



GREENWOOD PLACE AND HIGHGATE ROAD SITE

COMMUNITY RESOURCE CENTRE, CENTRE FOR INDEPENDENT LIVING AND NEW RESIDENTIAL UNITS

HISTORIC ENVIRONMENT ASSESSMENT
AUGUST 2013
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**Greenwood Place
Kentish Town (Camden)
London NW5**

An historic environment assessment

NGR 528840 185400

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Executive summary

PCKO Architects on behalf of the London Borough of Camden has commissioned Museum of London Archaeology to carry out a historic environment assessment (also known as a 'heritage statement') in advance of proposed development at Greenwood Place, London NW5. The scheme comprises the demolition of the existing 20th-century buildings and the construction of a residential building in the northern part of the site and of a community centre in the southern part.

This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains) and above ground heritage assets (upstanding structures). It does not cover the wider collective built heritage issues such as character appraisal, townscape or views that normally fall under the townscape topic. Heritage assets that may be affected by the proposals comprise:

- Possible **palaeoenvironmental remains** from a tributary of the River Fleet which is historically attested in close proximity to the site, and is now presumably culverted under Greenwood Place, likely to be of low significance;
- **Footings of 19th-century houses** known as 'Lower Craven Place' shown on a panorama dated c 1850, of low significance;
- Possible **previously unrecorded later medieval and post-medieval remains**, of low to medium significance;
- The **setting of nearby Grade II listed buildings**, of high significance.

A tributary stream of the River Fleet, known from documentary sources, apparently flowed roughly from north to south across the site. Alluvial deposits associated with this stream would contain evidence for the surrounding environment from all periods until the stream was culverted, probably in the mid-19th century. Such evidence is of low heritage significance (and could be recovered if boreholes had to be driven in the site, for example).

The foundations of the existing buildings will have truncated any archaeological remains present in their footprint, with the exception of the bases of cut features, such as pits, ditches, and footings of buildings, which may survive. There are no present basements but possible 19th-century cellars will have truncated earlier archaeological remains in their footprints, although the bases of cut features may survive. Parts within the central area of the site have never been built on and archaeological survival is likely to be higher.

The existing buildings on the site have been examined and are considered to be of low to negligible significance in heritage terms. The main consideration in redeveloping the site would be the setting of two designated heritage assets nearby, the Grade II listed church immediately to the east of the site (high significance), formerly the parish church of Kentish Town, and further to the east the Grade II listed Forum Cinema (high significance). The proposed design takes steps to mitigate any potential effect on the streetscape of which these buildings are a part and to enhance the setting of the church by partially recreating its historic setting. The heritage significance of the individual buildings will not be affected.

The proposed new basement under the community centre would entirely remove or severely truncate any buried heritage remains within its footprint and reduce the archaeological significance to nil or negligible.

In light of the location of the site partly within an archaeological priority area it is possible that the local planning authority would request a trenching evaluation in order to establish the extent, date and significance of any remains present within the site. The results would allow an informed mitigation strategy to be drawn up in advance of development, in consultation with the local planning authority and its archaeological advisors. Mitigation (if required) might comprise archaeological excavation and recording, and/or a watching brief during site preparation and ground reduction to ensure that any below-ground heritage assets of archaeological significance are not removed without record. Such work would be carried out in accordance with a Written Scheme of Investigation under the terms of a standard planning condition.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 PCKO Architects on behalf of the London Borough of Camden has commissioned Museum of London Archaeology (MOLA) to carry out a historic environment assessment (also known as a 'heritage statement') in advance of proposed development at Greenwood Place, London NW5 (National Grid Reference 528840 185400: Fig 1). The scheme comprises demolition of the existing 20th-century buildings on the site and the construction of a new residential building on Highgate Road and a community resource centre on Greenwood Place. A basement is proposed for the Greenwood Place Centre. A section of the ground floor of the existing Deane House is currently connected to the Day Centre on Greenwood Place and would be refurbished as part of the proposed scheme.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains) and above ground heritage assets (upstanding structures). 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 local planning authority (LPA) can formulate an appropriate response in the light of the impact upon 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. These might comprise below and above ground archaeological remains, buildings, structures, monuments or heritage landscape within or immediately around the site. This report does not cover wider collective built heritage issues such as character appraisal or townscape.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012; see section 10 of this report) and to standards specified by the Institute for Archaeologists (IfA Oct 2012/Nov 2012), English Heritage (2006, 2007, 2008, 2010), and the Greater London Archaeological Advisory Service (GLAAS 2009). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.4 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 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. It is directly adjoined to the east by one such asset, a Grade II listed 18th-century church, and further to the east by another, a Grade II listed former cinema.
- 1.2.2 The site does not lie within a conservation area. The eastern part of the site, along Highgate Road, lies within Kentish Town Archaeological Priority Area as defined by the LPA, which corresponds to the area of later medieval settlement.

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 10 for planning framework and section 11 for methodology used to determine significance);

- assess the likely impacts upon the significance of the assets arising from the proposals; and
- provide recommendations to further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study 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 and 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 the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1km-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, 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 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications.
 - English Heritage – information on statutory designations including scheduled monuments and listed buildings.
 - The London Society Library – published histories and journals
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data. BGS map 256.
 - PCKO Architects – architectural drawings (PCKO Architects /February–June 2013), geotechnical data (Campbell Reith/July 2013).
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The site was originally visited by a MOLA Buildings Archaeologist on the 2nd of June 2010, in order to determine the topography of the site and existing land use, 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 have been incorporated into this report. The site was re-visited by a MOLA buildings archaeologist on the 1st of August 2013, in order to confirm the nature of the built environment in the light of a new set of development proposals and changes to the site boundary.
- 2.1.5 Fig shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 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 are not shown. All distances quoted in the text are approximate (within 5m).

- 2.1.6 Section 11 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in English Heritage's *Conservation principles, policies and guidance* (2008), and comprise evidential, historical, aesthetic and communal value. The statements of significance have been considered under two broad headings: 'above-ground assets' and 'buried assets'. The former are visible and tangible, and thus their significance is more evident. This is not usually the case for buried assets. 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.
- 2.1.7 Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 14. This section includes non-archaeological constraints and a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at Greenwood Place, Kentish Town, London NW5 (NGR 528840 185400: Fig 1). The site is bounded by Highgate Road to the north-east, a car park to the south-west and neighbouring buildings to the north-west. The site includes 19–37 Highgate Road (Highgate Day Centre), 25 Greenwood Place (Greenwood Centre), 27 Greenwood Place (Deane House) and 37 Greenwood Place (The Camden Society). The site surrounds Lensham House on three sides and extends along Greenwood Place, surrounding the Grade II listed church on two sides. The site falls within the historic parish of St Pancras, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The site lies c 1.2km to the north of Regent's Canal, and c 5.1km to the north-west of the River Thames. The site also lies 150m east of the course of the River Fleet, one of London's 'Lost Rivers', now culverted, which runs south through the study area and probably helped influence settlement in the area.

3.2 Topography

- 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 (see section 6.2).
- 3.2.2 The site includes Greenwood Place, a side-road that loops to the west of Highgate Road, runs through the site and returns to Highgate Road. Ground level at the north end of the site is at c 39.0m Ordnance Datum (OD). The surface of the site is fairly level overall, although there are local changes, discussed in greater detail below. From the corner of the northern arm of Greenwood Place and Highgate Road, the ground slopes noticeably downwards for a short distance to the south. A car park is reached by this arm of Greenwood Place and is separated from Highgate Road by a grass verge which is retained by a low brick wall. The difference in level between the pavement in Highgate Road and the car park increases to the south where it may be as much as 1.0m. The south-east corner of the site has a small patio also at a low level, about three steps down from the pavement in Highgate Road. Another three steps lead down from this patio to the level of a pathway on the south-west side of the Day Care Centre. This pathway is roughly level with the car park to its north. The surface of the ground around the church to the south-east of the site is up to 1.5m higher than the adjacent ground within the site, the ground around the church being retained by brick walls where necessary. The level of Greenwood Place where it passes out of the site to the south-east is below the level of the ground to either side. These variations in ground level suggest that the ground level in the north-eastern part of the site has been reduced (see 6.2). It is also possible that the northern branch of Greenwood Place follows the course of a tributary of the River Fleet (as discussed in 5.3.1).

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises London Clay. The River Fleet flows underground roughly from north-west to south-east at a distance of about 150m to the west of the site. The river probably influenced settlement in the area since the route of the medieval road, along which Kentish Town developed, followed its course (Richardson 1998, 27–9). The Fleet rises in Highgate Ponds, 1.5km to the north-west of the site, and was progressively canalised and then completely contained in a pipe during the 19th

century. Tributary streams joined the Fleet, flowing from both east and west, and such a stream probably crossed the present site (Fig 2; see 3.3, below). A panorama drawn of the two sides of Highgate Road in about 1850 still shows the upper reaches of the Fleet as running freely, but by 1909 the river was no longer visible (*ibid*, 29).

- 3.3.3 A geotechnical investigation was carried out by Campbell Reith on the site in May and June 2013. This investigation comprised the excavation of two boreholes and four sampler holes. Table 1 shows the results of the investigation. The location of the exploratory holes can be seen in Fig2a. The original report was commissioned for engineering purposes and did not differentiate between modern made ground, containing identifiably modern inclusion such as concrete and plastic (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest. Made ground of 1.0–2.0m thickness was found to overly alluvium or London Clay. Alluvium was recorded in the exploratory holes in the western part of the site, which corresponds with the probable route of the tributary of the Fleet.

Table 1: summary of geotechnical data (CampbellReith 2013)
Levels are in metres below ground level (mbgl)

BH/TP ref.	Made ground	Top of natural (alluvium)	Top of natural (London Clay)
BH1	<1.6	1.6–2.4	2.4+ (reworked)
BH2	<1.0	1.0–3.7	3.7+ (reworked)
DCS1	<2.0	2.0+	Not reached
DCS2A	<1.3	Not present	1.3+
DCS3	<1.0	Not present	Not reached
DCS4	<1.5	Not present	1.5+

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been six archaeological investigations in the study area. Those for which details are available revealed only post-medieval remains. There have been no investigations in the site itself and as a result the understanding of the nature and extent of archaeological evidence for previous human activity in the area is very limited.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 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 finds dated to this period 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 and coast 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 finds dated to this period 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. There are no known finds dated to these periods within the study area.

Roman period (AD 43–410)

- 4.2.4 *Londinium*, the Roman settlement, developed on both banks of the River Thames, and on islands now absorbed into north Southwark, near modern London Bridge, c 5km south-east of the site. A number of roads connected *Londinium* to the rest of Roman Britain, but none of these are within the study area.
- 4.2.5 There is no evidence for Roman activity in the study area. Despite the relative proximity of the River Fleet, a likely focus for human activity, the wide expanse of London Clay in the broader landscape has been associated by archaeologists in the London region with a lack of archaeological evidence for pre-medieval remains (MoLAS 2000, 37–8, 56–8, 65, 92–3, 104, 152 and 197–8), although as noted above, this may be a reflection of the relative lack of past investigation. It is possible that the site was in woodland throughout this period.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.6 Following the withdrawal of the Roman army from England in the early 5th century AD, the whole south-east of the country fell into an extended period of socio-

economic decline. The Roman city was abandoned and the main Saxon settlement of *Lundenwic* shifted westwards to what is now Covent Garden and the Strand, c 4km to the south-east of the site (MoLAS 2000, 182).

- 4.2.7 The site lay within the extensive manor (or landed estate) of St Pancras. St Pancras Old Church lies beside the River Fleet (now underground) at the northern end of Pancras Road, c 2.1km 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 an early focus for settlement, the exact extent of which is not currently known.
- 4.2.8 In the 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named Lundenburh, formed the basis of the medieval city, and lay c 5km south-east of the site. Around the 9th and 10th century, the local parochial system began to replace the earlier Saxon Minster system, with formal areas of land centred on nucleated settlement served by a parish church.
- 4.2.9 The main St Pancras manor was eventually broken up into smaller estates. The site fell within the Cantelowes manor in the north-east, which Domesday Book (AD 1086) describes as "containing plenty of timber in the hedge rows, good pasture for cattle, and a running brook" and was held by the Canons of St Paul's (Walford 1878, 324–340). It is uncertain who owned the manor prior to this and the location of the main settlement is unknown. In the northern part of the manor of Cantelowes, the GLHER records that an early medieval settlement was located at Pond Square, Highgate, c 2.1km to the north-east of the site, beyond the study area. The River Fleet flowed southwards from higher ground at Highgate and Hampstead Heath, north and north-west of the site, to join the Thames at Blackfriars. This, with several tributary streams joining it from west and east, would have been the main natural topographical feature of the landscape. Throughout this period, it is likely that the site was located at considerable distance from the known settlements and probably within pasture or woodland.

