

79 CAMDEN ROAD  
& 86-100 ST PANCRAS WAY  
archaeology desk based assessment

November 2013



by URS

REVISION SCHEDULE					
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## 1 NON-TECHNICAL SUMMARY

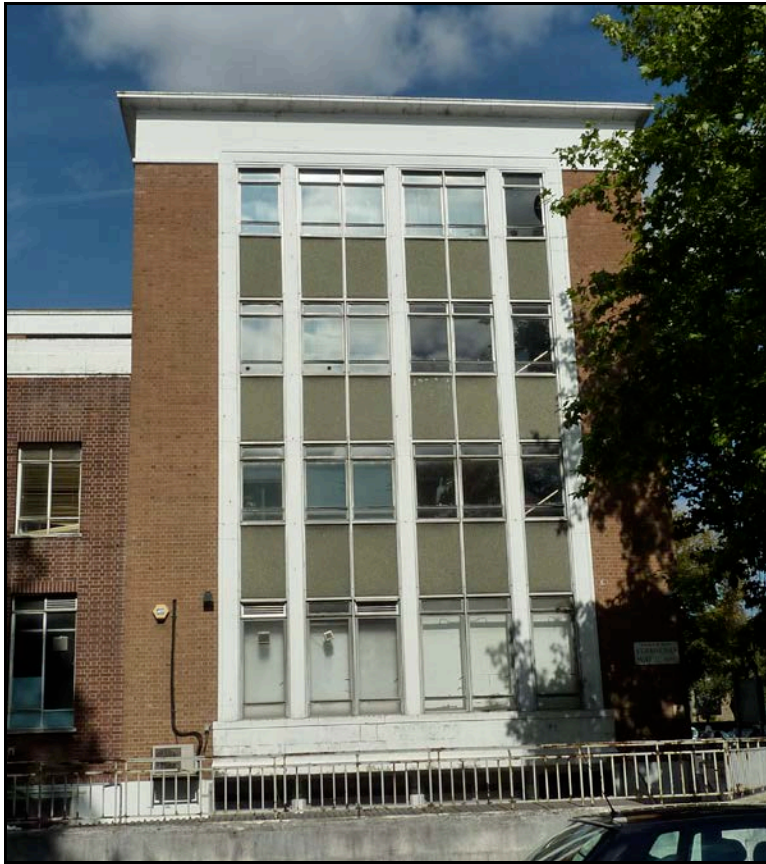
- 1.1.1 URS have been appointed by Barratt West London to prepare an archaeological desk-based assessment to support the planning application for a proposed redevelopment at 79 Camden Road and 86 – 100 St Pancras Way (the application site), in the London Borough of Camden (LBC).
- 1.1.2 The purpose of the desk-based assessment is to identify the known archaeological resource and accurately map the location of archaeological assets in relation to the application site and its surrounding area. The assessment will also determine the potential for the presence of as yet unknown archaeological remains.
- 1.1.3 The information presented in this assessment will establish the current baseline conditions and the significance of any heritage assets within the application site in order to support the planning application to the London Borough of Camden.
- 1.1.4 There are no World Heritage Sites, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the 250m study area surrounding the application site. The Site lies in the path of the Parliament Hill to St. Paul's Cathedral Designated View.
- 1.1.5 A total of six non-designated archaeological and historical assets have been identified within the study area, one of which, a 19th to early 20th century development, is located within the application site itself. All six non-designated archaeological assets are of medieval to 20th century date.
- 1.1.6 The Site does not lie within an Archaeological Priority Area (APA) but is located to the south-east of the southern limit of the Kentish Town APA as defined by LBC, This APA is centred outside the study area on the historic medieval village of Kentish Town to the north.
- 1.1.7 There is little recorded archaeological evidence for earlier activity within the application site or study area. The application site is located on an area of heavy clay soils which had limited agricultural potential for earlier prehistoric farming communities. Similarly, the site is some distance from known focal areas of Roman and Anglo-Saxon activity, and would probably have remained woodland until the medieval period.
- 1.1.8 During the medieval period the application site was located in land belonging to the Manor of Canteloves, within the parish of St Pancras, in the county of Middlesex. Throughout the medieval period the application site would probably have remained open fields of pasture on the outskirts of small hamlets in modern Camden Town, Kentish Town and St Pancras.

## 2 INTRODUCTION

- 2.1.1 URS have been appointed by Barratt West London to prepare an archaeological desk-based assessment to support the planning application for a development at 79 Camden Road in the London Borough of Camden.
- 2.1.2 The purpose of the desk-based assessment is to identify the known archaeological resource and accurately map the location of archaeological assets in relation to the application site (herein referred to as the Site) and its surrounding area. The assessment will also determine the potential for the presence of as yet unknown archaeological remains.
- 2.1.3 This document presents the baseline evidence for the archaeological resource for the application site and assesses the significance of any heritage assets within the application site in order to support the detailed planning application to the London Borough of Camden (LBC). The report and appendices have been informed through detailed desk-based assessment and a site walkover.
- 2.1.4 The document commences with a description of the application site, its location, geology and a description of the proposed development. A section on national and local planning policy and English Heritage guidance is followed by the baseline conditions for designated and non-designated archaeological assets, and an assessment of archaeological potential. The document concludes with a statement of significance for the archaeological assets identified and recommendations for any further archaeological work.
- 2.1.5 A full catalogue of designated and non-designated archaeological remains is presented at Appendix A.

## 2.2 The Site

- 2.2.1 The application site is located on the northern side of Camden Road (centred on Ordnance Survey NGR 529233, 184356; Appendix C, Figure 1). The application site covers an area of approximately 0.42 hectares (ha.) and has until recently been occupied by the LBC's Parking Services Department. The application site comprises 79 Camden Road and 86-98 St Pancras Way, former Camden Council office buildings until spring 2010 (Plate 1) occupying an existing area of 4,982 sq m and 100 St Pancras Way is a three storey office building [occupied by Camden Parking Solutions until approximately one year ago](#) (Plate 2) with an existing area of 2,206 sq m.
- 2.2.2 The application Site is bounded to the north-east by Rochester Place; to the south-east by the A503 Camden Road; to the south-west by the A5202 St Pancras Way and by the buildings constituting No. 102 St Pancras Way to the north-west.
- 2.2.3 The natural topography of the application site is relatively flat with the surrounding landform sloping gently downhill from north-east to south-west. The northern corner of the application site, on the corner of Rochester Place and Camden Road, lies at approximately 30.48m above Ordnance Datum (AOD) while the southern corner of the application site, on the corner of St Pancras Way and Camden Road lies at approximately 29.56m AOD.



**Plate 1 View of 79 Camden Road, looking north-east.**



**Plate 2 View of 86-100 St Pancras Way, looking north-east.**



## 2.3 Geology

- 2.3.1 The British Geological Survey (BGS) 1:50 000 Series, sheet 256 (2006) shows the underlying solid geology of the application site as London Clay.
- 2.3.2 A geotechnical survey of boreholes and continuous dynamic windowless sampler boreholes was carried out at the application site by AP Geotechnic in March 2013 (AP Geotechnical 2013).
- 2.3.3 A review of the borehole logs has confirmed the presence of London Clay. London Clay deposits were overlain by what appear to be natural superficial deposits (material assessed by the survey as Head), generally represented by brown silty clay with some sandy pockets and gravel.
- 2.3.4 Made ground was encountered in all exploratory positions to depths of between 0.40m and 1.30m, although the majority of the boreholes encountered less than 1m of made ground. Beneath the hard surfacing and sub base of existing ground floor slabs and car park areas, made ground was formed of brick and concrete rubble with some sandy clay or a pea shingle. These deposits were found across the entire application site sealing or truncating the natural superficial deposits.

## 2.4 The Proposed Development

- 2.4.1 The proposed redevelopment of 79 Camden Road and 86-100 St Pancras Way will provide a new residential development.
- 2.4.2 Key elements of the proposed design include:
- A mix of one and two bedroom homes and three bedroom family dwellings in six blocks ranging in height up to seven storeys;
  - 50% private and 50% affordable tenure;
  - Improved public realm surrounding the application site and immediate urban context;
  - 13 metre L-shaped blocks with cores in the corners to open up views and allow sunlight in;
  - Well-designed street frontages with front doors to the ground floor dwellings; and
  - Roof terraces and brown roofs.

## 2.5 Objectives of this Report

- 2.5.1 The objectives of the desk-based assessment are to establish the baseline conditions for the heritage resource and the importance and sensitivity of archaeological assets within the application site and its adjacent study area. The aims of the study are:
- To identify known designated archaeological assets and non-designated assets including archaeological sites and find spots within the application site and its surrounding study area;
  - To identify areas with the potential to contain any unrecorded archaeological or historical remains;

- To identify the location, extent and severity of modern ground disturbance and previous construction impacts; and
- To establish the significance of the heritage assets identified within the study area as set out in Section 12 of the National Planning Policy Framework (NPPF).

### 3 SURVEY METHODOLOGY

#### 3.1 Study Area

3.1.1 The study area for the assessment was defined as a 250m radius of the application site, the centre of which is at Ordnance Survey NGR 529233, 184356 (Appendix C, Figure 1). Within this study area all known archaeological assets were identified using the data sources listed below.

3.1.2 All known archaeological sites, features and find spots within the study area are referred to in the text as numbers in parentheses in bold [**A1**] and can be cross referenced to the catalogue in Appendix A and located in Appendix B, Figure 2.

