



ARCHAEOLOGICAL DESK BASED ASSESSMENT

**Land at 30a Highgate Road
London NW5 1NS**

September 2011

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Planning Authority:
London Borough of Camden**

**Site centred at:
TQ28928543**

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Executive Summary

- This desk based assessment considers the below ground archaeological potential of land at 30a Highgate Road, London NW5.
- The site is considered to have a generally low below ground archaeological potential for all past periods of human activity.
- The proposed development almost sits entirely within the footprint of the existing development
- On the basis of the available information no below ground archaeological mitigation measures are likely to be required in this particular instance.
- A programme of historic building recording is likely to be required in advance of demolition of the existing buildings on the site.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Caroline Butler and prepared by Suzanne Gailey, of CgMs Consulting on behalf of London Buildings (Highgate) Ltd.
- 1.2 The subject of this assessment, also known as the study site, comprises land at 30a Highgate Road, London NW5 1NS. The site is centred at TQ28928543 within the London Borough of Camden (Fig. 1).
- 1.3 This Desk-based Assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and published and unpublished material including a map regression exercise. In addition a site visit was undertaken.
- 1.4 The Assessment therefore enables relevant parties to assess the significance of designated and undesignated heritage assets on or near the site, to consider the impact of the proposed development on the significance of these assets and to consider the need for design, civil engineering, and/or archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In March 2010, the Government published *Planning Policy Statement 5: Planning for the Historic Environment*, providing guidance for planning authorities, property owners, developers and others on the conservation and investigation of Heritage Assets. PPS5 replaces PPGs15 and 16.

2.1.1 PPS5 is supported by guidance in a document called 'Historic Environment Planning Practice Guide' (HEPPG), also issued in March 2010.

2.1.2 PPS5 sets out the Government's objectives in paragraph 7 as being (in short) to:

- Deliver sustainable development;
- Conserve England's heritage assets in a manner appropriate to their significance;
- Contribute to our knowledge and understanding of our past (this applies in particular to excavation of archaeological sites and to demolition of buildings).

2.1.3 Paragraph 7 of PPS5 recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The same paragraph also ensures that decisions are based on the significance of the heritage asset - significance now being a key factor in the assessment of impacts on the historic environment.

2.1.4 Development management is addressed in Policies HE6 to HE12 of PPS5, beginning with the information requirements for applications for consent affecting heritage assets in Policy HE6. Paragraph HE6.1 indicates that in describing the significance of a heritage asset, the level of detail supplied by an applicant should be subject to two considerations:

- i it should be proportionate to the importance of the heritage asset, and
- ii it should be no more than is sufficient to understand the potential impact on the significance of the heritage asset.

2.1.5 Heritage Assets are defined in Annexe 2 of PPS5 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 PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.*

- 2.1.6 Annex 2 defines Archaeological Interest as: *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. 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. These heritage assets are part of a record of the past that begins with traces of early human and continues to be created and destroyed. Historic Interest is defined as: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*
- 2.1.7 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.*
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.*
- 2.1.8 In short, government policy provides a framework which:
- Has a presumption in favour of the conservation of designated heritage assets
 - Protects the settings of designated heritage assets
 - Takes into account the desirability of sustaining and enhancing the significance of heritage assets
 - Requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets
 - Accepts that where the loss of whole or part of a heritage asset's significance is justified, provision must be made for the recording of assets and publication of the resulting evidence.
- 2.2 In considering any proposal for development, the planning authority will be mindful of the framework set by government policy, in this instance PPS5, by current Development Plan policy and by other material considerations.

- 2.3 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. BOROUGHES 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. BOROUGHES, 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.**

- 2.4 The relevant Local Development Plan framework is provided by the Camden Core Strategy and the Camden Development Policies adopted in June 2010. The Plans contain the following policy which provides a framework for the consideration of development proposals affecting archaeological and heritage features:

CS14 – PROMOTING HIGH QUALITY PLACES AND CONSERVING OUR HERITAGE

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.**

DP25 – CONSERVING CAMDEN'S HERITAGE

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.**

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.**

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.

OTHER HERITAGE ASSETS

THE COUNCIL WILL SEEK TO PROTECT OTHER HERITAGE ASSETS INCLUDING PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND LONDON SQUARES.

2.6 The study site does not contain any designated heritage assets however it does lie within an archaeological priority area as defined by the Camden Local Development Framework. The closest Listed Building is the 17th century Christ Apostolic Church which is Grade II Listed and lies approximately 250m south west of the study site.

2.6.1 In accordance with PPS5 this assessment therefore considers the potential for as yet to be discovered archaeological assets and provides a proportionate level of information to enable an informed planning decision as sought by PPS5 and policies CS14 and DP25 in the borough's LDF.

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: 1994) which shows the underlying geology of the study site to comprise London Clay.

