

The background image shows a modern, multi-story residential building with a mix of brick and wood siding. In the foreground, there is a garden area with various plants and a brick retaining wall. The entire image has a light teal overlay.

# **New Homes on Regent's Park Estate**

SD4 Archaeological Statement

May 2015



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## Regent's Park Estate

### Archaeological Statement

For



Project Number:

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May 2015

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Appendix 1: Archaeological Statement (Oxford Archaeology, May 2015)

## 1.0 INTRODUCTION

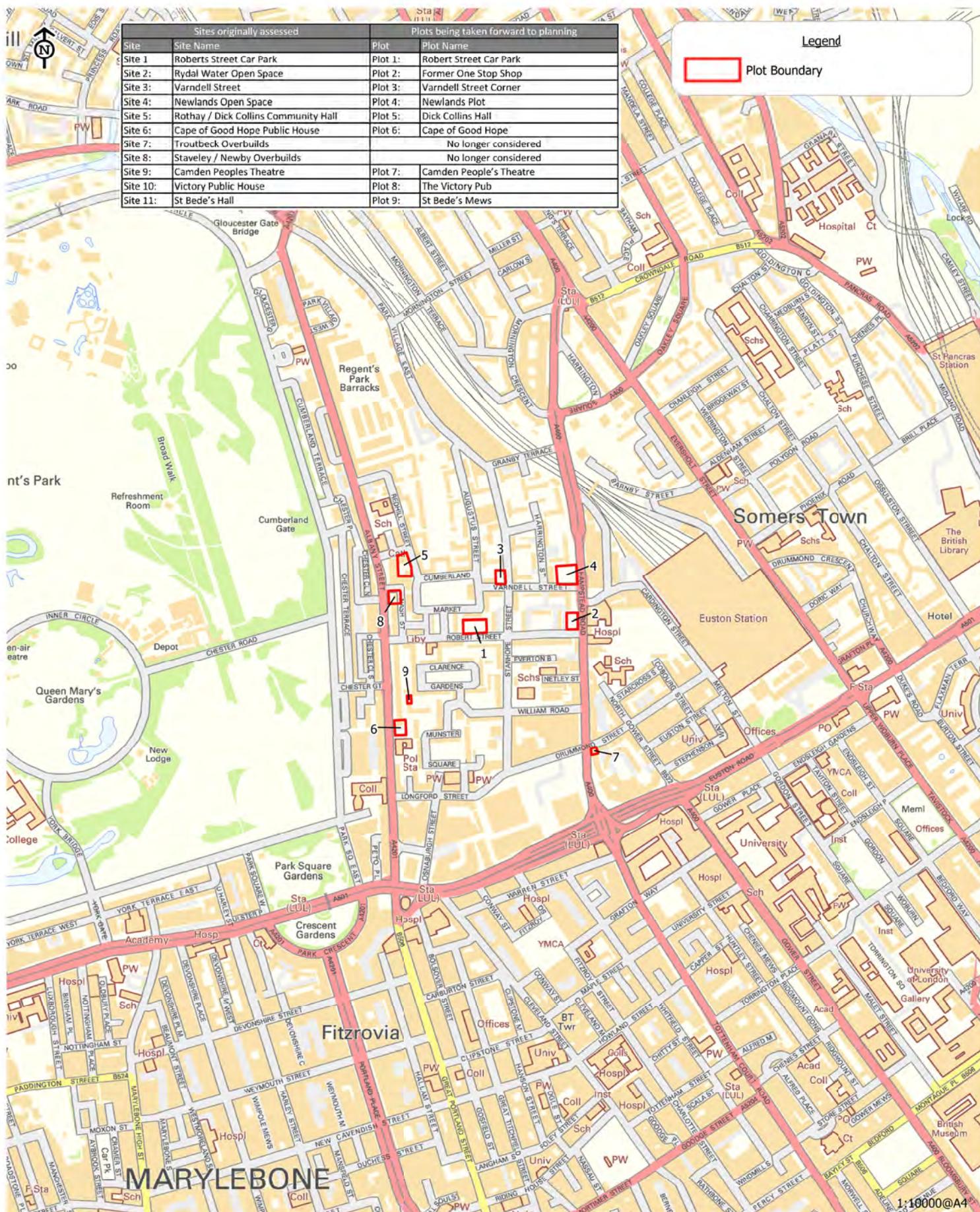
- 1.1. Oxford Archaeology was commissioned by Campbell Reith Hill LLP ('CampbellReith') on behalf of the London Borough of Camden to undertake a Heritage Desk-Based Assessment examining the cultural heritage resource at 11 sites within the Regent's Park Estate in London.
- 1.2. This report summarises the Heritage Desk-Based Assessment (Oxford Archaeology, May 2015) contained in **Appendix 1**.
- 1.3. Eleven sites that were assessed within the Heritage Desk-Based Assessment are listed within the first two columns of **Table 1.1** below. However, since the assessment was undertaken, the sites are now referred to as 'Plots' and only 9 of the previously identified 11 sites are being taken forward to planning. Plot 7 Camden Peoples Theatre (formally Site 9) will be applied for via a separate planning application. The Plots that are being taken forward to planning are listed in **Table 1.1** and will be referred to within this document.

*Table 1-1: Superseded site names and plots being taken forward to planning*

| Sites originally assessed |                                | Plots being taken forward to planning |                         |
|---------------------------|--------------------------------|---------------------------------------|-------------------------|
| Site                      | Site Name                      | Plot                                  | Plot Name               |
| Site 1                    | Roberts Street Car Park        | Plot 1:                               | Robert Street Car Park  |
| Site 2:                   | Former One Stop Shop           | Plot 2:                               | Former One Stop Shop    |
| Site 3:                   | Varndell Street Corner         | Plot 3:                               | Varndell Street Corner  |
| Site 4:                   | Newlands Plot                  | Plot 4:                               | Newlands Plot           |
| Site 5:                   | Dick Collins Hall              | Plot 5:                               | Dick Collins Hall       |
| Site 6:                   | Cape of Good Hope Public House | Plot 6:                               | Cape of Good Hope       |
| Site 7:                   | Troutbeck Overbuilds           | No longer considered                  |                         |
| Site 8:                   | Staveley / Newby Overbuilds    | No longer considered                  |                         |
| Site 9:                   | Camden Peoples Theatre         | Plot 7:                               | Camden Peoples Theatre* |
| Site 10:                  | Victory Public House           | Plot 8:                               | The Victory Pub         |
| Site 11:                  | St Bede's Mews                 | Plot 9:                               | St Bede's Mews          |

\*Note that Plot 7 Camden Peoples Theatre will be applied for via a separate planning application

- 1.4. The locations of the 9 plots being taken forward to planning within the Regent's Park Estate are shown on **Figure 1.1**.
- 1.5. The aim of the Heritage Desk-Based Assessment was to:
- Provide an assessment of the archaeological potential of each plot;
  - Assess the likely impacts of previous development on the survival of any archaeological remains; and
  - Assess the potential for impacts on the surviving archaeological and cultural heritage resource.
- 1.6. A variety of sources were consulted to investigate the history of each plot, including the results of previous archaeological investigations, carried out for an area of 0.25km radius from the boundary of the Regent's Park Estate (the Study Area).



| Sites originally assessed |                                      | Plots being taken forward to planning |                         |
|---------------------------|--------------------------------------|---------------------------------------|-------------------------|
| Site                      | Site Name                            | Plot                                  | Plot Name               |
| Site 1                    | Roberts Street Car Park              | Plot 1:                               | Robert Street Car Park  |
| Site 2:                   | Rydal Water Open Space               | Plot 2:                               | Former One Stop Shop    |
| Site 3:                   | Varndell Street                      | Plot 3:                               | Varndell Street Corner  |
| Site 4:                   | Newlands Open Space                  | Plot 4:                               | Newlands Plot           |
| Site 5:                   | Rothay / Dick Collins Community Hall | Plot 5:                               | Dick Collins Hall       |
| Site 6:                   | Cape of Good Hope Public House       | Plot 6:                               | Cape of Good Hope       |
| Site 7:                   | Troutbeck Overbuilds                 |                                       | No longer considered    |
| Site 8:                   | Staveley / Newby Overbuilds          |                                       | No longer considered    |
| Site 9:                   | Camden Peoples Theatre               | Plot 7:                               | Camden People's Theatre |
| Site 10:                  | Victory Public House                 | Plot 8:                               | The Victory Pub         |
| Site 11:                  | St Bede's Hall                       | Plot 9:                               | St Bede's Mews          |

**Legend**

Plot Boundary

**Regents Park Estate**

Client: Camden

**Figure 1.1:**

**Location of Plots within Regent's Park Estate**

Scale: 1:10000@A4  
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 Contains Ordnance Survey data © Crown copyright and database right 2015.  
 Job Number: 11775  
 Drawn by - Checked by: RC - RJ  
 Drg No - Status/Revision: GIS092 - A  
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- 1.7. Following production, the report was submitted to the Greater London Archaeological Advisory Service (GLAAS) in order to ascertain whether any archaeological mitigation is required for the development of each plot. The requirement for mitigation is discussed in section 2.4.

## 2.0 SUMMARY AND CONCLUSIONS

### 2.1. Designated Sites

2.1.1. There are two Grade II Listed Buildings within the Regent's Park Estate which are both 19<sup>th</sup> Century buildings, a church hall (Mission Church of St. Bede formally known as St. Bede's Hall) located adjacent to Plot 9 St Bede's Mews (formally Site 11) and a public house (Prince of Wales Public House) located 50m south of Plot 2 Former One Stop Shop (formally Site 2).

2.1.2. Within the Study Area there is one Grade 1 Registered Park and Garden known as Regent's Park and a further 60 groups of Listed Buildings.

2.1.3. There are two Grade II\* Listed Buildings close to some of the plots which are:

- Christ Church is visible from the northern extent of Plot 5 Dick Collins Hall (formally Site 5).
- The Church of St Mary Magdalene is located immediately south of the Regent's Park Estate, but not visible from any of the individual plots.

2.1.4. There are three groups of Grade II Listed Buildings close to some of the plots:

- 55 – 77 Albany Street are immediately opposite Plot 6 Cape of Good Hope (formally Site 6).
- 34 – 48 Albany Street on the same side of the road as Plot 6 Cape of Good Hope (formally Site 6) separated by the police station.
- A number of properties on Stanhope Street are located just outside of the Regent's Park Estate, but are not visible from any of the individual plots.

2.1.5. There are no London Borough (LB) of Camden Archaeological Priority Areas within the Study Area, but there are four LB of Camden Conservation Areas which comprise:

- Regent's Park, an internationally important example of 18<sup>th</sup> century Masterplanning (immediately west of and bordering Plot 5 Dick Collins Hall (formally Site 5), Plot 6 Cape of Good Hope (formally Site 6) and Plot 8 The Victory Pub (formally Site 10));
- Camden Town, an example of 19<sup>th</sup> century speculative development (260m north of Site Plot 4 Newlands Plot (formally Site 4));
- Fitzroy Square, a distinctive and consistent area of late 18<sup>th</sup> and early 19<sup>th</sup> speculative development (c200m south of Plot 7 Camden People's Theatre (formally Site 9); and
- Bloomsbury, an internationally significant example of town planning (c185m south east of Plot 7 Camden Peoples Theatre (formally Site 9).

### 2.2. Summary of Potential Archaeological Impacts

2.2.1. Across all the plots, impacts will be mainly caused by the demolition of existing buildings, levelling of ground and excavation of service and foundation trenches.

2.2.2. The potential for archaeological remains to be present within each of the plots varies from **very low** to **medium**, and any redevelopment is unlikely to greatly impact on any significant in situ archaeological remains. With the exception of Plot 7 Camden People's Theatre (formally Site 9)

which has potential for medieval remains, it is likely that only 18<sup>th</sup> and 19<sup>th</sup> century remains will be identified where these have survived later truncation.

