

Archaeological Desk-Based Assessment



Rear of 36-52 & 20, Fortess Grove, London Borough of Camden, NW5 2HB

On behalf of The Estate Charity of Eleanor Palmer

June 2015

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EXECUTIVE SUMMARY

The site known as 'Rear of 36-52 & 20, Fortress Grove, London Borough of Camden, NW5 2HB' is proposed for redevelopment.

The application site has been shown to have a low to moderate potential for evidence of Roman agricultural activities, located within the rural hinterland of the city of London. There is also a moderate to high potential for medieval occupation, relating to the medieval settlement of Kentish Town and the possible Cantelowe manor house within 50m to the south of the application site. There is a moderate potential for post-medieval garden features and remains associated with the demolished 19th century buildings. This assessment suggests a low potential for remains of other periods to survive on site.

Existing impacts on any surviving archaeological deposits and features will derive predominantly from the construction of buildings across the application site from the 1870s onwards, which may have truncated below ground strata in localised positions. In addition, the landscaping of the area as garden space from the late 18th century, may have also truncated below ground strata.

On the basis of the available evidence it is advised that, due to potential for medieval remains across the application site, that an archaeological evaluation be carried. Due to the extent of previous impacts, any surviving features are likely to have been disturbed or truncated and are therefore unlikely to be worthy of preservation in situ. Consequently, this work can be secured through the imposition of a suitably worded condition attached to a consented scheme. If no significant remains are encountered during the evaluation, any further work should be limited to a watching brief carried out on intrusive groundworks associated with the proposed development.

1.0 INTRODUCTION

- 1.1 This archaeological desk-based assessment has been prepared by Nick Garland MA, Archaeological Consultant at Heritage Collective on behalf of The Estate Charity of Eleanor Palmer. Documentary research was carried out by the author.
- 1.2 The subject of this assessment is the site known as Rear of 36-52 & 20, Fortress Grove, London Borough of Camden, NW5 2HB, here after referred to as the 'application site'. The application site is located within Kentish Town and is centred at National Grid Reference (NGR) TQ (5)29038, (1)85433 (Appendix 1). The application site is located within the Kentish Town Archaeological Priority Area and partly within the Kentish Town Conservation Area.
- 1.3 This report has been commissioned to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any relevant constraints identified. This assessment is in accordance with the national planning policy framework (NPPF) and the procedures set out in 'Standard and Guidance for Historic Environment Desk-based Assessment'¹.
- 1.4 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) together with a range of archives and libraries including the Camden Local History Local Studies and Archives and The British Library. The report incorporates the results of a comprehensive map regression exercise in order to review the impacts of existing development on potential underlying archaeological deposits. A site visit was undertaken by the author on the 10th June 2015.
- 1.5 The assessment thus enables all relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering and archaeological solutions to the potentials identified.

¹ Chartered Institute for Archaeologists. Standard and Guidance for historic desk-based assessment. CIfA (2014).

2.0 PLANNING FRAMEWORK

National Planning Policy Framework (NPPF)

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 National Planning Policy Framework (NPPF) published in March 2012 provides guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains. The framework sets out the obligations placed on the local planning authority (Chapter 12) through the development and implementation of a local plan. The framework also sets out the need for the determining authority to ensure that they have sufficient information when making decisions on applications affecting the historic environment.
- 2.3 In summary, government guidance on archaeology contained within the NPPF provides a structure for making decisions:
- where designated heritage assets (world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas) are affected by development
 - where the settings of heritage assets are affected by development
 - where nationally important un-scheduled monuments are affected by development
- 2.4 In addition the National Planning Policy Framework:
- requires the applicant to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset
 - places a duty on the decision making body to determine applications on the basis of sufficient evidence, gathered if necessary from field evaluation

Local Policies

The London Plan 2011 (including FALP 2015)

2.5 The London Plan, the spatial development strategy for London, was formally adopted in 2011 and replaced the earlier London Plan (2008). In March 2015 the Mayor published the Further Alterations to the London Plan (FALP). These policies were examined through public consultation in September 2014 and incorporate the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. The following policies are relevant to this assessment.

2.6 POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

- A London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, world heritage sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

- C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

- E New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

- F Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
- G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

Camden Core Strategy and Development Policies 2010

- 2.7 The Camden Core Strategy and Development Policies document was adopted by the Council in November 2010 to form part of the forthcoming Local Development Framework. All policies relating to the historic environment from the former Unitary Development Plan have been superseded by policies within the new Core Strategy and Development Policies document. Relevant policies to this assessment are listed below:

- 2.8 DP25 – Conserving Camden's heritage

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

- e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;
- f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and
- g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey identifies the underlying solid geology as London Clay Formation, comprising clay, silt and sand, a sedimentary bedrock formed during the Palaeogene Period, approximately 34 to 56 million years ago in an environment dominated by shallow seas².
- 3.2 No superficial geology has been identified across the application site³.
- 3.3 No site specific geotechnical information is currently available.

Topography

- 3.4 The study area is located within the Kentish Town area in the northern part the London Borough of Camden. The application site is located approximately 200m to the north of Kentish Town underground station and 30m to the east of Fortress Road, which leads to the north towards Tufnel Park. The application site itself forms plot numbers 36-52 & 20, Fortress Grove, a cul-de-sac branching from Fortress Road. The general topography of the study area slopes from the north to south, while the height of the application site is approximately 43m OD.
- 3.5 The application site forms a broadly rectangular shaped plot measuring approximately 70m in length, 30m in width and encloses an area of approximately 1500 square metres. The application site is currently occupied by two commercial buildings including a depot. The application site is bounded to the north and south by residential housing and to the west by Eleanor House. This site is also bounded to the east by Railey Mews and a number of buildings that front onto this road.

² British Geological Society online viewer <http://www.bgs.ac.uk/> [date accessed 14.04.2015]

³ Ibid

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	- 12,000	BC
Mesolithic	12,000	- 4,000	BC
Neolithic	4,000	- 1,800	BC
Bronze Age	1,800	- 600	BC
Iron Age	600	- AD 43	

Historic

Roman	AD	43	- 410
Saxon/Early Medieval	AD	410	- 1066
Medieval	AD	1066	- 1485
Post Medieval	AD	1486	- 1800
Modern	AD	1800	- Present

4.2 This chapter considers the archaeological finds and features from within a 1km radius of the application site, held on the Greater London Historic Environment Record, here after referred to as the 'study area', together with a map regression exercise charting the history of the application site from the early 17th century to the present day.

4.3 The application site is located within the Kentish Town Archaeological Priority Area and partly within the Kentish Town Conservation Area. No scheduled monuments or registered parks and gardens are located within the study area. The HER map and list are included in this report at Appendix 2, showing the distribution of entries in the vicinity of the application site. The map regression (Appendix 3) indicates that the application site was probably open fields until it was developed as the rear garden of properties fronting Fortress Road in the early 19th century. The southern part of the application site was developed as a number of properties called 'Fortess Mews' by the late 19th century and the whole site was redeveloped as two factories from the 1950s onwards.

Earlier Prehistoric – Palaeolithic, Mesolithic, and Neolithic

- 4.4 Evidence for the Upper and Lower Palaeolithic period in London remains poor at best, represented by isolated artefacts recovered predominantly out of their original context⁴. While some important Mesolithic occupation sites have been found in west London, particularly at Uxbridge, and preserved in the peat deposits of the Lea Valley, located to the east, there is limited evidence for occupation in this period surrounding the study area⁵. In addition, evidence for Neolithic occupation is visible by ceremonial earthwork monuments present in West London and in some instances the presence of domestic remains⁶.
- 4.5 A single find of earlier prehistoric date has been uncovered within the study area. A small collection of seven Palaeolithic mammalian fossils were excavated in 1891 in the Brecknock Crescent area, located approximately 600m to the east of the application site (MLO102919). Very little information, including its stratigraphic position, is known about the discovery. Due to limited remains recovered from the study area, the potential of encountering archaeological remains from this period is considered to be low.

Later Prehistoric – Bronze Age and Iron Age

- 4.6 Increasing archaeological evidence for the Later Prehistoric period in the Greater London area suggests an intensification of occupation and agricultural activities during these periods, especially on the geology of gravel terraces⁷. Limited evidence for these periods has been uncovered in the clayland of North London, in part due to the assumption that these areas were unsuitable for settlement in these periods⁸, although further investigation may rectify this imbalance. The site of a possible barrow, or burial monument of Bronze Age date is thought to have been located on and Primrose Hill, located 1.5km to the south-west of the application site⁹.

⁴ Bingham, T. et al. The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London. MOLAS Monograph (2000), p38.

⁵ Nixon, T., McAdam, E., Tomber, R. & Swain, H. A research framework for London archaeology 2002. MOLAS Monograph. (2002), p21.