3.1.3 No site-specific geotechnical information is currently available.

3.2 Topography

3.2.1 The study site is generally level at approximately 40m AOD.

3.2.2 The course of the River Fleet once flowed in an east to west direction to the north of the site before it was culverted in the late 19th century.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

(Including Map Regression Exercise)

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
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	

4.1 Introduction

4.1.1 What follows is a consideration of below ground archaeological finds and features from within a one kilometre radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER).

4.2 Prehistoric - Palaeolithic, Mesolithic, Neolithic, Bronze Age and Iron Age

4.2.1 No finds of prehistoric date are recorded within the GLHER within a 1km radius of the study site.

4.2.2 The study site is likely to have been located within the dense Holocene woodland that developed across the heavy soils of the London Basin during these periods. The heavy and infertile clays on the study site would have provided an inhospitable agrarian environment, suggesting that early woodland clearance and settlement in the area is unlikely.

4.2.3 On this basis the archaeological potential of the study site for the prehistoric periods is considered to be low.

4.3 Roman

4.3.1 No finds of Roman date have been recorded on the GLHER within a one kilometre radius of the study site.

4.3.2 It is likely that during the Roman period the study site continued to lie within an area of dense woodland. As such the archaeological potential of the study site for the Roman period is considered to be low.

4.4 Anglo-Saxon and Medieval

4.4.1 No finds of Anglo-Saxon date have been identified within a one kilometre radius of the study site. In view of this, the potential of the study site for this period can be considered low.

4.4.2 During the early Medieval period, *Kentystone* (Kentish Town) and St Pancras appear to have comprised of the same hamlet in a clearing of the forest of Middlesex focussing on St Pancras Church over a 1km south east of the study site. In the 15th century the hamlet was shifted northwards due to a rise in population and because of a constant flooding by the Fleet River. A chapel-of-ease was built in 1449 on what is now the Kentish Town Road and this became the focus of the late Medieval hamlet of Kentish Town (Weinreb, Hibbert & Keay 2008).

4.4.3 Highgate Road (formerly known as Green Street) most likely originated in the Medieval period running from Old Mother Redcaps (the Medieval hamlet at Camden Town), through Kentish Town and up to Highgate Hill (MLO MLO17809, TQ2796 8643; MLO17862, TQ2859 8590; MLO46415, TQ2867 8637).

4.4.4 The site of the Medieval manor house was possibly located approximately 500m south of the study site on the current location of Wolsey Terrace (MLO17813, TQ2901 8490). Further related features include a farmhouse (MLO17812), a toll house and associated pound (MLO17814; MLO18055) a 'drawbridge' (MLO46418) and a moat or ditch (MLO46608).

4.4.5 During these periods it is likely the study site lay within woodland or agricultural land outside the focus of any settlement activity. Overall therefore the archaeological potential of the study site is considered to be low, although evidence of agricultural activity could be present.

4.5 Post Medieval and Modern (including map regression exercise)

4.5.1 By the Post Medieval period Kentish Town continued to develop as a settlement along either side of the Kentish Town Road. John Rocque's Map of London (Fig 2: 1766) shows the study site lay in open fields to the north of the roadside settlement of Kentish Town and to the south east of the roadside settlement of Green Street.

4.5.2 The 1801 map of the Parish of St Pancras (Fig 3) shows that by this date the site lay within part of a field known as Three Acres to the south of the Fleet River. There was little change to the site by the mid 19th century (Fig. 4).

4.5.3 Between 1849 and 1869, a rectilinear building (most likely a stable block) was constructed partly along the north western boundary of the study site, the remainder of the site continued to lie undeveloped most likely as a yard (Fig. 5).

4.5.4 By the late 19th century the stable block had been extended along the length of the north western and northern boundary of the site. A smaller building in the south of the site was in use as a Smithy by the time of the 1894 Ordnance Survey (Fig. 6).

4.5.5 The 1900 GOAD insurance map confirms the site details by this date. The site was occupied by single storey building comprising of row of stables along the north western boundary. The building along the northern boundary of the site comprised of a one storey building with a stables on the ground floor and a workshop for a Marqueterie Cutter and a Cabinet Maker on the first floor. By this date the former Smithy had been demolished and a one storey building had been built along the eastern boundary of the site comprising of a carriage and van store on the ground floor and a piano key factory on the first floor. In addition a small building occupied the southern corner of the site (Fig. 7).

4.5.6 There was little change to the development footprint by the mid 20th century (Fig. 8). The 1953 Ordnance Survey confirms that by this date the former stable block along the north western boundary of the site had been converted into a Dental Engineering works whilst the building in the south of the site had been demolished and replaced by a further small single storey building (Fig. 9). Despite a change in use there has been

no subsequent change to the development footprint apart from the demolition and redevelopment of a small building that abutted the engineering block in the late 20th century (Figs. 10-12).

4.5.7 The below ground archaeological potential for these periods is considered to be low. The 19th century buildings on the site have been significantly altered due to several phases of change in use. On this basis these buildings are considered to have only a limited local heritage interest.