2.2.3. In summary:

- Plot 2 Former One Stop Shop (formally Site 2), Plot 4 Newlands Plot (formally Site 4), and Plot 7 Camden People's Theatre (formally Site 9)) have **medium** potential for in situ archaeological remains to be present;
- Plot 1 Robert Street Car Park (formally Site 1), Plot 5 Dick Collins Hall (formally Site 5), Plot 6 Cape of Good Hope (formally Site 6), Plot 8 The Victory Pub (formally Site 10) and Plot 9 St Bede's Mews (formally Site 11) have a **low** potential for in situ archaeological remains to be present; and
- Plot 3 Varndell Street Corner (formally Site 3) has **very low** potential for in situ archaeological remains to be present.

2.2.4. Plot 6 Cape of Good Hope (formally Site 6) and Plot 7 Camden People's Theatre (formally Site 9) lie on drift geologies which have a higher potential for Palaeolithic artefacts to be present, although none have been found in the vicinity. Archaeological remains of the 18th and 19th century residential buildings may be present within some of the plots, in particular Plot 2 Former One Stop Shop (formally Site 2) and Plot 4 Newlands Plot (formally Site 4), which have not been subject to 20th century development.

2.2.5. 20th century development will have impacted upon any pockets of pre 18th century archaeology that were present within the plots. All of the plots except Plot 2 Former One Stop Shop (formally Site 2) and Plot 4 Newlands Plot (formally Plot 4) have been subject to a degree of mid-20th century redevelopment, and any archaeological deposits are likely to have been affected by this work.

2.2.6. Plot 7 Camden People's Theatre (formally Site 9) has been found to have the greatest potential for archaeological deposits to survive. As well as the heightened Palaeolithic potential, it is located close to the medieval Totten Hall, and may have evidence of associated activity within it.

2.2.7. Detailed development plans show all plots, except Plot 7 Camden People's Theatre (formally Site 9), to be subject to demolition and rebuilding. It is unlikely that the development of any of the plots (except Plot 7 Camden People's Theatre) will have a significant impact on the archaeology of the area given the low archaeological potential of the area and the extent of previous impacts therefore no further mitigation is proposed for these plots.

### 2.3. **Summary of Impacts to the Historic Landscape**

2.3.1. Any development within the region has the potential to affect the setting of the Conservation Areas and the numerous Listed Buildings. The plots which have the greatest potential for effects on the setting are 5 (Plot 5 Dick Collins Hall), 6 (Plot 6 Cape of Good Hope) and 10 (Plot 8 The Victory Pub) which are on the western periphery of the Regent's Park Estate next to the Regent's Park Conservation Area and Site 11 (Plot 9 St Bede's Mews) which is located adjacent to a 19<sup>th</sup> century Grade II Listed Building.

### 2.4. **Consultation and Potential for Further Works**

2.4.1. Following the production of the first draft of the Heritage Desk-Based Assessment in October 2014 (contained within **Appendix 1**), it was presented to the GLAAS for consultation. In their

response dated 18<sup>th</sup> November, only Plot 7 Camden People's Theatre (formally Site 9) merits further archaeological involvement. However, this was based on the belief that this plot would be subject to ground disturbance. As development plans have stated no below ground impacts on the plot, it is believed that no further works would be required.

- 2.4.2. Based on current development plans, no further archaeological works are required for any of the sites assessed within the Heritage Desk-Based Assessment.

**Appendix 1: Heritage Desk-Based Assessment (Oxford  
Archaeology, May 2015)**

# Regent's Park Estate St Pancras London



## Heritage Desk-based Assessment

oxfordarchaeology



southsouthsouth

May 2015

**Client: Campbell Reith Hill LLP**

Issue No: 2

OA Job No: 6028

NGR: TQ 290 827

***Regent's Park Estate, St. Pancras, London***  
***Archaeological desk-based assessment for Campbell Reith***

***Summary***

*Campbell Reith Hill LLP (CampbellReith) commissioned Oxford Archaeology in September 2014 to undertake a Desk-Based Assessment examining the Cultural Heritage resource at 11 sites within the Regent's Park Estate. Regent's Park Estate is located to the east of Regent's Park in north London. It is centred on NGR TQ 290 827, and lies within the administrative area of the London Borough of Camden.*

*Regent's Park Estate is located within a landscape that historically was part of the large woodland known as the Forest of Middlesex, and was not settled until the late 18<sup>th</sup> century. The development of housing coincided in the late 18<sup>th</sup> century with the laying out of Regent's Park, and there was rapid construction within the area. Air raids during the Second World War resulted in the demolition of the majority of properties and the subsequent construction of the present Regent's Park Estate.*

*None of the Sites have been seen to contain a good potential for archaeological deposits to survive, although Sites 2, 4 and 9 have a higher potential than the others. Sites 2 and 4 appear to have remained undeveloped since their removal in the early post-war period (and therefore have an enhanced potential to contain undisturbed deposits. Site 9 lies close to the known site of a medieval manor house and therefore has the greatest potential for significant archaeological remains to be present. 20<sup>th</sup> century development of the Sites is likely to have affected any archaeological remains present.*

*Regent's Park Estate is a 1950s and 1960s development, nestled within a wider urban landscape of national importance in terms of setting. Many of the Sites are located within the 1950s and 1960s structures but any development within Sites 5, 6, 7 and 10 has the potential to impact upon the Historic Landscape.*

*Following the initial production of the DBA in October 2014 it was sent to the Greater London Archaeological Advisory Service for consultation. Their response (in November 2014) suggested that only Site 9 (Camden Peoples Theatre) merits further archaeological involvement. This updated report includes the results of the consultation as well as development plans for all of the sites. Development plans include the construction of new residential blocks within the Sites.*



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# REGENT'S PARK ESTATE, ST. PANCRAS, LONDON

ARCHAEOLOGICAL DESK BASED ASSESSMENT

FOR

CAMPBELL REITH HILL LLP (CAMPBELLREITH)

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## 1 INTRODUCTION

1.1.1 Oxford Archaeology (OA) have been commissioned by Campbell Reith Hill LLP (CampbellReith) to carry out a desk-based Heritage assessment for 11 sites within and close to the Regent's Park Estate in London, henceforth known as Sites 1-11. Regent's Park Estate is centred on NGR TQ 290 827, and its location, along with the 11 Sites, is shown on Figure 1 of this report.

1.1.2 The aim of this project is to:

- provide an assessment of the archaeological potential of each Site;
- assess the likely impacts of previous development on the survival of any archaeological remains;
- assess the potential for impacts on the surviving archaeological and cultural heritage resource: and
- present outline mitigation proposals intended to reduce or remove any potential archaeological effects of the proposed development.

1.1.3 For the purposes of this report a variety of archaeological sources were consulted to investigate the history of each Site, including the results of previous archaeological investigations, carried out for an area of 0.25 km radius from the boundary of the Regent's Park Estate (the Study Area). The sources consulted are discussed in Section 3, and a detailed list can be found in Appendix 3.

1.1.4 The report will focus on the 11 sites individually when necessary, although due to their close proximity, the majority of the report will discuss the Regent's Park Estate as a whole.

1.1.5 Following production of the initial report in October 2014, development plans have been issued to OA. Development plans were not provided for Sites 7 and 8 as they are no longer being taken forward to planning at this stage.

## 2 LOCATION, GEOLOGY AND TOPOGRAPHY

2.1.1 Regent's Park Estate is located within a busy residential area between Regent's Park and Euston Station. It is bordered by Albany Street to the west and Hampstead Road to the east, with Regent's Canal basin to the north. Ten of the 11 Sites are located within this area, whilst Site 9 is located on the corner of Hampstead Road and Drummond Street. All 11 Sites are located within the historic parish of St Pancras, and within the administrative area of the London Borough of Camden.

2.1.2 The eleven sites (the locations of which are shown on Figures 2a, 2b, 8 and 9) are as follows:

- Site 1 (Robert Street Car Park)
- Site 2 (Former One Stop Shop)

- Site 3: (Varndell Street Corner)
- Site 4: (Newlands Plot)
- Site 5: (Dick Collins Hall)
- Site 6: (Cape of Good Hope Public House)
- Site 7: (Troutbeck Overbuilds)
- Site 8: (Staveley / Newby Overbuilds)
- Site 9: (Camden Peoples Theatre)
- Site 10: (Victory Public House)
- Site 11: (St Bede's Mews)

2.1.3 Regent's Park Estate was built in the 1950s after the area had suffered significant bomb damage during the Second World War. Although not all of the Sites were affected by the bombing (as discussed in 6.6.8), all were removed in the subsequent replanning of the area. In places the current road plan follows the template of the 19<sup>th</sup> century road layout. The estate comprises numerous residential blocks, roads, carparking areas and small areas of open space. A discussion of the current situation of each Site is included as Appendix 2 and can be seen on Figure 8.

2.1.4 Sites 1-5, 7-8 and 10-11 are located on the London Clay. Sites 6 and 9 are also located on a solid geology of London Clay, but with overlying drift geology. Site 6 is located on a drift geology of Langley Clay and Silt, whilst Site 9 has a drift geology of Lynch Hill Gravels. Historically all of the Sites were part of the Middlesex Forest. All of the Sites lie at an approximate height of 29m OD although in areas they have been heavily truncated by the construction of basementing and ground levelling.

2.1.5 A survey of the Regent's Park and St Pancras area identified that the majority of the Regent's Park Estate east of Stanhope Street is located on 'Worked ground', a term used by the British Geological Society (BGS) for areas where the ground has been cut away. Such areas include quarries and road cuttings (Envirocheck report as issued by Campbell Reith Hill LLP (CampbellReith). The mapping of the Worked Ground would suggest Sites 4 and 8 are located within these areas.

2.1.6 A Ground Investigation was carried out by Campbell Reith Hill LLP (CampbellReith) in 2014 across the Regent's Park Estate. In the terminology of this survey 'Made Ground' is comparable with the BGS term 'Worked Ground'. OA have had access to the records for seven of the Sites, which recorded the following;

- Site 2– Made Ground to 2.4m, overlying natural clay deposits;
- Site 3– Made Ground to 3.2m, overlying natural clay deposits;
- Site 4 – Made Ground to 1.7-2m, overlying natural clay deposits;
- Site 5– Made Ground to between 0.5 and 2.7m, overlying natural clay deposits;
- Site 6 – Made Ground to 2.3m overlying a sequence of silty clay deposits which may reflect the Langley Silt deposition;
- Site 8 – Made Ground to between 3.2 and 3.7m overlying natural clay deposits;

- Site 10 – Made Ground to 0.6m where the borehole was completed.
- 2.1.7 Historic maps do not show any significant cuttings or quarrying within the Regent's Park Estate, and the Made Ground present, including that in Sites 4 and 8 which are highlighted by the BGS, may be associated with the post-war clearance of the Site. The demolition of the buildings, ground levelling, and construction make up will all have contributed to the Made Ground identified.

### 3 SOURCES CONSULTED

- 3.1.1 The Greater London Historic Environment Record (GLHER; held by English Heritage) is the main repository of archaeological data for the Sites. They were contacted and supplied data of known sites, events and Designated Sites within the Regent's Park Estate and for the surrounding Study Area. The London Metropolitan Archives and the Camden Local Studies centre were visited to obtain historic maps. A full list of sources consulted can be found in Appendix 3.
- 3.1.2 Appendix One is a gazetteer of archaeological sites and finds within the Study Area. Each entry has been allocated an OA number, added to the gazetteer, referred to in the text where relevant and marked on Figures 2a and 2b which appear at the rear of this report.
- 3.1.3 Following production of the original report, it was submitted to Sandy Kidd at GLAAS (Greater London Archaeological Advisory Service). In his response dated 18<sup>th</sup> November 2014 (see Appendix 4), he states that only Site 9 (Camden Peoples Theatre) merits further archaeological involvement. His comments and recommendations are further discussed in Section 10.

