



ARCHAEOLOGICAL DESK BASED ASSESSMENT

Parker House Parker Street London

October 2012

Local Planning Authority: London Borough of Camden

Site centred at: TQ 304 813

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EXECUTIVE SUMMARY

- Land at Parker House, Parker Street, within the London Borough of Camden, has been reviewed for its below ground archaeological potential.
- The site is considered to have an archaeological potential for a number of archaeological periods. Most notable is the archaeological potential considered at the site for remains associated with the Anglo-Saxon settlement of *Lundenwic*.
- Past-post depositional impacts within the study site are considered to have been severe
 in localised areas, but archaeological horizons are expected to be present at the site at
 some depth.
- Redevelopment proposals at the site include the creation of a basement level.
- Considering the perceived archaeological potential for the site and the anticipated extent of impacts from the proposed development, it is considered that the development proposals are likely to have archaeological impact.
- Accordingly, further archaeological works will be required at the site in order to facilitate redevelopment. Due to the physical constraints of the site and the perceived depth at which the archaeology is expected to exist, it is anticipated that any further archaeological works will initially comprise monitoring of intrusive investigations followed by a programme of monitoring and/or targeted archaeological excavation during development groundworks.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched and prepared by Matthew Smith, of CgMs Consulting on behalf of EC Harris.
- 1.2 The subject of this Assessment comprises the site of Parker House, Parker Street, within London Borough of Camden. The site is bordered by Macklin Street and St Josephs Primary School to the north, the London Theatre to the south-west, by Parker Street itself to the south-east and by 39-41 Parker Street to the north-east. The site is centred at NGR TQ 304 813.
- 1.3 The site is located within an Archaeological Priority Area for the London Suburbs as defined by Camden Development Plan Policies. Accordingly, EC Harris have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 This Desk-based Assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including the Camden Local Studies Library. The report also includes the results of a comprehensive map regression exercise.
- 1.5 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 <u>DEVELOPMENT PLAN FRAMEWORK</u>

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The Practice Guide issued in support of PPS5 is still valid however, and English Heritage have provided documentation translating former PPS5 policy into its NPPF counterpart.
- 2.2 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.
- 2.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of

evidence about the substance and evolution of places, and of the people and cultures that made them.

- 2.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.7 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.8 In short, government policy provides a framework which:
 - Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
 - Protects the settings of such designations
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.9 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.10 The relevant Strategic Development Plan framework is provided by the London Plan published 22 July 2011. Policy relevant to archaeology at the site includes:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY

OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.

B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.

PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.

LDF PREPARATION

- F. BOROUGHS SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.
- G. BOROUGHS, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.
- 2.11 The Camden Unitary Development Plan (UDP) 2006 has been replaced by the Core Strategy and Development Policies LDF documents as of 8 November 2010. The following Development Policy relates to Archaeology:

DP25 CONSERVING CAMDEN'S 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.

2.12 Map 4 (Archaeological Priority Areas) of the Camden Development Policies shows the site as being located within an Archaeological Priority Area.

- 2.13 In terms of designated heritage assets, as defined above and as shown on Figure 2, no Scheduled Ancient Monuments, Historic Battlefields or Historic Wreck sites have been identified within a one kilometre radius of the study site.
- 2.14 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the sites archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 **Geology**

- 3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin.
- 3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London) which shows the site to lie within an area of drift geology of Lynch Hill Gravels, defined as 'Post-diversionary River Terrace deposits: gravel, sandy and clayey in part', above the London Clay.
- 3.1.3 No site-specific geotechnical data is currently available.

3.2 **Topography**

- 3.2.1 The ground level at site is situated at 23m AOD in an area which has been heavily altered topographically by modern development.
- 3.2.2 The modern course of the River Thames is situated approximately 700m to the southeast of the site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

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P	r	P	h	ı	S	h	n	r	ı	C

Palaeolithic	450,000	-	12,000	ВС
Mesolithic	12,000	-	4,000	ВС
Neolithic	4,000	-	1,800	ВС
Bronze Age	1,800	-	600	ВС
Iron Age	600	-	AD	43

Historic

Roman	AD 43 -	410
Anglo Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1749
Modern	AD 1750 -	Present

4.2 **Introduction**

- 4.2.1 What follows comprises a review of archaeological findspots within a 250m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the late fifteenth century onwards until the present day. A gazetteer of the records contained on the GLHER within the search area is contained within Appendix 1 of this report.
- 4.2.2 In terms of designated heritage assets, as defined above and as shown on Figure 2, no Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck designations lie within the study area. The site does lie within an Archaeological Priority Area as defined on the Camden Development Policies Proposals Map.
- 4.2.3 In general the GLHER findspots relate to finds of Anglo-Saxon material focussed to the south and west of the site. However, evidence is also present on the GLHER for a range of archaeological periods within the study area.

4.2.4 The map regression demonstrates that the site has been developed since at least 1682 and has undergone a number of redevelopments and alterations.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

- 4.3.1 Quantities of Palaeolithic handaxes have been found in the Lynch Hill and Hackney Gravels from Hyde Park to Bloomsbury and Hackney, suggesting utilisation of this area by bands of hunter gatherers (Wymer 1999: 63).
- 4.3.2 Traces of a stream together with an associated waste flake dated to the Palaeolithic period were identified at Aviation House to the northeast of the study site (MLO73557, MLO75120), and at Stukeley Street to the north of the site (MLO71897). Possible Palaeolithic material has been identified at Drury Lane to the south of the site (MLO25623), and handaxes have been found at High Holborn to the north (MLO17693). At least 5 handaxes were identified at the corner of Kingsway and Great Queen Street to the east (MLO16891). A number of Palaeolithic lithic tools have been uncovered during building works on Kingsway near the Aldwych (MLO17687). The lithic implements found include a core and two handaxes, possibly found within a deposit of Langley Silt Complex.
- 4.3.3 Based on the known evidence, the potential of the study site for the Palaeolithic can be identified as moderate for individual examples of flintwork artefacts.
- 4.3.4 No definite finds of Mesolithic date have been identified within the study area but a blade core thought to be either of Mesolithic, Neolithic or Bronze Age date was discovered during the creation of the Kingsway (MLO17687). In view of the low quantity of evidence, a low archaeological potential can be considered for the Mesolithic period at the study site itself.

4.4 **Neolithic, Bronze Age and Iron Age**

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and

- other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.4.3 There are no finds of the Neolithic recorded on the GLHER for the 250m study radius of the site.
- 4.4.4 A residual sherd of Late Bronze Age pottery was identified during archaeological investigations at Keeley Street to the southeast (MLO78301).
- 4.4.5 Two residual sherds of Iron Age pottery were found during evaluation at 66-68 Great Queen Street to the south of the site (MLO67783).
- 4.4.6 In view of the paucity of finds in the surrounding area a relatively low archaeological potential can be identified for these periods at the study site itself.