Later medieval period (AD 1066–1485)

- 4.2.10 As mentioned, at the time of the Domesday Survey in 1086 the manor of Cantelowes was held by the Canons of St Paul's. Towards the end of this period, a large area of Cantelowes became Camden Town (Richardson 1997, 14). A possible location for the medieval settlement is at the junction of Kentish Town Road and Camden High Street, c 1.4km to the south of the site (*ibid.*).
- 4.2.11 The exact location and extent of the settlement at Kentish Town is uncertain. The earliest known spelling of Kentish Town is 'Kentisston' in 1208 (Richardson 1997, 29). However, this might not refer to the present location as it is only part of the Parish of St Pancras and the two names are synonymous and interchangeable in many early documents (Weinreb and Hibbert 1995, 440). The GLHER locates the medieval manor house (**HEA 11**) of Kentish Town c 500m south of the site. The chapel of ease for the use of the local inhabitants, subordinate to the parish church of St Pancras, was rebuilt around the middle of the 15th century (Richardson 1997, 8). This chapel was apparently located on the west side of Kentish Town Road, c 600m to the south of the site. The chapel and manor house would have formed the focus of another settlement.
- 4.2.12 Perhaps the settlement was dispersed and linear in form, with buildings spread intermittently all the way along Kentish Town Road. Two medieval taverns (**HEA 10** and **12**) are recorded on the GLHER along the road, respectively c 500m and 800m south of the site; and the GLHER locates the manor house of Cantelowes (**HEA 7**) c 100m east of the site, where another small settlement may have existed.

However, it should be noted that the GLHER goes on to say that ‘the exact site and origins of Cantelowes manor house are not known’ so no great reliance should be placed on this location.

- 4.2.13 The Archaeological Priority Area reflects the possible settlement focus formed by the manorial centre, with ribbon development developing to the south (as shown later on Rocque’s map, see below) although its relationship to the true extent of the settlement is presumed given the limited number of archaeological investigations in the area. Throughout this period, the site probably lay within fields, but may have been located along the periphery of later medieval settlement, within the built area.

Post-medieval period (AD 1485–present)

- 4.2.14 Kentish Town flourished and was noted for its clean air and water. The village was favoured by wealthy outsiders who built substantial country houses with close access to London. In the 18th century, Londoners came here on day excursions to enjoy the countryside and there were many public houses (Weinreb and Hibbert 1995, 440).
- 4.2.15 The earliest map of the area, Rocque’s map of 1746 (Fig 3), shows Kentish Town as a string of roadside properties on both sides of Kentish Town Road. The site lies in a field just to the west of the main road, under the label ‘Kentish Town Bridge’. This was a bridge to the east of the site, carrying the main road, then called Green Street and now Highgate Road, over a tributary of the River Fleet (the suggested course of which is shown as a dashed blue line on Fig). Further north, another roadside settlement is shown, labelled ‘Green St[r]jeet’.
- 4.2.16 The end of the 18th century saw the beginning of a building boom which was to change Kentish Town from a village into a select suburb, said to be the ‘residence of some good families who kept their carriages and suites of servants’ (Weinreb and Hibbert 1995, 440). The medieval chapel of ease 600m to the south of the site was abandoned and a large new church, dedicated to St John the Baptist, was built in 1782–4, and partially rebuilt in 1817 and 1843–5 (Cherry & Pevsner 1998, 343–4). This church directly adjoins the site (**HEA 14**) and is discussed in more detail in section 5.3.
- 4.2.17 The church can be seen on a map of the parish of St Pancras compiled about 1800 (Fig 4). It is possible that burials were made in the churchyard, but this early map shows the church boundaries as the current ones, so that it is very unlikely that any burials could have extended into the site. By 1834, Highgate Cemetery was established as the Kentish Town parish burial ground and further burials around the church are unlikely to have occurred. The map shows a row of ten houses in a terrace fronting on to Highgate Road along the north-eastern edge of the site. The long gardens at the rear of these houses backed on to a road running from north-west to south-east across the centre of the site, the precursor of Greenwood Place. A short row of six or seven houses, called ‘Prospect Place’, formed a terrace on the south side of this road. The northern edge of the site is determined by the same road (although narrower than the current road) returning eastwards to the main road. The map also shows a stream branching off from the main road and following the northern edge of the site, curving south into the site before rejoining the main branch of the River Fleet to the west of the site.
- 4.2.18 The 19th century witnessed an enormous amount of house-building, particularly during the 1840s and 1850s. In the middle of the 19th century, a panoramic view of both sides of Kentish Town Road and Highgate Road was drawn by J F King, which shows the villas and isolated rows of terraced houses that had by then been built fronting on to these streets (King 1986). The drawings and original accompanying notes, and a mid-20th century commentary, appear in the *Survey of London* (1938, 52–9). The drawing of the west side of the roads shows the 18th-century church (at ‘No 31’ in the numbering of the *Survey of London*) and to its north along the road a row of terraced houses called ‘Lower Craven Place’ (at ‘No 32’), located on the

present site. The notes on the drawing read, 'Kentish Town parochial chapel, built in the year 1784... The frontage of this Chapel was pulled down and the same enlarged by being brought forward with the addition of Two Spires in the year 1846...' and for the houses, 'Ten very pleasant Houses commanding a very extensive View over Hampstead at the back, and in front over Holloway and all parts adjacent, called Lower Craven Place...'

- 4.2.19 Drawings of the opposite side of the road show the tributary of the Fleet, which King confusingly calls 'the old river Fleet' itself, flowing southwards to the main road, which it met roughly opposite the site. According to the *Survey of London*, this stream rose near a house called Kentish Town House, in modern Brookfield Park, and now flows in a sewer under York Rise and Burghley Road. The stream formed a pond on the north side of the road and, King notes, 'cattle used to drink therefrom, and water carts were supplied by being backed and filled in the old fashioned way to water the roads.' He describes 'an old substantial cottage known as "the Bridge House", having an extensive garden extending to the verge of the old river Fleet, which crosses the Road, meandering through Mansfield Place.' The *Survey of London* identifies the cottage (in 1938) as No 58 Highgate Road, with College Lane to its west (at 'No 14', *ibid*, 43–4). Nos 44 to 58 Highgate Road stood (in 1938) on the site of the garden of Bridge House, and the pond was at the junction of Burghley Road and Highgate Road. The stream was thus ponded on the north side of the bridge, which need have been little more than a culvert, and then flowed directly into the site. It seems possible that Mansfield Place was a former name of Greenwood Place, and that the circuitous line of the latter road was determined by the watercourse beside it or underneath it.
- 4.2.20 In the late 1860s, the Midland Railway Company constructed a main line to St Pancras, its new London terminus some 2.5km to the south; this ran in a cutting just to the south and west of the site, with a station just to the east of its crossing under Kentish Town Road, c 200m south-east of the site. Until then the area had been predominantly middle class in social character, but the needs of the railway transformed it into a more working-class district, with numerous small-scale industries (Weinreb and Hibbert 1995, 440). The Ordnance Survey 1st edition 25":mile map, surveyed in 1869 (Fig 5), shows the same row of ten houses along the north-eastern edge of the site; these are not named Lower Craven Place, but presumably they are the same houses. The Midland Railway is shown in a cutting to the south of and outside the site.
- 4.2.21 The 2nd edition 25":mile map of 1894 (Fig 6) shows no changes to the site. The small houses previously known as Prospect Place can be more easily identified on this map. The road crossing the site is now named 'Greenwood Place'. A large coal shed can be seen immediately south of the site and a 'Bottling Stores' to the west, linked to the railway by sidings, with a small building in the western corner of the site.
- 4.2.22 The 3rd edition 25":mile map of 1915 (Fig 7) shows that the Bottling Stores had been enlarged, extending into the southern part of the site along the edge of the railway cutting, in place of previously vacant land or gardens on the south side of Greenwood Place. Another large industrial structure is shown on the opposite side of Greenwood Place (outside the site), occupying the former back gardens of some of the terraced houses in the north of the site, all of which were still extant along Highgate Road. The two northernmost houses in the row forming Prospect Place seem to have been demolished, and those to the south replaced by a single linear building. A large building had replaced houses immediately north-west of the site, along Highgate Road; this is shown on later maps as a depository.
- 4.2.23 The London County Council's map of bomb damage during the Second World War (1939–45) (Saunders 2005, map 28, not reproduced) shows no changes to the layout of the site. One of the terraced houses along Highgate Road suffered general blast damage, and could probably have been repaired. The depository to the north-west was similarly damaged. The only other major new building shown is a cinema

to the south-east of the site, south of the church.

- 4.2.24 The Ordnance Survey 1:1250 scale map of 1953 (Fig 8) shows the site in greater detail. There has been no change to the layout of the site, but the buildings can be more clearly identified. The row of terraced houses along Highgate Road, numbered 19 to 37 (odd), is unaltered. The former Bottling Stores is now shown as 'Heavy Chemicals Warehouses'. A smaller building can be seen end-on to the road, to the east of these, butting against the end of the long building outside the site shown on the 1915 map. Possibly this long building included the survivors of Prospect Place, identified on the map now as 23 Greenwood Place. A small church hall had been added to the north-west of the church (outside the site).
- 4.2.25 The Ordnance Survey 1:1250 scale map of 1968 (not reproduced) shows no change to the site, The long building to the south of the site, which had possibly been a remnant of Prospect Place, had been demolished, as had the church hall apparently.
- 4.2.26 The Ordnance Survey 1:1250 scale map of 1979 (Fig 9) shows that at some time since 1968 the row of terraced houses at 19 to 37 Highgate Road in the north of the site had been demolished. Two 'Day Centres' can be seen, one in the southern part of the site, where one of the former warehouses has either been extended or rebuilt, and another on the eastern half of the terraced houses, while the western half is open ground..

5 Statement of significance: above ground heritage assets

5.1 Introduction

5.1.1 In accordance with the NPPF, the following section provides a statement based on professional and expert judgement on the likely significance (which is a reflection of the value or importance) of above ground heritage assets, derived from the perceived historical, evidential, aesthetic and communal value.

5.2 Above ground assets within the site

5.2.1 The site at present contains four main buildings:

- (1) 'Highgate Day Centre', 19–37 Highgate Road (Fig 11)
- (2) 'Deane House', 27 Greenwood Place (Fig 15)
- (3) 'Greenwood Centre', 25 Greenwood Place (Fig 13, 14)
- (4) 'The Camden Society', 37 Greenwood Place (Figs 12, 15)

5.2.2 The main entrance to Highgate Day Centre is on the south side of Highgate Road. Otherwise the buildings in the site are all reached from Greenwood Place, which loops to the west of Highgate Road, leaving the main road on the northern end of the site, running through the site roughly from north to south and then outside the site rejoining the main road. There is a small grass verge north of the Day Centre, by the junction of Highgate Road and the northern arm of Greenwood Place, but otherwise the site is either covered by buildings or hard surfaces, such as tarmac, concrete paving or concrete hard-standing. Building 3 is contiguous with Building 4, but is empty and its windows are boarded up. Building 2 stands immediately to the north of Building 4 and is occupied by Deane House Studios.

5.2.3 Building 1, 'Highgate Day Centre' at 19–37 Highgate Road, is a two-storey building, rectangular in plan with a flat roof, its walls being clad in brown-red and brown-pink bricks. The brickwork is in stretcher bond, and therefore likely to be only an external facing, one brick thick. Concrete beams and lintels are exposed, including a floor structure at 1st-floor level. Accordingly, the load-bearing structure is probably a steel frame to which concrete has been applied where the frame would be exposed externally, and the frame has then been in-filled with brick and prefabricated window and door components. The materials, method of construction and overall appearance of the building suggest that it was constructed in the 1970s, consistent with the map evidence which indicates that this building was constructed probably between 1968 and 1979, following demolition of the 18th or 19th-century terrace of houses previously there. The ground floor of the building is at roughly the level of the pavement in Highgate Road, despite the ground surrounding the building to the west, south and east being considerably lower.

