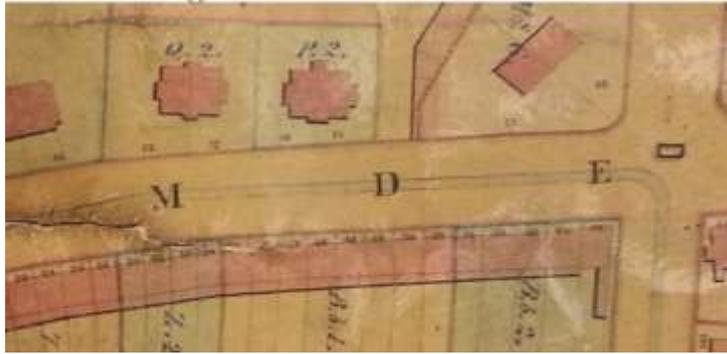
The New Road provided the 'second axis' of Dance' original masterplan. Starting at a new opening at the junction of Hampstead Road and Kentish Town Road, it turned slightly to the north, perpendicular to the Canal, with a new bridge. Where it crossed the King's Road was countryside – shown in King's Panorama.



'Sketch plan' c1832. May be that mentioned in letter of Lord Camden,¹ U84/EL13-28

Edward and William Wood (**P & Q**) took the land between the new Camden Road and the canal. A corner house was built in 1825 and then a pair of villas; but their further interest was the land behind providing a wharf on the canal: Woods became respected coal merchants.

¹ The 'Sketch Map' is watermarked 'W Weatherley 1832'. (Weatherley paper was produced in Chartham, near Canterbury: 'the best paper in the country' <http://www.geograph.org.uk/photo/535144>)



The main developer of the first section of Camden Road was **Robert Pulford (Z, Bb and Cc)**. Pulford was mentioned first by Kay Sept 1828: 'Allen of Kensington has been in touch about leases for Pulford – a government tailor of St James'. His building started in 1834 with double cottages on the north side of Camden Road, two rows of 'Bayham Terrace' on the south of Camden Road for £50, and houses behind in Camden Street and Hamilton Street (Greenland Road) at £45. [All the houses still stand.]



The adjacent north east, either side of Camden Street, was taken by **Thomas Allen (Ss)** in 1839, used for a wine and spirits wharf. Presumably this is the 'Allen of Kensington' who had recommended Pulford.

Further along the north side of the canal were terraces (Benjamin Wheeler, George Roberts) and two pairs of villas (James Taylor).

So from the 1830s, Cantlowes had building on three corners of the southern half up to the Kings Road. Mssrs Chitty & Shires also had leases on the 'east side of the turnpike road leading from Grays Inn lane to Kentish town'

Kay's concerns

Kay's correspondence reveals practical concerns about the building. Of houses at the two corners of Camden Street, he writes:

[missing...] Mrs More's houses lower down on that street and in King Street and as to the houses about to be built on damp ground opposite More's on King Street. There are houses building in another part of King Street, with a [return] to Bayham Street and also two houses to be built in Bayham Street. The persons who build ought to send a plan of the elevation of the houses they intend to build and a notice to that effect should be sent to those persons who own the ground,

in consequence of purchasing from Kirkman & Hendy's business & some understanding ... with respect to peppercorn rents ... There appears to be considerable question now making to loan the ground of which about 60 years remains of the lease and Lord C will be liable to a very great balance in peppercorn from leases unless something is done in this business.

NB. Mr [William] Cubit (*sic*) appears to be about building rather extensively on the College ground. The same observation applies to him as to others about elevation and peppercorn.

The two small lots of ground one on the north of the new road and the other to the south next from M[other] R[ed] Caps seem very desirable for building and within many person's power and purse to take – 27 ft roads to frontage and is [More] at all inclined now to take one of the lots – [-Dent's] ground.

The public house intended to be built stopped, for want of means, in the person undertaking it.

The ground opposite Randolph St lies in a very useless and inhospitable state – [Waller] having given it up Collard seemed inclined to take it. [Lever] is going on very slowly. He states that he has let the corner house to a butcher – is that right in so marked and exposed a place and [-??-] houses.

It would seem that Greenwood will get through his difficulties but the state of Denton and Barker's second take is a subject of great importance and the state of all that ground very incredible and disadvantageous to the whole concern – He undertook to cover all Fleet ditch –

Camden Broadway

The form of Camden New Town belongs to Kay. His early drawing sets out three characteristics: he embellishes straight roads with side crescents; within a larger area he creates a formal square; and smaller pieces of land have nursery use on shorter-term (21 year) leases.

