

71 Arlington Road
London Borough of Camden NW1 7ES
Archaeological Heritage Statement & Assessment



December 2014



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Archaeological Heritage Statement & Assessment

Approx. Site Centre NGR: TQ 28965 83530

COMPASS ARCHAEOLOGY LIMITED
5-7 SOUTHWARK STREET
LONDON SE1 1RQ

Tel: 020 7403 9660

Fax: 01932 346784

e-mail: mail@compassarchaeology.co.uk

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Abstract

The following report provides a heritage statement and assessment for the site of No.71 Arlington Road, Camden NW1, as such addressing the potential in relation to both archaeological remains and the present standing building.

The site is occupied by a Grade II terraced property dating from the early 1840s, and built on previously open land. The statement has been prepared in support of a planning application to the London Borough of Camden. The proposed development comprises a single storey rear extension plus associated external and internal alterations, principally at basement level.

The evidence from documentary and cartographic sources indicates that the site has a low to negligible potential for all periods of archaeology, in particular before the 18th century. Although some settlement and communication routes has been inferred there is no hard physical evidence for prehistoric, Roman, medieval or early post-medieval activity in the area.

By the 18th century it is likely that the surrounding area was utilised for agriculture (or at least grazing) but otherwise undeveloped. Local tile/brick manufacture (& presumably extraction of the raw material) is indicated by field names, though nothing that can be specifically placed on the present site.

Similarly, it is not felt that the proposals pose any significant threat to the Listed standing building. The rear elevation at ground /basement level has already been comprised by removal of original outbuildings, rebuilding and insertion of new rear door, windows, etc. Within the building the basement has been stripped of any original fixtures and fittings, has had new features added (windows, cupboard, etc.) and indeed has probably been replastered throughout.

It is therefore considered that the development should proceed without further mitigation.

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Figs.22 & 23 adapted from originals provided by Direct Planning Ltd. Drawing Nos. DP/2337/PP – 1 & DP/2337/PP - 2

1 Introduction

1.1 This report forms an archaeological heritage statement and assessment of the site of No.71 Arlington Road, Camden NW1 7ES. The plot is located on the western side of the road and is occupied by a Grade II terraced property dating probably from the early 1840s (Fig.1: site centre TQ 28965 83530).

The assessment was undertaken at the request of Direct Planning Ltd. on behalf of Mr Gabriel de Mercur, and in support of a planning application submitted to the London Borough of Camden.

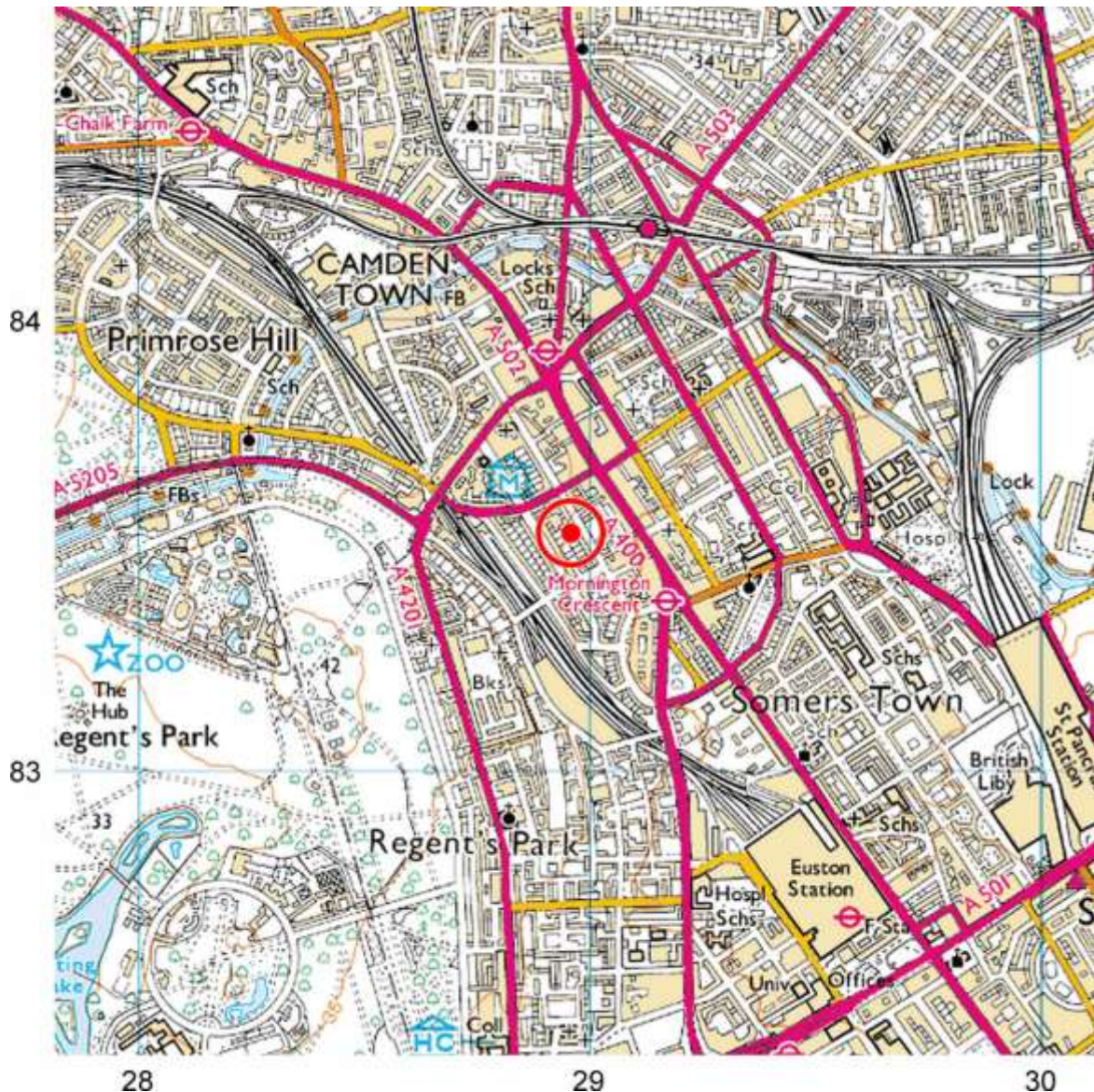


Fig.1: *Site location in its wider context.*

1.2 The site is rectangular in shape, with overall measurements in plan of some 35m (east-west) by just over 5m (north-south). The eastern part of the plot is occupied by the 3-storey building (plus basement), directly fronting onto Arlington Road. The standing building and attached railings are Grade II Listed (Entry No. 1244688), together with the adjacent properties of Nos. 53-85.

1.3 The proposed development comprises a single storey rear extension plus associated external and internal alterations, principally at basement level. Existing and indicative drawings showing the development have been supplied by the architect, and those illustrating the ground floor and basement are reproduced as figures 22 and 23 of this report.



Fig.2: Site plan, with the property boundary highlighted.



Fig.3: *General view of the study site (in centre of the frame) from the northeast*

2 Objectives of the report

The objective of this statement and assessment is to establish the archaeological and historic potential of the site within the context of the proposed development. This takes into account three principal elements:

- Reference to the archaeological, documentary and cartographic background.
- Consideration of the previous impact of land use/development, and of alteration to the standing building itself.
- Potential impact of the proposed development

3 Methodology

3.1 The assessment has been carried out in accordance with the recommendations of the Institute for Archaeologists (IfA 2008).

3.2 In researching the history of the site local studies and other relevant archives were consulted. In addition, entries held by the Greater London Historic Environment Record (GLHER) and by the London Archaeological Archive and Research Centre (LAARC) were examined. Material held by Compass Archaeology was also utilised. The various sources were noted, and relevant material photocopied/scanned or photographed as appropriate.

A search of the Greater London Historic Environment Record was made within a 600m radius of the site. Excluding Listed Buildings this produced a total of some thirty-two Monument entries, including standing buildings, documentary evidence and previous archaeological investigation. The results of the HER search are considered in detail in Section 6.

A walkover of the site and standing building was also conducted, with particular attention paid to the basement and existing rear extension. A series of photographs were taken, principally within these areas.

- 3.3** In summary the assessment has involved identifying the sources available for consultation, obtaining information from them, and thereafter collating and examining these sources. Through this process it has been possible to produce an overview of the potential of the site and standing building, plus the extent to which this has been reduced by subsequent activity, and finally an assessment of the impact of the proposed development.

4 Archaeology, the historic environment and planning

- 4.1** This statement and assessment represents one element in the planning process, whereby early consideration of potential historic and archaeological remains can be achieved, and if necessary appropriate mitigation measures put in place. The report conforms to the requirements of the National Planning Policy Framework, (NPPF), adopted in March 2012, which replaces PPS 5 ‘*Planning for the Historic Environment*’ and policies HE6 and HE7.

The Government adopted the National Planning Policy Framework in March 2012. The NPPF integrates planning strategy on ‘heritage assets’ - bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account. NPPF requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.

- 4.2** Central policy and recommendations on planning and the historic environment are set out within *The London Plan - Spatial Development Strategy for Greater London*, (July 2011).

The site is not located within an Archaeological Priority Area (LB of Camden Local Development Framework: Proposals Map 2010), although it is within a Conservation Area.