⁶ Ibid, p22

⁷ Ibid, p23.

⁸ Bingham, T. et al. The archaeology of Greater London: An assessment of archaeological evidence for human presence in the area now covered by Greater London. MOLAS Monograph (2000), p93

⁹ Weinreb, B. Hibbert, C., Keay, J. and Keay, J. The London Encyclopaedia. Third edition. Macmillan (2008), p374

- 4.7 A single site of later prehistoric date listed on the HER is located within the study area. A possible Bronze Age tumulus, or burial mound, is located on Parliament Hill, located approximately 900m to the north-west of the application site (MLO103806). Limited excavations of the site undertaken in 1894 revealed limited information, however, it did suggest it has been significantly modified since the prehistoric period. Evidence for an enclosing ditch and an area of burning at the centre were also uncovered¹⁰.
- 4.8 Limited evidence for this period is known from within or surrounding the study area. Consequently, the potential of encountering archaeological remains from this period is considered to be low.

Roman

- 4.9 Following the Claudian invasion of Britain in AD 43, the Roman city of London (Londinium) was quickly established on the northern banks of the Thames, located approximately 6km to the south of the study area. The city was enclosed by London wall in the late 2nd to early 3rd century AD, and was linked to settlements across Britain by a complex road network. This includes Watling Street (now Edgware Road) leading from London towards St Albans (Verulanium), located approximately 5km to the west of the study area, and Ermine Street leading north towards Lincoln, located approximately 5km to the east¹¹.
- 4.10 The River Fleet, which runs through the study area, may have been used as a routeway for small boats to access North London areas during the Roman period¹². While there is limited archaeological evidence for the Roman period in the Fleet Valley, a number of coin hoards have been uncovered in areas close to the river. Further, a possible Roman site is thought to have been located underneath what is now St Pancras Old Church, located approximately 1.5km to the south of the application site. The position of the study area in the environs of the Roman city suggests the possibility that it was a predominantly rural area, sparsely occupied by farmsteads and used for agricultural activities during this period.

¹⁰ Cherry, B. and Pevsner, N. The Buildings of England: London 4: North. Yale University press (1998), p195

¹¹ Margary, I. Roman Roads in Britain. Third Edition. John Baker. (1973), p170-1.

¹² Ross, C. & Clark, J. London: The Illustrated History. Museum of London. Penguin Books (2008), p31.

- 4.11 There are no entries for the Roman period recorded within the study area on the GLHER. Based on the available evidence it appears that the application site was located within the rural hinterland of the city of Londinium during this period. There is very limited evidence for occupation dating to this period within the study area itself, suggesting that it remained peripheral to the city during this period and may have been utilised for arable activities. Consequently the potential of encountering archaeological remains from this period is considered to be low to moderate and related principally to any remains associated with the agricultural use of the site, such as field boundaries.

Saxon/ Early Medieval

- 4.12 During the Anglo-Saxon period, the application site was located within the prebedal manor of St Pancras, created by King Ethelbert and granted to the Dean and Chapter of St Paul's in 603 AD¹³. There is limited archaeological evidence for the Saxon period within the Kentish Town area and it appears that occupation may have been focused initially at St Pancras, located approximately 1.5km to the south of the application site. This is illustrated by the construction of the first church at St Pancras, presumably located underneath the St Pancras Old Church, which was dedicated to Pancratius, a Phrygian martyr popular in the earlier years of Christendom¹⁴. This may suggest an early medieval date for the first phase of the church, however, there is currently no archaeological evidence to support such a conclusion.
- 4.13 There are no entries on the GLHER dating to this period recorded within the study area. Consequently, the potential of encountering archaeological remains from this period is considered to be low.

Medieval

- 4.14 The Domesday Survey of 1086 lists the manor of St Pancras as under the control of the Land of the Bishop of St Peters¹⁵, continuing their lordship of this area from the Late Saxon period (see section 4.12). While the first medieval church constructed in the parish was at Old St Pancras Church,

¹³ Weinreb, B. Hibbert, C., Keay, J. and Keay, J. The London Encyclopaedia. Third edition. Macmillan (2008), p454.

¹⁴ Richardson, J. Kentish Town Past. Historical Publications (1997), p8.

¹⁵ Morris, J. (ed). Domesday Book: Middlesex. Phillimore. (1975).

located 1.5km to the south of the application site, it appears that a large number of population of the parish were actually living in the Kentish Town area by the 12th and 13th century. This is indicated by the constructed of a chapel of ease at an unknown position within the settlement during this period¹⁶. Kentish Town, likely derived from 'Ken', a common place name and 'Ditch', the bed of a waterway¹⁷, consisted of a number of buildings constructed along the road and was surrounded by fields¹⁸.

- 4.15 Kentish Town was located across two manors during the medieval period; namely the Cantelowes and Tottenhall. The two manors were divided by Highgate Road, located 100m to the west of the application site, with the manor of the Cantelowes forming the area where the application site is located. While the exact location of the Cantelowes Manor House (MLO18066) is undetermined, it has been suspected, based on documentary evidence, that it may have been located approximately 50m to the south of the application site, to the east of Fortess Road. No further archaeological evidence has been uncovered to prove the existence of the manor house in this location.
- 4.16 A number of medieval routeways are located within the study area and define the position of modern roads. This includes Highgate Road (MLO17809, MLO46415), located 100m to the west of the application site, which ran from Camden Town to the south to Highgate Hill to the north-west (MLO17862). Another route running from Kentish Town to Upper Holloway and Crouch End likely ran along the alignment of the modern Fortess Road (MLO11085), located 50m to the east of the application site. Documentary evidence suggests a possible medieval path, which ran from Green Street to St Michaels Chapel, may have also been located approximately 600m to the north-west of the application site (MLO24968). There is currently no excavated evidence for the remains for this path.
- 4.17 A group of buildings, located approximately 500m to the south of the application site represent the remains of a medieval farmhouse and moated site (MLO17812), and may also be built on the site of a former Manor House (MLO17813, MLO18055), although currently limited evidence

¹⁶ Richardson, J. Kentish Town Past. Historical Publications (1997), p8.

¹⁷ Tindall, G. The Fields Beneath: The History of One London Village. Phoenix Press (1977), p21.

¹⁸ Richardson, J. Kentish Town Past. Historical Publications (1997), p7.

for this structure survives. This includes a possible drawbridge and moat surrounding the farm (MLO18055, MLO46608) and a toll house (MLO17814, MLO18055) which is listed on the HER as potentially relating to the earlier Manor House.

- 4.18 In addition two further possible medieval buildings are located approximately 850m to the south of the application site along Kentish Town Road. This includes a public house (MLO24979) and the Castle Road Public House (MLO17815), although there is currently no definitive evidence for the exact date of either of these structures.
- 4.19 The archaeological and documentary evidence suggests that the medieval settlement of Kentish Town was located to the south of the application site and that a manor house was possibly located in close proximity to the application site itself. While this settlement probably remained a moderately sized village at the beginning of this period, it was subject, as were many of the settlements in the Greater London area, to substantial growth during the medieval period. Consequently, due to position of the application site close to the centre of this settlement, the potential of encountering archaeological remains from this period is considered to be moderate to high.

Post Medieval

- 4.20 The application site originally lay in the parish of St Pancras within the Hundred of Ossulstone. The remaining entries on the Greater London HER relate to post medieval features and finds, many of which are buildings, representing the post medieval development of the Kentish Town areas, particularly from the early 18th century onwards.
- 4.21 Speed's Map of Middlesex dated to 1611 (Appendix 3.1) represents the earliest map of the study area in this assessment and shows the major settlements in this period, including the settlement of 'Kentishtown'. Rocque's An exact Survey of the City's of London, dated to 1746 (Appendix 3.2) illustrates the approximate location of the application site, in an area of open land to the north of the main settlement and to the east of a north-south orientated road. This position of the site is reiterated in the

Ordnance Surveyors drawing of 1807 (Appendix 3.3), showing the site on the edge of the main settlement in an area of agricultural fields.