4.5 **Roman**

- 4.5.1 New Oxford Street leading into High Holborn, to the north of the site, follows the route of the London to Silchester Roman Road (MLO17773) (Margary 1955). Typical archaeological features associated with Roman roads can include evidence for occupation activity and settlement, and can include ditches and land/agricultural divisions, together with quarry pits, burials and stray finds.
- 4.5.2 The stream identified at Aviation House to the northeast of the study site had associated Roman material including ditches and gullies with finds dating to the 1st-2nd Centuries AD, together with a compacted gravel surface post dating 140 AD (MLO75121-2).
- 4.5.3 Roman quarry pits backfilled with domestic refuse were identified at the Holborn Town Hall site to the north of the study site (MLO76215, MLO68157). Rubbish pits of probable Roman date were identified at Keeley Street to the southeast (MLO78302).

- 4.5.4 Individual finds of Roman date within the study area include part of a Roman tombstone at Barter Street to the north, 'twenty five feet deep (c.7.6m) in the modern backfill of a sewer' (MLO17778). The foot of a life size bronze statue together with a brooch found on the Kingsway, to the east of the study site (MLO6175, MLO11190). A Roman cremation was discovered during the construction of Holborn Station in 1908 (MLO69168).
- 4.5.5 The city of *Londinium* to the east of the study site formed the principal focus of settlement and activity during the Roman period. Nevertheless, in view of the finds noted above the potential of the study site can be categorised as moderate.

4.6 **Anglo Saxon**

- 4.6.1 The study site is located in close proximity of the putative eastern boundary of the nationally important Middle Saxon Mercantile settlement of *Lundenwic*. It is thought that *Lundenwic* was established by c.600 AD and during the 7th and 8th centuries grew into a major trading port (*wic*). Similar settlements are known at Southampton (*Hamwic*), Ipswich (*Ipeswic*) and York (*Eoforwic*). The site of *Lundenwic* has been known since the mid 1980's and is now documented from numerous archaeological interventions.
- 4.6.2 Truncated deposits containing pottery dated to c.650-1150 AD and animal bone were identified at 27-29 Macklin Street, c.60m north of the study site in 1989 (MLO2220).
- 4.6.3 Archaeological works at 107-115 Long Acre to the south of the site has identified remains including pits and a road, dated to the Anglo-Saxon period (MLO73607-8). Further evidence from Long Acre was at 67-68 where daub, cobbled yard surfaces, Saxon burials and rubbish pits were amongst the finds (MLO58048, MLO58051).
- 4.6.4 Evidence from Drury Lane to the south and east of the site includes settlement evidence from 55-57, where Mid-Saxon pits, wells, postholes and a beam slot, possibly indicating a rectangular post-built structure, were found. Finds from the site included pottery, burnt daub, loom weight fragments, metal objects, animal bone and oyster shells. An Iron working site dated to the Saxon period have been identified at 44-46 Drury Lane to the southeast of the site (MLO19234). A Middle Saxon pit was identified at 141-142 Drury Lane (MLO98082) as well as a whole chaff tempered pot found at a depth of 12 feet (c.3.6m) below existing ground level (MLO3760).

- 4.6.5 Further evidence of Saxon settlement evidence has been identified at 66-68 Great Queen Street to the east of the study site (MLO73918) and at Keeley Street to the southeast (MLO78303).
- 4.6.6 Saxon pits have been located from Dryden Street to the south (MLO98887), Endell Street to the east (MLO75821) and Wild Street to the south-east (MLO58033).
- 4.6.7 In view of the background to the study area and the finds evidenced within it, the potential of the study site for the Anglo-Saxon period can be defined as moderate-high. It can be anticipated that remains of Saxon date may survive at depth beneath the site.

4.7 **Medieval**

- 4.7.1 *Lundenwic* had passed out of use by c.900 AD when the City of London was reestablished as an urban settlement. Much of the former settlement became farmland, which typically shows up in the archaeological record as cultivation soil.
- 4.7.2 Medieval cultivation soil has been identified at the Aviation House site to the northeast, with abraded pottery (MLO73559, MLO68158), at the Holborn Town Hall site to the north (MLO74070-1, MLO75183), at 107-115 Long Acre to the south (MLO73607-8) and at Keeley Street to the southeast (MLO78304).
- 4.7.3 Archaeological work in 1989 at 27-29 Macklin Street c.60m to the northeast of the study site revealed very truncated features cut into the natural geology. Most of the finds were dated to 1550-1900, but there was apparently much re-deposited pottery dated to the twelfth century AD (MLO22219).
- 4.7.4 Work at Hanover Place, Floral Street and Long Acre to the south of the study site revealed a well dated to the early medieval period (MLO77514).
- 4.7.5 Roads within the vicinity of the study site with probable medieval origins include Drury Lane to the south (MLO16715).

- 4.7.6 Medieval finds from the area include human remains of a trepanned skull of an adult female found at Drury Lane (MLO071744) and pottery and ceramic building material from the site of St Pauls Hospital to the east (MLO73525).
- 4.7.7 Given the nature of the finds above, particularly the results from 27-29 Macklin Street, a moderate potential for finds of medieval date can be ascribed to the study site. As with the Saxon period these finds may be at some depth below the site and in a disturbed condition.

4.8 **Post Medieval and Modern (including map regression exercise)**

- A.8.1 Ralph Agas Map of 1570 (Fig. 3) shows the study site undeveloped, lying east of Drury Lane and south of Holborn. The area bounded by Macklin Street, Shelton Street, Newton Street and Parker Street formerly lay within Rose Field, an area of six acres attached to the Rose Inn. The earliest reference to Parker Street (formerly Parker's Lane) so far discovered, belongs to February1620, when mention was made of "a way or passage of twenty feet broad, lately marked out by the said Walter Burton, leading from Drury Lane to and through the ground of the said Sir Charles Cornwallis, knight, towards Holborn." (fn. 27) The "marking out" of Parker Street took place therefore between July, 1615, and February, 1620 (from: 'Site of Rose Field: Macklin St., Shelton St., Newton St. (part) and Parker St. (part)', Survey of London: volume 5: St Giles-in-the-Fields, pt II (1914), pp. 27-32).
- 4.8.2 Morgan's Map of 1682 shows the study site itself was occupied by buildings on either side of St Thomas Street. The site was not on the frontage of Parker Street until street alterations prior to 1923 (see below). No change is shown on a Map of the Parish of St Giles, dated 1720 (Fig. 5), or John Rocque's Survey of London, 1745 (map not reproduced here).
- 4.8.3 Recent archaeological investigations at 15-17 Macklin Street, 50m to the north of the site, revealed post-medieval occupation of the 17th and 18th Centuries overlying intact horizons of horticultural or garden soil, of which natural geology was discovered present beneath (C. Mayo, Pre-Construction Archaeology, Pers Comm.).
- 4.8.4 Hewitt's Map of 1815 (Fig. 5) shows the study site in some detail. The street name which the site overlies has evolved to *King Street* and the site appears to be occupied