### 4 WALKOVER SURVEY

- 4.1.1 All 11 Sites were visited on the 29<sup>th</sup> September. A full description of the site conditions can be found in Appendix 2, but to summarise, the current ground conditions were as follows;
- Site 1 (Robert Street Car Park) is divided into two, the northern third being a landscaped garden area, the southern two thirds, a carpark;
  - Sites 2, 3 and 4 (Former One Stop Shop, Varndell Street Corner and Newlands Plot) are open areas of grass, trees and vegetation.
  - Site 5 (Dick Collins Hall) contains a car park entrance road, a small area of grass and a one storey building;
  - Site 6 (Cape of Good Hope Public House) contains one building, several containers and access roads and pavements. The site contains a basement which occupies the majority of the existing building footprint.
  - Site 7 (Troutbeck Overbuilds) contains a large residential block, the basement of which extends below ground level;
  - Site 8 (Staveley / Newby Overbuilds) contains two residential blocks, areas of grass and carparking;
  - Site 9 (Camden Peoples Theatre) is part of a large building on the corner of two main roads;

- Site 10 (Victory Public House) is occupied by a public house which has a basement; and
- Site 11 (St Bede's Mews) is a car park adjacent to a 19<sup>th</sup> century church hall.

## 5 PLANNING BACKGROUND

5.1.1 The National Planning Policy Framework (NPPF: issued March 2012) sets out the Government's planning policies on the conservation of the historic environment.

5.1.2 Policies 12.128 and 12.129 state;

*"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 asset's 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.*

*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"*

*London Borough of Camden Local Development Framework*

5.1.3 The London Borough of Camden Local Development Framework (1999) recognises the importance of conserving Camden's heritage (Policy DP25), and conforms to the guidance offered in NPPF. Paragraph 25.21 states:

5.1.4 *25.21. If important archaeological remains are found, the Council will seek to resist development which adversely affects remains and to minimise the impact of development schemes by requiring either in situ preservation or a programme of excavation, recording, publication and archiving of remains. There will usually be a presumption in favour of in situ preservation of remains and, if important archaeological remains are found, measures should be adopted to allow the remains to be permanently preserved in situ. Where in situ preservation is not feasible, no development shall take place until satisfactory excavation and recording of the remains has been carried out on site, and subsequent analysis, publication and archiving undertaken by an archaeological organisation approved by the Council.*

## 6 ARCHAEOLOGICAL BASELINE

### 6.1 Designated Sites

6.1.1 There are two Grade II Listed Buildings within the Regent's Park Estate, (OA 2 and 3). These are both late 19<sup>th</sup> century buildings, St Bede's church hall (OA 2) located adjacent to Site 11, and a public house, the Prince of Wales (OA 3) which is located

50m south of Site 2. Further details of these sites can be found in Appendix One, which forms a detailed gazetteer of historical and archaeological sites within the study area.

- 6.1.2 Within the Study Area there is one Grade I Registered Park and Garden, Regent's Park (**OA 1**) and a further 60 groups of Listed Buildings. These are all plotted on Figure 2, although only those located adjacent to the Regent's Park Estate have been allocated a number and listed in Appendix One.
- 6.1.3 There are two Grade II\* Listed Buildings close to some of the Sites;
- Christ Church (**OA 4**) is visible from the northern extent of Site 5.
  - The Church of St Mary Magdalene (**OA 7**) is located immediately south of the Regent's Park Estate, but is not visible from any of the individual sites.
- 6.1.4 There are three groups of Grade II Listed Buildings close to some of the Sites;
- 55-77 Albany Street (**OA 5**) are immediately opposite Sites 6 and 7.
  - 34-48 Albany Street (**OA 6**) are on the same side of the road as Sites 6 and 7 but separated from them by the police station.
  - A number of properties on Stanhope Street (**OA 8**) are located just outside of the Regent's Park Estate, but are not visible from any of the individual sites.
- 6.1.5 There are no LB of Camden Archaeological Priority Areas within the Study Area, but there are four LB of Camden Conservation Areas (**OA 9-12**). These comprise:
- Regent's Park, an internationally important example of 18<sup>th</sup> century masterplanning (**OA 9**, immediately west of and bordering Sites 5, 6, 7 and 10);
  - Camden Town, an example of 19<sup>th</sup> century speculative development (**OA 10**, c 260m north of Site 4);
  - Fitzroy Square, a distinctive and consistent area of late 18<sup>th</sup> and early 19<sup>th</sup> speculative development (**OA 11**, c 200m south of Site 9); and
  - Bloomsbury, an internationally significant example of town planning (**OA 12**, c 185m south east of Site 9).

## **6.2 Previous archaeological work.**

- 6.2.1 There has been no archaeological investigation previously undertaken within the Regent's Park Estate, nor any within the northern half of the Study Area.
- 6.2.2 There have been six archaeological investigations carried out within the south and west of the Study Area (**OA 13-18**). None of these investigations recorded any pre-Saxon archaeological features or artefacts.
- 6.2.3 Excavations at Totten Hall recorded a number of medieval and post-medieval features associated with the manor, as well as a small quantity of Saxon pottery (**OA 18**).
- 6.2.4 Two of the evaluations (**OA 14** and **16**) revealed building foundations and cellars dating to the 18<sup>th</sup> and 19<sup>th</sup> century, whilst another two (**OA 15** and **17**) identified no archaeological features. These recorded only 19<sup>th</sup> and 20<sup>th</sup> century backfill deposits, suggesting that 19<sup>th</sup> and 20<sup>th</sup> century construction in these areas has removed any earlier archaeological remains that may have been present.

- 6.2.5 An earthwork survey in Regent's Park (OA 13) was unable to identify any archaeological earthworks of significance.

### 6.3 *Prehistoric Period (500,000 BP - 43 AD)*

- 6.3.1 Nine of the Sites (1-5, 7, 8, 10 and 11) are located on the London Clay, a geology which was hard to drain, and there would have been limited water supplies available. This resulted in an environment which would have been hard to settle, and as such is believed to have been lightly inhabited (Sheppard, 2010, 9). Site 6 however is located on a drift geology of Langley Silts, and Site 9 is on the Lynch Hill Gravels. Both of these deposits have a higher potential for Palaeolithic artefacts to be present, although there have been no recorded Palaeolithic artefacts recorded within the Study Area.
- 6.3.2 The Regent's Park Estate lies within an area which was historically covered by the Forest of Middlesex, a large area of ancient woodland which covered the majority of the county of Middlesex. If human activity did occur within the woodland, it would be more likely to have been associated with usage of the woodland resources, for example the collection of food, firewood or building materials, than with settlement, although small isolated settlement may be present.
- 6.3.3 There have been no recorded finds of archaeological material from any prehistoric period from within any of the Sites or the Study Area.

### 6.4 *Romano-British Period (AD 43-410)*

- 6.4.1 The Regent's Park Estate was located *c* 2.8km north west of the urban extent of Roman *Londinium*, and *c* 1km north of the major Silchester-London road, which is today followed by Oxford Street. The major route of Watling Street ran *c* 2km to the west of the Site, the construction of which required cutting through the Middlesex Forest.
- 6.4.2 The closest recorded artefact of the Roman period to have been found are Roman tiles discovered at St Pancras Church (*c* 650m to the north east of Site 4) (MoLAS, 2000, Map 7). It is unlikely that activity associated with *Londinium*, or with either of the two roads, would have extended far enough into the forest to have reached any of the Sites, and there have been no recorded archaeological evidence of the Roman period from within any of the Sites or the Study Area.

### 6.5 *The Medieval Period (AD 410-1550)*

- 6.5.1 The Domesday survey of 1086 describes Middlesex as a very wooded county (Rackham, 1986, 292), highlighting the continued presence of woodland into the medieval period. It was slowly turned over to heathland, with the northern aspect of the woodland prevailing, in particular around Enfield (VCH, 1911, 223-251). However, St Pancras is one of four manors mentioned in Domesday as having wood sufficient for hedging purposes (*Ibid*) showing this area in particular to still be under woodland at this time. The clearance of the woodland is believed to have happened gradually throughout the medieval period, and by the first maps of the mid 18<sup>th</sup> century, it was gone from the St Pancras area altogether. The woodland was replaced by heathland, but there are few place names within the Middlesex area associated with the woodland. This has been interpreted as suggesting that the woods in this area turned gradually into heaths and thus disappeared without generating place-names (Rackham, 1986, 292).

- 6.5.2 Also mentioned in Domesday is Totten Hall Manor (**OA 19**, c 110m south east of Site 9). It is described as being held by the Dean and Chapter of St Pauls Cathedral until the dissolution, when it went to the Crown. Archaeological investigations at the site recorded a number of features of the medieval manor, including Saxon pottery (**OA 18**).
- 6.5.3 In 1526, at the time of the Dissolution of the Monasteries, Henry VIII acquired all the monastic lands and properties, among which was an estate in the manor of Tyburn, to the west of the Regent's Park Estate area, which had belonged to Barking Abbey since before the Norman Conquest. This estate became the core of Marylebone Park, which, nearly 300 years later, would become Regent's Park (Sheppard, 2010, 9).
- 6.5.4 The presence of Saxon and medieval material c 100m south of Site 9 (which is the southernmost Site) suggests associated activity may have extended as far as that Site. There are no recorded archaeological findspots of medieval material from further north towards the other 10 Sites.

## 6.6 *Post-Medieval Period (AD1550+)*

- 6.6.1 The Regent's Park Estate was located within an undeveloped area of farmland by the 18<sup>th</sup> century, as shown on the earliest map to have been viewed, Rocque's 1745 Map of the Environs of London (Figure 3). This map clearly shows the urban extent of London as stopping abruptly c 1km south of the location of the Regent's Park Estate, with the Sites located in an area of open countryside, divided into fields. The closest area of activity is Tottenham Court, located c 500m south of Site 9. Two roads run along the east and western edges of the Regent's Park Estate area, apparently following the approximate line of Albany Street and Hampstead Road, whilst a third lesser roadway passes through the area of the Regent's Park Estate in a SE-NW direction (**OA 20**), crossing close to Sites 3 and 8.
- 6.6.2 Until the 18<sup>th</sup> century, there was no roadway linking Paddington and Islington. This was rectified in 1756 with the opening of the New Road, which fast became much used by private and commercial traffic. Stockdale and Tompson both show the 'New Road', running from Paddington to Islington, cutting through the south of Marylebone Park. This road is now known as Euston Road, and runs c 130m south of Site 9. The New Road soon marked the northern limit of the urban extent of London (Sheppard, 2010, 10). The Surveyor-General in 1790, John Fordyce, realised the possibility of development crossing New Road into the park area. A competition was held to determine the best design for the park estate and was won by John Nash. The first map to show development within the Regent's Park Estate area is Stockdale's 1797 Map of London which shows the construction of properties along the Hampstead Road. Tompson's 1801 map of the Parish of St Pancras (Figure 4) shows this development in more detail, as well as the introduction of Robert Street, William Road, and Henry Street (now Varndell Street). Seven properties can be seen within Site 4 and five properties within Site 2.
- 6.6.3 The roadway seen on Rocque's 1745 map is still clearly marked on Tompson's Map, although it does not run as close to Site 3 as suggested on Rocque, instead crossing Site 8. It is labelled as 'Church Path'. To the west of the new housing are three fields called 'Brick Kiln Field', 'Lower Brick Field' and 'Upper Brick Field'. This presumably relates to the London Clay geology of these fields, and suggests that the clay from these fields was quarried in order to form the bricks needed for the construction of the new housing blocks. There may also have been a kiln in 'Brick Kiln Field'. Site 3 is located within the field called 'Brick Kiln Field', whilst Site 8 is

within 'Upper Brick Field'. Three ponds (or possible clay quarries) can be seen within the Regent's Park Estate boundary, one north of Site 4, and two east of Site 6.

