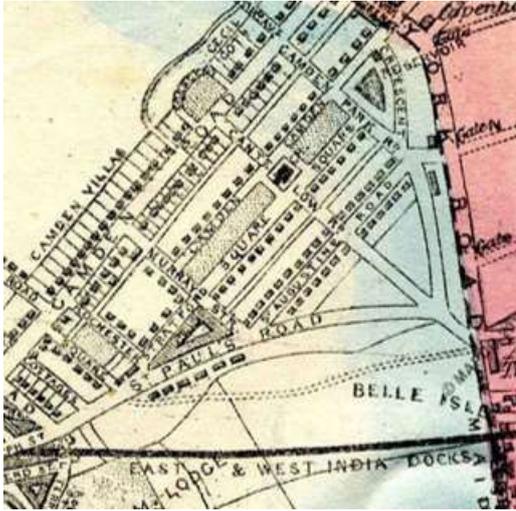


Camden Town Chronology – 7: 1860s – completing the estate

The plan of the estate was broadly set from the 1850s, but changed in some details. Kelly's Post Office directory of 1850s shows Camden Square continuing north of St Paul's Church. Note that the land of Kentish Town nor of Agar estate had been built on yet, while the Caledonian Market was starting on the east side of York Road.



Kelly's Directory 1857, Stanford¹ 1862



Ecclesiastical Commissioners Prebendary plan

¹ <http://www.mappalondon.com/london/north-west/map.htm>

Maiden Lane / York Way (from 1853).

The road called Maiden Lane in the eighteenth century formed a boundary for the Camden Estate. On the adjacent land, which was owned by St Bartholomew's Hospital, there were open fields, tile kilns and Copenhagen House – which can be seen, with national Danish flagpole on the hill top. The Floor Cloths factory across the Camden Road formed the northern tip of the estate.

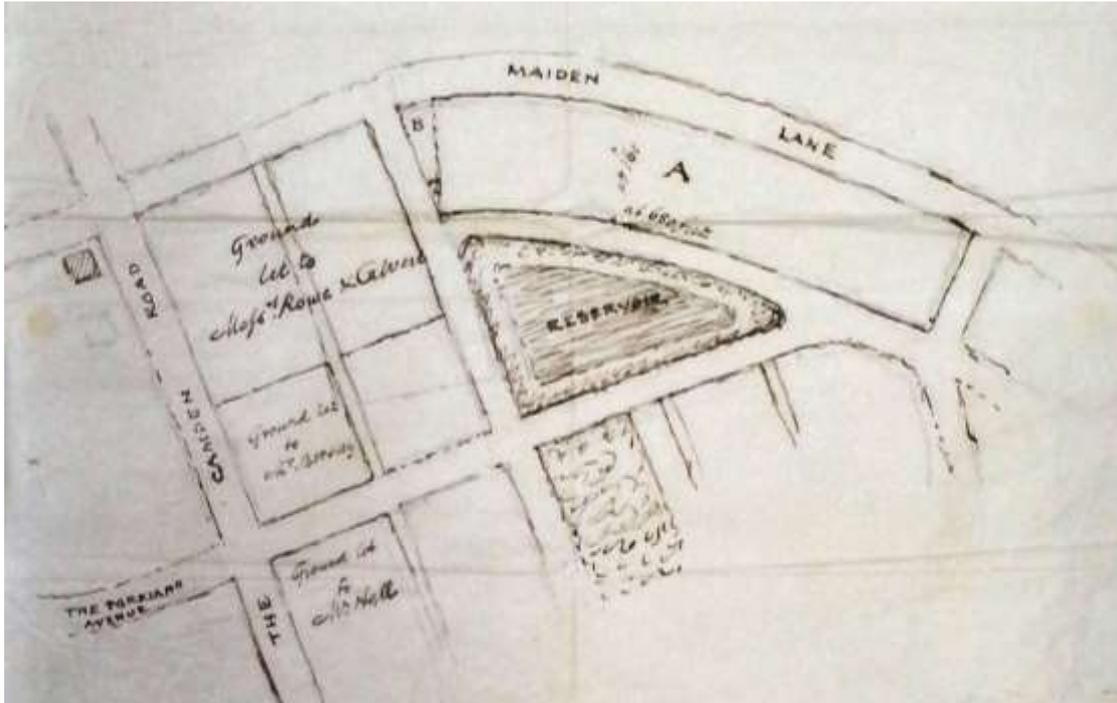


Laurie & Whittle map, London & environs, 1834.