5.2.4 Building 2, 'Deane House', is a four-storey brick warehouse building dating to the later-19th century and map evidence suggests that it was once part of a complex of bottling stores. It was not possible to access the interior of Deane House at the time of either of the walk-over surveys.

5.2.5 It was not possible to access the pathway along the south-eastern and south-western sides of Building 3, Greenwood Day Centre at 25 Greenwood Place, so observations to the west of Greenwood Place were confined to the frontage and what was visible from the roadway. The day centre is evidently composed of several connected structures forming a single, flat-roofed complex. The southern-most portion of this complex in Greenwood Place presents a single-storey frontage of dark brownish-red bricks bonded with cementitious mortar. The brickwork extending back along the south-east side of the complex is of similarly shaped but pinkish-red bricks in similar mortar. The coursing of these two areas of brickwork aligns and is in English bond with timber sills and concrete or concrete-clad lintels. This part of the complex may, in fact, be of load-bearing brick, although this is not certain. Based on

appearance, this portion of the day centre could be said to date from the 1950s in style and materials. The back (i.e. south-western) half of the southern part of the complex has a higher roof than that of the complex's westernmost corner in Greenwood Place, but it still appears to be a single storey. Further to the north-west along Greenwood Place, where the roadway widens, the brickwork of the façade has been painted white. While the exposed brick to the south-east fronts a flat-roofed structure, the white-painted brick façade rises up to a flat parapet behind which there are three metal-clad, hipped roofs ranged north-west to south-east with their ridges running north-east to south-west, Building 4, the Camden Society at 27 Greenwood Place. The brickwork of the white-painted portion of the façade appears to be of a single construction in English bond. The ground floor of the complex, as gauged from Greenwood Place, seems to be at the level of the adjacent pavement and there is no visible evidence for a basement.

- 5.2.6 From map evidence, the structures forming Buildings 3 and 4 seem to have been erected mainly between 1968 and 1979. They probably incorporated some of the existing buildings, identified as warehouses and a bottling plant which, according to map evidence, may have been first built between 1894 and 1915. The new buildings may have included at least part of an industrial building at the south-eastern edge of the site, near the southernmost corner of the site, that was probably constructed after the warehouses mentioned had been erected but before 1953. The exposed brick portion of the Greenwood Place frontage, on the east, probably dates from a period between 1968 and 1970, while the white-painted portion of the façade to the west is older, and may be part of the first warehouse on the site built between 1894 and 1915. Prior to the construction of this early warehouse, the land within the footprint of the day centre was largely open ground, although the 1869 map shows at least one small structure there.
- 5.2.7 It should be noted that the portion of the brick retaining wall on the eastern side of Greenwood Place abutting the south-eastern wall of 'A & A Self-Storage' appears to be an extension of an older portion of the wall slightly further to the south. The wall to the south is of light cream-yellow brick while the bricks abutting 'A & A Self-Storage' are pink-red. Furthermore, the light-coloured brick wall, where it abuts the pinkish-red bricks shows a return to the north-east. It would thus appear that either the retaining wall has been extended north-westwards to meet Building 2, which implies that further to the south it formerly turned north-eastwards, or else that there was formerly an opening in the wall at this point.
- 5.2.8 English Heritage Guidance recommends that the possible heritage significance of buildings and structures should be considered in terms of their evidential, historic, aesthetic and community value. The Day Centre on the main road (Building 1, at 19–37 Highgate Road) is an example probably of local government architecture of the late 1970s. It may have been a replacement for the smaller former Day Centre, to the west (Building 3, at 25 Greenwood Place), which is a plainer, less ambitious public sector building more in the style of the 1950s, although probably built in the 1960s. Neither of these is singled out for comment in *The Buildings of England* (Cherry & Pevsner 1998, 394–5). Deane House, although of a slightly earlier date to other buildings on the site, is a typical light-industrial building of its time and architecturally unremarkable. These buildings are considered to be of **low significance** as heritage assets. The other buildings are light industrial and commercial buildings, dating from the 20th century and much rebuilt and adapted to successively different uses. Their significance, according to the published criteria for assessing heritage assets, is considered to be **negligible**.

5.3 The setting of heritage assets

- 5.3.1 Documentary and cartographic evidence described above (4.2.17 and 4.2.19) suggests that a tributary of the River Fleet flowed under the precursor of Highgate Road and into the northern end of the present site, and then meandered across the site in roughly a southerly direction. The latest course of this stream may be

represented by at least the northern arm of the present roadway of Greenwood Lane. MOLA has no information as to the presence of a sewer under this road, although it seems quite likely that one exists.

- 5.3.2 It is possible that this meandering stream determined the line of at least the northern and central arms of Greenwood Place, which may have been known originally as Mansfield Place. Initially, according to documentary evidence of about 1850, this road and the stream may have co-existed. Later, the stream was probably culverted where it flowed through the site in order to improve the road directly above, and this may have been done around the middle of the 19th century. In addition, the watercourse may have determined the position and extent of the earliest buildings on or next to the site: the church of St John the Baptist immediately to the east of the site, fronting on to the main road (1782–4); a row of terraced houses known as Lower Craven Place and later as 19–37 (odd) Highgate Road of early 19th-century date (before 1800); and a row of houses known as Prospect Place, fronting eastwards on to the southern arm of Greenwood Place. Prospect Place was presumably built after the stream had been culverted and the road made.
- 5.3.3 Two designated heritage assets (in this case, statutorily listed buildings) are situated close to the site and are visible beside it, and their setting would potentially be affected by the proposed development. These assets are the church of St John the Baptist (listed in 1954, grade II) and the Forum Cinema (listed in 1990, grade II) (Fig 10). Both assets are of **high significance**. The listing description of the church, written for the purpose of identification, is as follows:

Christ Apostolic Church (former church of St John, Kentish Town), Highgate Road (west side). Church. Built on the site of the Kentish Town Chapel by James Wyatt, 1783, of which only the nave walls and the heightened shallow western apse remain. The rest rebuilt and extended 1843–5 by JH Hakewill. Grey brick with carved stone dressings. Slate pitched roofs. EXTERIOR: north and south aisles with galleries (removed 1889), vestry and south porch, east end with twin stone spired towers with louvred Romanesque-type belfry openings and lean-to porches decorated with heavy neo-Norman and 13th-century ornament. East facade buttressed with window of three round-arched lights separated by colonnettes; narrow round-arched window above and roundel in gable which has Lombard type frieze. Behind the porches, gable ends of side aisles with two-light round-arched windows. INTERIOR: open nave with open timber tie-beam roof. Three round-headed windows each side. Two round-headed windows with rose above at apsidal west end. Three neo-Norman arches separate nave from shallow, flat-ended chancel. Carved oak pulpit, pews with carved ends on choir platform, and nave pews intact. Late 19th-century alabaster font on stone base with elaborate openwork wooden cover suspended from pulley. Late 18th and early 19th-century wall monuments on both sides of the nave. Stained glass: mostly of the 1840s, including 'Baptism of Christ and Lazarus' by Wailes, 1845. In former south gallery, stained-glass window by Burne-Jones, 1862, depicting the 'Building of the Temple' (in storage at St Benet's, Lupton Street, in 1994). Monuments: many minor tablets. John Finch, d.1797, festooned sarcophagus, by Charles Regnant. Sarah Pepys, d.1806, south aisle, mourning woman by an urn. William Minshull, d.1836, with portrait profile by Chantrey. (Survey of London 1938, 54, 56, 145–7).

- 5.3.4 The church, which became the parish church of Kentish Town, was originally planned, and subsequently rebuilt, to designs by well-known architects. James Wyatt (1746–1813) was one of the most successful and fashionable architects of his day, while John Henry Hakewill (1811–1880), although successful, was not so original. The relevant volume of *The Buildings of England* (Cherry and Pevsner 1998, 343) comments, 'Wyatt's first church, a trim Palladian chapel inspired by [Inigo] Jones's St Paul Covent Garden. It had a Tuscan portico and cupola, removed in 1843–5 when the building was deplorably remodelled in Neo-Norman style by J H Hakewill. The *Ecclesiologist*, outspoken as usual, called it "the very meanest and most contemptible" of churches.' In this connection, interestingly, King depicted the church apparently before removal of the porch and cupola, although the major part of his panorama dates from a few years later. The architectural and historic interest

of this building is high; its evidential and historic values are high, while its communal and aesthetic values (at least in the view of contemporaries) are lower.

- 5.3.5 The listing description of the Forum Cinema (labelled 'Ballroom' on Fig 1) is as follows:

The Forum, Highgate Road (west side). Formerly known as Town and Country Club (formerly Forum Cinema), Kentish Town Road. Cinema, now in use as a concert hall. 1934. By J Stanley Beard and W R Bennett. Steel frame clad in brick with faience front. Plan of double-height auditorium with balcony reached via single-storey entrance hall and foyers. EXTERIOR: three-storey, seven-bay front in Egyptian style. Later 20th-century doors to black faience ground floor. Decorative metal glazing to windows; those to five-bay central feature are separated by giant order of six half-columns with streamlined acanthus capitals. Heavy moulded parapet and cornice continued across flanking towers of outer bays. INTERIOR: foyer has foliate cornice, fluted capitals to piers and staircases to upper foyer which has Pompeian-style capitals to piers, Victorian scroll cornice, decorative metal panels flanking doorways to circle and cigar-shaped ceiling; access to front tearoom (a rare survival) with panelling, moulded plasterwork and decorative iron grilles. Auditorium in Roman style has heavily fluted proscenium arch and flanking side walls, with shields and banners to spandrels; fluted side walls have grilles decorated in Roman style with urns (damaged at time of listing), and legionary standards having Roman medallions and eagles on top. Friezes of centurions and chariots to rest of side walls. Ceiling has central dome surrounded by coffering with original circular light brackets–ventilators. Panelled exit doors. Later 20th-century stairs, in matching style, from stalls to balcony.

- 5.3.6 The Forum Cinema is one of several constructed in the 1930s by the same firm and to a very similar design, but none of the others is as well preserved externally and internally as this building. Only the façade of the Forum Cinema, Ealing Broadway, survives intact, for instance. The exterior of this cinema is striking and of high architectural and historic interest, and contributes positively to the surrounding streetscape.
- 5.3.7 The streetscape is described in *The Buildings of England* (Cherry & Pevsner 1998, 394–5), focusing on noteworthy individual buildings and describing the general appearance and character of the area. Among the various commercial and public service buildings in the southern end of Highgate Road, 'The dense industrial patch on the west side, with tall factories right on the street, comes as a surprise; it developed after 1870 in response to the vast expanse of Midland Railway land which lies immediately behind.' The heritage significance of the buildings on this site considered as a group and in the context of their surroundings is **very low or negligible**; they have some limited historic and evidential value, but little or no aesthetic and communal value.

6 Statement of significance: buried heritage assets

6.1 Introduction

- 6.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 6.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

6.2 Factors affecting archaeological survival

Natural geology

- 6.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level lies at c 39.0m OD, with some variations.
 - The top of truncated alluvium 38.0m–37.0m OD (1.0m–2.0m below ground level/mbgl)
 - The top of truncated London Clay lies at 37.7m–34.3m OD (1.3m–3.7mbgl)
 - Documentary and cartographic evidence indicates that a tributary stream of the River Fleet probably flowed across the site from north to south. The alluvial and other deposits associated with the tributary of the River Fleet are not mapped by the BGS and are themselves of archaeological interest.

Past impacts

- 6.2.2 The site was developed with terraced houses along Highgate Road in the late 18th century. A large industrial building was constructed the southern part of the site in the early 20th century. The present commercial and light industrial buildings date from the 1960s–70s. Archaeological survival is likely to be good in areas that have never been built on, such as the fringes of the site and along Greenwood Place itself (though there may be truncation from services, 1.0–1.5m deep), and more localised elsewhere.
- 6.2.3 None of the buildings extant on the site shows any sign of having a basement. This suggests that the superstructures are not themselves supported on basement walls or underlain by extensive cellars; however, there remains the possibility that small internal cellars, partial basements or pits exist within the building envelopes.
- 6.2.4 The current buildings are likely to have concrete foundations, either limited to the main walls or in the form of pads or shallow platforms, which will have truncated most remains of artificial features, with the exception of the bases of cut features, such as pits, ditches, and footings of buildings, which may survive. The foundations of Deane House may be pads to support an iron or steel frame, resting on natural Clay, and are likely to have removed any earlier archaeological remains within their footprints.
- 6.2.5 It is possible that the terraced houses along the east side of Highgate Road were built on at least half-basements. While recognising the risks of relying on drawings, the Ordnance Survey maps seem to indicate this, and it is noteworthy that King's panoramic drawing of the west side of Highgate Road of about 1850 appears to show the main entrances of these terrace houses at the top of fairly tall flights of

stairs, with what seem to be basement, or half-basement, windows lower down. In addition, the ground in this area is now, after demolition of the terrace houses, well below the adjacent pavement level. Taken together, these factors suggest that the terrace houses in Highgate Road did indeed have basements of some description. The same is not necessarily true of the row of houses further to the south, Prospect Place. These basements will have truncated any archaeological remains present in their footprints, although the bases of cut features may survive.

