



VIACOM CAMDEN LOCK LTD
17–29 Hawley Crescent
London NW1 8TT

London Borough of Camden

Archaeological desk based assessment

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Museum of London Archaeology
Mortimer Wheeler House
46 Eagle Wharf Road, London N1 7ED
tel 020 7410 2200 | fax 020 410 2201
www.museumoflondonarchaeology.org.uk
general enquiries: enquiries@mola.org.uk

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Executive summary

Viacom Camden Lock Ltd (the Applicant) has commissioned MOLA to carry out a historic environment assessment in advance of the proposed development at 17–29 Hawley Crescent in the London Borough of Camden. The scheme comprises the construction of a four levels of office space, without a basement, in an area which is currently an open courtyard. The ground floor would consist of a reconfigured loading and servicing space. Foundations would be piled.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). Although above ground heritage assets (historic structures) are not discussed in detail, they have been noted where they assist in the archaeological interpretation of the site.

Buried heritage assets that may be affected by the proposals comprise a moderate to high potential for footings and cellars of mid-19th century terraced houses, of low significance and possibly of the Camden Brewery complex (1859–1926), of low or medium significance, depending on the nature and extent of any surviving remains and whether there is evidence of industrial process.

The site has a low potential for buried heritage assets of other periods. The location on London Clay would have made it less suitable for early settlement and farming. During the Roman and medieval periods the site was located away from known areas of settlement. The site was not built on until following the construction of nearby Regent's Canal in the early 19th century.

The construction of foundations of the 1930s industrial motor works building previously on the site will have removed earlier archaeological remains from within the footprint of the foundations. These are likely to have comprised pad or strip footings. Considering its size, the majority of the building is unlikely to have had a basement and there is moderate to high survival potential for 19th century remains beneath the slab level. The motor works building was remodelled for a television studio in the 1980s and at some point the building within the site was demolished. Approximately half of the site has since remained open and undeveloped.

A recent geotechnical survey identified a layer of concrete of unknown thickness, probably associated with the 1930s motor works, underlying the open area of the site to be developed, beneath 0.5–2.1m of modern made ground. Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The proposed piling layout is not particularly dense; any surviving archaeological remains, potentially preserved between each pile, would probably be accessible in terms of any archaeological investigation in the future. The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, and new services typically extend no more than 1.0–1.5m below ground level and would only have an archaeological impact where the modern made ground and underlying concrete slab is not thick.

In light of the generally low potential of the site to contain significant archaeological assets, along with the relatively small and localised area of proposed impact, further investigation is unlikely to be required in relation to the determination of planning consent. Alternatively, the local authority may request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction, which would ensure that any previously unrecorded archaeological assets, if present, were not removed without record. Any such work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Viacom Camden Lock Ltd (the Applicant) has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at 17–29 Hawley Crescent (National Grid Reference 528830 184100: Fig 1). The scheme comprises the construction of a four levels of office space, without a basement, in an area which is currently an open courtyard. The ground floor would consist of a reconfigured loading and servicing space. Foundations would be piled.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the ‘site’) and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (ie, designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (eg visible changes to historic character and views).
- 1.1.4 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), English Heritage (2008, 2011), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the ‘Copyright, Designs and Patents Act’ 1988 MOLA retains the copyright to this document.
- 1.1.5 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens.
- 1.2.2 The site does not lie within a conservation area. The site lies within an Archaeological Priority Area, as defined by the London Borough of Camden, covering an area of post-medieval canalside industry.

1.3 Aims and objectives

- 1.3.1 The aim of the assessment is to:
- identify the presence of any known or potential buried heritage assets that may be affected by the proposals;
 - describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance);

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

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity and has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 750m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications
 - English Heritage – information on statutory designations including scheduled monuments and listed buildings
 - The London Society Library – published histories and journals
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
 - DP9 – architectural drawings (WATG/January 2015), geotechnical data (Herts and Essex Site Investigations /February 2015), foundations drawings (Chamberlain Consulting/February 2015)
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 23rd of February 2015 in order to determine the topography of the site and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.
- 2.1.5 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown where appropriate. All distances quoted in the text are approximate (within 5m).
- 2.1.6 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in English Heritage's *Conservation principles, policies and guidance* (2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance. Section 11 includes non-archaeological constraints. Section 12 contains a glossary. A full bibliography and list of sources consulted may be found in Section 13.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at 17–29 Hawley Crescent in Camden Town (NGR 528830 184100: Fig 1). The site is bounded by Hawley Crescent to the south. It is bounded by light industrial buildings to the west, north and east. Hawley Lock and the east-west Grand Union Canal (Regent's Canal) lies 45m to the north of the site.
- 3.1.2 The site falls within the historic parish of St Pancras, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.3 The site is located 3.7km to the north-west of the Thames. The course of a former tributary of the Thames, the River Fleet ran c 200m to the east of the site. The Fleet, which is now culverted, rose on Hampstead Heath before running south through Kentish Town and Camden Town.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The ground level on Hawley Crescent is recorded by Ordnance Survey spot height at 27.9m Ordnance Datum (OD) immediately south-west of the site. The road is on a gentle slope down to the east, and is slightly lower at 26.5m OD, c 60m to the east of the site. Ground level on the northern side of the canal 60m to the north lies at 27.9m OD.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises London Clay of the Palaeocene formation (BGS digital data). The level of natural beneath the site is uncertain. It is likely that material dug out from the adjacent canal in the early 19th-century was redeposited on the site (probably within its northern half). The depth and extent of such made ground is not known.
- 3.3.3 A geotechnical investigation was carried out on the site by Herts and Essex Site Investigations (HESI) in January 2015. Four test pits (TP1–TP4) and three window samples (WS1–WS3) were excavated (Fig 3). Only modern made ground was recorded with natural geology not being reached due to the presence of concrete. This is likely to be demolition rubble and possibly floor slabs of the previous 1930s industrial building on the site.
- 3.3.4 Table 1 shows the results of the investigation.

*Table 1: summary of geotechnical data (HESI 2015)
Levels are in metres below ground level (mbgl)*

BH/TP ref.	Modern made ground	Comment
TP1	<2.1	Concrete reached at 2.1mbgl
TP2	<1.5	Concrete reached at 1.5mbgl
TP3	<1.3	Concrete reached at 1.3mbgl
TP4	<0.7	Concrete reached at 0.7mbgl
WS1	<1.5	Concrete reached at 1.5mbgl
WS2	<1.9	Concrete reached at 1.9mbgl
WS3	<0.5	Concrete reached at 0.5mbgl

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 No archaeological investigations have been carried out within the site in the past. Twelve investigations have been carried out in the surrounding study area. All have recorded activity dating to the post-medieval periods, mostly of 19th century development. Only one investigation, at Baynes Street 525m to the east of the site (**HEA 10**), has recorded earlier remains; a medieval hearth with a stone surround.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no known finds dated to these periods within the study area. The site is located on London Clay. The heavy soils, difficult to work with a plough, would not have been a first choice for settlement or farming compared to the extensive Gravel terraces 1.5km to the south. Although there may have been small clearings, much of the area is likely to have been heavily wooded throughout this period.

Roman period (AD 43–410)

- 4.2.4 The Roman settlement of *Londinium* was established in c AD 50 in the area of the City, c 4.1km to the south-east of the site. Settlement and other activity in the general area would have been influenced by administrative and infrastructure factors associated with the establishment of *Londinium* as the provincial capital by the 2nd century AD. Small, nucleated settlements, typically located along the major roads leading to the capital, acted both as markets and as producers to the capital (MoLAS 2000, 150).
- 4.2.5 The site is situated 2.8km north of an east-west Roman road that followed the line of Oxford Street, 3.1km to the east of the main Roman road of Watling Street which extended from London to St Albans and which followed the approximate line of the modern Edgware Road. There are no known sites or finds of Roman date within the study area. As with the later prehistoric period, the heavy clay would not have been ideal for early farming, and it is likely that much of the area was heavily wooded throughout this period, other than clearings for occasional farmsteads.

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

- 4.2.6 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. The Roman city was abandoned and the main Saxon settlement of *Lundenwic* shifted westwards to what is now Covent Garden and the Strand, c 3.7km to the south-east of the site (MoLAS 2000, 182).
- 4.2.7 The site lay within the extensive manor (estate) of St Pancras. St Pancras Old Church lies beside the River Fleet (now underground) at the northern end of Pancras Road, c 1.1km to the south-east of the site. The church was believed to have been founded on land given by King Ethelbert to St Paul's Cathedral in AD 604 (VCH *Middlesex* i, 122). Further evidence of an early Saxon date was also gained by the 1847 discovery of an altar stone, dated to the late 6th-early 7th century, beneath the 13th century tower of the church (Weinreb and Hibbert 1995, 774). The church would have formed a focus for settlement, the exact location and extent of which is not currently known.
- 4.2.8 In the 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named *Lundenburh*, formed the basis of the medieval city, and lay c 4.1km to the south-east of the site. Around the 9th and 10th century, the local parochial system began to replace the earlier Saxon Minster system, with formal areas of land centred on nucleated settlement served by a parish church.
- 4.2.9 The main St Pancras manor was eventually broken up into smaller estates. The site fell within the Tothele manor in the north-west, which Domesday Book (AD 1086) describes as containing 5 hides, enough woodland to support 150 pigs and herbage (vegetation used for pasture). The main settlement of Tothele is thought to have been located at the northern end of Tottenham Court Road, north of Euston Road, c 1.5km to the south of the site. Despite the large size of the manor (estate) of Tothele the location of other Saxon settlements is unknown.