Around the reservoir

In 1841 the New River Company proposed a reservoir within the Camden Estate and by 1848 there was agreement with a lease for £10. It was placed at a high point.

Letter from Kay 1842 -The New River Company have begun the formation of the reservoir at Camden Town. 'The reservoir when completed will present a pleasing and imposing appearance ... and by its imposition to a degree obliterating the impression of Maiden Lane on the neighbourhood' (12 Sept 1842)



U840/EL13-28. Joseph Kay: sketch of proposed reservoir ground.

Rowe and Calvert (Ddd) from 1845 at £104 p.a. took options at the top of Camden Road to build villas opposite the Brecknock Arms and a terrace of fourteen houses along Maiden Lane. Borsley shared his smaller plot with Joseph Stevens and Samuel Pocock, and alongside **William Few (Qqq)**, with ten houses as double villas in Clifton Road on the other smaller plot.

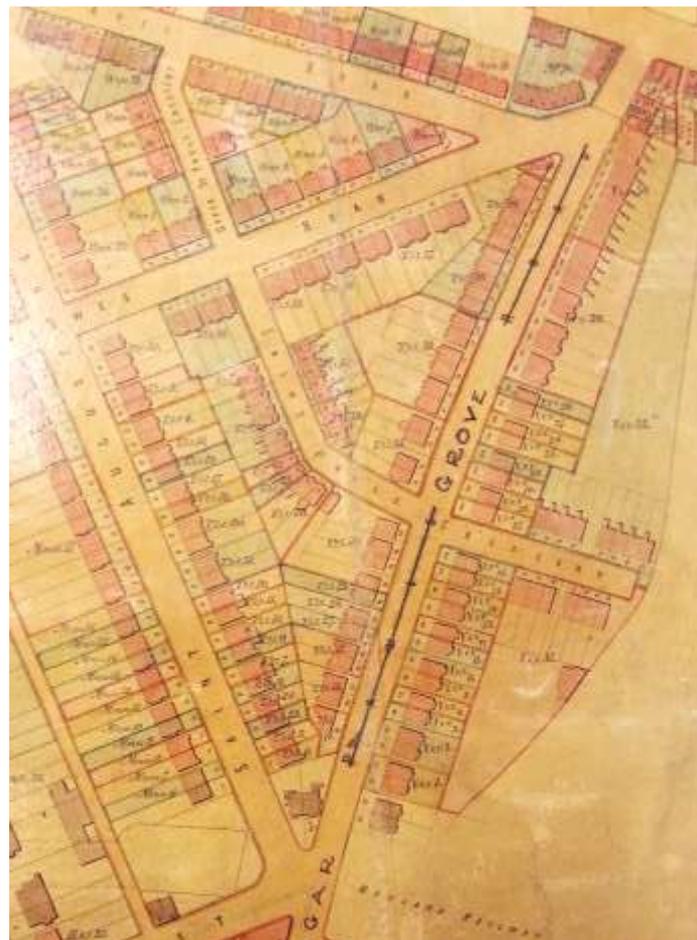


William Burrows (Ppp) from 1850 created a row of seventeen houses in Clifton Crescent overlooking the reservoir and Albert Terrace on the curve of Maiden Lane, with a public house (The Crown) in the centre. However, this row was soon to become directly opposite the new Caledonian Cattle Market and in a pencil note in the Articles, the lease was re-assigned to 'Mr Knight of Farnham' in 1854.

