

A Written Scheme of Investigation for a programme of Archaeological mitigation during the Camden Lock Village redevelopment

1 INTRODUCTION

- 1.1** This document forms a written scheme of investigation, (WSI), for a programme of archaeological mitigation to be conducted during various groundworks associated with the redevelopment of the Camden Lock Village site, NW1. The WSI covers the proposals set out in the original Camden Lock Village / Hawley Wharf Masterplan, (planning ref.2012/4628/P), and now includes amendments to include a new application, currently being submitted, for development within Area E.
- 1.2** The programme of archaeological works covers two main aspects of the redevelopment; the implications of the results of a borehole and window sample survey conducted for geotechnical purposes across the site and the excavation of new basements in the south and southeast corner of the site.
- 1.3** It has been decided – after consultation with English Heritage – that only certain aspects of the groundworks will require archaeological monitoring, namely in areas A, D and E which are located in the Archaeological Priority Area, (see 4.4). This archaeological monitoring will take various forms, with this document detailing the methodologies involved during each element of the groundworks.
- 1.4** The archaeological programme has been commissioned due to the fact that the area of works contains several sites of historic and archaeological importance and potential, including the site of a former lock-keeper’s Cottage in development area A, and the line of the historic River Fleet, in areas B, D, and E, (see figs.6 and 7).

2 SITE LOCATION AND GEOLOGY

- 2.1** The site lies on fairly level ground to the northeast of Hampstead Road Bridge and off Chalk Farm Road. It is bounded by The Regent’s Canal to the south, Kentish Town Road to the east, Hawley Road to the north and Castlehaven Road to the northwest (Fig.2). Overall dimensions are approximately 250m east-west by 100m north-south. The site is crossed and effectively divided by two railway viaducts, from the northwest and across the central southern half of the site, which then converge close to the eastern boundary.

The present Masterplan consists of 19th / 20th century terraced housing on the northern edge and northeastern corner of the site, similar 19th century properties comprising retail units fronting onto Chalk Farm Road in the southwestern corner, and canalside market stalls / units occupying the central southern space, including the railway viaduct arches. The southeastern corner of the site is occupied by several light industrial units. The southern part of the site suffered badly during a major fire in 2008 and much of the area is in a somewhat rundown / dilapidated state as a result. The proposed redevelopment divides the area into five parts, (as

per Fig.2, A-E), primarily following the physical divisions imposed by the railway viaducts.

- 2.2** According to the British Geological Survey, Sheet 256: North London, the site lies in an area of London Clay, with no overlying drift deposits or differentiation for a considerable distance. The geology does not vary in any significant way until the presence of Langley Silt and Lynch Hill Gravels, some 1.6km to the south.

The nature of the ground and depths of geology are being confirmed through a series of trial pits / boreholes and window samples to be conducted across the site footprint, (fig.5). The results of some of these have been incorporated into the WSI to inform the archaeological works.

3 SITE BACKGROUND

- 3.1** The historic and archaeological background to the site has been discussed at length in previous desk-based assessments, (Waterman CPM, 2008; RPS Group, 2009; and Compass Archaeology Ltd, 2014), and will not be reiterated in full here. What follows is a discussion of the most relevant aspects of the site background that have helped inform the archaeological programme.

- 3.2** Although no evidence of prehistoric cultures have been identified in the surrounding area the historic channel of the River Fleet is known to have passed through the eastern half of the site and any alluvial deposits associated with this watercourse may provide palaeo-environmental evidence for the surrounding area. As such it has been deemed suitable that groundworks in areas D and E are subjected to archaeological watching brief conditions, especially during excavation of the basement areas in case any such deposits are exposed. This said, the covering of the Fleet and development of the site in the mid-19th century means that the potential to encounter such deposits is still relatively low.

The recent borehole and window sample survey has revealed little useful information with regard to any underlying fluvial deposits in the sensitive areas, (D and E), with made ground being recorded from between 0.90m and 1.80m below present ground level, (borehole 7 and window sample 12 respectively). A further 0.90m of made ground described as reworked / weathered natural were observed in window sample 9, with firm, clean natural clay being encountered at 1.8m below ground level, but this could very well be backfill within a larger construction cut associated with the nearby railway viaduct. As such it does not shed any further light on the potential location of the river course¹.

- 3.3** As has been previously illustrated, cultural activity from the Roman to medieval periods, was extremely limited and the site remained open countryside / agricultural land on the fringes of the capitol until the late-18th century. As such the potential for encountering archaeology relating to these periods is deemed to be low to negligible.

- 3.3** The later post-medieval history of the site is dominated by the second phase of construction of the Regent's Canal branch of the Grand Junction Canal between

¹ Measurements taken from draft logs provided by Card Geotechnics Ltd.

1817 and 1820 (the western part above Camden Lock having opened in August 1816), by the creation of the Hawley Estate in the 1840s, and by the subsequent imposition of the railway viaducts across the site between 1846 and 1860.