- 6.2.6 It is not known if the tributary stream of the Fleet ran in a sewer under Greenwood Place, or was diverted to a sewer under Highgate Road and Kentish Town Road. The latter is probable, but in the former case, alluvial deposits associated with a stream would probably have survived under and to the sides of any sewer.

Likely depth/thickness of archaeological remains

- 6.2.7 Where they have not been truncated, archaeological remains of built and similar features are likely to be shallow. The bases of deep cut features may survive in areas of truncation. The depth of the alluvial deposits associated with the tributary of the Fleet is unknown.

6.3 Archaeological potential and significance

- 6.3.1 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.
- 6.3.2 *The site has a moderate potential to contain palaeoenvironmental remains.* This evidence would be contained in deposits associated with a tributary of the River Fleet, which apparently flowed in its most recent open state through the site roughly from the northern corner to the south-eastern corner, possibly on the line of the present Greenwood Place. The watercourse may now be contained in a sewer under this road although, if so, this will not have destroyed deposits of interest underneath it and to either side. Palaeoenvironmental remains are likely to preserve evidence about the past environment in waterlogged conditions that will not survive on the drier land to either side, and this evidence can inform us of the physical conditions of the surrounding landscape at all periods up to at least the culverting of the stream, probably around the middle of the 19th century. Palaeoenvironmental remains are likely to be of **low** significance within alluvial silts, and up to **medium** significance in any waterlogged areas due to the increased preservation.
- 6.3.3 *The site has a low potential to contain archaeological remains dated to the prehistoric period.* There is a lack of sites and finds dated to this period in the study area, and although this may be the result of lack of investigations, the site's location on heavy clay soils is unlikely to have attracted early settlement and farming. Archaeological remains dating to this period are likely to be of **low** significance based on their evidential value. Remains within the tributary of the River Fleet may be of **medium** significance based on their nature and degree of preservation.
- 6.3.4 *The site has a low potential to contain archaeological remains dated to the Roman period.* There is no evidence for Roman activity in the study area, and the site lay at considerable distance from any known settlements and roads.
- 6.3.5 *The site has a low potential to contain remains dated to the early medieval period.* Throughout this period, the site was located at considerable distance from the known settlements and probably within pasture or woodlands.
- 6.3.6 *The site has a moderate potential to contain localised archaeological remains dated to the later medieval period.* By this time, road-side settlements had developed along Kentish Town/Highgate Road. Later cartographic evidence suggests that the site lay within fields between two settlements (Green Street and Kentish Town), but it is also possible that the site lay within the built area, or that intermittent building was spread all the way along the road. Agricultural features, such as pits and

ditches would be of **low** significance while any remains of settlement (footings, pits, etc) would be of **low** to **medium** significance depending on their nature and degree of preservation.

- 6.3.7 *The site has a high potential to contain archaeological remains dated to the post-medieval period.* By the 19th-century, a row of houses known as “Lower Craven Place” occupied the north-eastern edge of the site (demolished in the 1960s) with smaller houses (Prospect Place) in the south-western part of the site. The latter eventually gave way to small-scale industrial buildings and a chemical warehouse. Only part of the site of Lower Craven Place was subsequently built over, and the truncated remains of foundations and cellars may survive below-ground. The significance of any such remains is considered to be **low** based on their evidential and historical value.

7 Impact of proposals

7.1 Proposals

- 7.1.1 The proposed scheme comprises the demolition of the existing 20th-century buildings on the site and the construction of a new part five part seven storey residential building on Highgate Road in the northern part of the site (PCKO Architects, dwg SK400, rev A, date June 2013), and a new three storey community resource centre on Greenwood Place in the south-western part of the site (PCKO Architects, dwg SK100, rev E, date 19/07/13) (see Fig 16). The proposed community resource centre would have a basement in a small area in the north-west of the building (PCKO Architects, dwg SK104, rev A, date 18/07/13). Proposals for the residential building on Highgate Road do not include basements. Four and three lift shafts, respectively, are proposed for the community resource centre and for the residential building.
- 7.1.2 The section of the ground floor of the existing Deane House that is connected to the current Day Centre would be renovated (Philip Harvey, PCKO Architects, pers. comm.). The road and pavement of Greenwood Place would be upgraded (PCKO Architects, Greenwood Place Design Statement – Community Resource Centre at Greenwood Place). The removal of the existing road surface and pavement is anticipated, as is the laying of new services. Proposals for the residential building on Highgate Road do not include basements.
- 7.1.3 The details of the foundations of the proposed buildings are not known at this stage.

7.2 Implications

Above ground heritage assets

- 7.2.1 No buildings of heritage significance within the site will be adversely affected by the proposed development.
- 7.2.2 The principal impact of the proposed development upon the setting of nearby listed buildings is that relating to the adjacent Christ Apostolic Church. It is thought that the proposed development takes significant steps to mitigate any potential adverse visual impacts upon the setting of this building and in partially recreating the building's intended historic setting through the creation of a public space around it (PCKO 2013), the overall impact on the buildings setting is positive and the development can be seen as an enhancement. The heritage significance of the individual assets will be unaffected.

Buried heritage assets

- 7.2.3 The archaeological survival potential of the site is likely to be low for remains pre-dating the later 18th century. Palaeoenvironmental remains may be present in the northern and western edges of the site. The south-west of the site is characterised by 20th century industrial development, and it is likely that foundations for these substantial buildings will have either partially or wholly removed any archaeological material within their footprint. To the north-east, along Highgate Road, the main impacts to earlier archaeological survival will have been from the construction of late-18th or 19th century houses, some of which may have localised basements. These basements will have either partially or completely removed any archaeological material within their footprints. These terraced houses have since been demolished and in part replaced with the existing day centre. Remains of their foundations would be of low significance.
- 7.2.4 The road of Greenwood Place has not been built upon other than the construction of the road itself. Archaeological survival within its confines is expected to be greater, although the laying of services may have removed archaeological remains within

their extent, possibly to a depth of 1.0-1.5m below ground level.

Demolition

- 7.2.5 Demolition and site preparation, including the removal of the current basement slabs and foundations might, if it extended beyond modern made ground, truncate or remove entirely any archaeological remains adjacent.

Building foundations

- 7.2.6 The details of the foundations of the proposed buildings are not known at this time. If standard building foundations such as ground beams, floor slabs and raft foundations are used this would entail the removal of any archaeology within the footprint of each construction, to the maximum depth of the construction (typically no greater than 1.0–1.5m below current ground level). Significance would be reduced to negligible or nil. It is possible that the bases of deep cut archaeological features such as ditches, wells and building foundations would remain intact beneath the impact level, but their context could be lost.
- 7.2.7 If piled foundations are used any archaeological deposits within the footprint of each pile would be removed as the pile is driven downwards. The severity of the impact would depend on the pile size and pile density. In addition, where the piling layout is particularly dense, it is likely to make the surviving archaeological resource (potentially preserved between each pile) effectively inaccessible in terms of any archaeological investigation of the resource in the future.

Basement construction

- 7.2.8 The construction of the proposed basement in the north-eastern part of the community centre building on Greenwood Place would entirely remove or severely truncate any archaeological remains within its footprint. Significance would be reduced to negligible or nil.

Lift pits

- 7.2.9 The proposed lift shafts for the community resource centre and for the residential building would entail the excavation of lift pits. The excavation of these pits will have a localised impact; ie completely remove any archaeological remains within their footprint. Significance would be reduced to negligible or nil.

8 Conclusion and recommendations

8.1.1 The site does not contain any nationally designated (protected) heritage assets. The eastern part of the site lies within an archaeological priority area as defined by the LPA.

8.1.2 Table 2 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Palaeoenvironmental remains associated with the possible tributary of the Fleet (Moderate potential)	Low to medium	Building demolition, basement construction and new foundations could entirely remove or severely truncate the asset.
Footings of 19th-century houses known as Lower Craven Place on a panorama of about 1850 (High potential)	Low	Significance of asset reduced to nil or negligible
Previously unrecorded remains dated from the medieval period onwards (Low to moderate potential)	Uncertain, possibly low to medium	
Former parish church of Kentish Town (St John the Baptist), Grade II listed building immediately south of the site	High	New development takes steps to enhance streetscape Significance of asset unaffected
Former Forum Cinema, Grade II listed building south of former church (above)	High	New development takes steps to retain visibility of building and recreates town square historic setting. Setting of asset enhanced. Significance of asset unaffected

8.1.3 In light of the generally low potential of the site to contain archaeological assets of high significance, it is unlikely that the local authority would request site-specific evaluation of the site pre-determination of planning consent. It is possible that the local authority would request a trenching evaluation in order to establish the presence, depth and nature of any remains present within the site. This might include sampling of any palaeoenvironmental remains associated with the possible tributary of the River Fleet (which would also constitute mitigation). The exact course of the tributary would probably be clarified by searching archived records of the Metropolitan Commissions of Sewers in the 1850s, and the documentation of construction of the Midland Railway in the 1860s, as it would have been necessary to divert the water course around the railway cutting.

8.1.4 The results would allow an informed mitigation strategy to be drawn up in advance of development, in consultation with the LPA and English Heritage. Mitigation (if required) might comprise archaeological excavation and recording, and/or a watching brief during site preparation and ground reduction to ensure that any below-ground heritage assets of archaeological significance are not removed without record. Such work would normally be carried out in accordance with a Written Scheme of Investigation under the terms of a standard planning condition.

9 Gazetteer of known historic environment assets

- 9.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 1km-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 9.1.2 The GLHER data contained within this gazetteer was obtained on 16/08/2013 and is the copyright of English Heritage 2013.

Abbreviations

ASL – Archaeological Solutions Ltd

DGLA - Department of Greater London Archaeology

GLHER – Greater London Historic Environment Record

ILAU – Inner London Archaeological Unit

LAARC – London Archaeological Archive and Research Centre

MoLAS – Museum of London Archaeology Service (now named MOLA)

PCA – Pre-Construct Archaeology

HEA No.	Description	Site code/HER No.
1	210 Kentish Town Road, NW5 A watching brief was undertaken by PCA in 2008. This monitored the excavation of strip foundations around 1m wide and a maximum of 1.3m deep. Victorian period made ground and a north-south wall of a building constructed around 1870 were recorded	KTW08
2	Crown Place, 247–265 Kentish Town Road An evaluation by ASL revealed remains of 19th-century backyards, including two pits suggest quarrying and waste disposal.	CPL03
3	Grafton Road, Gillies Street, NW5 Chance finds by ILAU of 19th century/20th century pottery, recovered from allotments on the railway lands on Grafton Road/Gillies Street.	GGR75
4	94 Highgate Road, NW5 An investigation by DGLA in 1978. No further details on LAARC.	HG78
5	Mecca Betting Shop, Fortress Road, NW5 An investigation in 1977. No further details on LAARC.	FS77
6	Holloway School, Hilldrop Road, N7 UCL/Holloway School excavation in 2007 as part of a school archaeology project to a minimal depth of approximately 0.50m. No archaeological features or finds were retrieved.	HOA07
7	Possible site of Cantelow medieval manor house. The exact site and origins of the manor house are not known. The first known reference is in 1554.	082013
8	Fortess Road The line of medieval Fortis Lane.	080432
9	Green Street (medieval) Corresponds to present-day Highgate Hill. It also appears on Rocque's map to be a small hamlet on the road, a few miles to the north of Kentish Town.	082012
10	Wolsey Terrace Site of Old Farm house (medieval building), drawbridge, moat, pound, and toll house. Old Farm house was probably built on the site of the manor house and is believed to have been of similar design. It later became a tavern called the King's Arms, before it was demolished.	082010 08201002 08201001 080422
11	Erskine Road (corner of) Site of Kentish Town medieval manor house on the corner of Erskine Road. No details other than position are known. It was demolished to make way for the Old Farm house.	082011
12	Site of the Castle Tavern (medieval). The name led to mistaken references to a castle in the area. The original	082015