- 6.6.4 Site 9, located outside of the Regent's Park Estate boundary, is shown on Tompson's map as lying at the edge of an area marked as a reservoir. Tompson's Map shows the reservoir to stand proud, sloping upwards, shaped like a volcano, and it's labelled as New River Head, the river in question running eastwards away from the sites. The identification of this as New River head is uncertain however. It is not the (better known) New Head River which was constructed near Sadlers Wells in the 17<sup>th</sup> century.
- 6.6.5 The construction of the Regent's Park and surrounding terraces began in 1812, and Greenwood's Map (Figure 5) shows the area covered by Regent's Park Estate to now be almost entirely developed. Within the rows of housing, three areas remain purposefully undeveloped. Cumberland Market, Clarence Gardens and Munster Square were all designed as open spaces for markets, gardens and other recreational purposes (GLHER). Just to the north east of Site 5 is the Regent's Canal Basin (**OA 23**), and c 300m to the north are the military barracks (**OA 21**) both also part of Nash's designs. An ice well (**OA 22**) can be seen located c 10m to the east of Site 10, and c 10m south of Site 5. Site 3 is shown on Greenwood's map to be located upon garden plots, and Site 9 is still located within the reservoir area. The remaining eight Sites are seen to contain a combination of buildings and open spaces.
- 6.6.6 The 1<sup>st</sup> Edition Ordnance Survey Map of 1876 shows the continued development of the St Pancras area. All 11 Sites are now occupied by buildings, mainly residential properties, although Site 5 contains a distillery. The three squares, part of the original layout by John Nash, are all still present.
- 6.6.7 During the Second World War the area was subject to extensive air raids, and a number of bombs fell over St Pancras. One landed upon, or close to Site 3, and Bomb Damage maps (Figure 7) show the level of damage caused to the properties. All of the Sites, except Site 5, suffered some degree of damage, albeit minor in some cases. Sites 1, 3, 6 and 10 appear to have suffered the greatest impacts.
- 6.6.8 The damage to the properties within the area resulted in the gradual demolition of the properties, and the subsequent rebuilding of new blocks of flats. The area now known as Regent's Park Estate was slowly completed throughout the 1950s and 1960s.

## 7 HISTORIC LANDSCAPE

- 7.1.1 Regent's Park Estate is a predominantly 1950s and 1960s estate, located within a late 18<sup>th</sup> and 19<sup>th</sup> century wider urban landscape. There are numerous Listed Buildings within the Study Area which reflect the 19<sup>th</sup> century character of the region, which was predominantly influenced by the architect John Nash when designing the layout for Regent's Park and its environs. A row of 19<sup>th</sup> century terraced properties faces Sites 6 and 7 (**OA 5**), whilst a 19<sup>th</sup> century church (**OA 4**) is located opposite Site 5. None of the Sites can be seen from Regent's Park (**OA 1**).

## 8 ARCHAEOLOGICAL POTENTIAL, SURVIVAL AND POTENTIAL IMPACTS

### 8.1 *Previous Impacts and Survival*

- 8.1.1 The Site was located within a large expanse of ancient woodland, and is unlikely to have been extensively settled, although isolated human activity may have occurred. Clearance of the woodland took place throughout the medieval period, with the land turning first to heath, and later to farmland. The clearance of the woodland will have had localised impacts on any earlier archaeological remains which may have been present.
- 8.1.2 Although the Regent's Park Estate is located within an area undeveloped until the late 18<sup>th</sup>-19<sup>th</sup> centuries, the level of subsequent development within the area resulted in all 11 of the Sites being subject to differing degrees of 19<sup>th</sup> and 20<sup>th</sup> century development. As such the potential for undisturbed pre 18<sup>th</sup>-19<sup>th</sup> century archaeological remains to be present within any of the Sites is low.
- 8.1.3 Tompson's 1801 map of the Parish of St Pancras (Figure 4) refers to the fields now occupied by the majority of the Regent's Park Estate, as being called 'Lower Brick Field' and 'Upper Brick Field'. If this can be taken to suggest these fields were quarried for their clay geology in order to produce the bricks needed for the new housing, then it is likely that such activity removed any upper archaeological deposits which may have been present within the quarried areas. However, there is no evidence on any mapping for extensive quarrying.
- 8.1.4 The construction of the early 19<sup>th</sup> century reservoir (Site 9 being located in the north western extent) is unlikely to have caused any significant impacts on any archaeological deposits, as it appears to have been built up, probably limiting any disturbance to the compaction of the ground beneath it.
- 8.1.5 A 1904 photograph (viewed at the Camden Local History Library) of terraced housing at the corner of Robert Street and Stanhope Street clearly shows these properties to have basements. The construction of these basements is likely to have removed any archaeological deposits present within the frontage of the properties at least. It can only be assumed that the other 19<sup>th</sup> terraced housing throughout the Regent's Park Estate area also had similar basements.
- 8.1.6 Sites 2 and 4 were the earliest of the Sites to be developed, with housing depicted within these sites as early as the 1790s. Neither of these Sites were redeveloped in the 1950s and 1960s after the demolition of the 18<sup>th</sup> century properties, and as such the remains of these earlier buildings are likely to survive beneath these Sites. An Envirocheck report has identified Site 4 (and Site 8) as being located on areas of worked ground, which may suggest that remains of these earlier buildings are no longer present. However, the borehole surveys seem to indicate that this Worked Ground or Made Ground was caused by levelling rather than truncation.
- 8.1.7 Site 3 is located within an area hit by a bomb during the Second World War. Bomb Damage maps show that houses directly north of Site 3 were destroyed by the blast, whilst the buildings within Site 3 itself were so badly damaged they had to be demolished. This bomb damage, and the subsequent demolition of properties is likely to have caused further impacts to any archaeological layers present.
- 8.1.8 The depth of the basement of Troutbeck, the block within Site 7, is so great that it seems likely that the construction of this building removed any archaeological deposits from its footprint.

## 8.2 *Potential Archaeological Impacts*

- 8.2.1 Detailed development plans have been provided to OA in March and April 2015 for nine of the 11 sites (1-6 and 9-11). Sites 7 and 8 are not being taken forward to planning.

### *Site 1 Robert Street Car Park*

- 8.2.2 Site 1 is currently occupied by a carpark and garden. It is located on the London Clay, which would have made it an unattractive location for prehistoric populations in comparison to the free draining sand geology located a short distance to the south. It was historically located within the Middlesex Forest. It is likely to have been cleared of trees through the medieval and post-medieval periods and was probably farmland until the 19<sup>th</sup> century when it was extensively developed, with a number of terraced houses, gardens and a road. The terraced properties are likely to have basements as shown on a 1904 photo. During the air raids of the Second World War, a bomb landed *c* 80m to the north, and caused significant damage to a number of the properties within this site, which were subsequently demolished. The basement construction and demolition of the 19<sup>th</sup> century properties, and the construction of the current carpark and garden area will all have impacted on any archaeological deposits present within the Site.
- 8.2.3 Site 1 therefore has a **low** potential for significant archaeological remains to be present. Development plans include the construction of a five storey block within the south of the site. This will be located within the area currently utilised as a carpark and no basement is planned. Due to the low potential for significant archaeology within Site 1, the impact of the development plans on the archaeological resource is likely to be negligible.

### *Site 2 Former One Shop Stop*

- 8.2.4 Site 2 is currently undeveloped grassland. It is located on the London Clay and has a low potential for pre 18<sup>th</sup> century archaeological deposits to be present, but was one of the first Sites to be developed, with housing built within it by 1797. It therefore has a good potential for archaeological deposits associated with the 18<sup>th</sup> and 19<sup>th</sup> century housing to be present. It was not affected too badly by the Second World War air raids, although the properties within it were still demolished, and the borehole survey recorded Made Ground to 2.4m below ground level. Unlike the majority of Sites, Site 2 was not redeveloped, and as such, retains the potential for *in situ* remains of the 18<sup>th</sup> and 19<sup>th</sup> century housing to be present within the Site below the Made Ground.
- 8.2.5 Due to its potential for late 18<sup>th</sup> century remains Site 2 therefore has a **medium** potential for significant archaeological remains to be present. Development plans include the construction of a six storey residential block which will incorporate the entire site. No basement is planned. Although there is the potential for Victorian archaeology to be present, there is no evidence for significant pre-19<sup>th</sup> century remains and the impact of the development plans on the archaeological resource is likely to be low.

### *Site 3 Vardell Street Corner*

- 8.2.6 Site 3 is currently undeveloped grassland. It is located on the London Clay suggesting limited human activity throughout prehistory until the land was cleared for

farming. It was not developed until the 19<sup>th</sup> century, although a roadway was seen to cross close to this Site during the 18<sup>th</sup> century, and may potentially be earlier. Site 3 was significantly affected by the air raids, with a bomb landing directly north of it, resulting in the destruction of all the houses within and adjacent to it. Although this Site has not subsequently been redeveloped, the clear up of the bomb damage is likely to have resulted in significant clearance of this Site, and Made Ground was identified during the borehole survey to a depth of 3.2m below ground level.

- 8.2.7 Site 3 therefore has a **very low** potential for significant archaeological remains to be present. Development plans include the construction of a five storey block which will encompass the majority of the Site. No basement is planned. Due to this site having been previously affected by bomb damage, it is unlikely that the proposed works will impact on any archaeological deposits.

#### *Site 4 Newlands Plot*

- 8.2.8 Site 4 is currently undeveloped grassland located on the London Clay. It is very similar to Site 2 with a low potential for pre 18<sup>th</sup> century archaeological deposits, but may have a good potential for archaeological deposits associated with the 18<sup>th</sup> and 19<sup>th</sup> century housing to be present. This results in an overall Medium potential for archaeological deposits. An Envirocheck Report (as supplied by Campbell Reith) suggests this Site lies on Worked Ground, although the borehole survey only recorded Made Ground to a depth of 1.7-2m. This may be evidence of the ground being made up after the ground clearance from the air raids, and suggests any evidence of earlier landuse, including the 19<sup>th</sup> century structures may have been removed, or may be buried beneath the made ground. As with Site 2, Site 4 was not redeveloped, and as such, retains the potential for *in situ* remains of the 18<sup>th</sup> and 19<sup>th</sup> century housing to be present within the Site below the Made Ground.
- 8.2.9 Due to its potential for late 18<sup>th</sup> century remains Site 4 therefore has a **medium** potential for significant archaeological remains to be present. Development plans include the construction of an 11 storey building incorporating the whole Site. Although the lower floor will be slightly basemented, this will not require the excavation of the ground due to the adjacent ground level being raised. Borehole surveys in this area recorded made ground to a depth of 1.7m suggesting the development is unlikely to impact on archaeological deposits.

#### *Site 5 Dick Collins Hall*

- 8.2.10 Site 5 is currently occupied by an access road, building and small area of grassland. It is located on the London Clay and as such has a limited potential for pre 19<sup>th</sup> century archaeology. It was developed during the 19<sup>th</sup> century, but evidence of this period may have been affected by the construction within and around it, with evidence of land truncation visible at the north west of the Site and along the access road.
- 8.2.11 Site 5 therefore has a **low** potential for significant archaeological remains to be present. Development plans include the construction of a three storey building located in the north eastern section of the Site across where the existing hall is located and into the grass area to the south. Due to the low potential for significant archaeology within Site 5, the impact of the development plans on the archaeological resource is likely to be negligible.