Of particular interest is the presence of a lock-keeper's Cottage somewhere in the southern part of the site, (within Area A), shown on maps of the canal and surrounding area from 1827 and up to at least the 1870s, (figs.6 and 7). This feature is of special interest as it relates to the canal and canalside industry which forms the basis for the archaeological priority area.

4 PLANNING AND OBJECTIVES

- 4.1** The Government adopted the National Planning Policy Framework in March 2012, replacing PPS 5 'Planning for the Historic Environment' and policies HE6 and HE7.

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.

The archaeological programme will conform to the requirements of the National Planning Policy Framework (NPPF) adopted in March 2012.

- 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, with minor alterations in October 2013).

- 4.3** The London Borough of Camden has its own policies regarding archaeology and the historic environment, outlined in several documents including the Camden Core Strategy, 2010-2015 available at:

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-policy/local-development-framework--ldf-/core-strategy/>

and in more detail in Camden Development Policies 2010-2015 Local Development Framework, (published in November 2010). The most relevant policies are encapsulated in DMP25, the full document can be accessed from:

<http://camden.gov.uk/ccm/content/environment/planning-and-built-environment/two/planning-policy/local-development-framework/development-policies.en>

- 4.4** Areas A, D and E of the site lie within the Canalside Industrial Archaeological Priority Area, defined in the Camden Development Policies 2010-2025 as part of the Local Development Framework. These parts of the site also fall within the Regent's Canal Conservation Area.

4.5 Archaeological research questions

The overarching objective of the archaeological programme will be to define the character, extent and significance of potential remains, to recover dating and environmental evidence, and to ascertain the extent of modern disturbance / truncation.

The programme of works also presents the opportunity to answer the following specific research questions:

- Is there any evidence for the course of the historic River Fleet either in the form of a palaeo-channel or palaeo-environmental deposits in Areas D and E?
- Is there any evidence of pre-19th century occupation or land use of the site? What form does this take?
- Is there any evidence of the lock-keeper's cottage or any other canalside activity in Areas A, D and E?
- At what level does archaeology and natural geology survive across the site?

5 THE PROPOSED GROUNDWORKS

5.1 Planning permission was granted on the 23rd January 2013 under reference 2012/4628/P for:

Redevelopment of site to create a mixed use development comprising 8 new buildings between 3 and 9 storeys in height to provide, employment, housing, retail market, cinema, produce market, including change of use of 1 Hawley Road to educational, together with associated engineering works to create basements, plant and ancillary works, highways, public realm improvements, car and cycle parking and landscaping, tree removals, and associated works, following the demolition of all buildings across the site including single storey shopfront extensions at 1-6 Chalk Farm Road, (excluding 1 Hawley Road and remaining structures at 1-6 Chalk Farm Road).

This masterplan included areas A-D.

A separate application is currently being submitted for development within Area E alongside a non-material amendment application for the approved masterplan as described above to accommodate the new area.

Details of the development in areas A, D and E are discussed below.

5.2 Area A includes the area south of the railway viaducts and fronting onto Chalk Farm Road in the west and the Canal to the south. The development includes creation of a new, double basemented, canalside retail market building and arches with three new open spaces. Nos 1-6 Chalk Farm Road will be retained and enhanced as they are considered to make a positive contribution to the Regent's Canal Conservation Area. An additional new building will complete the terrace and create a new public gateway space.

A modern addition to the Grade II Listed Hampstead Road Bridge abutment will be removed in accordance with the methodology outlined in the approved Listed Building Consent to improve the look and character of the Bridge and site in general.

- 5.3 Area D will comprise demolition of the existing structures and construction of a new-build commercial floorspace on the ground floor and basement levels and private residential accommodation on the floors above.
- 5.4 Area E involves the erection of a mixed use building comprising flexible employment/gym and housing together with associated engineering works to create a basement, plant, ancillary works, public realm improvements and landscaping. This is designed as an annex to the development within Area D.

6 GROUNDWORKS SPECIFIC METHODOLOGY

What follows is a description of the methodologies to be adopted during the various aspects of groundworks.

The fieldwork will entail two main elements; an archaeological evaluation within the area of the lock keeper's cottage in Area A, and a watching brief in the area of proposed basement within Areas D and E, with potential for an enhanced level of palaeo-environmental sampling in the event of encountering any alluvial deposits, (fig.8).

The first four sections deal with the overarching principles and are then followed with more specific details of each element of the groundworks.

6.1 Standards

- 6.1.1 The fieldwork will be carried out in accordance with current English Heritage guidelines (in particular, *Greater London Archaeology Advisory Service: Standards for Archaeological Work, 2014*) and to the standards of the Institute for Archaeologists, (*Standard and Guidance for Archaeological Watching Briefs, Standard and Guidance for field evaluation*). Overall management of the project will be undertaken by a full member of the Institute.
- 6.1.2 Fieldwork will be carried out in accordance with the Construction (Health, Safety & Welfare) Regulations. All members of the fieldwork team will hold valid CSCS Cards (Construction Skills Certificate Scheme). All members of the fieldwork team will also follow the contractors' health and safety guidelines.
- 6.1.3 The Client and the Archaeological Advisor to the Borough of Camden, will be kept informed of the progress of fieldwork and any finds.

