

Archaeological Desk Based Assessment

# 1A HIGHGATE ROAD LONDON NW5

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For IDM Land

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L-P:ARCHÆOLOGY

Archaeological Desk Based Assessment

# 1A HIGHGATE ROAD LONDON NW5

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Client: IDM Land

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Local Authority: London Borough of Camden

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NGR: 528920, 185289

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Planning App: TBC

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Authors: G Hunt & F Laino

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Doc Ref: LPI570L-DBA-v2.3

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Date: December 15

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## L-P:ARCHAEOLOGY

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# Abstract

Number 1A Highgate Road, Kentish Town, London, NW5 is proposed for redevelopment. This report contains results of cartographic, archaeological, and documentary research into the site undertaken by L - P : Archaeology on behalf of IDM Land.

The site lies within an Archaeological Priority Area as designated by the London Borough of Camden. This priority area is designated to cover the area of the Medieval and Post Medieval settlement of Kentish Town.

The site lies in an area with very little evidence of activity from the Prehistoric and Roman periods. During the Medieval period, the site lay near to a manorial centre and the hamlet associated with it. This settlement eventually evolved into Kentish Town. During the Post Medieval period the area continued to develop, first as a genteel countryside retreat for Londoners and then after the construction of the railway in the 1860s as a suburban area of London. The site lies to the rear of the Bull and Gate a relatively early Post Medieval inn. In the late 19<sup>th</sup> century the site was occupied by the stables of a horse drawn omnibus depot.

This Desk Based Assessment has been undertaken on the advice of the Historic England advisor to the London Borough of Camden. Historic England have also recommended a programme of monitoring any geotechnical works which could be useful in identifying the nature and thickness of made ground deposits on the study site.

# 1. Introduction

- 1.1. This archaeological Desk Based Assessment has been researched and prepared by Guy Hunt & Florence Laino of L - P : Archaeology on behalf of IDM Land.
- 1.2. The report considers land at number 1A Highgate Road, London, NW5 (hereafter “the site”). The site is centred on National Grid Reference (NGR) 528920, 185289 (FIGURE 1 & FIGURE 2) and is approximately 600 square metres in area.
- 1.3. The site lies between a railway line and properties facing onto Highgate Road. The site is bounded to the north by 3A Highgate Road, and bounded to the south by a side alley separating the property from the Bull & Gate Inn. The site is bounded to the south and west by a fence separating the property from the railway line.
- 1.4. The proposed redevelopment of the building sees the redevelopment of the site to provide mixed residential and commercial use of the site.
- 1.5. The Local Planning Authority is the London Borough of Camden who take archaeological advice from the Greater London Archaeology Advisory Service of Historic England.
- 1.6. The site lies within an Archaeological Priority Area. It contains no Listed Buildings or Scheduled Monuments

## 2. Planning Background

- 2.1. In March 2012 the Department for Communities and Local Government issued the National Planning Policy Framework (NPPF) (DCLG 2012). Section 12 of this document sets out planning policies on the conservation of the Historic Environment.
- 2.2. In considering any planning application for development the Local Planning Authority, the London Borough of Camden, must consider the policies within the NPPF. Additional guidance to help implement these policies is given in the accompanying Historic Environment Good Practice Advice in Planning Notes 1, 2 and 3 as advised by Historic England (previously English Heritage) (HISTORIC ENGLAND 2015A; HISTORIC ENGLAND 2015B; HISTORIC ENGLAND 2015C).
- 2.3. The London Borough of Camden website (LONDON BOROUGH OF CAMDEN 2012) states that their Local Development Framework (LDF) (LONDON BOROUGH OF CAMDEN 2012) replaced their Unitary Development Plan (UDP) in November 2010.
- 2.4. The LDF conforms to the Mayor of London's "London Plan" (MAYOR OF LONDON 2011) which contains the strategic policies for the historic environment in London (see chapter 7). The London Plan was adopted in September 2011.
- 2.5. The LDF development policy relating to archaeology is policy DP25. This sets out the council's approach to archaeology.
- 2.6. Map 4 of the LDF indicates the locations of the Archaeological Priority Areas (APAs) designated by the Local Planning Authority in policy DP25.18 (LONDON BOROUGH OF CAMDEN 2012: 122). The site lies within Archaeological Priority Area 4 – Kentish Town.
- 2.7. As indicated in policy DP25.19 (LONDON BOROUGH OF CAMDEN 2012: 123), this designation does not confer any special legal protection to the site, but it does indicate that some form of further archaeological information is likely to be required by the Local Planning Authority as part of any planning application.
- 2.8. DP25.20 (LONDON BOROUGH OF CAMDEN 2012: 125) in particular, it points out the obligation of applicants to supply sufficient information concerning the archaeological potential of any site:

When researching the development potential of a site, developers should, in all cases, assess whether the site is known or is likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation.

2.9. On matters concerning archaeology and the historic environment the London Borough of Camden take advice from the Greater London Archaeological Advisory Service of Historic England.

2.10. In accordance with the government guidance and local policies set out above as well as best practice, this report has been completed at the earliest stage of the planning process to accompany a planning application and to inform all parties of any archaeological concerns affecting the development site.



### 3. Aims of the Assessment

3.1. It is not the aim of this assessment to present a complete history of Camden or the Kentish Town area, nor is it the intention of this report to examine every artefact found in the local area. Rather, the aim of this assessment is to review the available data and use it to construct a model of the potential archaeology within the study site.

3.2. The assessment therefore seeks to address the following issues:

- ◆ To assess the potential for archaeological remains on the study site
- ◆ To assess the significance of potential archaeology
- ◆ To assess the condition of potential archaeology
- ◆ To assess the impact of the proposed development on the potential archaeology

## 4. Methodology

### 4.1. GUIDANCE

4.1.1. This report has been researched and written to conform to L - P : Archaeology's Standards and Guidance for Desk Based Assessment. These standards in turn comply with the following guidance:

- ◆ Standards and Guidance for Historic Environment Desk Based Assessments (CHARTERED INSTITUTE FOR ARCHAEOLOGISTS 2014)
- ◆ Historic Environment Good Practice Advice in Planning Note 1 (HISTORIC ENGLAND 2015A)
- ◆ Historic Environment Good Practice Advice in Planning Note 2 (HISTORIC ENGLAND 2015B)
- ◆ Historic Environment Good Practice Advice in Planning Note 3 (HISTORIC ENGLAND 2015C)

### 4.2. SOURCES

4.2.1. The following sources were consulted:

- ◆ The London Metropolitan Archives
- ◆ Camden Local Studies Library
- ◆ A search of the Greater London Historic Environment Record (GLHER)
- ◆ L - P : Archaeology's map collection and library
- ◆ Internet sources and databases

4.2.2. The GLHER search was based on a 500m radius search for Listed Buildings, “Monuments” and “Events”.

4.2.3. The development site itself as defined by the site boundary in **FIGURE 2** is referred to as “the site”. The wider study area based on a 500m radius circle from the study site's centre is referred to as “the study area”.

#### 4.3.SIGNIFICANCE CRITERIA

4.3.1. A heritage asset is defined in the NPPF as:

“A building, monument, site, place or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)” (DCLG 2012).