Later medieval period (AD 1066–1485)

- 4.2.10 The manor of Tottenham (Tothele) was described in Domesday Book as a prebend of the Canons of St Paul's (*ibid*, 324–340). The manor covered the majority of the western side of the parish (VCH *Survey of London* xix). As mentioned above the main settlement was located at the northern end of the modern Tottenham Court Road, c 1.5km to the south of the site.
- 4.2.11 During this period the focus of the main settlement around St Pancras had shifted north towards Kentish Town (Richardson 1997, 8), c 800m to the north of the site. It is believed that this relocation of the settlement was due to the constant flooding of the land and roadway near the church of St Pancras from the Fleet river which flowed beside the Pancras Road (*ibid*, 8). This shift is emphasised by the development of a chapel-of-ease at Kentish Town c AD 1200. The earliest known spelling of Kentish Town is 'Kentisston' in 1208 (*ibid*, 29). However this might not refer to the present location as it is only part of the Parish of St Pancras and the two names have been synonymous and interchangeable in many early documents (Weinreb and Hibbert 1995, 440). The chapel was rebuilt during the mid-15th century (*ibid*, 8). This was apparently located on the west side of Kentish Town Road, where Nos 205–13 are today, c 675m to the north of the site. The exact location and extent of the settlement is uncertain. The chapel possibly formed the focus of the settlement, although the GLHER apparently contradicts this and places the centre of the medieval settlement at the junction between Kentish Town Road and Camden Street (**HEA 23**), c 220m to the north-east of the site. Two medieval taverns are recorded on the GLHER along the Kentish Town Road between the chapel-of-ease and this road junction (**HEA 24** and **25**). It is perhaps the case that the settlement was less nucleated and more linear in form, and that there were intermittent buildings spread all the way along the road.
- 4.2.12 A medieval hearth, or fire-place, with a rough-hewn stone surround was revealed during an investigation at Baynes Street (**HEA 10**), c 520m to the east of the site. The hearth was built of red roof tiles laid on edge, the upper surface having signs of burning. It survived as an isolated feature, truncated by 19th-century basements.
- 4.2.13 Throughout this period the site is likely to have been located in open fields, under cultivation or pasture, or still woodland. The main settlement centres were located some distance away.

Post-medieval period (AD 1485–present)

- 4.2.14 Rocque's map of 1746 (Fig 4) shows the site in cultivated fields to the east of a main road leading from London approximately northwards to Hampstead. The closest settlements to the site are Kentish Town, a linear settlement along the current Kentish Town Road to the north-east, and a small settlement named 'Old Mother Red Caps' at a road junction to the south of the site, which later became Camden Town.
- 4.2.15 Regents Canal, which runs 40m to the north of the site, was opened in 1820. The engineer James Morgan oversaw its construction, which began in 1812 (Weinreb and Hibbert 1995, 662). The canal was built for long distance trade to the Midlands and the North (Denney 1977, 56–93). By the 1840s the canal was carrying coal, bricks, glass, stone piping, grain, cheese, chemicals and beer. From the 1870s tonnage declined slightly. It was only after the Second World War that the canal business went into irreversible decline (<http://www.camden.gov.uk>) and had ceased most of its commercial functions by the late 1960s (Denney 1977, 56–93). The canal connected the Grand Junction Canal at Paddington Basin to the west and joined the River Thames at Limehouse. The canal led to the establishment of coal wharves and small scale industrial development, which contributed to the growth of Camden Town.
- 4.2.16 Greenwood's map of 1824–6 (Fig 5) shows considerable development in the area with a network of streets that are newly laid or proposed (indicated by dashed lines). The map shows the new canal and a series of locks and wharves at regular intervals, with the site shown in open land on the southern side of the canal. To the north of the site is 'Hawleys Lock', with a small building, probably the lock keeper's cottage, on the northern side of the canal opposite the site. The canal is fairly wide on either side of the lock, presumably waiting areas for canal boats ready to use the lock rather than indicating any wharf/docks.
- 4.2.17 Stanford's map of 1862 (Fig 6) shows that Camden Town had been heavily developed by this date, probably as the result of the new railway, with stations at Hampstead Road to the north-west and a station on Camden Road/College Street to the east of the site. The site itself was partly developed, with a line of buildings along Hawley Crescent in the southern part of the site. Three large buildings, presumably industrial buildings or warehouses, had been built just to the north of the site. Two of the buildings appear to be set around a yard that lies adjacent to the canal and it is likely that this section of the canal was being used as a wharf to load/unload goods into the adjacent buildings.
- 4.2.18 The Ordnance Survey 1st edition 5ft:mile map of 1870 (Fig 7) shows the site in considerable detail for the first time. The majority of the site is apparently unchanged from the 1862 map, with a line of small terraced houses fronting onto Hawley Crescent. The houses all have small rear extensions and small yards. Much of the area just to the north of the site has been infilled with industrial buildings marked 'Camden Brewery'. The brewery was established in 1859 and was a successful business that made a range of beers including stout, strong ale, mild and pale ale and had a holding of over 70 pubs (www.camdentownbrewery.com).
- 4.2.19 The brewery would have employed mechanised mashing, controlled heating and cooling. As with other industries at the time, the tendency was towards integrating processes vertically in a single building, which contained liquor tanks, grist mills (for crushing malt), grist hopper, mash tun, and wort receiver (from English Heritage designation guidelines). The brewery would have included the full range of processes, from malting to bottling, on a single site. The brewery would have had a steam engine to pump the liquor (water), to drive the grist mill and for hoisting sacks and barrels. Boilers for the steam engines were usually coal fired. The big casks to process the beer needed wide foundations, which often extended deep into the ground. Cask washing required ample supplies of hot water, (heated by reusing the exhaust steam from the engine).
- 4.2.20 The Ordnance Survey 2nd edition 5ft:mile map of 1894 (Fig 8) shows little change within the site other than the expansion of the brewery across the former open yard in the north-eastern part of the site with the construction of a very large building. A public house (P.H.) is marked in the north-western part of the site and was presumably owned by the brewery. A tramway along Camden High Street to the east confirms the growth of the general area.
- 4.2.21 The Ordnance Survey 3rd edition 25":mile map of 1914 (Fig 9) shows the brewery complex as one large structure, although it probably actually comprised several connected/amalgamated buildings as shown on the earlier and more detailed editions of the map. The Camden Brewery closed in 1926 due to competition (www.camdentownbrewery.com).

- 4.2.22 The Ordnance Survey map 5ft:mile map of 1934 (Fig 10) shows major change within the site. The brewery has been demolished along with the terraced houses in the site. The map shows a motor engineering works building covers almost the entire site footprint and the area to the north, west and east, up to the canal. These were Henly's Motor Engineering Works (GLHER ref: MLO103559, **HEA 1**). Some elements of the old brewery complex were not demolished; this includes the Grade II listed 'Elephant House' (an elephant was the brewery's trademark) comprising the former bottle store, cooper's (barrel maker) building and boundary wall, at the eastern end of Hawley Crescent, 60m to the east of the site (**HEA 34**). It possibly also includes a chimney ('Chy') which is marked in the centre of the site, with a small alleyway accessing it from Hawley Crescent, although it is not marked on earlier maps.
- 4.2.23 The motor works are shown as unchanged on Ordnance Survey maps. The 1930s Henly's Motor Engineering Works building was remodelled in 1981–2 to become a television studio, first for TV-am then for MTV Europe. The studios have had additional building since that time. The courtyard in the area of the site was altered in 2011 when the current building was extended altering the shape of the courtyard. A green wall was installed at this time (D. Bennett, Viacom, *pers. comm.*). Fig 11 shows the existing ground level layout. Fig 12 and Fig 13 are photographs from the site visit showing general views of the courtyard.

5 Statement of significance

5.1 Introduction

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

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level lies at 27.9m OD
 - The top of truncated London Clay lies at an unknown level. Geotechnical works on the site in January did not record natural geology due the presence of a layer of concrete across the site. The thickness of this concrete layer is not known.
- 5.2.2 Between the top of the concrete – this is presumably the foundation of the former 1930s motor works - and the current ground level is modern made ground, which is between 0.5–2.1m thick. The varying level of the concrete suggests the presence of basements/sub-basements.

Past impacts

- 5.2.3 The site has seen considerable building development in the past which is likely to have compromised archaeological survival across the site for remains pre-dating the early 19th century. Survival for remains of early 19th century and later is likely to be moderate to high.
- 5.2.4 The existing c 1980s building in the northern and western parts of the site does not have a basement; also there are no plant rooms or mechanical elements below the ground surface. The foundations are not known but are likely to be piled. Archaeological remains will have been removed from the footprint of each pile.
- 5.2.5 The 1930s motor works building that covered the whole site footprint may have had pad or strip foundations. It is unlikely to have had a basement, but there may have been vehicle inspection pits, which might have truncated archaeological remains locally.
- 5.2.6 The Camden Brewery buildings, which are themselves of some archaeological interest, probably did not have basements, and foundations would have been pad or strip footings, which will have truncated archaeological remains within the footprint of each construction, including any early remains cut into the natural Clay. The row of Victorian terraced houses along the southern part of the site, which can also be considered to form part of the archaeological record, may have had small cellars, which would also have truncated, possibly entirely removed, archaeological remains within the footprint of each cellar, whilst the foundations of these buildings will have partially or completely removed any remains within their footprint.

Likely depth/thickness of archaeological remains

- 5.2.7 Archaeological remains would potentially be located beneath the concrete, within any undated made ground beneath, and cut into the clay. Given the unknown thickness of the layer of concrete underlying the site it is difficult to predict with any accuracy the likely depth of remains.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential to contain archaeological remains dated to the prehistoric period.* Despite a number of archaeological investigations in the study area no evidence of prehistoric activity has been uncovered. The proximity of the site to the River Fleet may have attracted settlement, although the heavy clay soils would not have been ideal for early agriculture. It is likely that much of the surrounding area, including the site, was heavily wooded throughout this period.
- 5.3.3 *The site has a low potential to contain archaeological remains dated to the Roman period.* The site was located some distance from the Roman City and road network and was probably open fields or woodland during this period. There are no known sites of finds of Roman date within the study area.
- 5.3.4 *The site has low potential to contain archaeological remains dated to the early and later medieval periods.* The site lay on the outskirts of settlements at Kentish Town, c 800m north of the site and Camden, c 150m south-west of the site. In all likelihood it was in open fields throughout these periods.
- 5.3.5 *The site has a moderate to high potential to contain archaeological remains dated to the early 19th century and later, and a low potential for remains earlier than this.* Remains associated with of the mid/late 19th-century Camden brewery might survive in the north of the site, of **low** or **medium** significance, depending on whether there substantial evidence of industrial brewing processes survive. There is also potential for footings and cellars of a row of mid-19th century terraced houses in the southern part of the site, of **low** significance. The value of the remains would derive from their evidential and historical interest.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The scheme comprises the construction of a four levels of office space in an area which is currently an open courtyard. The ground floor would consist of a reconfigured loading and servicing space (WATG, dwg A2-DPA-007, rev 0, 27/02/15; see Fig 14). The upper two storeys would be cantilevered to the north over the existing building (WATG, dwg A2-DPA-017, rev 0, 27/02/15; see Fig 15). The proposed building would not have a basement.
- 6.1.2 Piled foundation would be used. Two floor slabs, one 0.25m thick and the other 0.45m thick would be constructed in the north central and south central part of the site respectively. A series of ground beams would also be constructed (Chamberlain Consulting, dwg 14061-P01, rev T1, February 2015; see Fig 16).
- 6.1.3 It is assumed for the purposes of this assessment that ground remediation is not proposed (ie removal of the contaminated material and reinstatement with 'clean' material). This can be a significant archaeological impact depend on the depth of remediation, ie if it extends below the modern made ground, as any archaeological remains within the contaminated ground would also be removed.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the proposed development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.