*Site 6 Cape of Good Hope Public House*

- 8.2.12 Site 6 is occupied by one two storey building, an area of storage containers and access roads. It is located on a drift geology of Langley Silts, which would drain slightly more freely than the London Clay of the Sites to the north. The Langley Silts have a higher potential for Palaeolithic activity, although no artefacts have been found during previous developments within the Study Area and the potential is undefined but probably low. Potential later activity remains limited with the Site still located far within the Forest of Middlesex. Site 6 was first developed in the 19<sup>th</sup> century. The majority of any pre 19<sup>th</sup> century deposits which may have been present are likely to have been impacted upon by the construction of these buildings. The geotechnical report suggests that the Site contains 2.3m of Made Ground overlying the Langley Silt deposits. The building contains a basement which occupies the majority of its footprint and will have removed any deposits within its footprint.
- 8.2.13 Due to the presence of the existing basement the site has **low** potential for the presence of significant archaeological deposits. Development plans include the construction of a six storey residential block which includes a basement in the northern area of the Site. The basement is located approximately on the footprint of the existing buildings basement. but will extend deeper than the existing buildings. If the new basement extends below the level of the existing basement 2.3m of Made Ground, there is a potential that it may slightly extend into the Langley Silt geology in this site which has a raised potential to contain early prehistoric (Palaeolithic) deposits although none have been located within the study area. The impact is uncertain and this Site has not been highlighted by GLAAS as one which would require further archaeological works (see Section 9 below and Appendix Four).

*Site 7 Troutbeck Overbuilds*

- 8.2.14 Site 7 is occupied by a large residential block with a deep basement extending throughout its entire footprint. It is located within the same landscape as the other Sites, resulting in a low potential for evidence of pre 18<sup>th</sup> century activity and the severe truncation of the Site by the construction of the current basement would suggest that even if archaeological deposits had been present within this area, they would have been removed during the ground works for this building.
- 8.2.15 Site 7 therefore has a **very low** potential for significant archaeological remains to be present. Site 7 is not being taken forward to planning at this stage and as such there will be no impacts on the archaeological resource.

*Site 8 Staveley / Newby Overbuilds*

- 8.2.16 Site 8 is the largest Site and is divided between areas of grassland, carparking and two residential blocks. It is located on the London Clay, and within the area of limited archaeological potential, although it does appear to have had a post-medieval pathway or roadway crossing through it, evidence of which may remain. It was considerably developed in the 19<sup>th</sup> century, although there are pockets of undeveloped land visible where gardens and outdoor space were located. Site 8 does not appear to have been heavily damaged during the air raids, although this Site is included within the area of 'Worked Ground' as shown on the Envirocheck report. The borehole survey records Made Ground to 3.2-3.7m below ground level. The Site was redeveloped in the 1950s to contain two residential blocks, carparking and grass areas. Depending upon the nature of the Worked Ground/Made Ground, there may be undisturbed 19<sup>th</sup> century foundations and basements surviving beneath the grass areas, and potentially beneath the hardstanding of the carpark.

- 8.2.17 Site 8 therefore has a **low** potential for significant archaeological remains to be present. Site 8 is not being taken forward to planning at this stage and as such there will be no impacts on the archaeological resource.

*Site 9 Camden Peoples Theatre*

- 8.2.18 Site 9 is currently occupied by a section of a large four storey building. It is located on a gravel geology, which would have made it better draining than the sites to the north. This would have made it slightly more attractive to early populations, and this geology has a higher potential for Palaeolithic artefacts, although none have been recorded within the Study Area. It is located c 110m from the site of Totten Hall (**OA 19**), a manor dating from the Saxon period, and archaeological work at the manor site has retrieved Saxon pottery (**OA 18**). It is not known if the current building has a basement, although the foundations will have caused impacts along their footings at whatever depth they extend to.
- 8.2.19 Due to its raised potential for Palaeolithic remains and its proximity to a medieval manor, Site 9 therefore has a **medium** potential for significant archaeological remains to be present. However, the development plans for the CPT site do not include any ground works, and as such there is no risk of the development impacting on any archaeological deposits.

*Site 10 Victory Public House*

- 8.2.20 Site 10 is currently occupied by a public house with a basement. It is located on the London Clay. It was not developed until the 19<sup>th</sup> century. The current basement would suggest significant truncation of the Site and any archaeology within it. This would suggest that even if pre 19<sup>th</sup> century archaeological remains were present within this area, the construction and demolition of the 19<sup>th</sup> century properties, and the subsequent truncation caused by the excavation of the basement, would have removed any deposits remaining.
- 8.2.21 Site 10 therefore has a **low** potential for significant archaeological remains to be present. Development plans include the construction of a five storey residential block which includes a basement in the northern area of the Site. The proposed basement is located in the approximate area of the existing basement, although it extends to the north and west into areas already disturbed by 19<sup>th</sup> century residential dwellings. There will be no impact upon significant archaeological deposits.

*Site 11 St Bede's Mews*

- 8.2.22 Site 11 is located on a raised carparking platform, in an area where it is unclear what is made ground and what has been truncated. It is within the southern most extent of the London Clay. It was undeveloped until the 19<sup>th</sup> century, the buildings being demolished in the mid 20<sup>th</sup> century. It is uncertain to what degree the natural geology beneath this Site has been truncated, and as such the potential for undisturbed archaeology, especially associated with the 19<sup>th</sup> century buildings, is unclear.
- 8.2.23 Site 11 therefore has a **low** potential for significant archaeological remains to be present. Development plans include the construction of a three storey building which incorporates the entire site. The plans include a lower level which takes into account the staggered ground levels in this site. Due to the low potential for significant archaeology within Site 11, the impact of the development plans on the archaeological resource is likely to be negligible.

### **8.3 Summary of Potential Archaeological Impacts**

- 8.3.1 Across all the sites, impacts will be mainly caused by the demolition of existing buildings, levelling of ground, and excavation of service and foundation trenches.
- 8.3.2 The potential for archaeological remains to be present within each of the 11 Sites varies from very low to medium, and any redevelopment is unlikely to greatly impact on any significant *in situ* archaeological remains. With the exception of Site 9 which has potential for medieval remains, it is likely that only 18<sup>th</sup> and 19<sup>th</sup> century remains will be identified where these have survived later truncation.

### **8.4 Historic Landscape**

- 8.4.1 Any development within this region has the potential to affect the setting of the Conservation Areas and the numerous Listed Buildings. The Sites which have the greatest potential for effects are 5, 6, 7 and 10, which are on the western periphery of the Regent's Park Estate next to the Regent's Park Conservation Area (**OA 9**), and Site 11 which is located adjacent to a 19<sup>th</sup> century Grade II Listed Building (**OA 2**). Effects could be either beneficial or adverse. The nature and scale of effects will be dependent upon the nature and scale of the proposed redevelopment. Clearly the development will afford the opportunity, through careful and sympathetic design, to improve the setting of the Listed Buildings and Conservation Areas. This would have a beneficial effect upon these receptors.

## **9 CONSULTATION AND POTENTIAL FOR FURTHER WORK**

- 9.1.1 Following production of the first draft of this report in October 2014, it was presented to Sandy Kidd at GLAAS for consultation. In his response dated 18<sup>th</sup> November 2014 (see Appendix 4), he states that only Site 9 (Camden Peoples Theatre) merits further archaeological involvement. However, this was based on the belief that this site would be subject to ground disturbance. As development plans have stated no below ground impact on this site, it is believed that no further works would be required.
- 9.1.2 Based on current development plans, no further archaeological works are required for any of the sites assessed as part of this report.

## **10 CONCLUSION**

- 10.1.1 This desk-based assessment has demonstrated that the 11 Sites contain varying potential for archaeological remains to be present. In summary;
- Sites 2, 4 and 9 have a medium potential for *in situ* archaeological remains to be present;
  - Sites 1, 5, 6, 8, 10 and 11 have a low potential for *in situ* archaeological remains to be present;
  - Sites 3 and 7 have a very low potential for *in situ* archaeological remains to be present.
- 10.1.2 Sites 6 and 9 lie on drift geologies which have a higher potential for Palaeolithic artefacts to be present, although none have been found in the vicinity. All 11 Sites are located within a landscape which was historically part of a large swathe of woodland known as the Forest of Middlesex. Archaeological remains of the 18<sup>th</sup> and

19th century residential buildings may be present within some of the Sites, in particular Sites 2 and 4, which have not been subject to 20th century development.

- 10.1.3 20<sup>th</sup> century development will have impacted upon any pockets of pre 18<sup>th</sup> century archaeology that were present within the Sites. All of the Sites except 2 and 4 have been subject to a degree of mid 20<sup>th</sup> century redevelopment, and any archaeological deposits are likely to have been affected by this work. In the case of Site 7, the depth of the basement suggests the entire archaeological horizon is likely to have been completely removed.
- 10.1.4 Site 9 has been found to have the greatest potential for archaeological deposits to survive. As well as the heightened Palaeolithic potential, it is located close to the medieval Totten Hall, and may have evidence of associated activity within it.
- 10.1.5 Detailed development plans show all sites, except Site 9, to be subject to demolition and rebuilding. On current knowledge it seems unlikely that the development of any of the Sites will have a significant impact on the archaeology of the area given the low archaeological potential of the area and the extent of previous impacts. Consultation with Sandy Kidd at GLAAS has resulted in the understanding that dependent on there being no planned ground works undertaken within Site 9, none of the Sites merit further archaeological investigation.

**Oxford Archaeology**

**May 2015**



## Appendix One

### Gazetteer of known archaeology within the Study Area

OA = Oxford Archaeology

GLHER = Greater London Historic Environment Record

HS = Historic Sources

| <i>New<br/>OA<br/>Ref.<br/>No</i> | <i>Feature Type</i>        | <i>Description</i>   | <i>Source</i>                        |
|-----------------------------------|----------------------------|--|--------------------------------------|
| 1                                 | Registered Park and Garden | Regent's Park, a Grade I Registered Park and Garden  | GLHER MLO59219                       |
| 2                                 | Listed Building            | Albany Health And Fitness Club. Formally known as St Bede's hall, it was built in c 1877 as the Mission Church of St Bede. Grade II Listed Building  | GLHER DLO16459, 478721               |
| 3                                 | Listed Building            | The Prince Of Wales Public House. Mid 1860s. Grade II Listed Building  | GLHER DLO15872, 478051               |
| 4                                 | Listed Building            | Christ Church. 1836. Grade II* Listed Building   | GLHER DLO15790, 476573               |
| 5                                 | Listed Building            | Numbers 55-77 Albany Street and attached railings. Early 19 <sup>th</sup> century. Grade II Listed Building  | GLHER DLO15782-4, 476557, 476560     |
| 6                                 | Listed Building            | Numbers 34-48 Albany Street and attached railings. Early 19 <sup>th</sup> century. Grade II Listed Building  | GLHER DLO15780-1, 476553, 476555     |
| 7                                 | Listed Building            | Church Of St Mary Magdalene, Munster Square. 1849-52. Grade II* Listed Building  | GLHER DLO14959, 477558               |
| 8                                 | Listed Building            | Lord Nelson Public House, Stanhope Street, c 1899 and Number 50-2 Stanhope Street and attached railings, c 1804.   | GLHER DLO159380-40, 478161, 478163-4 |
| 9                                 | Conservation Area          | Regent's Park Conservation Area. Designated by the LB of Camden in 1969. The designation lists this Conservation Area's importance as follows;<br>'The significance of the Regent's Park area is of national and international importance. The comprehensive masterplanning of the park, terraces, villas and the (largely redeveloped, but still appreciable in plan form) working market and service area served by the canal to the east was on an unprecedented scale of urban design in London. The integration of all elements of a living area, from aristocrat to worker, from 2decorative to utilitarian, in a single coherent scheme were exhibited here.' | LB of Camden                         |