#### 3.2 Data Sources

3.2.1 This desk-based assessment has been carried out in accordance with the English Heritage Greater London Archaeology Advisory Service: Standards for Archaeological Work London Region; Paper 1 Desk Based Assessment, the published Standard and Guidance for Desk-based Assessment (IfA 2011) and the Code of Conduct (IfA 2010) of the Institute for Archaeologists. In summary the work has involved:

- The identification of key data sources;
- The collation of up-to-date data held by the Greater London Historic Environment Record (GLHER);
- The collation of up-to-date designated heritage asset data (Scheduled Monuments, Registered Parks and Gardens and Registered Battlefields) held by English Heritage on the National Heritage List;
- A review and examination of available documentary and historic map sources held by the Camden Local Studies and Archives Centre;
- A review of any previous archaeological investigation reports held by the Greater London Historic Environment Record;
- A visual assessment to identify any archaeological assets within the application site and its immediate surroundings and where appropriate to appraise their setting;
- the presentation of key archaeological assets in map form; and
- the interpretation of results and the preparation of a written report.

- 3.2.2 The baseline information which forms the historic environment of the application site informs the determination of the significance of archaeological assets. The desk-based assessment also provides the evidence base to support the planning application for the proposed residential scheme.
- 3.2.3 A site walkover and visual appraisal was undertaken on the 4th September 2013 to identify any currently visible archaeological assets or evidence of previous ground disturbance and to assess the setting of archaeological assets identified within the 250m study area. The main considerations of the site walkover were:
- To identify any visible archaeological or historic features;
  - To assess how current and former land use may have affected the archaeological potential of the application site;
  - To record current land use, ground conditions and any constraints or factors to take into account when planning surveys; and
  - To assess the impact of the scheme on the settings of identified heritage assets.

### 3.3 Analysis Tools

- 3.3.1 The data sets gathered have been collated and the results of the desk-based assessment viewed in ArcView GIS and plotted on Ordnance Survey base mapping. The resultant plots are presented in Appendix B as Figure 2.
- 3.3.2 An historic map regression exercise was undertaken to assess the historic development of the application site since the 18th century and to identify where any potential archaeological remains might survive within the study area (Appendix B, Figures 3 to 14).

#### Assessment Criteria

- 3.3.3 The potential for an area to contain archaeological remains is rated High, Medium, Low, Negligible or Unknown. This rating is based on an understanding of the archaeological resource as a whole and its national, regional and local context. This includes the number, proximity and significance of known and predicted archaeological/historical sites or finds spots within the application site and its surrounding study area, and is guided by statutory and non-statutory designations, national, regional and local policies, archaeological research frameworks and professional judgement.
- 3.3.4 The value or importance of heritage assets is defined by Section 12 of the National Planning Policy Framework in terms of an asset's "significance" which is defined as the "*value of an asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic interest*". (DCLG 2012, p.56)

3.3.5 The significance of identified archaeological assets has been determined by professional judgement guided by statutory and non-statutory designations, national, regional and local policies, archaeological research frameworks and the modified criteria for Scheduled Monuments used in England by the Secretary of State for Culture, Media and Sport (DCMS 2010).

### **3.4 Consultation**

3.4.1 Initial consultation regarding archaeological remains has been undertaken with Sandy Kidd at English Heritage Greater London Archaeological Service on the 4th October 2013. Based on the initial findings of this desk-based assessment, the known archaeological potential of the application site and the assessed level of modern ground disturbance and limited impacts of the proposed development, it was felt that pre-determination archaeological investigation was unlikely to be required.

## 4 PLANNING AND POLICY GUIDANCE

### 4.1 Legislative Context

#### Ancient Monuments and Archaeological Areas Act 1979

- 4.1.1 The Ancient Monuments and Archaeological Areas Act 1979 sets out the requirement for Scheduled Ancient Monument Consent for any works of demolition, repair, and alteration that might affect a Scheduled Ancient Monument. For archaeological sites that are not covered by the above Act, protection is afforded through development control, the Town and Country Planning Act 1990 and the National Planning Policy Framework (2012).

### 4.2 National Planning Policy Context

#### National Planning Policy Framework, 2012

- 4.2.1 The National Planning Policy Framework (NPPF) sets out a series of policies that are a material consideration to be taken into account in development management decisions in relation to heritage consent regimes established in the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The NPPF sets out the Government's planning policies for England and how these are expected to be applied. More specifically Section 12 defines the policies for conserving and enhancing the historic environment and heritage assets (DCLG 2012).
- 4.2.2 Section 12 of the NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 as being the *"value of an asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic interest"*. (*ibid* p.56)
- 4.2.3 The definition of significance provided in Annex 2 also clearly states that significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined at Annex 2 as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the assets and its surroundings evolve."* (*ibid* p.56).
- 4.2.4 Paragraphs 128 and 129 of the NPPF state that when determining applications, local authorities require an applicant to describe the significance of assets that may be affected by a development, to a level of detail that is proportionate to their importance and that is no more than sufficient to understand the potential impact on their significance; this should also include assets where their setting may be affected by a proposal.
- 4.2.5 With regard to development sites where there are known or there is potential for heritage assets with archaeological interest Paragraph 128 of the NPPF directs local planning authorities to require developers to submit an appropriate desk-based assessment and, where necessary, field evaluation (*ibid* p.30).

- 4.2.6 Paragraph 132 recognises that heritage assets are irreplaceable and that where proposed development may impact on the significance of designated heritage assets great weight should be placed in its conservation. A clear link is drawn between the importance of the asset and the weight that should be placed on its conservation. The NPPF notes that alteration or destruction of a heritage asset or development within its setting can harm its significance.
- 4.2.7 Paragraph 132 further recognises that substantial harm to or loss of heritage assets of the highest significance for example Scheduled Monuments, Registered Battlefields, grade I and II\* Listed Buildings and Registered Parks and Gardens and World Heritage Sites should be wholly exceptional.
- 4.2.8 The NPPF makes a distinction between proposed development that will lead to substantial harm to or total loss of a designated heritage asset and that which will lead to less than substantial harm. Regarding proposed development that would lead to substantial harm or total loss of significance, Paragraph 133 states that in these cases local planning authorities should refuse consent unless it can be shown that the public benefits brought by the scheme outweigh the harm or loss.
- 4.2.9 Regarding proposed developments that will lead to less than substantial harm to the significance of a designated heritage asset Paragraph 134 instructs that any harm should be weighed against the public benefits of the proposal.
- 4.2.10 The NPPF also clearly states that the effect of a planning application on non-designated heritage assets should be taken into account when considering the application. Paragraph 135 sets out the need for a balanced judgement between the significance of the heritage assets and the scale of any harm or loss, when considering non-designated assets directly or indirectly affected by proposed development (*ibid.* p.31).
- 4.2.11 At Paragraph 139 the NPPF recognises that non-designated heritage assets of archaeological interest may be of equivalent significance to a Scheduled Monument. In such cases the NPPF directs that such assets are to be considered subject to the policies for designated assets (*ibid.* p.32).

### 4.3 Regional Planning Policy Context

#### The London Plan, Spatial Development Strategy for Greater London, 2011

- 4.3.1 Regional policy is defined by the London Plan (2011). The London Plan sets out the overall strategic plan for London, comprising a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.

4.3.2 Policy 7.8 of the plan deals with heritage assets and archaeology and establishes the contribution that designated and non-designated heritage assets make to London's world class city status. The policy seeks to ensure the sensitive management and promotion of London's heritage assets and highlights the importance of identifying and recording London's heritage through character appraisals, conservation plans, local lists, and the Greater London Historic Environmental Record (GLHER).

4.3.3 Policy 7.8 'Heritage assets and archaeology' establishes the following clauses regarding archaeology and buried heritage remains:

*"Strategic:*

- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*
- B. Development should incorporate measures that identify record, interpret, protect and, where appropriate, present the site's archaeology.*

*Planning Decisions:*

- C. Development should identify value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
- D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
- E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

*LDF preparation:*

- F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*
- G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area."*

#### 4.4 Local Planning Policy Context

##### The Local Development Framework (LDF)

4.4.1 The Local Development Framework (LDF) for the LBC, which was adopted in November 2010 and replaced their Unitary Development Plan (UDP) of 2006, is a suite of planning documents which outline planning policies in the borough, including the Core Strategy, the Development Policy and Planning Guidance.

4.4.2 In summary, in the Core Strategy Policy CS14 (Promoting high quality places and conserving our heritage) and Development Policy DP25 (Conserving Camden's Heritage) the LBC recognise their responsibility to preserve and enhance the Borough's heritage assets (LBC 2010a & 2010b). Further guidance on heritage and the application of these policies is provided in Camden Planning Guidance 1 - Design (LBC 2013) and Camden Planning Guidance 8 – Planning Obligations, chapter 5 – Design (LBC 2011).

##### London Borough of Camden Core Strategy

4.4.3 Policy CS14 requires that development is of the highest standard of design and that it respects local context and character. It also ensures that Camden's heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens are preserved and enhanced and promotes high quality landscaping and works to streets and public spaces.

4.4.4 Paragraph 2.3.5 *'Retaining and enhancing the traditional and historic character of the area'* stresses the importance of maintaining links with the past, especially in those areas which have sustained great change in the past and high levels of growth. The importance of maintaining a 'sense of place' by the use of traditional architectural styles and materials is also stressed.

##### London Borough of Camden Development Plan

4.4.5 Policy DP25, 'Conserving Camden's Heritage', states that Camden Council will:

*"protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate."*



**4.5 Other Relevant Guidance****English Heritage: Conservation Principals, Practice and Guidance**

- 4.5.1 Conservation Principals, Practice and Guidance (EH 2008) maintains that decisions about the day-to-day management of the heritage values of a place must take into account all the values that contribute to its significance. It summarises these values as ranging from evidential through historical and aesthetic to communal values which derive from people's identification with the place. The guidance directs that if the cultural heritage values of a place are to be identified its history, fabric and character must first be understood. Emphasis is put on gaining an understanding of the contribution made by setting and context to the value of a heritage asset. Once understood, the values of a heritage asset should be articulated in a statement of significance, a summary of the cultural and natural heritage values currently attached to it.