- by residential housing. The 1862 Stanford Map (Fig. 7) shows the southern part of the site as have being occupied by the National School.
- 4.8.5 The First Edition Ordnance Survey (Fig. 8: 1871) provides more detail and shows the study site occupied by many buildings located on either side of King Street.
- 4.8.6 The 1888 GOAD Insurance Plan (Fig. 9) identifies the use of the buildings within the study site. To the north of the former Kings Street the site was comprised of 12 buildings of 3 storeys and an attic. To the south of the road four further tenements are present along with such building uses as a smithy, a public house, a modellers, a printing engineers and a cornice pole factory which is the only building to be shown within the site as having a basement.
- 4.8.7 The Goad Insurance Plan from 1923 (Fig. 10) shows that complete change has occurred on the site. The main body of the site is now the Municipal Lodging House, which from the widening of Parker Street and the removal of King Street now has a southern street frontage. The new 'E' shaped building was completed in 1893 and originally contained beds for 345 men (MLO103556). The Goad map records the kitchens at the west of the site and records 'long galleries with iron fitted cubicles' which were an addition in 1905 when a second floor was added. The HER record of the building is contained within Appendix 2 of this report. The very west of the site is recorded as individual workshops at this time.
- 4.8.8 The 1952 Ordnance Survey (Fig. 11) shows the new extent of the Lodging House and no further change to the site is shown on mapping up until the present day (1973: Fig. 12, 1993: Fig. 13).
- 4.8.9 The study site is shown developed as early as 1682, and has been shown to have been redeveloped several times since. The ground plan of the site as it exists today appears to have stabilised in the nineteenth century. The potential of the study site for the post medieval and modern periods can therefore be anticipated to relate to surviving traces of earlier phases of development, where not truncated by later and existing buildings.

4.9 **Assessment of Significance**

- 4.9.1 Overall it would appear that archaeological remains are likely to be present at the site as either a moderate archaeological potential or above is considered for the Palaeolithic, Roman, Anglos-Saxon, medieval and post-medieval periods.
- 4.9.2 Accordingly, if remains were to be present it is considered these would generally be of local significance for all periods except the Anglo-Saxon period. If Anglo-Saxon remains associated with *Lundenwic* settlement were to be present to present, such remains could be considered to be of a higher (regional) significance as they may provide further information on the understanding and development of Anglo-Saxon London.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 <u>Site Conditions</u>

- 5.1.1 The site is currently occupied by the four storey building of Parker House (Figs. 14 and 15, Plates 1, 2 and 3). The site is recorded as having no basement.
- 5.1.2 Previous development at the site is considered to have had moderate/severe archaeological impacts. Although no basement is associated with the current building of Parker House, earlier phases of development on the site in certain areas have been shown to have been basemented. Also, such areas of the site have been used as engineering works and a public house which are likely to have had cellars of some sort extending beneath ground level.
- 5.1.3 The construction and subsequent demolition of a number of phases of buildings formerly occupying the study site can be considered to have had a cumulative negative archaeological impact.

5.2 <u>The Proposed Development</u>

- 5.2.1 Development proposals are for the redevelopment of the site to enhance and improved how the hostel is experienced. Proposals are also for the creation of a number of residential units at the site (Fig. 16). In structural terms proposals involve the extension of the building at the rear (north) (Fig. 17) and for the creation of a basement level across the site (Fig. 18).
- 5.2.2 This assessment has established that the site is considered to have an archaeological potential for remains of the Palaeolithic, Roman, Anglo-Saxon, medieval and post-medieval periods.
- 5.2.3 This assessment has revealed that severe below ground impacts are expected to have been localised within the site. Nearby recent archaeological investigations have also revealed that archaeological horizons are likely to exist at depth beneath the site.

5.2.4 Accordingly, it is considered that due to the perceived archaeological potential, and the nature of the proposed development at the site, that an archaeological impact is likely to occur during the redevelopment proposals.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land Parker House, Parker Street, within the London Borough of Camden, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 The study site is considered to have a potential for the Palaeolithic, Roman, Anglo-Saxon, medieval and post-medieval archaeological periods. Most notable is the archaeological potential of the site to contain remains associated with the Anglo-Saxon settlement of *Lundenwic*.
- 6.4 Past-post depositional impacts within the study site are considered to have been severe in localised areas but archaeological horizons are expected to be present at the site, albeit at some depth.
- 6.5 Redevelopment proposals at the site include the creation of a basement level.
- 6.6 Considering the perceived archaeological potential for the site and the anticipated extent of impacts from the proposed development, it is considered that development proposals are likely to have archaeological impact.
- 6.6 It is considered that the Greater London Archaeological Service advisor to the borough will require further archaeological mitigation measures in advance of development. Due to the physical constraints of the site and the perceived depth at which the archaeology is expected to exist, it is anticipated that any such works will comprise monitoring of any intrusive investigations followed by monitoring and/or targeted archaeological excavation during development groundworks.

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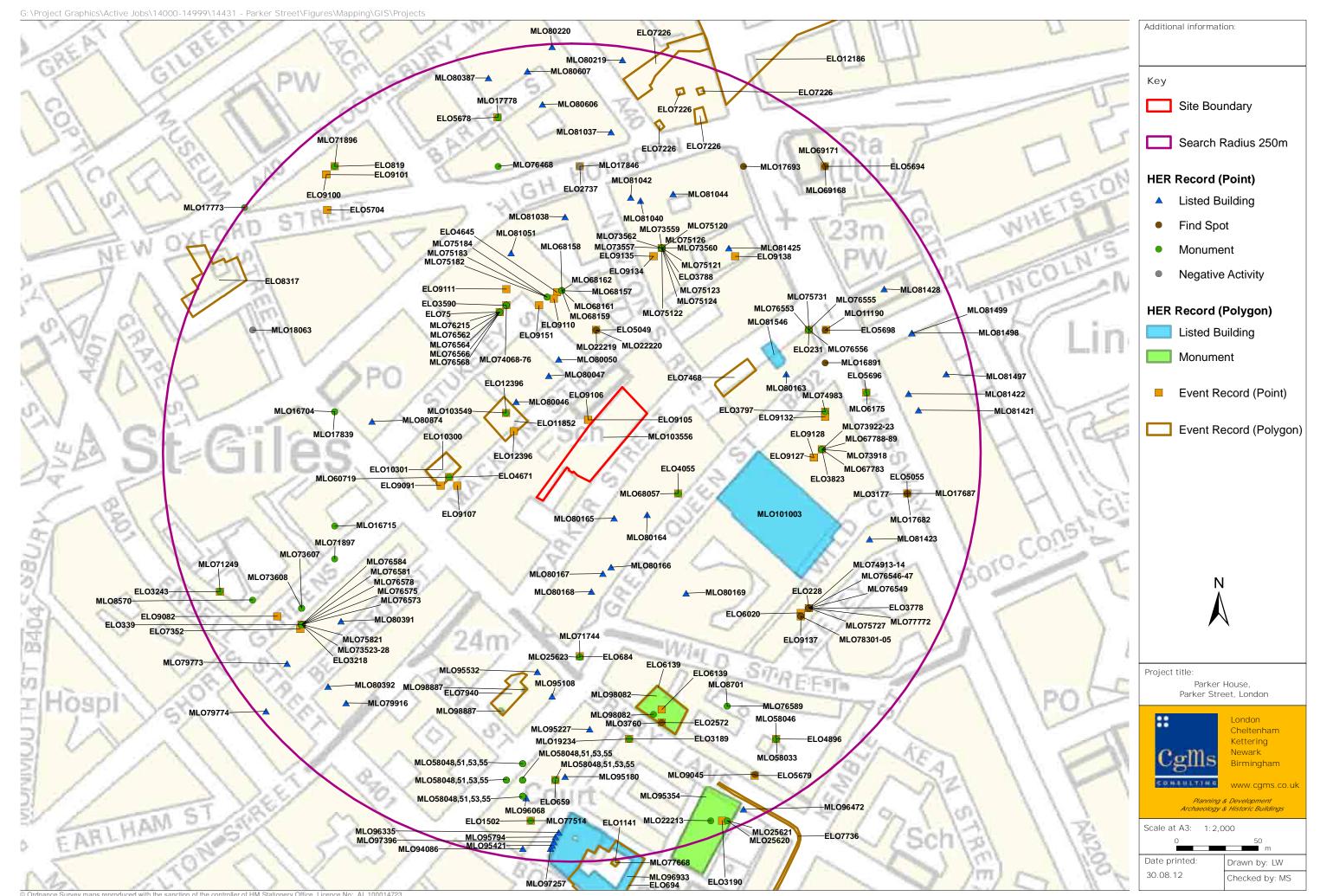
Weinreb, Hibbert & Keay (eds.) The London Encyclopaedia 2008

