

100 AND 100A CHALK FARM ROAD London NW1

London Borough of Camden

Archaeological desk-based assessment

January 2024



**100 and 100a Chalk Farm Road
Camden
London NW1**

Archaeological Desk Based Assessment

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Contents

<u>Executive summary</u>	<u>1</u>
<u>1 Introduction</u>	<u>2</u>
1.1 Origin and scope of the report	2
1.2 Heritage designations	3
1.3 Aims and objectives	3
<u>2 Methodology and sources consulted</u>	<u>4</u>
2.1 Sources	4
2.2 Methodology	5
<u>3 The Site: topography and geology</u>	<u>6</u>
3.1 Site location	6
3.2 Topography and geology	6
<u>4 Archaeological and historical background</u>	<u>7</u>
4.1 Overview of past investigations	7
4.2 Chronological summary	7
<u>5 Statement of significance</u>	<u>11</u>
5.1 Introduction	11
5.2 Factors affecting archaeological survival	11
5.3 Archaeological potential, and significance of likely remains	12
<u>6 Impact of proposals</u>	<u>13</u>
6.1 Proposals	13
6.2 Implications	13
<u>7 Conclusions</u>	<u>15</u>
<u>8 Gazetteer of known historic environment assets</u>	<u>16</u>
<u>9 Planning framework</u>	<u>21</u>
9.1 Statutory protection	21
9.2 National Planning Policy Framework	21
9.3 Regional policy	23
9.4 Local planning policy	24
<u>10 Determining significance</u>	<u>26</u>
<u>11 Non-archaeological constraints</u>	<u>27</u>
<u>12 Glossary</u>	<u>28</u>
<u>13 Bibliography</u>	<u>30</u>
13.1 Published and documentary sources	30
13.2 Other Sources	31
13.3 Cartographic sources	31
13.4 Available survey information checklist	32

Figures

Cover: The Site, view from Chalk Farm Road

- Fig 1 Site location*
- Fig 2 Historic environment features map*
- Fig 3 Rocque's map of 1745*
- Fig 4 Thomson's map of 1801 (Camden Local Studies and Archives Centre, Map of St Pancras, sheet 5, ref. 85. 244)*
- Fig 5 Greenwood's map of 1824–1826*
- Fig 6 Stanford's map of 1862*
- Fig 7 Ordnance Survey 1st edition 5' to a mile map of 1870*
- Fig 8 Ordnance Survey 2nd edition 5' to a mile map of 1894*
- Fig 9 Ordnance Survey 1:1,250 map of 1952*
- Fig 10 Goad fire insurance map of 1970*
- Fig 11 Ordnance Survey 1:1,250 map of 1987*
- Fig 12 The Site's frontage, looking from Chalk Farm Road towards north-west, also showing extant remains of the mid-19th century viaduct (MOLA photograph, 2023)*
- Fig 13 The Site, looking north-east from the joining point with The Roundhouse on Chalk Farm Road (MOLA photograph, 2023)*
- Fig 14 Raised area along the southern boundary, looking north-west towards The Roundhouse (MOLA photograph, 2023)*
- Fig 15 Raised area along the southern boundary, looking north-east towards the car park (MOLA photograph, 2023)*
- Fig 16 The Site, looking north-east on Chalk Farm Road, showing the mid-19th century retaining wall (MOLA photograph, 2023)*
- Fig 17 Part of the ground floor terraced into the raised 19th century made ground (MOLA photograph, 2023)*
- Fig 18 Proposed ground floor (DSDHA, dwg no. 356_P20.100, 1:150@A1, rev. G 16/01/24)*
- Fig 19 Proposed basement (DSDHA, dwg no. 356_P20.099, 1: 150@A1, rev. G 16/01/24)*
- Fig 20 Proposed section north/south section (DSDHA, dwg no. 356_P40.003, 1:200@A1, rev. G 16/01/24)*

Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

This Archaeological Desk Based Assessment has been prepared by MOLA on behalf of Regal Chalk Farm Limited ('the Applicant') in support of an application for full planning permission for the redevelopment of 100 Chalk Farm Road ('the Site') in the London Borough of Camden.

The Site is located on the south-western side of Chalk Farm Road and borders the mainline railway into Euston, with the Juniper Crescent Housing Estate to the south. It lies within the Regents Canal Conservation Area. To the west, the Site is adjacent to the Grade II listed Roundhouse theatre and live music venue.*

The Proposed Development comprises "Demolition of existing buildings and redevelopment of the Site to provide two buildings containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), affordable residential homes (Class C3), ground floor commercial space (Class E) together with public realm, access, servicing, and other associated works."

A listed building consent application accompanies the application for works to the adjacent Roundhouse, which is a Grade II listed building.*

This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). There has been no previous archaeological investigation on the Site, which is in the Tier 2 Regents Canal and Rail Infrastructure Archaeological Priority Area.

The archaeological interest of the Site is considered to be limited to truncated mid-19th century and later remains associated with the London and North Western Railway depot. These may include footings and possibly other truncated fabric of a now-demolished extensive 1856 goods yard which was raised above the level of Chalk Farm Road on a viaduct which held a station and railway sidings. Truncated footings of a building of c 1894 formerly abutting the Roundhouse may also survive. Such remains would be of low evidential and historical significance based on their likely condition, but with some (limited) associative value with other surviving elements of the goods yard (i.e. the Roundhouse and existing viaduct). The deep made ground in the Site may also contain occasional finds of heritage interest, of low significance.

The potential for earlier remains is low. The location of the Site on heavy soils on the London Clay would have made it unattractive for early settlement and farming, and there is little known evidence of activity pre-dating the post-medieval period in the vicinity of the Site.

The construction of the late-20th century offices currently in the Site, terraced into the 19th century made ground, will have removed any archaeological material within their footprint to their slab formation level. Foundations are likely to have had a deeper impact, extending into the underlying natural deposits.

Demolition of the existing buildings and site levelling would either partially or wholly remove any surviving archaeological remains present within the made ground. The proposed basement and piled foundations would entirely remove any remains within their footprints. Outside the basement there would also be an impact from pile caps, new services, drainage and landscaping.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 This Archaeological Desk Based Assessment has been prepared by MOLA (Museum of London Archaeology) on behalf of Regal Chalk Farm Limited ('the Applicant') in support of an application for full planning permission for the redevelopment of 100 Chalk Farm Road ('the Site') within the London Borough of Camden ('LBC').
- 1.1.2 A listed building consent application accompanies the application for works to the adjacent Roundhouse, which is a Grade II* listed building.
- 1.1.3 The Site is located on the south-western side of Chalk Farm Road and borders the mainline railway into Euston, with the Juniper Crescent Housing Estate to the south. It lies within the Regents Canal Conservation Area, to which the existing building on the Site is a neutral contributor. To the west, the Site is adjacent to the Grade II* listed Roundhouse theatre and live music venue. Beyond that, to the north-west is Chalk Farm Underground Station. To the east is the Petrol Filling Station site, which forms part of the Camden Goods Yard development and is currently in use as a temporary supermarket.
- 1.1.4 The development will provide 265 student accommodation units, together with 783 sqm (GIA) of commercial space, 24 affordable residential units, with public realm improvements, new areas of landscaping, amenity and play space, and improved accessibility to the Site.
- 1.1.5 The description of development is as follows:
 - "Demolition of existing buildings and redevelopment of the Site to provide two buildings containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), affordable residential homes (Class C3), ground floor commercial space (Class E) together with public realm, access, servicing, and other associated works."
- 1.1.6 Full details and scope of the planning application is described in the submitted Town Planning Statement, prepared by Gerald Eve LLP.
- 1.1.7 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as 'the Site') and may be required in relation to the planning process in order that the LBC can formulate an appropriate response in the light of the impact on any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.8 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the Site or in the vicinity that are relevant to the archaeological interpretation of the Site are discussed where appropriate. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views), which are covered in a separate *Heritage, Townscape, Visual Impact Assessment* submitted as part of the application.
- 1.1.9 Whilst the significance of above ground assets is not assessed in this archaeological report, any implications of direct physical impacts upon the archaeological interest of such assets arising from the development proposals are noted.
- 1.1.10 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DLUHC 2023; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015, 2017, 2019), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.11 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to

all or parts of the document.

1.2 Heritage designations

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the Site; however four listed buildings are located within the 100m of the Site boundary:
- The Roundhouse, a mid-19th century engine shed converted for use as a theatre in 1967, adjacent to the Site's western boundary. Grade II* listed shown as **DBA 5** on Fig 2. NHL number: 1258103;
 - A grade II late 19th century listed granite cattle drinking trough just to the north of the Site, shown on Fig 2 as **DBA 4**. NHL number: 1258104;
 - A drinking fountain set in the wall next to the Roundhouse, c 90m to the north-west of the Site. A late 19th century, grade II listed drinking fountain. Shown on Fig 2 as **DBA 6**; NHL number: 1258105;
 - Kent House, a 1935 reinforced concrete framed building of model flats and including a shop, c 95m to the north-east of the Site. Grade II listed, shown on Fig 2 as **DBA 7**. NHL number: 1078340.
- 1.2.2 The Site is in the Tier 2 *Regents Canal and Rail Infrastructure* Archaeological Priority Area (APA), which comprises three areas of historic transport interchanges and industrial development that grew up beside the Regents Canal: Camden Lock, Cumberland Basin and Kings Cross. The APA contains the canal itself along with a range of post-medieval buildings, structures and remains of industrial works and warehouses, associated with the historic use of the canal and railways, thus preserving evidence of the industrialisation of London (HE, 2018).

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance); and
 - assess the likely impacts upon the significance of the assets arising from the proposals for consideration as part of the planning submission, in accordance with Paragraph 200 of the NPPF.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the Site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the Site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the Site.
- 2.1.2 In order to set it into its full archaeological and historical context, information was collected on the known historic environment features within a study area extending 450m to the south of the Site and 200m to the east, west and north. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the Site and was agreed by Sandy Kidd of GLAAS on the 15th of November 2023. The data is from the primary repositories of such information within Greater London, comprising the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the Site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepoint.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - Camden Local Studies and Archives Centre – historic maps, photographs and published histories;
 - Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - The Applicant – architectural drawings (DSDHA, 2023);
 - Internet – web-published material including the LBC local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 The assessment included a site visit carried out on the 24th of November 2023. This was to determine the topography of the Site and the nature of the existing buildings on the Site; and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit as well as photographs taken have been incorporated into this report.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique assessment reference number (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the Site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the nearest part of the Site boundary.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the Site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing survey data obtained as part of the assessment.

3 The Site: topography and geology

3.1 Site location

- 3.1.1 The Site is 100 and 100a Chalk Farm Road, NW1 in the London Borough of Camden; NGR 528306 184303; Fig 1). The Site area is 0.28ha and is bounded by The Roundhouse adjacent to the Site's western boundary; Chalk Farm Road to the north; railway tracks on a mid-19th century brick viaduct to the south, and an electric substation and a small yard to the east. The Site falls within the historic parish of St Pancras, and lay in the county of Middlesex prior to being absorbed into the administration of the London Borough of Camden.
- 3.1.2 The Site lies c 350m north-west of Regent's Canal. The closest major natural watercourse is the River Fleet, culverted underground, 450m to the north-east/east of the Site.