## 5 BASELINE CONDITIONS

### 5.1 Designated Archaeological Assets

- 5.1.1 There are no World Heritage Sites, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within the 250m study area surrounding the application site.

### 5.2 Non-Designated Archaeological Assets

- 5.2.1 A total of six non-designated archaeological and historical assets have been identified within the study area, one of which [A3] lies within the application site itself (Appendix B, Figure 2). The application site is not located within an Archaeological Priority Area (APA) as defined by LBC. However, the southern limit of the Kentish Town APA is located within the 250m study area to the north-west of the application site (Appendix B, Figure 2). The Kentish Town APA and is centred on the historic medieval village beyond the study area to the north.

- 5.2.2 The following description of the baseline conditions for the archaeological resource within the study area is presented chronologically by period.

#### Palaeolithic (c.700,000 – 10,000 BC)

- 5.2.3 The Lower (c.700,000–250,000 BC) and Middle (c.250,000–40,000 BC) Palaeolithic saw the habitation in Britain by anatomically modern humans, with intermittent and perhaps seasonal occupation by bands of hunter-gathers during alternating warm and cold phases. During this time the landscape of London varied dramatically as the climate fluctuated across three separate glaciations. The River Thames itself migrated southwards from the Mid-Essex depression and was forced southwards by the advancing Anglian ice sheet to its current course approximately 450,000 BP. During the Upper Palaeolithic (c.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 treeless tundra to woodland. It is probably at this time that England first saw continuous occupation. Subsequent erosion has removed many of the Palaeolithic land-surfaces. Evidence for this early settlement is rare, typically residual, and normally represented by the flint tool industries which produced the hand axes, cores and flakes recovered from Pleistocene deposits.

- 5.2.4 No Palaeolithic finds have been recorded within the study area.

#### Mesolithic (10,000 – 4,000 BC)

- 5.2.5 The Mesolithic hunter-gather communities of the postglacial period (c.10,000–4,000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been especially 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 human activity is largely characterised by finds of flint tools and waste rather than structural remains.

- 5.2.6 No Mesolithic finds have been recorded within the study area.

#### Later Prehistoric (4,000 BC – AD 43)

- 5.2.7 The Neolithic (c.4000–2000 BC), Bronze Age (c.2,000–600 BC) and Iron Age (c.600 BC–AD 43) are traditionally seen as a time of technological change, with the establishment of farming and settled communities.
- 5.2.8 Throughout the Bronze Age (2,200-700BC) and Iron Age (700BC-43AD) there is a marked intensification of farming and a formalisation of the agricultural landscape which developed into patterns of organised, enclosed fields, droveways, and water-holes/wells that is likely to have been based around dispersed, small settlements located between the field systems.
- 5.2.9 While the River Fleet may have attracted some prehistoric activity, the heavy clay soils of the application site would have been generally unsuitable for early agriculture. It is likely that much of the surrounding area, including the application site, was heavily wooded throughout the later prehistoric period.
- 5.2.10 No finds from the later prehistoric period have been identified within the study area

#### Roman (AD 43 – 410)

- 5.2.11 By AD 50 the Roman town of *Londinium* had been established approximately 4.5km to the south-east of the application site in the area now encompassed by the modern City of London. Throughout the Roman period the application site would have been located within an agricultural landscape of scattered farmsteads within the hinterland which surrounded the Roman city. Settlements, agricultural estates and craft/industrial production centres were typically located along the major roads (Nixon *et al.* 2000, 150).
- 5.2.12 The application site is located some distance (c.4km) eastward of the nearest known Roman road, Watling Street, which linked *Londinium* to St Albans. The route of this road is now followed by the modern A5 (Edgware Road and Kilburn High Road) and forms the western boundary of the modern borough of Camden.
- 5.2.13 No Roman finds or other archaeological evidence has been recorded within the study area.

#### Anglo-Saxon (AD 410 – 1066)

- 5.2.14 During the Early Saxon period, following the withdrawal of Roman administration from Britain in the 5th century AD, settlement in the London area was exclusively rural. During the Middle Saxon period a busy port and trading settlement *Lundenwic* was established in the area now occupied by the Strand, Aldwych and Covent Garden. By the Late Saxon period a religious and royal precinct had been established on Thorney Island. Throughout the Anglo-Saxon period, the preferred location for occupation was on well-drained land (brickearth, gravels or areas of mixed geology) in relatively low-lying areas close to rivers streams or springs. Few Saxon sites have been found on land at 30m AOD or over, or in areas with heavy clay soils (Cowie and Blackmore 2008). Thus, the application site probably remained occupied by woodland during the entire Anglo-Saxon period.
- 5.2.15 No evidence of Anglo-Saxon remains has been recorded within the study area.

### Medieval (1066 – 1540)

- 5.2.16 The Domesday Survey of 1086 records the pattern of settlement and economy based on the system of manors and parishes that was to underpin English society throughout the medieval period (Taylor-Moore and Dyer 2007).
- 5.2.17 During the medieval period the application site was located in the ancient manor of Cantelowes (or Kennestoune (Kentish Town)) within the parish of St Pancras, in the county of Middlesex. The parish of St Pancras contained three further manors, namely, Tothill, or Tottenham Court; and Ruggemure, or Rugmere, and the prebendal manor of St Pancras (Walford 1878).
- 5.2.18 Domesday Book (AD 1086) indicates that:
- “the manor of Cantelowes, was held by the Canons of St. Paul's, and comprised four miles of land. The entry states that “there is plenty of timber in the hedgerows, good pasture for cattle, a running brook, and two 20d. rents. Four villeins, together with seven bordars, hold this land under the Canons of St. Paul's at forty shillings a year rent. In King Edward's time it was raised to sixty shillings.” (Walford 1878, 324-340)*
- 5.2.19 The exact site of Cantelowes manor house [A4] is not known but is believed to have been located to the south-east of the application site along St Pancras Way and north of Agar Grove (Richardson 2007, 43). Others have located it more precisely to the west side of St Pancras Way where the railway now crosses between Randolph Street and Prebend Street (Lovell and Marcham 1938, 1-31).
- 5.2.20 The pattern of medieval settlement would have been one of dispersed hamlets and small villages farming small and irregular open fields. The application site lay on the outskirts of three small settlements: Kentish Town, c.1km north of the site; Camden Town c.0.5km south-west of the application site; and St Pancras, c.1km south-east of the application site. The modern St Pancras Way [A6] (first named King's Road and Gray's Inn Road on Tompson's map of 1801 (Appendix B, Figure 4) is believed to be medieval in origin and was a route between St Pancras and Kentish Town.
- 5.2.21 The historic watercourse of the River Fleet once ran from its source at Parliament Hill to Battle Bridge (now King's Cross) and beyond, and was located approximately 200m to the east of the application site. The earliest map available at the time of writing is by John Rocque in 1769 (Appendix B, Figure 3) and shows that the medieval landscape remained little changed into the post-medieval period.
- 5.2.22 Very little medieval archaeology has been found in the vicinity of the application site. A single *in situ* medieval feature was revealed during an excavation [A2] by the Department of Greater London Archaeology (DGLA) (precursor to Museum of London Archaeology Service (MOLAS)) on land between Baynes Street and St Pancras Way, approximately 250m south of the application site; a medieval hearth or fire-place survived as an isolated feature truncated by 19th century construction. No other medieval archaeological remains are recorded within the study area.

### Post-medieval (1540 – 1901) – incorporating historic map regression

- 5.2.23 A survey of the Manor and Prebend of Cantelowes in the year 1649 records:

“The manor house called Cantlers consisting of a little court yard, a porch entry, hall, parlour, kitchen, milk house, a little yard, washhouse, two little butteries, six chambers, a brushing room, two pairs of stairs, two little rooms next the parlour built with timber, an orchard, a fair garden with a brick wall on the south, a base yard, barn and two stables, carthouse, a little pightle adjoining, containing three acres one rood” (Lovell and Marcham 1938, 1-31).

- 5.2.24 The manor of Canteloves was owned from c.1670 by the Jeffreys family. A survey made in 1734 for Nicholas Jeffreys noted that the manor house itself was the only building left standing at that time (Lovell and Marcham 1938, 1-31).
- 5.2.25 The conjectured site of Canteloves manor house, in an area just south-east of the application site, is by the time of Rocque’s map in 1769 recorded as the site of the St Pancras Workhouse [A5] (Appendix B, Figure 3). Rocque’s map also shows the centre of what is now Camden Town occupied by a handful of buildings.
- 5.2.26 Ale houses and taverns are referred to in the area as early as 1690, the area being known as Halfway Houses for its position between St Giles Circus and Hampstead or Highgate (Richardson 1991, 9). The licencing records of 1751 record both the Mother Red Cap and the Mother Black Cap in the area (*ibid.* 90). The label *Old Mother Red Caps* is attached to one of the buildings on Rocque’s map, possibly on the east side of what is now Camden High Street.
- 5.2.27 Until the 18th century Kentish Town had been a linear village of ribbon development along the main road. By the 1790s Mansfield Place had expanded westwards to meet with Spring Place, a small industrial community comprising a brewery and tannery near the banks of the Fleet River (Camden History Society 2005, 9).
- 5.2.28 Charles Pratt (1714-94) bought the Camden Place Estate in Kent in 1757 and was created Baron Camden of Camden Place in 1765. Pratt laid out five streets in what was to become Camden Town from 1790 including Bayham and Pratt Streets, two of many streets to bear names associated with the family and its estates. As there was no settlement at Camden Town the permission to build was granted under the Kentish Town Act (Whitehead 2000, 1). Pratt granted a lease to the Veterinary College which opened in 1793 and gave its name to Great College Street, later Royal College Street. Baron Camden was succeeded by his son John Jeffreys Pratt (1759-1840). Pratt was created Earl Camden in 1794 and Earl of Brecknock and Marquis Camden in 1812. Much of Camden Town was laid out in his lifetime.
- 5.2.29 Tompson’s map of 1801 (Appendix B, Figure 4) shows Camden Town with development spreading out along the High Street but only one building to the immediate west, possibly the remains of the workhouse [A5]. The surrounding land is covered with mainly large fields named on the whole for their acreage.
- 5.2.30 In 1812 an Act was passed permitting the building of the Regent’s Canal from Little Venice to the River Thames at Limehouse. Work started in October that year and the workings reached Camden in 1814 (Richardson 1991, 26).
- 5.2.31 Camden Road was a turnpike begun in 1824 to cover the route from the West End of London to Tottenham (Richardson 2007, 34). Davies’ map of 1834 (Appendix B, Figures 5) shows Camden Road as the New Road to Tottenham., and a marked increase in development since 1801 with an entire block between what is now Camden Road, St Pancras Way, Baynes Street and Royal College Street built upon.