| <i>Ne<br/>w<br/>OA<br/>Ref.<br/>No</i> | <i>Feature Type</i> | <i>Description</i>   | <i>Source</i> |
|--|---------------------|--|---------------|
| <b>10</b>                              | Conservation Area   | Camden Town Conservation Area. Designated by the LB of Camden in 1986, although the boundary was extended in 1997. The designation lists this Conservation Area's character as follows:<br>'The ancient north-south route, which has become Camden High Street, formed a spine along which development started about 200 years ago. Typical of 19 <sup>th</sup> century speculative development the plan form of the area evolved as a series of grid patterns – streets of terraced houses within garden plots. Around the two major junctions the plot sizes are more random particularly where late 19 <sup>th</sup> and 20 <sup>th</sup> century buildings occupy prominent focal positions and break the tight pattern. Around Britannia Junction larger retail units and commercial buildings, alongside single shops, form a looser, more random grain. Some terraces around Mornington Crescent and Harrington Square Gardens still conform to a tight regular plot size.' | LB of Camden  |
| <b>11</b>                              | Conservation Area   | Fitzroy Square Conservation Area. Designated by the LB of Camden in 1980, although previously part of the Bloomsbury Conservation Area which was designated in 1968. The designation lists this Conservation Area's character as follows:<br>'Fitzroy Square Conservation Area is a distinctive and consistent area of late 18 <sup>th</sup> and early 19 <sup>th</sup> speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. The buildings varied in size and status, with the grandest overlooking the central formal, landscaped square, and the humblest located within the rear mews areas.'   | LB of Camden  |
| <b>12</b>                              | Conservation Area   | Bloomsbury Conservation Area. Designated by the LB of Camden in 1968. The designation describes this Conservation Area as follows:<br>'Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic of the area. Despite Bloomsbury's size and varying ownerships, its expansion northwards from roughly 1660 to 1840 has led to a notable consistency in the street pattern, spatial character and predominant building forms. Today, the area's underlying townscape combined with the influence of the major institutional uses that established in the district and expanded over time is evident across the large parts of the Conservation Area.'   | LB of Camden  |

| <i><b>New<br/>OA<br/>Ref.<br/>No</b></i> | <i><b>Feature Type</b></i>   | <i><b>Description</b></i>   | <i><b>Source</b></i> |
|--|------------------------------|---|----------------------|
| <b>13</b>                                | Archaeological Investigation | An archaeological assessment and field evaluation of Regent's Park and Primrose Hill Park carried out by the RCHME in 1994. An earthwork survey of the park, to identify two or three possible lynchets was inconclusive. There was heavy disturbance by WWII activity.   | ELO10396             |
| <b>14</b>                                | Archaeological Investigation | Watching brief carried out by MoLAS in 1995 at 8-14 Colosseum Terrace. A large mass of intact brick work which had no clear association with the present building structures in Colosseum Terrace was found. It seems probable that the brickwork, resembling a collapsed buttress or pier is associated with the Colosseum building, built c. 1824-7 by Decimus Burton. It was intended as a tourist attraction, but its popularity waned so that by 1875 it had been demolished. A number of tin glazed post-medieval Delft type wall tiles were found. | ELO3100              |
| <b>15</b>                                | Archaeological Investigation | Evaluation carried out by MoLAS in 1996 at Regent's Place, Osnaurgh Street. Eight trenches revealed no evidence of archaeological finds or features. Truncated natural gravel was recorded at around 25.53m OD. In places gravel was overlain by natural brickearth, which was sealed by modern made ground and rubble levelling deposits. It was concluded that the construction of the existing buildings removed any archaeological deposits which may have existed on the site.   | GLHER ELO7173        |
| <b>16</b>                                | Archaeological Investigation | Archaeological evaluation carried out by MoLAS in 1994 at Drummond Street. Levelling dumps, wall foundations and a backfilled cellar of 18 <sup>th</sup> / 19 <sup>th</sup> century date were found. Also recorded was an undated feature cutting natural gravels. It was considered possible that this feature was either a pond or gravel quarry pit.   | GLHER ELO3185        |
| <b>17</b>                                | Archaeological Investigation | Archaeological Evaluation carried out by Arup in 1995 at 50 Triton Square. No features or artefacts of archaeological interest were recorded. All of the four trial pits contained 19 <sup>th</sup> and 20 <sup>th</sup> century fill sitting on natural geology.   | GLHER ELO1206        |
| <b>18</b>                                | Archaeological Investigation | Excavation carried out by ILAU in 1979 at 250 Euston Rd. The excavation was looking for the remains of Totten Hall and recorded associated walls, numerous yard surfaces and a large latrine. A small quantity of Saxon pottery was recovered.  | ELO2574              |
| <b>19</b>                                | Historic Site                | Totten Hall Manor. Mentioned in Domesday as Prebendal Manor of St Paul's. Surveyed in 1591 and 1649 when condition was described as dilapidated. Partially survived until destroyed in 1908.  | MLO177-8             |
| <b>20</b>                                | Roadway                      | Roadway seen on 18 <sup>th</sup> and 19 <sup>th</sup> century maps as crossing the Regent's Park Estate site.   | HS                   |
| <b>21</b>                                | Site of Barracks             | Site of a 19 <sup>th</sup> century Barracks   | MLO24055             |
| <b>22</b>                                | Historic Site                | Site of an ice well seen on Greenwood's Map of London   | HS                   |
| <b>23</b>                                | Canal Basin                  | Regent's Canal Basin  |                      |



## Appendix Two

### Results of walkover survey

The Site was visited on the 29<sup>th</sup> September 2014 in dry overcast conditions. Only areas of open public access were visited.

•

Site 1 (Robert Street Car Park) is divided between an area of grassland to the north and a carpark to the south. The carpark has a concrete flooring, and was seen to slope from west to east. Service manholes and drainage holes were present throughout the carpark. The grass area had been landscaped and contained a number of trees and bushes. The residential block to the north of Site 1 had a basement, and the ground level dropped considerably at the northern boundary of this Site, suggesting the possibility of truncation when the basements were excavated, or the presence of made ground at the north of the Site where it meets the truncated area.

Site 2 (Former One Stop Shop) consists of a small area of grassland adjacent to the main Hampstead Road. The level of the Site is very uneven but at the same level as the roads bordering it. Service hatches cross the Site from north to south, and there are a number of trees throughout the Site.

Site 3 (Varndell Street Corner) is a small area of overgrown grass, trees and bushes adjacent to two residential blocks. The Site slopes slightly from west to east, with a significant rise in ground level immediately west of the Site. A service trench could be seen running in a north-south alignment through the centre of the Site.

Site 4 (Newlands Plot) comprises an area of grassland bordered by trees and hedges, and located adjacent to Hampstead Road. A row of equally spaced trees cross the Site, and the ground level is slightly uneven.

Site 5 (Dick Collins Hall) is divided into three separate sections. The southern third is a tarmaced access road which leads down into a covered basement garage. Above the entrance is an extension of the residential block to the south, with a supporting wall. The central section contains a small area of grass with a few small trees and shrubs. This is at the same level as the access road, and at c1.5m below the level of Redhill Street which forms the northern and eastern boundary. The northern third of the Site is occupied by a single storey building, used as a social club. Redhill Street to the north of the Site slopes from west down to east, and as such the ground has been levelled at the west for the construction of the social club. This can be clearly seen at the north west where a fire escape comes out onto a small flight of steps c 0.5m below ground level.

Site 6 (Cape of Good Hope Public House) is located adjacent to, and at a level with Albany Street. The Site is occupied by a 2 storey building at the north, a large storage container structure at the south, and an access road. The site contains an existing basement which occupies the majority of the footprint of the existing building.

Site 7 (Troutbeck Overbuilds) is occupied by a single residential and business use 5 storey block of flats with paved access and pavements to the east and west. There is a basement level across the entire footprint of the building, extending down by c 3-4m below ground level on the western side (Albany Street). To the east, the estate is seen to be located on a number of varying levels, many of which extend even lower than Site 7.

Site 8 (Staveley / Newby Overbuilds) is the largest of the 11 Sites, and crosses a number of different sections. At the northern end is a 2 storey residential block with a small area of grass to the front, and a large grass area to the south. A small paved area is located to the south of the eastern end of the block. A second residential block, is located in the centre of the Site, with a large carpark taking up the southern third. The car park is made up of hardstanding and paving. The whole Site was on one level, and there was no evidence of basements within either residential block.

Site 9 (Camden Peoples Theatre) is located to the south east of Regent's Park Estate, on the corner of Hampstead Road and Drummond Street. It is a stand alone terraced building which forms part of a large multi storey building.

Site 10 (Victory Public House) was occupied by a public house. The building is located on the eastern half of the Site, with a beer garden to the west on Albany Street. Site 10 slopes quite significantly from the west to east, and it was visible that the ground floor of the pub was at street level on Albany Street to the west, but was raised up considerably at the eastern extent. Windows and vents into the basement were clearly visible from Nash Street to the east.

Site 11 (St Bede's Mews) is the smallest of the Sites, and is located adjacent to the former St Bede's Church Hall, which is a Listed Building (**OA 2**). It comprises a small carpark, which is at a level c 2m higher than the pathway to the east. As the Site is located next to a historic property at the same level, it appears likely that this is not a completely built up platform, and may be located in an area of pre WWII ground level.

## Appendix Three

### **BIBLIOGRAPHY AND LIST OF SOURCES CONSULTED**

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Greater London Historic Environment Record  
London Metropolitan Archives  
Camden Local History Centre  
Envirocheck

### **Cartographic Sources**

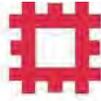
Rocque's Map of London and the surrounding countryside 1745  
Cary's Map of London 1787  
Horwood's Map of London 1794-99  
Milne's map of London 1800  
Tompson's Map of the Parish of St Pancras 1801  
Parish Map of St Pancras 1804  
Horwood's Map of London 1819  
Greenwood's Map of London 1827  
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Parish Map of St Pancras 1849  
Parish Map of St Pancras 1860  
Booth's Poverty Survey 1889

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Ordnance Survey Plan TQ2882NW 1:1250 1968  
Ordnance Survey Plan TQ2882SW 1:1250 1968

## **Appendix Four**

### **PRE-APPLICATION ADVICE FROM SANDY KIDD AT GLAAS**





## ENGLISH HERITAGE

Mr Ianto Wain  
Oxford Archaeology

Your Ref:  
Our Ref: CLO15143

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18 November 2014

Dear Ianto

### **TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED) NATIONAL PLANNING POLICY FRAMEWORK 2012**

#### **Regents Part Estate, Camden**

*Pre-application advice: desk-based assessment.*

Thank you for your consultation received 31/10/2014.

Thank you for consulting the Greater London Archaeological Advisory Service (GLAAS) on the archaeological implications of proposed developments as set out in your desk-based assessment received on 31/10/2014.

As you will be aware, the National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

The desk-based assessment indicates that there is already sufficient information to reach an informed judgment that the development would not cause sufficient harm to justify refusal of planning permissions provided that arrangements are made to safeguard the archaeological interest and/or require an investigation to be undertaken to advance understanding of their significance. These safeguards would normally be secured by a condition (or conditions) attached to a planning consent.

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Please note that English Heritage operates an access to information policy.

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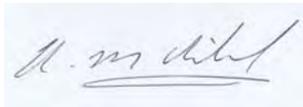


I note that none of the sites lie within an Archaeological Priority Area identified in the Camden Local Plan and that the area was not developed until the late 18<sup>th</sup>/19<sup>th</sup> century. We would not currently regard the buried remains of 19<sup>th</sup>/early 20<sup>th</sup> century housing as being of particular archaeological interest. Sites 2 and 4 lie on late 18<sup>th</sup> century houses. Historic maps indicate the an 18<sup>th</sup> century brickworks, including a brick kiln and presumably quarries, within the estate although only sites 2 and 8 affect it. Whilst there is some potential for prehistoric remains the one or two phases of modern development and lack of significant records in the vicinity do not indicate great potential for significant survival. However, site 9 lies on or adjacent to the site of the medieval Tottenham Court manor and Tudor Farm.

Each planning application will need to be considered on its merits bearing in mind the location and scale/impact of the proposed development. However none of the sites viewed in isolation would amount to large scale developments. On balance I consider that only site 9 (Camden Peoples Theatre) merits further archaeological involvement as likely to lie upon a heritage of archaeological interest. Depending upon the nature of works proposed it may be necessary to undertake a trial excavation to establish whether significant remains survive to inform a planning decision. Any geotechnical investigations should be archaeologically observed.

Please do not hesitate to contact me should you require further information or assistance.