Site preparation/obstruction removal

- 6.2.3 The preliminary site strip/removal of hardstanding, assumed to be no deeper than 0.5m, is unlikely to have an archaeological impact and would only extend into modern made ground. The removal of buried obstructions may have deeper impacts which could potentially have an impact, truncating or removing entirely any archaeological remains directly beneath the made ground. This might include remains of early 19th century terraced houses and the mid 19th century Camden Brewery.

Floor slabs

- 6.2.4 Excavations for the two floor slabs are likely to be relatively shallow, 1.0–1.5m below ground level (mbgl). Based on the geotechnical information, this is unlikely to extend below the modern made ground and underlying concrete (uncertain thickness) in parts of the site, although elsewhere where these deposits are thinner it may potentially have an impact on remains of early 19th century terraced houses and the mid 19th century Camden Brewery.

Piled foundations, pile caps and ground beams

- 6.2.5 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The proposed piling layout is not particularly dense and the impacts therefore localised; any surviving archaeological remains, potentially preserved between each pile, would probably be accessible in terms of any archaeological investigation in the future.
- 6.2.6 The insertion of pile caps and connecting ground beams, along with the excavation of a pile guide trench, typically extends no more than 1.0–1.5mbgl would remove any archaeological

remains present to this depth. This is unlikely to extend below the modern made ground/concrete in parts of the site, although elsewhere where these deposits are thinner it may potentially have an impact on remains of early 19th century terraced houses and the mid 19th century Camden Brewery.

7 Conclusion and recommendations

- 7.1.1 There are no statutorily designated assets on the site. The site is in an archaeological priority area covering canalside industry.
- 7.1.2 Archaeological survival potential is likely to be low for remains pre-dating the early 19th century. Survival for remains early 19th century terraced houses, of low significance, and the mid 19th century Camden Brewery, of low or medium significance, is likely to be moderate to high. The site has been built and a concrete layer possibly related to the construction of the 1930s motor works courtyard underlies the site.
- 7.1.3 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. Excavations for proposed floor slabs, pile caps and ground beams would be in modern made ground, but in places might potentially extend beneath this and the concrete beneath, into remains of early 19th century and later date.
- 7.1.4 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Mid 19th century Camden Brewery. (Moderate to high potential)	Low or medium (depending on nature and extent)	Piled foundation construction and possibly from pile caps, slab foundation, service trenches, and obstruction removal where such work extends beneath the modern made ground. Significance of asset reduced to negligible
Footings of mid-19th century terraced houses (moderate to high potential)	Low	

- 7.1.5 In light of the generally low potential of the site to contain significant archaeological assets, along with the relatively small and localised area of proposed impact, further investigation is unlikely to be required in relation to the determination of planning consent. It is possible however that the archaeological advisor to the local authority may request an archaeological watching brief during preliminary ground preparation and subsequent foundation construction, which would ensure that any previously unrecorded archaeological assets, if present, were not removed without record.
- 7.1.6 Any such work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out under the granting of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 750m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 19/02/2015 and is the copyright of English Heritage 2015.
- 8.1.3 English Heritage statutory designations data © English Heritage 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained in September 2014. The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.

Abbreviations

AOC – AOC Archaeology

DGLA - Department of Greater London Archaeology (Museum of London)

GLHER – Greater London Historic Environment Record

ILAU – Inner London Archaeological Unit

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

PCA – Pre-Construct Archaeology

HEA No.	Description	Site code/ HER No.
1	<p>17–29 Hawley Crescent</p> <p>The site of the former MTV Europe studios. The building dates to 1980-1 and initially functioned as the studio for TV-am the first breakfast television station in Britain. The station went on air in 1983 and closed in 1992 when the franchise was lost to Sunrise Television. In 1993 the studio was sold to MTV. The site was initially occupied by Henly's motor engineering works which was a 1930's adaptation and extension of a 19th century canalside building. The factory was remodelled in 1981-2 to become the television studios by the Terry Farrell Partnership. Farrell's scheme retained the shell of the former brewery building to the north, and refronted the 1930s range to the south in steel framing clad in aluminium. The design was deliberately theatrical and playful, fusing classical forms with motifs symbolising early morning entertainment. The entire façade to Hawley Crescent was designed as a sunrise symbol, consisting of two undulating blocks of unequal length, broken by a giant arch of open steel framing leading to a courtyard. The windowless elevations of the two blocks consisted of a stepped concrete plinth faced in black and white tiles, above which were five receding tiers clad in ribbed aluminium, divided by coloured horizontal tubular bands grading from red to orange and yellow, which continued across to form the framework of the arch in imitation of banded rustication and voussoirs. The arch culminated in an exaggerated skeletal 'keystone' painted blue, bisected by a steel fin. The western return of the frontage block is profiled to form giant letters reading 'TV/a/m', which have been overclad. The courtyard elevation dates from the 1930s and has a modern stepped centrepiece to the parapet. The late-19th century canalside elevation is two storeys high built in brown stock brick, partly painted, with round-arched windows; the western range has 1930s windows on the ground floor with concrete lintels; windows are all steel framed. The crow-steps to the short roof slopes, which appear to have been a later modification, are embellished with a series of fibreglass egg-cups symbolising breakfast TV - a pun it seems on the acorn finial - some are crowned with a perching seagull. At the western end of the range, a café, dating from 1981-2 and faced in grey tiles is jettied out over the canal with a crow-step pediment bearing an egg-cup on a metal frame.</p>	MLO103559
2	<p>Stables Market: Building C Chalk Farm Road, Camden, NW1</p> <p>A watching brief by AOC in 2002 revealed footings of single, squared sandstone blocks. It seems likely that these related to an earlier - and fairly substantial - railway structure. In another trench a concrete floor and overlying demolition layers had probably been related to a glass-bottling factory which formerly occupied part of the site. A deep foundation was also recorded in this trench: it may also have been associated with an earlier railway structure.</p>	STC02 MLO76559

HEA No.	Description	Site code/ HER No.
3	Stables Market: Building D, Chalk Farm Road, Camden, NW1 A watching brief and standing structure recording by AOC in 2006. The site is located on part of the former London Birmingham Railway and Goods Yard Depot, which was opened in 1841. Most of the surface industrial features in this area have been lost since the yard was de-commissioned and some of the supporting brick structures have been heavily damaged. One such support structure, a tripartite brick tunnel with storage alcoves at either side, was exposed at the southern edge of site. There is also a tunnel known as the 'Horse Tunnel', which is to be retained as part of the new development.	SBQ06 MLO99238
4	34–36 Jamestown Road, NW1 An archaeological evaluation in 1999 at 34-36 Jamestown Road, revealed London Clay was overlaid by clay backfill with 19th-century surfaces above. Two infilled 19th-century canal docks and two mid-19th-century ice wells of the Leftwich Company were recorded. A brick trough-like feature is interpreted as a holding bay for ice harvested from the canal during its loading into the storage well. Also revealed were a very deep well shaft and a less deep drop shaft, as well as connecting culverts constructed in a tunnel; these were for draining ice-melt water downwards to the chalk aquifer below the London Clay. The large ice well has been retained in situ beneath the new development.	JTN99 083424 MLO66411
5	Arlington Road Depot, NW1 A watching brief by MoLAS in 1992 revealed weathered London Clay, with 17th/18th-century artefacts, was overlain by 19th-century deposits and remains of Victorian terrace houses.	AGN92 083187–8
6	211–219 Camden High Street, 4-12 Parkway, 1-5 Inverness Street, NW1 An archaeological evaluation by MoLAS in 1999 revealed London Clay was overlaid by a post-medieval ploughsoil.	CDH99 084774
7	Camden Snooker Club, 16–18 Delancey Street, NW1 A standing building recording by AOC in 2010. The club building was identified as late 19th century in date.	DLN10
8	The Roundhouse Chalk Farm Road, NW1 An evaluation, standing building recording and a watching brief conducted by PCA in 2003 revealed the lower build of the Roundhouse superstructure, dating from 1846-47. External to the building were ground-raising and consolidation deposits, with railway tracks above, the latter marked on the plan of 1848. There was evidence of landscaping to the west of the Roundhouse. Areas of heavy 20th-century disturbance had removed evidence of the railway entrance to the structure.	RCF03
9	Building E, Chalcot Yard, 8 Fitzroy Road, NW1 A standing building recording was carried out by Heritage Collective LLP in 2011. The building dates to between 1894 and 1900 with major alterations carried out in the early and mid-20th century. Between 1900 and 1913 the building was extended to the south east and between 1913 and 1934 the north eastern bay was removed to allow greater access to the yard.	CCY11
10	Baynes Street, St Pancras Way, NW1 An archaeological excavation by DGLA in 1991 at revealed remnants of a medieval hearth or fire-place with a rough-hewn stone surround. It was built of red roof tiles laid on edge, the upper surface having signs of burning. It survived as an isolated feature, truncated by 19th-century basements.	BAY91 082377–8
11	Star Wharf and Pratt Wharf, 38–40 St Pancras Way, NW1 A standing building recording by MoLAS in 2003. The first buildings on the site, probably of brick and timber, are documented as having been constructed around the mid-19th c as warehouses and offices on wharves next to the Regent's Canal, which was opened in 1820. These buildings were later entirely replaced by the existing buildings on the site.	SRF03
12	Elm Village St Pancras Way, NW1 A watching brief by ILAU in 1978 at Elm Village St Pancras Way revealed no archaeological features, though post-medieval pottery was recovered.	LMV78 082918
13	Regent's Canal Post-medieval Bridge along the Regents Canal probably contemporary with the canal built in 1812.	084463
14	Regent's Canal Post-medieval Canal lock along the Regents Canal probably contemporary with the canal built in 1812.	084461
15	Regent's Canal Post-medieval bridge along the Regents Canal probably contemporary with the canal built in 1812.	084460