- 5.2.32 On the Site itself are a number of detached and semi-detached villas fronting on to St Pancras Way which are labelled Camden Cottages [A3]. The southern part of Brecknock Crescent has also been developed, facing the southern part of Camden Cottages across a triangular garden and continuing as Brecknock Terrace. To the east of the southern part of Camden Cottages a rectangular plot is labelled Montgomery's Nursery.
- 5.2.33 To the north-west of the application site Sussex Terrace is in place, facing College Gardens. The terrace lies to the south of the Kentish and Camden Town National School and a circular building labelled Burford's Panoramic Painting Room. This was built in 1824 by George Lever to house the panoramic paintings of Thomas Hornor (1785–1844) and subsequently used by the panoramic painter Robert Burford (1791–1861) who lived at 35 Camden Road Villas (Richardson 2007, 136).
- 5.2.34 The growth of the area continued with Camden New Town which was started in the 1840s by the 2nd Marquis and finished in about 1871 by the 3rd (Camden History Society 2003, 95). The centrepiece was Camden Square with St Paul's Church built in 1847-49 (Richardson 2007, 36).
- 5.2.35 The northern arm of Brecknock Villas was built in the early 1840s by builders John Cumberland and John Greenwood (Camden History Society 2005, 60) and by the end of that decade development had moved north up Camden Road, on the south side of Rochester Square and along Rochester Road and Wilmot Place to the north and west of the application site respectively.
- 5.2.36 The 1849 and 1860 maps of St Pancras Parish (Appendix B, Figures 6 and 7) show the proposed route, to the south of the application site, of the North London Railway which had been authorised in 1846. The line was built in 1850, the original station being replaced by the current building of 1870.
- 5.2.37 The new station is shown on the first edition OS map of 1870 (Appendix B, Figure 8). By this time the entire study area had been developed, with mainly semi-detached villas to the north and terraces to the south with St Pancras Road (marked here as King's Road) providing the dividing line. There is some infilling at the ends of the gardens of the larger houses, some of which will have been mews houses. The nursery in Rochester Square is labelled as such and has fruit trees and glasshouses marked.
- 5.2.38 The Panoramic Painting Room is labelled Organ Works. The building was converted to the manufacture of organs by Henry Willis and Sons Ltd. in 1865 and the company manufactured organs there, including that for the Albert Hall until 1905. The same map shows the central building on Sussex Place to the east of College Gardens to be a Public House, the Falcon.
- 5.2.39 The 1894-96 OS map (Appendix B, Figure 9) shows tramways [A1] along Camden Road and Great College Street (now Royal College Street). The system ran from between 1875 to about 1940 and bedding and concrete track foundations were found in 2002 by Pre-Construct Archaeology during work on St Pancras Way.

- 5.2.40 The same map shows many streets where several structures have been built within the gardens of houses, the effect being particularly prevalent in Rochester Place and Camden Cottages, one of which has been turned into a Mission House. It is likely that a number of these new premises were used as workshops, such as Nos. 52 and 54 Rochester Place which were built for Philip Wilson's van and wagon works in 1900 (Camden History Society 2005).
- 5.2.41 The nursery in Rochester Square was largely covered with glasshouses by this time as was the former area of gardens in front of the southern arm of Brecknock Villas. The Organ Works is now labelled as Rotunda Organ Works and the school building to the south has been replaced by a larger building, the houses fronting Monte Video Place being demolished in the process.
- 5.2.42 College Gardens has been planted with trees and a horse trough and drinking fountain placed at the apex at the western end of the gardens. The drinking fountain, erected c.1876 remains and is listed grade II. The fountain is a memorial to Joseph Salter (1832-1876), a local surveyor and developer who founded the firm Salter Rex, which continues to trade in Kentish Town Road.
- 5.2.43 Charles Booth's Poverty Map of 1898-99 (not shown) shows the area immediately to the north of King's Road (now St Pancras Way) to have been occupied by the well-to-do middle classes while in the area immediately to the south the inhabitants are fairly comfortable with good ordinary earnings. There is however a pocket of the 'very poor in 'chronic want' either side of Rochester Mews just north of its intersection with Rochester Place.

#### Modern (1901 – Present)

- 5.2.44 In 1902 the scientific instrument makers Hilger moved into 79 Camden Road, at that time No. 75a. Kelly's Directory of that year notes the occupant as Adam Hilger, optician. The company was founded in 1874 when Hilger had premises in Tottenham Court Road. Hilger took over 75a and built a factory in the large garden at the rear (St Pancras Chamber of Commerce 1958, 9).
- 5.2.45 The 1916 OS map (not shown) reveals few major changes from 1894-96 save for the expansion of the school building which was extended in 1905 after the demolition of the Rotunda (Camden History Society 2006, 64).
- 5.2.46 The Hilger company proceeded to expand into properties in the same block. The 1934 OS map (Appendix B, Figure 10) shows three of the eleven plots originally occupied by semi-detached and detached villas to have been taken up by factory buildings with further factory space to the rear of the remaining houses. Another notable change is that the space in front of Brecknock Crescent has become a garage.
- 5.2.47 The area was particularly badly bombed in WWII. Two V1 flying bombs made direct hits either side of the junction of Camden Road and St Pancras Way, totally destroying the remaining Camden Cottages or damaging them beyond repair (Appendix B, Figure 11).

- 5.2.48 Adam Hilger Ltd. was bought by the firm of E R Watts & Son Ltd. and in 1948 the two firms amalgamated to form the public company Hilger & Watts Ltd. New premises were built at 75a Camden Road and 100 St Pancras Way as seen on the 1952 OS map (Appendix B, Figure 12), those at 75a being temporary buildings (St Pancras Chamber of Commerce 1958, 9). The same map shows the company has expanded into premises at the rear of Nos. 77 and 79 Camden Road and at Nos. 61 and 63 Rochester Place. A number of other workshops have been built in the area and another garage on the corner of Rochester Road and Camden Road. At 102 St Pancras Way the plot is occupied by the bottling plant of Jaycon Table Waters Ltd. and to the north of this at No. 104 is the Ministry of Labour Employment Exchange.
- 5.2.49 On the application site of the northern arm of Brecknock Villas a block of municipal flats, Bernard Shaw Court has been built with a playground behind. In the block bounded by Camden Road, Rochester Square, Agar Grove and St Pancras Way five blocks of municipal flats have been built with a playground in the middle.
- 5.2.50 In May 1957 Hilger & Watts demolished the temporary buildings at 75a Camden Road and built a new research building (St Pancras Chamber of Commerce 1958, 9). The 1963 OS map (Appendix B, Figure 13) shows the works as complete with the bottling works and employment exchange still in place.
- 5.2.51 The company moved to premises in Margate in 1968 after which the buildings on St Pancras Way and Camden Road were taken over by Camden Council (Camden History Society 2006, 64).

### 5.3 Previous Ground Disturbance

- 5.3.1 A review of current ground conditions and previous development impacts has identified evidence of extensive and varied disturbance of below ground deposits that would likely have impacted or destroyed any unknown buried archaeological remains across the application site. The review was based on a number of sources including:
- Historic mapping and photographs;
  - Historic plans and design drawings of 79 Camden Road; and
  - The results of the site walkover survey. Known geotechnical data available at the time of writing (AP Geotechnic 2013).
- 5.3.2 The magnitude of impact to buried archaeological remains caused by historic development has been assessed using a four-point scale of **High**, **Medium**, **Low** and **Negligible**, the definitions of which are set out in Table 1 below.



Table 1 Magnitude of previous ground disturbance

Magnitude of Previous Disturbance	Description
<b>High</b>	Extensive and deep disturbance resulting in the removal of all subsurface archaeological deposits for example within known basements, deep foundations, quarrying and large utilities.
<b>Medium</b>	Moderate previous disturbance which may extend to some depth, but where there remains the potential for archaeological remains to survive either between or beneath existing impact levels such as building foundations and utility trenches, for example developed areas without deep basements.
<b>Low</b>	Shallow previous disturbance such as areas of car parking and surfacing where archaeological remains may survive with limited truncation beneath the level of impact.
<b>Negligible</b>	No known historic development impacts to subsurface archaeological remains. Potential for the survival of archaeological horizons from Prehistory to the Post-medieval period.