4.6 Negative and Neutral Evidence

4.6.1 An archaeological watching brief undertaken on Gordon House Road approximately 500m north west of the site recorded a dump layer dating to the 19th or 20th century (MLO102536 TQ28428571). No archaeological finds or features were recorded.

4.6.2 Archaeological trial trenching at Crown Place Mews approximately 500m south of the study site recorded some 19th century gravel extraction pits. No significant archaeological finds or features were recorded.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT **(Impact on the Buried Archaeological Deposits)**

5.1 Site Conditions

- 5.1.1 The study site is occupied by a series of commercial premises comprising of buildings running along the north western, north eastern and southern boundary dating from the mid 19th century, surrounding a central yard (Plates 1-6).
- 5.1.2 The construction of the buildings currently occupying the study site is considered likely to have had a severe but localised below ground archaeological impact through the cutting of foundations and services. Previous phases of demolition and in the south and west of the site will have had a cumulative effect on below ground deposits.
- 5.1.3 Past agricultural and horticultural use of the study site can be considered to have had a moderate, widespread negative archaeological impact.

5.2 Development Impacts

- 5.2.1 It is proposed to demolish the existing buildings on the site and redevelop the site with a series of residential units and associated carparking and landscaping. The proposed development will sit almost entirely within the existing development footprint.
- 5.2.2 Due to the below ground archaeological potential of the site, it is considered unlikely that the proposed development will have a significant below ground archaeological impact. Demolition of the existing buildings will impact on heritage assets of a very local significance.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 In accordance with central and local government policy, as set out in PPS5 "Planning for the Historic Environment", a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 The study site is considered to have a low below ground archaeological potential for all past periods of human activity.
- 6.3 Past ground disturbance on any archaeological remains can be shown to have been severe but localised due to the cutting of foundations and services. Any previous phases of demolition and redevelopment will have had a more cumulative impact on underlying deposits. In addition past agricultural use of the site will have had a more moderate but widespread below ground archaeological impact.
- 6.4 The proposed development is therefore unlikely to impact on significant below ground archaeological remains. However demolition of the existing buildings will impact on heritage assets of a limited local significance.
- 6.5 On the basis of the available information we do not anticipate that any below ground archaeological mitigation measures will be required in this particular instance. However it is likely that a programme of historic building recording may be required by the English Heritage archaeological advisor to the London Borough of Camden prior to the demolition of the extant 19th century buildings.

SOURCES CONSULTED

1. **General**

British Library
Camden Local Studies & Archives
Greater London Sites and Monuments Record

2. **Bibliographic**

London & Metropolitan Archives/London Topographical Society *The London County Council Bomb Damage Maps 1939-1945* 2005

Survey of London Volume 19: *The Parish of St Pancras part 2: Old St Pancras and Kentish Town* 1938