5 Location and geology

5.1 The site is located near the crest of a gentle south-facing slope, at approximately 30m OD.

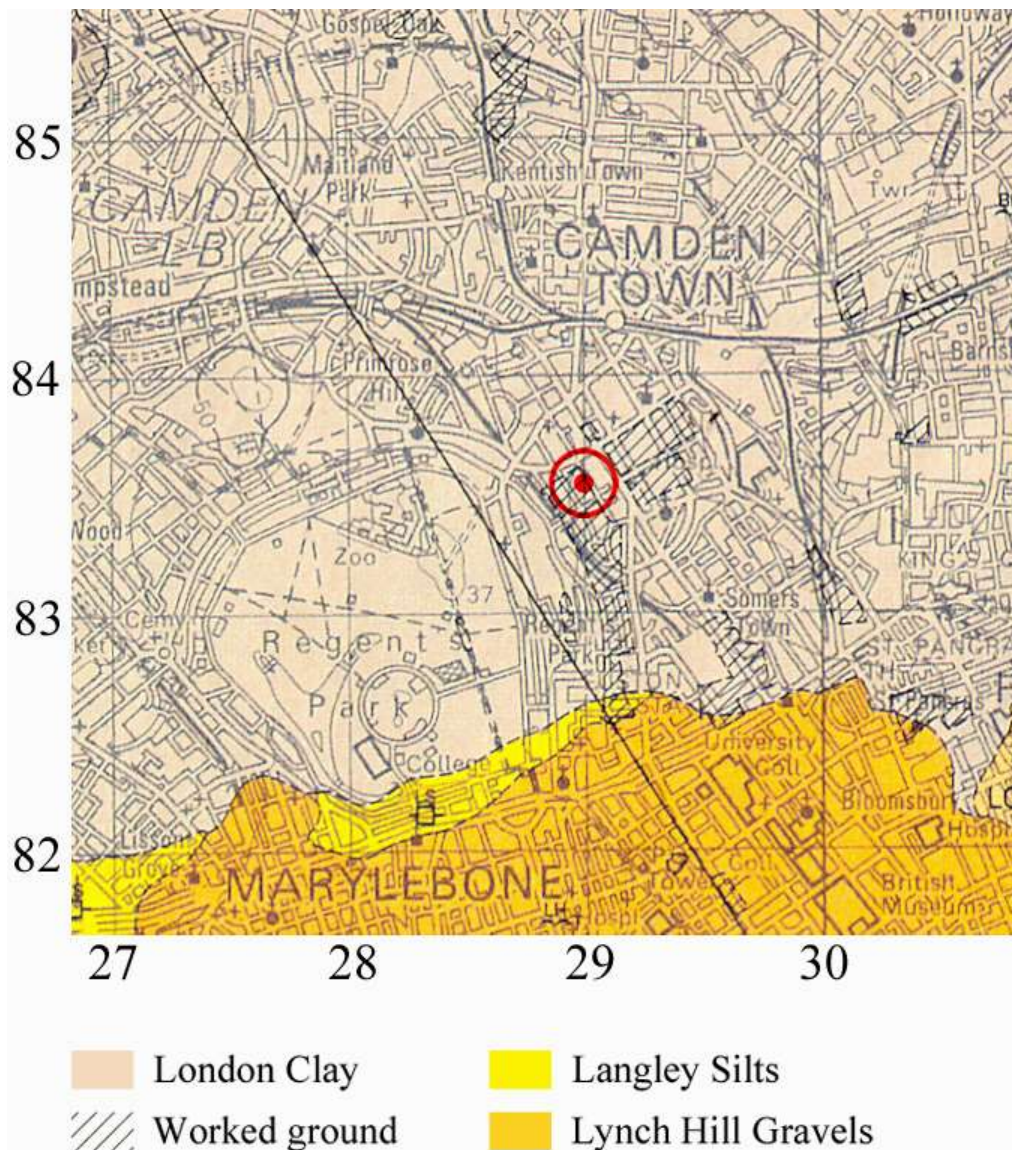


Fig.4: *The site (circled) in relation to the British Geological Survey. North London, Sheet 256. Solid & drift geology*

5.2 The geological map (Fig.4 above) indicates that the site lies within an extensive area of London Clay. The geology does not vary in any significant way until the appearance of later of Langley Silts and Lynch Hill Gravels about 1km to the south.

5.3 No on-site soil/geotechnical investigation had been undertaken at the time of writing.

6 Archaeological and historical background

The following section is drawn from a survey of the Greater London Historic Environment Record, and should be read in conjunction with Figure 5 below.

A search of the GLHER for a radius of 600m from the approximate centre of the site (NGR: TQ 28965 83530) produced a total of 32 Monument records. These cover a range of material – documentary records, standing buildings, and some previous archaeological investigation.

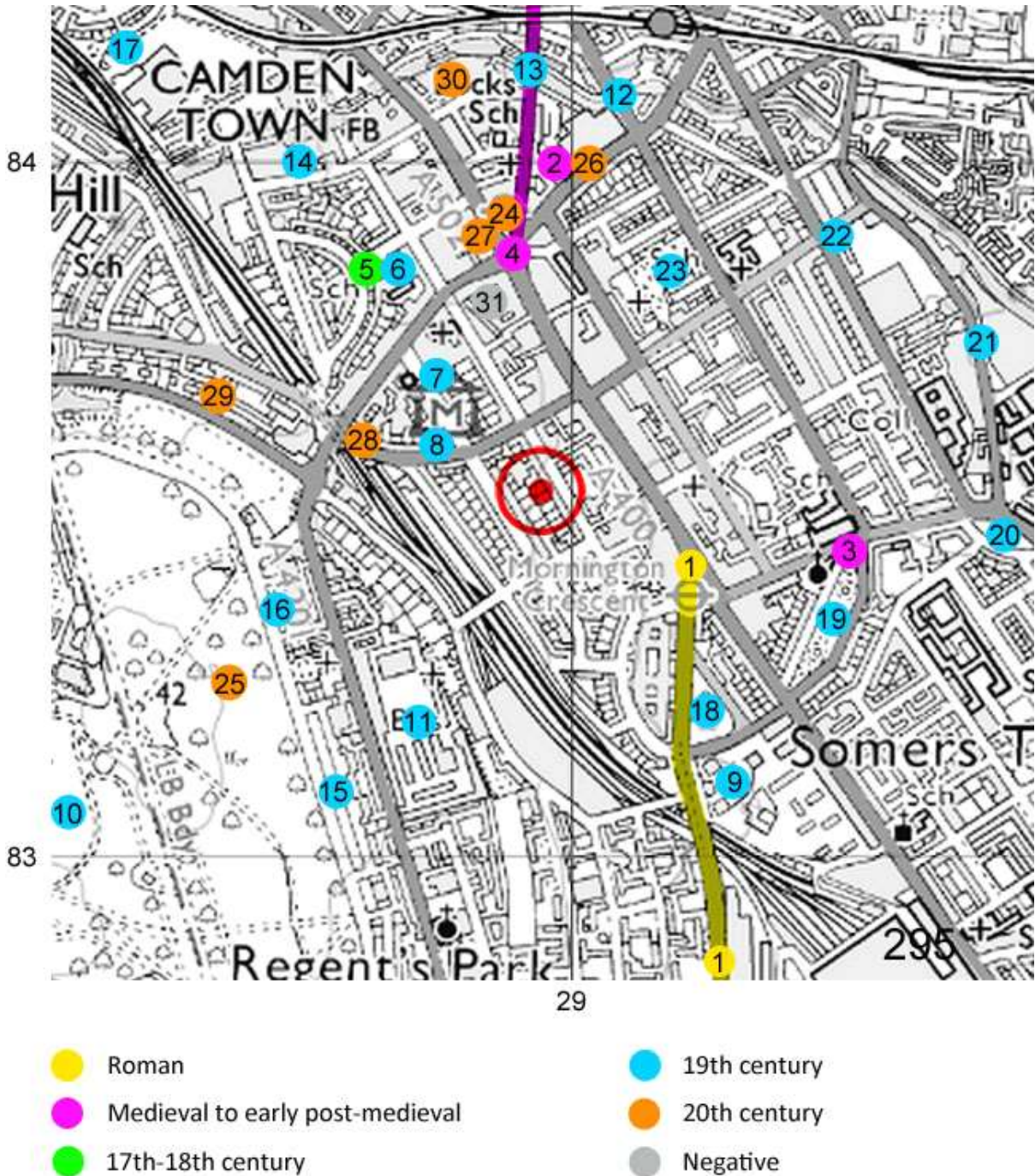


Fig.5: Map showing entries in the GLHER within a 600m radius of the study site (circled red)

6.1 Prehistoric (500,000 BC to AD 43)

Little is known about Camden during prehistory but a search of the GLHER revealed no references to archaeology of this period, not even antiquarian find spots. This is likely to stem primarily from the underlying geology, (London Clay), making the area unsuitable for exploitation as agricultural land and therefore unfavourable to early communities.

6.2 Roman (AD 43 to 410)

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
1	081790/00/00 – MLO177	2950 8240 (centroid)	Suspected line of road, roughly following present-day Tottenham Court Road/ Hampstead Road (ELO5714)	Inner London Archaeological Unit. Index. CD ROM 33

There is only one reference in the study area, to a possible (& incomplete) road line. Apart from this the site lies well away from any known Roman settlement, and no entries for actual remains or artefacts are recorded in the GLHER. The location lies some way to the north of the original City and given the base geology may not have been particularly attractive even for agriculture.

6.3 Saxon/ early medieval (AD 410 to 1066)

There are no references from the HER search to Saxon or early medieval activity in the study area, and there seems no doubt that this was – as in later periods – open country well outside the established settlements around London.

6.4 Medieval to earlier post-medieval (c 1066 to 1600)

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
2	082052/00/00 – MLO178	2900 8400 (point)	Camden High Street/Kentish Town Rd. A possibly small medieval/early post-medieval settlement here, around Old Mother Red Caps PH. Trenches outside Camden Town station in 1977 produced no archaeological remains.	–
3	082003/00/00 – MLO178	2940 8344	Crowndale Road; known as Fig Lane in the medieval period.	Rocque's map (<i>cf.</i> Fig.6)
4	082031/00/00 – MLO178	2852 8565 (centroid)	Highgate Road: this ran from Old Mother Redcaps in Camden Town through Kentish Town (following the present High Street) to Green Street (Highgate Road) & up Highgate Hill	<i>Survey of London: St Pancras through the Ages.</i>

There are a few references for the medieval period, although again there is no direct physical evidence for medieval settlement or activity within the study area. Neither is there any reference close to the site itself, although it seems reasonable to assume that the route from Camden Town northwards (No. 4) also continued to the south towards Tottenham, and presumably more or less along the line of the present Camden High Street and Hampstead Road.