4.3.1. The significance of the heritage assets is determined using the following criteria which is based on those given in the Design Manual for Roads and Bridges (DEPARTMENT FOR TRANSPORT 2007) and professional judgement:

SIGNIFICANCE	DESCRIPTION
VERY HIGH	World heritage sites; designated or undesignated sites, buildings or landscapes of international importance
HIGH	Scheduled monuments; grade I and II* listed buildings; conservation areas or parks and gardens containing very important monuments or buildings; designated or undesignated sites, buildings or landscapes of national importance
MEDIUM	Grade II listed buildings; conservation areas or parks and gardens containing monuments or buildings that contribute to their historic character; designated or undesignated sites, buildings or landscapes of regional importance
LOW	Locally listed monuments and buildings; designated or undesignated sites, buildings or landscapes of local importance
NEGLIGIBLE	Sites, buildings or landscapes with little or no significant historical interest
UNKNOWN	Archaeological sites where the importance has not yet been ascertained; buildings with hidden potential for historic significance

Table 1 - Significance criteria used in this report

## 5. Site Background

### 5.1.GEOLOGY

5.1.1. The British Geological Survey GeoIndex shows the site to be located on London Clay without any recorded superficial deposits. This data is at relatively low resolution and offers only a rough indication of the site geology (BRITISH GEOLOGICAL SURVEY 2014).

5.1.2. At the time of writing, no site specific geotechnical investigations have been undertaken. A number of historical borehole studies in the close vicinity of the site have however provided some background information (BRITISH GEOLOGICAL SURVEY 2014).

5.1.3. The available borehole data is sparse within the 500m study area and so a selection of the more relevant boreholes is summarised in the table below. Made ground measurements are all quoted as the total thickness (in metres) of made ground deposits. Where contemporary surface level was noted relative to Ordnance Datum (OD) it is included below. Imperial units have been converted to metric.

Year	BGS ID	Location	Made Ground	Ground Level
1962	590631	Kentish Town Fire Station	0.9m	n/a
1935	590607	St. Benets Church	0m	n/a
n/a	590749	Eleanor Palmer Primary School BH2	0.9m	52m
n/a	590749	Eleanor Palmer Primary School BH3	0.6m	50.6m

Table 2 - Borehole data derived from the British Geological Society

5.1.4. The records indicate a generally low build up of made ground, reflecting the relatively low levels of occupation in this area prior to the 19<sup>th</sup> century.

5.1.5. In terms of the underlying geology, the boreholes in most cases refer to gravel or “brown clay” as the upper level of the natural geology overlying the London Clay itself.

## 5.2. TOPOGRAPHY

- 5.2.1. The site lies about 5km to the northwest of the historic core of Roman and Medieval London, north of the River Thames.
- 5.2.2. The site is in the upper valley of the River Fleet which in antiquity would have passed around 150m to the west of the site. This stream is now buried.
- 5.2.3. Hampstead Heath is around 1km to the northwest of the study site.
- 5.2.4. The site lies on fairly flat ground at around 39m OD. In the wider area, the levels slope down from high ground to the north (Hampstead Heath, Parliament Hill etc.) towards the River Thames to the south.
- 5.2.5. The site is accessed via a small yard between the Bull and Gate pub and No. 1 Highgate Road. The site appears to also be accessible from the rear along the boundary with the railway yard.

## 6. Archaeological and Historical Background

### TIMESCALES USED IN THIS REPORT:

PERIOD	FROM	TO
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	43 AD
HISTORIC		
ROMAN	43	410 AD
EARLY MEDIEVAL	410	1066 AD
MEDIEVAL	1066	1485 AD
POST MEDIEVAL	1485	PRESENT

Table 3 - Timescales used in this report

6.1. Information from the Greater London Historic Environment Record (GLHER) is referenced with the Monument ID e.g. MLO12345. Modern archaeological interventions are referenced by their Museum of London site codes (for example MNO12).

### 6.2. PREHISTORIC

6.2.1. The Prehistoric periods are difficult to interpret for the study site due to the low density of evidence, the 500m radius GLHER search didn't return a single record dated to the Prehistoric periods.

6.2.2. The paucity of evidence is most likely due to a combination of factors, including a general lack of recording of Prehistoric remains in London and the extent to which later activity has disturbed and removed the more ephemeral evidence of Prehistoric activity (MERRIMAN 1990).

6.2.3. Prehistoric settlement is known in the Camden area, and barrows known from Hampstead Heath and Parliament Hill (WEINREBB & HIBBERT 2008: 374) seem

likely to be Bronze Age in date.

6.2.4. The lack of *in situ* remains in a 500m radius of the site is a low level of activity even when compared to the typically low recovery level of finds in Greater London. The potential for *in situ* remains from these periods to be found on the study site itself is therefore very low.

### 6.3.ROMAN

6.3.1. The Roman city of London, *Londinium*, was established in the mid first century shortly after the Claudian invasion of Britain in AD 43 (MERRIFIELD 1964). The study site is peripheral to this settlement, lying approximately 5km to the north west of the nearest point of the city walls at Cripplegate.

6.3.2. The site lies far from the conjectured route of Roman roads in North London. Watling Street, the main route from London to St Albans follows the line of Edgware Road and is at least 3km away from the site. To the east, Ermine Street follows the line of Kingsland Road north towards Lincoln and York, this is at least 4km from the site (MARGARY 1967).

6.3.3. As with the Prehistoric periods, the 500m radius search of the GLHER produced no evidence from the Roman period. Again, this may be a result of low levels of research and data collection, but the very low level of information from the Roman period is quite surprising. It seems likely that the area was perhaps wooded or outside of the usual Roman hinterland activities such as farming.

6.3.4. The site lies far outside the urban core of *Londinium* and some distance away from any known or conjectured Roman features. Activity in this hinterland seems to have been very limited. There is therefore a low potential for any remains from this period to be on the study site.

### 6.4.MEDIEVAL

6.4.1. The site lies within the ancient parish of St. Pancras. Weinribb and Hibbert are of the opinion that “Kentystone” and St. Pancras were synonyms for the same

hamlet in the Parish of St. Pancras which was a prebendal manor granted to the Dean and Chapter of St. Paul's in AD603 (WEINREBB & HIBBERT 2008: 454). The Survey of London offers a slightly less specific account, noting that the exact date at which the parish came to be controlled by the Dean and Chapter is unknown, but that it was certainly pre-conquest (LOVELL & MARCHAM 1938: 1–31).

6.4.2. By the time of the Norman conquest, the parish was divided into several manors, each of the prebendal manors would have provided an income to maintain one of the Canons at St. Paul's. These manors were: the prebendal manors of Rugmere, Tottenhall, and Cantlowes and the two lay manors of St. Pancras (LOVELL & MARCHAM 1938: 1–31).

6.4.3. The site lies at the edge the manor of Tottenhall close to where it abuts Cantlowes (FIGURE 3). The division between these manors is thought to have been followed the roads now known as Kentish Town Road and Highgate Road (LOVELL & MARCHAM 1936 SKETCH MAP). The fact that the division follows the road, implies that this road was established at some point in the early medieval period.

6.4.4. An alternative hypothesis is that the River Fleet rather than the road formed the original boundary between the Manors. If this were the case, then the site would just lie within Cantlowes Manor. However, for the purposes of this report, the Survey of London definitions have been followed, and the site is considered to have lain within the Manor of Tottenhall.