Wymer The Lower Palaeolithic Occupation of Britain 2 volumes 1999

4. **Cartographic**

- 1570 Agas Map
- 1682 William Morgan Map
- 1720 St Giles in the Fields
- 1815 Hewitt's Map of St Giles & St George
- 1862 Stanford's Map of London
- 1871 Ordnance Survey
- 1888 Goad Insurance Plan
- 1923 Goad Insurance Plan
- 1952 Ordnance Survey
- 1973 Ordnance Survey
- 1993 Ordnance Survey

Figure 1: Site Location



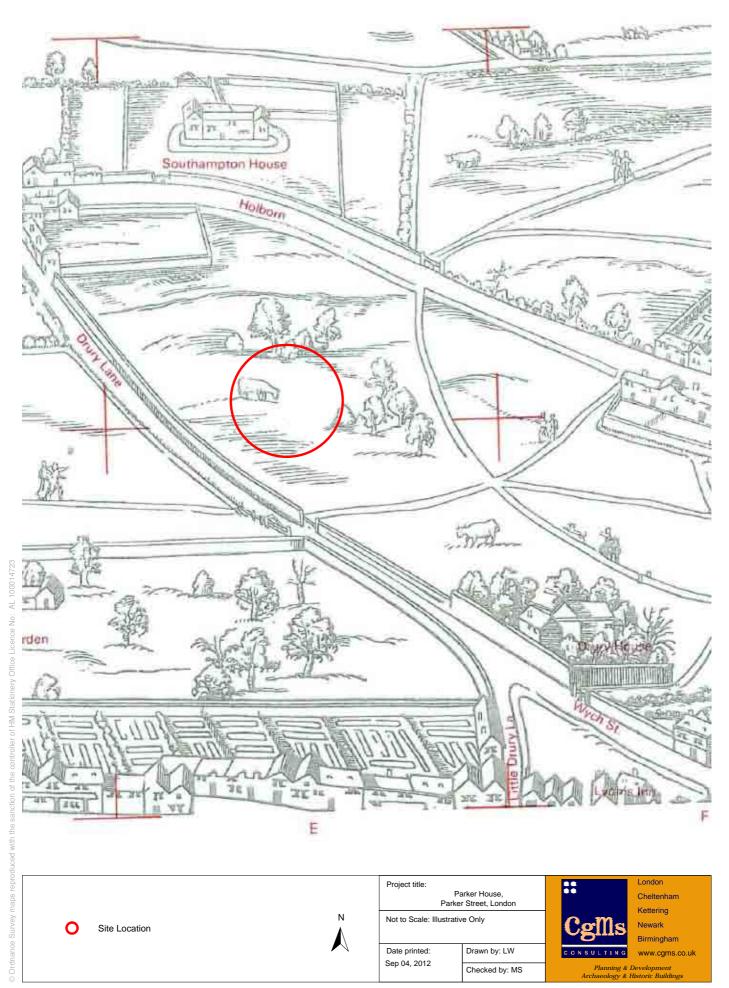


Figure 3: 1570 Agas

Figure 4: 1682 William Morgan



Figure 5: 1720 St Giles in the Fields Map

Site Boundary

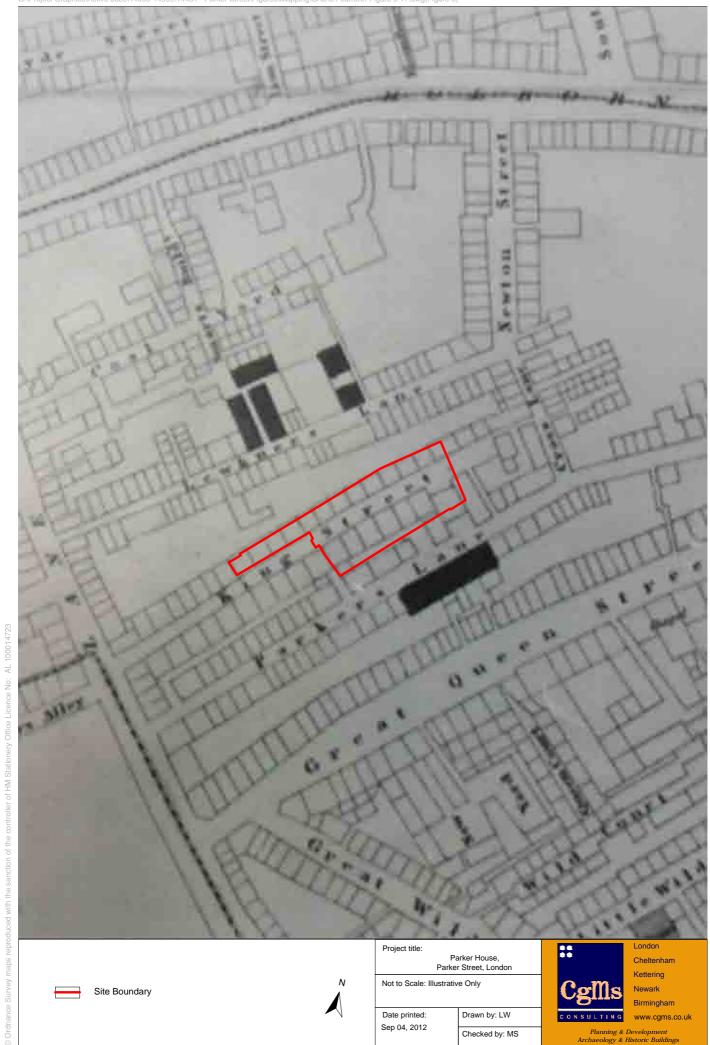


Figure 6: 1815 Hewitt's Map of St Giles & St George