Camden itself is not directly named in the Domesday survey of 1086, although several local hamlets/ villages are, including *Tothele* (Tottenham Court) to the south, *Rugmere* (Rug Moor) and Hampstead to the northwest.

The study site appears to be within the ancient manor of Tottenham, which generally lay to the west of the line of Hampstead Road and Camden High Street – although the Manor House stood on the eastern side of Hampstead Road, between Tolmers Square and Euston Road. The manor was held by the prebendaries of St Paul’s Cathedral up to the Reformation, at which time it was taken over by the Crown. In 1668 the copyhold (lease) of the manor was granted by Charles II to one of his favourites, Henry Bennet, afterwards the Earl of Arlington.

It is most likely that in the medieval period (as later) the study site and surrounding area was open farmland, perhaps grazing land/pasture.

6.5 17th to 18th century

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
5	083187/00/00 – MLO639	2873 8385 (point)	Depot site, Arlington Road, Camden. An archaeological watching brief recorded weathered London Clay containing 17 th to 18 th century artefacts.	MoLAS 1992. <i>Arlington Road Depot, NW1: Summary</i> (unpub. document; site code AGN92)

There is only one reference to this period, in the form a few 17th-18th century finds about 400m to the northwest of the study site. There is nothing else, and nothing preceding this date.

Contemporary map evidence (see below section 7) clearly illustrates that at this time the site was still well outside the developed area, the only likely nearby settlement being to the north around the junction of Camden High Street/ Kentish Town Road, *etc.*

6.6 Later post-medieval (19th century)

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
6	083188/00/00 – MLO639	2873 8385 (point)	Depot site, Arlington Road. An archaeological watching brief recorded the remains of Victorian terraced houses & other 19 th century deposits.	MoLAS 1992. <i>Arlington Road Depot, NW1: Summary</i> (unpub. document; site code AGN92)
7	201545/16/00 – MLO368	2881 8369 (point)	120 Albert Street, LB of Camden: terraced house, demolished c1975.	–
8	201545/17/00 - ML547	2881 8359 (point)	122 Albert Street: house, demolished c1975	–
9	LO103753	29232 83106 (centroid)	Ampthill Estate, Hampstead Road NW1. Originally laid out in 1800, with terraced houses around a crescent-shaped garden. It appears on the 1894 OS traversed by railway tracks from Euston, the northern section with trees and serpentine walks. The landscaping that remains forms a small grassy area surrounded by tower blocks, the site of the original square subsumed in 20 th century development.	London Parks & Gardens Trust website No.141
10	MLO59219	28059 82921 (centroid)	Regent's Park. Designed in the early 19 th century by John Nash over c190 ha. Previously part of Marylebone Park, the royal hunting chase established by Henry VIII in 1538. Now a Registered Historic Park and Garden, Regent's Park was planned mainly as a private residential estate, with villas, barracks and features such as an informal lake. Starting in 1811 it took seventeen years to construct: parts of the park were opened to the public 1835, with further areas by 1850. From the 1920s the remaining villas were taken over by public institutions: today the Park forms a public area managed by the Royal Parks Authority.	Saunders A, 1981 <i>Regent's Park...</i> RCHME 1994 <i>Regent's Park & Primrose Hill: Archaeological Assessment and Field Evaluation</i> London Parks & Gardens Trust website No.194

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
11	202920/00/00 – MLO240	2878 8319 (point)	Albany Street, Camden: barracks within Regent's Park. This formed part of the original design, built in 1820-21 to provide accommodation for c450 officers and men and 400 horses. Only the officers' mess survives: complaints about overcrowding led to almost complete rebuilding in 1891-93.	–
12	MLO73074	29070 84098 (centroid)	Camden Bridge, Camden Street: a 19 th century bridge over the Regent's Canal.	–
13	MLO73075	28943 84135 (centroid)	Kentish Town Bridge, Kentish Town Road: a 19 th century bridge over the Regent's Canal.	–
14	083424/00/00 - MLO664	2861 8400 (point)	34-36 Jamestown Road, LB of Camden. Large 19 th century ice wells are documented here, including insurance & drainage plans, directories and canal company minutes.	Tucker, M N, 1995. <i>Historical Report on 34-36 Jamestown Road Camden Town...</i> – 2000. <i>Ice Wells at 34-36 Jamestown Rd., Camden Town...</i> (MoLAS; unpub documents)
15	MLO103773	28662 83093 (centroid)	Cumberland Terrace, Outer Circle, Regent's Park. Previously part of Marylebone Park, the royal hunting chase established by Henry VIII in 1538. A private garden & adjoining terrace, designed by John Nash in 1811 and completed in 1826/7. The terrace comprised three main blocks linked by triumphal arches. Behind the façade the houses were reconstructed in the 1960s and are now mainly flats.	Cherry, B & Pevsner, N 1999 <i>The Buildings of England. London 3: North West</i> London Parks and Gardens Trust website No. 159
16	MLO103781	TQ 28577 83358 (centroid)	Gloucester Gate, Outer Circle, Regent's Park. A terrace of 11 houses built in 1827, the last to follow Nash's plan of 1811. A long narrow garden forms a common frontage to the houses, separated by a private roadway. The terrace is a symmetrical design of 3 and 4 storey houses, with projecting porticoes.	Cherry, B & Pevsner, N 1999 <i>The Buildings of England. London 3: North West</i> London Parks & Gardens Trust website No. 164

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
17	MLO99238	28366 84169 (centroid)	Site of the LNWR Goods Depot, Chalk Farm Road, Camden, established in the 1840s as a trans-shipment point between the canals and the railway north to Birmingham.	AOC 2007. <i>Buildings A, B and D, Stables Market, Camden Results of an Archaeological Watching Brief & Building Record</i>
18	MLO103791	29195 83209 (centroid)	Harrington Square Gardens, Hampstead Road, Camden NW1. Originally part of the Duke of Bedford's estate, and laid out c.1843 in conjunction with the former Mornington Crescent gardens (lost in 1926). The Gardens were bounded by terraces on two sides, though only part of the east side now survives from 1842-48. The south terrace was demolished for new housing in the 1960s.	London Parks and Gardens Trust website No. 172
19	MLO103805	29372 83340 (centroid)	Oakley Square Gardens, Oakley Square NW1. Laid out in 1845, in conjunction with the C19th terraces that now survive only on the northern side, and built between 1845-59. The garden is now open to the public, and was relandscaped in 1953.	London Parks and Gardens Trust website No. 186
20	MLO103782	29622 83464 (centroid)	Goldington Crescent Gardens, Pancras Road NW1. Originally built 1849-50 for the surrounding houses; contained within an oval area enclosed by railings and now publicly accessible.	London Parks and Gardens Trust website No. 165
21	MLO99230	29642 83740 (centroid)	The site of tramway system that operated from before 1875, visible on OS maps through to 1916 and probably survived until the beginning of World War Two. Bedding and concrete track foundations dating to the late 19 th /early 20 th century were exposed in contractors' excavations on Pancras Road in 2002.	Gifford and Partners 2003. <i>Channel Tunnel Rail Link... Archaeological Watching Brief, Interim Report 2002</i> (Site code YKW01)

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
22	MLO89979	29379 83895 (centroid)	Golden Lion Public House, 88 Royal College Street, Camden. Located here at least since 1869, and probably built in the early 1860s but rebuilt (or enlarged) between 1896 and 1916. The building has three storeys plus attic, designed in a free Queen Anne Revival style with Byzantine elements.	Girouard, M, 1984. <i>Victorian Pubs</i>
23	MLO103819	29141 83844 (centroid)	St Martin's Gardens, Camden Street/Pratt Street, NW1. Previously Camden Town Cemetery (1802-84), and before that undeveloped pastureland. The ground closed for burials in 1856 and was laid out in 1884-87 by the parish of St Pancras as public gardens. The Camden Street entrance has early C19th wrought iron gates with C20th additions, and the garden itself a central mound and plane trees that may date from the 1880s.	Survey of London 1952. <i>Kings Cross, Parish of St Pancras, XXIV</i> , 135-6. London Parks and Gardens Trust website No. 204

The 19th century GLHER references mainly relate to specific buildings (and also gardens), reflecting the progressive and rapid development of the surrounding area from the early 19th century. A few other references are concerned with commercial activity (*eg.*, nos.14/17), or with associated transport improvements (nos 12/13 & 21). However, there is nothing close to or directly impinging upon the present study site.

A more detailed discussion of the post-medieval development of the area and the site itself is given in Section 7 below, principally in relation to cartographic evidence.