- 5.3.3 The historic map regression records the undeveloped agricultural nature of the application site until the early 19th century. The open fields recorded on Tompson's map of 1801 are by the time of Davies' map of 1834 occupied by a row of detached and semi-detached residential properties fronting on to St Pancras Way called 'Camden Cottages' (Appendix B, Figure 4). Further development can be seen on the application site from the late 19th century (Appendix B, Figures 8 and 9). The majority of land between Camden Cottages and Rochester Place has been infilled with buildings by the time of the World War II (WWII) (Appendix B, Figure 11).
- 5.3.4 While the yard and garden areas of the initial 19th century properties will have resulted in a low magnitude of ground disturbance, the foundations and services relating at both the 19th and early 20th century construction will have resulted in a medium magnitude of disturbance. While it has not been possible to reliably determine the presence and extent of basements or lower ground floors constructed beneath these buildings, such features are common on properties of this period. There may be localised archaeological survival between and beneath foundations or services, however, any cellars, basements or lower ground floors will have removed or severely truncated archaeological remains within their footprints.
- 5.3.5 Ground disturbance from heavy bombing during WWII (Appendix B, Figure 11) is likely given the degree of damage but unquantifiable. In addition, it is not known how comprehensively the remains of the destroyed buildings were removed when they were cleared, and if their demolition and possible removal involved additional ground disturbance.
- 5.3.6 Similarly, it is not known how comprehensively the 17th to 19th century remains were removed when they were demolished, and if demolition involved additional significant ground disturbance.

- 5.3.7 It is clear that the subsequent construction of 79 Camden Road and 86-100 St Pancras Way resulted in an extensive and high degree of ground disturbance across the application site. The two basements beneath these buildings will have removed any surviving archaeological remains within their construction footprints. The basement of 98-100 St Pancras Way has a floor level at c.28.35m AOD. A recent borehole (AP Geotechnical WS4) within this basement recorded London Clay truncated by modern made ground beneath concrete to a depth of 27.33m AOD (1.10m below basement floor level). The floor level of the basement of 79 Camden Road lies generally at c.28.69m AOD with the exception of one room at the northern end which extends to a depth of 28.51m AOD. A recent borehole (AP Geotechnical WS1) within this basement recorded a void and layers of concrete to a maximum depth of c.27.10m AOD (0.61m below basement floor level) before being abandoned. Although natural stratigraphy was not reached, the depth of concrete in this area strongly suggests that this basement has also been dug into the London Clay, when compared with the height of London Clay encountered in other areas of the application site.
- 5.3.8 During a recent geotechnical survey (AP Geotechnic 2013) several boreholes were recovered from the northern half of the application site, outside of the basement areas and within the extant buildings. These lack verifiable level information but were presumably conducted from ground floor level. They confirm a stratigraphic sequence of London Clay overlain by deposits of brown silty and silty sandy clays with some laminations and occasional gravel. These clays probably represent natural superficial deposits and were found truncated or sealed at between 0.40m and 1.30m below ground level by made ground deposits. This likely reflects the medium to high degree of localised disturbance resulting from the construction of the extant buildings, combined with the disturbance caused by the construction of the preceding 19th to early 20th century development.
- 5.3.9 Only a narrow strip of land located between the extant buildings and St Pancras Way has remained largely free of both 19th and 20th century developments. This area is currently covered by the car park immediately north of St Pancras Way. The construction of the car park is likely to have caused at least shallow and low levels of disturbance, including below ground services and utilities observed crossing the car park (Plate 3). A recent borehole at the southern end of the car park (AP Geotechnic borehole BH1) found modern made ground truncating or overlying superficial deposits at 29.50m AOD (0.40m below ground level), and London Clay at 28.10m AOD (1.80m below ground level).
- 5.3.10 However, the construction of a ramp to basement level at the southern end of the car park is likely to have removed any surviving archaeological remains within its footprint (Plate 3). A borehole at the base of this ramp (AP Geotechnic BH2) revealed London Clay truncated by modern made ground at 27.24m AOD (0.60m below ground level).
- 5.3.11 The 19th and 20th century development of the application site can be summarised as resulting in a **Low** magnitude of ground disturbance in the yard and garden areas which were mainly located in the central, northern and peripheral areas of the application site; a **Medium** magnitude of ground disturbance and truncation within the footprints of 19th century residential and commercial properties situated along the street frontages of the application site; a **Medium to High** magnitude of ground disturbance with the footprints of the extant 79 Camden Road and 98-100 St Pancras Way; and a **High** magnitude of ground disturbance resulting in the complete removal of archaeological remains within their basement areas.



**Plate 3 View of the current car park immediately north of St Pancras Way, looking east.**

## 6 ASSESSMENT

6.1.1 The desk-based assessment has established the historic development and archaeological baseline conditions for the application site and a surrounding 250m study area.

### 6.2 Archaeological Potential

6.2.1 This assessment has found abundant evidence of early 19th to 20th century development within the application site and across the wider area. However, the evidence for earlier activity across the same area is limited.

6.2.2 The application site is located on heavy clay soils which were not ideal for early agriculture and away from the terrace gravels of the Thames that would have provided the richest resource for Palaeolithic and Mesolithic hunter-gathers and the subsequent early farming communities of the Neolithic and Bronze Age. No archaeological evidence of these periods has been recorded within the study area or, moreover, within a 1km radius of Camden Town (Dolan 2008). The complete absence of evidence from the Iron Age, Roman and Anglo-Saxon periods further suggests that there was still no significant activity or occupation within the vicinity of the application site until the medieval period when the hamlets of Camden Town, Kentish Town and St Pancras are established to the west, north and south of the application site. Documentary and historic map sources provide clear evidence for the historic medieval settlement in the area. It is likely that much of the application site and the surrounding area remained heavily wooded from the prehistoric to Anglo-Saxon period.

6.2.3 It should be noted that archaeological work conducted in the area has been of a limited nature. There is only one archaeological investigation recorded by the GLHER within the study area: an excavation by the DGLA in 1991 [A2] which revealed the remnants of a medieval hearth or fire-place truncated by the remains of 19th century occupation. One further archaeological investigation just beyond the study area, a watching brief in 1978 at Elm Village, St Pancras Way (Site Code LMV78), found no archaeological features. Previous archaeological sites in the vicinity of Camden Town and Kentish Town, outside the study area at Crown Place (CPL03), Jamestown Road (JTN99), Arlington Road depot (AGN92), Camden High Street (CDH99) found only post-medieval plough soil (CDH99) and residual 17th to 18th century artefacts (AGN92) in addition to extensive 19th century remains.

6.2.4 The archaeological potential of those parts of the application site where existing basements have been excavated into the underlying London Clay (there-by removing any archaeological remains) is assessed as being **negligible**.

6.2.5 A review of available borehole geotechnical data and an assessment of the extent and magnitude of previous ground disturbance indicate a potential for limited archaeological survival in areas outside the footprints of the known basements.

6.2.6 The current car park is likely to represent the greatest potential for surviving archaeological remains. This area was formerly covered by 19th century yards or gardens, which would have caused low magnitude of ground disturbance and remained outside the extent of medium to high magnitude ground disturbance caused by later extensive 20th century development. Borehole data suggests that disturbance is limited to a relatively shallow depth of 0.40m (AP Geotechnical BH1).

- 6.2.7 Any surviving archaeological remains within the footprints of the extant buildings will have been impacted by the combined impacts of 20th century and preceding 19th century construction. The survival of archaeological remains is likely to be variable and localised between and beneath these truncations.
- 6.2.8 Given the truncation to/into the surface of the underlying natural superficial deposits by made ground across the entire application site, archaeological remains may be limited to the base of features cut into these deposits, such as foundations, ditches, wells or cess pits.
- 6.2.9 Surviving archaeological remains will be vulnerable to disturbance from any intrusive demolition, construction and landscaping activities associated with new development of the application site.
- 6.2.10 The archaeological potential of the application site is therefore assessed as being:
- **Low** for the recovery of archaeological remains dating to all prehistoric periods including isolated finds of flint tools or other artefacts. This is based on the topographic location of the application site in an area unsuitable for early agricultural use and no known settlement activity.
  - **Low** for the recovery Roman remains. The study area has produced no archaeological evidence of the Roman period and the application site probably lay in open fields or woodland during this period;
  - **Low** for the discovery of archaeological remains of Anglo-Saxon and medieval date. The application site is not located near a known Anglo-Saxon settlement and lies some outside medieval settlements;
  - **Moderate to High** for the recovery of post-medieval remains associated with the 19th century development of the application site. Localised remains are likely to survive within the area of the existing car park and outside basement areas within the footprint of the existing buildings.
- 6.2.11 This desk-based assessment has identified the known archaeological resource within the study area and has attempted to predict the archaeological potential of the application site. There is, however, still a risk that unexpected archaeological remains of all periods may be discovered within the application site. This risk is inherent with any development project.

### 6.3 Statement of Significance

- 6.3.1 The NPPF stresses the importance of identifying and assessing the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) that may be impacted by a development. Once significance has been established, the impact of any proposal can be appropriately assessed.
- 6.3.2 This assessment has identified one archaeological asset [**A3**] within the redline boundary of the proposed development; 19th to early 20th century buildings, including Camden Cottage, mews houses and workshops, which previously occupied the application site prior to its redevelopment from the late 1940s.

- 6.3.3 Truncated and localised archaeological remains associated with this asset may survive just below modern made ground outside the basement footprints of 79 Camden Road and 86-100 St Pancras Way. These remains are assessed as having **Low** to **Negligible** significance, providing only evidence for recent local development and changing use, and having little research potential and limited historic value.
- 6.3.4 The significance of any previously unknown remains that survive within the application site cannot be determined at the time of writing but would be evidential and derived from their potential to contribute to our understanding of past human activity guided by local, regional and national research priorities.