- 4.22 An unknown plan of the hamlet of Kentish Town dating to 1810 is the first map in this assessment to illustrate the application site in detail (Appendix 3.4). This map shows the approximate application site as located in the gardens of a number of houses called 'Fortess Terrace', which fronts onto Junction Road to the west. This map also shows in general the level of development along the main north-south orientated route through Kentish Town, with open fields flanking the areas to the east and west.
- 4.23 By the first edition Ordnance Survey (OS) map of 1873 (Appendix 3.5) the application site and the surrounding area had been further developed. The northern part of the application site still remains in the gardens of a number of houses that front onto the road to the west. A number of features are apparent in the gardens including pathways and each is divided by a single boundary into small strips of land. In the southern part of the application site a small structure, labelled as 'Fortess Mews' had been built, representing a small number of houses located around an area of open space. This map also illustrates the development of the area to the east and west of the application site, as well as the construction of a railway line to the south-west. The following OS map of 1894 (Appendix 3.6) shows limited changes within the application site apart from two buildings on the eastern boundary of the site. This map also shows the rapid development of the area to the east.
- 4.24 A Goad Insurance Plan of the application site, dating to 1901 (Appendix 3.7), provides more detail within the site boundary. This map shows that the northern part of the application site was still occupied by parts of nine garden plots of houses fronting the road to the west. The buildings along the eastern boundary and fronting onto Railey Mews, have been labelled as being occupied by 'Builders', while the buildings that formed Fortess Mews to the south, were occupied by 'T & G Payne', a piano company. There are no further changes apparent present within the application site on the OS map dating to 1915 (Appendix 3.8).
- 4.25 The OS map dating to 1953 (Appendix 3.9) illustrates for the demolition of the existing buildings within the boundary of the application site and the

construction of two large structures, one of which encompassed part of the rear gardens that were present on previous maps. This includes a garage on the southern part of the site and a Motor body factory on the northern part of the site. The following OS map of 1997 (Appendix 3.10) shows the continued presence of the structures within the application site boundary, now labelled as 'Factory' and 'Garage'.

- 4.26 The Google earth image of 2013 (Appendix 3.11) illustrates the present condition of the application site. The image illustrates the continued presence of the two large factory buildings within the site boundary, fronting onto Fortress Grove to the west and Railey Mews to the east. The site is flanked by Fortress Grove and a number of associated to the south, garden space to the north and Railey Mews to the east.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

5.1 The application site is currently occupied by two large commercial buildings, currently occupied by M & A Coachworks. A small area of hard standing is located on the western side of the structures on the entrance from Fortress Grove.

5.2 Prior to the construction of the current factory buildings, the application site formed part of the rear gardens of properties that fronted onto Fortress Road to the west and a small range of buildings called 'Fortess Mews'. Prior to this, the area was occupied by open fields from at least the 18th century and possibly earlier. The landuse of the application site prior to this is uncertain, however, the available evidence suggests that this area formed part of the periphery of the medieval settlement of Kentish Town. In particular it is possible that Cantelowes Manor House lay within 50m to the south of the application site. There is also evidence for sparse activity in the Roman period, suggesting the application site was located on the fringes of settlement in this period.

5.3 Existing impacts on any surviving archaeological deposits and features will derive predominantly from the construction of buildings across the application site from the 1870s onwards, which may have truncated below ground strata in localised positions. In addition, the landscaping of the area as garden space from the late 18th century, may have also truncated below ground strata.

5.4 Development Proposals

5.5 The application proposes to redevelop the existing building, retaining the principal structural walls to provide new residential accommodation (Appendix 4).

5.6 Foundations, service trenches, the excavation of a basement level and other intrusive groundworks are therefore likely to impact on the existing ground. These intrusions are likely to encounter evidence of garden features and the footings and sub-surface features of the demolished 19th century buildings, which will have removed localised areas of the underlying strata. The assessment also suggests that there is a possibility,

depending on existing truncation, that earlier archaeological features or deposits may be encountered relating to medieval occupation.

6.0 CONCLUSIONS AND RECOMMENDATIONS

- 6.1 The site known as Rear of 36-52 & 20, Fortess Grove, London Borough of Camden, NW5 2HB is proposed for redevelopment.
- 6.2 In line with the policies of the local planning authority and national government guidance as set out in the NPPF, an archaeological desk based assessment has been undertaken to clarify the archaeological potential of the application site and assess the level of impact development proposals may have on any archaeology present.
- 6.3 The application site has been shown to have a low to moderate potential for evidence of Roman agricultural activities, located within the rural hinterland of the city of London. There is also a moderate to high potential for medieval occupation, relating to the medieval settlement of Kentish Town and the possible Cantelowe manor house within 50m to the south of the application site. There is a moderate potential for post-medieval garden features and remains associated with the demolished 19th century buildings. This assessment suggests a low potential for remains of other periods to survive on site.
- 6.4 On the basis of the available evidence it is advised that, due to potential for medieval remains across the application site, that an archaeological evaluation be carried. Due to the extent of previous impacts, any surviving features are likely to have been disturbed or truncated and are therefore unlikely to be worthy of preservation in situ. Consequently, this work can be secured through the imposition of a suitably worded condition attached to a consented scheme. If no significant remains are encountered during the evaluation, any further work should be limited to a watching brief carried out on intrusive groundworks associated with the proposed development.

SOURCES CONSULTED

British Library
Camden Local History Local Studies and Archives
Greater London Historic Environment Record

Primary Sources

British Library

Speed's map of the County of Middlesex	1611
Rocque's Map of the County of Middlesex	1754
Ordnance Surveyors Drawing	1807
Unknown's Plan of the hamlet of Kentish Town	1810
Goad Insurance Plan	1901
OS London VIII 1:2500	1873
OS London 28 1:2500	1894

Camden Local History Local Studies and Archives

Maps

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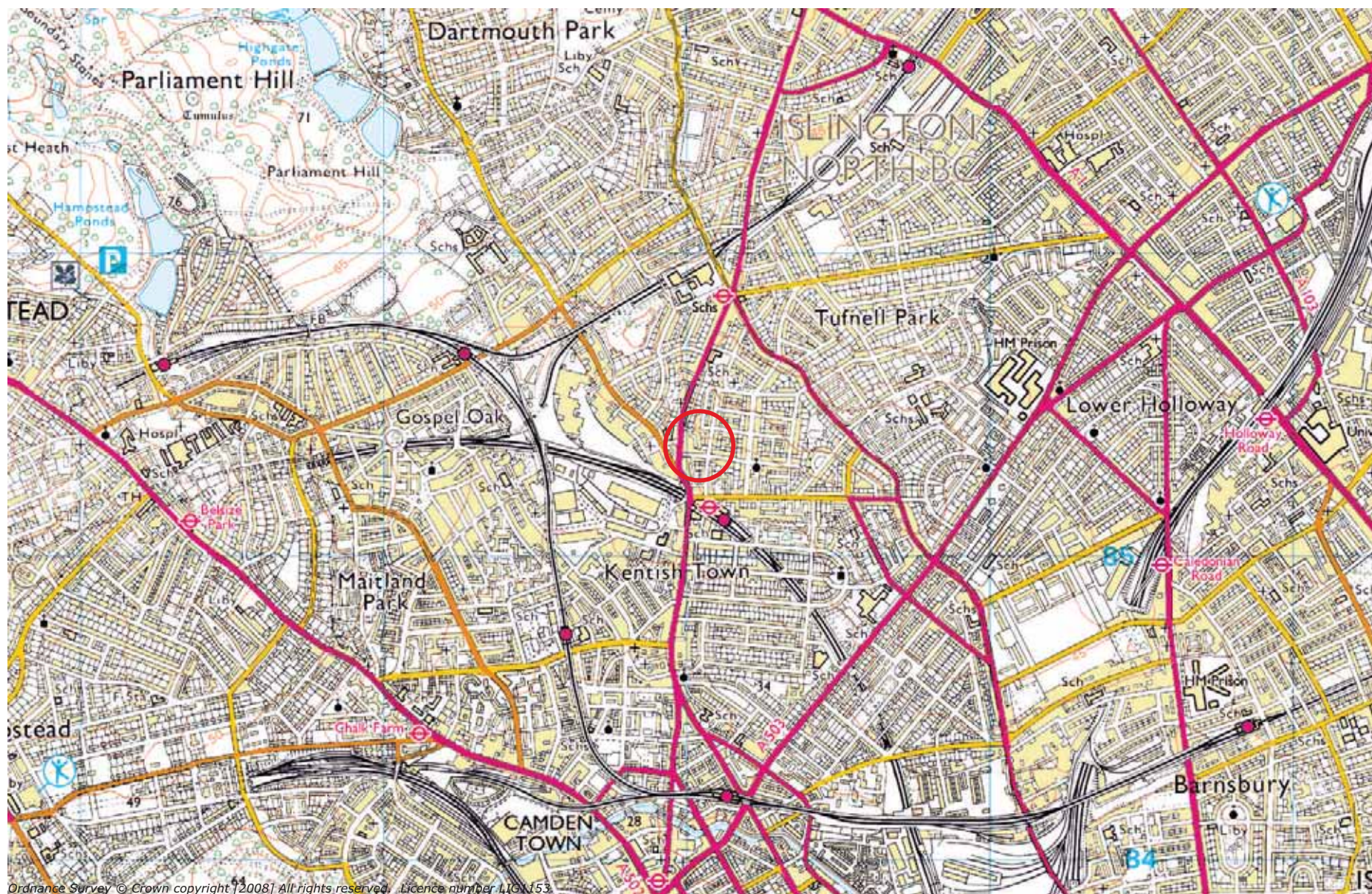
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<http://www.bgs.ac.uk/opengeoscience/home.html?Accordion2=1#maps>
 [date accessed 08/06/2015]