In 1823 / 1824 in two notes, Kay describes his work for the 'New Road from Camden Town to Holloway' and for 'Improvement of the Back Road to Kentish Town and setting out ground adjoining the same'. This included meetings with the trustees of Highate & Hampstead Road; with Mr Hill, surveyor, and trustees for the line of road and the Regents Canal Co. for the bridge; setting out ground of Back Road and ground adjoining the fences; and meeting with Mr Dent for the Paving Commissioners of Camden Town.

There is an 1833 from Kay proposing building on Camden Road 'with an elevation that would resemble Camden Cottages' – that is, large villa-type houses. This was indeed the style for the initial houses on the north side near Mother Red Caps. Thereafter, on both sides, there were terraces. But again further north, and particularly across the Kings Road, the majority of Camden Road houses were double villas.

Brecknock crescent

Kay intended crescents on either side of the Camden Road junction with St Pancras Way. The eastern side was built first, with four-storey terraced housing. Three (?) houses that remain are Grade II listed: others in the row have been altered or entirely rebuilt, perhaps after war damage. The crescent is shallow, with the rows of doorways and railings running gently round to St Pancras Way. The crescent land was open for nursery use and perhaps, at the turn of end of the nineteenth century for watercress beds. At the beginning of the twentieth century a garage was built on the land. The east side of Camden Road was part of the earlier development; the western Brecknock crescent was not built until the 1840s.

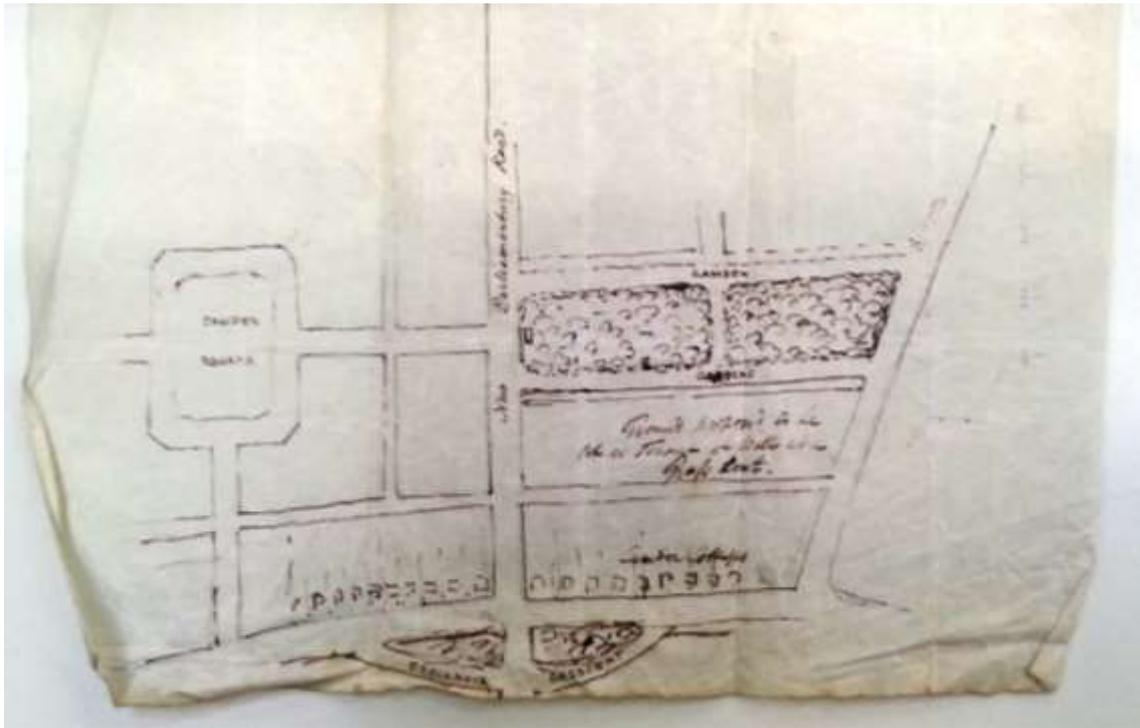
Kay wrote to Lord Camden in 1844: "Mr Cumberland has after much hesitation agreed to take land at Brecknock Crescent for £50 pa. He is desirous however of altering the elevation and making detached houses with side entrances." The final buildings were terraced, but more substantial than on the east side. However, they were part of the late 1940s destruction by St Pancras borough, and the form of the crescent was lost in the rebuilding.