6.2 Fieldwork

- 6.2.1 Works will initially involve one archaeologist on site to monitor groundworks, with the possibility to call in additional team members to aid in the investigation and recording of any archaeological remains that are exposed.

- 6.2.2** Any archaeological deposits and features will be investigated and recorded in stratigraphic sequence, and where appropriate, finds dating and environmental evidence recovered. If required, additional techniques will be applied where appropriate, for example, environmental sampling or metal detecting. Should significant environmental deposits be found, the advice of a specialist at QUEST (University of Reading) will be sought.
- 6.2.3** During excavation, spoil from archaeological levels should, if requested, be deposited separately, in such a way as to facilitate archaeological examination.
- 6.2.4** Archaeological remains will be recorded on *pro-forma* sheets by written and measured description, and where necessary drawn in plan and/or section, generally at scales of 1:10 or 1:20. The investigations will be recorded on a general site plan, and related to the Ordnance Survey grid. The fieldwork record will be supplemented as appropriate by photography (35mm &/or digital).
- 6.2.5** Levels will be taken on the top of all excavations and any archaeology as appropriate, derived from the nearest viable OSBM.
- 6.2.6** If significant remains are encountered Compass will inform all parties as soon as possible, and further mitigation measures will be agreed upon and implemented. These may include additional archaeological work, as well as preservation of remains *in situ*. Where feasible the latter may require modifications to the design.
- If neither of these two solutions can be implemented, then the initial watching brief scenario would have to be upgraded to a full excavation with additional staff, and hand excavation being implemented.
- Every effort will be made to keep delays to the works programme to a minimum, whilst providing adequate time to properly record any remains.
- 6.2.7** All finds and samples will be treated on-site in accordance with the appropriate guidelines, including the Museum of London's '*Standards for the Preparation of Finds*'. All identified finds and artefacts will be retained and bagged with unique numbers related to the context record, although certain classes of building material may be discarded if an appropriate record has been made. Where necessary, sensitive artefacts will be properly treated, in line with the appropriate Standards.
- 6.2.8** Initial consultation with QUEST, (University of Reading), suggests that bulk samples, (10L for wet deposits and 40L for dry deposits), along with selected column/monolith/borehole samples in the case of continuous sequences, be taken where important deposits are observed. These may take the form of alluvial or waterlain deposits associated with the historic River Fleet. These deposits could be analysed using various wet and dry sieving techniques as well as chemical analysis in order to extract any palaeo-environmental, geoarchaeological, or zooarchaeological information as well as determining the source and use of pottery or industrial finds².

² Pers.comm. Rob Batchelor, Senior Projects Manager with QUEST

- 6.2.9** Should human remains be encountered during the course of the fieldwork they will, if at all possible, be preserved *in situ*. If necessary, the Ministry of Justice will be contacted and an AASI licence obtained. The procedures will all be in accordance with the Ministry of Justice's 2008 statement: 'Burial Law and Archaeology'. This document sets out the requirements for licence applications to be made under the Burial Act of 1857 wherever human remains are buried in sites to which the Disused Burial Grounds (Amendment) Act 1981 or other burial ground legislation does not apply.
- 6.2.10** Any finds identified as treasure under the Treasure Act (1996) and the Treasure (Designation) Order (2002) will be recorded, protected as necessary and removed to a safe place as soon as possible – ideally on the same day.
- 6.2.11** If appropriate, public involvement through the Greater London Industrial Archaeology Society will be explored such as a site visit / guided tour of any relevant discoveries.

6.3 Post-excavation work & report procedure

The fieldwork will be followed by a programme of off-site processing and assessment; by compilation of a post-excavation report; and by ordering and deposition of the site archive.

- 6.3.1** Appropriately qualified staff will undertake assessment and, where appropriate, conservation of finds and samples, (see appendix I).
- 6.3.2** The report will provide details of methodology and of archaeological remains and finds, plus an interpretation of the deposits investigated, and will include a series of scale drawings, photographs and context descriptions. A short summary of the fieldwork will be appended using the OASIS Report Form, and in paragraph form suitable for publication within the 'excavation round-up' of the *London Archaeologist*. Copies of the report will be supplied to the Client, the local planning authority and local studies library
- 6.3.3** There is no provision for further analysis or publication of significant findings. Should these be made the requirements would need to be discussed and agreed with the Client beforehand.

6.4 Archive

Following the issue of the report and any further work that may be agreed, an ordered, indexed and internally consistent site archive will be compiled in line with MoL *Guidelines for the Preparation of Archaeological Archives*.

It is proposed that the archive will be deposited in the Museum of London Archaeological Archive. The integrity of the site archive should also be maintained, and the landowner will be urged to donate any archaeological finds to the Museum.