	tavern had large gardens and the River Fleet ran through them. The present building on the site was built in 1848. Popular folklore has it that the original tavern was a hunting lodge for King John, but there is no evidence to support this.	
13	Kentish Town Road The site of a medieval tavern. There is no evidence as to true date of this building. Some mistakes led to it being identified as the site of the Old Manor house. This is not the case, and it is probably of similar date to the Old Farm house	082014
14	Christ Apostolic Church (Former Church of St John), Highgate Road Grade II listed from 1783. Built on the site of the Kentish Town Chapel by James Wyatt. Rebuilt and extended 1843–5 by JH Hakewill.	1379013
15	The Forum, Highgate Road Grade II listed former cinema, now in use as a concert hall. From 1934 by J Stanley Beard and WR Bennett.	1379018
16	St Albans Villas, 3 to 6, Highgate Road Grade II listed, two pairs of linked semi-detached villas from the mid-19th century.	1379017
17	1 to 7, Highgate Road Four Grade II listed terraced houses. From c 1786 with early 19th century alterations	1378940
18	Bull And Gate Public House, 389, Kentish Town Road Grade II listed public house. Dated 1871 with minor later alterations.	1391501
19	44–94, Fortess Road Grade II listed symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays, from the early 19th century.	1113016
20	Numbers 64 and 66 and attached railings, Highgate Road Two Grade II listed semi-detached houses from the early 19th century.	1378942
21	68 and 70, Highgate Road Two Grade II listed semi-detached houses from the early 19th century.	1378943
22	Gordon House Road, Lissenden Gardens [Thames Water Site], London, NW5 A watching brief was undertaken by PCA in 2008 and 2009. A dump layer dating from the late 19th or early 20th century was found along with a cast iron pipe of the same date. These were covered by modern made ground and the area of investigation had been severely truncated by modern services.	LSG09 MLO102536

10 Planning framework

10.1 Statutory protection

Planning (Listed Buildings and Conservation Areas) Act 1990

- 10.1.1 The Act 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.

10.2 National Planning Policy Framework

- 10.2.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).
- 10.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

Para 127. 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 128. 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 129. 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. 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 131. In determining planning applications, local planning authorities should take account of:

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

Para 132: 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 134. 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 securing its optimum viable use.

Para 135. 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 affect directly or indirectly 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 136. Local planning authorities should not permit 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 137. 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 or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area 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 133 or less than substantial harm under paragraph 134, 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 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. 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.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.

10.3 Greater London regional policy

The London Plan

10.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:

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.

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.

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.

10.4 Local planning policy

10.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

10.4.2 Camden Borough Council's LDF replaced its UDP in November 2010. As part of the LDF the Core Strategy Policy CS14 - Promoting high quality places and conserving, our heritage, relates to the historic environment:

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing 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;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

10.4.3 Policy CS14 is implemented through Development Policy DP25 - Conserving Camden's heritage:

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Archaeology

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

11 Determining significance

11.1.1 '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.

11.1.2 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 English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International / national)
English Heritage 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 (ie 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

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

- 11.1.4 Built heritage and above ground archaeological remains (eg earthworks and landscapes) are visible and tangible and, where appropriate, significance is considered in more detail. 'Built heritage' refers to those aspects of the buildings visible on the site that possess noteworthy architectural or historic interest. These aspects of the buildings have been identified and their interest has been rated very broadly, using the published criteria for statutory listing of buildings for their special architectural or historic interest, in English Heritage 'conservation principles' (EH 2008) and applicable guidance published by English Heritage on selecting buildings for listing (or designation as heritage assets) (2007) and on investigating and recording buildings archaeologically (2006). Criteria for listing includes:
- 'architectural interest:... of importance to the nation for... their architectural design, decoration and craftsmanship; ...important examples of particular building types and techniques... and significant plan forms;
 - 'historic interest: ... illustrate important aspects of the nation's social, economic, cultural or military history;
 - 'close historical association with nationally important people or events;
 - 'group value, especially where buildings comprise an important architectural or historic unity or a fine example of planning...'
- 11.1.5 Evidential and aesthetic values correspond most closely to architectural interest, in terms of the published criteria for listing, while historical and communal values correspond to historic interest. These values emphasise national importance as being necessary for statutory listing, but are also useful in considering the particular architectural or historic interest of any building or structure.

12 Non-archaeological constraints

- 12.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 12.1.2 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 recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, 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.

13 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 (eg 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 (eg 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 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and English Heritage. 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>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 (ie 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 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>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 Monuments Record (NMR)</i>	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country SMR/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 English Heritage.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie 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, eg 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>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'

14 Bibliography

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14.2 Other Sources

British National Copyright Library, London
 Greater London Historic Environment Record
<http://www.british-history.ac.uk>
 London Archaeological Archive and Research Centre
 National Monuments Record, Swindon

14.3 Cartographic sources

Rocque, 1746 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round', reproduced in Margary, H, 1971 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round' by John Rocque
 Survey of London, 1938 vol 19: *The parish of St Pancras, part 2: Old St Pancras and Kentish Town*, 52–9 (<http://www.british-history.ac.uk/report.aspx?compid=64862>, accessed 26 May 2010)

Ordnance Survey maps

Ordnance Survey 1st edition 25" map (1869)
 Ordnance Survey 2nd edition 25" map (1894)
 Ordnance Survey 3rd edition 25" map (1915)
 Ordnance Survey 1:1250 scale map. Sheets TQ2885 SE (1953) (1965) 1979)

Geology map

British Geological Survey 1:50,000 map, sheet 256

Engineering/Architects drawings

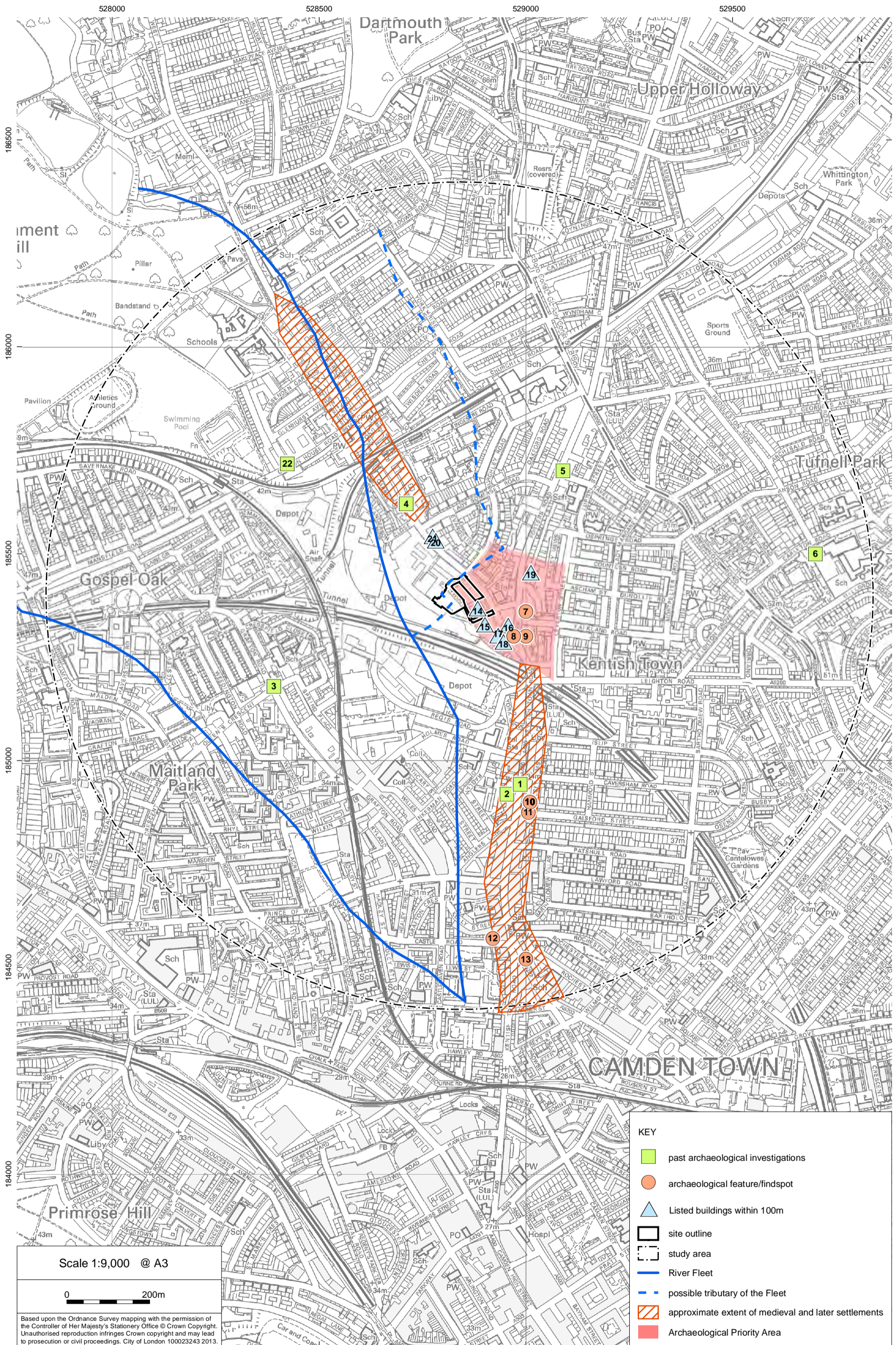
PCKO Architects, dwg SK100, rev E, date 19/07/13
 PCKO Architects, dwg SK104, rev A, date 18/07/13
 PCKO Architects, dwg SK400, rev A, date June 2013
 PCKO Architects, Greenwood Place Design Statement – Community Resource Centre at Greenwood Place

14.4 Available site survey information checklist

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



Fig 1 Site location



CAMD1177HEA13H02

Fig 2 Archaeological features map

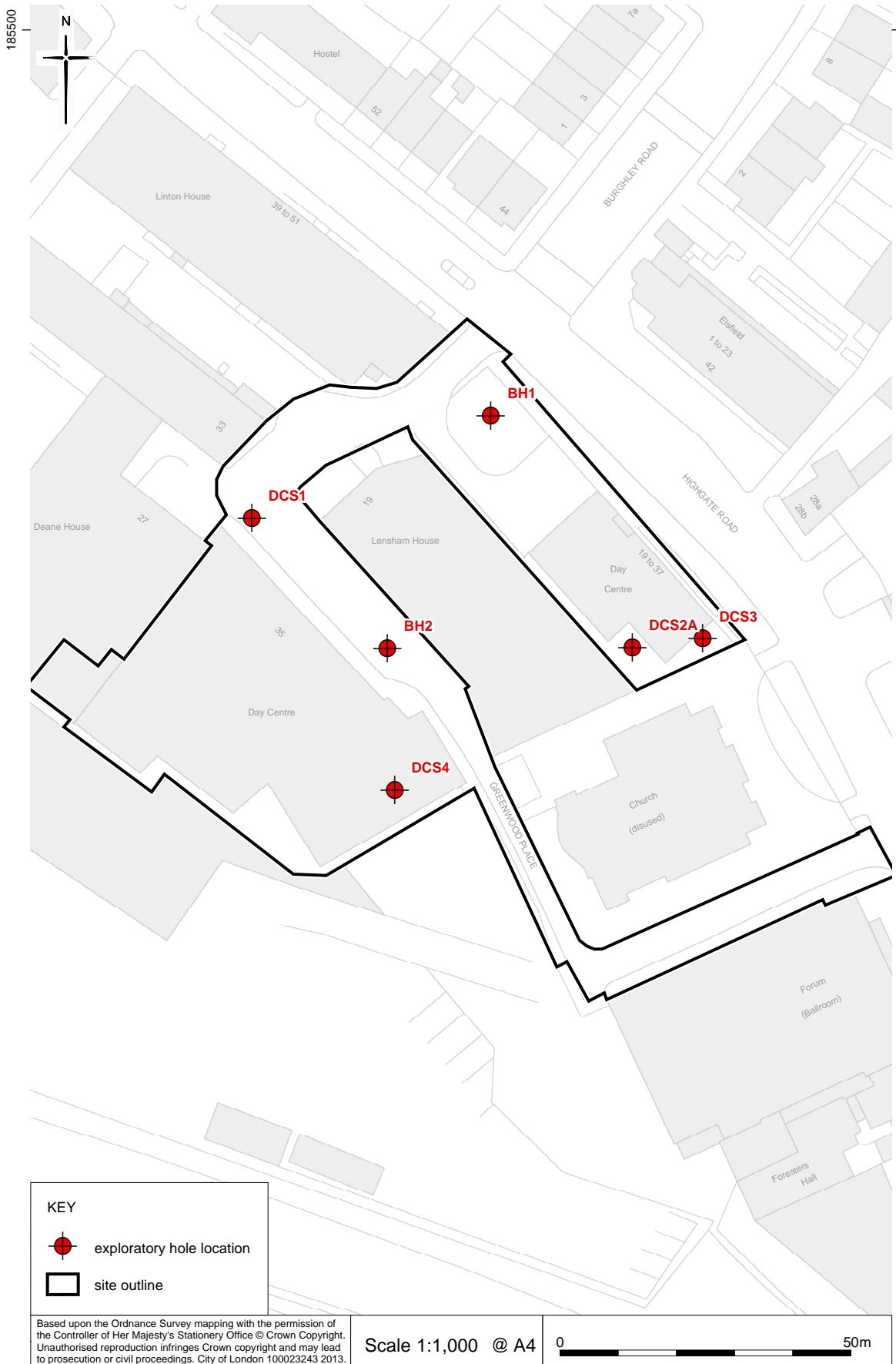


Fig 2a Location of geotechnical exploratory holes (Campbell Reith, dwg GIS012, rev B, date 13/08/13)