British History Online <http://www.british-history.ac.uk/> [date accessed 08/06/2015]

Camden Council <https://www.camden.gov.uk/> [date accessed 08/06/2015]

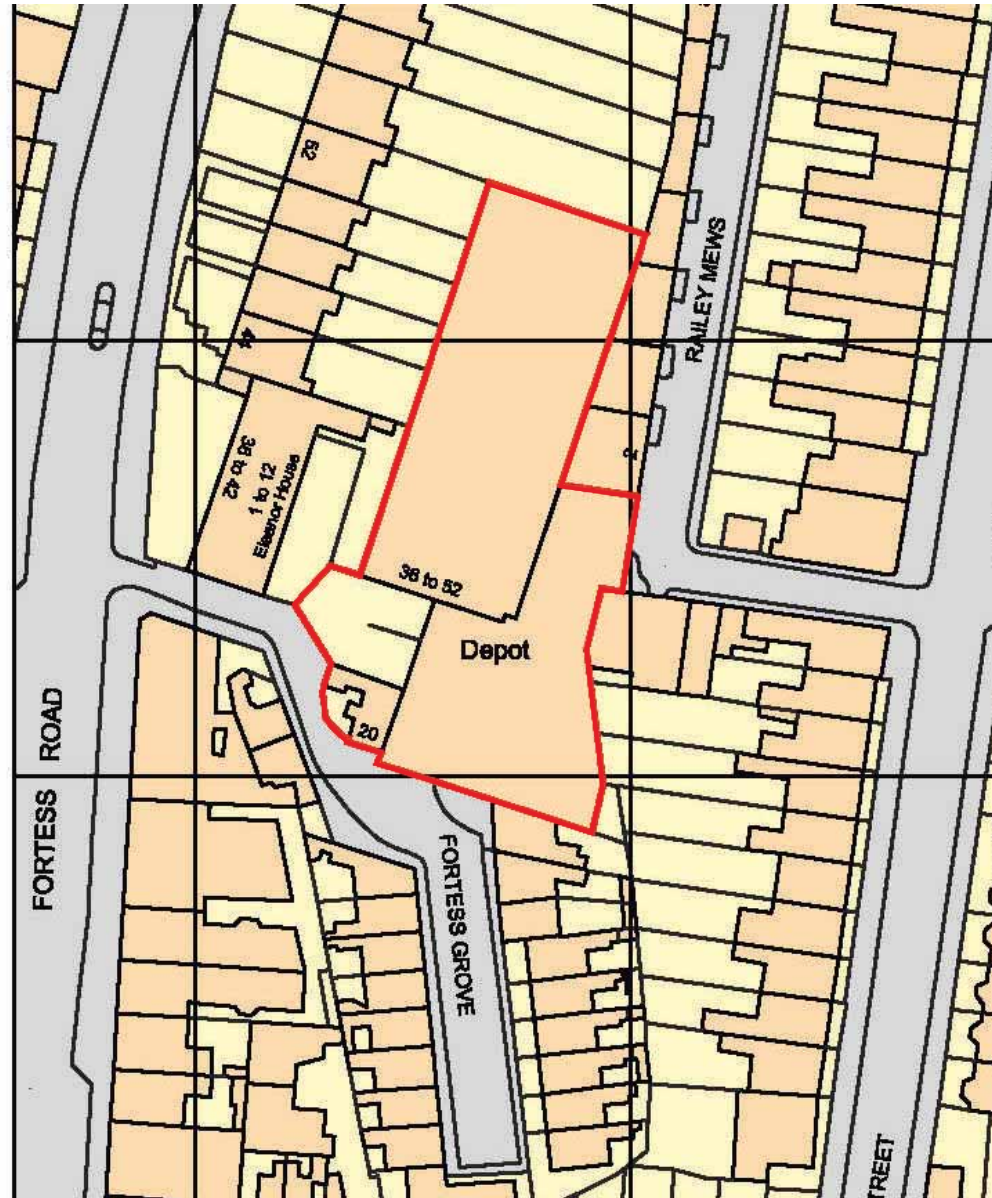
Historic England Thesaurus <http://thesaurus.historicengland.org.uk/> [date accessed 08/06/2015]

APPENDIX 1: Site location maps



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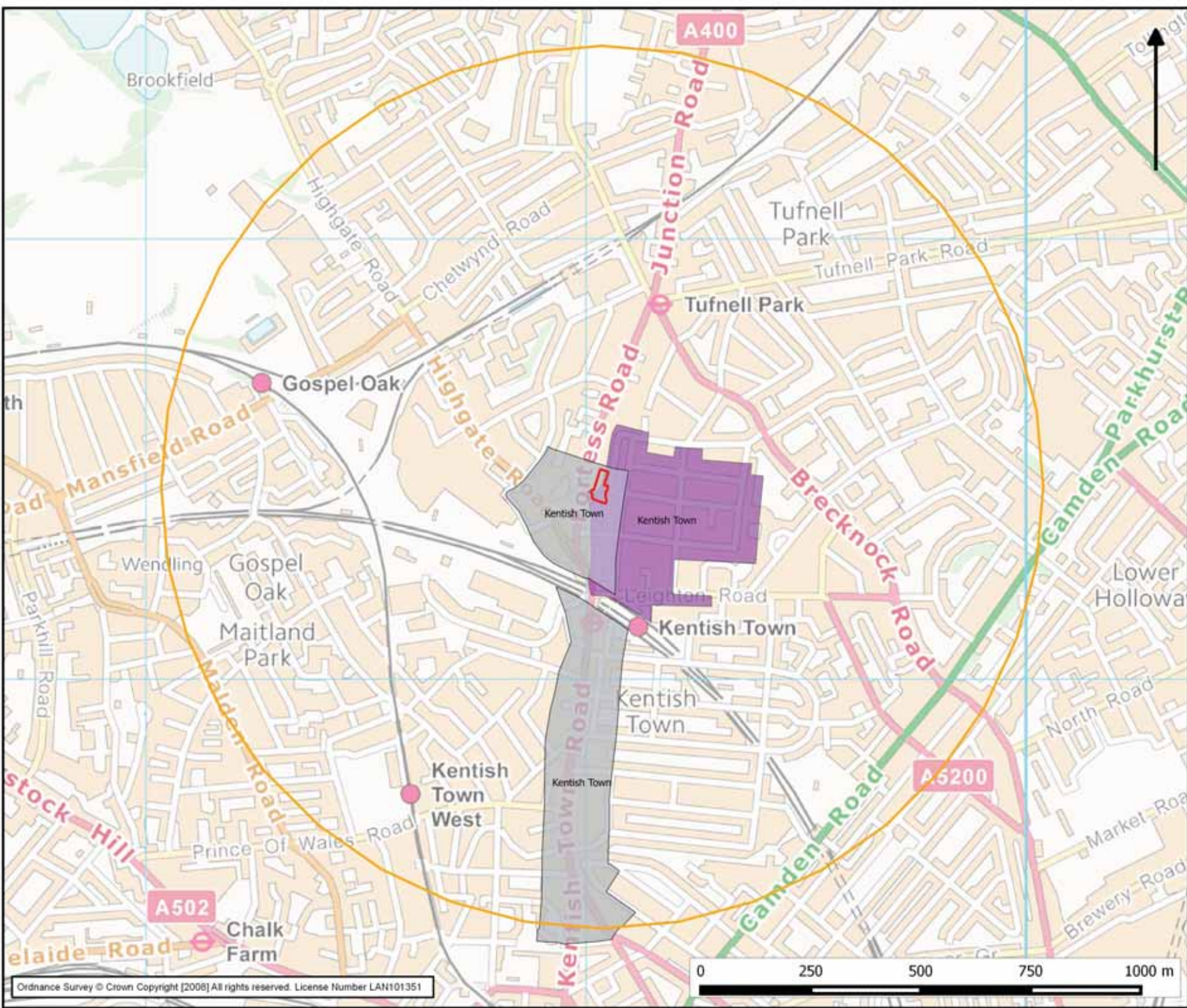
APPENDIX 1.1: Site Location



Ord.

