

Residents Associations' proofs: extracts

NorthWestTwo Residents Association

Cricklewood Railway Terraces Residents Association

Mapesbury Residents Association

The Groves Residents Association

Golders Green Estate Residents Association

Planning Inspectorate Inquiry ref APP/N5090/V/22/3307073

London Borough of Barnet Application ref 20/3564/OUT

Broadway Retail Park, Cricklewood Lane, London NW2 1ES, commonly known as "the B&Q site"

Extracts from

A History of the County of Middlesex

Pevsner Architectural Guides: Buildings of England

A HISTORY OF THE COUNTY OF MIDDLESEX

A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham

By A P Baggs, Diane K Bolton, Eileen P Scarff and G C Tyack/ Edited by T F T Baker and R B Pugh. The volume covers 9 parishes in north and north-east Middlesex, completing Gore hundred and embracing the whole of Edmonton hundred.

[Victoria County History - Middlesex](#). London, 1976

The growth of modern Cricklewood began after the opening of Childs Hill (later Cricklewood) station in 1868, when the 'railway village', terraced cottages for Midland railway employees, was built between the railway and Edgware Road. [\(fn. 21\)](#) After a pause small houses spread north from Kilburn and Brondesbury, until by 1897 they had been built in Elm Grove, Yew Grove, and Ash Grove, south of Cricklewood Lane; St. Peter's church and school were opened at about that time, when housing began to creep up Cricklewood Lane towards Cowhouse Green and Childs Hill. [\(fn. 22\)](#) Rockhall Terrace, large houses in Edgware Road dating from before 1863, [\(fn. 23\)](#) was demolished in 1905, and the shopping centre of Cricklewood Broadway was built near the terminus for trams from the west end of London. [\(fn. 24\)](#) In 1908 the Hendon part of Cricklewood was much less built up than the area west of Edgware Road. Thorverton, Caddington, and Dersingham roads were laid out in 1907 [\(fn. 25\)](#) but much of the land remained empty along Cricklewood Lane, leading to Childs Hill, until after the First World War. [\(fn. 26\)](#) Cowhouse Farm survived until 1932. [\(fn. 27\)](#)

A P Baggs, Diane K Bolton, Eileen P Scarff and G C Tyack, 'Hendon: Growth after 1850', in ***A History of the County of Middlesex: Volume 5, Hendon, Kingsbury, Great Stanmore, Little Stanmore, Edmonton Enfield, Monken Hadley, South Mimms, Tottenham***, ed. T F T Baker and R B Pugh (London, 1976), pp. 11-16. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol5/pp11-16> [accessed 3 December 2022].

PEVSNER ARCHITECTURAL GUIDES: BUILDINGS OF ENGLAND

The Buildings of England: London 4: North. Bridget Cherry, Nikolaus Pevsner (Pevsner Architectural Guides, Blackwells, 1998), pp 112-113

CRICKLEWOOD STATION. Opened to passengers in 1870 by the Midland Railway. Station offices rebuilt 1906; red brick and terracotta with a bold chimney and an Art Nouveau touch.

CRICKLEWOOD BROADWAY is part of the Edgware Road. Its most flamboyant building is **THE CROWN**, 1898-1900, a substantial pub set back from the road on the E side, one of Cannon Brewery's ambitious rebuildings by Shoebridge & Rising. Free Flemish Renaissance, with two stepped and voluted gables in front of a slate mansard roof, a battlemented turret at one end. Plentiful terracotta ornament; four handsome cast-iron lamp standards in front. To its N, a tall, quite elaborate terrace in pale brick, dated 1900.

Nothing else of note in the Broadway apart from the **TELEPHONE EXCHANGE** further N of 1929-30, which shows how good proportions can do much to mitigate colossal bulk. Three storeys over a tall basement, eight by three bays, in the dignified classical manner adopted for such buildings by the Office of Works between the wars. Two show sides in grey brick with red dressings, with a little ornament provided by carved stone keystones to some of the first-floor windows.

Immediately to the N, tucked away between main road and railway, railway workers' housing in parallel rows of simple two-storeyed brick terraces, with back yards to service roads, and front doors opening onto paths with gardens beyond. **GRATTON and NEEDHAM TERRACES** are the earliest, of the 1860s. Some of the gardens are arranged as communal spaces, others are individual tiny enclosures of delightful variety. **Allotments** beyond.

CRICKLEWOOD LANE starts on the s side with **CROWN TERRACE**; standard bay-windowed terrace houses of c. 1900, but, unusually, raised up so that the front doors are reached from a railed terrace over the roofs of the shops below.