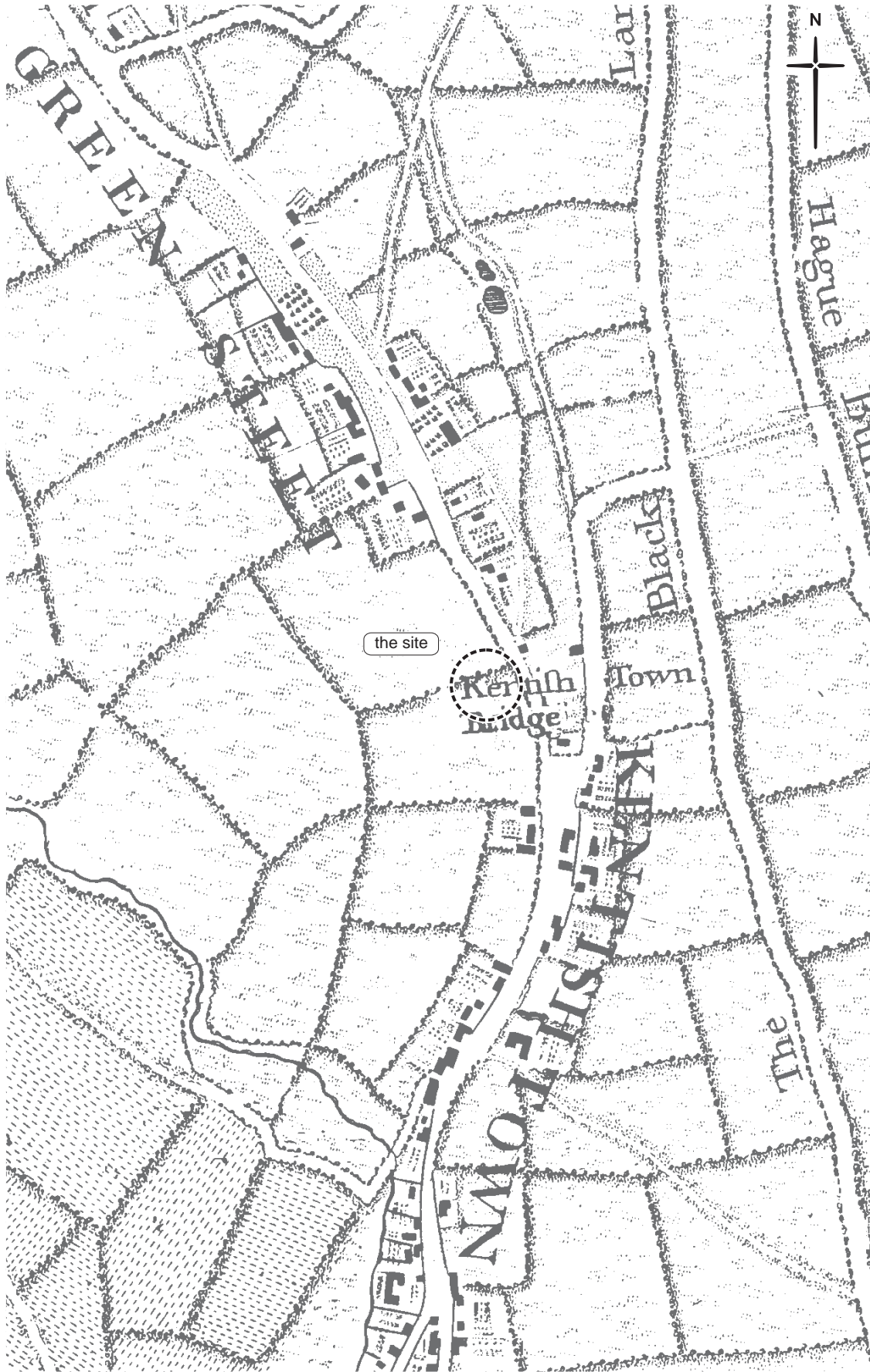


Fig 3 Rocque's map of 1746

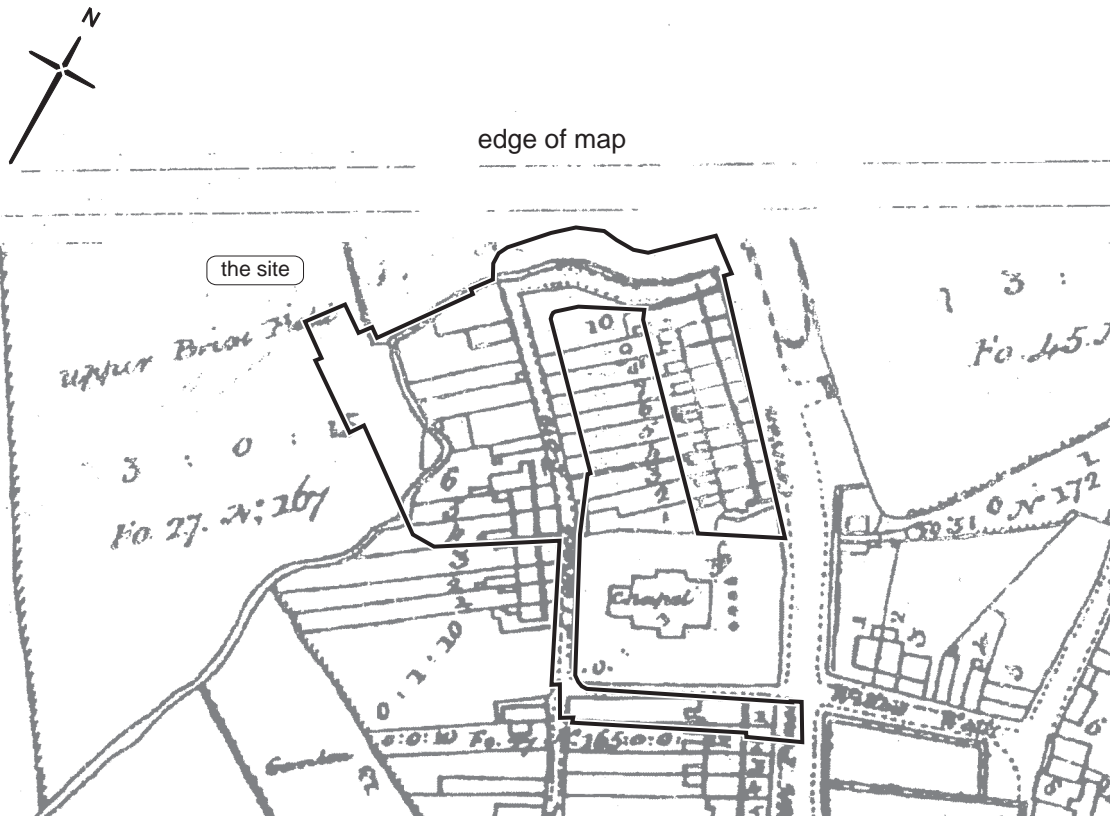


Fig 4 Tompson's map of the parish of St Pancras, c 1800 (from Richardson 1997, 11)

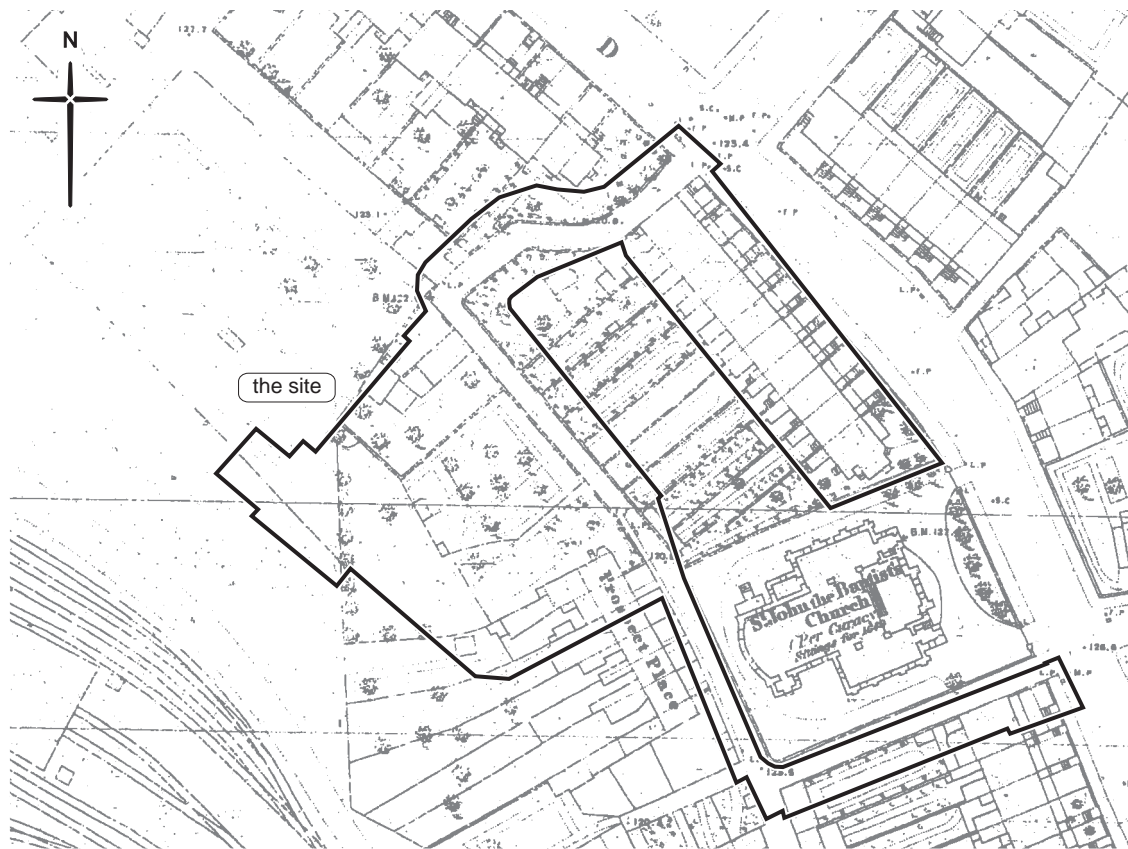


Fig 5 Ordnance Survey 1st edition 25" map of (1869) (not to scale)