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

Wymer *The Lower Palaeolithic Occupation of Britain* 1999

3. **Cartographic**

1766 Rocque's Map of London

1801 St Pancras Parish Map

1849 St Pancras Parish Map

1869 Ordnance Survey

1894 Ordnance Survey

1900 GOAD Insurance Plan

1936 Ordnance Survey

1953 Ordnance Survey

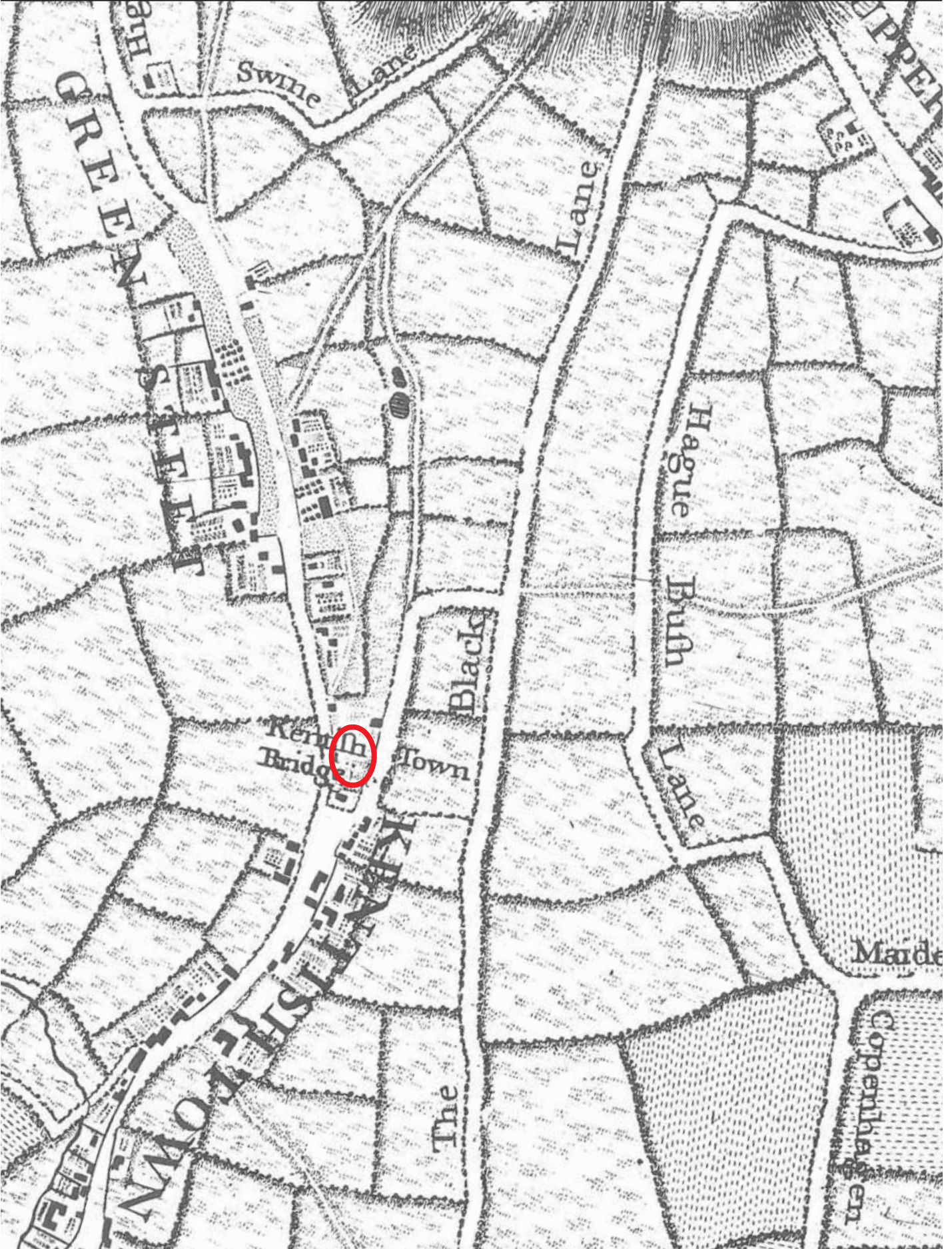
1968 Ordnance Survey

1993 Ordnance Survey

2009 Ordnance Survey



Figure 1: Site Location



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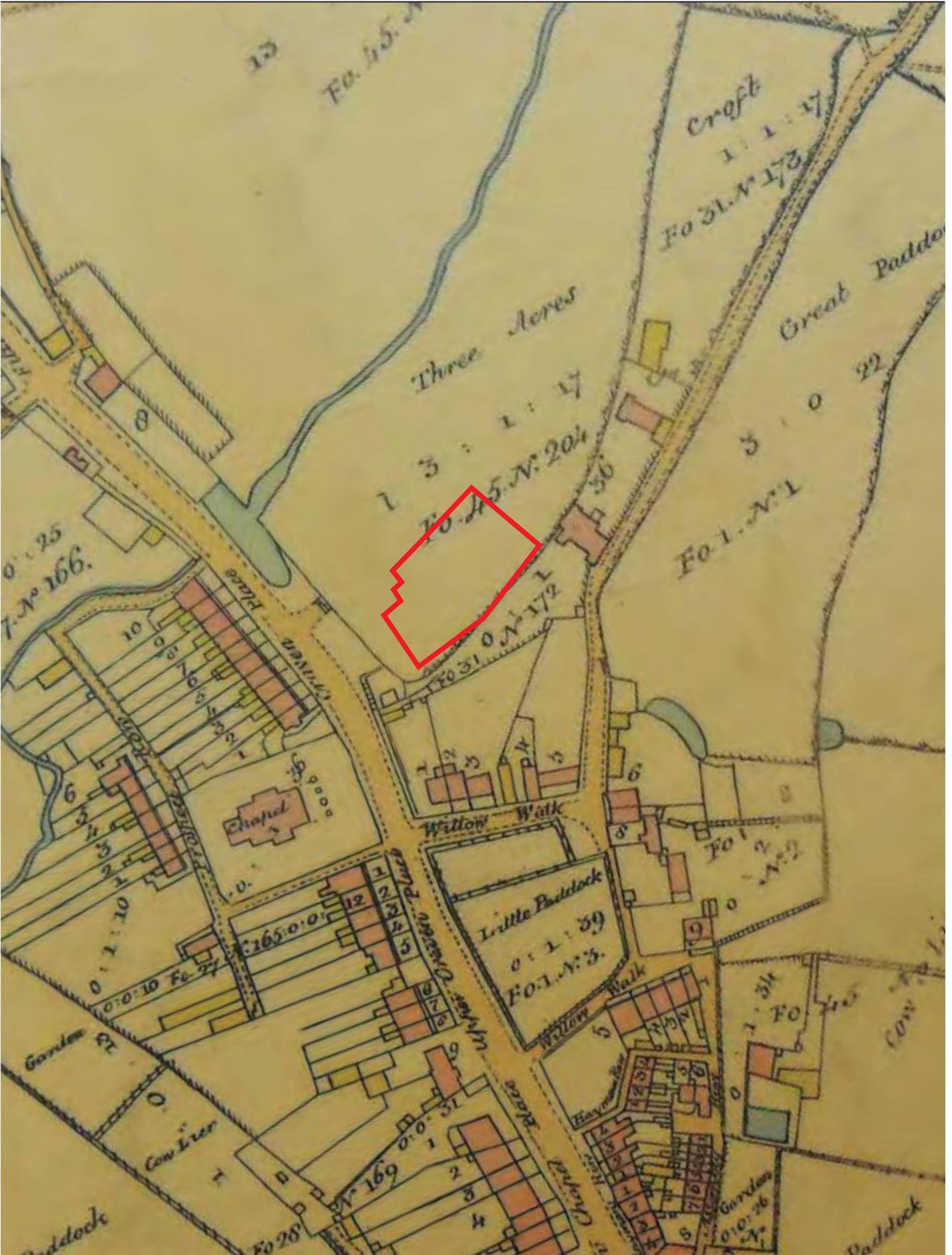
 Site Location		Project title: 30a Highgate Road, London, NW5 1NS		 London Cheltenham Kettering Newark Birmingham CONSULTING www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
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Figure 2: 1766 Rocque's Map of London