'Camden Green'

On 11 Oct 1825 Kay writes: 'A person named Montgomery has applied for land as a Nursery Garden. Your Lordship may recollect that I mentioned to you at Bayham my having suggested that he take the area of the building plan that I had called Camden Green.' For £20 and 21 year lease which Mr Ward says cannot be more. And he proposes to build a House at the western end fronting New Road might be for a longer term on a separate lease.

11 Nov 1825. We should be able to conclude some agreement with Montgomery – he should be able to take it for 21 years. I have no doubt of the advantage of the new road

14 Aug 1826 Montgomery provides a sketch



The lease was signed in 1827 at £10 pa for a 68-year lease for a house and garden site on Camden Road and £28 pa for a 21-year lease for nursery land behind. The nursery land was laid out with a service road across its centre.

Over the next few years, semi-detached villas were built either side of Camden Road northwards, including next to Montgomery's house – while he retained an opening from his house to the nursery at rear without a formal service road.

Lyme Street

James Taylor took a lease in 1841 at £90 for land between Lyme Street, Camden Road, the Canal and College Street. There were ten houses as double villas in Lyme Street, but otherwise terraced houses, and entries to the wharf from both Lyme Street and College Street.



The intersection of Camden Road with College Street was termed 'Camden Broadway'. George Dunsmore took for £40 the north west side of Camden Road in 1843, although Broadway Terrace (now demolished) was built in 1850-1852. He continued in Brecknock street and the south side of Priory Street.

Benjamin Wheeler (Oo) from 1842 – 1845 built 25 houses on the northern side of Camden Road and its corner with College Street. On Camden Road they were slightly set back, forming a garden crescent, with heavily rusticated ground floor stucco facades, while those in Brecknock Street behind were smaller. Alas, many were soon demolished for the North London Railway, and some near the Canal were later demolished for offices. Just a pair remain:



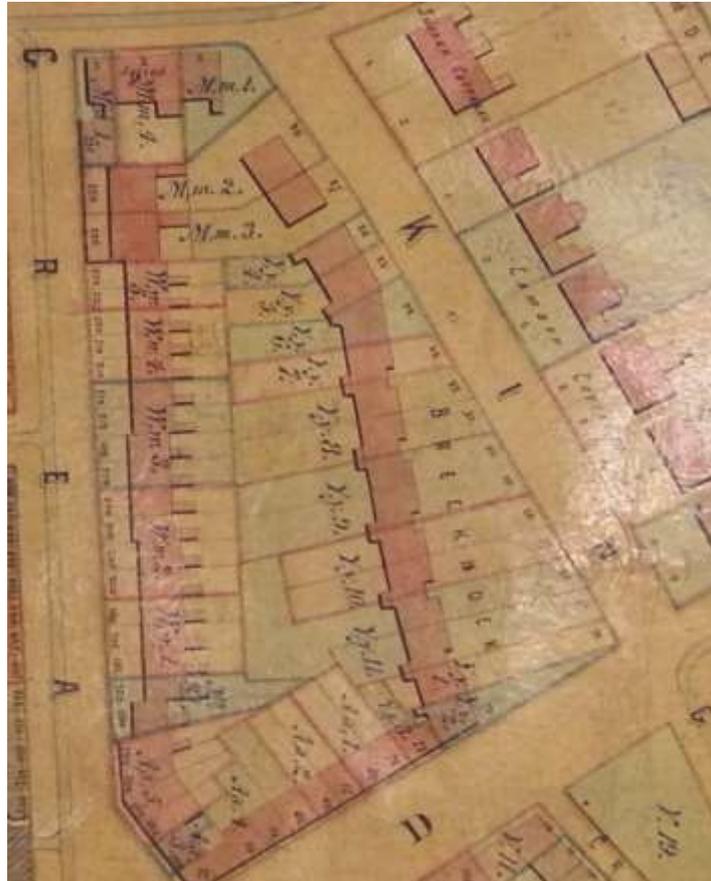
John Cumberland (**Aa**) took an option in 1831 for £27 and built two houses on Camden Road by 1833.



In 1837 Cumberland (**Dd**) took on for £50 the south corner between Camden Road and College Street – including the Eagle tavern at the apex – these completed 1840-1844, altogether about 18 houses, followed by a further 8 houses in Albert Street. (He had insurance with Frederick Kimble, of the Eagle Tavern, Cumberland Terrace, victualler, 'at the corner of Brecknock Terrace and Cumberland Place in 1839' – this places 'Cumberland Terrace' as College Street.)