3.2 Topography and geology

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival. The underlying natural geology can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The natural topography of the study area slopes down very gently from west to east, as reflected in the ground level along Chalk Farm Road; this is at 30.1m above Ordnance Datum (OD) c 100m to the north-west of the Site, 28.2m OD adjacent to the north-western corner of the Site, and 28.9m OD near the north-eastern corner of the Site. Levels fall further east to 20.8m OD c 40m to the north-east of the Site. Ground levels rise towards the south and north from the Site, and are at 32.5m OD c 350m and at 32.1m OD c 290 m from the Site, respectively.
- 3.2.3 The Site slopes steeply up from Chalk Farm Road to the retaining railway wall: the change in level is approximately 4.5m. Ground levels were recorded during a borehole survey conducted in 1972 by Ground Explorations Limited (BGS online borehole viewer). This was prior to the construction of the current buildings, and indicated that ground level was fairly flat at c 32.8m OD, which is likely to have been that of the railway depot previously on the Site, c 4.5m higher than street level to the north of the Site. Beneath a 'tarmac' surface were stone setts over made ground comprising clay mixed with stones, bricks, ash, chalk and occasional patches of organic matter. This sealed natural Clay as indicated on the BGS.
- 3.2.4 The depth of natural geology and made ground in the Site as indicators of possible archaeological survival is discussed in detail in section 5.2.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No archaeological investigations have been undertaken within the Site. The closest investigations were on the site of The Roundhouse immediately adjacent to the Site (**DBA 1**). An evaluation and a watching brief in 2003 recorded the lower build of the superstructure of The Roundhouse (built in 1846–1847), as well as evidence of landscaping and ground consolidation to accommodate the laying of railway track in the 19th century.
- 4.1.2 A further two archaeological investigations have been undertaken within the study area, recording 19th-century railway and industrial related infrastructure but no earlier remains (**DBA 2 and 3**).
- 4.1.3 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (950,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known Palaeolithic finds within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known Mesolithic finds within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land.
- 4.2.4 There are no finds relating to the later prehistoric period recorded within the study area. The poor draining clay formations and heavy soils would have made the Site an unattractive place for settlement and early agriculture, in comparison to the extensive fertile and well-drained gravel terraces of the River Thames to the south. In all likelihood the majority of the London Clay of this area was heavily wooded throughout the prehistoric period.

Roman period (AD 43–410)

- 4.2.5 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, 4.5km to the south-east of the Site. It quickly rose to prominence, becoming a major commercial centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium*'s traded and manufactured goods (MoLAS, 2000, 150). A projected Roman road (Margary 167, **DBA 14**) connecting *Londinium* with *Verulamium* (St Albans) ran adjacent to the Site's northern boundary, possibly the origin of the modern Chalk Farm Road. There is, however, no archaeological evidence for this road to date, and no Roman finds have been recorded within the study area. Based on current evidence, it is likely that the area was not a focus of Roman settlement or other activity and was probably covered by woodland or possibly fields throughout this period.

Early medieval period (AD 410–1066)

- 4.2.6 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'Minster' church and other subsidiary churches or chapels.
- 4.2.7 The Site lay within the extensive manor of St Pancras. St Pancras Old Church was built beside the River Fleet at the northern end of Pancras Road, c 1.5m to the south-east of the Site. The church was believed to have been founded on land given by King Ethelbert to St Paul's Cathedral in AD 604 (VCH *Middlesex* i, 122). Further evidence of an early Saxon date was also gained by the 1847 discovery of an altar stone, dated to the late 6th to early 7th century, beneath the 13th century tower of the church (Weinreb and Hibbert 1995, 774). The church would have formed a focus for settlement, the exact location and extent of which is not currently known.
- 4.2.8 The main St Pancras manor was eventually broken up into smaller estates. The Site fell within the Rugmere manor in the west, in the area of modern Chalk Farm and Regent's Park.
- 4.2.9 Throughout the early medieval period the Site probably lay within fields, or in possibly woodland outside the main areas of settlement.

Later medieval period (AD 1066–1485)

- 4.2.10 Little is known about the manor of Rugmere. Domesday Book (AD 1086) describes the manor as "Rug-Moor", comprising two hides (a hide was a unit of land and was around 120 hectares) held by Ralph, a Canon of St Paul's. The GLHER places the approximate centrepiece of the medieval settlement outside the study area in the area of London Zoo, c 900m to the south-west of the Site. During the mid-15th century Rugmere was given to Eton College by King Henry VI (1421–1471). The site of Rugmere manor house is noted by the GLHER as being located 400m south-west of the Site, on the corner of modern Erskine Road, outside the study area. It is likely that much of the manor remained as farmland and pasture during this period, right through until the 17th century (Weinreb *et al.* 2008, 146), and the Site lay in such land.

Post-medieval period (AD 1485–present)

- 4.2.11 Development of Camden Town began in 1791 by Charles Pratt, Earl Camden (British History Online: Walford 1878, 309–324). Prior to this the land around Camden Town was fields and sparsely populated with a scatter of small houses. Rocque's map of 1746 (Fig 3) shows the Site as open pasture, at the side of what is now named Chalk Farm Road. There are no buildings in the vicinity of the Site.
- 4.2.12 The end of the 18th century and the early 19th century saw landowners leasing parts of their estates for development. Charles Fitzroy, 1st Baron Southampton, followed Pratt in developing much of the area (Hart, Knight & Marshall, 1991: 4). The layout of Camden Town was characterised by these new estates. The newly developed residential areas were focused along Camden Road, 760m to the south-east of the Site, outside the study area. The Site itself remained open and undeveloped in these early stages of suburban growth.
- 4.2.13 Thomson's map of 1801 (Fig 4) shows the Site in open fields. Although its position is approximate, it is clear that it lay within the north-western part of the Clay Field, south of the "Road from Hamstead", equivalent to today's Chalk Farm Road. At the time the built-up area of Camden Town lay to the south, centred on Camden Road, whilst Kentish Town to the north has expanded southwards along Kentish Town Road, 640m to the east of the Site, outside the study area.
- 4.2.14 The area around the Site was first developed in 1812–1816, probably as a direct result of the creation of the Regent's Canal. The canal, c 300m to the south-east of the Site, was built to connect the Grand Junction Canal near Paddington with the River Thames at Limehouse (Hart, Knight & Marshall, 1991: 4) and was a major new industrial and commercial transport route, with warehouses and wharves constructed on its banks. Greenwood's map of 1824–1826 (Fig 5) shows that by that time the Site was part of a larger portion of land, cut off from

surrounding fields to form a yard. Two buildings may have extended into the Site, in proximity to Pancras Vale road (Chalk Farm Road today). They were most likely part of the developing infrastructure associated with the use of the canal. On the opposite side of the road to the Site, a series of villas formed the beginning of the residential development of the area beyond the core of Camden Town.

- 4.2.15 Following the completion of the Regent's Canal, the London and Birmingham Railway was opened to transport goods into and out of London. The line stopped in Camden Town, where goods were then loaded into the barges, but in 1837 a grant was passed allowing the railway to continue to Euston, and Camden Town remained a goods yard (Hart, Knight & Marshall 1991: 4). The railway line was engineered by Robert Stephenson and opened the following year, in 1838. In 1851, the railway network was expanded with the creation of the North London Railway, connecting the East India Docks at Poplar with Camden Town. Whilst the new railway was intended to compete with the Regent's Canal in terms of goods transportation, it became increasingly popular with passengers.
- 4.2.16 The first Camden Goods Depot was constructed in 1839 to serve the storage of goods from Pickford & Co. as part of the London and Birmingham Railway (**DBA 8**). The rail line at this time was no greater than its present extent, passing c 30m to the south of the Site on the existing viaduct. The railway was raised on a brick viaduct to accommodate a sharp incline and to allow it to pass over the Regent's Canal. Localised vaults were constructed under a stationary engine house c 290m south-east of the Site and under the goods shed c 300m east of the Site.
- 4.2.17 In 1847, The Roundhouse, a Grade II* listed building located immediately west of the Site, was constructed by R. B. Dockwray as part of the London and North Western Railway network (Cherry and Pevsner, 1994: 366; **DBA 5**). The building originally functioned as a locomotive engine shed with a large turntable, with the engines arriving at the turntable at the level of the railway viaducts which were above the adjacent street level, with vaults beneath. The NHL description for The Roundhouse is as follows:
- Formerly known as: Warehouse of W & A Gilbey Ltd CHALK FARM ROAD. Goods locomotive shed now theatre. 1846–7. By Robert B Dockwray. For the London and North Western Railway. Built by Branson & Gwyther. Converted for use as a theatre 1967 and 1985. Yellow stock brick. Low pitched conical slate roof having a central smoke louvre, now glazed, and bracketed eaves. Circular plan 48m in diameter. Buttresses with offsets mark bays each having a shallow, recessed rectangular panel. Former entrances and windows with round-arched heads. INTERIOR: roof carried on 24 cast-iron Doric columns (defining original locomotive spurs) and a framework of curved ribs. Believed to retain original flooring, turn table and fragments of early railway lines. Wooden gallery probably added by Gilbeys, late 19th century. HISTORICAL NOTE: the building did not last long as an engine shed; by the 1860s the engines had become too long to be turned and stored there so it was leased to W & A Gilbey Ltd as a liquor store until converted to a theatre in the 1960s. (*Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 114*).
- 4.2.18 Within a decade rail use had increased in both passenger and goods transport and the need for expansion of the depot was evident. As well as The Roundhouse, the expansions of the late 1840s increased the track capacity: new goods sheds were built c 250m south-east of the Site and a new passenger engine house c 225m south-west of the Site. By 1856 the increase in rail traffic and reduction in tariffs required the construction of a larger marshalling area. To this end the houses that had lined what is now Chalk Farm Road were demolished and the ground raised to railway height behind a new retaining wall, with a road access ramp, parts of which are still extant. During this phase the earliest surviving parts of what is now Stable Markets (**DBA 2**) were constructed c 170m east of the Site. These included a stable yard and vaults for stabling and goods storage (*ibid*).
- 4.2.19 Stanford's map of 1862 (Fig 6) shows the Site in open ground north of the railway tracks (at viaduct level) with the Roundhouse to the west, labelled 'Corn and Potato Store'. The Site was within the Coal Depot of the 1850s' expansion. The increasing use of the railways for passenger traffic is reflected in two new stations to the west of the Site; Hampstead Road (North London Railway Station) to the west of the Roundhouse and Camden Station (NW Railway) on the south side of the tracks.
- 4.2.20 The Ordnance Survey 1st edition 5ft to a mile map of 1870 (Fig 7) shows three railway sidings in the southern part of the Site. Five small locomotive turntables are present on the southern and eastern edges of the Site, with additional sidings extending from them into the northern

part of the Site. The map shows three small railway sheds and a signal post within the Site. The Roundhouse to the west is marked 'Goods Shed'. The new sidings and sheds were at a level of 108.7ft OD (c 33.1m OD), around 4.0m above street level on Chalk Farm Road.