St Augustine's Road

John Darlington (Ttt) 1852-1863 had a major undertaking for £220 of the blocks between St Augustine's Road, St Pauls Crescent, Canteloves Road and St Pauls Road by 1863. He built 37 houses within the lease rental of £220 – the majority are paired four-storey houses with raised front entrances and porches, as well as medium back gardens. The north-eastern section towards York Way is narrower terraced houses, similar to those of Richard Richardson on the opposite side of the road.

Richard Richardson (Vvv) who had already built around Rochester Square and the lower end of St Paul's Road / Agar Grove, continued up to Maiden Lane, completing from no. 76 to no. 158, first as paired houses and then as a continuous terrace.

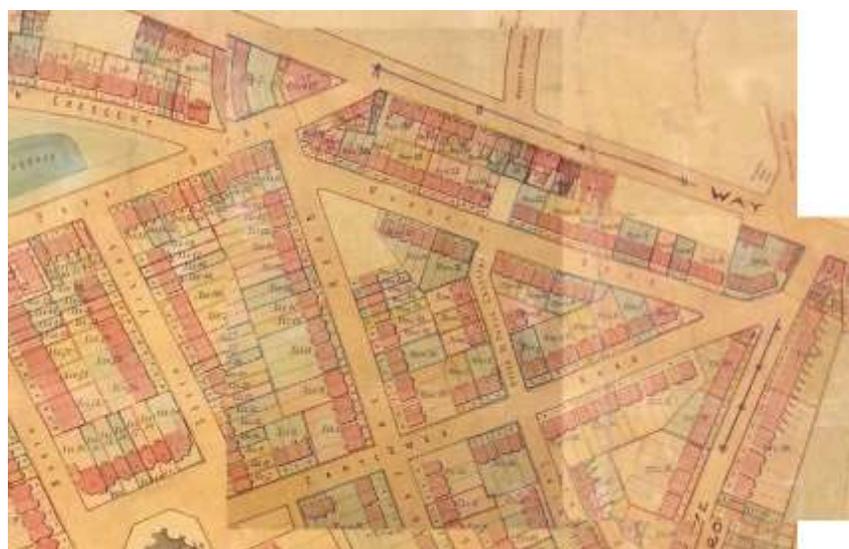


John Watts Elliott (Uuu) in 1853 had an agreement for £285 for land on the corner of York Rd and Camden Park Road. (This corner was visible as footpath on earlier maps). He built a pub called City of London (a rent of £5), and four houses (rent £7) in Clifton Road. These were assigned to Richard Batterbury in 1854. **William Welch (Sss)** made a very small development at Camden Park Road.

William and **Josiah Mansbridge (Www)** as the much larger firm of Mansbridge and Mansbridge agreed in 1863 to take on the eastern edge of the estate, creating Marquess Road and the frontage of York Way (including land originally leased to Rhodes). The agreement was for £310, for which the contractors built mainly terraced houses, 92 within the contract and 33 as peppercorn. They started in Cantlowes Road as paired houses, but the majority were narrower terraces. They continued 59 houses in Marquis Rd; and a further 12 in St Augustine's Road. Having reached their lease rent by 1867, they continued with 5 in Camden Park Rd 1-5 and 'New Market Terrace' of fourteen houses in peppercorn rents. these were completed in 1869.