6.4.5. The Manor of Tottenhall (*Tothele*) was mentioned in The Domesday Book, the survey of London offers the following translation (LOVELL & MARCHAM 1936: 1–6):

"The canons of St. Paul's hold Tothele. It was always assessed for 5 hides. The land is 4 carucates. There are 3 ploughs and a half, and another half can be made. There are 4 villeins and 4 bordars. Wood for 150 pigs; and 20 shillings for the herbage. With all its profits it is worth 4 pounds; the same when received; in the time of King Edward 100 shillings. The manor lay, and lies in the demesne of St. Paul's."

6.4.6. The Medieval period is the first to feature in the Historic Environment Record



for this area (FIGURE 3):

- ◆ MLO18066 - Cantlowes Manor House, is not accurately located, although the GLHER gives a point position close to the study site on the east side of Kentish Town Road.
- ◆ MLO17812 (and associated records) - Moated Farmhouse and pound at Wolsey Terrace (400m south of the site) is listed as a possible site for a Manor House. Although the record is vague, this would imply Cantlowes Manor House.

6.4.7. Both of the records noted above appear to be referring to the same Manor House. The first record explicitly states that it is for the Manor House, but despite giving a location grid reference to the north east of the site, it states that the monument is in “Royal College Street” some way to the south of the site. The second record does not overtly refer to the Manor House, but the associated records indicate a moated Medieval farmhouse with an animal pound. It seems possible that both records refer to the same monument.

6.4.8. As the site lay within the parish of St. Pancras, the parish church would have been what is now known as St. Pancras Old Church near to Kings Cross. Residents of the parish would therefore have had to travel quite some distance (several miles) to arrive at the church. A “chapel of ease” was built in Kentish Town in the 15<sup>th</sup> century to allow the residents in the north of the parish to travel a shorter distance to church. The Survey of London gives the location of this chapel as Nos. 209 to 211 Kentish Town Road, stating that it was built on or after 1449 and replaced in the 18<sup>th</sup> century (LOVELL & MARCHAM 1938: 52–59).

6.4.9. There is little archaeological evidence for the nature or extents of the Medieval settlement. It is therefore difficult to assess how close to the settlement the study site would have been located. The hamlet itself can be assumed to be relatively small, perhaps a few houses and agricultural buildings around the Manorial centre.

6.4.10. Overall, the potential for Medieval remains must be considered as moderate.

However, should such remains be present on the study site, they would be considered to have a low evidential value as they most likely relate to agricultural activity. There is a lower potential for remains relating to structures such as houses or agricultural buildings from this period, although such remains would have a higher significance.

## **6.5. POST MEDIEVAL**

- 6.5.1. During the early part of the Post Medieval period, the situation in Kentish Town would have closely resembled the Medieval period. Although we can assume some population growth, the settlement around Kentish Town would have remained largely rural in character until the 17<sup>th</sup> and 18<sup>th</sup> centuries.
- 6.5.2. The Victoria County History on Friern Barnet, Finchley, and Hornsey (BAKER & ELRINGTON 1980) suggests that Kentish Town remained under the jurisdiction of the prebend of Cantlowes through the 18<sup>th</sup> to 19<sup>th</sup> century, with specific reference to manorial court meetings held here.
- 6.5.3. The Survey of London sets out in some detail the early Post Medieval land holdings in the Manor of Tottenham. To summarise, the manor house itself (Tottenham Court) was located to the south of the site near to modern day Euston Road, the name of the manor is preserved in the street name Tottenham Court Road. Following the Reformation, the Manor reverted to the crown, which continued to use it as a way to fund ecclesiastical positions at St. Paul's (LOVELL & MARCHAM 1936: 1–6).
- 6.5.4. By the 18<sup>th</sup> century, the Kentish Town area as well as Hampstead and Highgate was beginning to be sought out a location for out of town retreats and villas for wealthy Londoners. Kentish Town Road was a well established route north by this time.
- 6.5.5. It is likely that the Bull and Gate public house has its origin in the early 18<sup>th</sup> century (WEINREBB & HIBBERT 2008: 454), although the current structure probably dates to the 19<sup>th</sup> century. The pub would originally have had a large freehold around it, perhaps stretching down to the banks of the River Fleet. Along with

the other inns in the area (such as The Castle), this would have provided a slightly more affordable out of town retreat for middle class Londoners, compared to the cost of owning a villa. It seems highly likely that the study site itself fell within the grounds of the inn. These grounds were perhaps being little more than a fenced off portion of what was once a pasture.

6.5.6. In this later Georgian period (roughly 1750 to 1840), Kentish Town was still relatively gentrified and rural (WEINREBB & HIBBERT 2008: 454):

*“the residence of some good families who kept their carriages and suite of servants”*

6.5.7. This period is probably best characterised by the strip development along Highgate Road. Numbers 1 to 7 Highgate Road, described by the Survey of London as “four unimportant early houses” (LOVELL & MARCHAM 1938: 52–59), are typical of this period. Lovell and Marcham also give some reasonable evidence that these houses were built on part of the freehold originally pertaining to the Bull and Gate (IBID.). This lends further weight to the idea that the study site itself was originally part of the grounds of the Bull and Gate.

6.5.8. To the north of “The Forum” on Highgate Road stands the parish church of Kentish Town (now disused), built in the 1770s to replace the medieval “chapel of ease” described above (FIGURE 3).

6.5.9. In the mid 19<sup>th</sup> century development began in earnest and the farmland and pasture in the area was divided up and sold for development. This moment is captured vividly in Stanford's Library Map of London (FIGURE 4) which clearly indicates the new plots for building, traced out in dashed lines over the top of the surviving fields and farms.

6.5.10. The study site itself is shown on the Stanford map with some sort of built structure on it. This seems likely to be stables associated either with the houses at Nos. 1 to 7 Highgate Road or more likely with the Bull and Gate (FIGURE 4). The map also indicates the line of the River Fleet and clearly shows the fields leading down to the river at the rear of the Inn.

6.5.11. This development coincided with the construction of the first railways in the

area. This began with the Hampstead Junction Railway in 1860, “Kentish Town” station opened on this line in 1867 (now “Kentish Town West”). This line is shown on the Stanford map (FIGURE 4).

6.5.12. This was followed by the arrival of the Midland Railway in the 1860s. Kentish Town station opened in 1868. The first edition Ordnance Survey Map of 1873-1875 (FIGURE 5) clearly shows the new railway and its plethora of engine sheds and sidings. These include “cattle pens”, indicating the likely use of much of the goods yard activity in this area at this time.

6.5.13. Both the Stanford Map and the 1<sup>st</sup> edition Ordnance Survey sheet show the same plan for the Bull and Gate, suggesting that the main body of the Inn predates 1860.

6.5.14. The 1896 Ordnance Survey sheet (FIGURE 6) shows the buildings on the site to have been redeveloped in favour of a series of shed. The map label is not completely clear, but the sheds appear to be labelled as “Omnibus Company Stables”. Dickens lists an omnibus route as follows: “KENTISH TN. (Bull & Gate) to TRAFALGAR-SQ.”, stating that the bus type is a Yellow “Carlton” (DICKENS 1879: 177). Putting both pieces of evidence together, it seems likely that the site was therefore the location of stables for the horses of an early omnibus route.