In 1844 he took on, with Thomas Greenwood (**Yy**), building 21 houses in a terrace on the second side of Brecknock Crescent. Joseph Kay writes that it was 'after much hesitation'. Kay wishes to have detached houses with side entrances 'which will be superior to the other division and more attractive to a better class of tenant'. (29 Feb 1844) However, Cumberland built terraced houses.



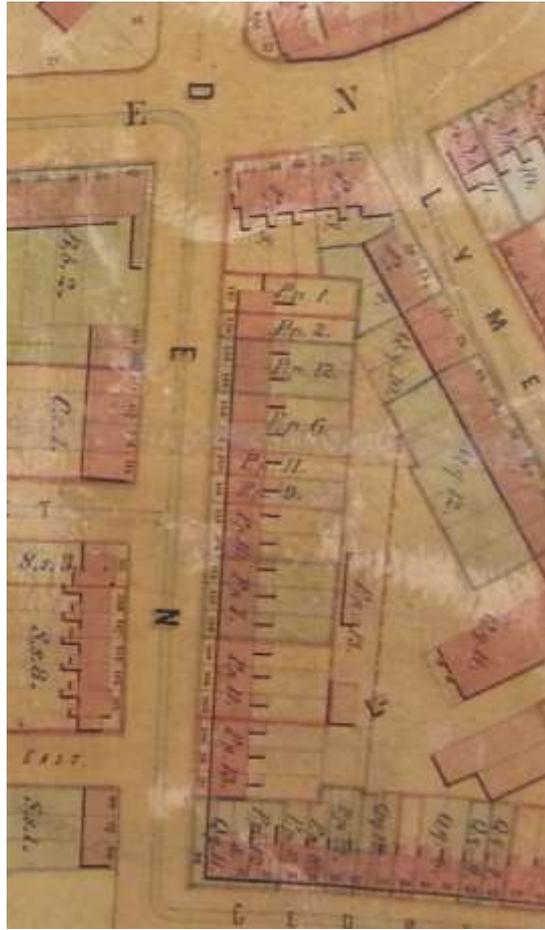
Mr Stribling for £20 pa took 140 feet 'opposite Prebend Street' (19 Nov 1841)

Completing the Kirkman and Hendy franchise



James Hall (Pp) took a lease in 1840 at £52, for the five houses on the south side Camden Road and nineteen in Camden Street, completed by 1841. (He also at this time took on plots for twenty houses higher in Camden Road beside Camden Square.)





Ben Radford (**Tt, Vv**) and Samuel Mead (**Uu**) from 1840 cautiously built along Pratt Street and in Georgiana Street 10 houses; plus Camden Street north side 2 houses by 1853. Francis Radford in 1844-48 built 7 houses in College St, Georgiana St 3 houses. [Francis Radford died St Pancras 1857].



'The buildings erected by Radford in Georgiana street are of the extreme dimension of the 4th class. I think them equal to the situation which has been much objected to both on account of the school and of the burial ground & that your Lordship will find that when completed will make a respectable appearance for the street.' (12 Sept 1842)

Joseph Kay wrote from his office in Gower Street, Nov 1844

I think there can be no doubt of the propriety of permitting the alteration of the houses in the High Street for shops being desired by so considerable a number of the present tenants, and with evident necessity for prevention of deterioration of the property.

The houses at the end by College Street, Francis Radford's take, were demolished for the Electricity works in the latter part of the nineteenth century, and demolished again in 2014 for rebuilding of electricity offices.



Georgiana Street/College Street electricity land, demolition and new building

Georgiana Street is so-named in both the First Estate map of 1833 and the Second Estate map of 1875. In the two London maps it was called Parliament Street, and then George Street. Perhaps both of these are made up by the map-maker: they are not names mentioned in the estate records.

The northern side of Georgiana Street was built by **William Roberts (Qq)**, 1841-1848, along with Lyme Street in the same block – there is an entrance to the triangular internal workshop space on the Georgiana Street side. The central block was leased to George Murphy in 1853 as a piano manufactory.



Sam Barker (Bbb) in 1845 took on a £62 agreement for 26 houses along the east side of College & Georgiana Streets. He completed in two years. The northern terrace was all built as shops – with cellars rather than basements, some remaining. The southern section, between Georgiana Street and Pratt Street is lost to the later electricity works.

The west end of the street, Richard Jeffreys built a row of workshops between the High Street and Bayham Street, both north and south of King Street. Housing on King Street itself was later, built 1849 by William Weaver and a firm of Pennington and Walters (1861), behind which was the St Pancras Public Baths.