Yours sincerely



Sandy Kidd  
**Principal Archaeology Advisor**  
**National Planning & Conservation: London**

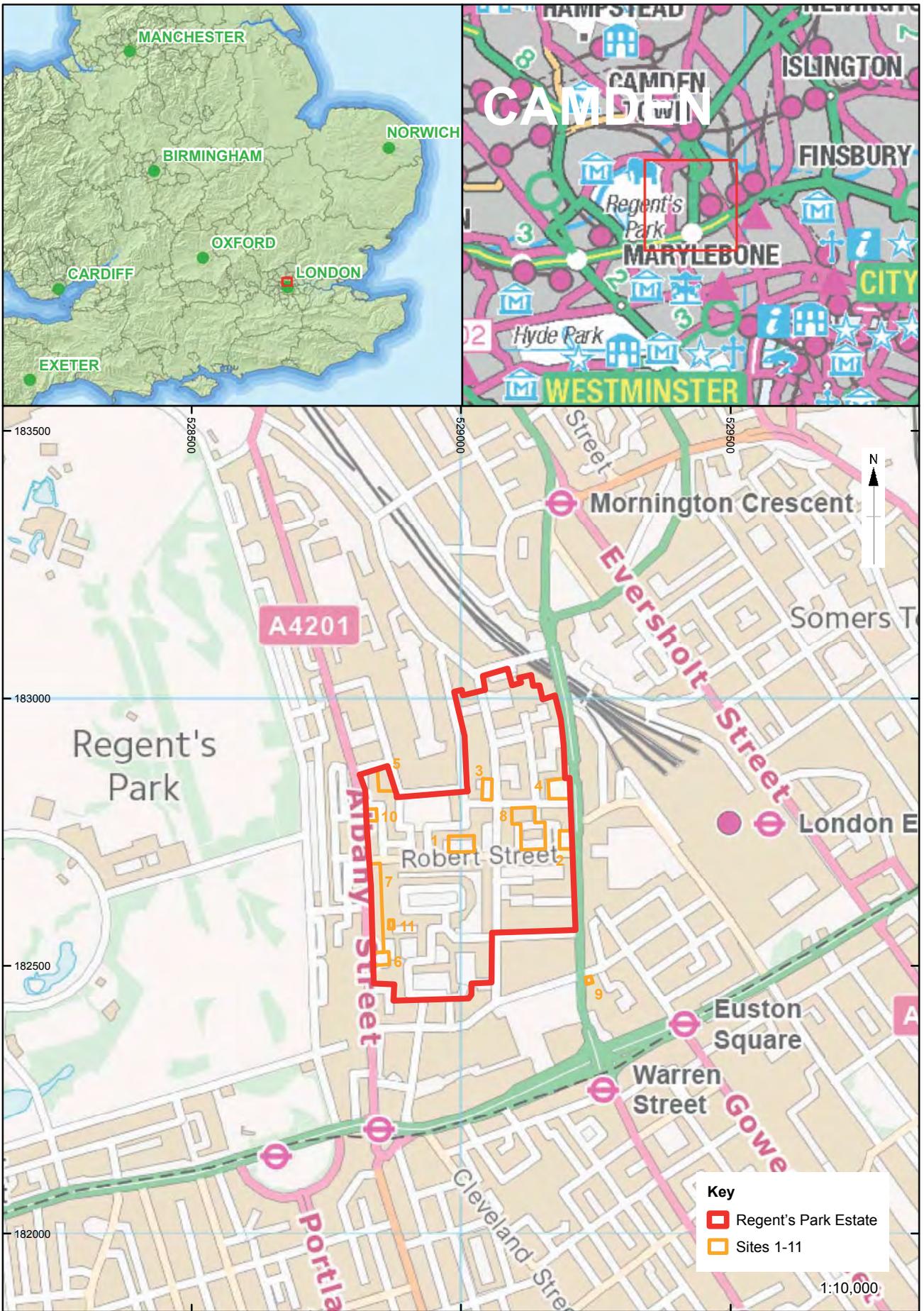


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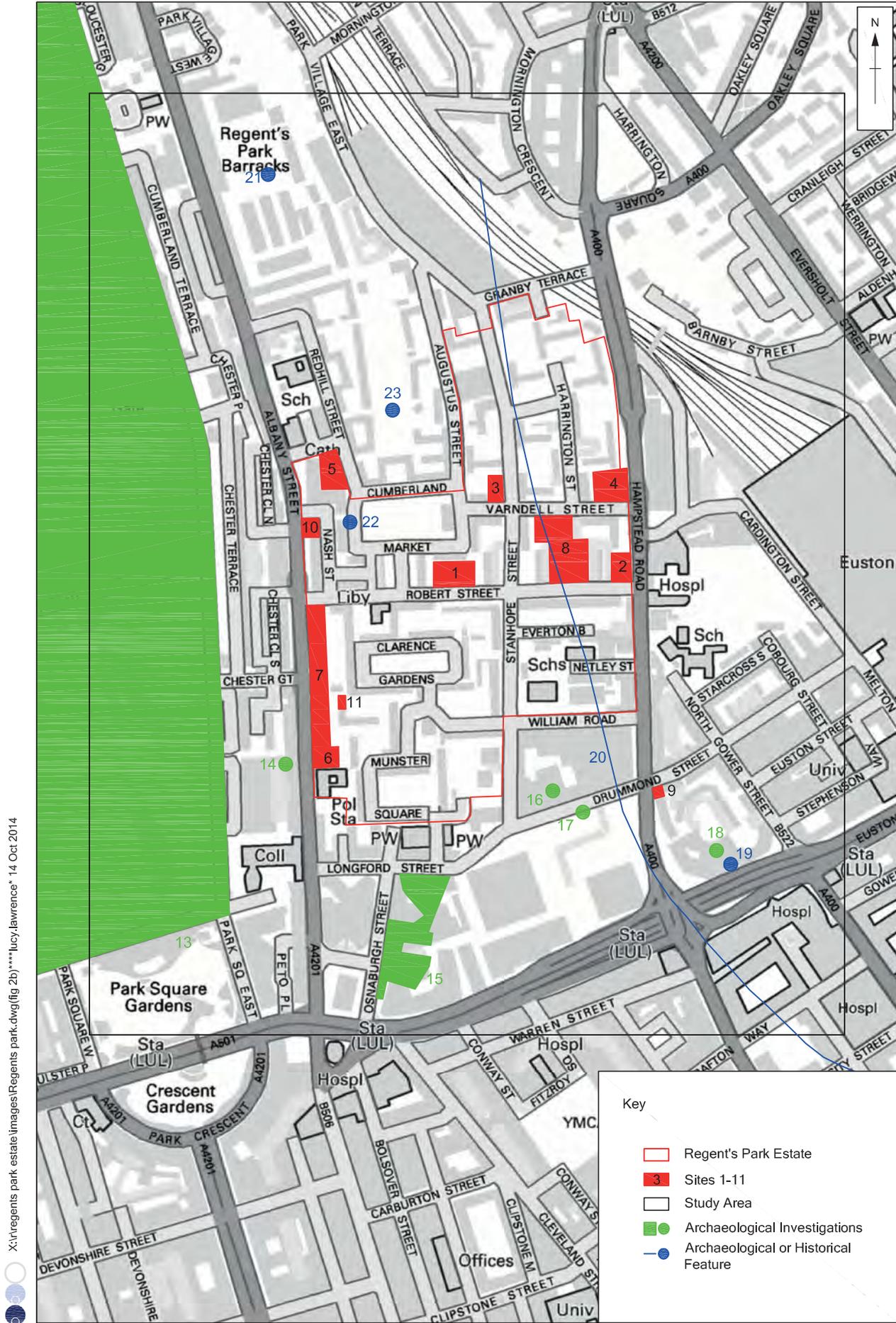
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Figure 1: Site location



Figure 2a: Study Area and Designated features mapping



X:\regents park estate\images\regents park.dwg (fig 2b)\*\*\*lucy.lawrence\* 14 Oct 2014