6.5 The Evaluation in Area A

- 6.5.1** The evaluation in Area A will involve stripping a large area of ground to expose any remains of the former lock-keepers cottage(s), as discussed in 3.3. The maximum extent of the open area is presently set at 40m long, (NNE-SSW), by 25m wide, (NNW-SSE).

The size of this area is determined by the projected locations of the canal-side buildings shown on the 1834 and 1870 maps, (figs.6 and 7). These areas are to be excavated for a new basement and so it is deemed necessary to record any threatened archaeological remains across the entire area prior to them being destroyed.

- 6.5.2** It is envisaged that the initial ground reduction will be conducted using a mechanical excavator fitted with a toothless ditching bucket, excavating in shallow spits to the uppermost layer of significant archaeology, or failing that to clean natural deposits.
- 6.5.3** Upon reaching archaeological stratigraphy machine excavation will cease and hand excavation and archaeological recording in line with the methodologies outlined in sections 6.1 - 6.4 above will be initiated.
- 6.5.4** This will involve initial cleaning of the area to expose the extent of the building(s) footprint(s). This may end up being a smaller area than the original 40m by 25m set out. Dependent on the level of survival of the building footprint a decision will then be made as to whether further hand or machine excavation is necessary to expose surviving internal features such as floor surfaces in line with 6.2.6.

6.6 The watching brief in areas D and E

The watching brief in Areas D and E will initially involve one archaeologist on site to monitor groundworks, with the possibility to call in additional team members to aid in the investigation and recording of any archaeological remains that are exposed. The watching brief will be specially interested in the eastern half of the area where it is believed the historic course of the River Fleet flowed, on a roughly NW-SE alignment, (figs. 6 and 8).

If significant waterlain or organic deposits are observed then sufficient time will be given to archaeologically record and excavate these. In addition a programme of environmental sampling will be agreed upon in consultation with English Heritage and QUEST, in order to gain as much useful palaeo-environmental data as possible from the deposits.

All excavation and recording will conform to the methodologies set out in sections 6.1 – 6.4 above.

7 SOURCES

7.1 Bibliography

Allford Hall Monaghan Morris Architects, (2012), *Camden Lock Village: Design and Access Statement*

Communities and Local Government, (2012), *National Planning Policy Framework*.

Compass Archaeology, (2014), *Camden Lock Village redevelopment. Hawley Wharf: land bounded by Chalk Farm Road, Castlehaven Road, Hawley Road, Kentish Town Road & Regent's Canal, London Borough of Camden NW1. Supplementary Assessment of Archaeological Impact*

English Heritage, (2014), *Greater London Archaeology Advisory Service: Standards for Archaeological Work, 2014*

Greater London Authority, 2011, *The London Plan - Spatial Development Strategy for Greater London*

IFA, (2013), *Standards and Guidance for field evaluation*

IFA, (2013), *Standards and Guidance for an archaeological watching brief*

RPS Group, November 2009, *Camden Lock Village, London Borough of Camden. An Archaeological Desk Based Assessment* (Ref: JLK0617 RO1). In Waterman CPM, Appendix 13.2

Stephen Levrant Heritage Architecture Ltd, 2012b, *Camden Lock Village: Historical Report*

Waterman CPM Appendix 13.1, November 2008, *Camden Canal Lock Village, London. Archaeological Desk Based Assessment (H3202_01)*

7.2 Historic maps (by date)

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

Engr^d. B R Davies from drawings & surveys by J A Bartlett under the direction of John Britton...

Ordnance Survey 25-inch: mile First Edition. Surveyed 1870 & published 1873 (Sheet VII.12)

British Geological Survey, 2006, *North London. England & Wales Sheet 256: Solid & Drift Geology. 1:50 000*