- 4.2.21 The railway depot retaining wall survives in places, including the northern boundary of the Site (Fig 12). The higher ground in the southern part of the Site is probably the rubble/partial remains of the raised goods yard (Figs 14, 15). The brick wall that currently bounds the Site to the north is an extant section of the former retaining wall for the goods yard. The wall has been partly demolished to a lower level and at some point rebuilt ensuring coursing remains unbroken with concrete coping (Fig 16). A section of brick wall immediately east of (outside) the Site is still extant to its maximum height. The viaduct wall survives further east of the Site along the Camden Market/Stables area, where other elements associated with the viaduct – the stables and ramps – still survive (some elements there are Grade II listed).
- 4.2.22 The Ordnance Survey 2nd edition 5ft to a mile map of 1894 (Fig 8) shows an extension to the east of The Roundhouse, onto the Site. This would have been built at the upper level. As at this time the building was used for storage, the extension may have been for associated offices, and access to the warehouse. The Goad fire insurance map of 1970 (Fig 10) notes that one of the buildings has a basement (1B). The railway track at this time extended into the Site, presumably to facilitate the loading and unloading of goods, and many of the former turntables had been removed.
- 4.2.23 The Ordnance Survey 1:1,250 map of 1952 (Fig 9) shows that a platform had been constructed on the siding of the railway track that extends into the Site. This may have been to facilitate the movement of goods from the railway to the warehouse.
- 4.2.24 The Goad Fire Insurance Map of 1970 (Fig 10) shows the layout of The Roundhouse theatre: the Roundhouse Theatre Trust had been set up in 1966 (Theatres Trust website). The extension to the theatre occupies the western portion of the Site, and contains loading bays, dressing rooms and offices. The majority of the Site at this time was given over to National Carriers Ltd to be used as a trailer park.
- 4.2.25 In 1973, the Roundhouse vaults were excavated and new front entrance stairs built, and the following year a new office block was constructed on the adjoining land which housed dressing rooms, workshops and storage space for the theatre (Theatres Trust website).
- 4.2.26 The Ordnance Survey 1:1,250 map of 1987 (Fig 11) shows that the offices, loading bay and dressing rooms formerly abutting the Roundhouse and marked on the Goad map had been demolished. During the construction of the current building the existing made ground on the Site was terraced in places to provide level surfaces for construction.
- 4.2.27 In 1975, the ground floor of the present building on the Site was converted into a recording studio. Roundhouse Studios remained on the Site until 1994.
- 4.2.28 The Site currently consists of three 1970s' commercial buildings: the main six-storey office building fronting Chalk Farm Road; a two-storey link building which adjoins the Roundhouse; and a three-storey office building to the rear. There are surface and subterranean car parks at the rear.

5 Statement of significance

5.1 Introduction

- 5.1.1 This section discusses historic impacts on the Site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the Site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the Site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Levels of natural geology, and past truncation

- 5.2.1 The natural topography of the study area slopes down very gently from west to the east, as reflected in the ground level along Chalk Farm Road; this is at 30.1m OD c 100m to the north-west of the Site, 28.2m OD adjacent to the north-western corner of the Site, and 28.9m OD near the north-eastern corner of the Site. Levels fall further east to 20.8m OD c 40m to the north-east of the Site. Ground levels rise towards the south and north from the Site, and are at 32.5m OD c 350m and at 32.1m OD c 290m from the Site, respectively.
- 5.2.2 Historically, ground level in the Site was c 32.8m OD, which is likely to have been that of the goods yard previously on the Site, just over 4.0m higher than street level to the north of the Site (Ground Explorations Limited: BGS online borehole viewer).
- 5.2.3 The boreholes recorded 4.5–5.5m of made ground overlying natural clay, which may have been weathered or subject to waterlogging. The made ground contained brown silty clay with brick, stones, ash and patches of organic matter, and in all likelihood, this was ground-raising material for the construction of the railways and sidings, combined with demolition residue. The current buildings present on the Site are terraced into this made ground.
- 5.2.4 The 1972 borehole logs, available on the BGS website, recorded the following stratigraphy on Site:
- TQ28SE2032, located in the north-eastern part of the Site, recorded ground level at 32.9m OD. Made ground was 4.6m thick and comprised layers of tarmac, railway consolidating deposits, gravel, clay and brick, stone, chalk, ash and organic matter remains. Underneath was grey-brown organic clay at 28.3m OD, i.e. 4.6m below ground level (mbgl).
 - TQ28SE2033, located in the south-western part of the Site, near the southern boundary. Ground level was recorded at 32.8m OD. Made ground consisted of a layer of gravel and clay, covering a 4.2m thick deposit of compacted sandy clay with chalk nodules, brick, stones, ash. Underneath at c 28.3m OD (4.5mbgl) was grey organic clay, overlying untruncated London Clay.
 - TQ28SE2034, located in the north-eastern part of the Site had a ground level of 32.8m OD. Made ground was 5.5m thick and comprised tarmac, stone setts, silty clay with gravel, and a deposit of clay with coal, brick and pottery fragments. Underneath at 27.3m OD (5.5mbgl) was a layer of brown organic clay, which in turn covered undisturbed London Clay.
 - TQ28SE2035 was located in the north-eastern part of the Site, with a ground level recorded at 32.8m OD. Made ground was 5.4m thick, overlying London Clay recorded at 27.4m OD.
- 5.2.5 Archaeological evaluation and a watching brief conducted in the neighbouring Roundhouse site (site code RSC03, DBA 1) also recorded made ground up to 5.5m thick, which is consistent with the stratigraphy observed on the Site during the borehole survey.

Past impacts

- 5.2.6 The construction of the late-20th century offices, terraced into the 19th century made ground, will have locally removed any archaeological material within it, such as remains of the railway infrastructure or viaduct. Foundations are likely to have had a deeper impact, extending into the underlying natural deposits.

Likely depth and thickness of archaeological remains

- 5.2.7 Railway tracks have been recorded west of the neighbouring Roundhouse during the 2003 evaluation at 31.9m OD (0.9mbgl). However it is unlikely that rail tracks will be recorded immediately on the Roundhouse's eastern side (the Site) due to the late 20th century truncation. Remains relating to the railways may possibly survive along the Site's southern boundary and in the south-eastern corner, where there was no later truncation.
- 5.2.8 Beneath this, the data provided by BGS borehole logs suggests that archaeological remains pre-dating the railway depot could be present beneath the made ground, cutting into the natural Clay.

5.3 Archaeological potential, and significance of likely remains

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

Statement of significance

- 5.3.2 *The Site has a low potential to contain remains dating to the prehistoric and Roman periods.* The location of the Site on London Clay would have made it an unattractive choice for early settlement and farming. The Site is c 5km north-west of the Roman town of *Londinium* and away from the main Roman roads. No prehistoric or Roman remains are recorded within the study area.
- 5.3.3 *The Site has a low potential to contain remains dating to the medieval period.* During both the early and later medieval periods the Site was probably field or woodland, and was some distance from the known settlements.
- 5.3.4 *The Site has a high, localised potential to contain truncated remains dating to the post-medieval period.* There were several, possibly residential, buildings on the Site in the early 19th century and their footings could potentially survive beneath later made ground. In the mid-1850s the ground level of the Site was raised to accommodate an extensive brick viaduct that served a major depot for produce supplying the London markets. This extended as far as Camden Market/Stables. Sidings, turntables and a platform were built within the Site at viaduct level, adjacent to The Roundhouse. The viaduct within the Site was demolished in the 1970s, although the northern retaining wall is still extant (the upper courses are a later rebuild) and forms the northern boundary of the Site. It is possible that there are localised surviving structural elements within the made ground. There is also the potential for large buried brick-built pad viaduct footings, along with any railway infrastructure that was built below the viaduct. Buried railway infrastructure associated with the viaduct, including any extant elements above ground (e.g. the northern retaining wall), would be of **low** significance based on their condition and collective group value with other surviving elements (i.e. the Roundhouse and existing viaduct), derived from their evidential and historical value. The made ground may contain occasional finds of heritage interest, of **low** significance.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The Proposed Development for the Site is “demolition of existing buildings and redevelopment of the Site to provide two buildings containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), affordable residential homes (Class C3), ground floor commercial space (Class E) together with public realm, access, servicing, and other associated works”.
- 6.1.2 The Proposed Development would entail levelling to accommodate the finished floor level (FFL) of the ground floor (i.e. street level) at 28.48m OD (Fig 19), and includes a basement with a FFL at 24.18m OD (Fig 19). The buildings would have piled foundations.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to discuss the significance of the Grade II* listed Roundhouse: any impacts of the Proposed Development on this heritage asset, including possible visual setting issues, are covered in a separate *Heritage, Townscape, Visual Impact Assessment* submitted as part of the application.
- 6.2.3 Similarly, any setting impact on the Grade II listed trough on the pavement immediately outside the Site is not assessed in the is report, but the presence of the asset is noted here in case of accidental strike damage during site works.
- 6.2.4 There is a moderate potential for the Site to contain archaeological remains dating to the late post-medieval period. These remains are likely to consist of truncated remains of the 19th century railway viaduct formerly on the Site, and associated industrial use, along with the footings of early 19th century buildings.

Demolition of existing buildings

- 6.2.5 The removal of the existing structures and site clearance would cause truncation of any archaeological remains immediately below. These would comprise 19th century ground consolidation deposits present on the Site, and associated with the former rail viaduct, remains of which are also likely to be present. Removal of obstructions may include any remains of the of the railway viaduct, which would be removed within the extent and depth of the ground disturbance.

Ground reduction

- 6.2.6 Ground reduction to street level would remove any railway remains in the made ground. Any foundations of the railway viaduct cut into the natural clay, or other localised railway features, may survive beneath this level.

Basements

- 6.2.7 The proposal includes a basement. Assuming a formation level of c 23.7m OD, excavation for the basement would remove any remains which survived initial levelling within its footprint to this level, and extend into natural deposits. Any very deep foundations of the railway viaduct cut into the natural clay may survive beneath.

Proposed foundations

- 6.2.8 The proposed development will require the use of piled foundations. If constructed prior to basement excavation, any archaeological remains within the footprint of each pile would be

removed as the pile is driven downwards. Piling would have an additional impact on any remains surviving outside the proposed basement. The severity of the impact would depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future.

- 6.2.9 The insertion of pile caps and connecting ground beams is assumed here to extend no more than 1.0–1.5m below the formation level of the proposed building's footprint where there is no basement excavation. These would locally remove any archaeological remains within the footprint of these works to this depth.