6.7 20th century

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
24	MLO102673	28903 83913 (centroid)	Camden Town Underground Station was opened in June 1907. It was bombed in 1940 but saved by its steel frame construction, and as part of the civil defence programme linked to a deep air raid shelter (<i>cf.</i> No 27) opened in 1944.	Rose, D. 2007. <i>The London Underground: A Diagrammatic History</i>
25	MLO106688	28509 83249 (centroid)	St Katherine's Lodge, Regent's Park. A private residence donated to the American Red Cross during World War One, the first patients arriving in August 1917. In 1919 the building was taken over by the West End Hospital for Nervous Diseases, but was destroyed by World War Two bombing.	Lost Hospitals of London. http://ezitis.myzen.co.uk/index.html . <i>American Red Cross Hospital No. 23</i>
26	MLO105506	TQ 2900 8400 (point)	44 St Paul's Crescent, Chalk Farm, LB of Camden. A hexagonal pillbox, 7ft high with vertical embrasures and flat concrete roof – possibly 2 nd World War, though the Borough's Senior Archivist thought that the structure was associated with the adjacent factory rather than defensive.	<i>Defence of Britain Project Database</i> . Site code S0000797 (Archaeological Data Service website)
27	MLO102671	28876 83899 (centroid)	Buck Street/ Stanmore Place/ Underhill Street, Camden Town. A deep air raid shelter linked to Camden Town underground station, constructed 1940-42 & opened in July 1944. The shelter had two galleries, each approx. 365m long by 5m in diameter, both equipped with bunks, medical posts, kitchens and toilets and able to accommodate up to 8,000 people.	<i>Subterranea Britannica</i> . http://www.subbrit.org.uk .
28	084329/00/00 – MLO723	2870 8360 (point)	Parkway / Delancy street – World War Two air raid shelter.	–

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
29	MLO89885	TQ 28491 83666 (centroid)	No. 2 Regal Lane, Primrose Hill, Camden NW1. A house built by John & Val Winter in 1961-2, with additions in the 1980s & in 1996. John Winter (1930-2012) studied architecture under Louis Kahn, and worked primarily as a domestic architect in the US and with Ernö Goldfinger. The external treatment is extremely simple, the stock brick walls pierced by plate-glass windows. The principal feature of the open-plan interior is the spiral staircase, with open steel treads in a helix of vertical boarding.	Harling, R, 1966 <i>Book of Modern Houses and Conversions</i> 28-31
30	MLO103559	2883 8412 (centroid)	Nos.17-29 Hawley Crescent, Camden. Formerly an engineering works & brewery, and remodelled by the Terry Farrell Partnership in 1981-2 to become the site of the MTV Europe studios (the first breakfast television station in Britain).	–

Again, the 20th century references relate to specific structures, mainly still extant. These further reflect the development and history of the surrounding area. However, none are close to or have any direct bearing on the study site itself.

6.8 Negative

No. on Fig. 5	Mon. UID	TQ ref.	Location & Description	References
31	084774/00/000 – MLO74	2885 8380 (point)	4-12 Parkway, 1-5 Inverness Street and 211-19 Camden High Street. Evaluation revealed no archaeological finds or features.	MoLAS 2000. <i>211-19 Camden High Street, 412 Parkway, 1-5 Inverness Street... Archaeological Evaluation</i> (unpub document site code CDH99)

This HER entry relates to an archaeological investigation some 250m to the north of the study site, which produced no evidence of past activity.

7 Cartographic & documentary evidence for post-medieval development

The post-medieval history and development of the study site can best be illustrated with reference to cartographic and documentary sources. The following section discusses these in chronological order. The first maps to show the site in area in any detail date from the mid 18th century.

7.1 Rocque, J, c 1746, *An Exact Survey of the City's of London Westminster...& the Country near 10 Miles Round London*



Fig.6: *Extract from Rocque's Survey of London c 1746 (study site circled)*

Rocque's map clearly shows the site location in open countryside, to the west of the main route between Kentish Town (top right), Camden and Tottenham. Individual field boundaries are not shown in detail although the map implies that most land in the study area is pasture. There is a small track or path just to the west of the probable site location, which is also seen on subsequent maps.

7.2 Cary, J, 1795, *New and Accurate Plan of London And Westminster... and parts adjacent*



Fig.7: *Extract from Cary's Map of London of 1795 (study site circled)*

Some fifty years after Rocque's map, this shows the beginnings of ribbon development along the lines of the major routes and the linking of previously discrete small settlements. Thus building has progressed southwards along both sides of the present Camden High Street, and along the northern side of Fig Lane (now the eastern part of Crowndale Road). However, the study site itself is still in open country, with the track noted on Rocque also faintly visible here slightly further to the west.

7.3 Tompson, J, *A Plan of the Parish of St Pancras Situate in the County of Middlesex. 1801, revised 1804*

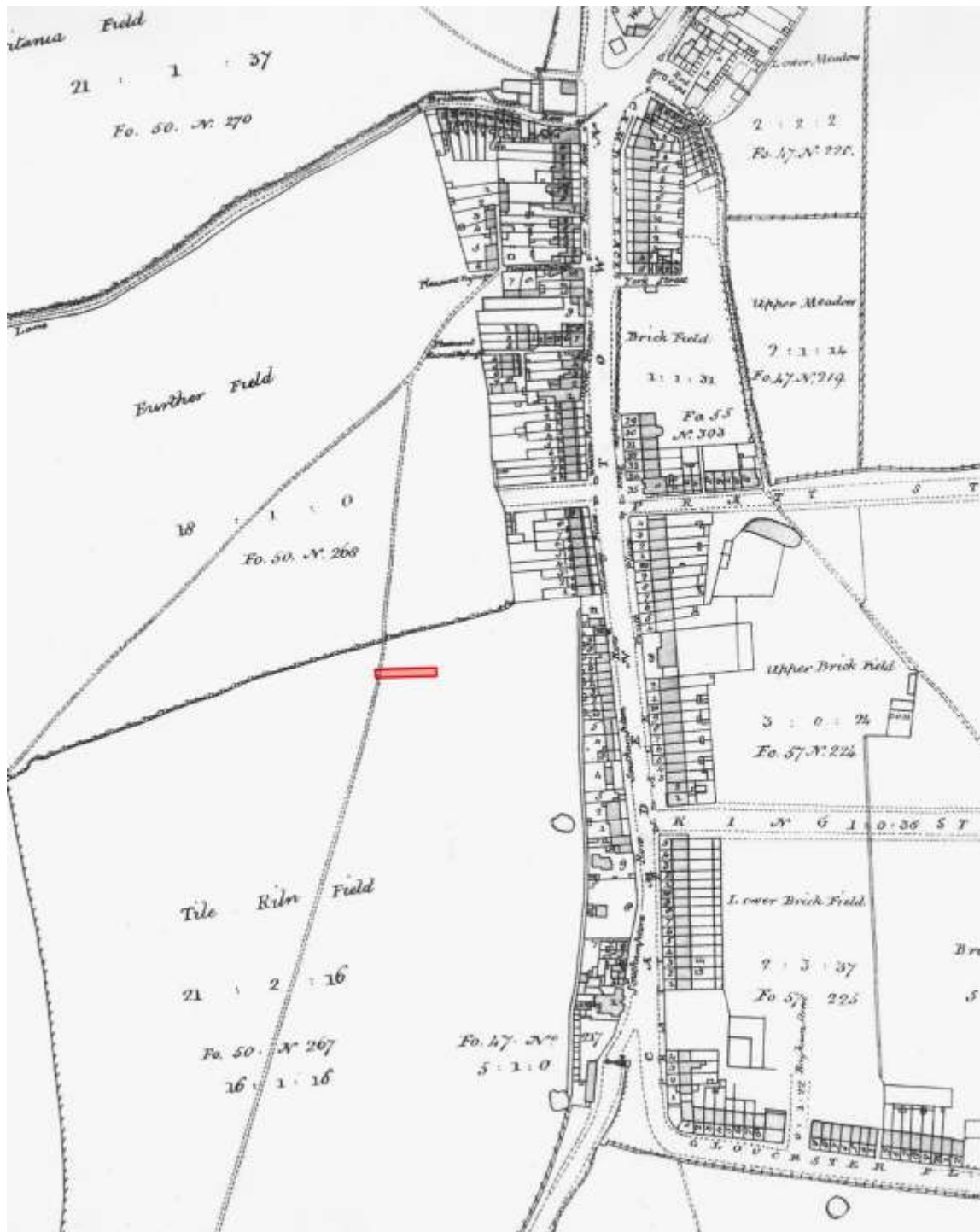


Fig.8: Extract from Tompson's 1801 *A Plan of the Parish of St Pancras...* (Original scale 3 chains to 1 inch)

The study site is located near the northern boundary of a large open field (over 21 acres in size), although its western end appears to abut or just overlie the track already noted on the two preceding plans: this feature is identified just to the south of the 1801 extract as *Church Path*. A further notable feature of this map is the

field-name evidence for existing or previous brickearth extraction and brick/tile manufacture. The area in which the site is located is named *Tile Kiln Field*, whilst other plots to the east of the main road include *Upper & Lower Brick Field*.