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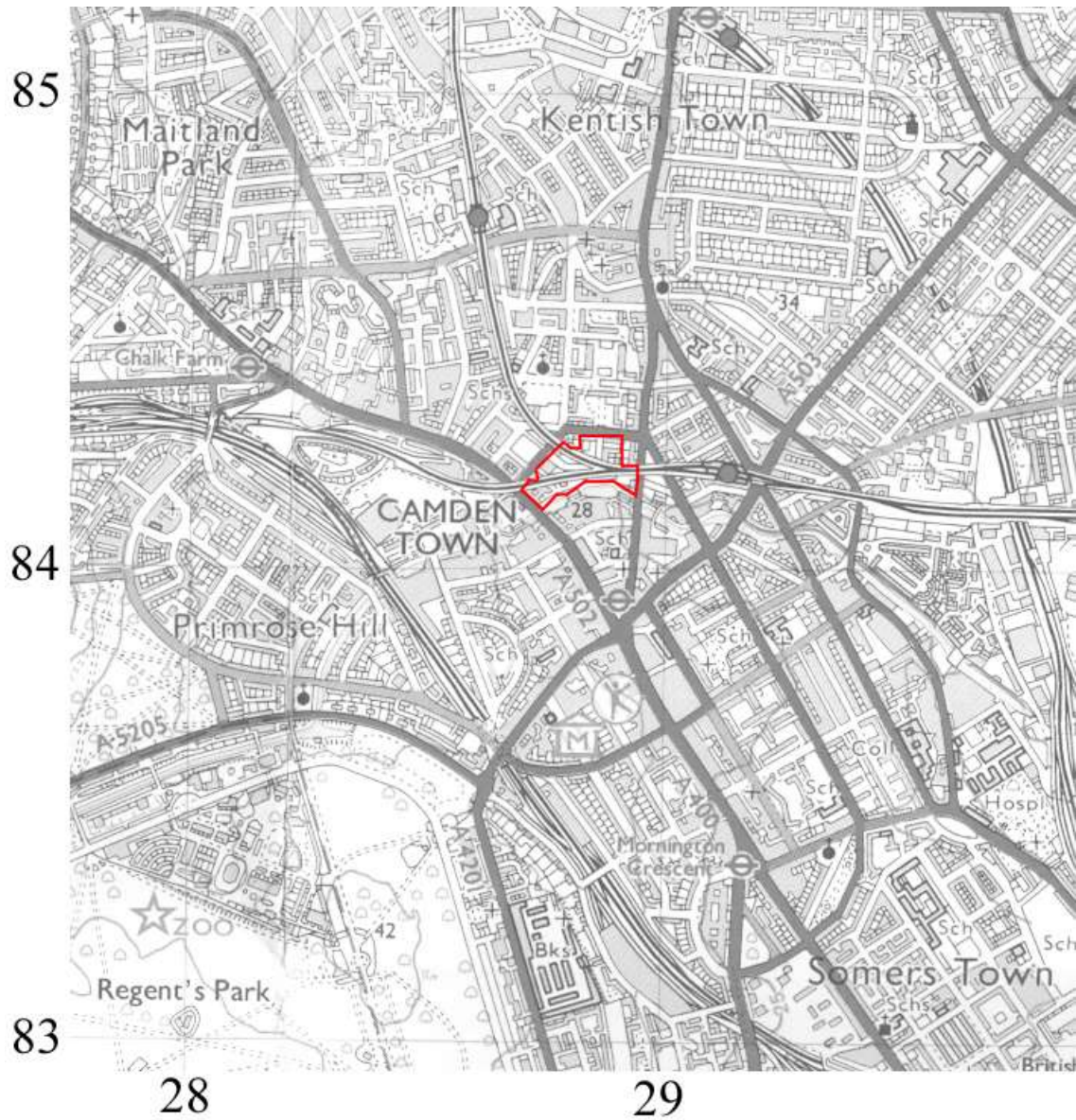


Fig.1: *Ordnance Survey location plan of application areas*

(reproduced from OS digital data with the permission of the Ordnance Survey on behalf of The Controller of HMSO ©Crown Copyright. All rights reserved. Compass Archaeology Ltd, licence no. AL 100031317)