6.5.15. The Ordnance Survey sheet of 1915 (FIGURE 7) indicates that these stables were not particularly long lived. The buildings had been redeveloped or at least partially demolished due to the expansion of the railway yards to the southwest.

6.5.16. By the time of the 1936 Ordnance Survey sheet (FIGURE 8), there had been several changes and redevelopments around the site. The site itself is shown as a single structure possibly indicating a rebuild of the buildings on site. The Bull and Gate is shown with a modified plan, with the front yard area being filled in by the single storey bar area that can be seen at the present time. To the north, a “Forester's Hall” friendly society building has been built alongside the site in what would have been the garden of Nos. 5 and 7 Highgate Road. Slightly further to the north, a series of the Georgian houses have been replaced by a

“Picture Theatre” (currently “The Forum”).

6.5.17. By the time of the 1953 Ordnance Survey sheet (FIGURE 9), the site is clearly labelled as “Welding Works”, presumably associated with the nearby railway yards. The cinema is now labelled as the “Forum Cinema”.

6.5.18. The site is labelled as “Engineering Works” on the 1970 Ordnance Survey sheet (not reproduced), although there is no discernible change to the structures on site. The Forum is labelled as “ABC Cinema”.

6.5.19. The GLHER record contains information regarding two events of archaeological field work within a 500 metre radius of the site; ELO1397, a trial trench excavation in 2003, and ELO8806 (site code KTW08) a watching brief in 2009. Both interventions revealed archaeological remains of Victorian period made ground, with the former encountering natural gravel at c0.8m, and the latter recording natural silty-gravel encountered at 0.90m below ground level. This evidence reflects a similar picture demonstrated by the extant borehole data for the area discussed in section 5.1, indicating low levels of human occupation in the area.

## 6.6. DISCUSSION

6.6.1. The site lies in an area that was outside of the main areas of settlement until the 19<sup>th</sup> century.

6.6.2. The absence of evidence from the prehistoric periods probably reflects a lack of recording rather than a total absence of activity. That said, railway construction work in other areas of London has yielded quite large collections of prehistoric material, and so the total absence of finds does suggest a generally low level of activity in the area.

6.6.3. Likewise, the Roman period is remarkable by its absence from the archaeological record. In this case, it seems likely that the site lay far from any intensively occupied areas. We can expect activity to have been more intensive closer to the main Roman roads in the area which are all fairly distant from the site.

- 6.6.4. In the Medieval period, the site lay firmly in the rural hinterland of London. The documentary evidence points towards Kentish Town being a small manorial centre during this period. Towards the end of the period, rising population meant that a “chapel of ease” was built to serve the residents in the north of the parish.
- 6.6.5. By the 18<sup>th</sup> century, the Bull and Gate Inn was established as a coaching inn and country retreat for the citizens of London. This would have offered a country experience to Londoners not too far from home. The inn was probably situated in its own fields which would have run down to the River Fleet. Sketches and paintings of this period available on the City of London's “Collage” system (not reproduced due to copyright restrictions) paint a vivid picture of country life in Kentish Town as late as the 1840s.
- 6.6.6. During the later part of the 18<sup>th</sup> century or perhaps the early 19<sup>th</sup> century, the freeholders of the Bull and Gate decided to build houses along the main road to the north of the inn. Along with this construction work, stables or out-buildings appeared to the rear of the inn. It is difficult to judge from the map evidence just how substantial (or not) these structures were.
- 6.6.7. The arrival of a massive rail depot in the 1860s fundamentally changed the character of the area. The River Fleet was buried and the buildings at the rear of the inn were replaced with the stables of a horse drawn omnibus depot.
- 6.6.8. The omnibus stables were short lived and they were replaced in the early 20<sup>th</sup> century by the engineering works buildings on the site at the present time.

## **6.7. SIGNIFICANCE**

- 6.7.1. Stray Prehistoric or Roman finds would be of low significance due to their lack of context, but would help to refine the picture of activity in this area.
- 6.7.2. Remains relating to Medieval agriculture would have low local significance, but any structural remain although unlikely would be of a higher level of significance in helping to define the layout of the Medieval settlement in this area.

- 6.7.3. Any remains predating the Bull and Gate are likely to be agricultural in nature and of low significance. Remains of 17<sup>th</sup> century buildings would be of local significance, having some “evidential value” in defining the early development of London's satellite communities.
- 6.7.4. Remains relating to the Bull and Gate itself are also likely to be of local significance, having some evidential value in understanding leisure activities.
- 6.7.5. Remains of the horse drawn omnibus depot are also of local significance, being of some limited evidential value in understanding early public transportation systems in London.
- 6.7.6. No remains of national significance are thought to exist on the study site and the chance of unexpected discoveries of this type is low.

## **7. Site Conditions and Proposed Development**

### **7.1.SITE CONDITIONS**

7.1.1. The existing building occupies the entire footprint of the site. These buildings are single storey brick built workshops. The map regression exercise indicates that these date to the early 20<sup>th</sup> century and are therefore likely to be built on strip foundations.

7.1.2. There are no known basements on the study site and so any archaeological deposits would be relatively well preserved.

### **7.2.PROPOSED REDEVELOPMENT**

7.2.1. The development proposals will see the demolition and redevelopment of the buildings on site.

7.2.2. It is not confirmed at this stage, but it is understood that finished floor level will be approximately the same as it is at present.

7.2.3. Foundation designs have also not been confirmed at this stage. Depending on the chosen design, there is good scope for preservation of any archaeological remains beneath the proposed development.



## 8. Summary and Conclusions

- 8.1. The site of number 1A Highgate Road is proposed for redevelopment. The proposed redevelopment involves the creation of a new mixed use development. The proposals do not incorporate any basement levels.
- 8.2. This study has identified a low potential for remains from the Prehistoric and the Roman periods, a low/moderate potential from the Medieval period and a moderate potential for the Post Medieval period.
- 8.3. Of these potential remains, none would be of national or regional significance. The remains from the Medieval and Post Medieval period would if present be of local significance.
- 8.4. The development will have a limited impact on these potential remains. Although this should be confirmed by consulting the final approved foundation and design drawings, there is no proposed basement and an appropriate foundation design would effectively seal any archaeological remains under the proposed new building.
- 8.5. This report indicates with a good level of certainty that nationally important remains are extremely unlikely to be found on the study site. The report was also able to build up a good picture of the likely archaeological potential of the site. No further archaeological work is therefore required in order to inform the determination of the planning application.