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Figure 3: 1801 St Pancras Parish Map



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Figure 4: 1849 St Pancras Parish Map



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Figure 5: 1869 Ordnance Survey



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Figure 6: 1894 Ordnance Survey



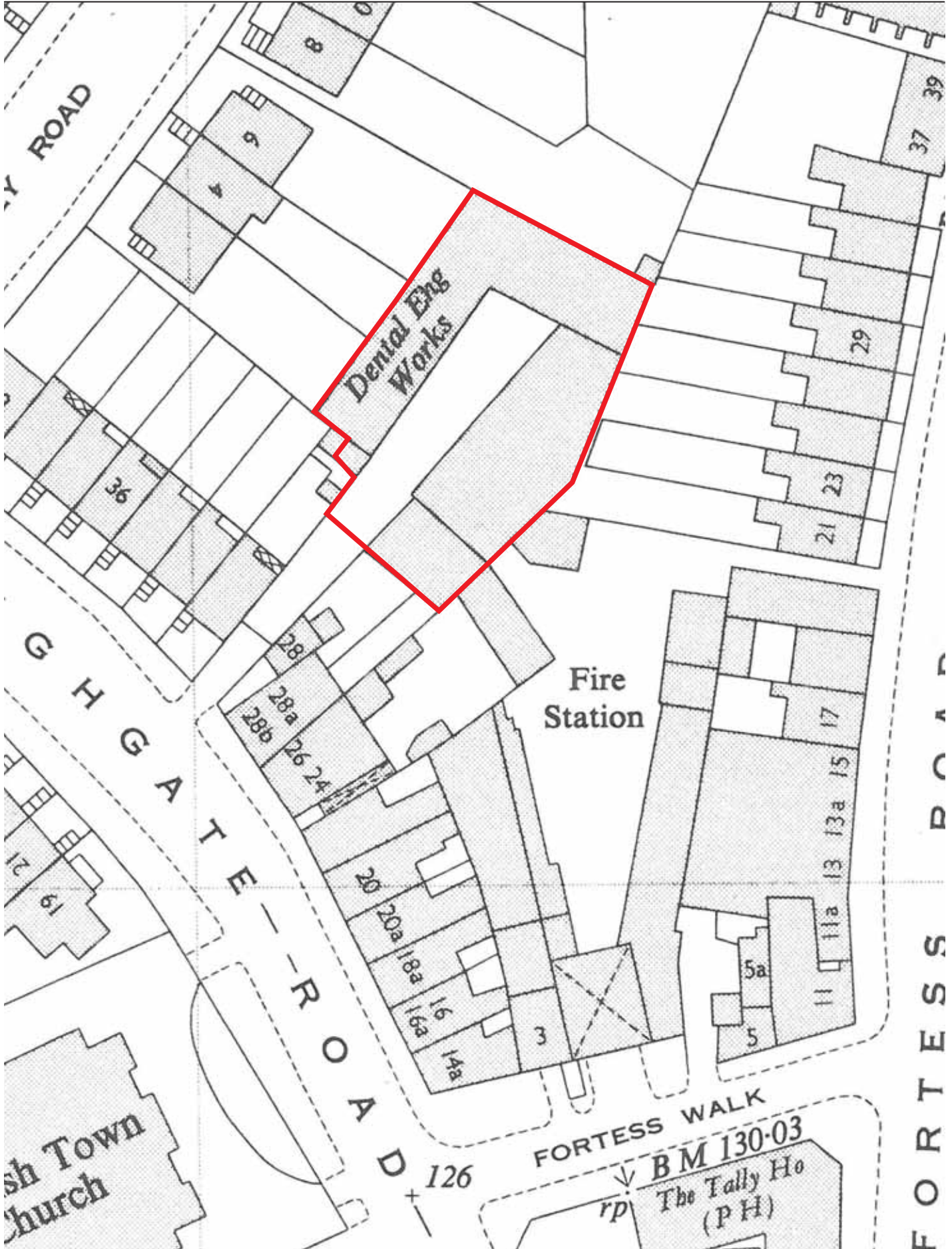
 Site Boundary		Project title: 30a Highgate Road, London, NW5 1NS		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
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Date printed: 21.09.11		Drawn by: LW Checked by: SG		