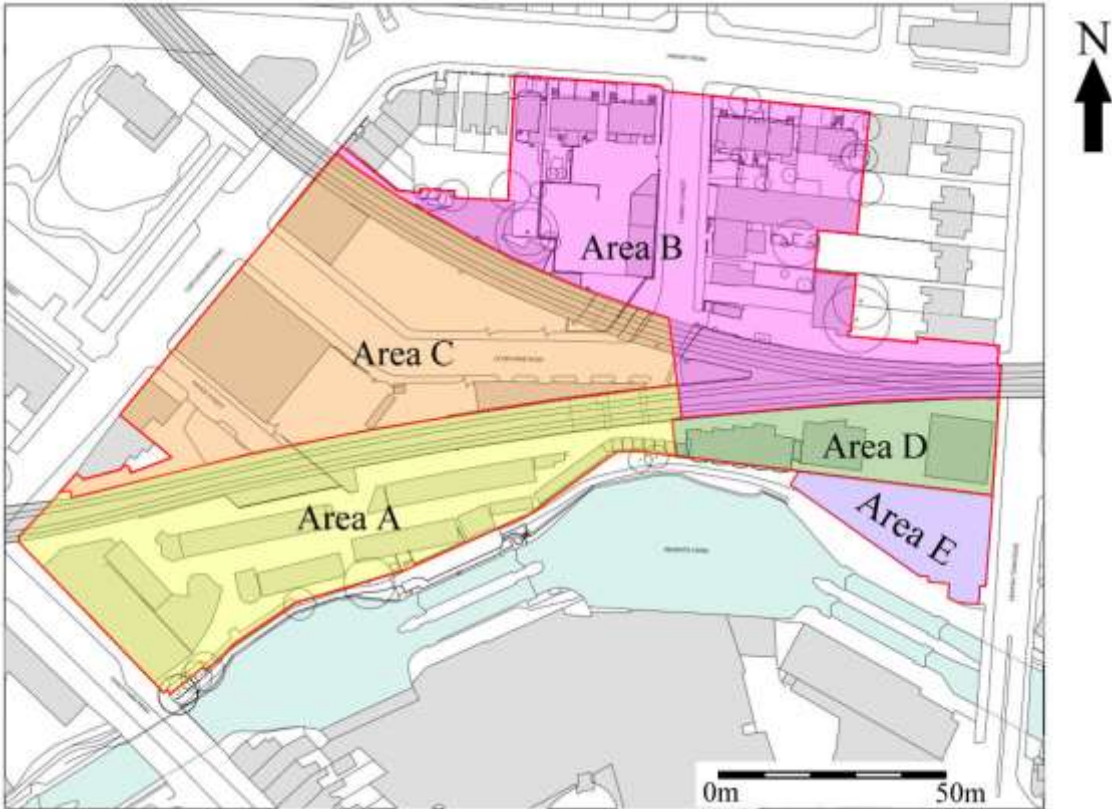


Fig.2: Plan of the current site showing the 5 areas of redevelopment, (A-E)



Fig.3: Plan of the site showing the new layout after redevelopment (Based on Proposed Masterplan: Roof Plan. Allford Hall Monaghan Morris Architects, drawing no.105)



Fig.4: Plan of the application area with proposed single / upper basements highlighted. The northernmost triangular shaped area will have a secondary basement below, but its' location is not deemed archaeologically significant enough to warrant further mitigation

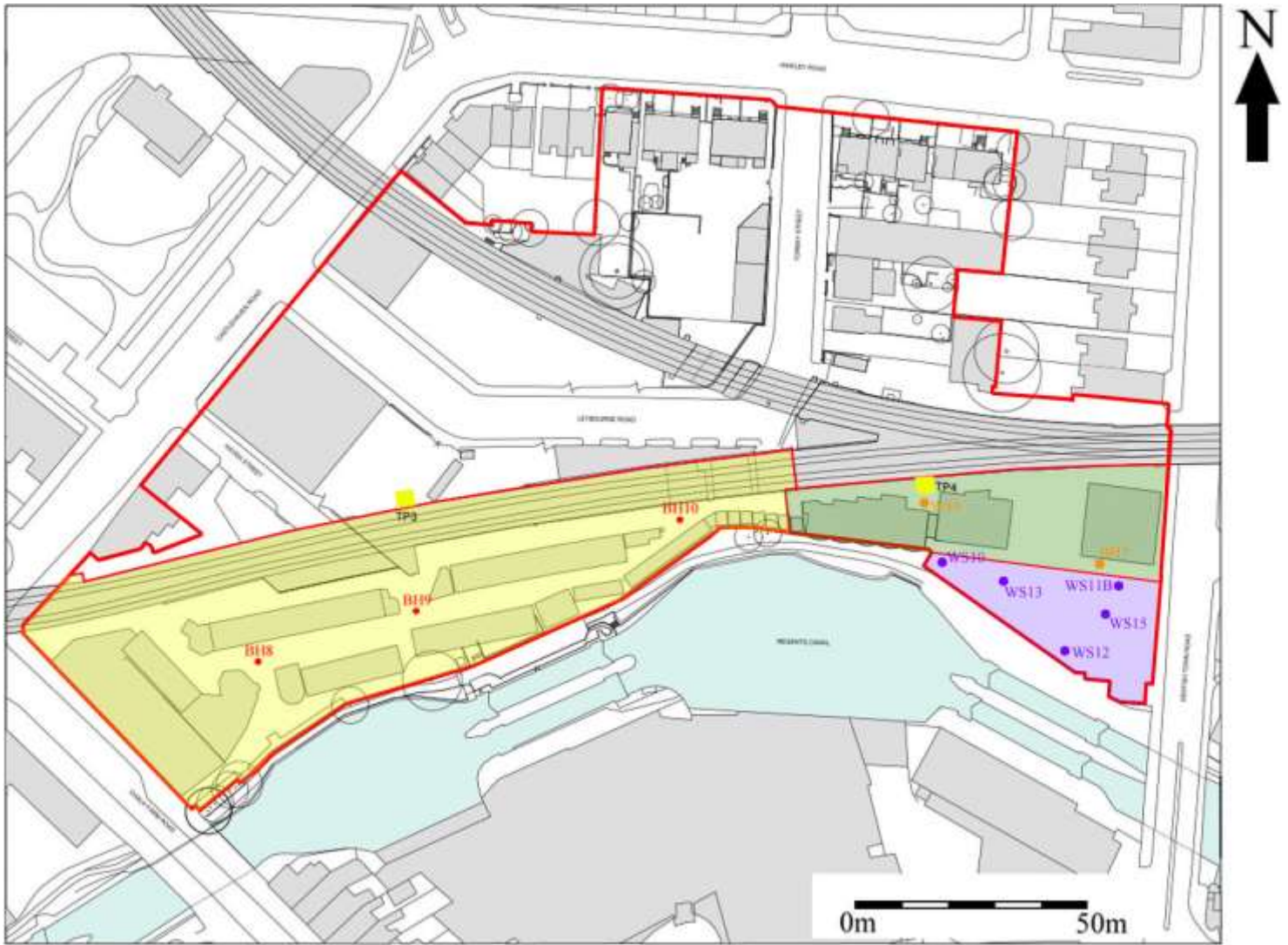


Fig.5: Plan of the development site showing the location of geotechnical boreholes, (BH), window samples, (WS), and test pits, (TP), in relation to Areas A, D and E