APPENDIX 1.2: Detailed site Location

APPENDIX 2: Historic Environment Record Map and List



- Legend**
- Study Area
 - Application Site
 - Archaeological Priority Areas
 - Conservation Areas

Site Name:
36-52 & 20, Fortress Grove,
London Borough of Camden, NW5 2HB

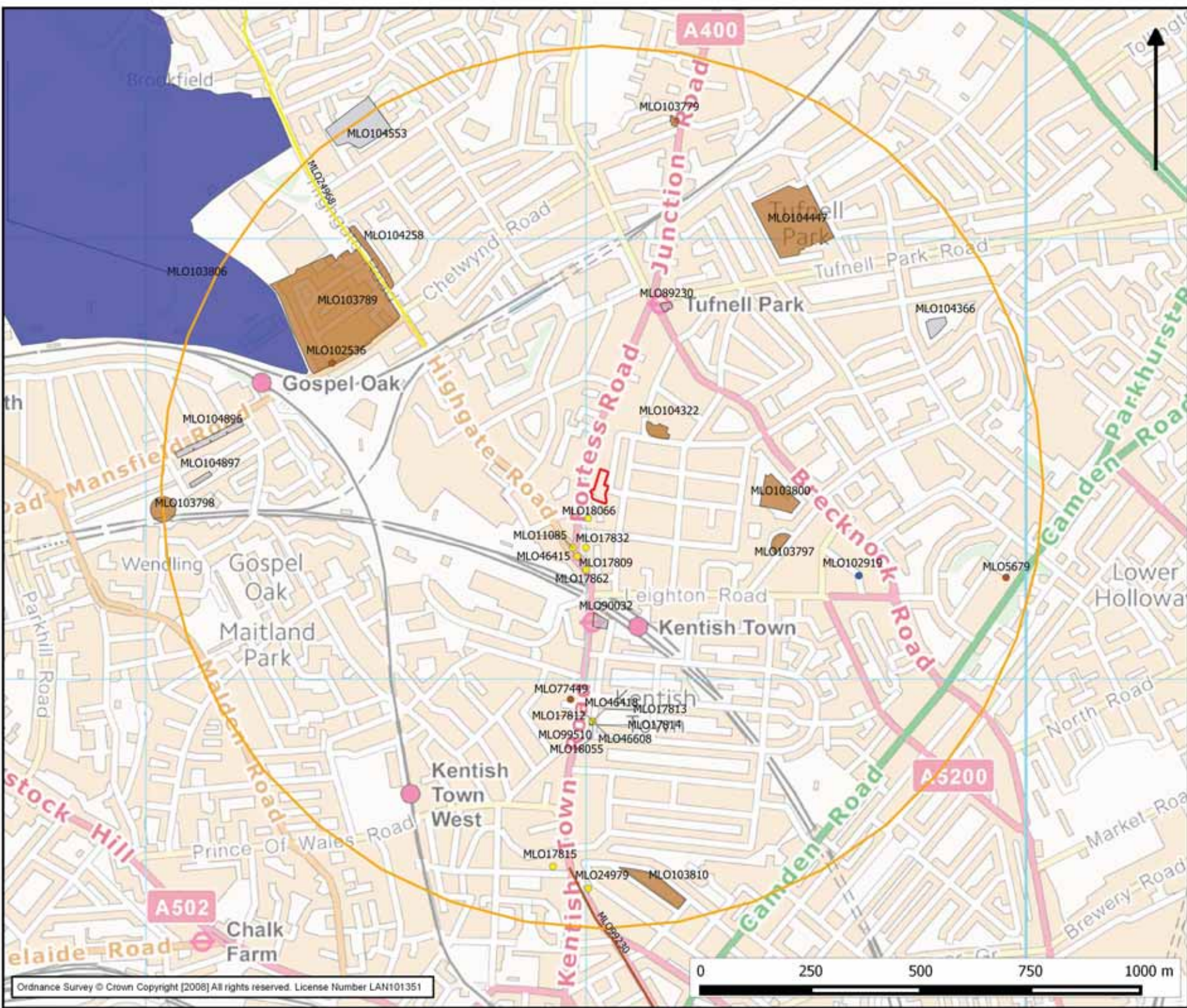
Scale:
1:8,000 @ A3

On Behalf of:
**THE ESTATE CHARITY OF
ELEANOR PALMER**

Heritage Collective
nick.garland@heritagecollective.co.uk
www.heritagecollective.co.uk

Appendix 2.1:
Designated Assets within 1km

Date: 08/06/2015	Revision: v.1
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Legend

- Study Area
- Application Site
- Prehistoric
- Medieval
- Post Medieval
- Medieval
- Post Medieval
- Prehistoric
- Post Medieval
- Modern

Site Name:
36-52 & 20, Fortress Grove,
London Borough of Camden, NW5 2HB

Scale:
1:8,000 @ A3

On Behalf of:
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Appendix 2.2:
Archaeology on GLHER within 1km

Date:
08/06/2015

Revision:
v.1

36-50 & 20 FORTRESS GROVE, LONDON BOROUGH OF CAMDEN, NW5 2HB

Appendix 2.3: Entries on the Greater London HER within 1km

Archaeology

Monument ID	Type	Name	Monument Type
Prehistoric			
MLO102919	FS	Brecknock Road/Charlton King's Road [Brecknock Crescent] Camden Town/Kentish	FINDSPOT
MLO103806	PK	Highgate Road/Parliament Hill/Nassington Road, [Parliament Hill Fields], Camden,	PARK, MOUND, POND,
Medieval			
MLO11085	MON	FORTESS ROAD	ROAD, ROAD
MLO17809	MON	HIGHGATE RD	ROAD
MLO17812	MON	WOLSEY TERRACE	FARMHOUSE, FARMHOUSE,
MLO17813	MON	ERSKINE RD (CORNER OF)	MANOR HOUSE
MLO17814	MON	WOLSEY TERRACE	TOLL HOUSE, TOLL HOUSE
MLO17815	MON	CASTLE RD	PUBLIC HOUSE, PUBLIC HOUSE
MLO17832	MON	HIGHGATE HILL	SETTLEMENT, ROAD
MLO17862	MON	HIGHGATE RD	ROAD, ROAD
MLO18055	MON	WOLSEY TERRACE	POUND, POUND
MLO18066	MON	ROYAL COLLEGE ST	MANOR HOUSE, MANOR HOUSE
MLO24968	MON	Swains Lane/Highgate Road, Highgagte, Camden, N6 {Medieval path from Green	FOOTPATH
MLO24979	MON	KENTISH TOWN RD	PUBLIC HOUSE
MLO46415	MON	HIGHGATE RD	ROAD, ROAD
MLO46418	MON	WOLSEY TERRACE	DRAWBRIDGE, DRAWBRIDGE
MLO46608	MON	WOLSEY TERRACE	MOAT, MOAT, DITCH, DITCH

Post-Medieval			
MLO5679	MON	265 CAMDEN RD	HOUSE
MLO77449	MON	CROWN PLACE MEWS, KENTISH TOWN ROAD, NW5	MADE GROUND, BUILDING
MLO99230	MON	Camden, {late 19th century to early 20th century tramway}	TRAMWAY
MLO99510	MON	Kentish Town Road, [Rear of No 210], Camden, {Victorian period made ground and	MADE GROUND, BUILDING
MLO102536	MON	Gordon House Road, Lissenden Gardens [Thames Water Site], London, NW5	DUMP LAYER, WATER PIPE
MLO103779	BLD	Junction Road (No 130a-c), St John's Grove, Islington {19th century house}	DETACHED HOUSE, TERRACED
MLO103789	PK	Highgate Road/Lissenden Gardens, [Highgate Enclosures], Camden, NW5 1NB, {19h	GARDEN, AIR RAID SHELTER, PATH,
MLO103797	PK	Leighton Grove, [Leighton Crescent Playground], Camden, NW5, {19th Century	GARDEN, LAWN, TENNIS COURT
MLO103798	PK	Lamble Street, [Lismore Circus], Gospel Oak, Camden, NW5, {19th Century Garden}	GARDEN, RAILINGS
MLO103800	PK	Montpelier Grove/off Brecknock Road, [Montpelier Gardens], Camden, NW5/N19,	GARDEN, WALL, ROCKERY, LAWN
MLO103810	PK	Rochester Road, [Rochester Terrace Gardens], Camden, NW1, {19th Century	GARDEN, RAILINGS, BENCH, PATH
MLO104258	PK	Grove Terrace/Highgate Road [Grove Terrace Squares], Camden, NW5 {public	LAWN, RAILINGS
MLO104322	PK	Lupton Street/Ospringe Road [St Benet and All Saints Church Garden], Kentish Town,	CHURCH, CHURCH, NOTICE BOARD,
MLO104447	PK	Campdale Road/Tufnell Park Road [Tufnell Park Playing Fields], Islington, N7 OEG	CRICKET PITCH
Modern			
MLO89230	BLD	Tufnell Park Road [Tufnell Park Underground Station], Tufnell Park, Islington {20th	UNDERGROUND RAILWAY STATION
MLO90032	BLD	Kentish Town Road [Kentish Town Underground Station], Kentish Town, Camden	UNDERGROUND RAILWAY STATION
MLO104366	PK	Dalmeny Road [Dalmeny Park], Islington, N7 {early 20th century public park}	SAND PIT
MLO104553	PK	St Albans Road/Croftdown Road/Kingswear Road/Chester Road [Brookfield Estate]	PARK
MLO104896	BLD	Mansfield Road (Nos 17a-79b) Gospel Oak, Camden {1970's maisonettes}	MAISONETTE, FLATS, GARAGE
MLO104897	BLD	Lamble Street (Nos 1-9) Gospel Oak, Camden {1970's maisonettes}	MAISONETTE, FLATS, GARAGE
Archaeological Priority Areas			
Kentish Town			