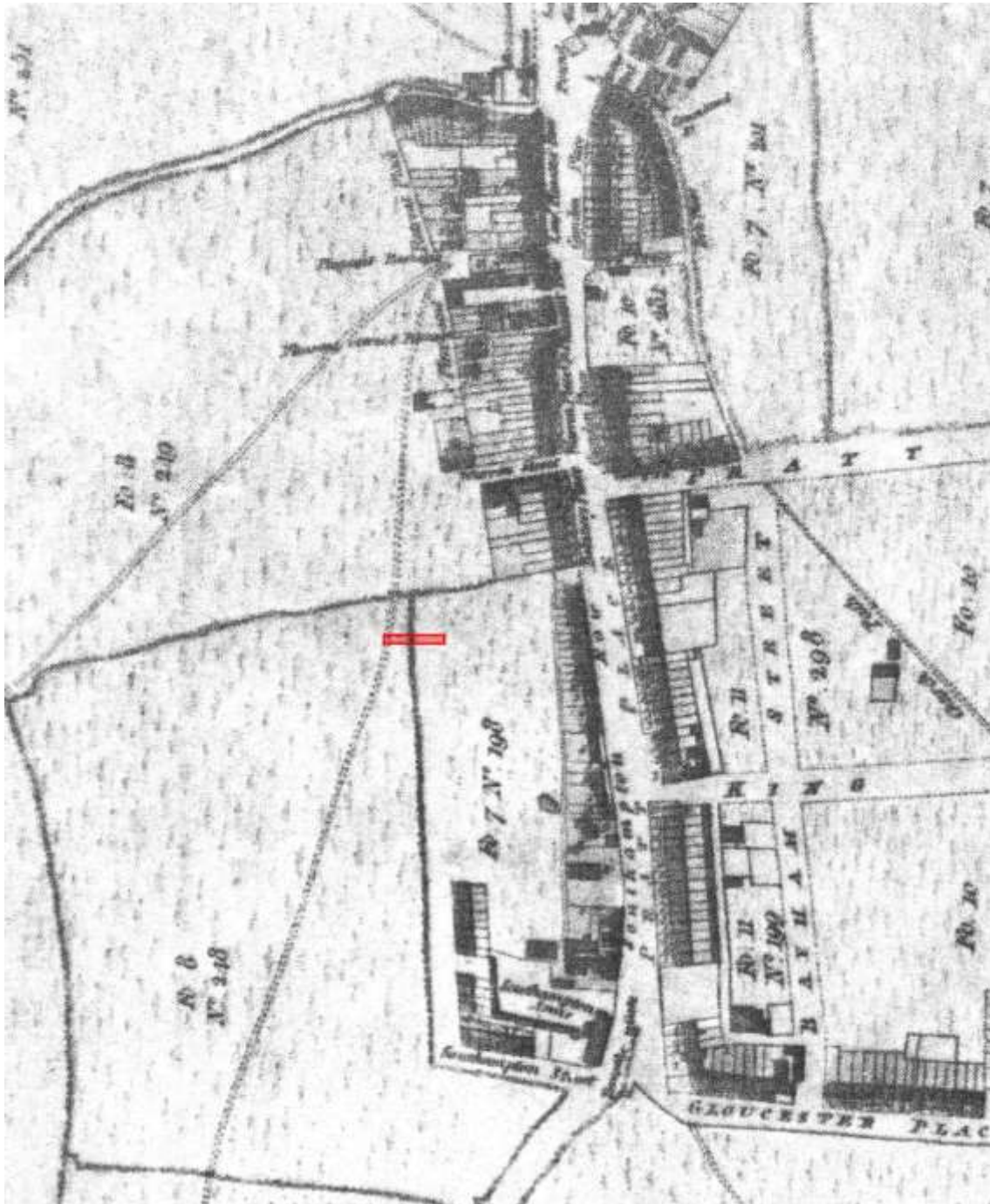


Fig.9: Tompson's 1804 revised *Plan of the Parish of St Pancras*

Although the above plans are broadly similar significant development is visible on the 1804 revision, on both sides of Camden High Street. In particular, the southern end of Arlington Road has been established (together with terraced houses on its eastern side, and a line marked out to the north roughly on the future line of the road). The accompanying Terrier Book lists the land thus enclosed (*Folio 7. 198*) under the name of Mr John Cavill of Camden Town, otherwise part of Mr

Francis's Field (5 acres, 1 rod). To larger area to the west (*Folio 8. 248*) is listed under Thomas Rhodes, Esq., of Hampstead Road.

7.4 Ordnance Survey Surveyors' drawing of 1807 (*OSD 152 Hampstead*)



Fig.10: Extract from the Ordnance Surveyors' drawing Survey, 1807

A very similar picture to that above, although at smaller scale and less detailed, with the study site still in open countryside.

7.5 Greenwood, C & J, 1827, *Map of London from An Actual Survey...*

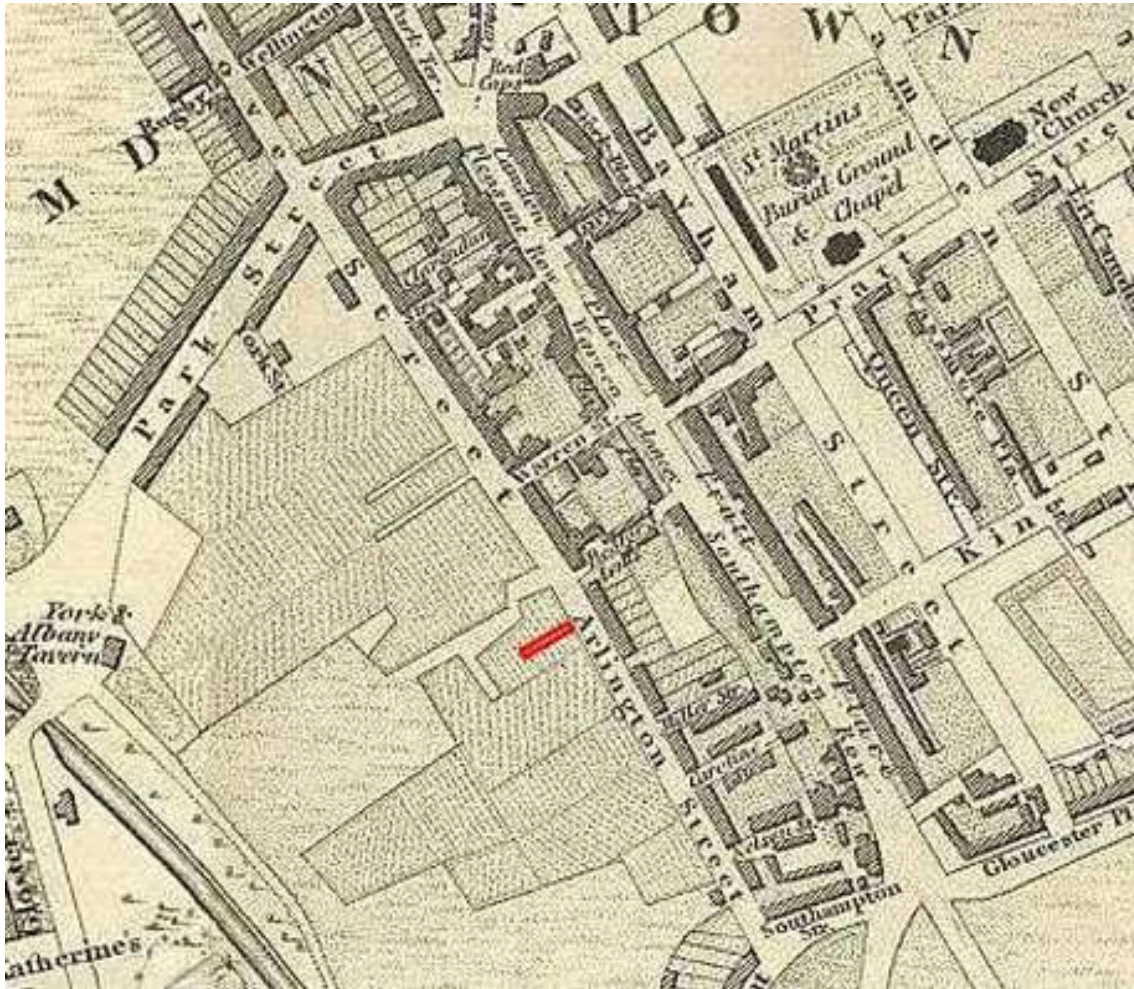


Fig.11: *Extract from Greenwoods' 1827 Map of London*

By this date the line of Arlington Road (or Street as then known) has been fully laid out and the eastern side developed, although there is as yet no building on its western side. As can be seen the northern part of the modern Arlington Road (now north of Delancey Street) was also at this time separately named Grove Street.

7.6 Davies B R, 1834, *Topographical Survey of the Borough of St Marylebone as incorporated & defined by Act of Parliament 1832*