## 6.4 Impact Assessment

- 6.4.1 As noted above, a single archaeological asset [A3] has been identified within the application site and is comprised of 19th century to early 20th century development. Survival of archaeological remains associated with this asset is likely to be localised and variable within the application site boundary due to truncation from existing basements, foundations and services. The construction of the proposed lower ground floor level would result in the complete removal of these remains within the redline boundary of the application site across its construction footprint. However, the remains of those properties that form part of this asset located outside of the redline boundary will not be impacted (Appendix B, Figures 5 to 10).
- 6.4.2 The asset has been assessed as having low to negligible significance. This assessment considers the archaeological remains of this asset to have limited potential to further our understanding of the asset itself. The significance of the asset is already well understood and documented by a range of historic sources including maps and trade directories, and an understanding of the asset can also be gained from surviving buildings of comparable date, form and function which still exist in the immediate area.
- 6.4.3 In addition, if deemed necessary, the surviving remains could be conserved by a programme of appropriate archaeological investigation and recording as part of a planning condition to consent for the proposed development. Consequently, the impacts arising from the proposed development are considered to result in less than substantial harm to asset [A3].

### Conclusion

- 6.4.4 This desk based assessment has identified a single known archaeological asset [A3] of low significance that is likely to be impacted by the proposed development. This impact is considered to result in less than substantial harm to asset. Conservation of this asset by a programme of appropriate archaeological investigation and recording could be achieved if deemed necessary.

**7 RECOMMENDATIONS**

7.1.1 It is understood that the existing 79 Camden Road and 86-100 St Pancras Way structures will be demolished to enable construction of the new scheme.

7.1.2 The variable nature of previous ground disturbance will have removed or truncated any surviving archaeological remains to differing degrees. Groundworks with the potential to impact any surviving archaeological remains will be extensive and will extend beyond the footprint of the existing development. These are likely to comprise:

- Construction of apartment blocks arranged into six interlocking L shaped blocks, with separate cores and entrances;
- Landscaped courts and secure cycle storage;
- Groundworks for any new service/utility connections; and
- A site-wide lower ground floor.

7.1.3 Given the extensive below ground impacts of the proposal, the nature of previous ground disturbance and the archaeological resource likely to survive within the application site it is considered that any requirement for archaeological investigation, should it be deemed necessary by the LPA, can appropriately be dealt with by a condition attached to planning consent.

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## 8.2 Historic Map Sources

John Rocque's Map of London 1769 (Appendix B, Figure 3)

J Tompson's map 1801 (Appendix B, Figure 4)

B R Davies' map of 1834 (Appendix B, Figure 5)

St Pancras Parish map 1849 (Appendix B, Figure 6)

St Pancras Parish map 1860 (Appendix B, Figure 7)

Ordnance Survey. London Sheet VII.12 1-1056, 25" to 1 mile, 1870 (Appendix B, Figure 8)

Ordnance Survey. London Sheet VII.12 1-1056, 25" to 1 mile, 1894-96 (Appendix B, Figure 9)

Charles Booth's Descriptive Map of London Poverty 1889 (Not illustrated)

Ordnance Survey. London Sheet VII.12 1-1056, 1934 (Appendix B, Figure 10)

Camden Bomb Damage Map 1945 (Appendix B, Figure 11)

Ordnance Survey. London, TQ2984 SW 1:1,250, 1952 (Appendix B, Figure 12)

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## 8.3 Electronic Sources

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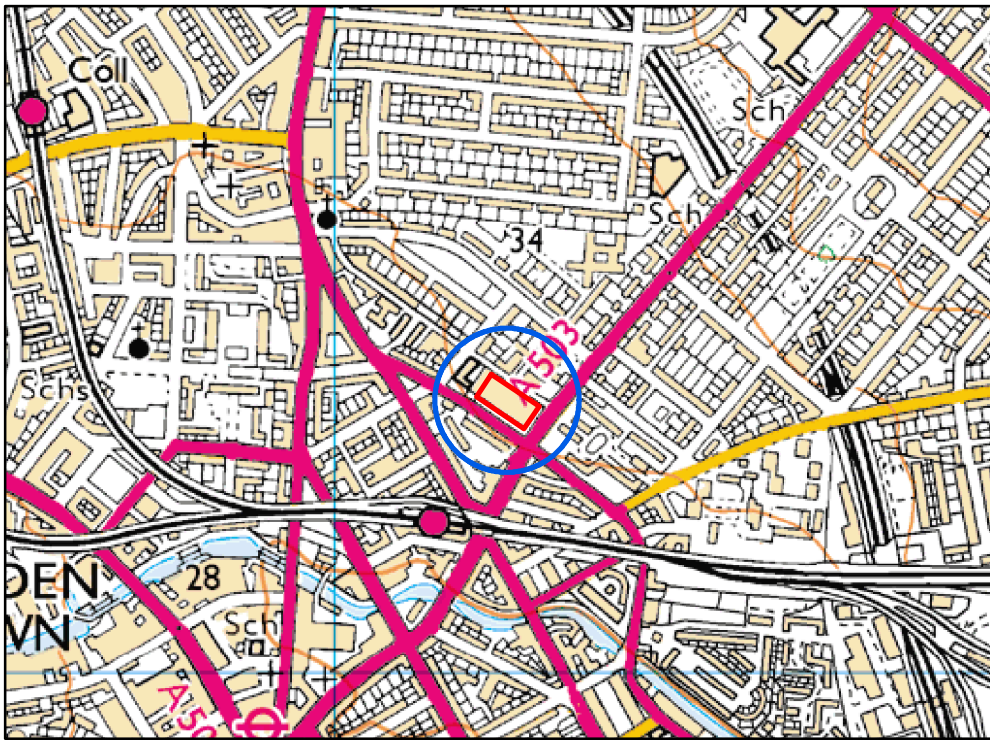
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## APPENDIX A – GAZETTEER OF ARCHAEOLOGICAL ASSETS

Asset ID.	GLHER Ref.	NGR	Site Name	Type	Description	Period	Source
A1	MLO99230	TQ 29642 83740	Great College Street & Camden Road	Tramway	The site of tramway system which is visible on historic OS maps from 1875 through to 1916 and probably survived until the beginning of WWII. Bedding and concrete track foundations were recorded during archaeological work in 2002 on Pancras Road (Site code YKW01).	Post-medieval & Modern	Documentary Evidence & Previous Investigations
A2	-	TQ 2938 8412	Baynes Street, St Pancras Way (land between)	Hearth & Buildings	An archaeological excavation by the Department of Greater London Archaeology (DGLA) in August 1991 recorded a medieval hearth or fire-place. It survived as an isolated feature, truncated by the construction of 19th century housing, with associated basements and pit.	Medieval & Post-medieval	Previous Investigations
A3	-	TQ 29223 84354	St Pancras Way	Houses	The site of Camden Cottages. Detached and semi-detached housing seen on 19th to 20th century historic mapping. Built pre 1827. Additional buildings were built to the rear of Camden Cottages from the late 19th century and may have included mews houses and workshops.	Post-medieval	Documentary Evidence
A4	-	TQ 29303 84169	St Pancras Way	Manor House	Conjectured location of the medieval Cantelowes Manor House.	Medieval	Documentary Evidence
A5	-	TQ 29303 84169	St Pancras Way	Workhouse	Site of the St Pancras Workhouse. Recorded on Rocque's map of 1769. Possibly built at the site of the former Cantelowes Manor House. By 1786 the workhouse had been relocated to a building on the junction of Highgate and Hampstead Roads, as shown on the map of J.Tompson (1801).	Post-medieval	Documentary Evidence
A6	MLO17936	TQ 29212 84330	St Pancras Way	Road	Modern road thought to follow the route of a medieval road which ran north from Battle Bridge (no Kings Cross) to Kentish Town.	Medieval	Documentary Evidence