APPENDIX 3: Historic Maps and Images



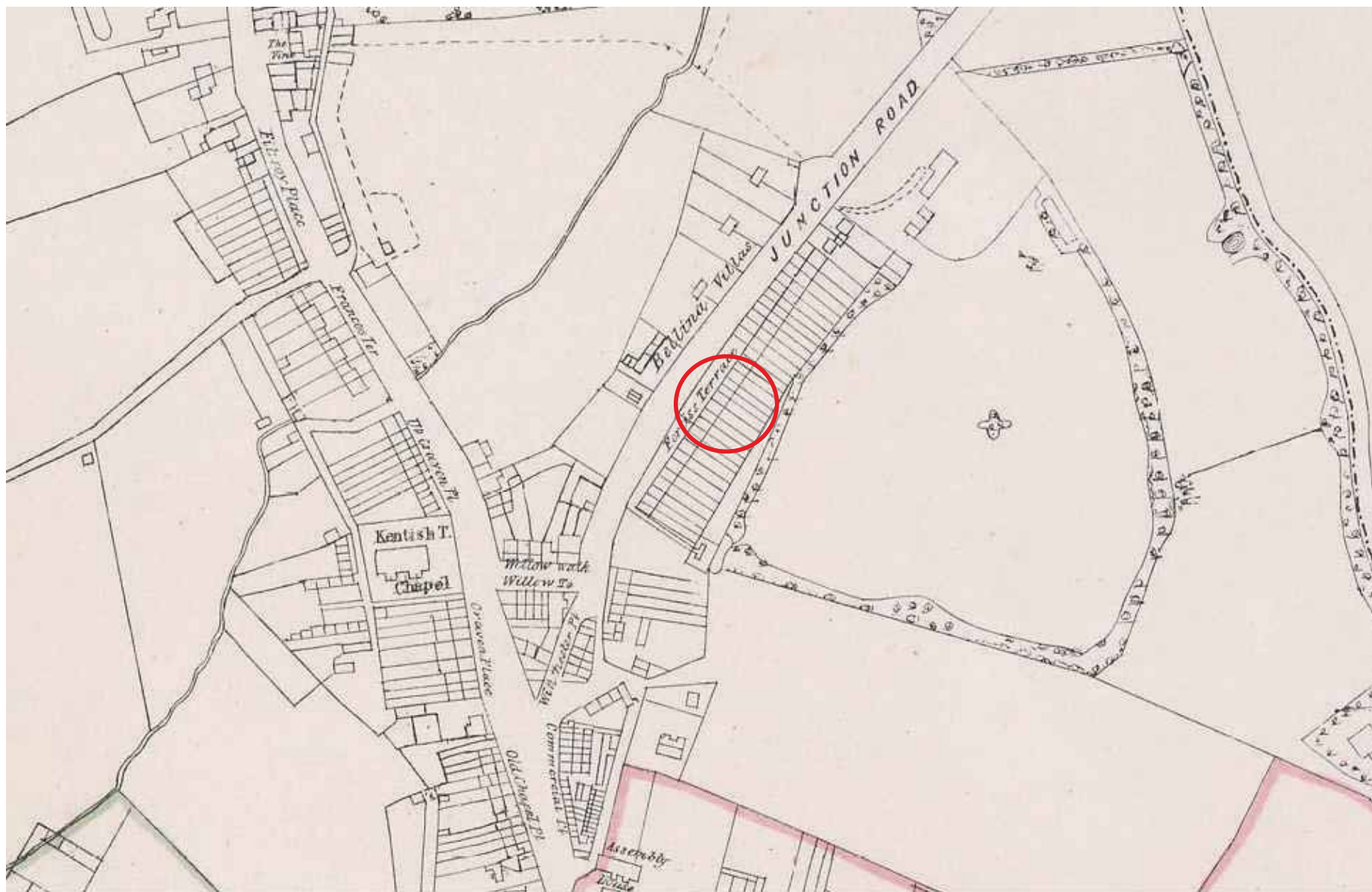
APPENDIX 3.1: 1611 Speed's map of the County of Middlesex