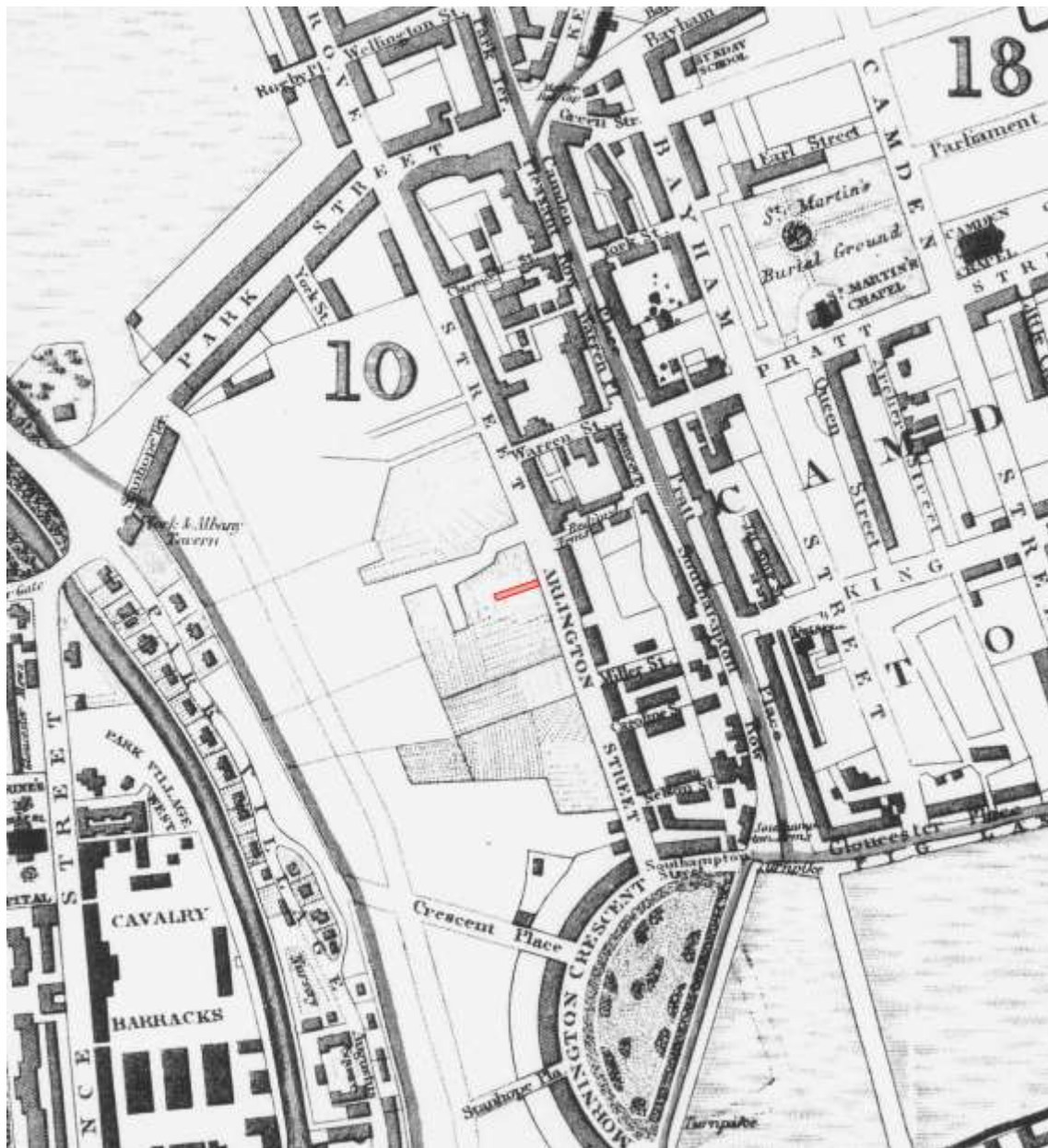


Fig.12: *Davies' Topographical Survey of the Borough of St Marylebone of 1834*

This survey, engraved by Davies from drawings and surveys by J A Bartlett, gives a very similar view to the Greenwood map some seven years before. There is still no development on the western side of Arlington Street, with the plots seen here forming Shailer's nursery garden (Camden History Soc. 2003, 70-1). Apparently with its open vista to the west Arlington Street also served as the neighbourhood 'promenade', to which locals would come to take the air (*ibid*).

7.7 *Map of the Parish of St Pancras in the County of Middlesex, mid 1840s*



Fig.13: *Extract from the Map of the Parish of St Pancras, c 1845*

This appears to be the first map to show the developed study site. The map date is given as 1849, although apparently somewhat earlier; probably early-mid 1840s. Elsewhere on the map the line of the North London railway (here called the *East & West India Docks and Birmingham Junction Railway* and constructed c 1846-51) has been drawn in over the existing survey, eastward from Camden Town Station.

7.8 Archaeological investigation in Arlington Road

Archaeological investigation during water mains replacement works in early 2011 threw some additional light on the earlier 19th century development of Arlington Road. Trenching mainly in the western carriageway of the road and in front of No. 71 exposed the remains of three joining sections of timber water pipe, a total length of some 5.3m.



Fig.14: *Water mains replacement works in progress. The present study site is in the centre of the frame (second from left of the higher terrace)*

The southernmost section of pipe was complete and had an overall length of 2.6m, with the top decayed but surviving sides *c* 0.75m beneath the modern road surface and the base at *c* 0.88m. The pipe had an internal diameter of about 0.2m, with walls 50mm thick: the northern end fitted over the slightly tapered end of the adjoining central section of pipe.

This next pipe was of similar construction, overall 2.5m in length. At its northern end the pipe widened where it joined and fitted over the next section, internal diameter increasing to 0.24m and the surrounding walls thickening from 40mm to 110mm. The jointing was also reinforced by iron bands, which were set into the end of the outer pipe and therefore around the tapering end of the next section. The final and northernmost length pipe was observed for about 1m, with an internal diameter of 0.2m and walls 60 to 80mm thick.

The timber (elm) pipes were surrounded by a very compact grey clay, probably deliberately deposited to improve water retention: there were also a number of finds from this deposit, including late 18th/early 19th century pottery.



Fig.15: View of the exposed timber piping, looking south (0.2m scale)



Fig.16: The wider end of a removed section of pipe, showing the iron reinforcing bands set into the timber

These timber pipes were part of the water management system that brought fresh water into Central London. However, it is likely that they predate the construction of No. 71 and adjacent properties – more likely inserted when Arlington Road was first established in the early 1800s, bringing water down the hill to the first buildings at the southern end.

7.9 *Ordnance Survey 5-feet: mile First Edition. Surveyed 1870 & published 1873 (Sheet VII.22)*



Fig.17: *The study site in relation to the Ordnance Survey map of 1870*

A rather more detailed view of the picture given in Figure 13, and showing the now established residential area. A close-up of the property is also given overleaf.



Fig.18: *Enlarged extract from the Ordnance Survey map of 1870, with the outline of No.71 shaded grey*

The outline of the house is clearly shown in the above extract, with the main block and two probable outbuildings to the rear. The social make-up of the area appears to have been fairly broad – an 1863 street directory records a mixture of trade and professional people, as well as three seminaries (small private schools) in Arlington Street (Camden History Soc. 2003, 72).

The name of Arlington Street was changed to *Arlington Road* by an Order of 17th December 1875. It was presumably at the same time that the area to the north of Delancey Street – formerly Grove Street – was also taken in under this name (LCC 1955).

7.10 Booth, C, 1889, *Descriptive Map of London Poverty*

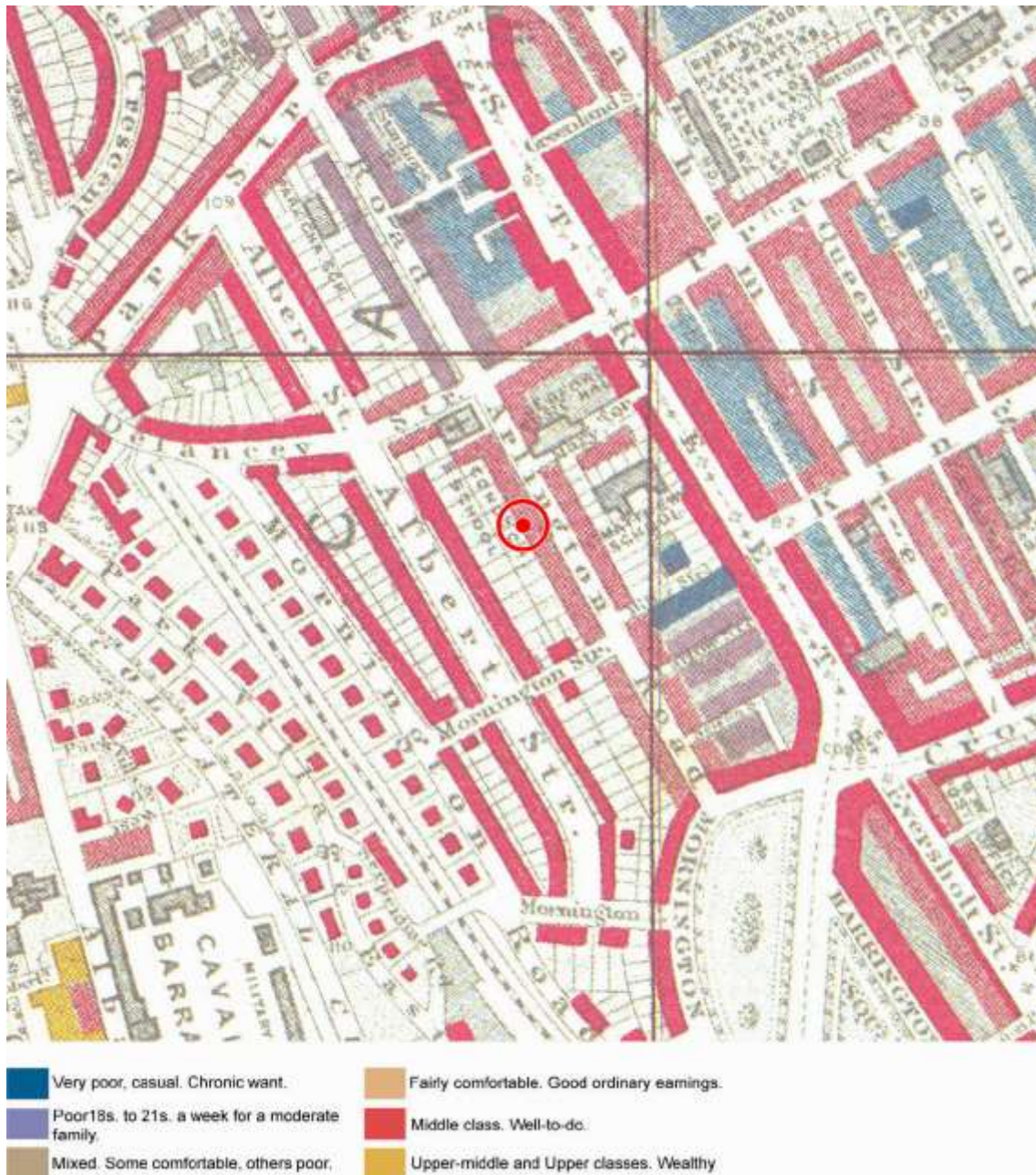


Fig.19: Extract from Booth's *Descriptive Map of London Poverty* of 1889

This shows Arlington Road and its adjoining streets to be a comfortable area, with a good standard of living, although to the east there are pockets of poorer housing – mainly contained behind the street frontages.