Site Boundary

Figure 7: 1862 Stanford's Map of London

Drawn by: LW

Checked by: MS

Date printed: Sep 04, 2012

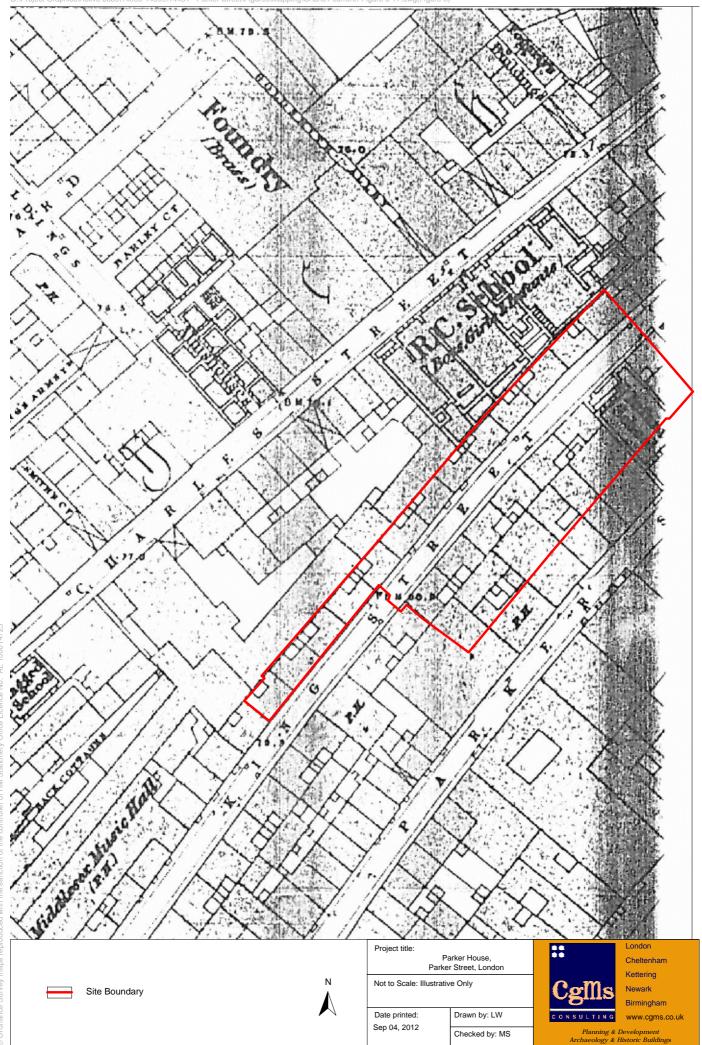


Figure 8: 1871 Ordnance Survey

Figure 9: 1888 Goad Insurance Plan

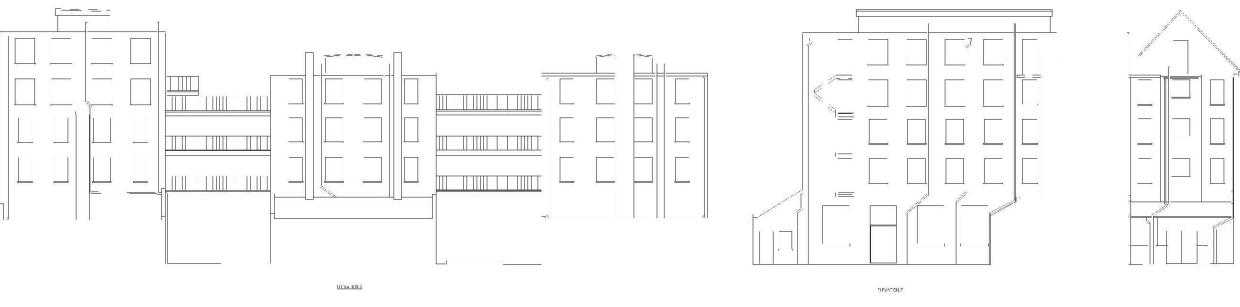
Figure 10: 1923 Goad Insurance Plan

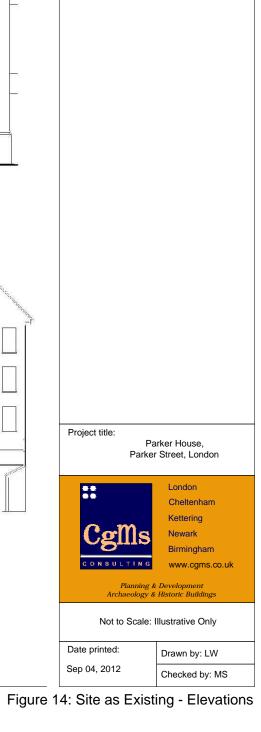
Figure 11: 1952 Ordnance Survey

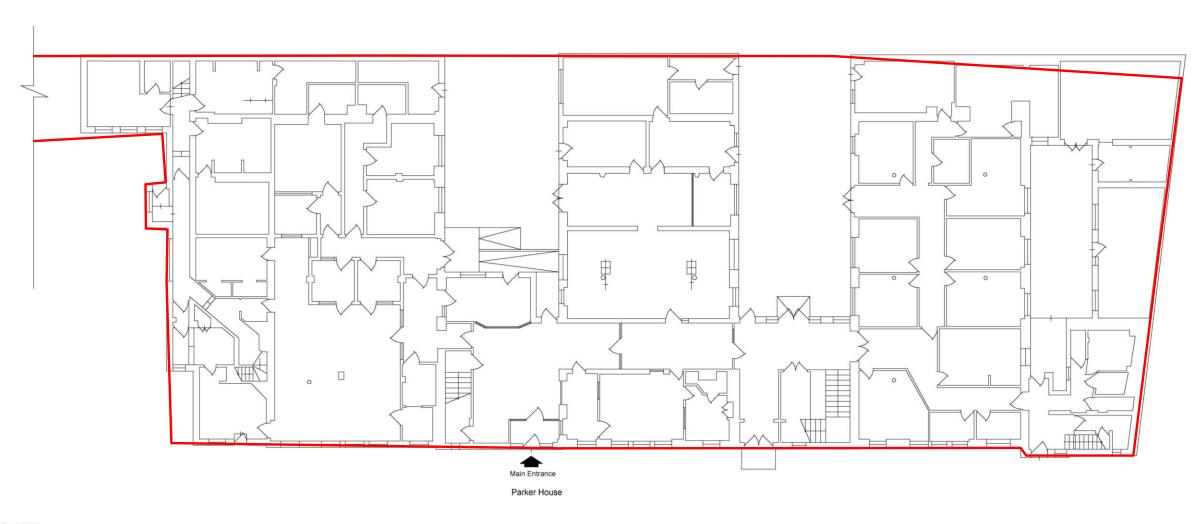
Figure 12: 1973 Ordnance Survey

Figure 13: 1993 Ordnance Survey

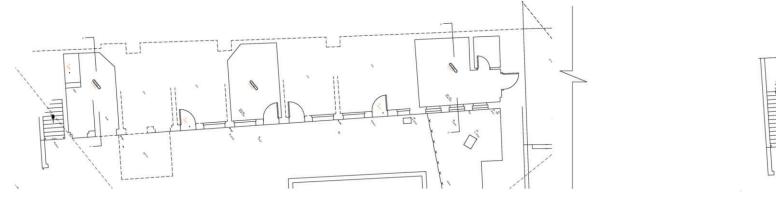




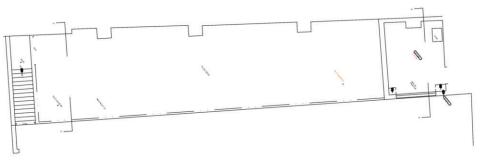




Ground Floor Plan



Ground Floor Plan (current workshop area onto courtyard)