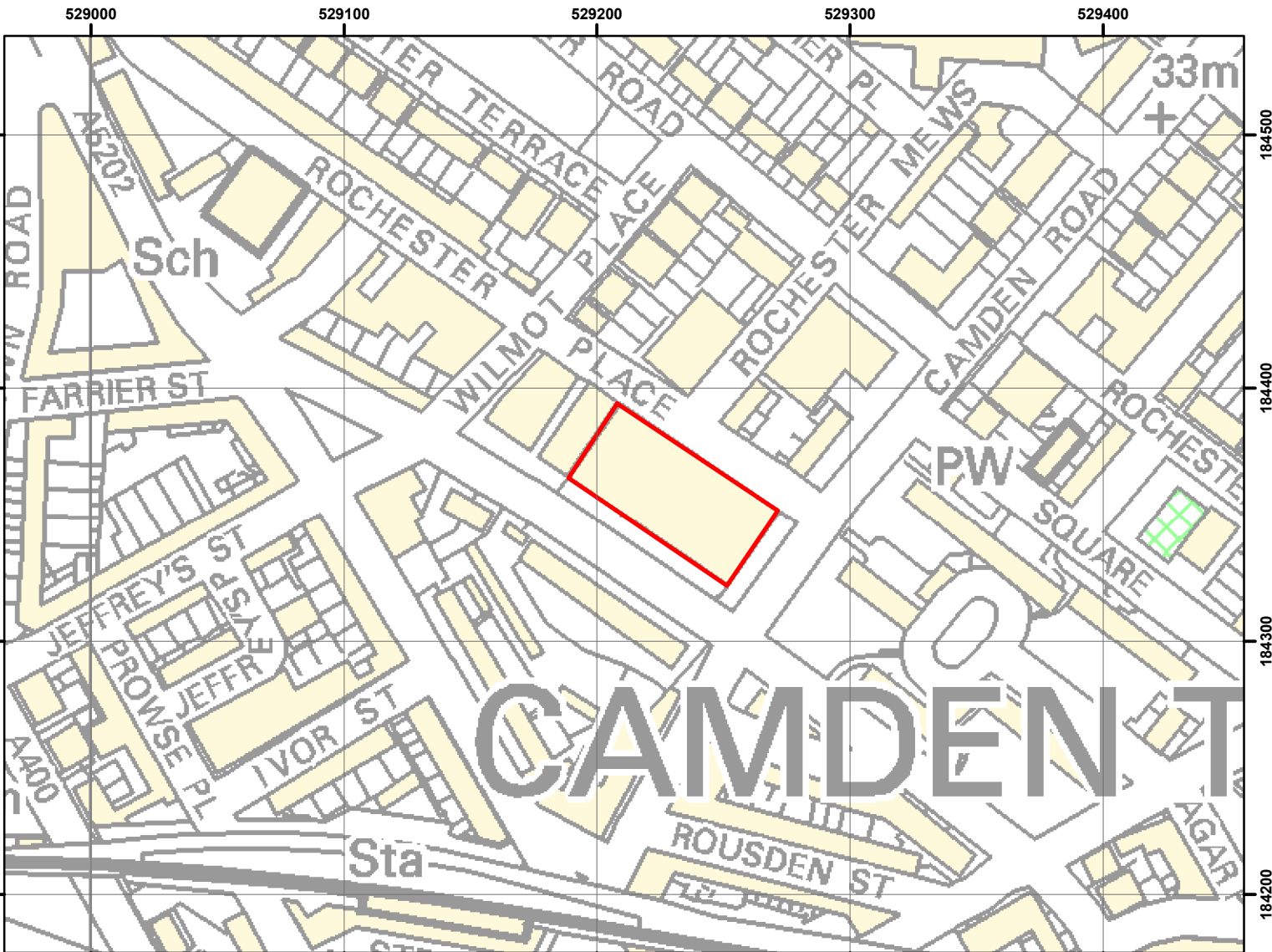
## APPENDIX B – FIGURES



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KEY

-  Site Location
-  Site Boundary

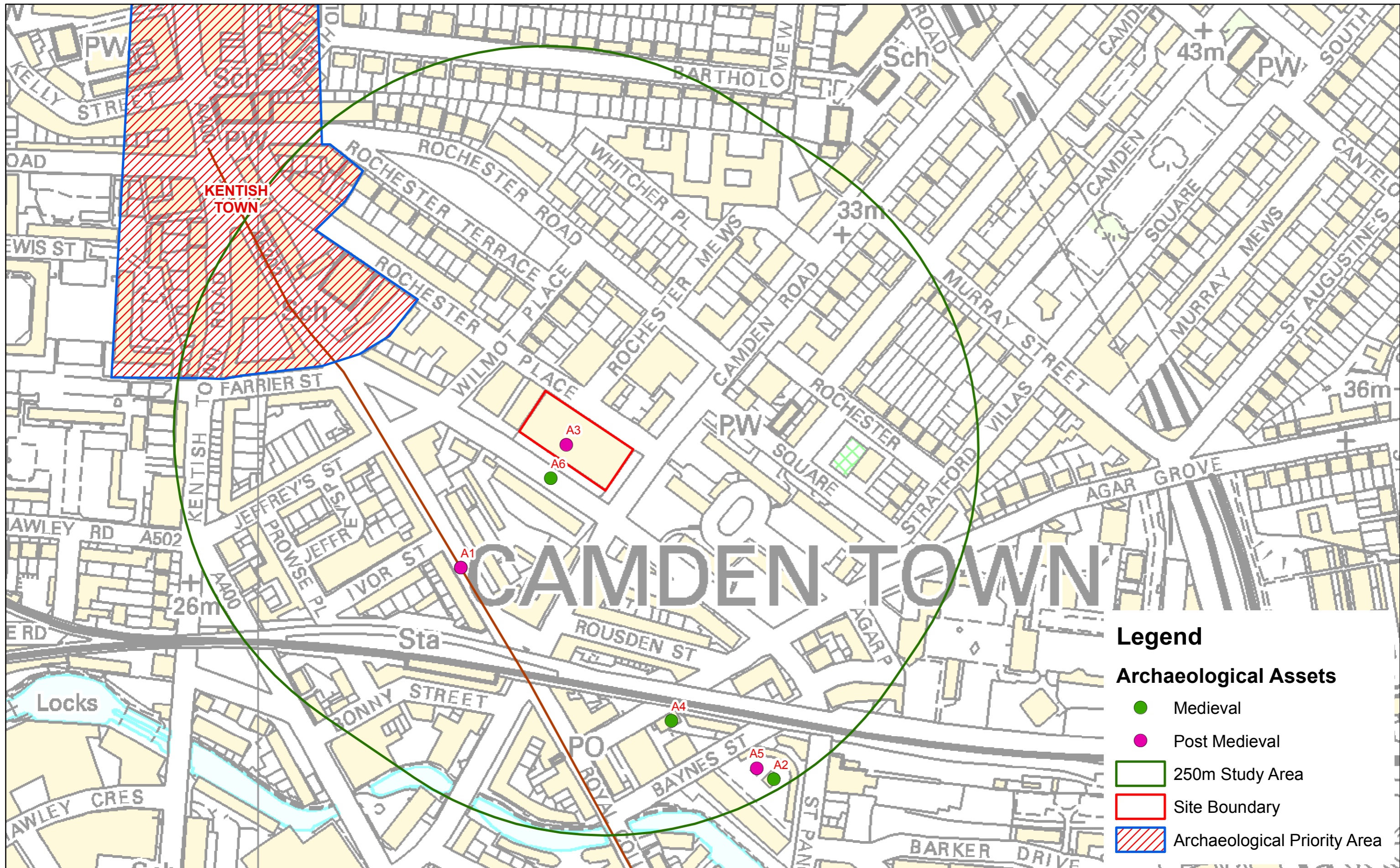


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Drawing Title  <b>79 Camden Road</b> Figure 1 Site Location Plan	Scale @ A4 1:10,000 & 1:2,500		
	Drawn PB	Checked RH	Approved RH
	Date 30.09.13		Rev -
	Drawing Number 47067826/AR/001		



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### Legend

#### Archaeological Assets

- Medieval
- Post Medieval
- 250m Study Area
- Site Boundary
- Archaeological Priority Area

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		79 Camden Road	Figure 2	Final					
		Client	Location of Archaeological Assets	Drawn	Checked			Approved	Date
		Barratt West London		PB	RH	RH	30.09.13		
Revision Details		By	Check	Check Date	Suffix	URS Internal Project No.	Scale @ A3	Drawing Number	Rev
						47067826	Scale 1:2500	47067826/AR/002	0



Plot Date:  
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Figure 3: John Rocque's Map of London 1769



Figure 4: J Tompson's Map 1801



Figure 5: BR Davie's Map of 1834



Figure 6: St Pancras Parish Map 1849

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				Project Title	79 Camden Road				Drawing Title		Purpose of issue			This document has been prepared in accordance with the scope of URS' appointment with its client and is subject to the terms of that appointment. URS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. Only written dimensions shall be used. © URS Infrastructure & Environment UK Limited		URS Infrastructure & Environment UK Limited WESTONE Wellington Street Leeds, LS1 1BA Tel: (0113) 204 5000 Fax: (0113) 204 5001 www.ursglobal.com																											
				Client	Barratt West London				Historic Map Regression Figures 3-6		<table border="1"> <tr> <td>Designed</td> <td>Drawn</td> <td>Checked</td> <td>Approved</td> <td>Date</td> </tr> <tr> <td>PB</td> <td>PB</td> <td>RH</td> <td>RH</td> <td>30.09.2013</td> </tr> <tr> <td colspan="4">URS Internal Project No.</td> <td>Suitability</td> </tr> <tr> <td colspan="4">47067825-79</td> <td>-</td> </tr> <tr> <td colspan="4">Scale @ A3</td> <td>Zone / Mileage</td> </tr> <tr> <td colspan="4">NTS</td> <td>-</td> </tr> </table>							Designed	Drawn	Checked	Approved	Date	PB	PB	RH	RH	30.09.2013	URS Internal Project No.				Suitability	47067825-79				-	Scale @ A3				Zone / Mileage	NTS
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Figure 7: St Pancras Parish Map 1860

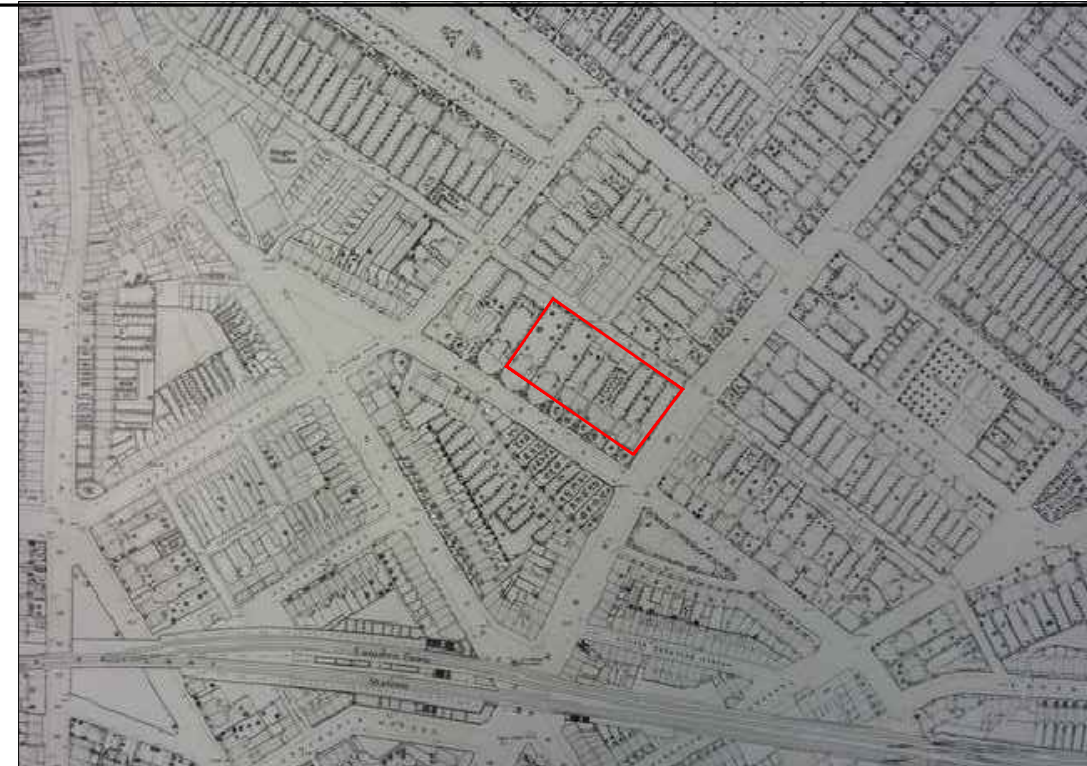


Figure 8: Ordnance Survey. London Sheet VII.12-1056, 25" to 1 mile, 1st edition, 1870