7.11 Ordnance Survey 5-foot: mile. Edition of 1894-96 (London Sheet VII.22)

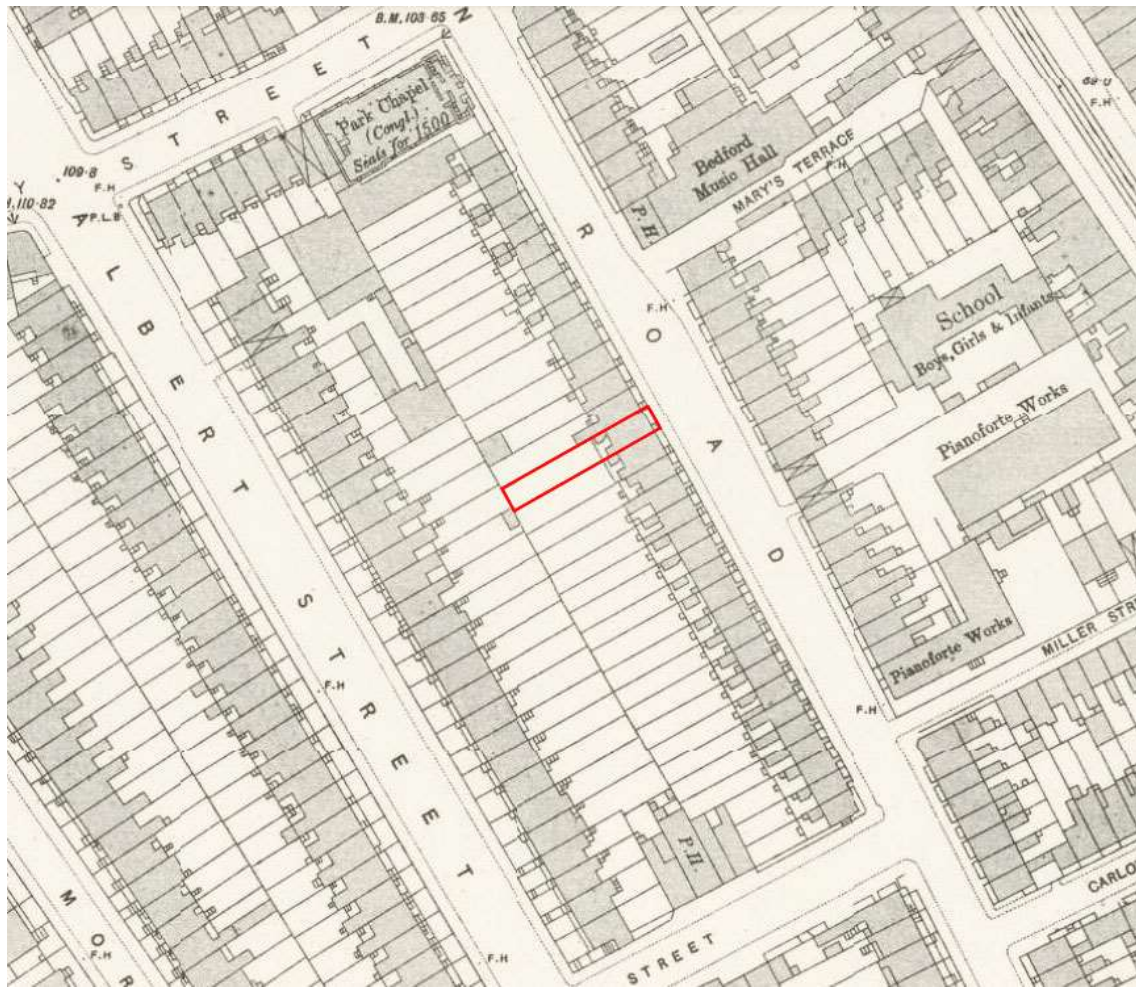


Fig.20: The study site in relation to the Ordnance Survey map published in 1895

7.12 Ordnance Survey 60-inch: mile. Revision of 1934 by the LCC Valuation, Estates & Housing Dept. (Sheet VII.22). Not illustrated

The immediate site area is shown exactly as in the 1894-96 Edition (above), with no change.

7.13 LCC Bomb Damage map. c 1945. Not illustrated

This shows considerable bomb damage in the area, in particular to the south and southeast – towards the junction with Mornington Street and into the adjacent area of Albert Street, and on the eastern side of Arlington Road and fronting onto Miller Street. The study site is shown as seriously damaged, somewhat surprisingly as properties immediately to the south are apparently undamaged and the two to the north only recorded as having non-structural blast damage.

7.14 Ordnance Survey 1:1250. Surveyed June 1952; pub^d 1953 (Plan TQ 2883 NE)



Fig.21: *The study site in relation to the Ordnance Survey map published in 1953*

This shows little change to the outline of the property. The rear northern outbuilding has slightly changed shape, but this may simply be a rationalisation of the map.

7.15 Ordnance Survey 1:1250. 1968 (pub 69) & 1993 (Plan TQ 2883 NE). Not illustrated

On both maps the site area is depicted as above, with no obvious change. However, it is possible that the outbuilding to the south was also reconstructed at about this time – it is clearly quite recent, and there was a planning application for a 2-storey extension in 1969 (Ref: 7185; see also section 8 below).

7.16 Ordnance Survey 1:1250. 1995 to present (Plan TQ 2883 NE)

The only obvious change here is the disappearance of small rear northern outbuilding,

8 The existing site and proposed development

8.1 As already described, the front (eastern) part of the site is occupied by the Grade II Listed building – a three-storey structure plus basement, with an existing extension and small reduced ground area to the rear and a large lightwell plus former coal hole to the front.

8.2 The proposed development comprises a single storey rear extension on the northern side of the building, plus associated external and internal alterations mainly at basement level. The extension will include some ground reduction in the adjacent garden to form a new patio, within an area approximately 5m square (Figs.22 & 23).

8.3 A walkover of the site and standing building was undertaken on 1st December 2014, and a series of photographs taken principally within the basement and at the rear of the property. A selection of these are reproduced below (Figs.26-37), to show the general condition and also to illustrate a number of points relating to the development of the building.

8.4 It is clear that the existing rear elevation has been substantially altered from its original appearance:

- Old maps show that there was – probably until the 1990s – an outbuilding on the northern side of the plot, largely within the area of the present proposed extension.
- The existing 2-storey outbuilding on the southern side of the plot is modern, replacing an earlier and probably slightly smaller structure.
- The present doorway and flanking windows to the rear basement are quite recent, as also the external concrete steps, *etc.* leading up to the garden.

8.5 The basement has also been subject to extensive alteration, and no original fixtures or fittings remain. In particular:

- The walls appear to have been quite recently rendered and plastered, from the bare brickwork and perhaps after removal of the original render.
- The frontage has been substantially changed, with insertion of a modern window (possibly occupying the position of the original doorway to the front lightwell/coal hole, now located in the southeast corner).
- The cupboard in the rear southwest corner of the basement (adjoining the stairs) is quite recent, probably constructed at the same time as the adjoining rear extension.