7 Conclusions

- 7.1.1 The Site does not contain any statutorily designated assets such as scheduled monuments or listed buildings. The Site is in Tier 2 Regents Canal and Rail Infrastructure APA, covering areas of historic transport interchanges and industrial development that grew up beside the Regents Canal.
- 7.1.2 The main archaeological potential for the Site is for features relating to its railway heritage. These may include truncated footings of the mid-19th century viaduct, and footings of buildings associated with The Roundhouse. There is a limited potential for the Site to contain remains of the footings of earlier houses beneath the thick made ground.
- 7.1.3 The main impacts from the proposed development would be initial ground reduction to the proposed ground floor level, excavation for the basement, and insertion of piled foundations in areas not affected by the basement, removing all remains within the areas of impact.
- 7.1.4 Table 1 summarises the known or likely buried assets within the Site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Truncated post-medieval railway viaduct foundations and associated features. (High potential)	Low	Ground levelling, basement excavation works; piled foundations: Significance of asset reduced to negligible

- 7.1.5 The northern boundary wall of the Site is of mid-19th century origin associated with the former railway viaduct, although heavily modified, and historic building recording is likely to be required. Appropriate care will need to be taken to avoid physical damage during demolition and all construction phases to the Grade II* listed Roundhouse, and the Grade II listed drinking trough on Chalk Farm Road.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within a 450m (to the south) and 200m (to the east, west and north)-radius study area around the Site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The HER data contained within this gazetteer, obtained on 24/11/2023, are the copyright of Historic England 2023.
- 8.1.3 The Historic England GIS designations data were obtained on 20/11/2023, © Historic England 2023. The most up to date publicly available Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.
- 8.1.4 Ordnance Survey data © Crown copyright and database right 2023.

Abbreviations

AOC – AOC Archaeology

DGLA – Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

DBA No.	Description	Site code/ HER/NHL No.
1	<p>The Roundhouse, Chalk Farm Road, Camden NW1. <i>Evaluation and watching brief by PCA, 2003</i> The lower build of the Roundhouse superstructure, dating from 1846-47 was observed. Walls were revealed abutting the shed superstructure. These walls were part of a chamber located below an external toilet marked on a plan of 1848 and were on an alignment that radiated from the centre of the Roundhouse. External to the building were ground-raising and consolidation deposits, with railway tracks above, the latter marked on the plan of 1848. There was evidence of landscaping to the west of the Roundhouse and further ground consolidation and railway tracks that were laid - according to cartographic evidence - before 1870. Areas of heavy 20th century disturbance had removed evidence of the railway entrance to the structure. A building survey of the exterior (John McAslan & Partners) and undercroft of the Roundhouse was undertaken to identify areas for further monitoring and recording. Preliminary work in both areas has revealed both original and later elements of the main structure.</p>	RCF03
2	<p>Watching Brief at Chalk Farm Road (Buildings A, B and D - Stables Market, Chalk Farm Road, Camden Town, London, NW1 8BF) <i>Watching brief by AOC, 2006-2007</i> Watching brief and building recording during ground reduction over the top of the Camden Market tunnels and partial demolition and refurbishment of some of the tunnels. The watching brief revealed the extent of underground 19th century brick tunnels commonly named the catacombs. These structures housed traders and appear to have been used to store goods relating to the railways and associated businesses. The tunnels also provided a solid support for a widespread goods yard established in the 19th century.</p> <p>Camden Stables Market (Victorian Horse Tunnel) <i>Monument/Tunnel</i> The establishment of links between the Northern Railway and the eastern Docks required the establishment of more railway lines and the raising of ground on this site. This was achieved by the construction of an extensive network of tunnels and railway arches that were then buried under metres of made ground upon which the railway lines were built. Today much of this network survives as part of the famous Camden Stables Mark</p>	<p>ELO7723 164163 SBQ06</p> <p>MLO99244 107886</p>

DBA No.	Description	Site code/ HER/NHL No.
3	<p>Watching Brief at Stables Market, Chalk Farm Road, London, N1 <i>Watching brief by AOC, 2004</i></p> <p>The excavation of pile caps revealed structural elements related to Gilbey's bottle works as well as earlier foundations possibly relating to the railway yards that once occupied the site. No material pre-dating the post-medieval period was recorded, it is likely that any evidence including the boundary feature shown on the 1804 map was destroyed in the 1830s development of the site.</p>	<p>ELO6631 169646 STC02</p>
4	<p>Chalk Farm Road (Victorian commemorative monument & cattle trough) (Cattle trough opposite debouchment of Belmont Street, south east of the Roundhouse) <i>Grade II Listed</i></p> <p>Cattle trough opposite debouchment of Belmont Street, south-east of the Roundhouse. Late 19th century, granite. Placed by the Metropolitan Cattle Trough and Drinking Fountain Association in memory of the Christian socialist Charles Kingsley. Initials of donors largely obscured. Large and bold inscription along long flank identifying it as the work of the Metropolitan Cattle Trough and Drinking Fountain Association. Forms a pair with the adjoining drinking fountain and a group with the Roundhouse.</p>	<p>MLO80328 107147 NHL1258104</p>
5	<p>The Roundhouse (20th century arts centre, formerly Victorian engine shed), Chalk Farm Road <i>Grade II Listed</i></p> <p>The Roundhouse was built in 1846-47 to the designs of Robert Dockray for the London and North Western Railway with the builders being Branson and Gwyther. Circular in plan with a diameter of 48 metres, the building is constructed from yellow stock brick with a low pitched conical slate roof. The Roundhouse did not last long as an engine shed as, by the 1860s, the engines had become too long to be turned and stored there. It was leased to W & A Gilbey Ltd as a liquor store until it was converted into a theatre in 1967. It was also used as a venue for popular music performances between 1966 and 1985. In the late 1960s it was used to relocate the nightclubs Middle Earth and The UFO from the West End, (see records 1349252 and 1439208), these specialized in psychedelic music and events: during this period Pink Floyd, The Who and The Doors played there. Later from 1969-1973 the Roundhouse was also the venue for a rock music club called Implosion. Further alterations for theatrical use occurred in 1985 before it closed. In 1997 the building was bought by the Norman Trust to make it into an arts centre for young people. After a limited competition John McAslan and Partners were chosen as the architects. Proposals included the adaptation of the undercroft into a creative centre, including performance-related training spaces for music, TV, fashion and theatre; and to remodel the main volume of the building as a flexible performance space for audiences of between 650 seated and 3,500 standing. Support facilities are contained within a new, crescent-shaped building, lightly joined to the Roundhouse.</p>	<p>MLO80327 120278 NHL1258103</p>
6	<p>Drinking fountain set in wall next to the Roundhouse <i>Grade II Listed</i></p> <p>Drinking fountain; late 19th century. Presented by the Metropolitan Cattle Trough and Drinking Fountain Association. Made of granite, approximately two metres in height, rectangular in plan and treated as a Gothic buttress with pointed arch recess for drinking bowl. Forms a pair with the adjoining cattle trough and a group with the Roundhouse.</p>	<p>MLO80329 117722 NHL1258105</p>

DBA No.	Description	Site code/ HER/NHL No.
7	<p>Kent House (Mid-20th century shop, model dwelling & concrete framed building), Ferdinand Street, London, NW1 8ET <i>Grade II Listed</i></p> <p>2 blocks of model low-cost flats and shop. 1935. by Colin Lucas with Amyas Connell and Basil Ward for the St Pancras House Improvement Society (Northern Group). Reinforced concrete frame with external walls acting as beams carrying floors; cement skim finish. Each block of 5 storeys with roof terrace. Front elevations have horizontally set metal frame casement windows: 2 bays with vertically stacked balconies, having metal grid balustrades similar to the roof terrace. Access towers to rear allow each tenant to step directly off the vertical circulation on to his own entrance balcony. Block fronting Ferdinand Street has entrance formed by 2 ground floor bays of piloti closed off by later geometrically patterned iron gates. To left, a projecting single storey shop. The staircase access, room layouts, generous useable balconies and total use of electricity for servicing put Kent House at the forefront of contemporary flat design with the quality of detailing expected from a private commission. The flats are a successful early example of Modern Movement commitment to social housing in this country and were Connell, Ward and Lucas's only commission of this type.</p>	MLO79823 102552 NHL1078340

DBA No.	Description	Site code/ HER/NHL No.
8	<p>Chalk Farm Road (goods yard) <i>Monument/Goods yard, railway siding, railway warehouse, engine shed</i> This is the site of the Camden Goods Depot, a goods yard that began life in the 1850s as a trans-shipment point between the canals and the railway north to Birmingham. A number of railway goods terminals were developed with trans-shipping facilities for canal goods during the development of the railways in the mid 19th century. The first, in 1841, was the London and Birmingham Railway Depot to the north of Camden Lock. The early plans of the area show that the railways was planned to terminate at Camden. The London and Birmingham Line was originally built on an embankment at Camden Town and had no arches or viaducts except over the canal. However the addition of a link from Primrose Hill via Camden Road Station to the East and West India Docks and Northern Railway meant that the new railway had to be built on arches and raised ground, approximately 6m above street level. At its height the Goods Yard was worked by some 400 horses. Horses moved from the stables end of the complex at the east and north via a tunnel (the 'horse tunnel') to the distribution site at the west. Also includes:</p> <p>Horse hospital with ramps and boundary wall at north of site <i>Grade II Listed</i> Stables. Built 1882-3 for the London and North-Western Railway. Designed by the London and North Western Railway (LNWR) Engineer's Department. Extended 1897. Currently conversion to market use.</p> <p>The Interchange on north side of Grand Union Canal including the horse tunnel and stairs, vaults and canal basin <i>Grade II Listed</i> The Interchange on the north side of the Grand Union Canal is a warehouse built in 1901-5. It incorporates an 1850s dock basin, vaults and horse tunnel. The warehouse was converted in 1898 into offices.</p> <p>Southampton Bridge (Georgian bridge), Oval Road, Camden Town <i>Monument/Bridge</i> Southampton Bridge is a 19th century structure over the Grand Union Canal. The bridge is part of Oval Road which leads to Gilbey's Yard.</p> <p>73 Gloucester Avenue (Victorian Winder House) <i>Grade II Listed</i> Winding engine house, now railway vaults. 1837 by R Stephenson for London and Birmingham Railway. Brick vaulted chambers, reached by stone stairs. 2 parallel systems symmetrical on overall plan. Central circular staircase from track level giving access to each side of engine house. To the south is the start of the system of tunnels linking the railway to the Interchange Warehouse, Oval Road; and Horse Hospital, Chalk Farm Road. This originally allowed horses to be moved round the Goods Yard site. Though now blocked, substantial sections survive with round-arched brick construction and regular cast-iron ventilators in roof. Originally powered by Maudslay Sons and Field combined 60 hp condensing engines. Ceased to be used in 1844 when engines no longer required hauling from Euston.</p>	<p>MLO99238 96888</p> <p>MLO80325 141900 NHL1258100</p> <p>MLO80189 105617 NHL1113238</p> <p>MLO73079 135995</p> <p>MLO80860 142235 NHL1342073</p>