First Floor Plan (current workshop area onto courtyard)

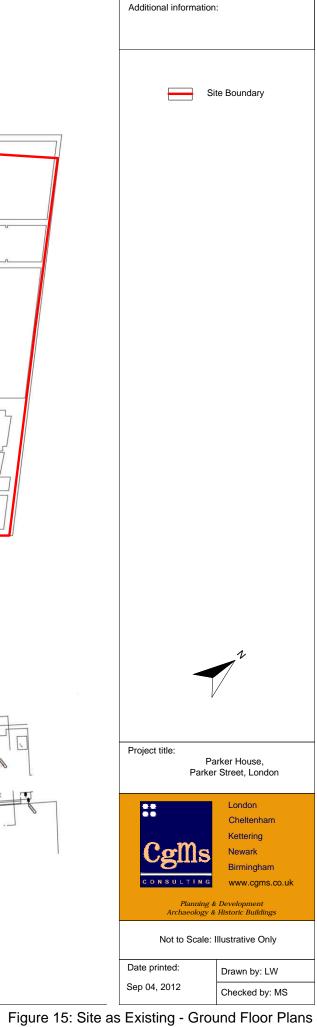








Figure 18: Proposed Development Plan - Basement Plan



Plate 1: Parker House frontage viewed from the west



Plate 2: Parker House frontage viewed from the east



Plate 3: Parker House from Parker Street

APPENDIX 1: Gazetteer of GLHER Records

Archaeology

MonUID	Pref. Ref.	Name	Monument Types	Date Range
MLO76468	MLO76468	1 Plough Place, City of	DUMP, SURFACE,	Medieval (1066 AD to 1539 AD)
		London, London EC4	CELLAR, WELL	
MLO73607	084637/00/00	107-115 LONG ACRE WC2	PIT, ROAD	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO73608	084638/00/00	107-115 LONG ACRE WC2	CULTIVATION SOIL	Medieval (1066 AD to 1539 AD)
MLO77514	MLO77514	11-14 HANOVER PLACE, 48/51 & 49 FLORAL STREET & 55-59 LONG ACRE, WC2	RUBBISH PIT, WELL	Medieval (1066 AD to 1539 AD)
MLO60719	082710/00/00	14 STUKELEY ST	CELLAR	Post Medieval (1540 AD to 1900 AD)
MLO22219	082186/00/00	27-29 MACKLIN STREET	PIT	Medieval to 19th Century (1066 AD to 1900 AD)
MLO68057	083676/00/00	42-48 MONMOUTH ST WC2	DUMP, DEPOSIT	Post Medieval (1540 AD to 1900 AD)
MLO19234	082108/00/00	44-46 DRURY LA	FURNACE	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO22213	082180/00/00	55-57 DRURY LA	WELL, BUILDING, PIT	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO25620	082329/00/00	55-57 DRURY LA	DITCH, DITCH, CULTIVATION SOIL, CULTIVATION SOIL	Early Iron Age to Roman (700 BC to 409 AD)
MLO25621	082330/00/00	55-57 DRURY LANE	RUBBISH PIT	Medieval (1066 AD to 1539 AD)
MLO75731	MLO75731	60 Parker Street, Holborn	WALL	16th Century to 17th Century (1600 AD to 1700 AD)
MLO76553	MLO76553	60 Parker Street, Holborn	WELL	16th Century to 17th Century (1600 AD to 1700 AD)
MLO76555	MLO76555	60 Parker Street, Holborn	PIT	Unknown (Unknown)
MLO76556	MLO76556	60 Parker Street, Holborn	FOUNDATION	17th Century to Modern (1700 AD to 2000 AD)
MLO71249	084070/00/00	61 & 61A ENDELL ST WC2	DITCH, STRUCTURE	Post Medieval (1540 AD to 1900 AD)
MLO67788	083636/02/00	66-68 GREAT QUEEN ST	BEAM SLOT, POST HOLE, STRUCTURE, PIT	Unknown (Unknown)
MLO73918	084715/00/000	66-68 GREAT QUEEN ST WC2	WELL, STAKE HOLE, DITCH, DUMP, PIT	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO67789	083637/00/00	66-68 GREAT QUEEN STREET	CULTIVATION SOIL	Medieval (1066 AD to 1539 AD)
MLO73922	084719/00/000	66-68 GREAT QUEEN STREET WC2	DITCH	Post Medieval (1540 AD to 1900 AD)
MLO73923	084720/00/000	66-68 GREAT QUEEN STREET WC2	PIT	Post Medieval (1540 AD to 1900 AD)
MLO58048	082392/00/00	67-68 LONG ACRE	SETTLEMENT, SETTLEMENT, BOUNDARY, BOUNDARY, BUILDING, BUILDING, METAL WORKING SITE, METAL WORKING SITE, SLAG	
MLO58051	082393/00/00	67-68 LONG ACRE	BURIAL	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO58055	082395/00/00	67-68 LONG ACRE	UNASSIGNED, PIT	Post Medieval (1540 AD to 1900 AD)
MLO74983	084909/00/000	77-97 KINGSWAY WC2	WELL	Post Medieval (1540 AD to 1900 AD)
MLO73557	084616/00/00	AVIATION HO	STREAM	Prehistoric (500000 BC to 42 AD)
MLO75120	084939/00/000	AVIATION HO	FLAKE	Palaeolithic (500000 BC to 10001 BC)
MLO75121	084940/00/000	AVIATION HO	DITCH, GULLY	Roman (43 AD to 409 AD)
MLO75122	084941/00/000	AVIATION HO	SURFACE, TRACKWAY, YARD	Roman (43 AD to 409 AD)
MLO73559	084618/00/00	AVIATION HOUSE	CULTIVATION SOIL	Medieval (1066 AD to 1539 AD)