HEA No.	Description	Site code/ HER No.
16	Camden High Street The GLHER notes the site of Camden medieval Village located at Camden High St was possibly a small settlement from the later medieval period, around Old Mother Red caps. Examination of trenches outside Camden Town tube station in 1977 by an unspecified organisation gave no evidence of archaeological deposits.	082052
17	Highgate Road The GLHER notes that Highgate Road is medieval in origin and ran from Old Mother Redcaps in Camden Town, through Kentish Town (on the present Kentish Town High Street) up Green Street (Highgate Road) and up Highgate Hill.	082031
18	St Martins Gardens A 19th-century burial ground. The site was originally Camden Town Cemetery 1802-1884. In July 1889 it was opened as a public garden.	201633 Basil Holmes ID 71
19	Camden Bridge Regents Canal Bridge located at Regents Canal, probably contemporary with the canal built in 1812.	084459
20	North Road Bridge Regents Canal Bridge located at Regents Canal, probably contemporary with the canal built in 1812.	084458
21	Regents Canal Bridge located at College Street over the Regents Canal, probably contemporary with the canal built in 1812.	084457
22	Grays Inn Bridge, Regents Canal A Post-medieval bridge along the Regents Canal probably contemporary with the canal built in 1812.	084456
23	Kentish Town The GLHER notes Kentish Town in the medieval period lay one and three quarter miles from St Pancras Old Church. It seems to have increased in population at the expense of St Pancras village, leaving that village almost derelict.	082044
24	Kentish Town Road The site of Old Farmhouse Tavern	082014
25	Castle Road The GLHER notes that the Castle Tavern, name led to mistaken references to a castle in the area. The original tavern had large gardens and the River Fleet ran through them. The present building on the site built in 1848. Popular folklore has it that the original tavern was a hunting lodge for King John, but there is no evidence to support this.	082015
26	Southampton Bridge, Regents Canal A Post-medieval bridge along the Regents Canal probably contemporary with the canal built in 1812.	084464
27	Fitzroy Bridge, Regents Canal A Post-medieval bridge along the Regents Canal probably contemporary with the canal built in 1812.	084465
28	Fitzroy Road The site of a Post-medieval Piano Factory	083570
29	Grafton Bridge, Regents Canal A Post-Medieval bridge along the Regents Canal probably contemporary with the canal built in 1812.	084466
30	Water Meeting Bridge, Regents Canal A bridge along the Regents Canal probably contemporary with the canal built in 1812.	084467
31	Cumberland Basin, Regents Canal A canal basin along the Regents Canal probably contemporary with the canal built in 1812.	084468
32	Parkway Camden Town Deep Shelter is a WWII air raid shelter.	084329
33	Hawley Lock, Regent's Canal Post-medieval canal lock along the Regents Canal probably contemporary with the canal built in 1812.	084462
34	The Elephant House including former Coopers' Building, boundary walls and gate piers, Hawley Crescent Grade II listed former bottle store, coopers' building and boundary walls. 1900-1 by William Bradford for the Camden Brewery. Minor later alterations.	1393130
35	Hampstead Road Bridge over Grand Union Canal, Camden High Street Grade II listed public road bridge over the Grand Union Canal and towpaths. 1876, replacing an earlier inadequate brick bridge of c 1815.	1272426

HEA No.	Description	Site code/ HER No.
36	Regents Canal Information Centre, 289, Camden High Street Grade II listed lock keeper's cottage, now the Regent's Canal Information Centre. Early 19th century with additions and alterations c 1975.	1244300
37	Hampstead Road lock on the Grand Union Canal, Camden High Street Grade II listed pair of canal locks, c 1818-20 with 20 century alterations.	1272427
38	Arlington House (former Camden Town Rowton House), Arlington Road Grade II listed Men's Lodging House, opened in 1905, refurbished 1983-88 and 2008-10.	1396420
39	Buck Street and Stanmore Place, Camden Town Camden Town deep-level air raid shelter constructed between 1940 and 1942 as part of Camden Town underground station.	MLO102671
40	Regent's Park, (Medieval village of Rugmore) Deserted Medieval Village of Rugmore,, Regent's Park. Named in Domesday in the Ossulstone Hundred which disappeared between 1151 and 1535. In 1541, some of the lands acquired by Henry VIII for the formation of the hunting park was part of the manor of Rugmore. There is no evidence from aerial photographs or on the ground to confirm or deny the site of the village conclusively.	MLO9205

9 Planning framework

9.1 National Planning Policy Framework

9.1.1 The Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012) and supporting Planning Practice Guidance in 2014 (DCLG 2014). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).

9.1.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

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

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

Para 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

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

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.

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

Para 133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Para 135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 136. Local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 137. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

9.2 Greater London regional policy

The London Plan

- 9.2.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
 - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
 - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
 - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.
- 9.2.2 As part of the *Revised Early Minor Alterations to the London Plan* (GLA Oct 2013), amended paragraph 7.31 supporting Policy 7.8 'Heritage Assets and Archaeology' adds that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.' It further adds 'Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'. The Draft Further Alterations to the London Plan (GLA Jan 2014), incorporate the changes made to paragraph 7.31 but add no further revisions to the elements of the London Plan relating to archaeology and heritage.

9.3 Local planning policy

- 9.3.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.
- 9.3.2 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010.
- 9.3.3 Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion 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.

10 Determining significance

10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):

- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
- *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

10.1.2 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
English Heritage Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (ie parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

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

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report.
- 11.1.2 Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 14.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (eg peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (eg wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and English Heritage. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43

<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NHRE)</i>	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by English Heritage.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, eg evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non–archaeological reasons.'

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- Greater London Historic Environment Record
- Internet – web-published sources
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- National Monuments Record, Swindon

13.3 Cartographic sources

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Stanford, 1862 'Stanford's Library Map of London', reproduced in Margary, H, 1980, 'Stanford's Library Map of London' 1862, Margary in assoc Guildhall Library, Kent

Ordnance Survey maps

Ordnance Survey 1st edition 5ft:mile map (1870)
 Ordnance Survey 2nd edition 5ft:mile map (1894)
 Ordnance Survey 3rd edition 25":mile map (1914)
 Ordnance Survey London Revision 5ft:mile map (1934)

Engineering/Architects drawings

Chamberlain Consulting, dwg 14061-P01, rev T1, February 2015
 WATG, dwg A2-DPA-003, rev 0, 27/02/15
 WATG, dwg A2-DPA-007, rev 0, 27/02/15
 WATG, dwg A2-DPA-017, rev 0, 27/02/15

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	Y	pdf	Y
Levelled site survey as existing (ground and buildings)	N		
Contamination survey data ground and buildings (inc. asbestos)	N		
Geotechnical report	Y	pdf	Y
Envirocheck report	N		
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	N	