DBA No.	Description	Site code/ HER/NHL No.
9	<p>Chalcot Square Gardens (site of a high medieval farm) <i>Monument/Farm</i> Chalcot Square, called St George's Square until 1937 was laid out from mid-19th century, with Nos 8-11 built in 1849 and the west terrace in 1855-60. Chalcot recalls a farm of that name in the area from the 13th century. The central garden was owned and maintained by the Trustees of the Broder Estate who employed a gardener to keep it in good order for the benefit of tenants of the square. In 1928 it was described as 'an enclosure, almost square in shape, surrounded by a sparse hedge. Maintained as a grass plot, with some well-grown trees'. It is now publicly accessible, a rectangular area enclosed by 19th century railings with grass and a few trees, including acacia, which were popular in the 1850s. Little changed since the original layout, the square today has children's play equipment in one corner, and the central circular area with hedges encloses bench seats. Also :</p> <p>20-28 Chalcot Square (Victorian terraced house, railings & terrace) <i>Grade II Listed</i></p> <p>Numbers 29-33 and 33a and attached railings <i>Grade II Listed</i></p> <p>Numbers 15-19 and attached railings <i>Grade II Listed</i></p> <p>Numbers 12, 13 and 14 and attached railings <i>Grade II Listed</i></p>	<p>MLO103768 124758</p> <p>MLO80323 132110 NHL1258098</p> <p>MLO80324 130624 NHL1258099</p> <p>MLO80322 142377 NHL1258097</p> <p>MLO80321 150110 NHL1258096</p>
10	<p>Fitzroy Road (Site of a post-medieval piano factory) <i>Monument/Factory</i> A measured survey was made of the piano factory in Fitzroy Road by members of the Camden History Society supervised by A. Cooper. Unfortunately fittings had already been removed.</p>	<p>MLO67366 130920</p>
11	<p>The Engineer public house and attached wall; 65 Gloucester Avenue (Victorian public house & wall) <i>Grade II Listed</i> Public house, c 1845-50. Built for Calverts the brewers. Brown stock brick with stucco ground storey and dressings. Slate roof. Italianate style.</p>	<p>MLO80858 148603 NHL1342071</p>
12	<p>Primrose Hill Infants School; 36-40 Princess Road (Victorian board school) <i>Grade II Listed</i> 1885. By ER Robson for the School Board for London. Red brick ground floor (rusticated) and gables; 1st and 2nd floors, yellow stock brick. Stone and red brick dressings. Tiled roofs, steeply pitched with scroll enriched gables terminating in pedimented features. Flemish Renaissance style.</p>	<p>MLO80305 121930 NHL1139081</p> <p>MLO80306 139341</p>
13	<p>38-46 Jamestown Road (Victorian distillery, storehouse, office & concrete framed building) <i>Grade II Listed</i> Nos.38-46 Jamestown Road. Factory, store and offices. 1894 by William Hucks with addition of 1937 by Mendelsohn and Chermayeff; for wine importers and gin distillers Gilbey's. The building incorporates technical innovations by consulting engineer Felix Samuely, e.g. the foundations are floated on cork insulation to protect the wine from the vibration of nearby trains. Air conditioning too was incorporated. Until recent years known as Gilbey House. Gilbey's, formed in 1857, by 1914 occupied 20 acres in Camden.</p>	<p>MLO80187 108516 NHL1113236</p>

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The National Planning Policy Framework (NPPF) was revised on the 19th of December 2023 by the Department of Levelling Up, Housing & Communities (DLUHC) in response to the *Levelling-up and Regeneration Bill: reforms to national planning policy consultation*. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023.

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

Para 195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 199. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

Proposals affecting heritage assets

Para 200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

Para 205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that

directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), adopted in March 2021.

9.3.2 Policy HC1 “Heritage conservation and growth” of the *Publication London Plan* relates to London’s historic environment.

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should

avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

9.3.3 Para. 7.1.8 adds 'Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.

9.3.4 Para 7.1.11 adds 'Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site's archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably qualified individuals or organisations.'

9.4 Local planning policy

9.4.1 The London Borough of Camden's Local Plan was adopted in July 2017. It has replaced the Core Strategy and Camden Development Policies documents. Policy D2 covers Heritage.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

- i. resist the total or substantial demolition of a listed building;
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

- 9.4.2 Work has started on the review of the Camden Local Plan 2017. The revised Local Plan is to be adopted by the Council in 2025.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the Site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).

10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the Site, the locations of which have not been identified by this archaeological report. The railway to the south of the Site is still active, and although there is a dividing wall, care will be needed not to disrupt the running of the track during excavation. The north of the Site opens onto Chalk Farm Road, which is a busy main street. The use of plant machinery will disrupt traffic. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the Site.
- 11.1.2 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the Site (should this be required). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this Site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>‘to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect’</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Desk-based assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the ‘Postglacial’ and (in Britain) as the ‘Flandrian’.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the county HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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13.2 Other Sources

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 National Planning Policy Guidance on the historic environment: *Enhancing and conserving the historic environment*, last updated 23rd July 2019, <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

Theatres Trust website:
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13.3 Cartographic sources

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Thompson, J. Map of the parish of St Pancras, 1801 (Camden Local Studies and Archives Centre. Sheet 5, ref. 85. 244)

Ordnance Survey maps

Ordnance Survey 1st edition 5' to a mile map of 1870
 Ordnance Survey 2nd edition 5' to a mile map of 1894
 Ordnance Survey 1:1,250 map of 1952
 Ordnance Survey 1:1,250 map of 1987

Engineering/Architects drawings

DSDHA:

Proposed Basement Plan, dwg no. 356_P20.099, 1:150@A1, as revised
 Proposed Ground Floor Plan, dwg no. 356_P20.100, 1: 150@A1, as revised
 Site Section CC, dwg no. 356_P40.003, 1:200@A1, as revised

13.4 Available survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known	n/a	N
Levelled site survey as existing (ground and buildings)	Y	pdf	N
Contamination survey data ground and buildings (inc. asbestos)	Y	pdf	N
Geotechnical report	N	n/a	-
Envirocheck report	not known	n/a	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	