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## **ELECTRONIC**

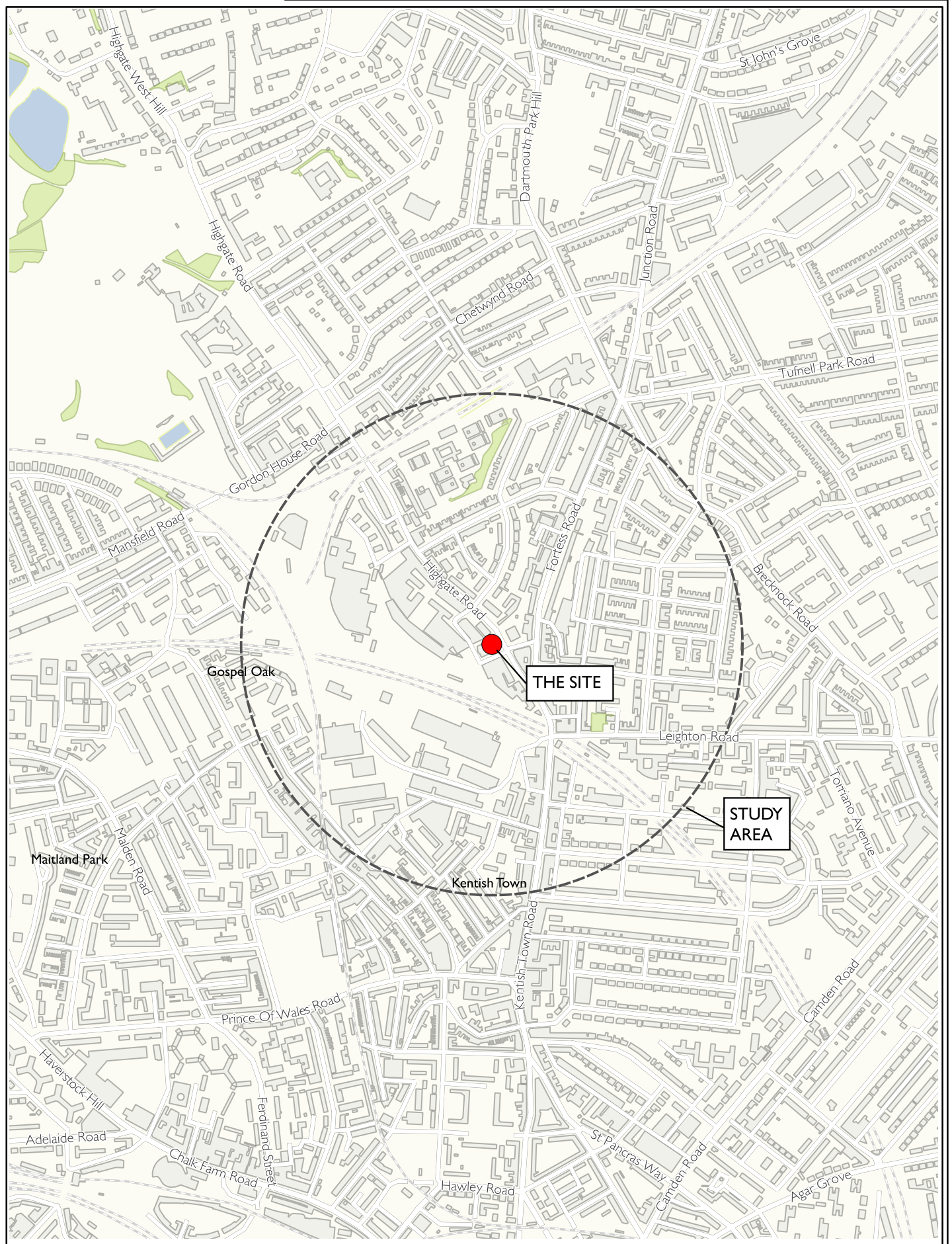
[www.british-history.ac.uk](http://www.british-history.ac.uk)

Open Street Map data used in figures in this report is made available under the Open Database License: <http://opendatacommons.org/licenses/odbl/1.0/>. Any rights in individual contents of the database are licensed under the Database Contents License: <http://opendatacommons.org/licenses/dbcl/1.0/>

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# FIGURES

FIGURE 1 // Site Location - General



PROJECT // 1570L - 1A Highgate Road, NW5

DESCRIPTION // Site Location

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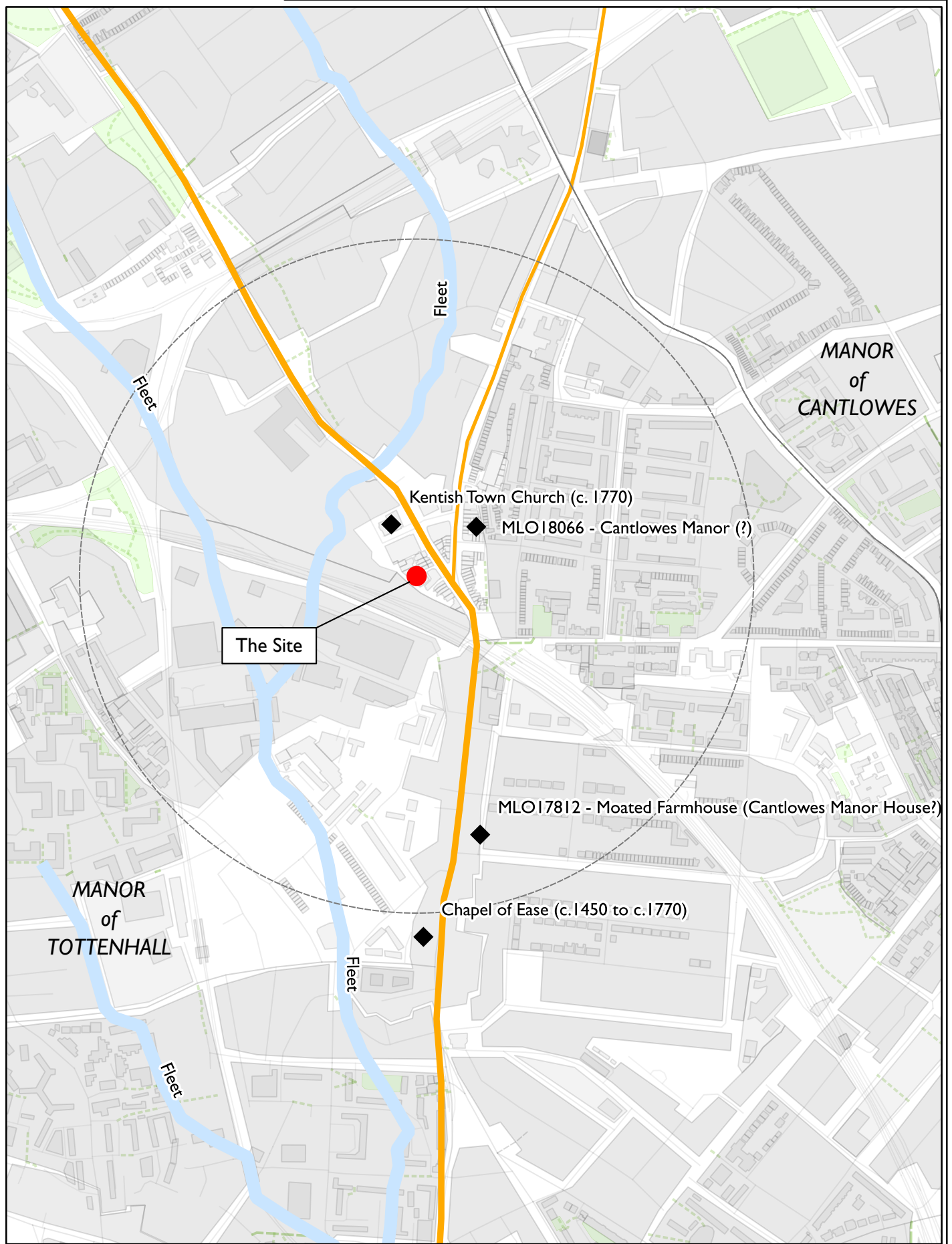
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L-P:ARCHAEOLOGY