Figure 2b: Study Area and non-designated features mapping



Figure 3: Rocque's Map of the Environs of London, 1745



Figure 4: Tompson's Map of the Parish of St Pancras, 1801

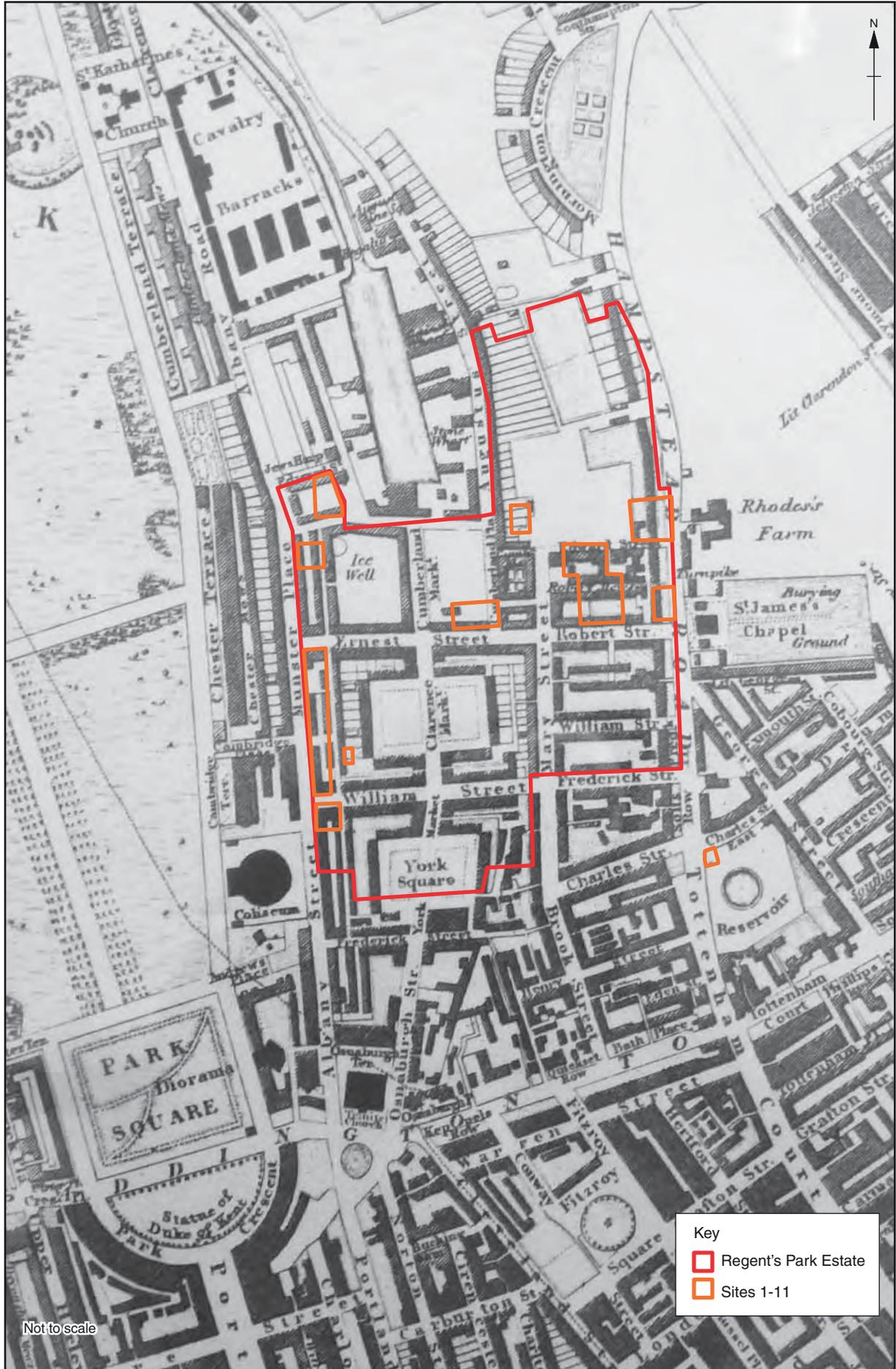


Figure 5: Greenwood's Map of London, 1827

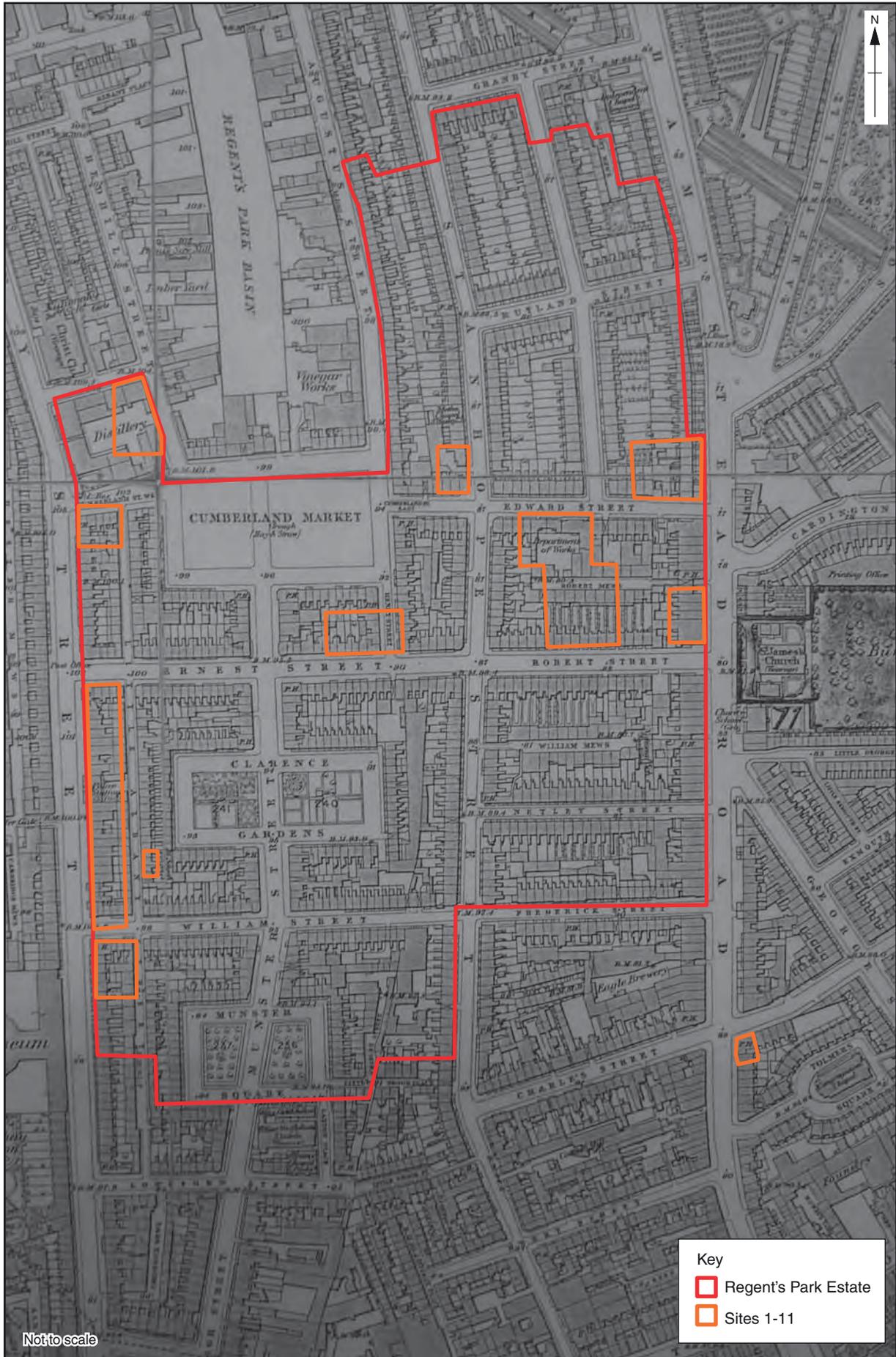


Figure 6: 1st Edition Ordnance Survey Map, 1876



Figure 7: Bomb damage maps 1939-1945

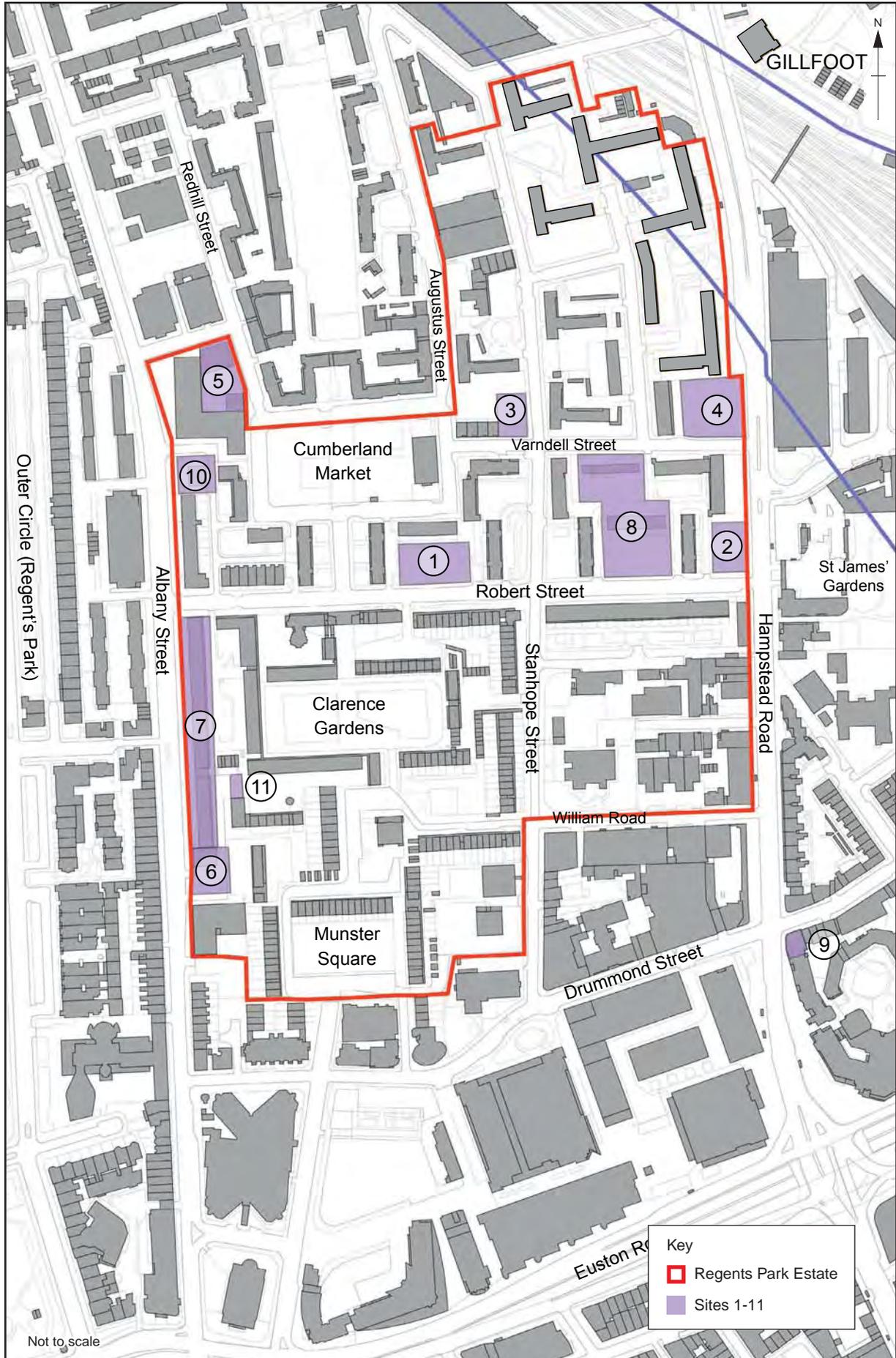


Figure 8: Current layout

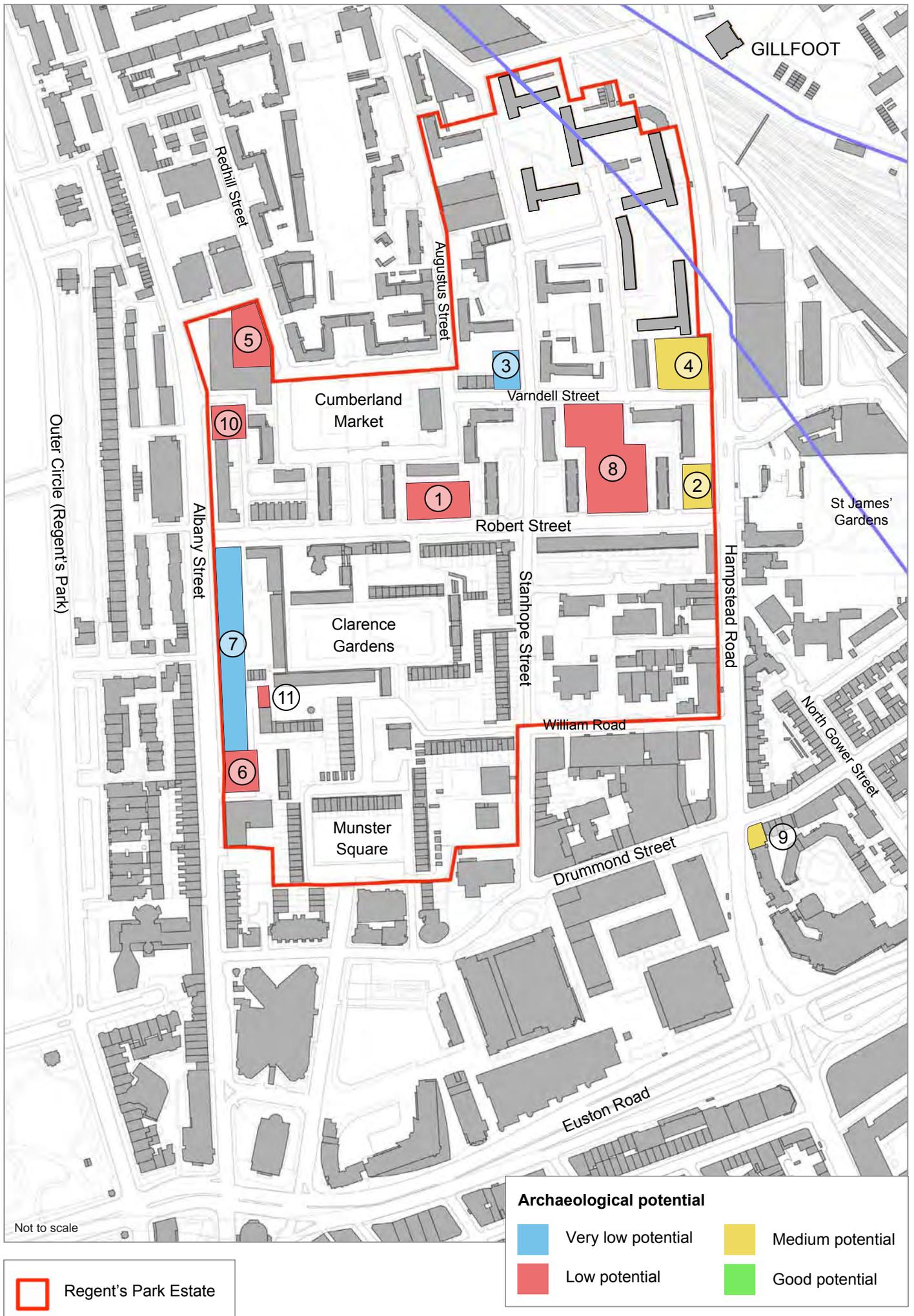


Figure 9: Archaeological potential





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