Figure 7: 1900 Goad Insurance Plan



 Site Boundary		Project title: 30a Highgate Road, London, NW5 1NS		 London Cheltenham Kettering Newark Birmingham CONSULTING www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
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Figure 8: 1936 Ordnance Survey






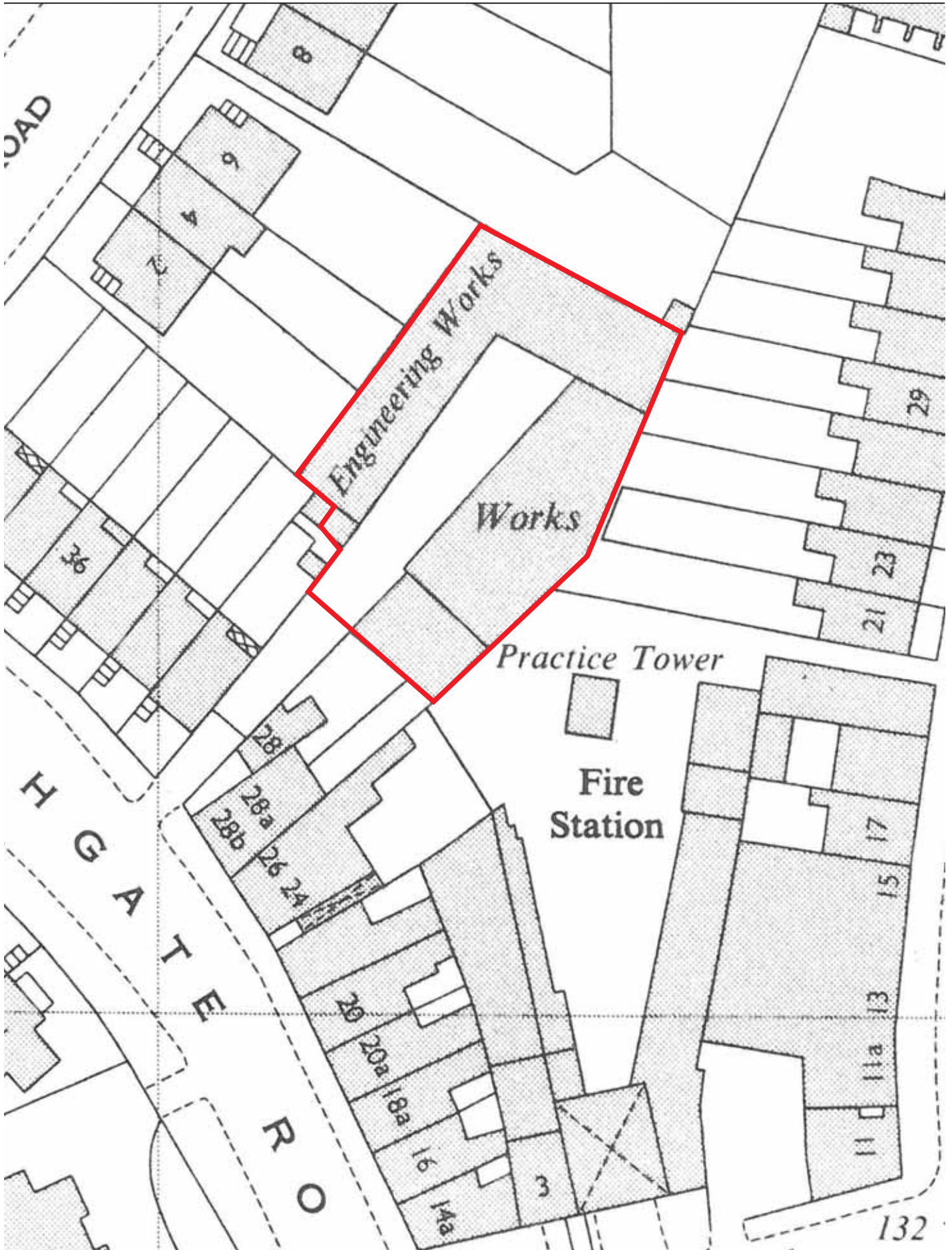
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Figure 9: 1953 Ordnance Survey