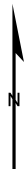
FIGURE 3 // Findspots and Features



0 100



A4 Scale 1:7500



PROJECT // 1570L - 1A Highgate Road, NW1

DESCRIPTION // GLHER Findspots and other features

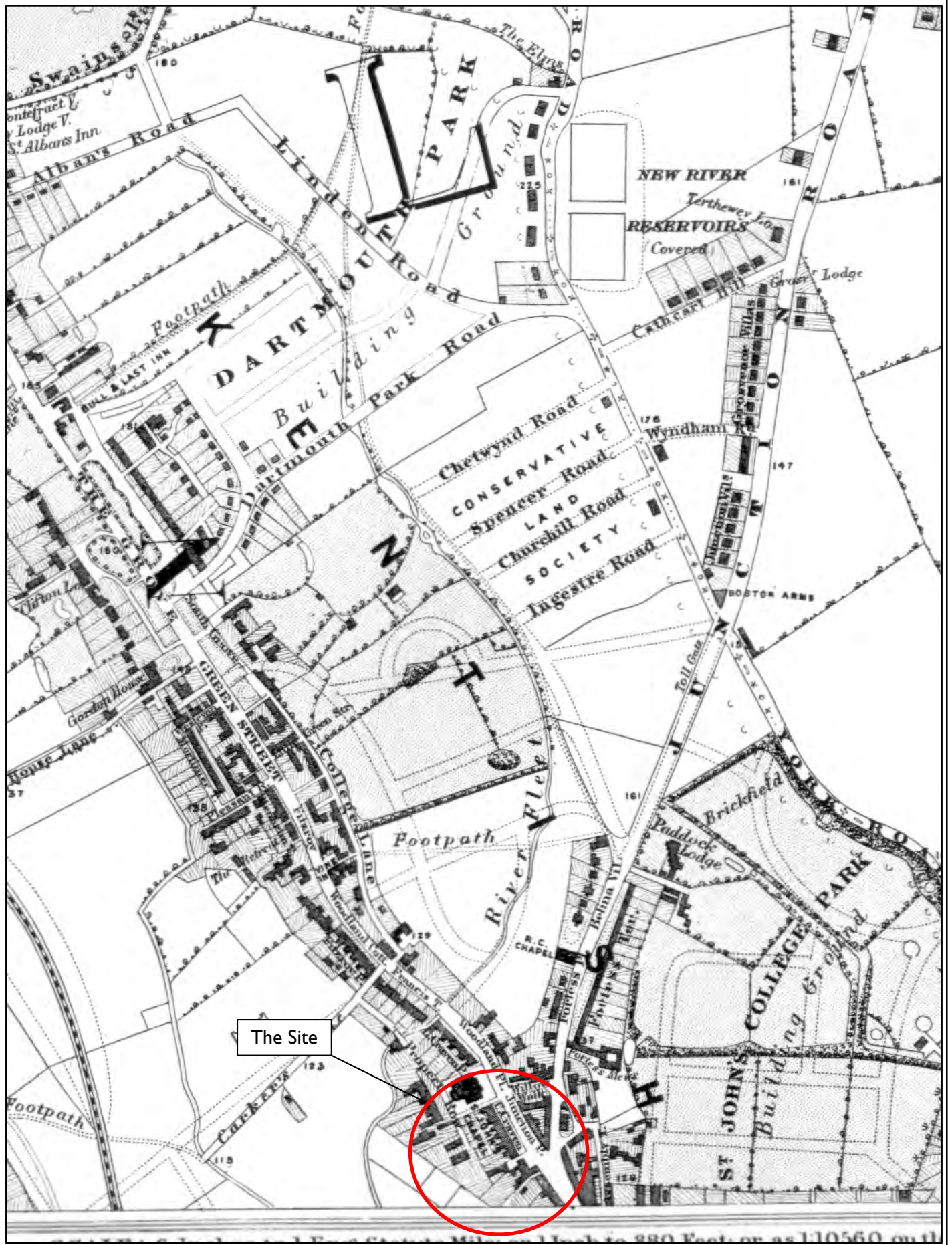
Open Streetmap data used under ODbL - © OpenStreetMap contributors

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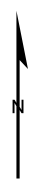
L-P:ARCHAEOLOGY