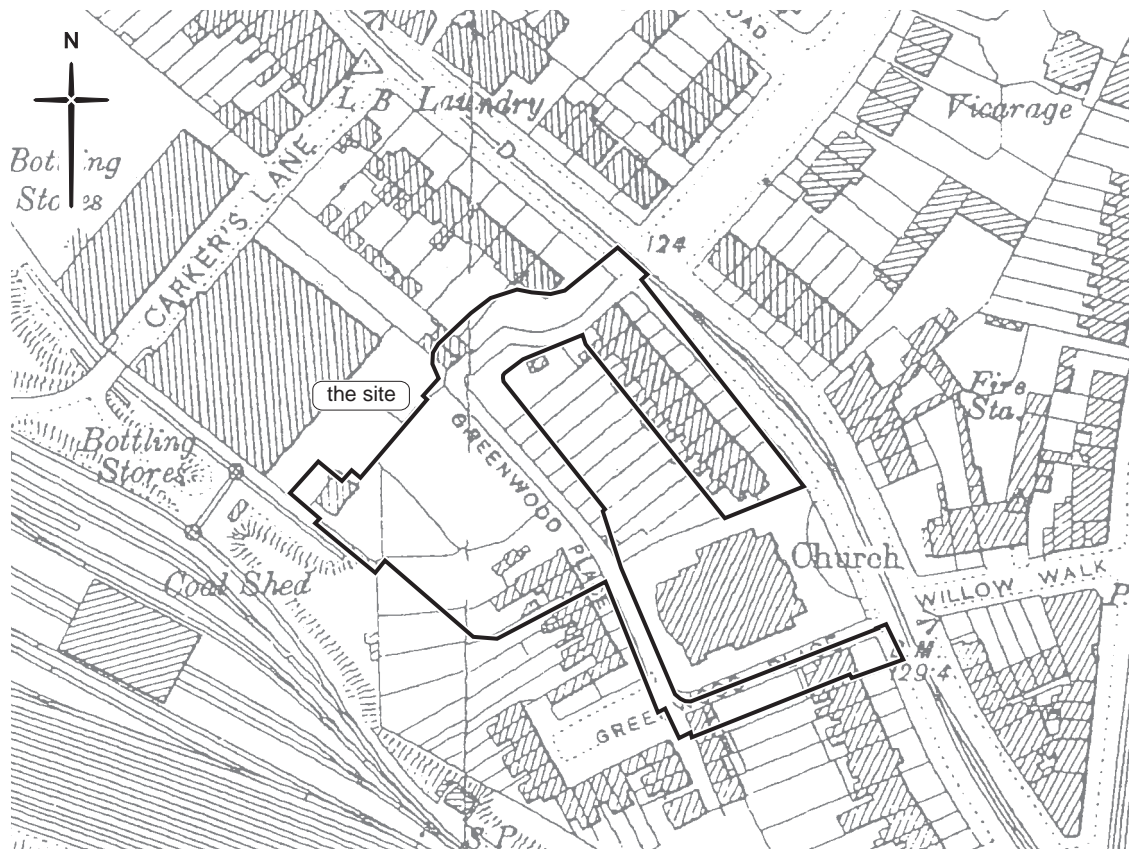


Fig 6 Ordnance Survey 2nd edition 25" map (1894) (not to scale)

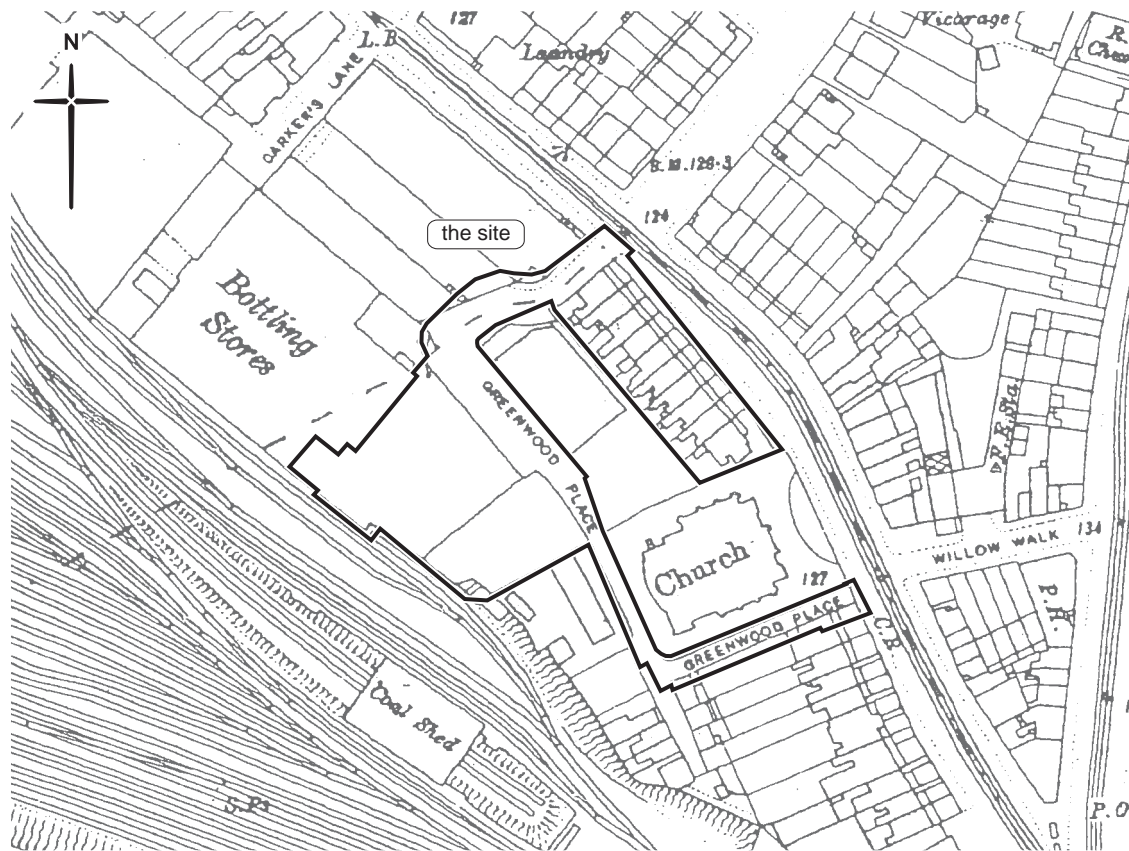


Fig 7 Ordnance Survey 3rd edition 25" map (1915) (not to scale)

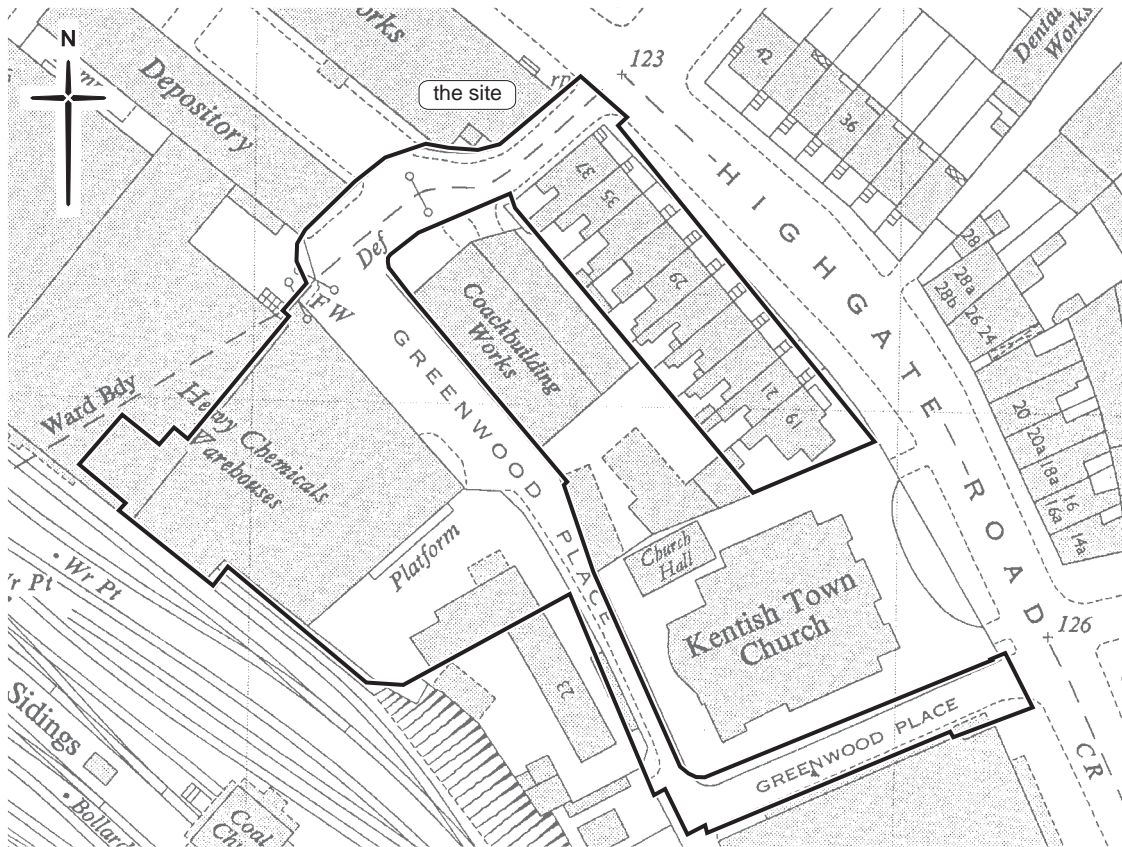


Fig 8 Ordnance Survey 1:1250 scale map (1953) (not to scale)

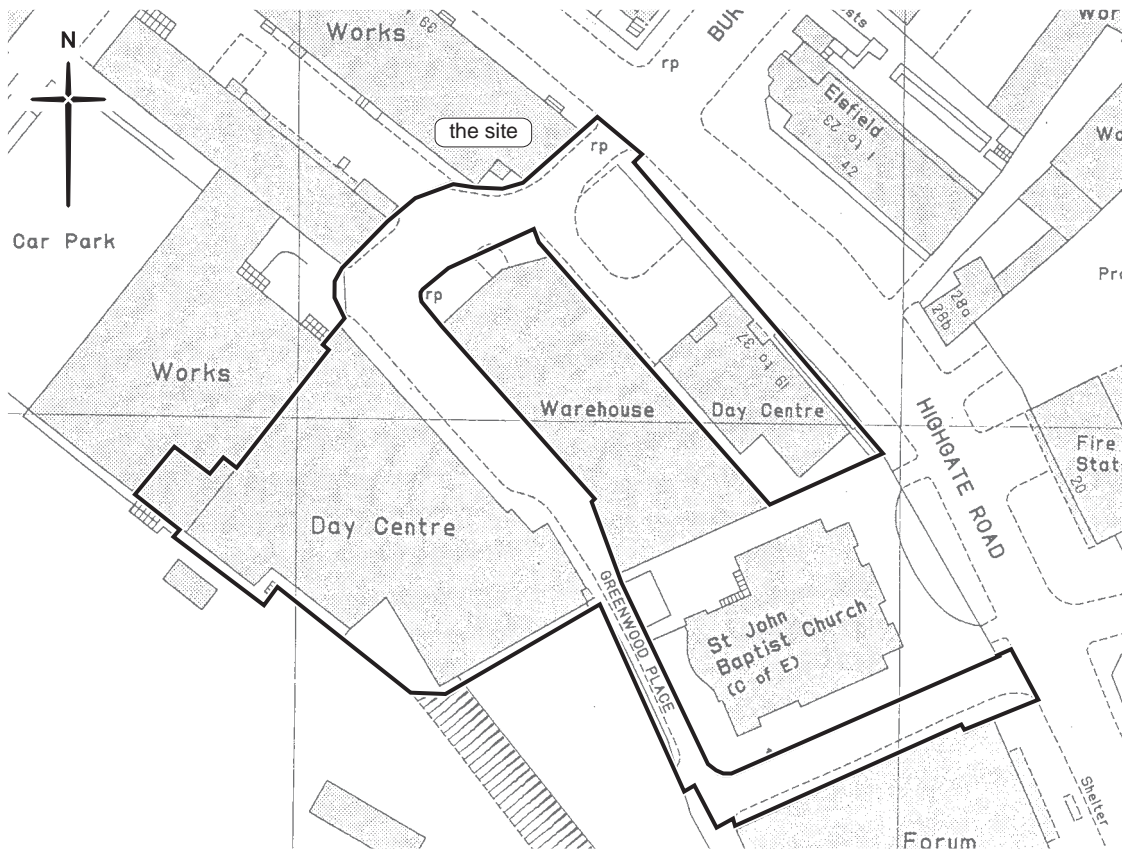


Fig 9 Ordnance Survey 1:1250 scale map (1979) (not to scale)



Fig 10 The southern end of Highgate Road, looking north, showing two listed buildings on the west side of the road (the Forum cinema and the parish church, and the site directly beyond (MOLA, 2010)



Fig 11 The site fronting on to the west side of Highgate Road, looking south, with two listed buildings visible beyond (MOLA 2010)