MLO73560	084619/00/00	AVIATION HOUSE	GARDEN SOIL	Post Medieval (1540 AD to 1900 AD)
MLO73562	084621/00/00	AVIATION HOUSE	CESS PIT	Post Medieval (1540 AD to 1900 AD)
MLO75123	084942/00/000	AVIATION HOUSE	DEPOSIT UNCLASSIFIED	Medieval (1066 AD to 1539 AD)
MLO75124	084943/00/000	AVIATION HOUSE	DUMP	Post Medieval (1540 AD to 1900 AD)
MLO75126	084945/00/000	AVIATION HOUSE	Foundation, PRIVY HOUSE, SEWER	Post Medieval (1540 AD to 1900 AD)
MLO17778	081774/00/00	BARTER ST	TOMBSTONE	Roman (43 AD to 409 AD)
MLO71896	084243/00/00	BLOOMSBURY WAY	MARKET	Post Medieval (1540 AD to 1900 AD)
MLO77668	MLO77668	Bow Street, [former Police Station], Westminster, { site of 17th-18th century tenements}	FLATS, FOUNDATION, WALL	17th Century to 19th Century (1601 AD to 1879 AD)
MLO74913	084889/00/000	CITY LITERARY I NSTITUTE	CESS PIT	Unknown (Unknown)
MLO74914	084890/00/000	CITY LITERARY INSTITUTE	FOUNDATION, BASEMENT, DEMOLITION LAYER	Post Medieval (1540 AD to 1900 AD)
MLO16704	082019/00/00	DRURY LA	HOUSE	15th Century to 19th Century (1485 AD to 1900 AD)
MLO16715	082023/00/00	DRURY LANE	ROAD	Medieval to Modern (1066 AD to 2050 AD)
MLO76589	MLO76589	DRURY LANE	THEATRE	Post Medieval (1540 AD to 1900 AD)
MLO8701	081525/00/00	DRURY LANE	COCKPIT	Post Medieval (1540 AD to 1900 AD)
MLO98082	MLO98082	Drury Lane [141-142 Grosvenor House], Westminster	RUBBISH PIT	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO71744	084200/00/00	DRURY LANE CAMDEN/WESTMINSTER	HUMAN REMAINS	Medieval (1066 AD to 1539 AD)
MLO95354	MLO95354	Drury Lane, [Consecutive Nos 55- 57], {site of late 19th century printing works}	PRINTING WORKS, COMMERCIAL OFFICE	19th Century to Modern (1875 AD to 1990 AD)
MLO98887	MLO98887	Dryden Street, No 1-5, Westminster { two probable Saxon pits}	PIT, RUBBISH PIT	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO8570	201795/00/00	ENDELL ST	WORKHOUSE	Post Medieval (1540 AD to 1900 AD)
MLO17839	082057/00/00	HOLBORN (SOUTH OF)	PUBLIC HOUSE	Medieval (1066 AD to 1539 AD)
MLO69168	083787/00/00	HOLBORN STATION	CREMATION	Roman (43 AD to 409 AD)
MLO74070	084764/00/000	HOLBORN TOWN HA LL	DITCH	Medieval (1066 AD to 1539 AD)
MLO74071	084765/00/000	HOLBORN TOWN HA LL	CULTIVATION SOIL,	Medieval to 19th Century (1066 AD to 1900 AD)
MLO74073	084766/00/000	HOLBORN TOWN HA LL	SURFACE	Post Medieval (1540 AD to 1900 AD)
MLO74074	084767/00/000		DUMP	Post Medieval (1540 AD to 1900 AD)
MLO74075	084768/00/000		CELLAR	Post Medieval (1540 AD to 1900 AD)
MLO74076	084769/00/000		PIT, CESS PIT	Post Medieval (1540 AD to 1900 AD)
MLO74068	084762/00/000	HOLBORN TOWN HA LL	UNCLASSIFIED	Unknown (Unknown)
MLO74069	084763/00/000	HOLBORN TOWN HA LL	OCCUPATION SITE	Unknown (Unknown)
MLO76215	MLO76215	Holborn Town Hall	QUARRY PIT, RUBBISH PIT	Roman (43 AD to 409 AD)
MLO76562	MLO76562	Holborn Town Hall	CELLAR	16th Century to 19th Century (1600 AD to 1850 AD)
MLO76564	MLO76564	Holborn Town Hall	CESS PIT, RUBBISH PIT	16th Century to Modern (1550 AD to 2000 AD)
MLO76566	MLO76566	Holborn Town Hall	WELL	16th Century to 17th Century (1600 AD to 1700 AD)
MLO76568	MLO76568	Holborn Town Hall	GARDEN SOIL, DITCH, POST HOLE, LINEAR FEATURE	Post Medieval (1540 AD to 1900 AD)
MLO68159	083704/00/00	HOLBORN TOWN HALL SITE C	DUMP	Post Medieval (1540 AD to 1900 AD)
MLO68161	083705/00/00	HOLBORN TOWN HALL SITE C	CESS PIT	Post Medieval (1540 AD to 1900 AD)
MLO68162	083706/00/00	HOLBORN TOWN HALL	CELLAR	Post Medieval (1540 AD to 1900 AD)

		SITE C		
MLO75182	084969/00/000	HOLBORN TOWN HALL SITE C	DITCH	15th Century to 16th Century (1485 AD to 1540 AD)
MLO75183	084970/00/000	HOLBORN TOWN HALL SITE C	CULTIVATION SOIL	Medieval to 19th Century (1066 AD to 1900 AD)
MLO75184	084971/00/000	HOLBORN TOWN HALL SITE C	WELL	Post Medieval (1540 AD to 1900 AD)
MLO78302	MLO78302	Keeley Street	PIT	Roman (43 AD to 409 AD)
MLO78303	MLO78303	Keeley Street	WELL, PIT, POST HOLE, BUILDING, METALLED SURFACE, DITCH	Early Medieval/Dark Age (730 AD to 850 AD)
MLO78304	MLO78304	Keeley Street	TOPSOIL	Medieval (1066 AD to 1539 AD)
MLO6175	081186/00/00	KINGSWAY { Foot of Bronze Roman Statue}	STATUE	Roman (43 AD to 409 AD)
MLO103549	MLO103549	Macklin Street (Nos 15- 17), St Giles, Camden {17th century pitting}	PIT, LAYER	17th Century to 19th Century (1601 AD to 1900 AD)
MLO17773	081766/00/00	NEW OXFORD ST	ROAD	Roman (43 AD to 409 AD)
MLO76573	MLO76573	St Paul's Hospital Site	DEPOSIT, PIT	Medieval (1066 AD to 1539 AD)
MLO76575	MLO76575	St Paul's Hospital Site	PIT	15th Century to 16th Century (1480 AD to 1550 AD)
MLO76578	MLO76578	St Paul's Hospital Site	LINEAR SYSTEM, QUARRY PIT	16th Century to 19th Century (1550 AD to 1870 AD)
MLO76581	MLO76581	St Paul's Hospital Site	MADE GROUND	Post Medieval (1540 AD to 1900 AD)
MLO76584	MLO76584	St Paul's Hospital Site	FOUNDATION, RUBBISH PIT	16th Century to 19th Century (1600 AD to 1900 AD)
MLO75821	MLO75821	St Paul's Hospital Site, Endell Street, 24, Betterton Street, 26-34 {Early Medieval Pit}	PIT	Early Medieval/Dark Age (432 AD to 608 AD)
MLO73523	084600/00/00	St Paul's Hospital WC2	PIT	Unknown (Unknown)
MLO73524	084601/00/00	St Paul's Hospital WC2	DITCH	Unknown (Unknown)
MLO73526	084603/00/00	St Paul's Hospital WC2	QUARRY	Post Medieval (1540 AD to 1900 AD)
MLO73527	084604/00/00	St Paul's Hospital WC2	HOUSE	Post Medieval (1540 AD to 1900 AD)
MLO73528	084605/00/00	St Paul's Hospital WC2	DUMP	Post Medieval (1540 AD to 1900 AD)
MLO71897	084245/00/00	STUKELEY ST	STREAM	Unknown (Unknown)
MLO75727	MLO75727	The City Literary Institute	PIT	Unknown (Unknown)
MLO76546	MLO76546	The City Literary Institute	HOUSE, CESS PIT, DRAIN	16th Century to 17th Century (1600 AD to 1700 AD)
MLO76547	MLO76547	The City Literary Institute	GARDEN, LEVELLING LAYERS	16th Century to 17th Century (1600 AD to 1700 AD)
MLO76549	MLO76549	The City Literary Institute	FOUNDATION	17th Century to 18th Century (1700 AD to 1800 AD)
MLO58033	MLO58033	WILD ST	PIT, DUMP	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO58046	082389/00/00	WILD ST	DUMP LAYER, WALL, FLOOR	Post Medieval (1540 AD to 1900 AD)