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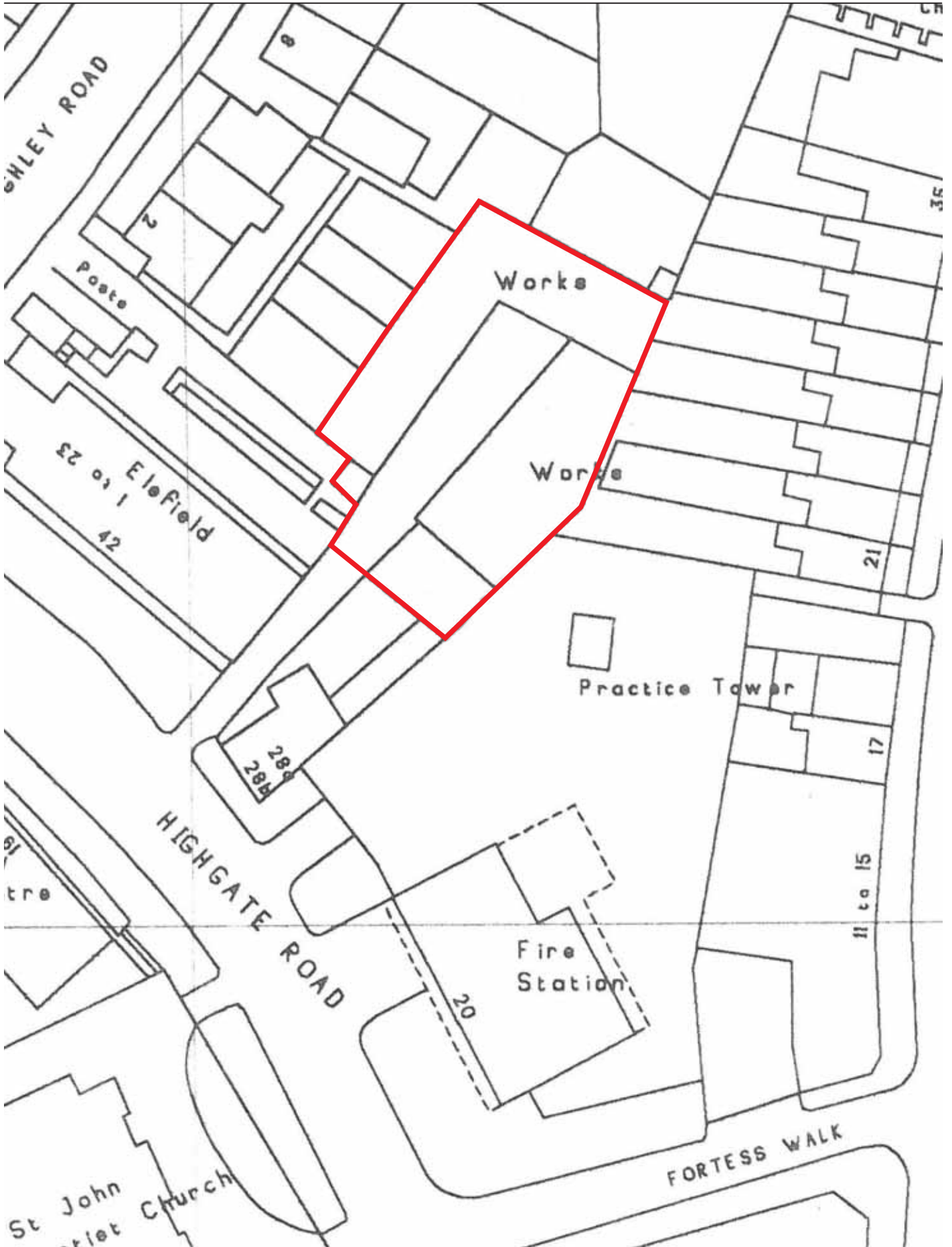
 Site Boundary		Project title: 30a Highgate Road, London, NW5 1NS		 London Cheltenham Kettering Newark Birmingham CONSULTING www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
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Figure 10: 1968 Ordnance Survey



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Figure 11: 1993 Ordnance Survey