APPENDIX 3.2: 1746 Rocque's An exact Survey of the City's of London

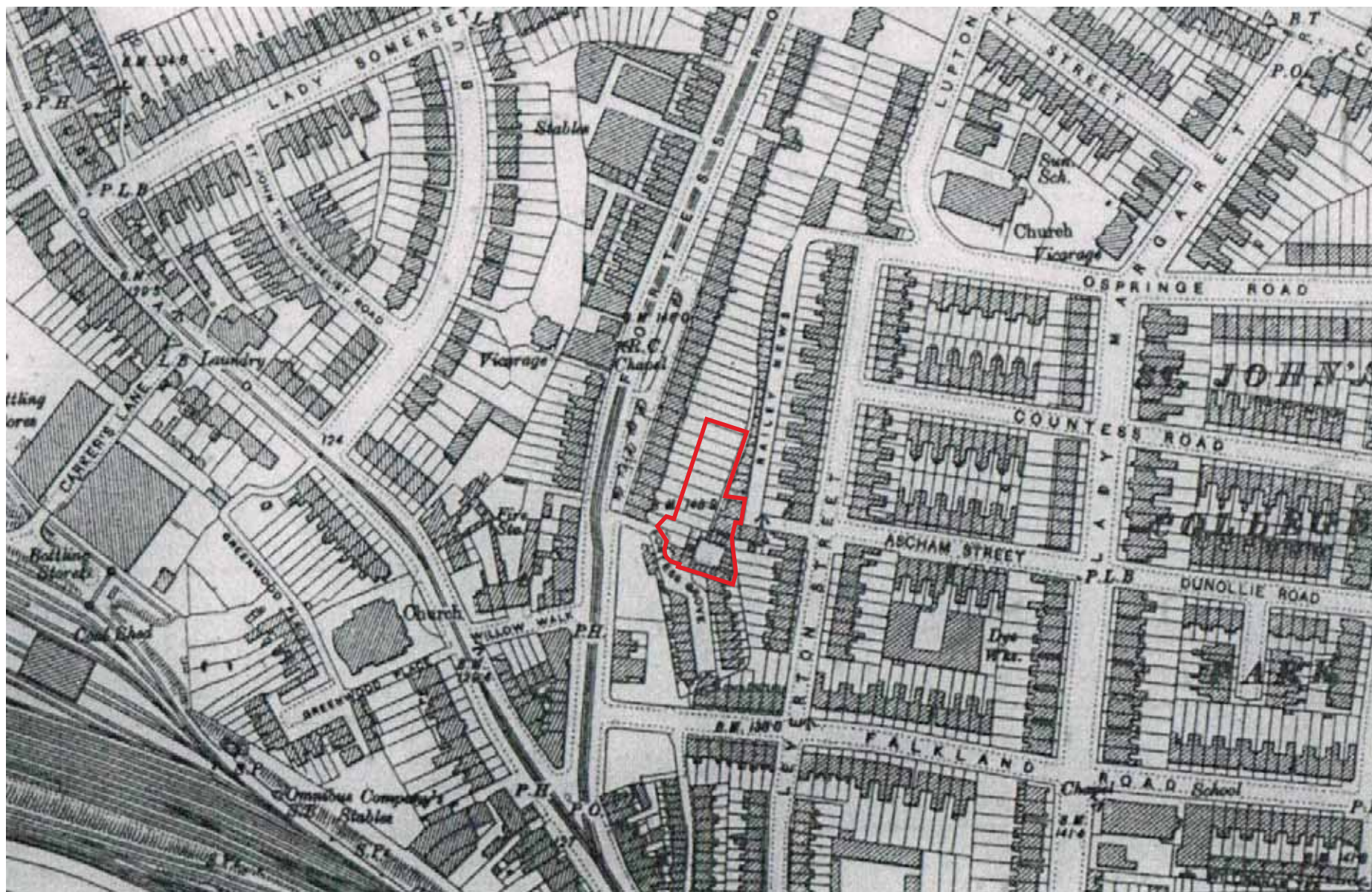


APPENDIX 3.3: 1877 Ordnance Surveyors Drawing



APPENDIX 3.4: 1810 Unknown's Plan of the hamlet of Kentish Town

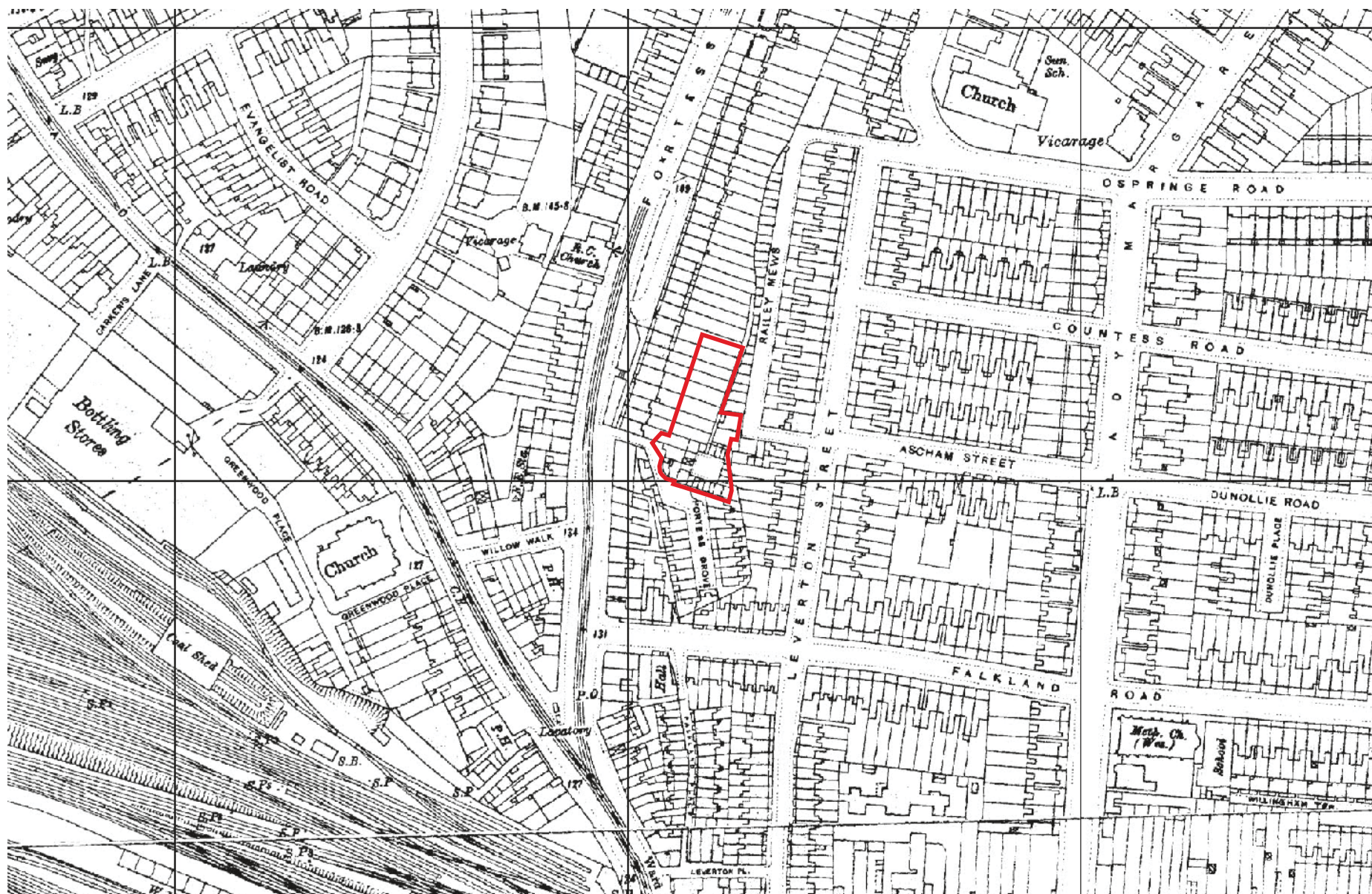
June 2015 ©



APPENDIX 3.6: 1894 Ordnance Survey Map



APPENDIX 3.7: 1901 Goad Insurance Plan

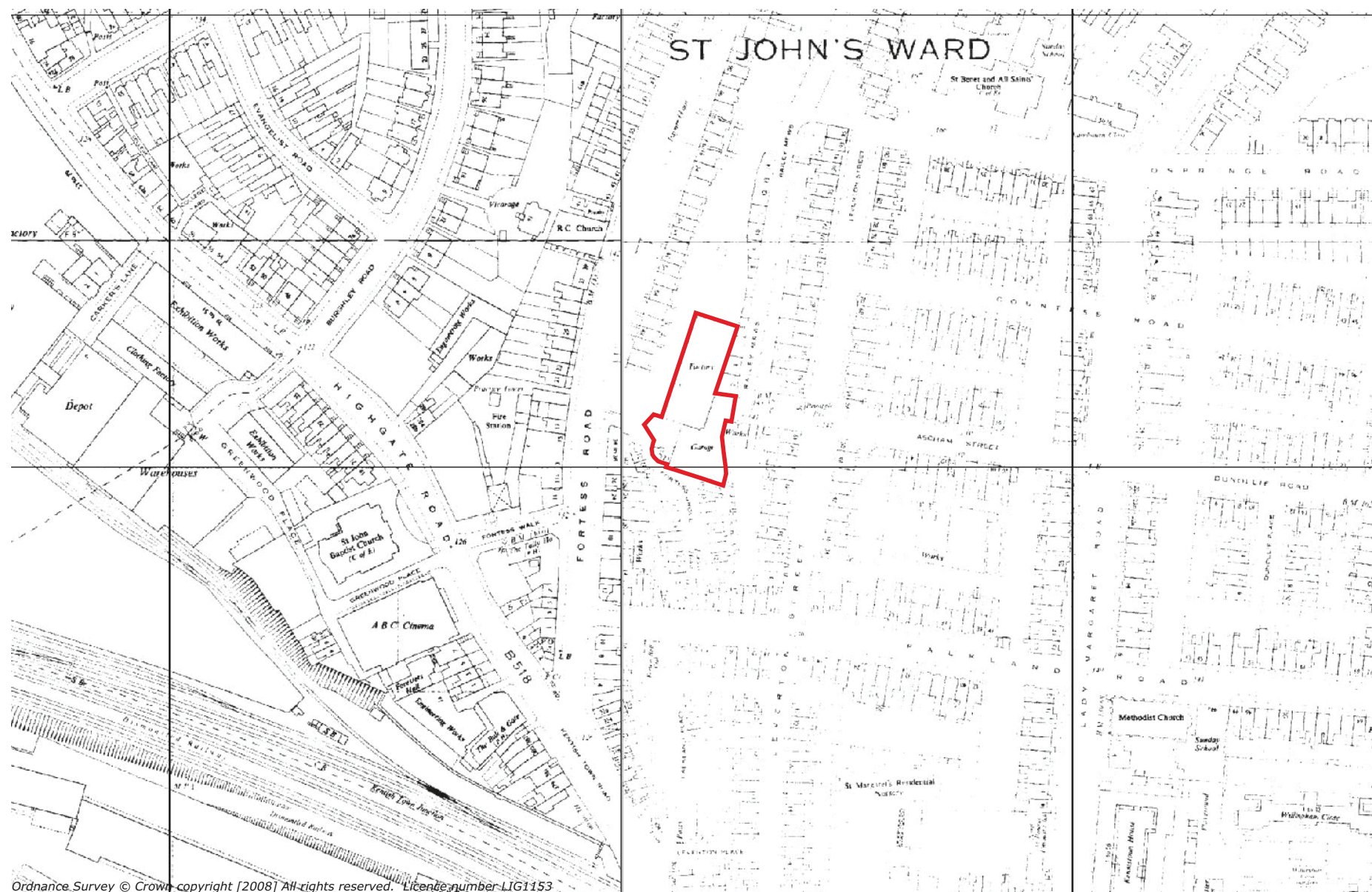


APPENDIX 3.8: 1915 Ordnance Survey Map



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APPENDIX 3.9: 1953 Ordnance Survey Map