<u>Other</u>

MonUID	Pref. Ref.	Name	Monument Types	Date Range
MLO17846	082074/00/00	14 BARTER ST	NEGATIVE EVIDENCE	Unknown (Unknown)
MLO3760	081232/00/00	141-147 DRURY LA	FINDSPOT	Early Medieval/Dark Age (600 AD to 700 AD)
MLO22220	082187/00/00	27-29 MACKLIN ST	DUMP, FINDSPOT	Early Medieval/Dark Age to Medieval (650 AD to 1150 AD)
MLO67783	083634/00/00	66-68 GREAT QUEEN ST	FINDSPOT	Iron Age (700 BC to 42 AD)
MLO58053	082394/00/00	67-68 LONG ACRE	FINDSPOT	Medieval (1066 AD to 1539 AD)
MLO9045	081263/00/00	DRURY LA	FINDSPOT	Roman (43 AD to 409 AD)
MLO25623	081106/00/00	Drury Lane, Camden {Palaeolithic Handaxe}		Lower Palaeolithic to Late Neolithic (500000 BC to 2201 BC)

			FINDSPOT, FINDSPOT	
MLO16891	081701/00/00	Great Queen Street / Kingsway (Junction of), Camden {Palaeolithic Lithic Tools}	FINDSPOT	Upper Palaeolithic (14700 BC to 11700 BC)
MLO17693	081707/00/00	High Holborn, Camden {Palaeolithic Lithic Artefacts}	FINDSPOT	Lower Palaeolithic (500000 BC to 150001 BC)
MLO69171	083788/00/00	HOLBORN STATION	FINDSPOT	Medieval (1066 AD to 1539 AD)
MLO68157	083702/00/00	HOLBORN TOWN HALL SITE C	FINDSPOT	Roman (43 AD to 409 AD)
MLO68158	083703/00/00	HOLBORN TOWN HALL SITE C	FINDSPOT	Medieval (1066 AD to 1539 AD)
MLO78301	MLO78301	Keeley Street	FINDSPOT	Late Bronze Age (1000 BC to 701 BC)
MLO78305	MLO78305	Keeley Street	TOPSOIL, CELLAR, WELL, DRAIN, SOAKAWAY, FINDSPOT	17th Century to 18th Century (1630 AD to 1800 AD)
MLO11190	081772/00/00	KINGSWAY	FINDSPOT	Roman (43 AD to 409 AD)
MLO17687	081702/00/00	KINGSWAY	FINDSPOT, FINDSPOT, FINDSPOT	Early Mesolithic to Late Bronze Age (10000 BC to 701 BC)
MLO3177	081230/00/00	KINGSWAY	FINDSPOT	Early Medieval/Dark Age (410 AD to 1065 AD)
MLO17682	081700/00/00	Kingsway, Camden {Palaeolithic Lithic Tools}	FINDSPOT	Upper Palaeolithic (14700 BC to 11700 BC)
MLO18063	082078/00/00	MUSEUM ST	CESS PIT, NEGATIVE EVIDENCE	Post Medieval (1540 AD to 1900 AD)
MLO73525	084602/00/00	St Paul's Hospital WC2	DEPOSIT UNCLASSIFIED, FINDSPOT	Medieval (1066 AD to 1539 AD)
MLO77772	MLO77772	The City Literary Institute	FINDSPOT	Early Medieval/Dark Age (730 AD to 850 AD)

APPENDIX 2: GLHER Record - Parker House (MLO103556)

Greater London Monument Full Report

31/08/2012

GLHER Report 9977 Parker Street House Monument Report

SMR Number Site Name Record Type

MLO103556 Parker Street (Nos 25-37) [Parker Street House],
Camden, WC2B 5PA {19th century Public Lodging}

Building

House}

Parker Street House is a 19th century Municipal Lodging House for Men. The building has been altered and extended in the 20th century.

Monument Types and Dates

LODGING HOUSE (19th Century to Modern - 1893 AD to 2050 AD)

Evidence EXTANT BUILDING

PAVILION (19th Century to Modern - 1893 AD to 2050 AD)

Description and Sources

Description

Parker Street House is a 19th century Municipal Lodging House for Men designed in the Arts and Crafts style. When the building opened in 1893 it contained beds for 345 men. The building was altered in 1905-7 when a second floor was added to the western kitchen block and a two storey bath house for women was added to the northwest corner of the building. In the 20th century a further storey was added to the east end of the façade and the east wing rebuilt.

The building is on an E shape plan with a block fronting Parker Street and three dormitory wings to the ear. The main building has four storeys with flat roofs and lantern roofs over the light wells. (1)

Sources

(1) Unclassified: Department for Culture, Media and Sport. Delisting and Listing Rejections. Parker Street House

Location

National Grid Reference

Centroid TQ 30419 81339 (MBR: 57m by 59m) TQ38SW Area

Administrative Areas

Borough CAMDEN

Address/Historic Names

Parker Street House, 25-37 Parker Street, Camden, London, WC2B 5PA

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References - None recorded

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations

SMR Number MLO103556 Site Name Parker Street (Nos 25-37) [Parker Street House], Camden,

WC2B 5PA {19th century Public Lodging House}

Bell, Melanie - Greater London Archaeology Advisory Service GIS Record Created

Bell, Melanie - Greater London Archaeology Advisory Service Compiler

Greater London Archaeology Advisory Service GIS Record Created

Greater London Archaeology Advisory Service Compiler