Fig 1 Site location

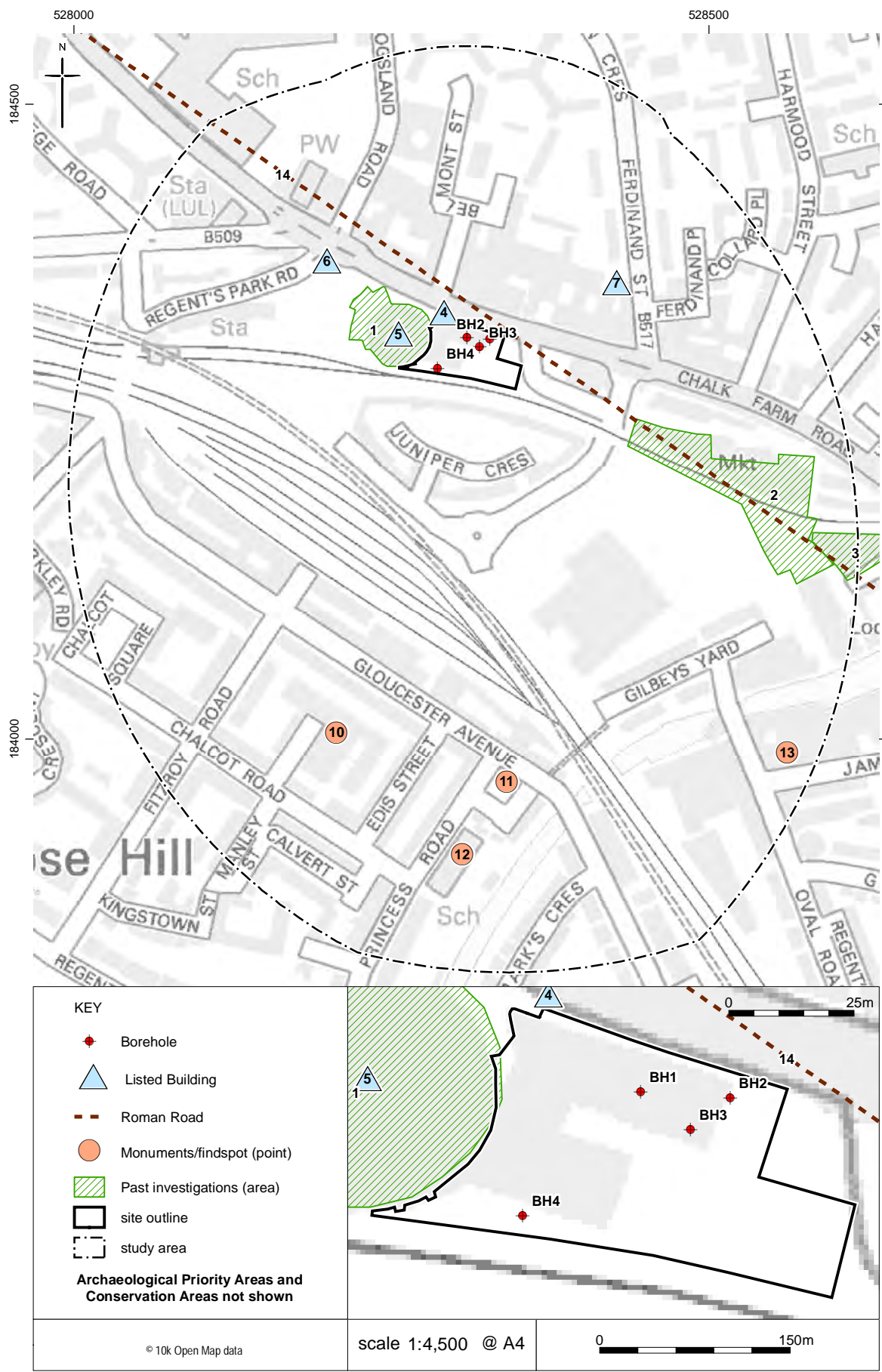


Fig 2 Historic environment features map

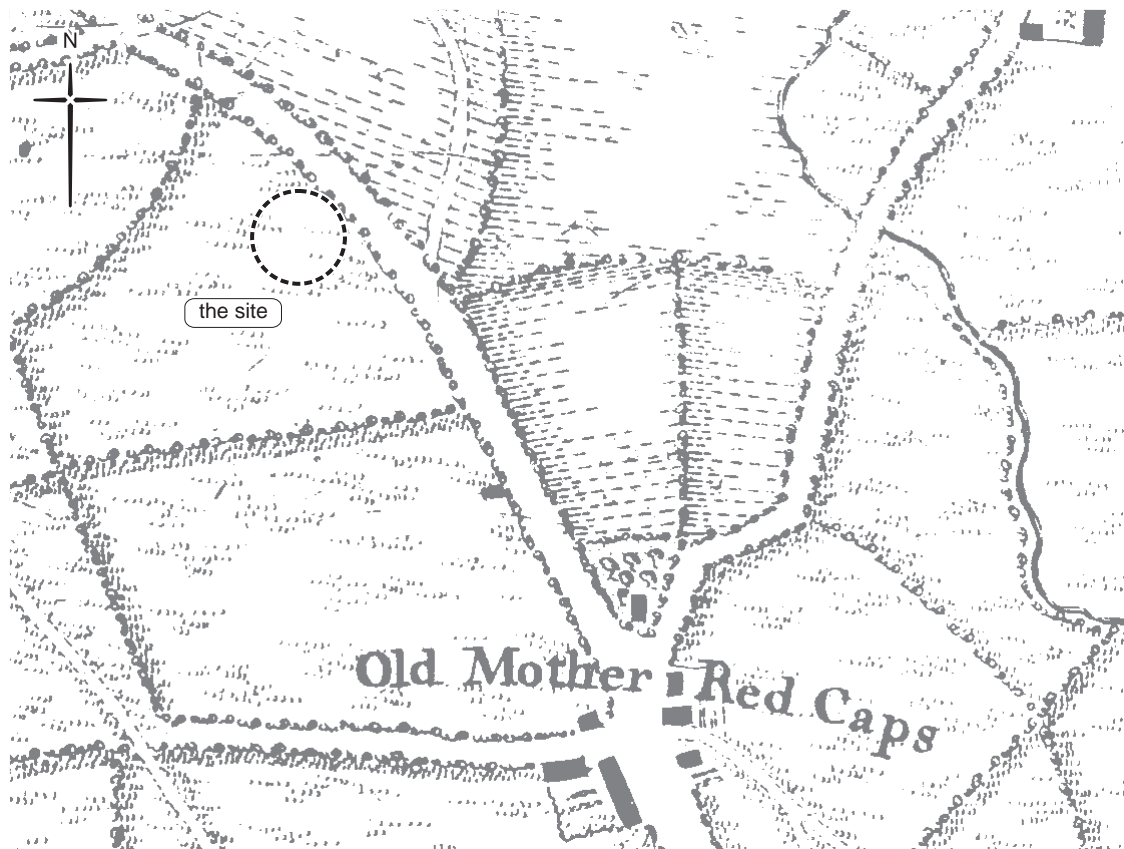


Fig 3 Rocque's map of 1745

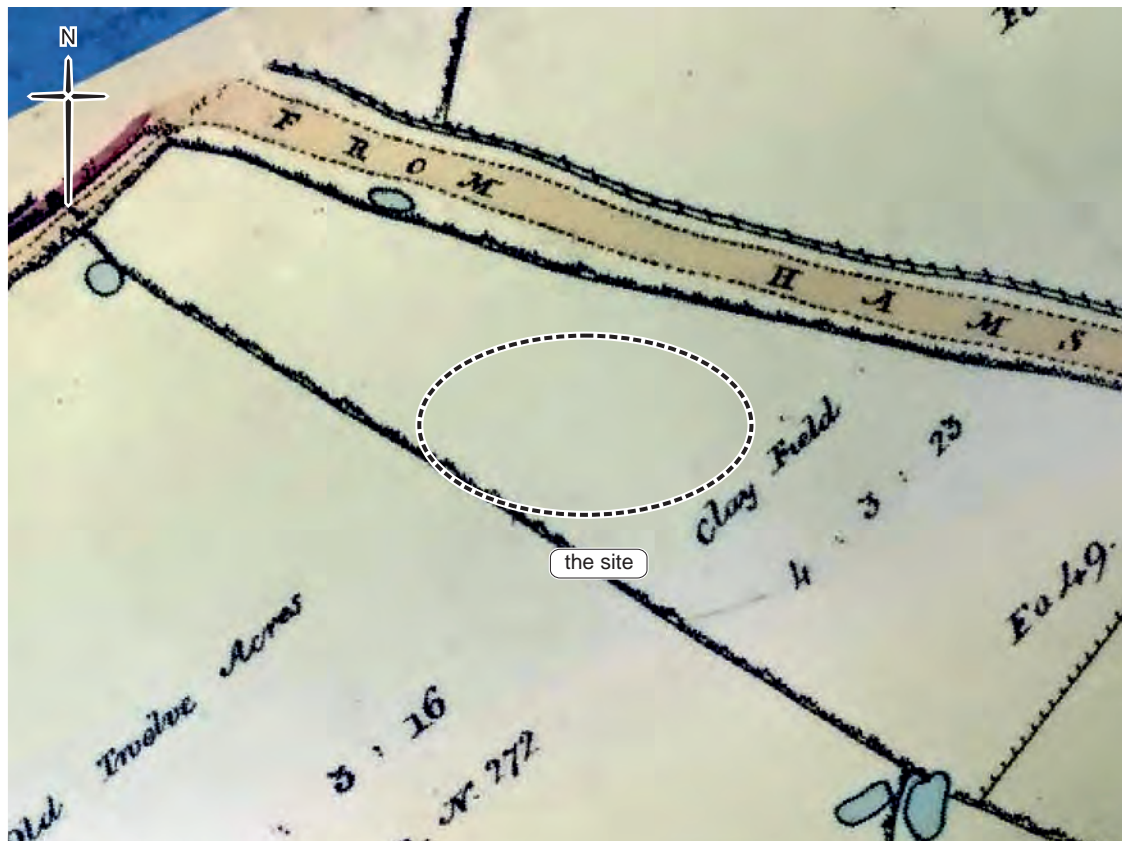


Fig 4 Thomson's map of St Pancras parish, 1801 (Camden Local Studies and Archives Centre, sheet 5, ref. 85. 244)