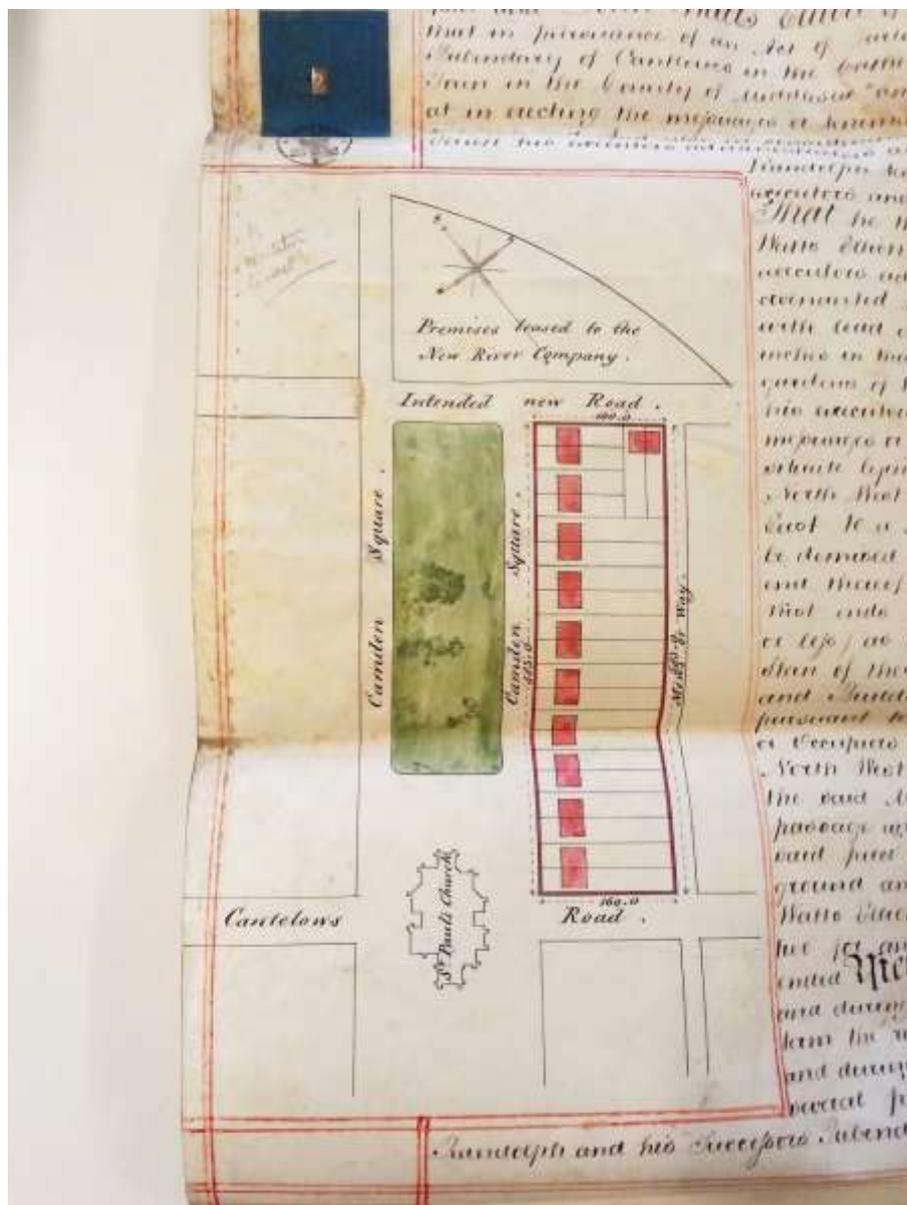


St Augustine's Road, North and South Villas



North and South Villas

Joseph Kay's original plans showed the square intended to stretch northwards across Cantlowes Road, but the line was interrupted by building St Paul's church.



E/CAM/0714-0726. Messuages in Camden Square

Nevertheless, despite the plan in the lease taken by **Mansbridge** and **Mansbridge** (Xxx) in 1863, without either Kay (died 1848) or Shaw (retired mid 1860s, died 1870) the northern section of Camden Square was built upon rather than being kept as gardens. For the rent of £450 they took on the final plots, building 96 houses for £450, creating North and South Villas, Camden Terrace and the Presbyterian Church – in classic neo-gothic stone with spire for Rev Dinwiddie – in 1869. The corner houses of the Terrace had high ground rents of £12 each, reflecting their large size with side extensions.