FIGURE 4 // Stanfords Library Map



The Site

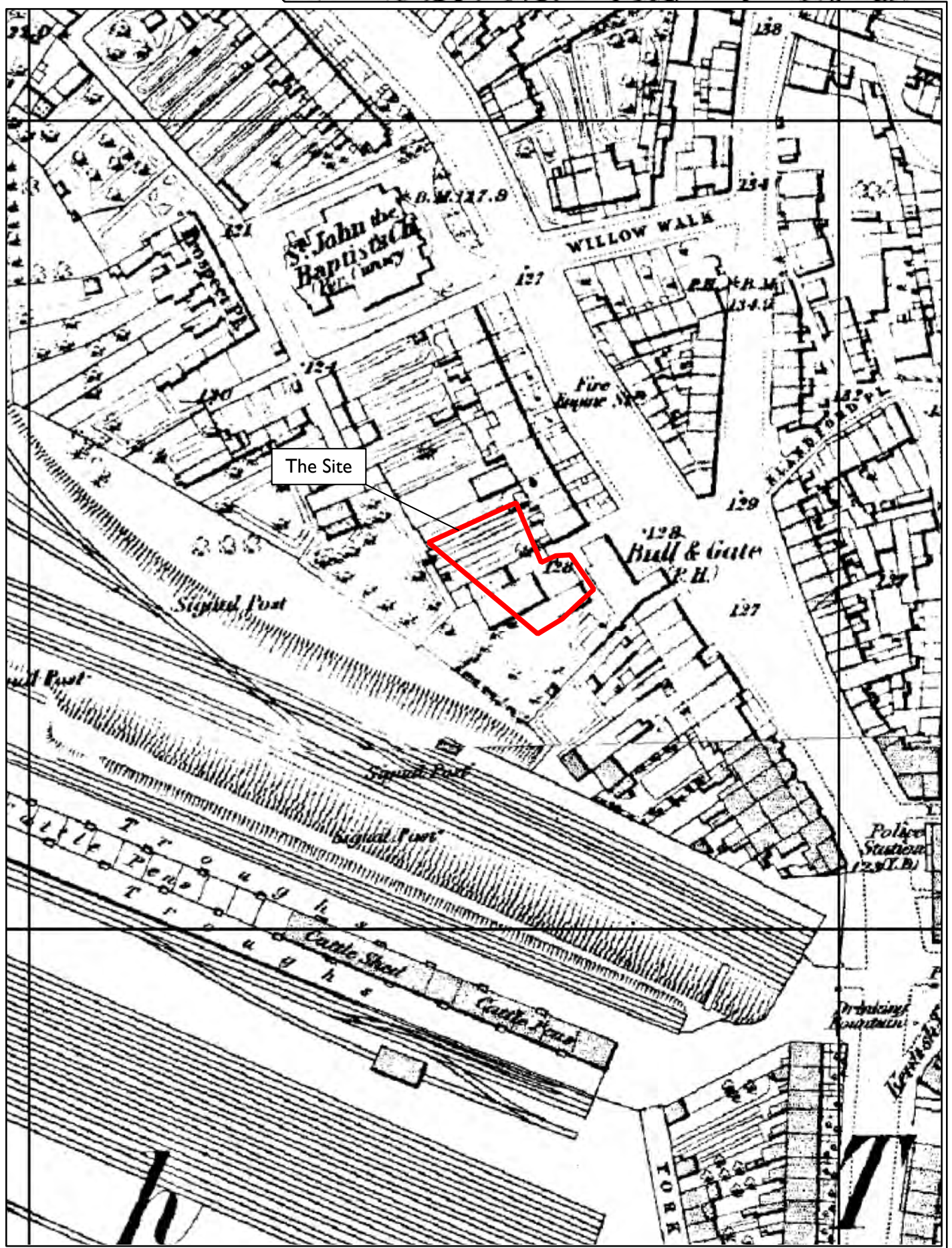


PROJECT // 1570L - IA Highgate Road, NW1

DESCRIPTION // Stanfords Library Map of London 1867



FIGURE 5 // OS 1873



0 20



A4 Scale 1:1250



PROJECT // 1570L - 1A Highgate Road, NW1

DESCRIPTION // Ordnance Survey 1st Edition 1873

DOC REF: LPI570L-DBA-v1

L-P:ARCHÆOLOGY



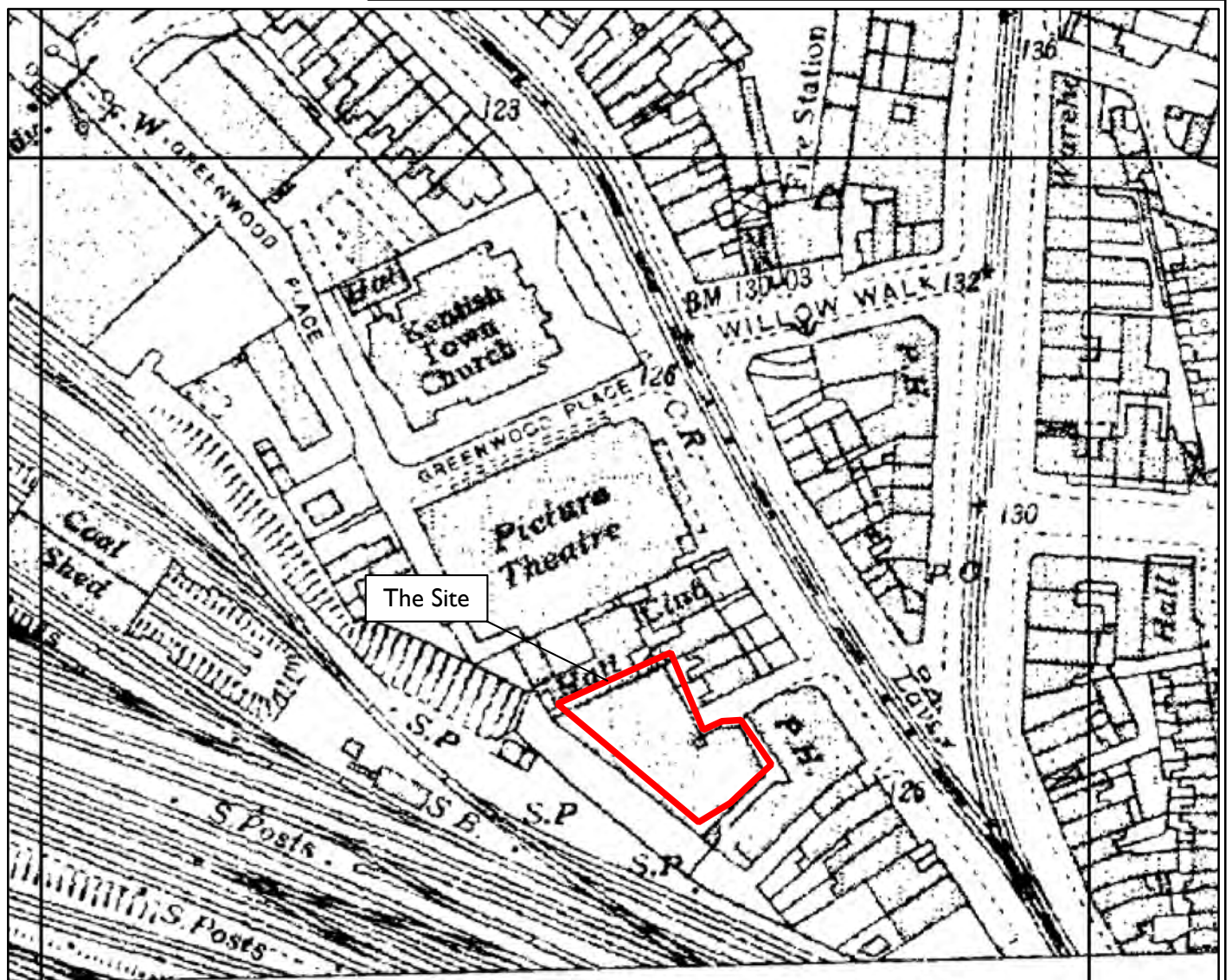








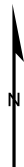
FIGURE 8 // OS 1936



0 20



A4 Scale 1:1250



PROJECT // 1570L - 1A Highgate Road, NW1

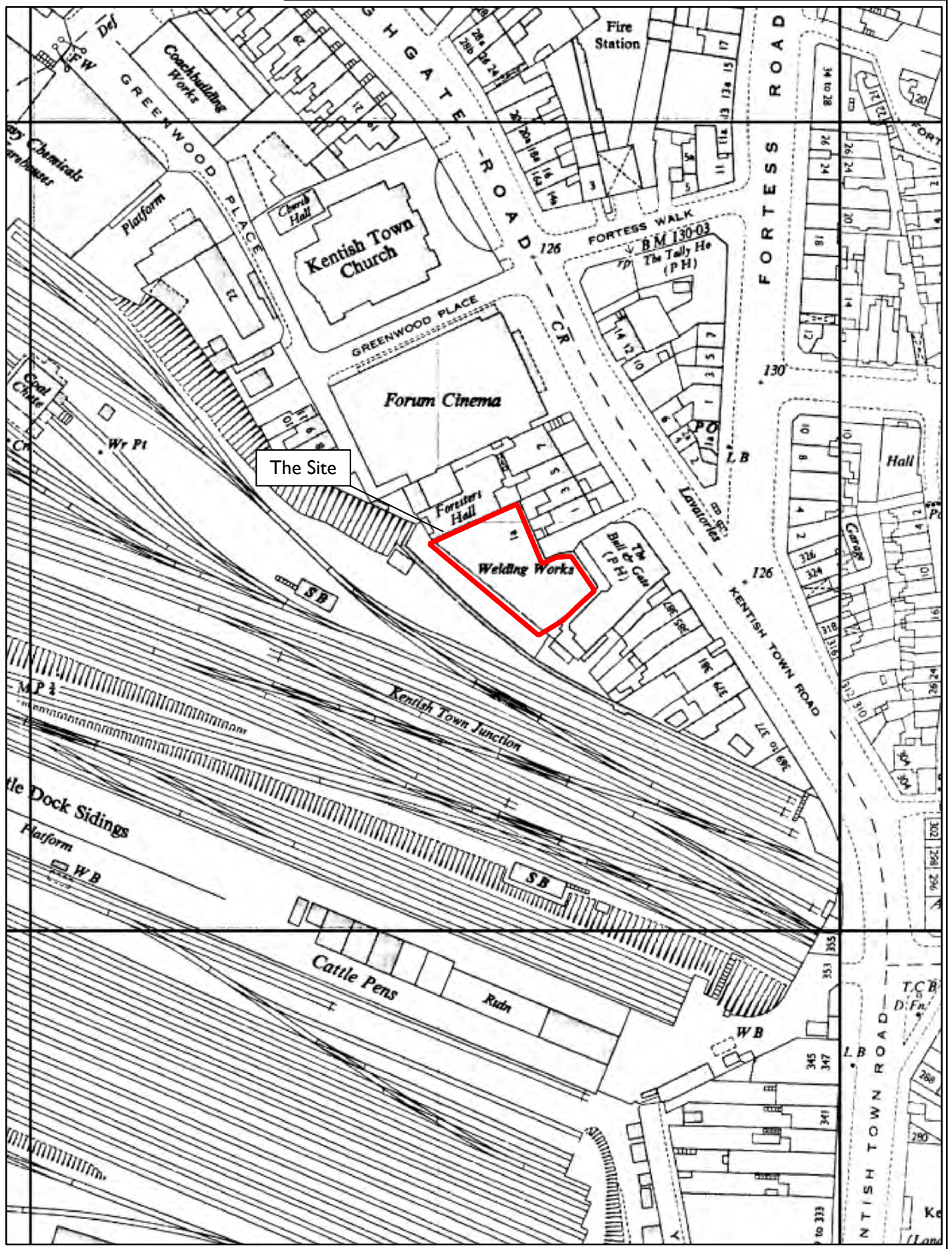
DESCRIPTION // Ordnance Survey 1936

DOC REF: LPI570L-DBA-v2

L-P:ARCHAEOLOGY



FIGURE 9 // OS 1953



0 20  
A4 Scale 1:1250



PROJECT // 1570L - 1A Highgate Road, NW1

DESCRIPTION // Ordnance Survey 1953

DOC REF: LPI570L-DBA-v2

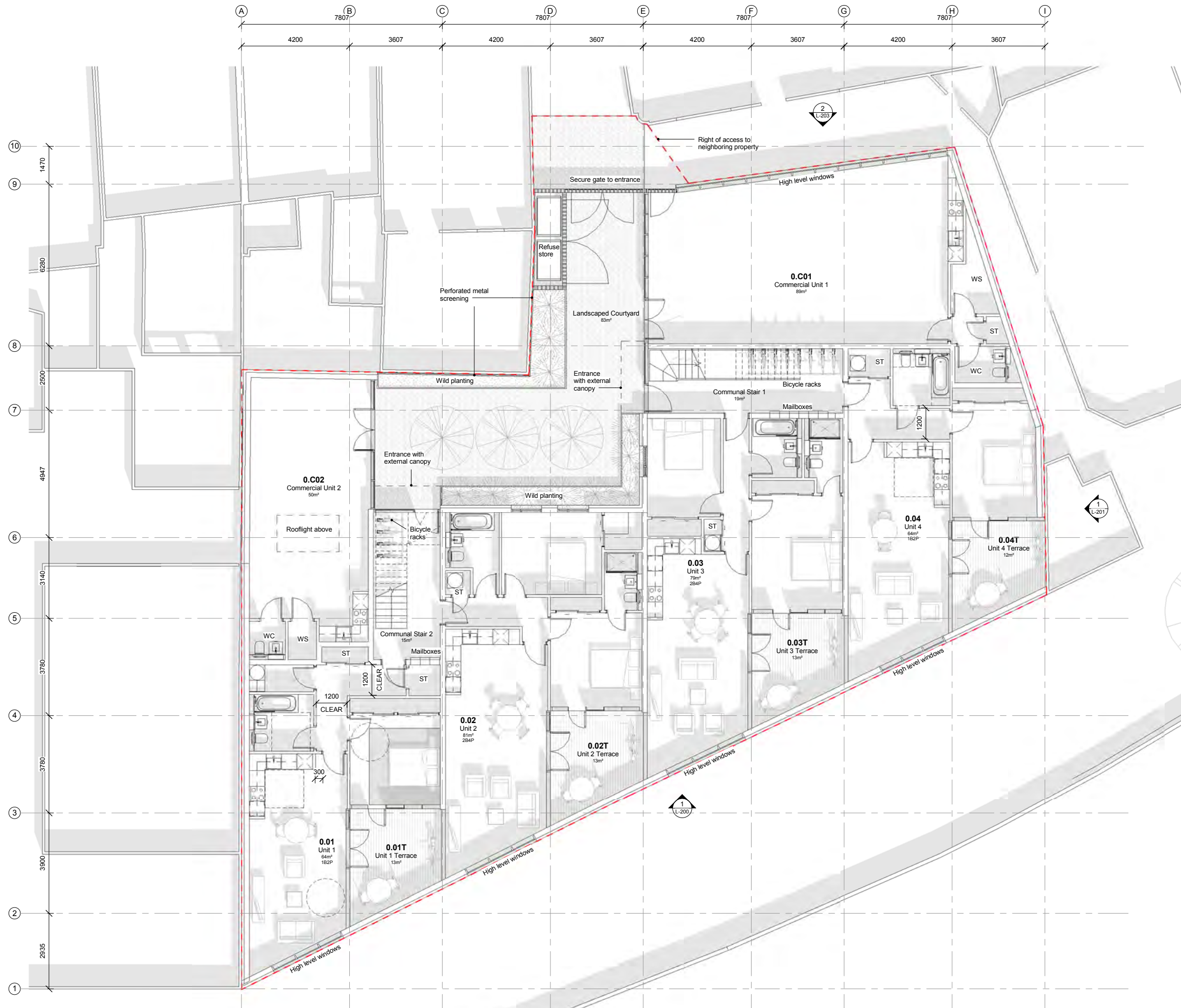
L-P:ARCHAEOLOGY

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# PROPOSED LAYOUT

## APPENDIX I





REVISIONS

-	Pre App Meeting	151104
A	For Comment	151113
B	For Information	151119
C	For Information	151203

**NOTES**

**DOMESTIC WASTE**  
 1 Bed: Number in development (3) x Projected weekly waste per household (100 litres) = Waste produced from all households (300 litres)  
 2 Bed: Number in development (13) x Projected weekly waste per household (170 litres) = Waste produced from all households (2210 litres)

Total weekly waste Arising: 300 + 2210 = 2510 litres

Total Domestic Provision:  
 2 no. 1100 litre Eurobins (1 refuse and 1 recycling)

**COMMERCIAL WASTE**  
 1 cubic meter storage space (1000 litres) per 300-500sqm of commercial space  
 94 + 58 sqm = 153 sqm (both refuse and recycling)

Volume of waste generated is ultimately dependant on the use of the building  
 Waste and recyclables from residential and commercial must be stored separately, but same container type to facilitate ease of collection.

All commercial waste to be contained within commercial demise.

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Client  
 IDM Land Ltd

Project Number: 180  
 Highgate Road  
 1A Highgate Road  
 London NW5 1JY

Sheet  
 Proposed Ground Floor Plan

SCALE @ A1= 1 : 75  
 SCALE @ A3= 1 : 150

**ARCHITECTURAL**  
 Drawing Number Revision  
 180 - L-110 (C)

DO NOT SCALE OFF THIS DRAWING  
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK  
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