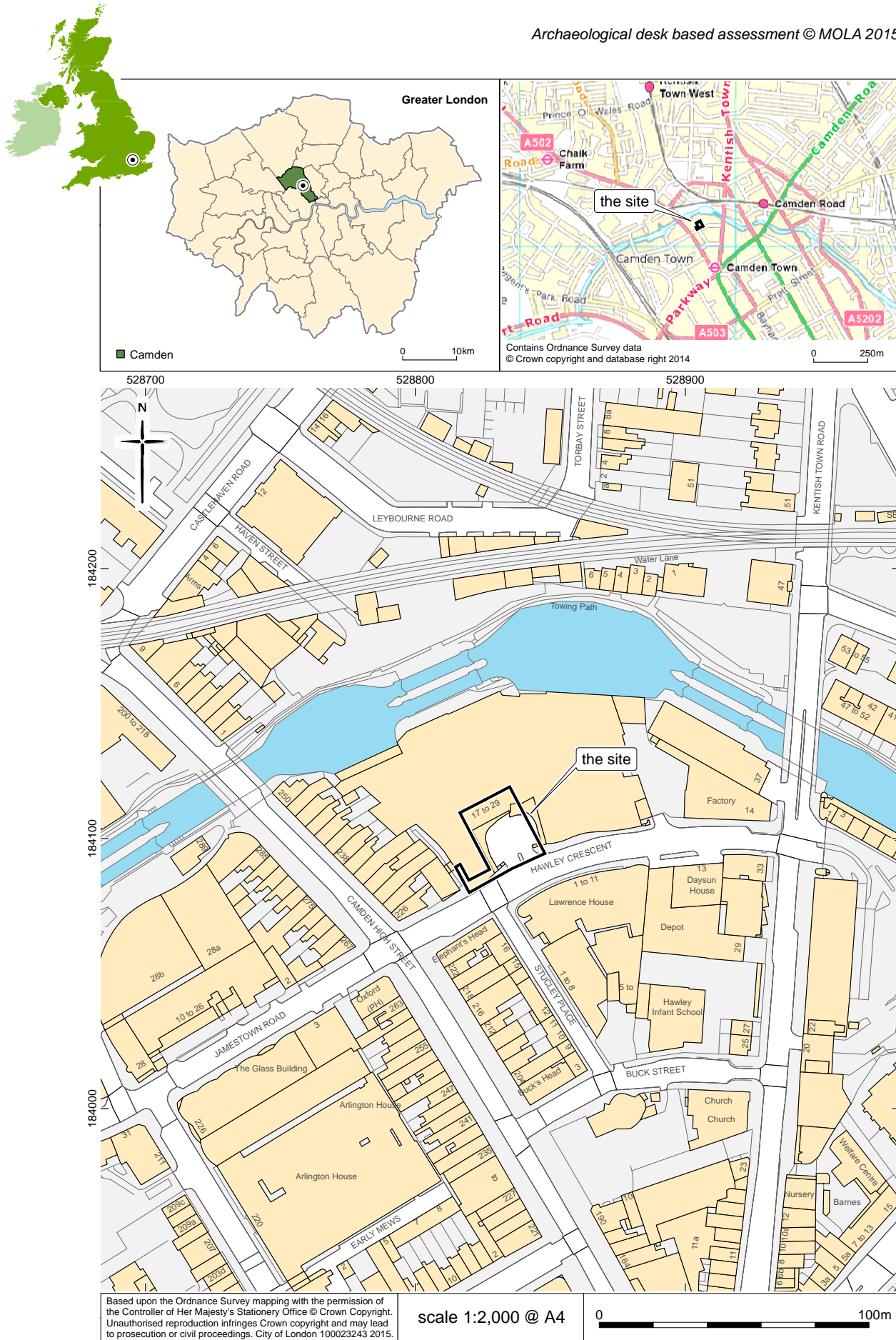


Fig 1 Site location

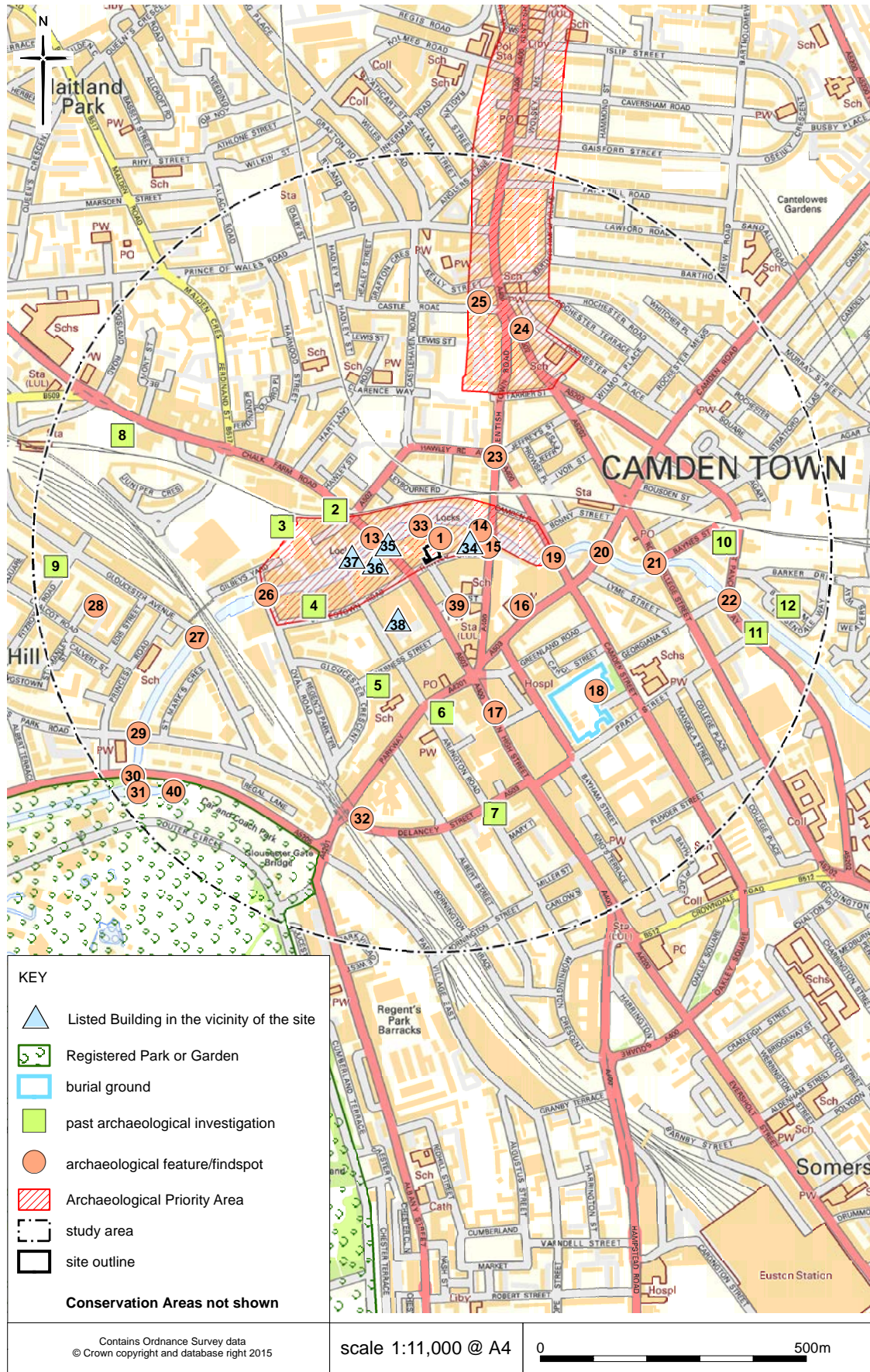


Fig 2 Historic environment features map



Fig 3 Location of geotechnical test pits and window samples (HESI 2015)