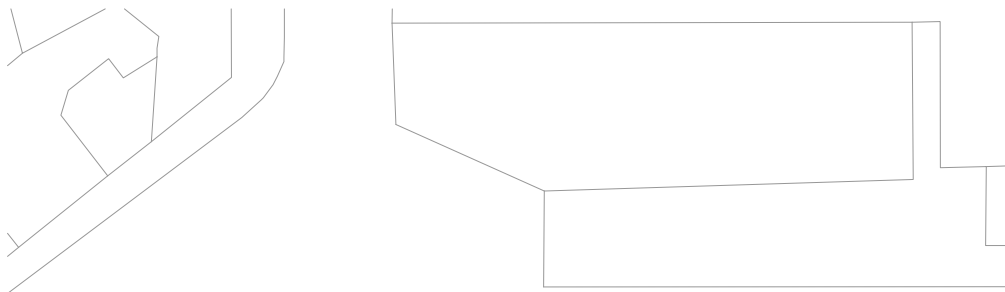
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APPENDIX 3.10: 1970 Ordnance Survey Map



APPENDIX 3.11: 2013 Google Earth image

APPENDIX 4: Proposed development



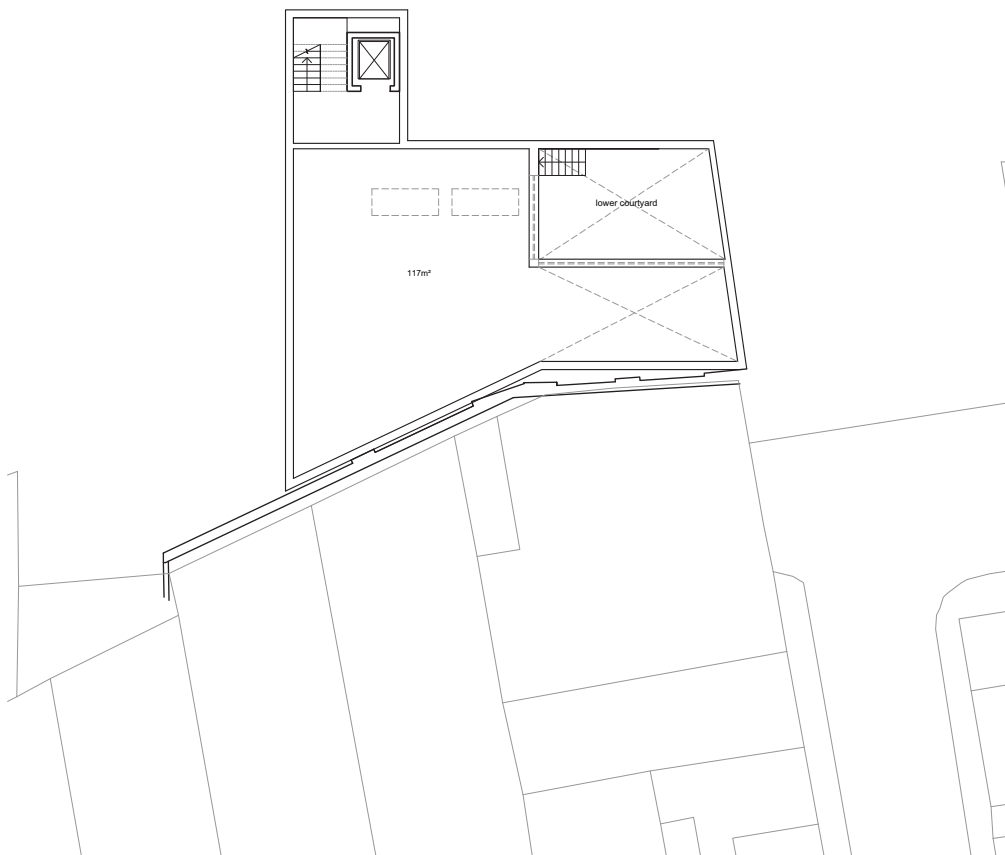
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A3

0 2 4 10 20 m

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 2. Figured dimensions are to be worked in all cases with any discrepancies reported to the Architect prior to commencement of any work.
 3. Setting-out is based on outline survey only. All dimensions to be checked on site prior to construction/ordering.
 4. All dimensions are to edge/centre of structural element of wall or to grid-line, unless noted. If unclear consult Cooley Architects.



NOT FOR
CONSTRUCTION



1 Basement Plan
1:200

REV	BY	DESCRIPTION	CHKD	DATE
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CLIENT

The Estate Charity of Eleanor Palmer

PROJECT
36-52 & 20 Fortress Grove

NW5

DRAWING TITLE
Commercial Unit Basement Plan
As Proposed

DRAWN BY	DATE	CHECKED
NB	Apr 15	SD
SCALE	SIZE	STATUS
1:200	A3	Feasibility

DRAWING No	REV
687 -LY - 0B01	-

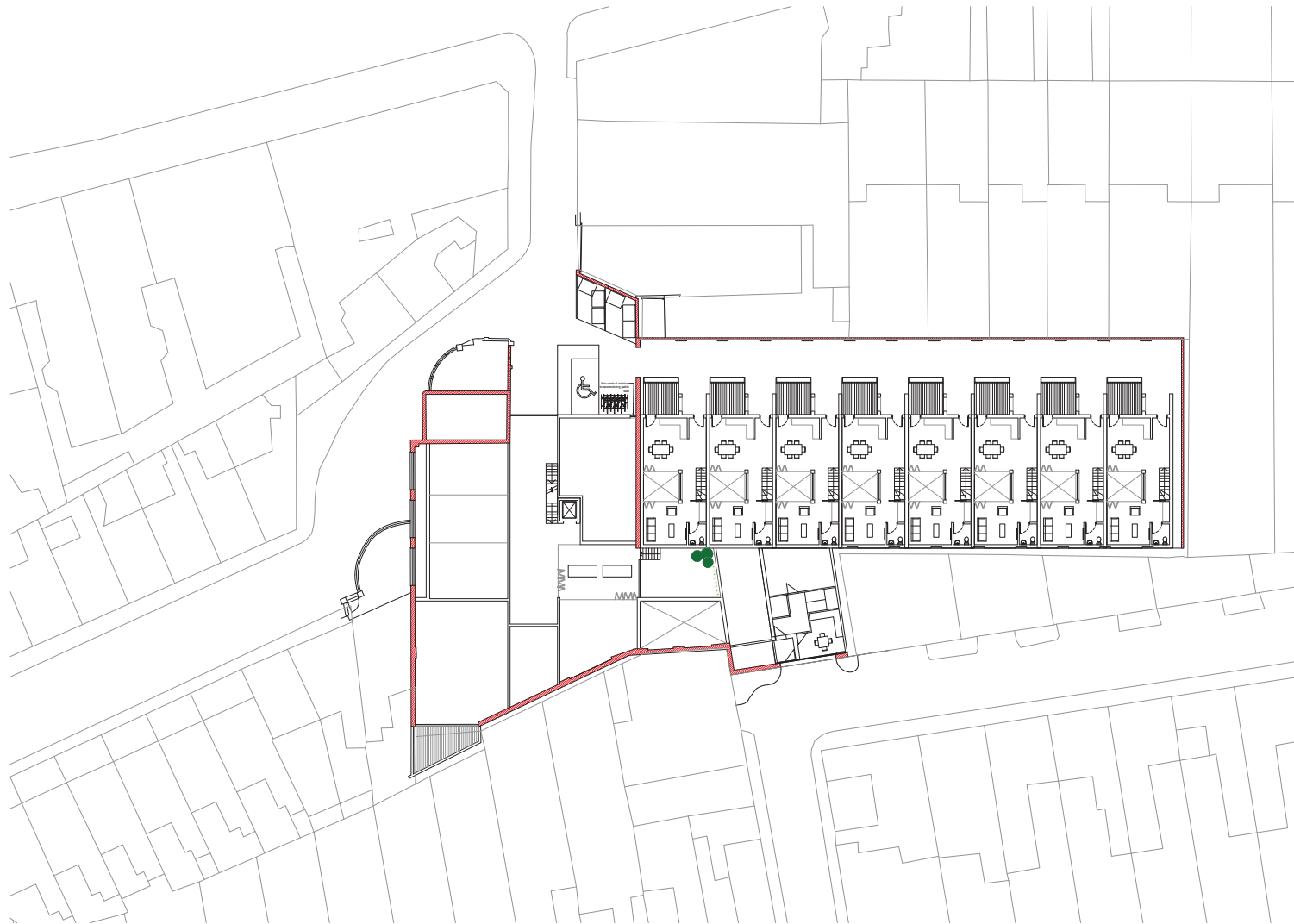
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A3 1:400

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 4. All dimensions are to edge/centre of structural element of wall or to grid line, unless noted. If unclear consult Cooley Architects.



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Key
 Existing walls



1 Site Plan
1:200

REV BY DESCRIPTION OKD DATE

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The Estate Charity of Eleanor Palmer
PROJECT
36-52 & 20 Fortress Grove
NW5

DRAWING TITLE
Site Plan
As Proposed

DATE	CHECKED
Apr 15	SD
SIZE	STATUS
A1	Feasibility

DRAWING NO
687 - LY - 0S01

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