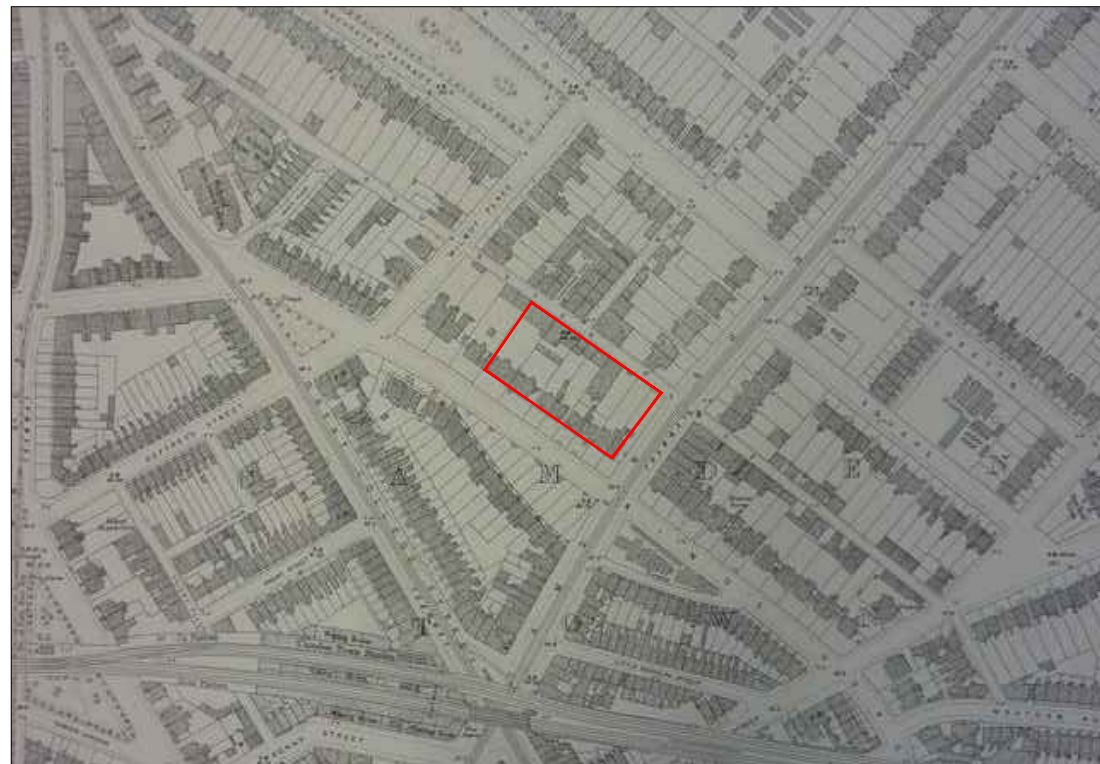


Figure 9: Ordnance Survey. London Sheet VII.12-1056, 25" to 1 mile, 2nd edition, 1894-96

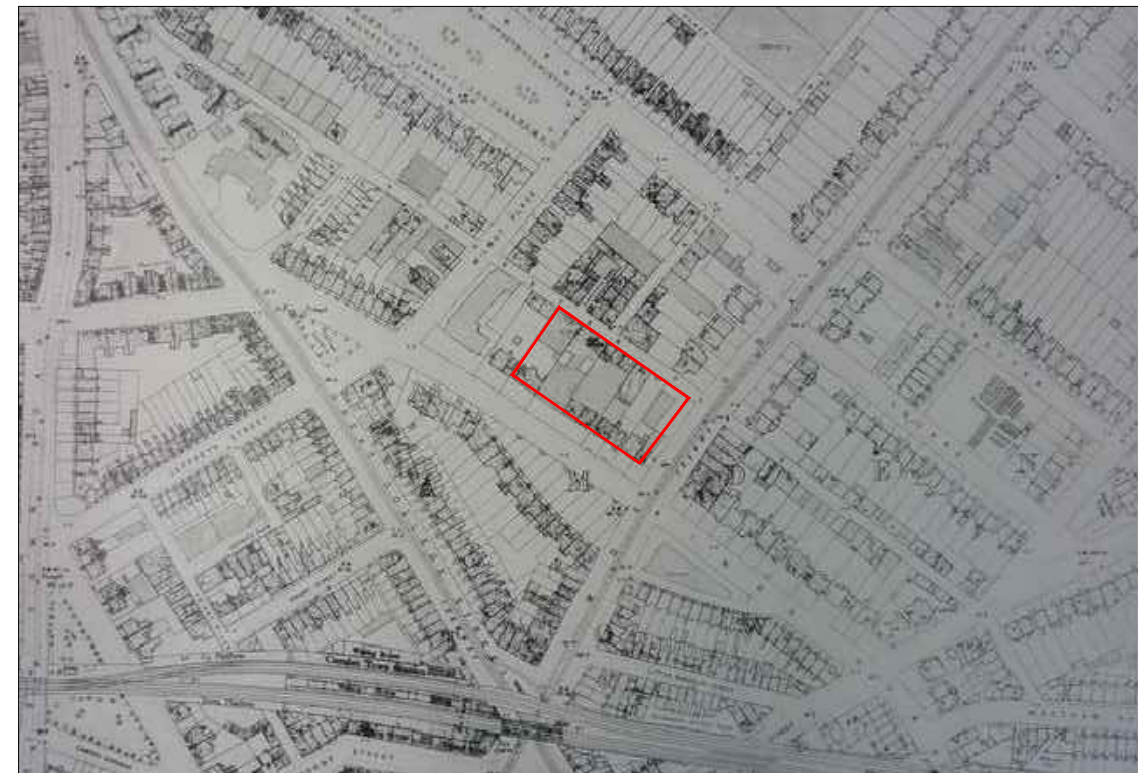


Figure 10: Ordnance Survey. London Sheet VII.12-1056, 1934

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Revision Details				By Check	Date	Suffix	Project Title  79 Camden Road	Drawing Title  Historic Map Regression Figures 7-10	Purpose of issue <b>Final</b>	This document has been prepared in accordance with the scope of URS' appointment with its client and is subject to the terms of that appointment. URS accepts no liability for any use of this document other than by its client and only for the purposes for which it was prepared and provided. Only written dimensions shall be used. © URS Infrastructure & Environment UK Limited	URS Infrastructure & Environment UK Limited WESTONE Wellington Street Leeds, LS1 1BA Tel: (0113) 204 5000 Fax: (0113) 204 5001 www.ursglobal.com																		
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Figure 11:Camden Bomb Damage Map 1945



Figure 12:Ordnance Survey.London Sheet, TQ2984 SW 1:1, 250, 1952

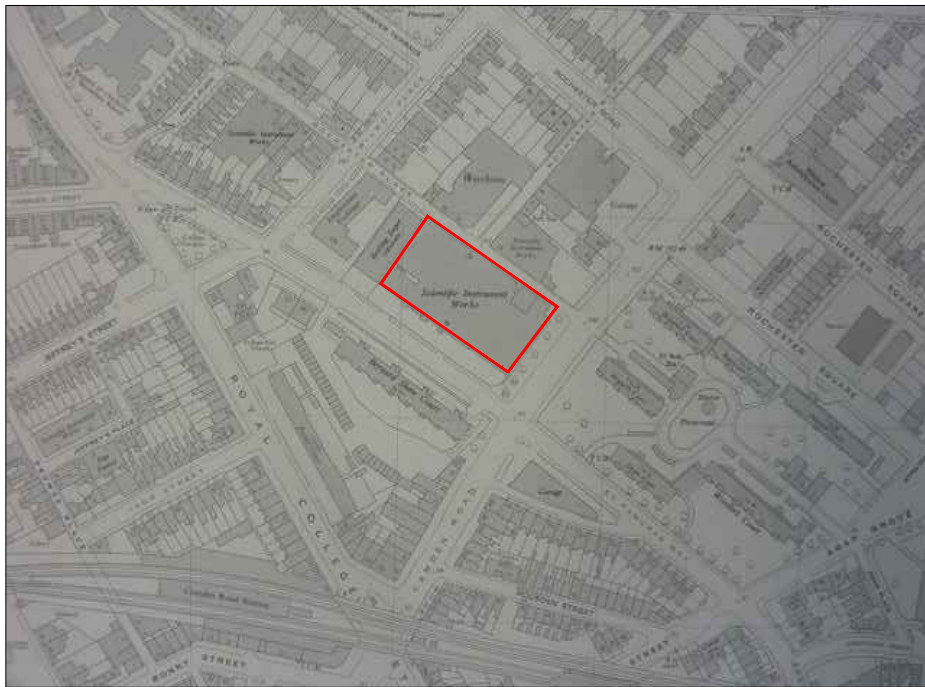



Figure 13:Ordnance Survey.London Sheet, TQ2984 SW 1:1, 250, 1963



Figure 14:Ordnance Survey.London Sheet, TQ2984 SW 1:1, 250, 1985

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