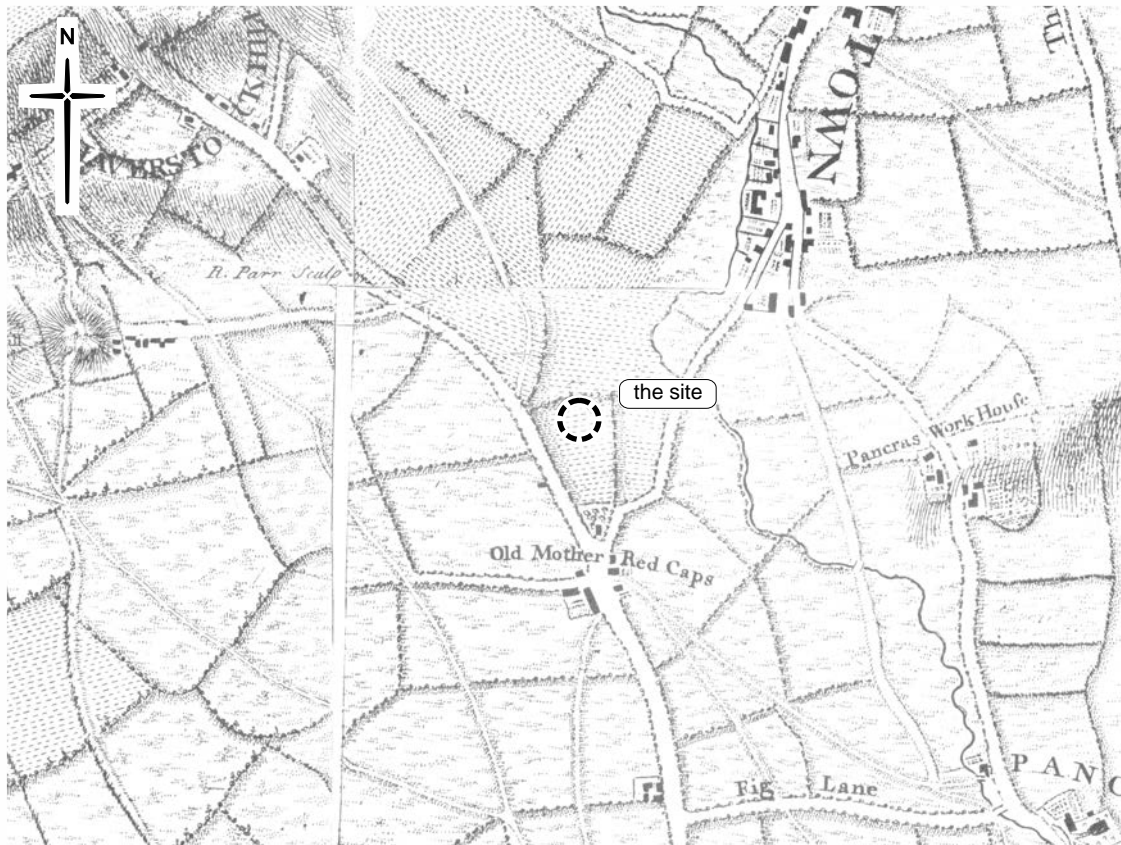


Fig 4 Rocque's map of 1746

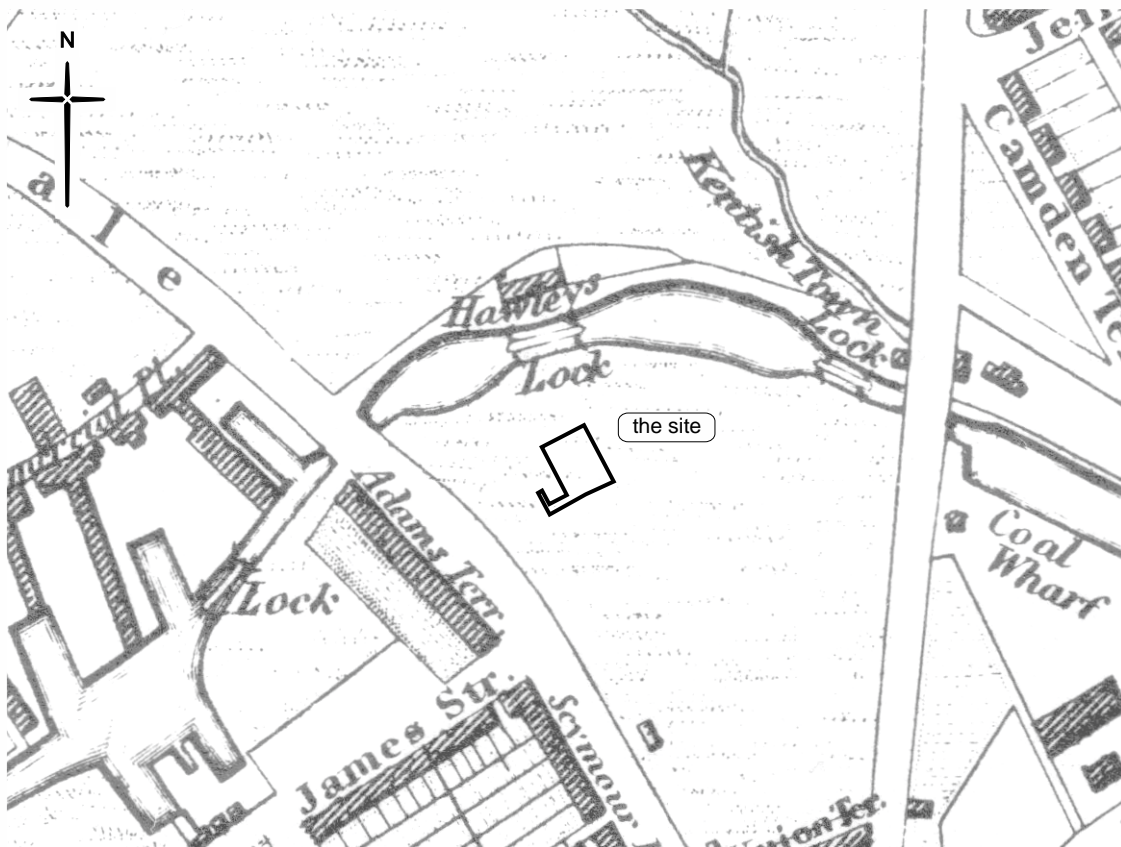


Fig 5 Greenwood's map of 1826

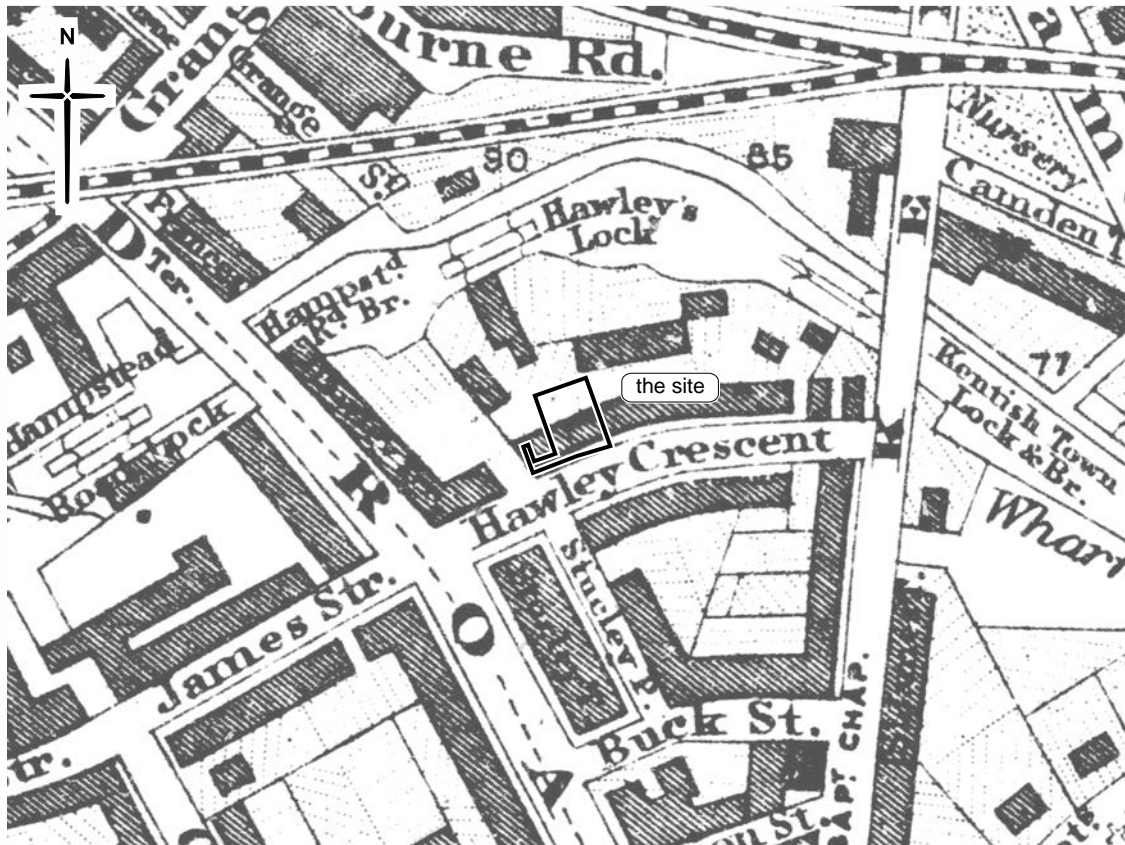


Fig 6 Stanford's map of 1862



Fig 7 Ordnance Survey 1st edition 5ft:mile map of 1870 (not to scale)

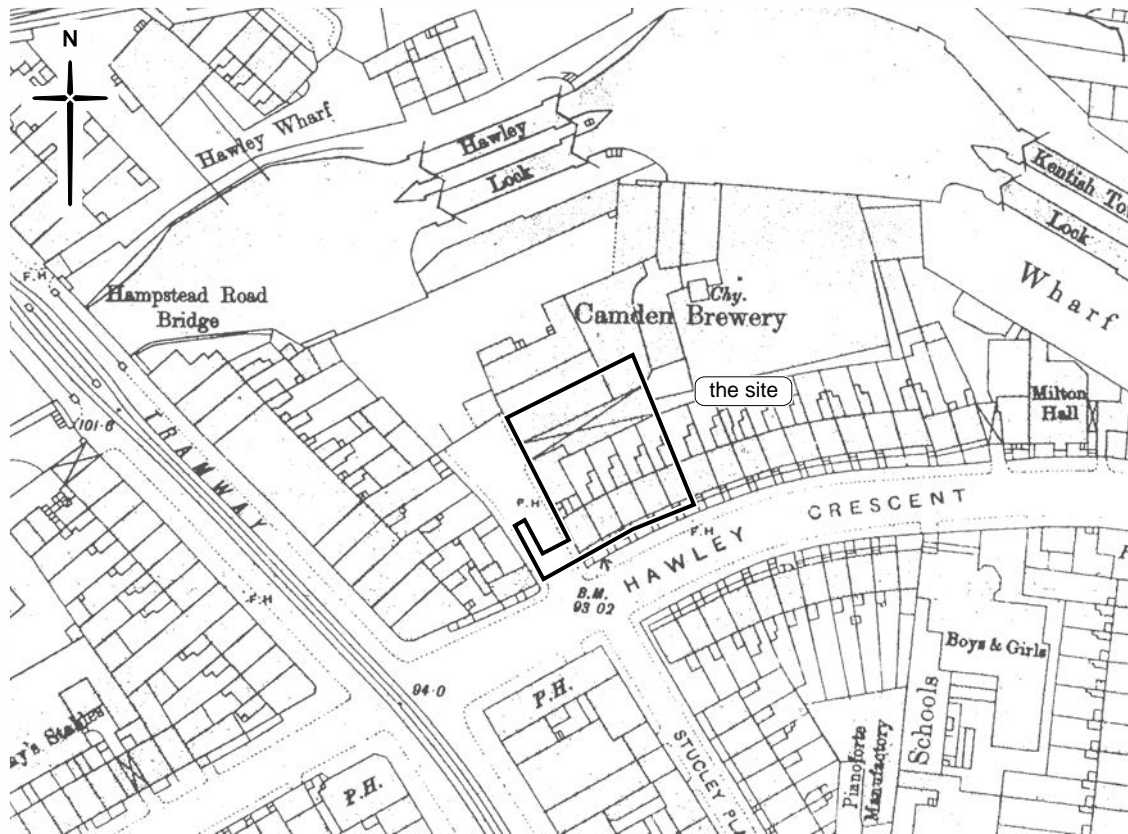


Fig 8 Ordnance Survey 2nd edition 5ft:mile map of 1894 (not to scale)

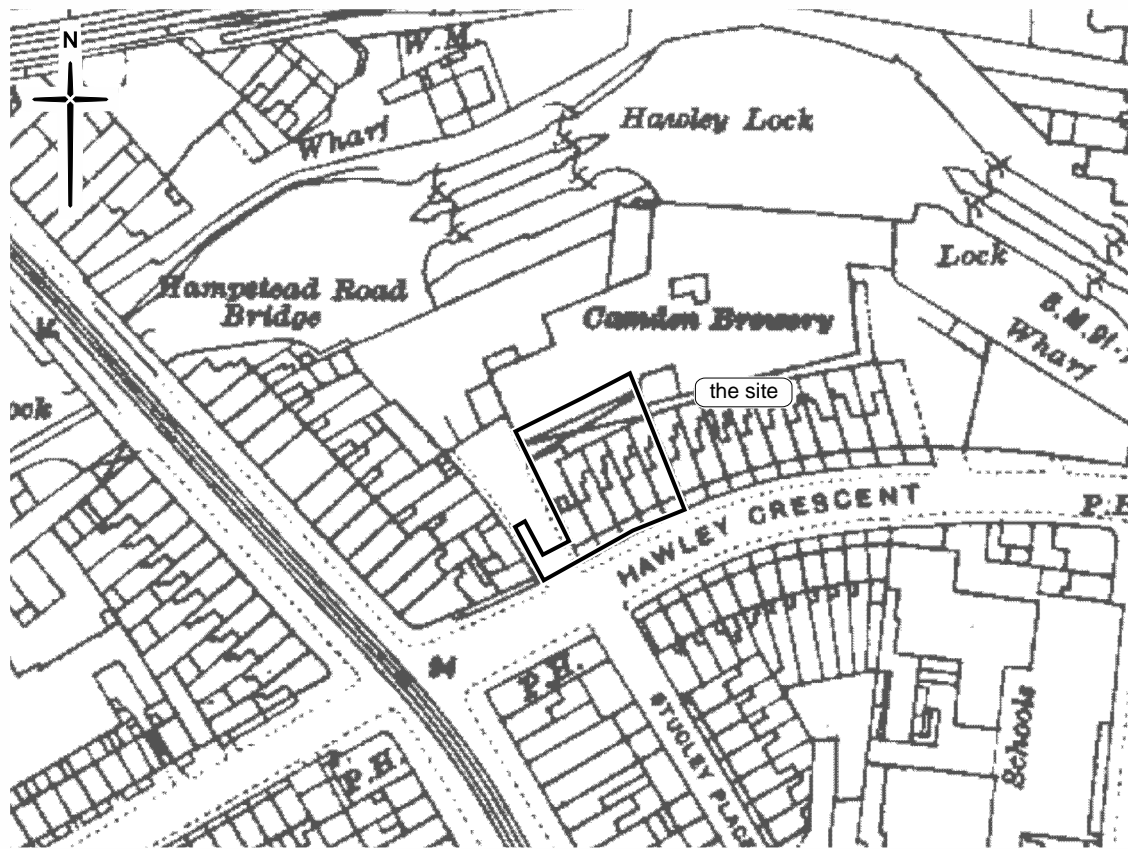


Fig 9 Ordnance Survey 3rd edition 25":mile map of 1914 (not to scale)