Fig 5 Greenwood's map of 1824-1826

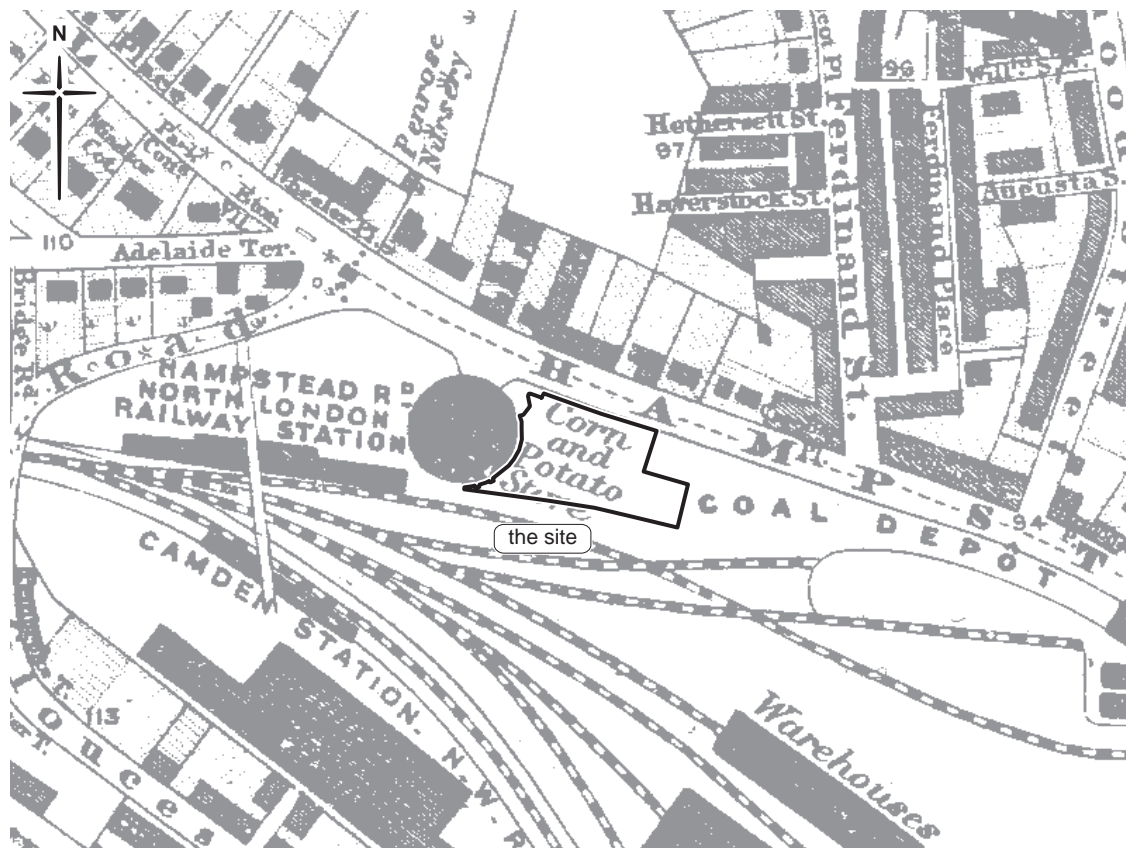


Fig 6 Stanford's map of 1862

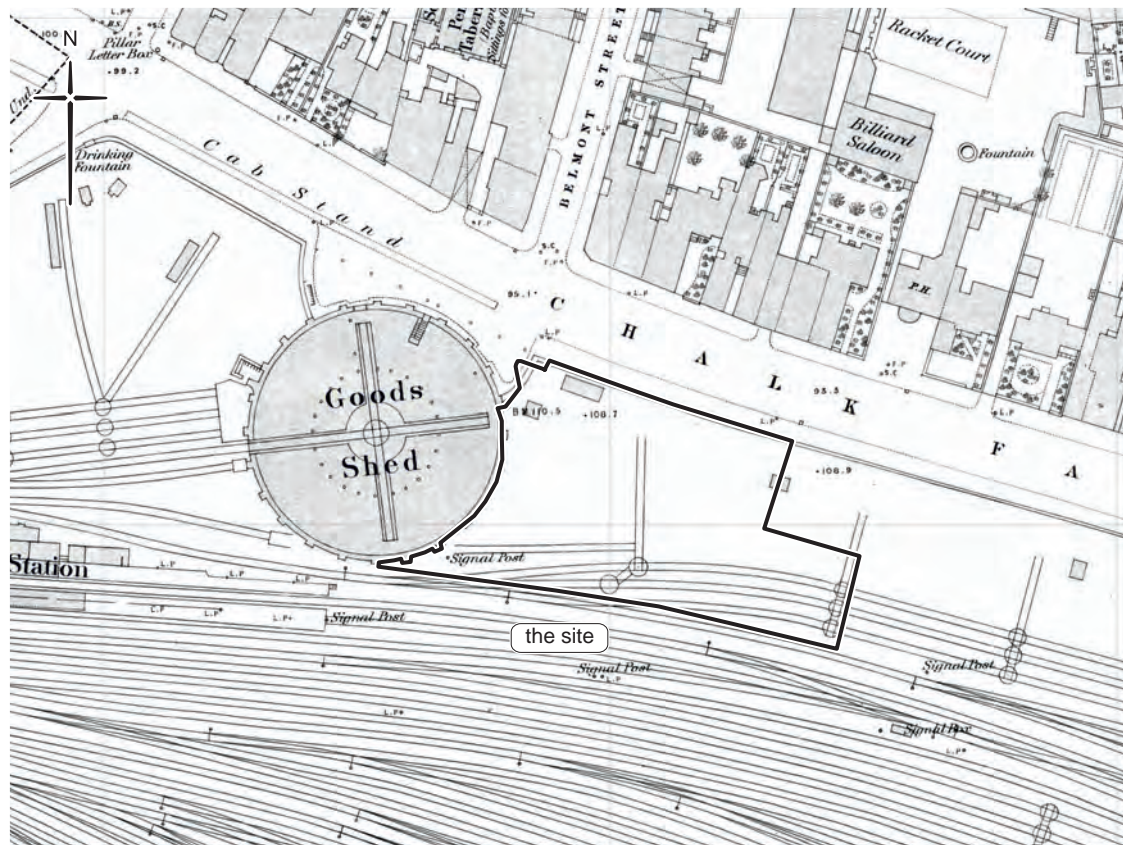


Fig 7 Ordnance Survey 1st edition 5' to a mile map of 1870

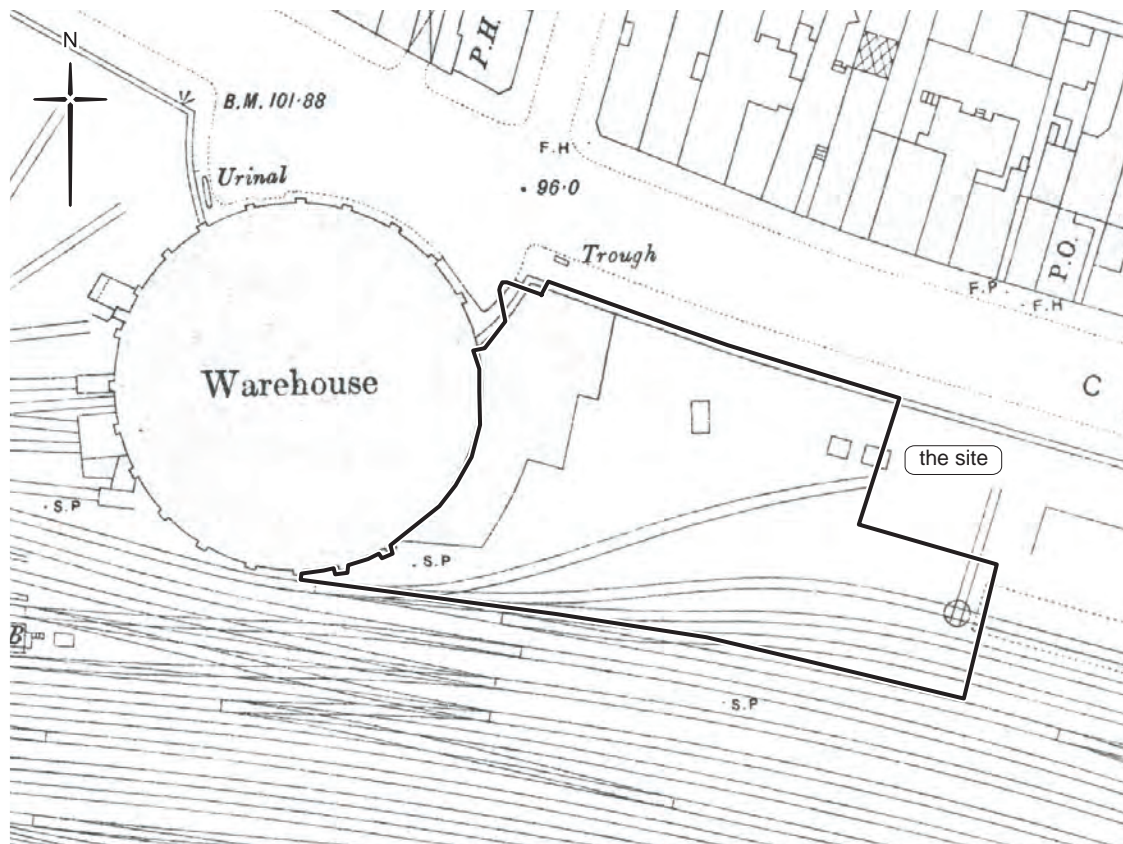


Fig 8 Ordnance Survey 2nd edition 5' to a mile map of 1894

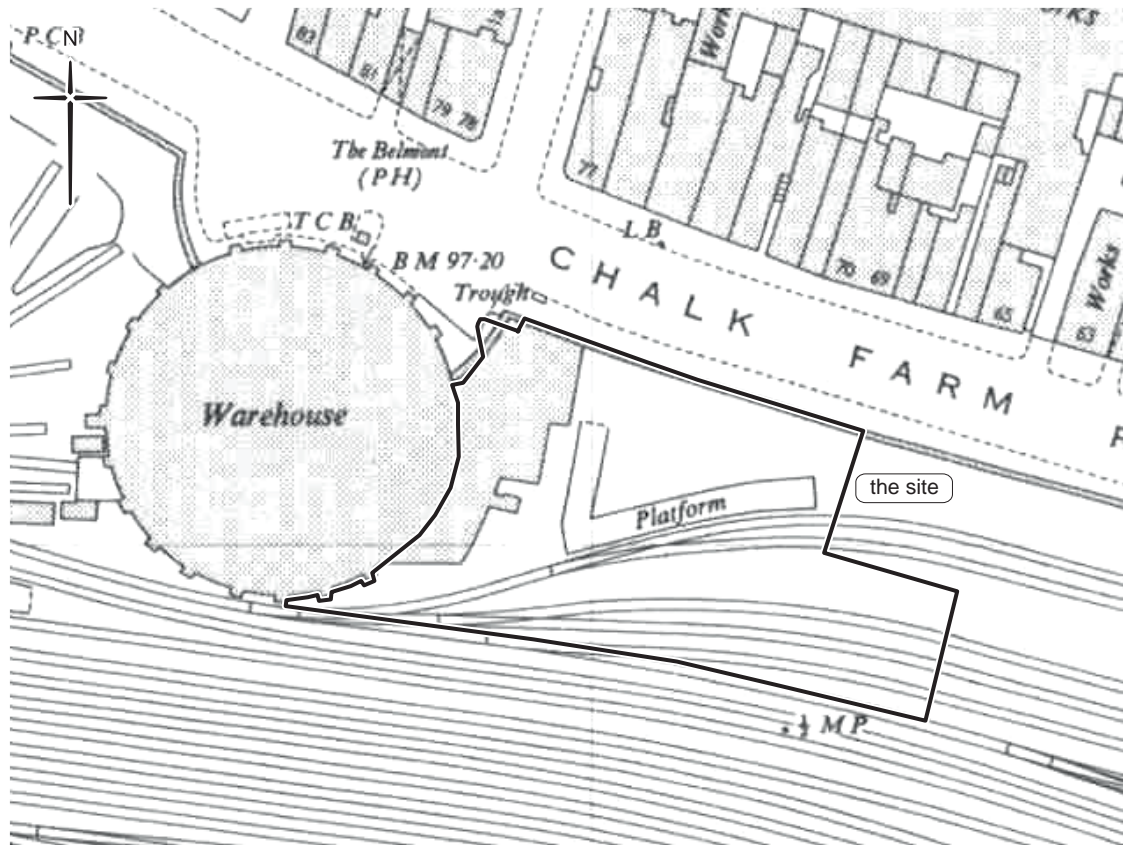


Fig 9 Ordnance Survey 1:1,250 map of 1952

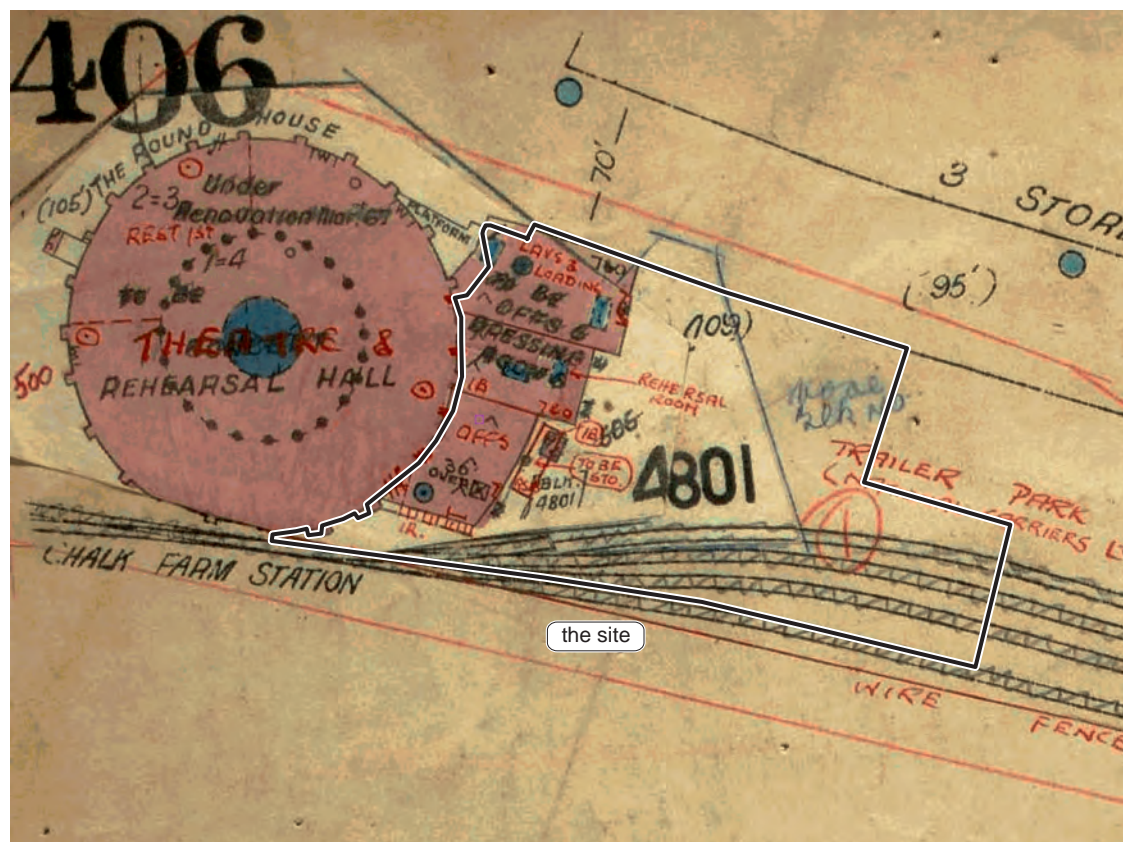


Fig 10 Goad fire insurance map of 1970

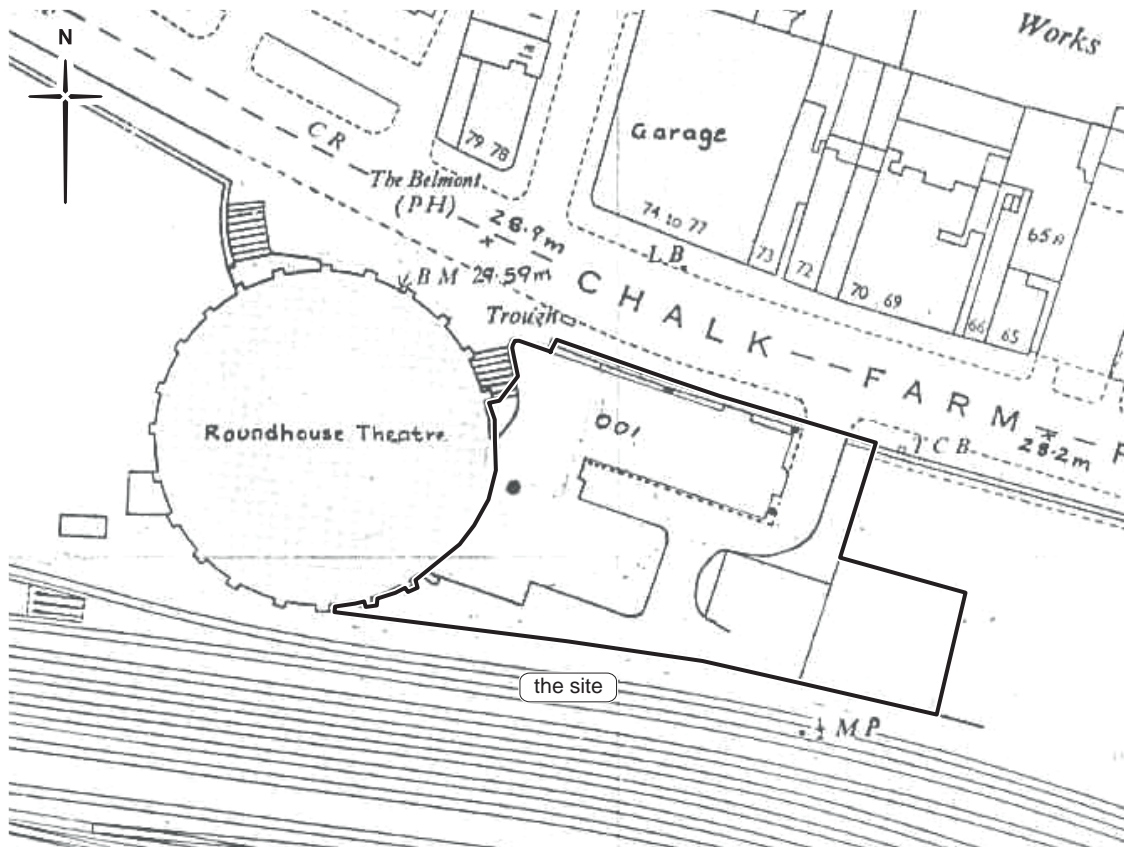


Fig 11 Ordnance Survey 1:1,250 map of 1987



Fig 12 The site's frontage, looking from Chalk Farm Road towards north-west, also showing extant remains of the mid-19th century viaduct (MOLA photograph, 2023)



Fig 13 The site, looking north-east from the joining point with The Roundhouse on Chalk Farm Road (MOLA photograph, 2023)