Fig.22: Existing and proposed basement plans

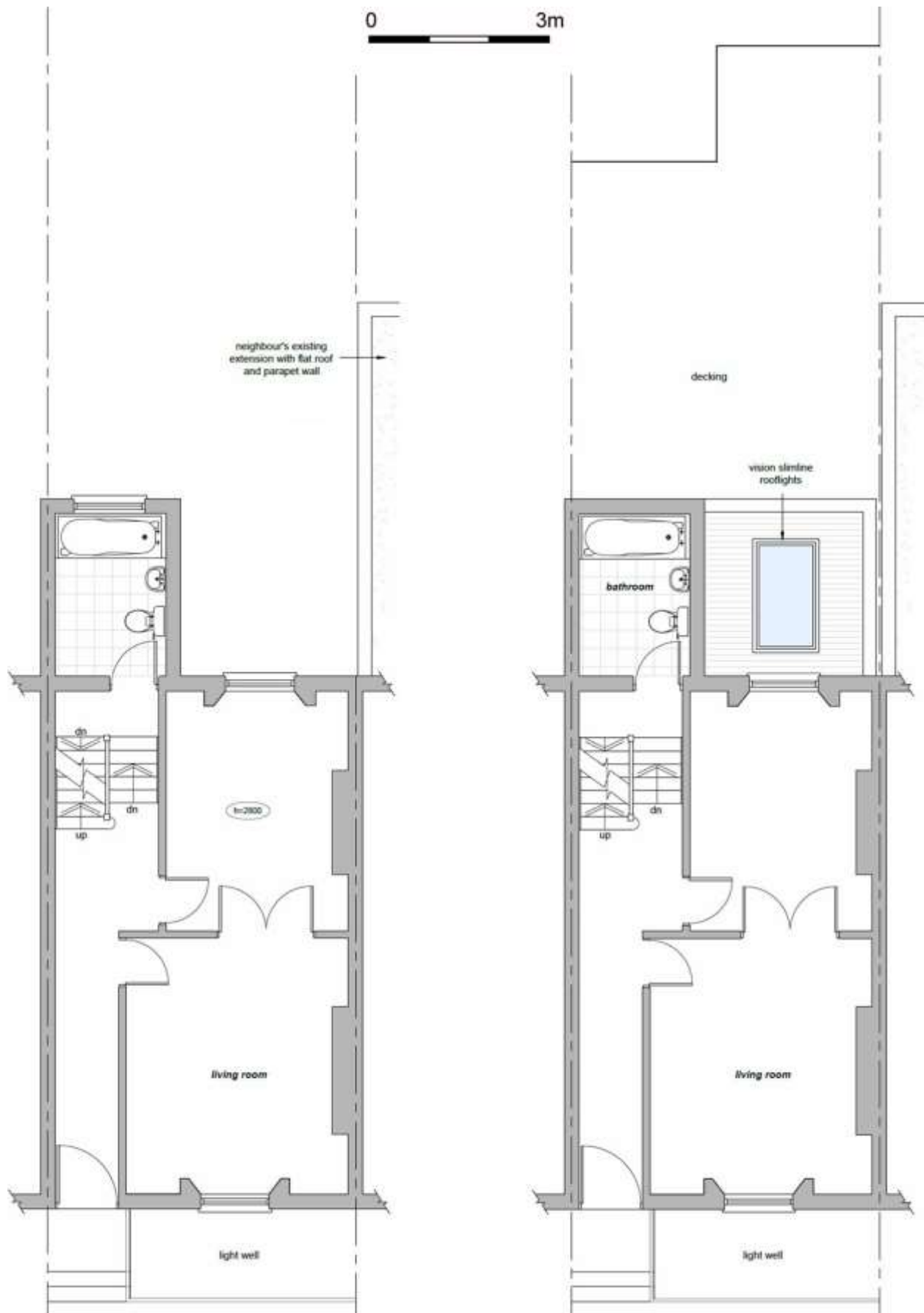


Fig.23: Existing and proposed ground floor plans



Fig.24: A general view of the rear of the property

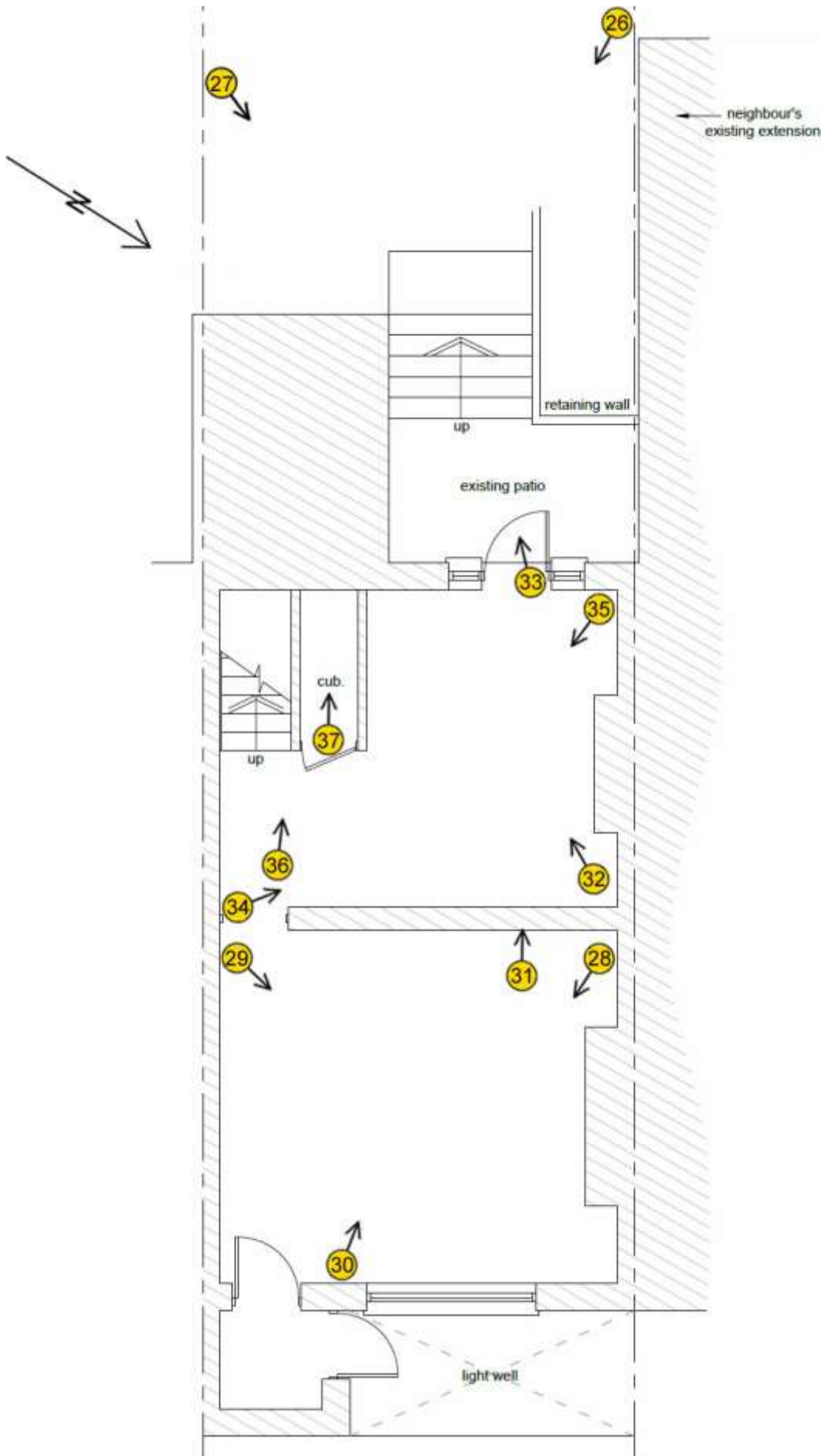


Fig.25: Location and direction of site photographs (Figs. 26-37)



Fig.26: Detail of the rear of the property and present (later 20th century) rear extension



Fig.27: A further view from the southern boundary, the recent extension in foreground. To the rear is the area of the former outbuilding, now occupied by a modern brick retaining wall adjoining the steps



Fig.28: The front of the basement, looking out through a modern window to the road and former coal hole. It is possible that the door was originally located in the stepped-back section now occupied by the radiator



Fig.29: A further view of the front of the basement, the base of the chimney stack (& possible former fireplace) to the left of the frame



Fig.30: *The internal dividing wall, from the front of the basement*



Fig.31: *Detail of the dividing wall. Originally the basement walls may have been bare brickwork (or possibly previous render has been stripped off). The present covering is recent, modern plaster over a bituminous felt-type backing, as observed both here and elsewhere throughout the basement*



Fig.32: The rear of the basement, looking out into the garden. The door and windows are fairly recent, and to judge by the latter may well have been altered in size/position



Fig.33: View from the back door of the modern concrete step leading up to the garden. The adjacent structures – extension to left & brick retaining wall to right – are also quite recent



Fig.34: *The rear part of the basement, showing the former fireplace on the north wall*



Fig.35: *The internal dividing wall, from the rear part of the basement*



Fig.36: The stairs to the ground floor and adjoining cupboard in the rear southwest corner of the basement



Fig.37: Interior of the cupboard, showing the quite recent structure and also a breeze block wall to the rear extension

9 Summary of archaeological and historical potential

9.1 Prehistoric

There are no references to prehistoric activity within the study area, not even chance finds. The potential for such remains to be found during groundworks is therefore regarded as negligible.

9.2 Roman

There is only one reference in the study area to Roman activity, in the form of a putative road line. Again, there have been no physical finds and no indication of any activity elsewhere in the site vicinity. Thus the potential for Roman discoveries is also regarded as negligible.

9.3 Saxon

There are no artefacts or remains of this period recorded within 600m of the site, and no significant documentary references. Consequently the potential for finds of this period is negligible.

9.4 Medieval to earlier post medieval (c 1066-1700)

There are a few medieval references, although again no direct physical evidence for settlement or activity in the study area. It is reasonable to assume that the historic route from Camden Town northwards also continued south towards Tottenham, more or less on the line of the present Camden High Street and Hampstead Road – in which case passing some 140m to the east of the present site.

However, until the late 18th century there is no map evidence for settlement along this road line, and is most likely that until this time the study site and surrounding area was open farmland, perhaps grazing land.

The potential for medieval or early post-medieval finds is therefore considered to be very low to negligible.

9.5 Later post-medieval (18th century+)

The 19th century (and later) HER references in the study area mainly relate to specific buildings and gardens, with a few associated with commercial or transport activity. As such they reflect the progressive and rapid development of the area from around 1800, but there is nothing bearing directly on the present study site.

The only evidence for other activity in the area comes from Tompson's 1801 map (Fig.8), which describes the large area of land around (& mainly south of) the site as *Tile Kiln Field*. So it is likely that either in this period or possibly earlier some part of the land was used for tile manufacture, and perhaps also for clay /brickearth extraction.

Overall the potential for post-medieval evidence is considered to be low, other than obvious features relating to the present building. There may be occasional residual finds within any surviving and formerly cultivated soil horizons. There seems little chance of finding any significant evidence for tile manufacture, given the small area involved and the very large parcel of land – over 21 acres (*c* 8.5 ha) – to which this description was originally applied

9.6 The standing building

It is not felt that the proposed development and alterations pose any real threat to the Listed structure. As has been described, the rear elevation at ground /basement level has already been quite severely comprised by removal of original outbuildings, rebuilding and insertion of new rear door, windows, steps, *etc.* Within the building the basement has been stripped of any original fixtures and fittings, and is largely bare apart from features such as the modern cupboard alongside the stairs.

10 Conclusions and recommendations

The available evidence from documentary and cartographic sources indicates that the study site has a low to negligible potential for all periods of archaeology, in particular before the 18th century. There are no earlier finds or remains recorded in the vicinity: the site evidently lay within open land, perhaps utilised for agriculture (or at least grazing) but otherwise undeveloped.

The building itself has undergone a number of alterations, mainly in the later 20th century and particularly to the rear at ground floor/basement level and within the existing basement – both resulting in the loss of original features and structures.

Taking all these factors into account, it is not felt that the current proposals pose any significant threat to potential heritage features, either buried or within the standing building. It is considered that the development should therefore proceed without further mitigation.

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NB. The accompanying schedule (Terrier Book) lists occupancy of at least some of the fields shown on the Plan, but under different Folio and plot numbers:

Ordnance Survey, 1807, Surveyors' drawing – *OSD 152 Hampstead*

Greenwood, C & J, 1827, *Map of London from An Actual Survey...*

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Map of the Parish of St Pancras in the County of Middlesex, ?1849.

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11.4 Archives

Camden Local Studies & Archives Centre

Guildhall Library, City of London

London Metropolitan Archive