Fig 12 The central stretch of Greenwood Place, looking south-east, with A&A Self-storage (19 Greenwood Place) on the left and The Camden Society (37 Greenwood Place) on the right (MOLA, 2010)



Fig 13 Southern end of Greenwood Place, looking south-east (MOLA, 2010)



Fig 14 Former Greenwood Day Centre at 25 Greenwood Place, looking south-west (MOLA, 2010)



Fig 15 The Camden Society at 37 Greenwood Place with Deane House (27 Greenwood Place) behind, looking north (MOLA, 01.08.2013)

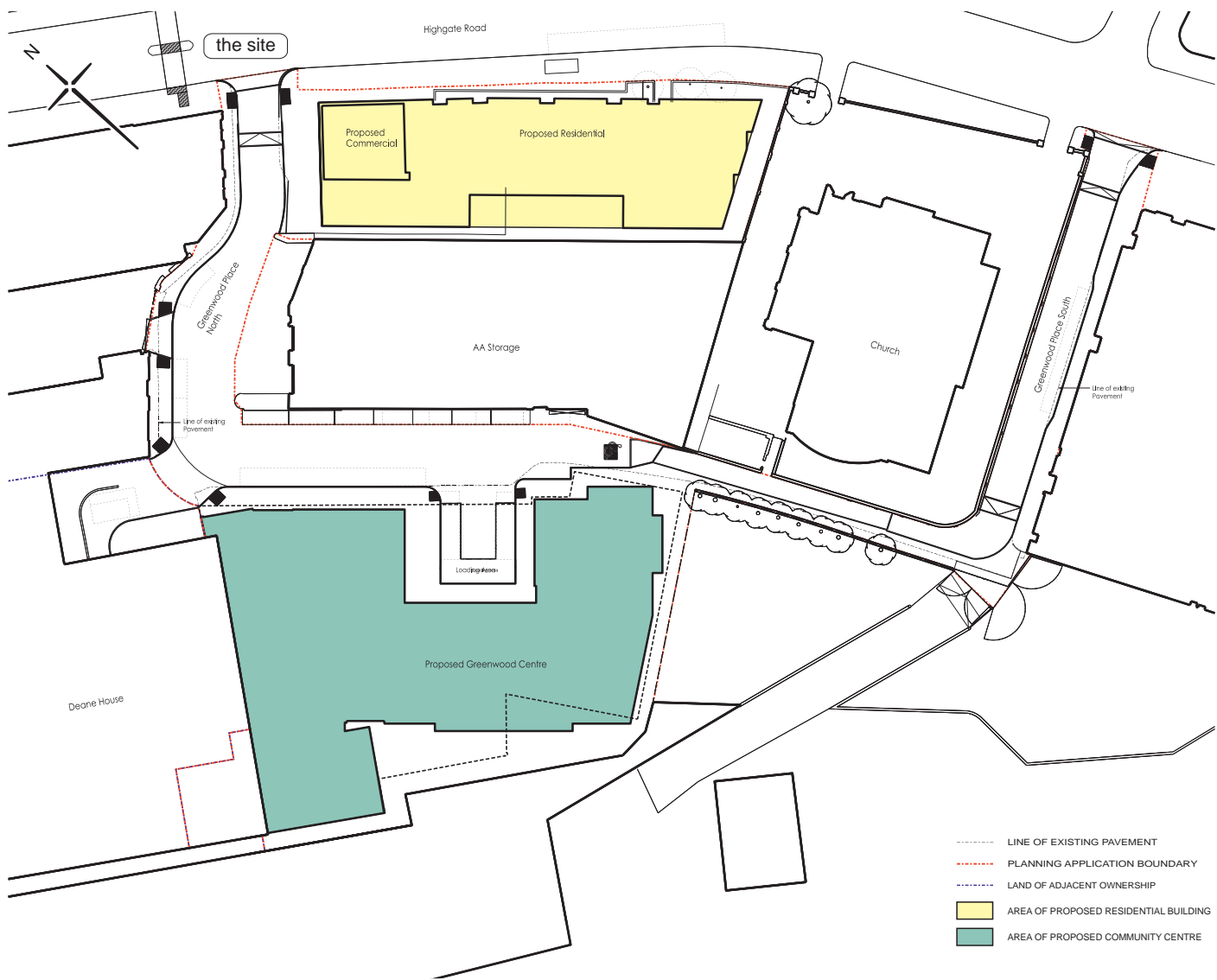


Fig 16 Proposed site layout (PCKO Architects, dwg 1213 SK 002, Rev B, date 09/08/13)

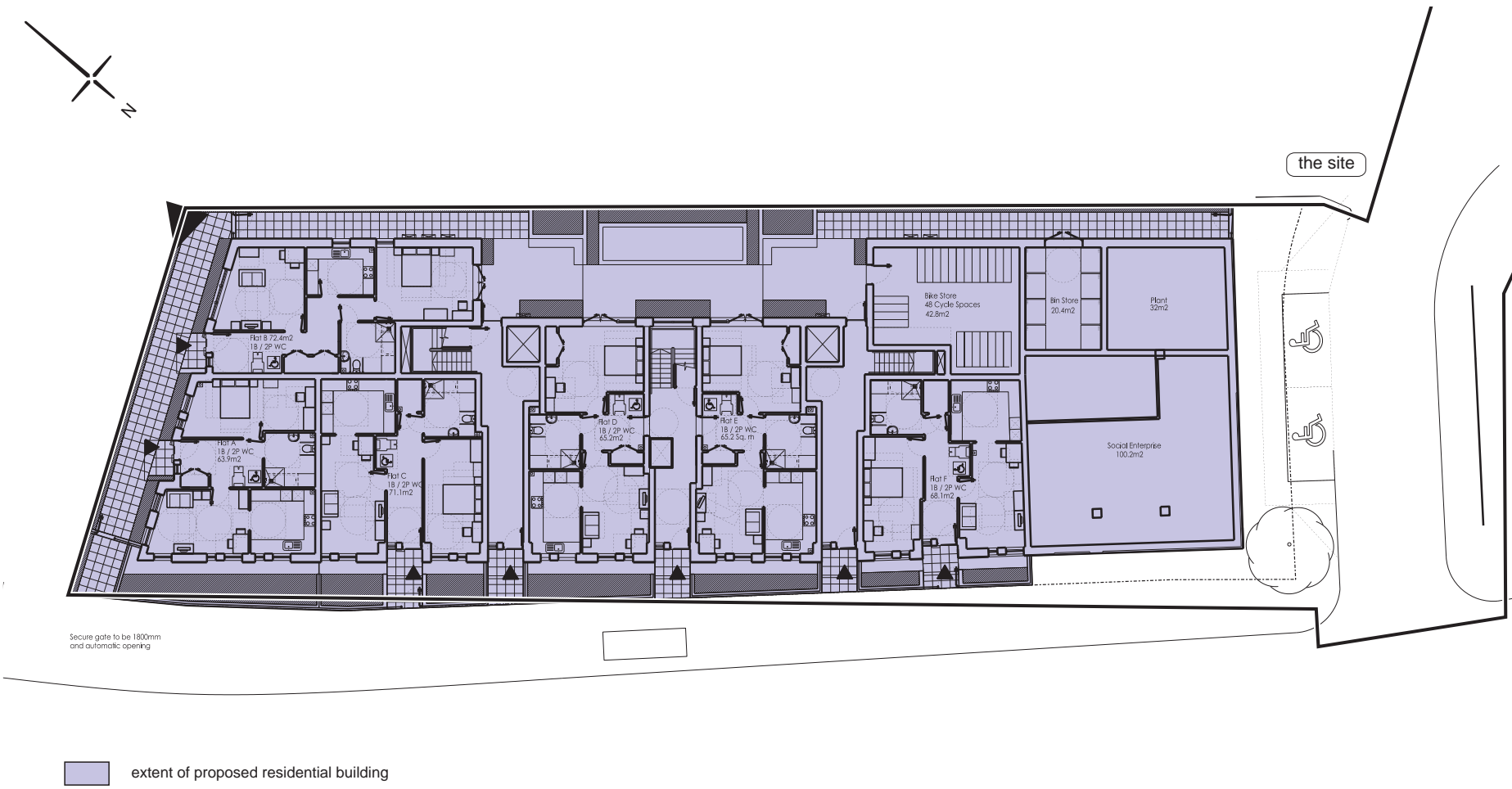


Fig 17 Proposed ground floor of the residential building (PCKO Architects, dwg SK 400, Rev A, date June 2013)

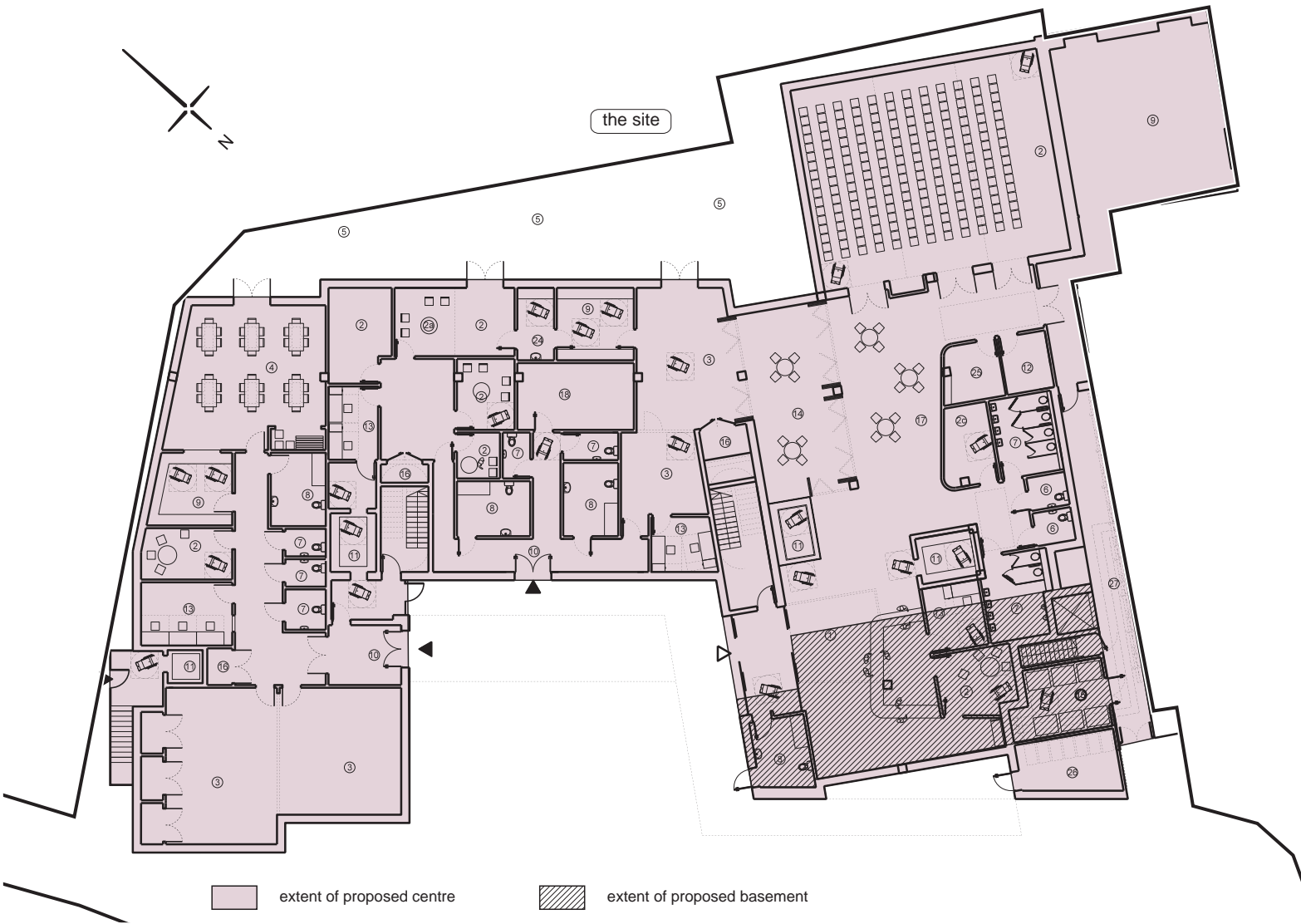


Fig 18 Proposed ground floor and basement of the community centre (PCKO Architects, dwg SK 100, Rev E, date 19/07/13)