Fig 14 Raised area along the southern boundary, looking north-west towards The Roundhouse (MOLA photograph, 2023)



Fig 15 Raised area along the southern boundary, looking north-east towards the car park (MOLA photograph, 2023)



Fig 16 The site, looking north-east on Chalk Farm Road, showing the mid-19th century retaining wall (MOLA photograph, 2023)



Fig 17 Part of the ground floor terraced into the raised 19th century made ground (MOLA photograph, 2023)

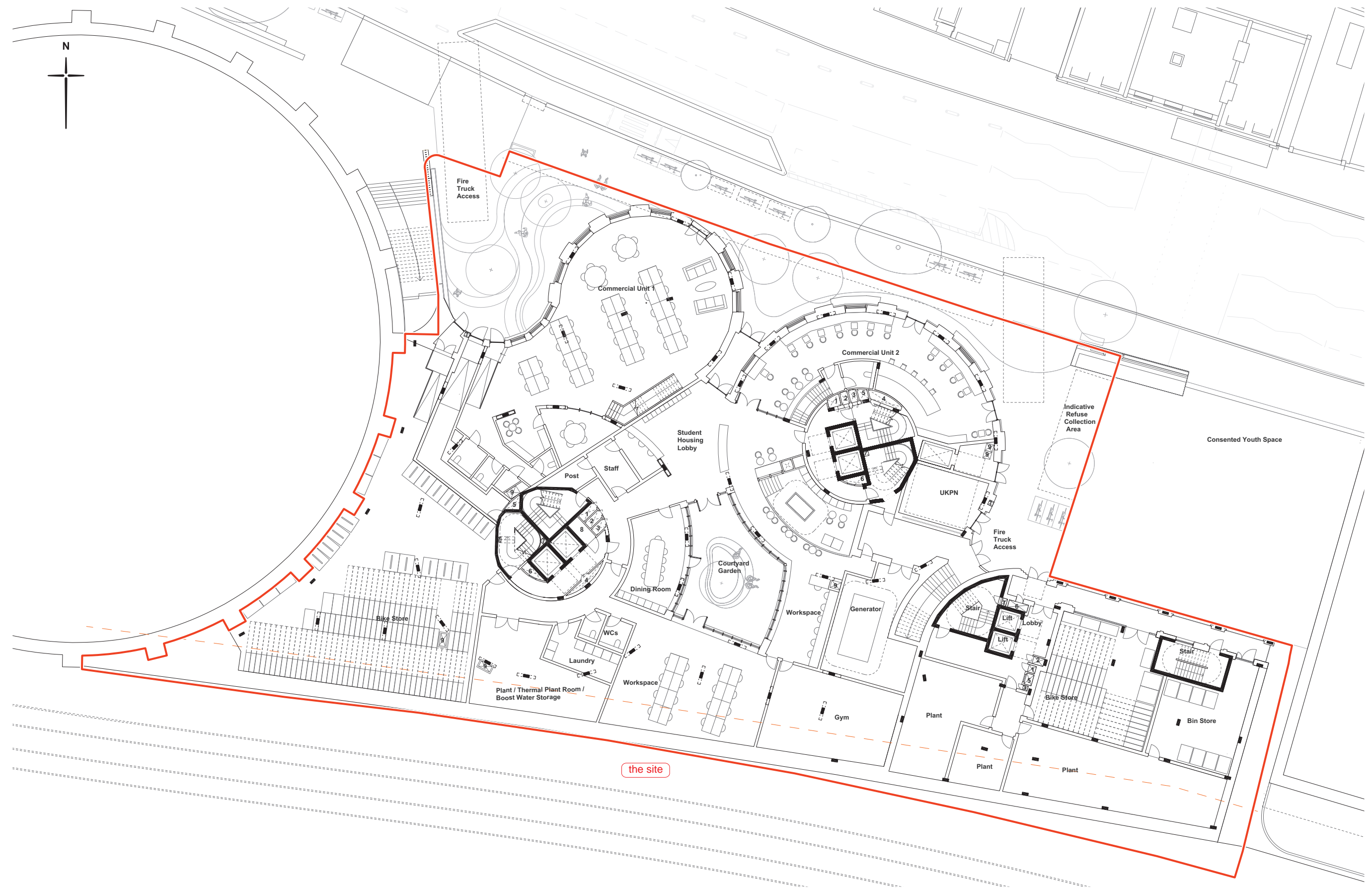


Fig 18 Proposed ground floor (DSDHA, dwg no. 356_P20.100, 1:150@A1, rev. G 16/01/24)

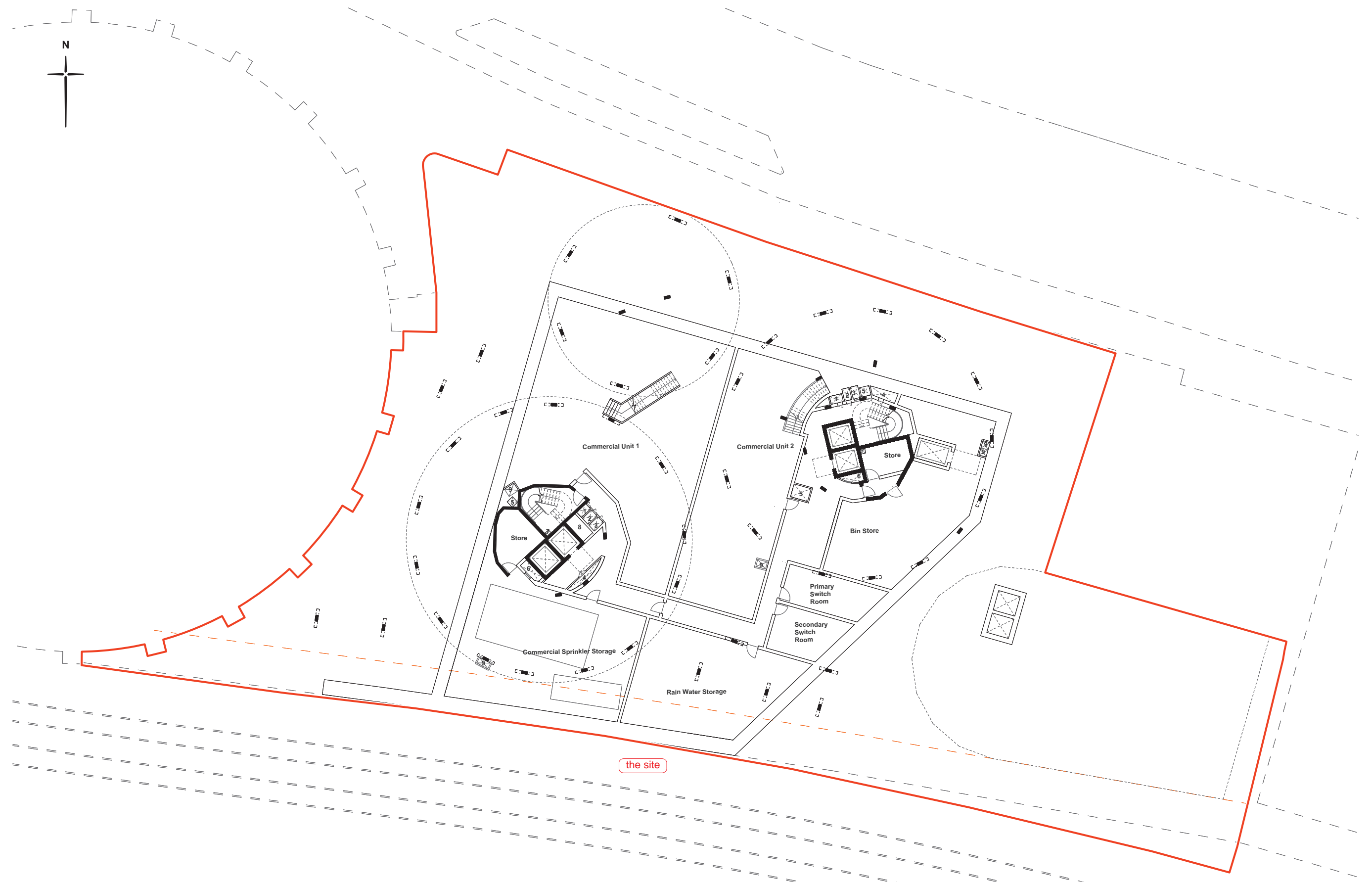


Fig 19 Proposed basement (DSDHA, dwg no. 356_P20.099, 1: 150@A1, rev. G 16/01/24)

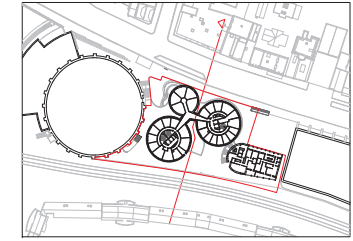


Fig 20 Proposed section north/south section (DSDHA, dwg no. 356_P40.003, 1:200@A1, rev. G 16/01/24)