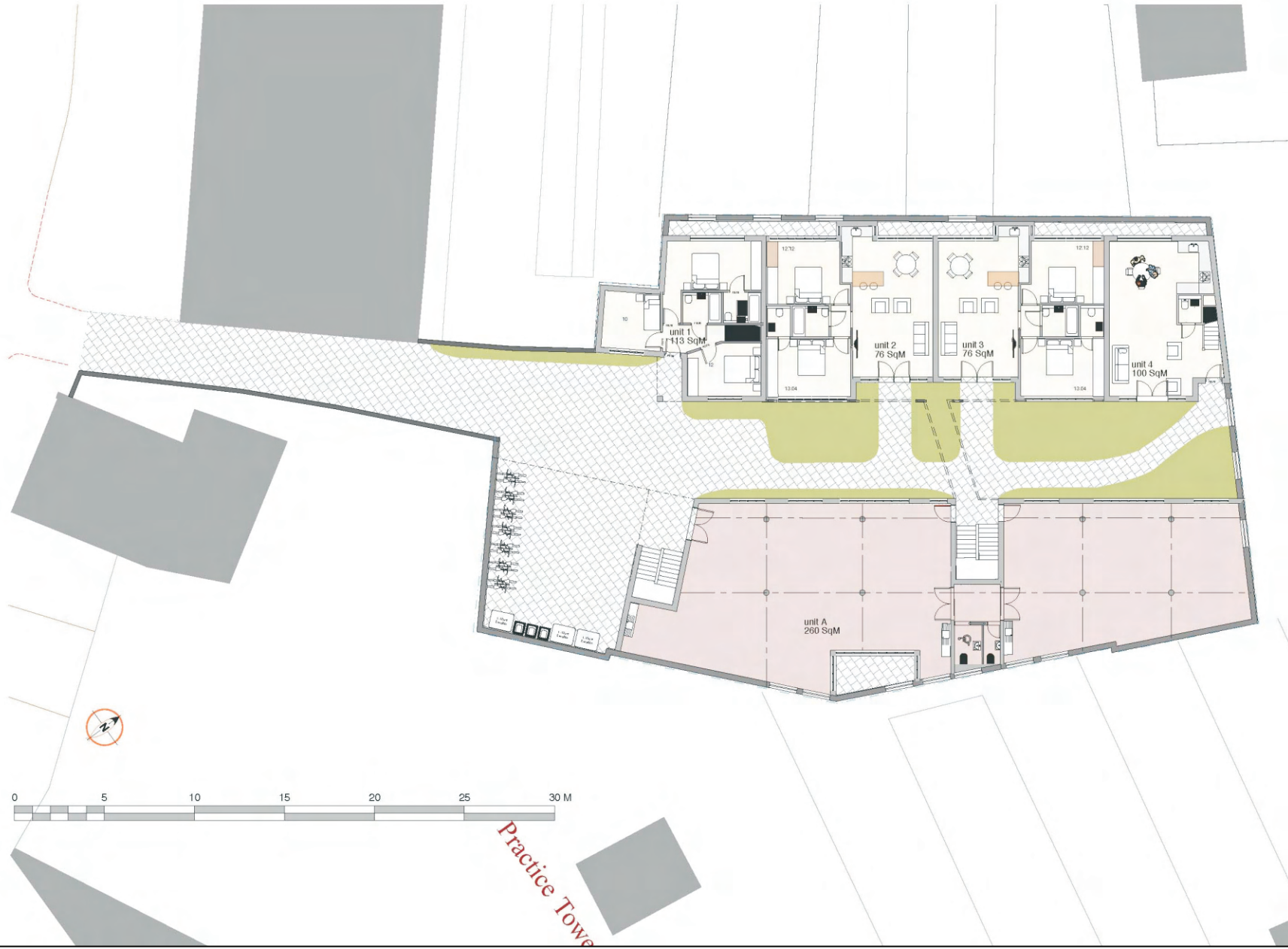
 Site Boundary		Project title: 30a Highgate Road, London, NW5 1NS		 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings
		Not to Scale: Illustrative Only		
Date printed: 21.09.11		Drawn by: LW Checked by: SG		

Figure 12: 2009 Ordnance Survey



Additional information:

Project title:
30a Highgate Road, London



London
Cheltenham
Kettering
Newark
Birmingham
www.cgms.co.uk
Planning & Development
Archaeology & Historic Buildings

Not to scale,
illustrative only

Date printed:	Drawn by:
	Checked by:

Figure 13: Proposed Development



Plate 1 North east facing photograph of study site taken from the site entrance



Plate 2 North facing photograph of former 19th century stable block, currently in use as a joiner's workshop



Plate 3 North east facing photograph of former 19th century stable block and workshop, currently in use as a workshop and recruitment office



Plate 4 South facing photograph of late 19th century workshop, currently in use as a piano warehouse



Plate 5 North west facing photograph of modern extension abutting the joiners workshop



Plate 6 South east facing photograph of modern building in the southern corner of the study site

Appendix One

HER Location plan
(GLHER 2011)

GLHER Report 9593
 Kentish Town
 TQ 2892 8543
 1km radius search

Print Date: 15 September 2011

-  Archaeology
-  Archaeological Find Spot
-  Building  Listed Building
-  Maritime Archaeology
-  Registered Parks & Gardens
-  Scheduled Ancient Monuments
-  World Heritage Sites
-  Event Location (Archaeology)
-  Event Location (Not fully recorded on the GLSMR database)
-  Requested Search Area

Scale: 1:11,000

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Notes:
 Any Listed Building information shown on this map extract is provided solely to indicate the location of the listed building(s) and does not attempt to indicate the curtilage or the full extent of the listing(s).
 Any archaeological priority area(s) shown on this map extract are those used by the English Heritage archaeology advisors and there may be minor differences when compared to the relevant borough UDP or LDF.



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