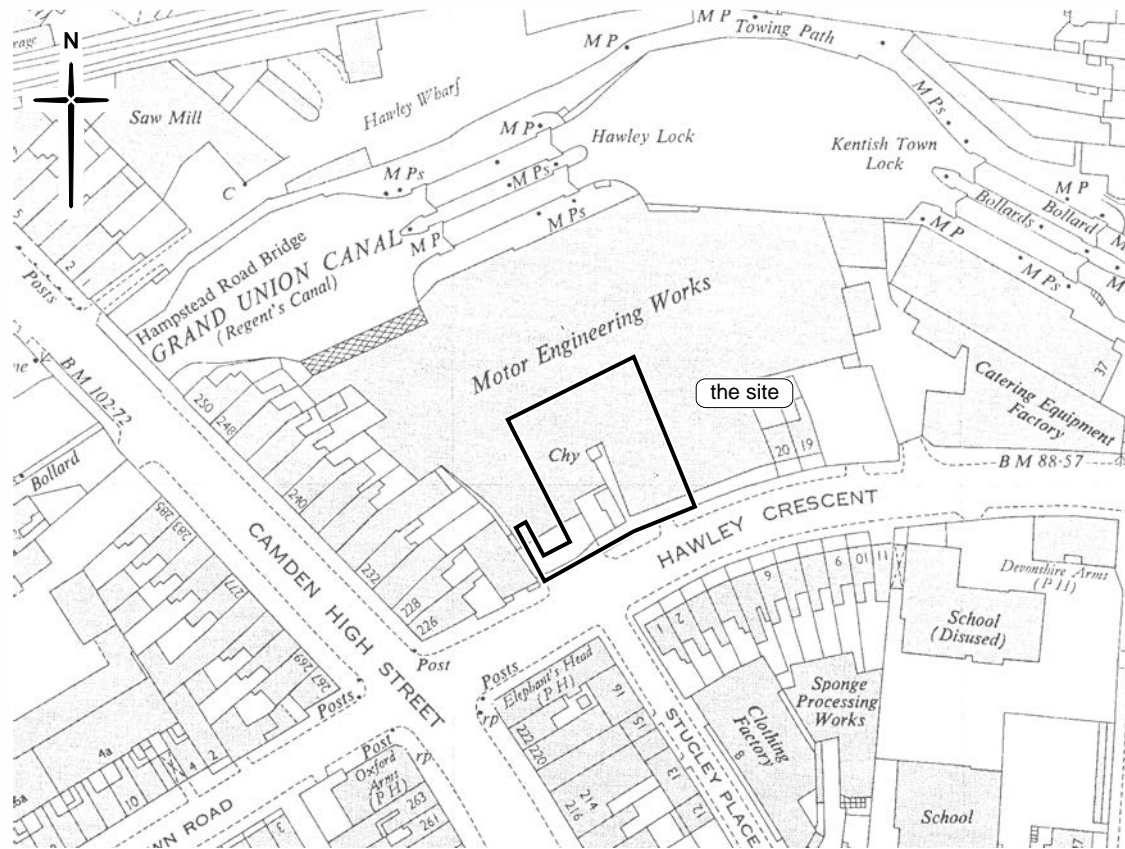


Fig 10 Ordnance Survey map 5ft:mile map of 1934 (not to scale)

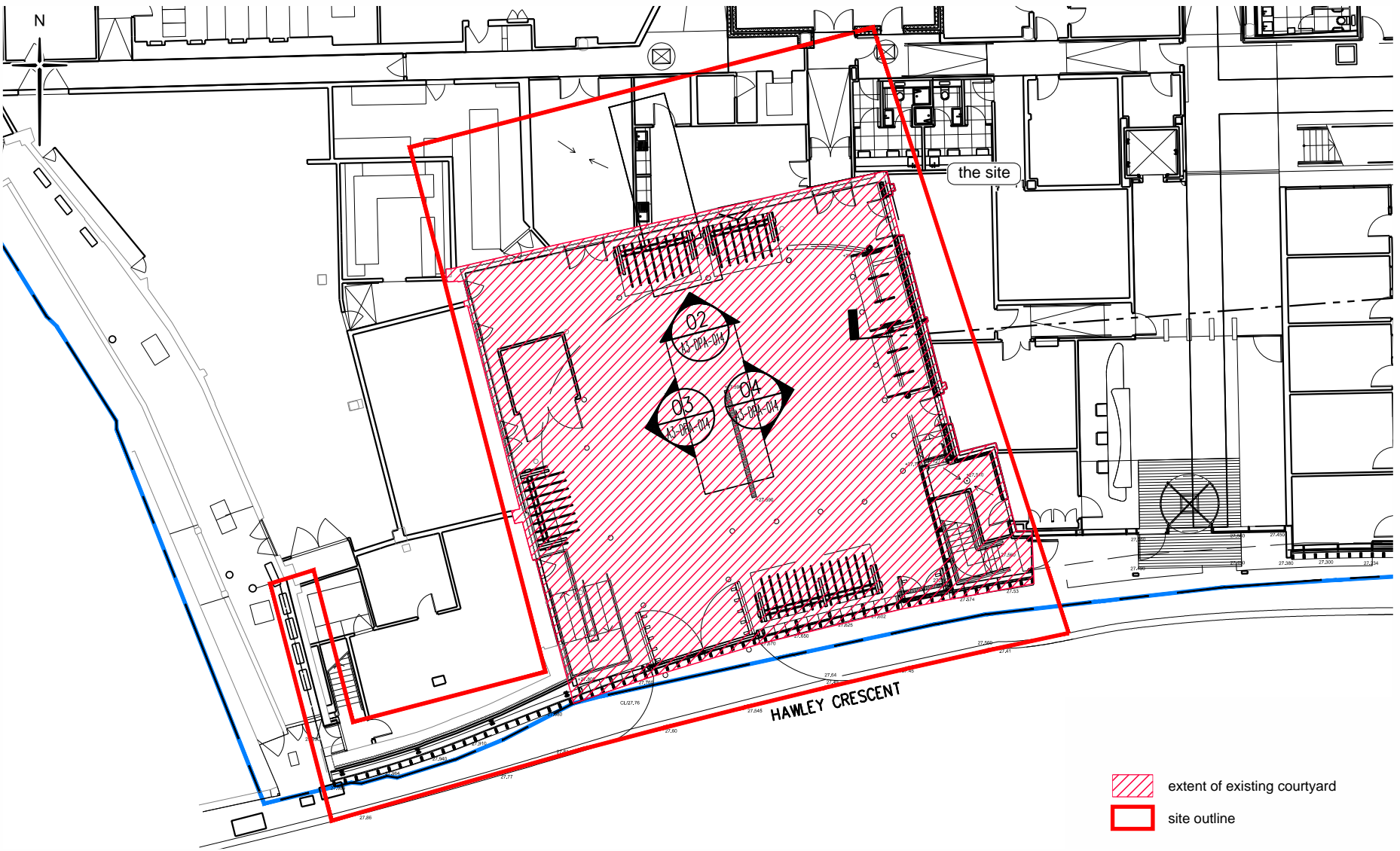


Fig 11 Existing ground floor plan (WATG, dwg A2-DPA-003, rev 0, 27/02/15)



Fig 12 The area of proposed development in the courtyard, looking south-west (MOLA photo, taken 23/02/14)



Fig 13 The area of proposed development in the courtyard, looking north-east (MOLA photo, taken 23/02/14)