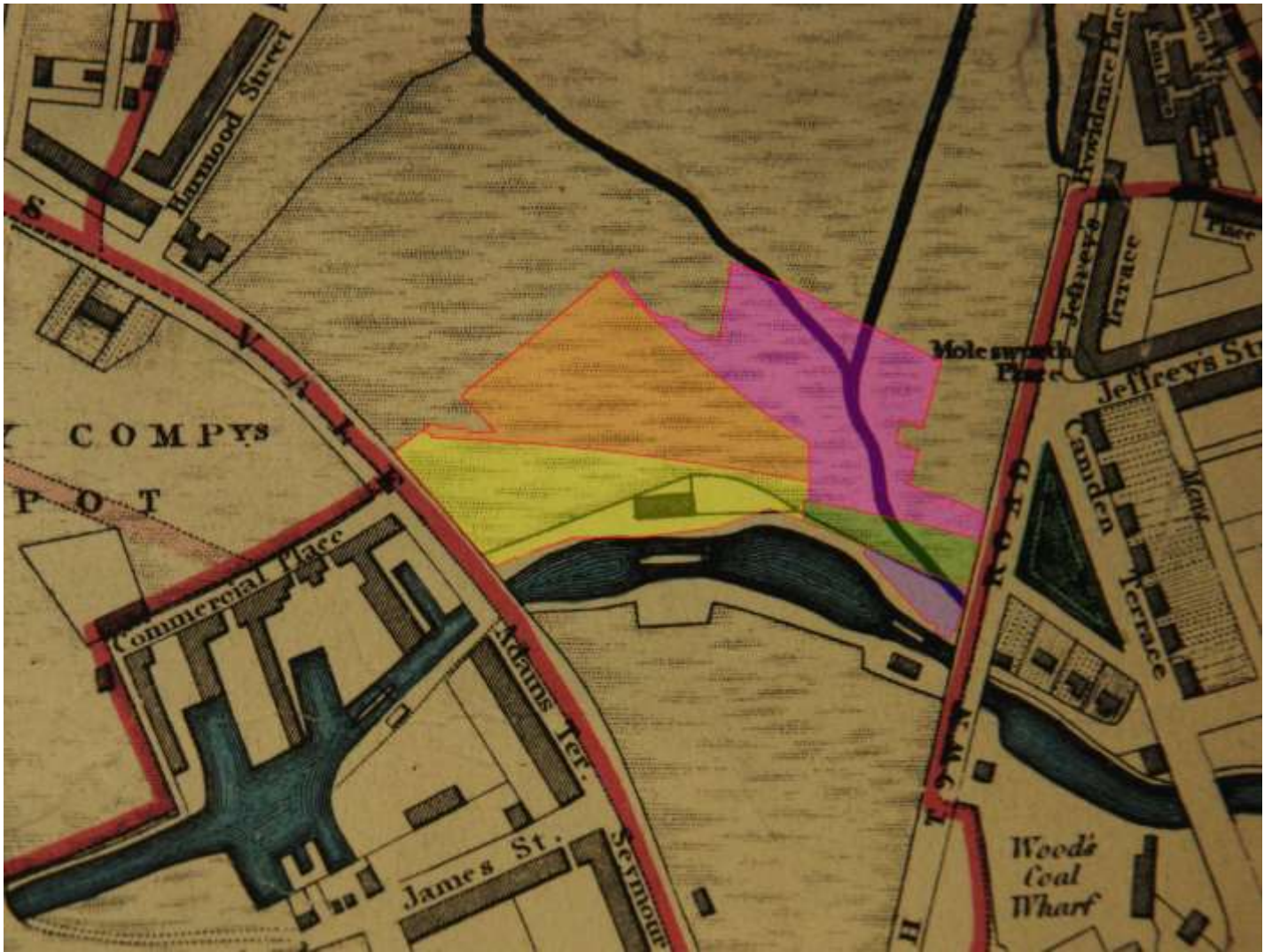


Fig.6: Site proposal areas in relation to the 1834 St Marylebone Borough survey. Note the course of the River Fleet passing through areas B, D, and E and the canalside building towards the eastern end of Area A thought to be a lock-keeper's cottage



Fig.7: Site proposals in relation to the 1870 OS map. Note the significant level of development, which will have led to considerable truncation of any underlying deposits