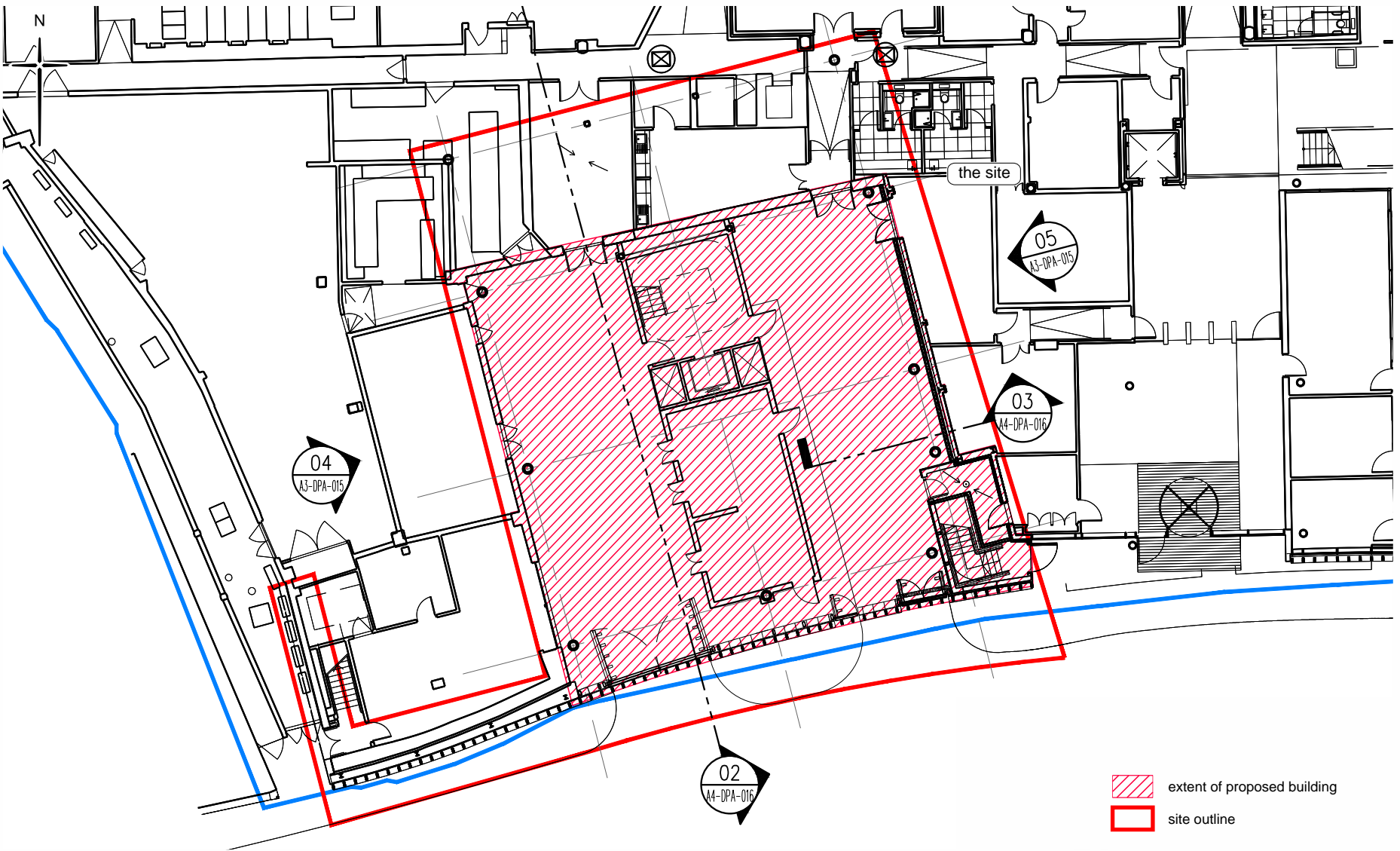


Fig 14 Proposed ground floor plan (WATG, dwg A2-DPA-007, rev 0, 27/02/15)

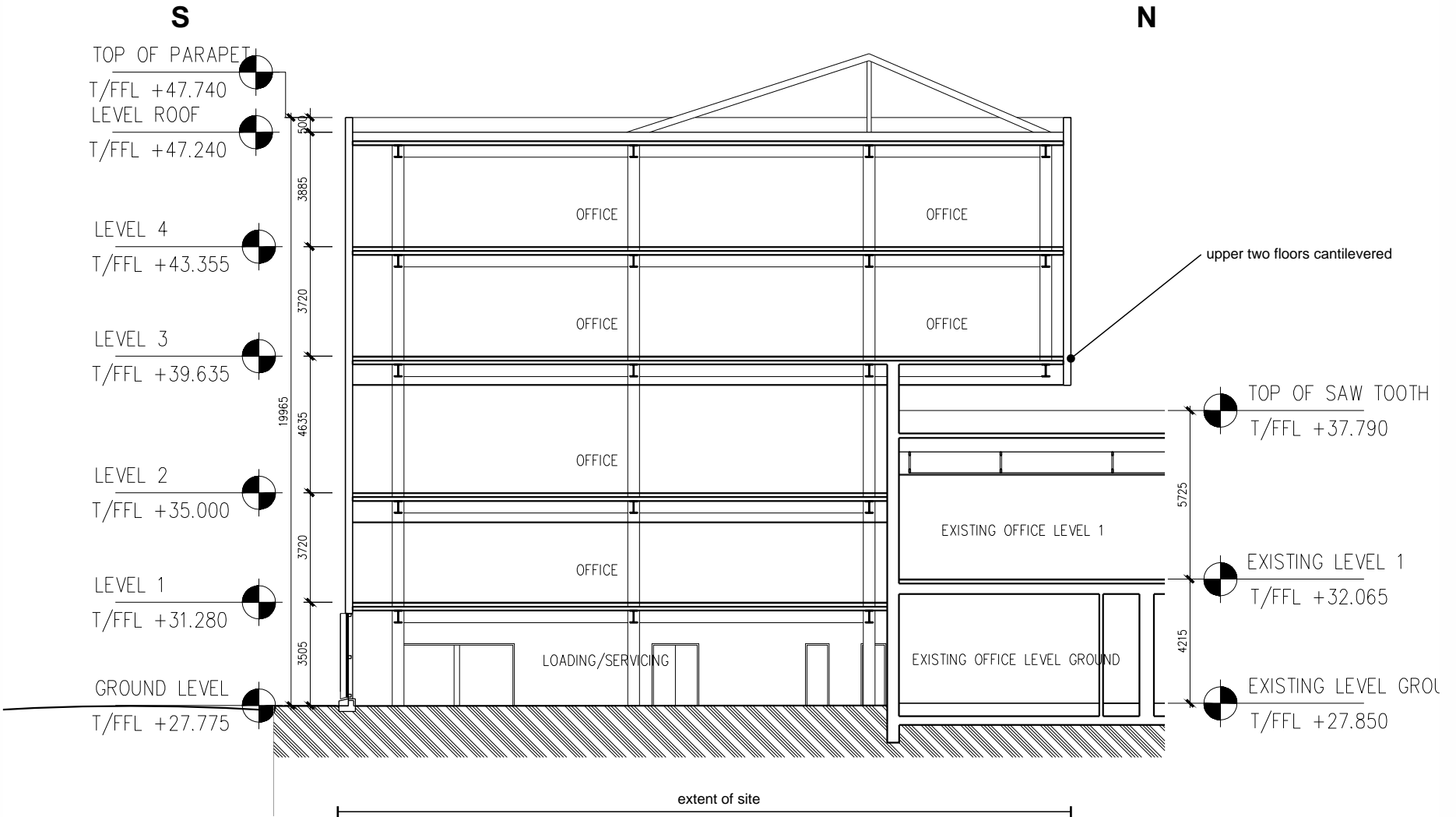
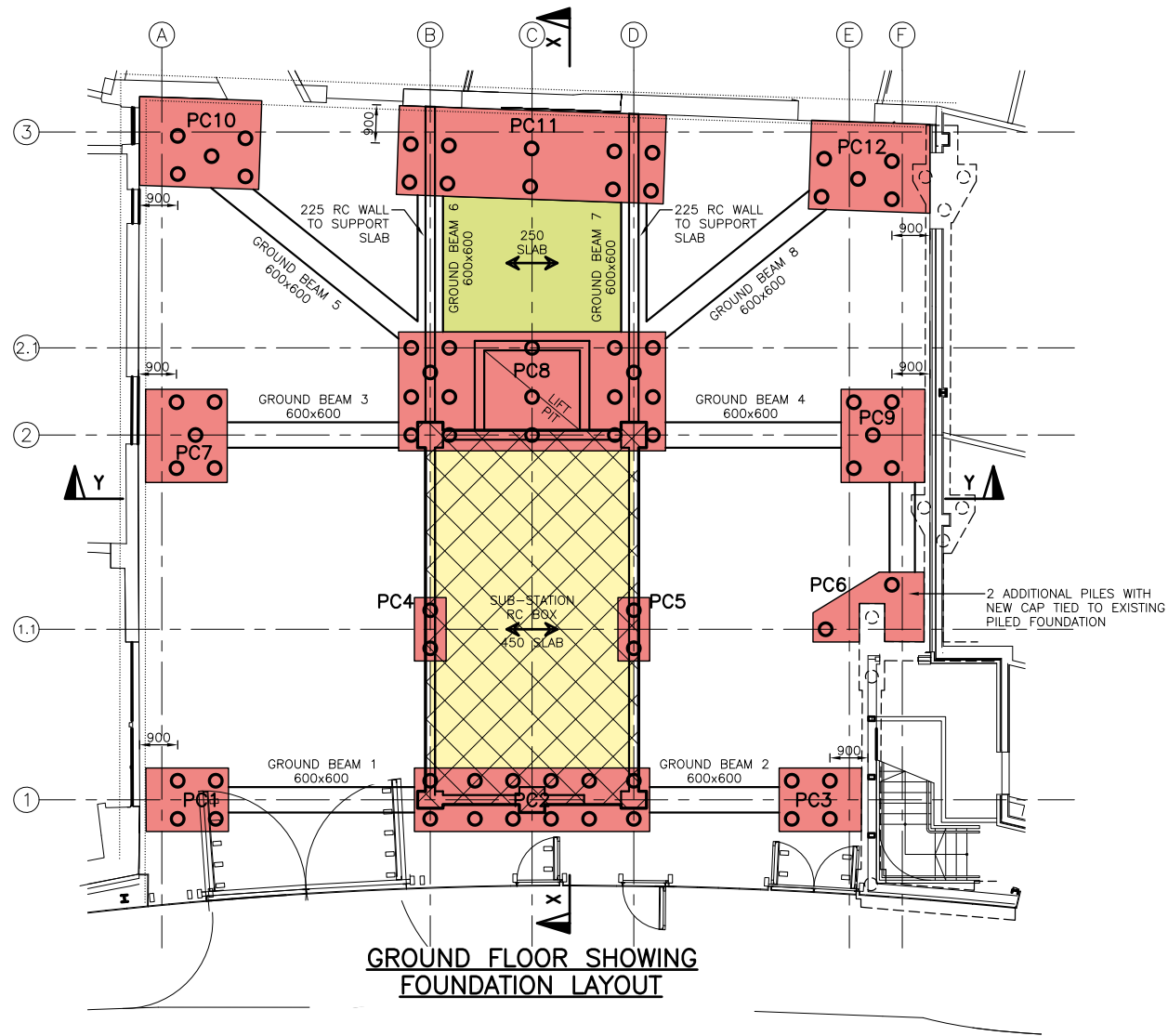


Fig 15 Proposed north-south section (WATG, dwg A2-DPA-017, rev 0, 27/02/15)



GROUND FLOOR SHOWING FOUNDATION LAYOUT

Fig 16 Proposed foundation layout (Chamberlain Consulting, dwg 14061-P01, rev T1, February 2015)