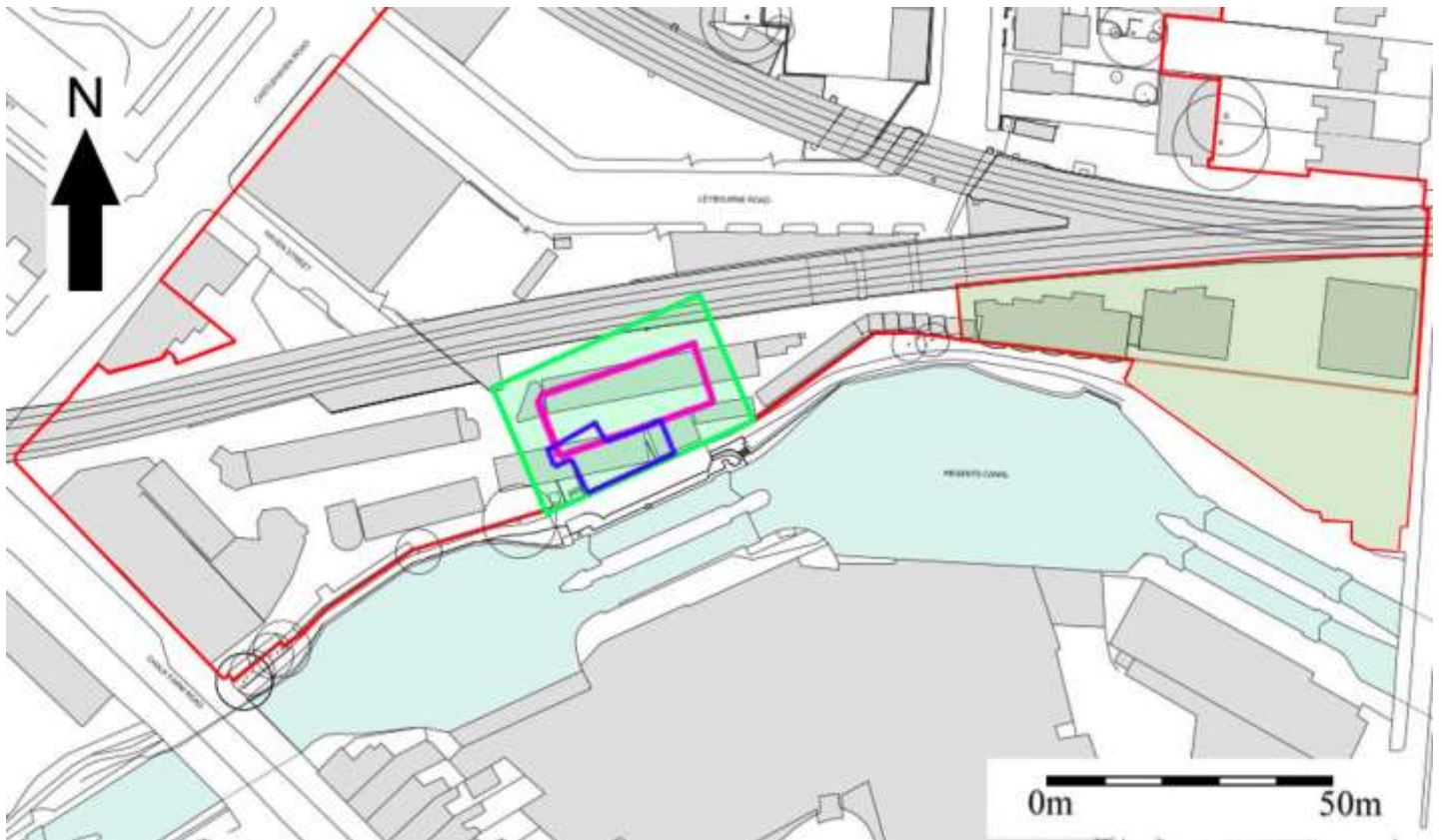


Fig.8: Plan showing the location of the proposed open area excavation, in relation to the projected locations of the lock-keeper's cottage, (pink = 1834; blue = 1870); and watching brief area, (shaded area on right)

APPENDIX I: SPECIALIST STAFF

The following external specialists have previously worked with Compass Archaeology and may be consulted on this project, depending on the artefacts/ other material recovered during the fieldwork:

Jon Cotton (Independent Consultant)	<i>Prehistoric flintwork and metalwork</i>
Paul Blinkhorn (Independent Consultant)	<i>Saxon to post-medieval ceramics</i>
Susan Pringle (Independent Consultant)	<i>Ceramic building material</i>
Katie Anderson (ABCeramic Specialists)	<i>Roman and prehistoric ceramics</i>
Mike Hammerson	<i>Roman coins & ceramics</i>
Dr Jörn Schuster (Independent Consultant)	<i>Most small finds</i>
Stephen Freeth (Independent Consultant)	<i>Manuscript Research and Inscriptions</i>
Quaternary Scientific (QUEST)	<i>Environmental Archaeology</i>
Mark Winter (Heritage Network)	<i>Human remains</i>
Valentina Bernardi (UCL)	<i>Human remains</i>
Anthony Yendall	<i>Metal detectorist</i>