



HIGHGATE ROAD Kentish Town London NW5

London Borough of Camden

Historic environment assessment

May 2016



**Highgate Road
Kentish Town
London NW5**

Historic environment assessment

NGR 528855 185410

Sign-off history

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Executive summary

Fortnum Developments Ltd. has commissioned MOLA to carry out a historic environment assessment in advance of proposed development at Highgate Centre (19-37 Highgate Road) and A&A Self-Storage (19 Greenwood Place) in the London Borough of Camden. The scheme comprises the demolition of the existing mid-20th century buildings and the construction of new part six-storey, part eight-storey building, with two basement levels, for residential flats and retail.

This desk-based study assesses the impact on buried heritage assets (archaeological remains) and above ground heritage assets (historic structures). Heritage assets that may be affected by the proposals comprise:

- **nearby listed buildings**, notably the Grade II listed Christ Apostolic Church, of high significance and immediately south-east of the site of the proposed development, and the Forum Cinema, south of the church;
- possible **palaeoenvironmental remains** likely to be of low significance, from a tributary of the River Fleet which is documented close to the site and is now presumably culverted under Greenwood Place;
- **footings of 19th-century houses** known as 'Lower Craven Place', of low significance.

The site has a low potential for buried heritage assets of other periods. No evidence of prehistoric activity has been recorded in the vicinity of the site, and it was located away from known areas of settlement during the Roman and early medieval periods. The site is however within the Kentish Town Archaeological Priority Area (which corresponds to the likely area of later medieval settlement) as defined by the London Borough of Camden; the site was probably at the edge of the settlement or in adjoining fields.

The buildings currently on the site, a pair of mid-20th century warehouse buildings currently in use as a storage facility, are relatively modern buildings of negligible significance and their demolition would have a corresponding neutral impact on the site.

It is considered that the proposed development would have a positive impact on the setting of nearby heritage assets, including the Grade II listed Christ Apostolic Church.

The foundations of the existing buildings will have truncated any archaeological remains present in their footprint, with the exception of the bases of cut features, such as pits or ditches, and footings of buildings, which may survive. Any 19th-century cellars will have truncated earlier archaeological remains, although the bases of cut features may survive beneath.

Demolition including the breaking out of the existing foundation/floor slab would potentially have an impact, truncating or removing entirely any archaeological remains directly beneath the slab. Any archaeological remains would be entirely removed within the footprint of the proposed basement, to a depth of 7.9m. Piled foundations would only have an impact if constructed prior to basement excavation, as remains would otherwise have been entirely removed: any archaeological remains within the footprint of each pile would be removed.

In view of the generally low potential of the site to contain archaeological assets of any more than low significance, it is considered unlikely that the local authority would request site-specific evaluation of the site prior to the determination of planning consent. It is possible that a trenching evaluation would be requested under a standard planning condition in order to confirm the presence, depth and nature of any remains within the site. This might include sampling of any palaeoenvironmental remains associated with the possible tributary of the River Fleet. The results would allow an informed mitigation strategy (if required) to be drawn up in advance of development, in consultation with the Greater London Archaeological Advisory Service. Mitigation might comprise a watching brief during site preparation and ground reduction to ensure that any below-ground heritage assets of archaeological significance are not removed without record. Such work would be carried out in accordance with a Written Scheme of Investigation agreed with the Greater London Archaeological Advisory Service.

No further work is recommended in connection with the proposed scheme regarding above ground heritage assets.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Fortnum Developments Ltd. has commissioned MOLA (Museum of London Archaeology) to carry out a historic environment assessment in advance of proposed development at Highgate Centre (19-37 Highgate Road) and A&A Self-Storage (19 Greenwood Place), Kentish Town NW5 (National Grid Reference 528855 185410: Fig 1). The scheme comprises the demolition of the existing mid-20th century buildings and the construction of new part six-storey, part eight-storey building, with two basement levels, for residential flats and retail use.
- 1.1.2 This desk-based study assesses the impact on buried heritage assets (archaeological remains) and above ground heritage assets (historic structures). It forms an initial stage of investigation of the area of proposed development (hereafter referred to as the 'site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact upon any known or possible heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012, 2014; see section 10 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA Dec 2014a, 2014b), Historic England (EH 2008, 2015), and the Greater London Archaeological Advisory Service (GLAAS 2014). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. It is directly adjoined to the south by a Grade II listed 18th-century church; further to the south-east is a Grade II listed former cinema.
- 1.2.2 The site does not lie within a conservation area. The site is within Kentish Town Archaeological Priority Area as defined by the LPA, which corresponds to the likely area of later medieval settlement.
- 1.2.3 The proposed development will be visible from both Kentish Town Conservation Area and Dartmouth Park Conservation Area. However, due to it sitting outside both of these and a lack of potential for it to impact on the character of either, it is not considered to be meaningfully within the setting of the two Conservation Areas and these will not be formally assessed in this report.

1.3 Aims and objectives

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

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

2 Methodology and sources consulted

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1km-radius study area around it, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, eg, where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, prehistoric key activity indicators for London, past investigation locations, projected Roman roads and burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; in-house archaeological deposit survival archive; and archaeological publications;
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, along with identified Heritage at Risk;
 - The London Society Library – published histories and journals;
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Jon Dingle Ltd. – architectural drawings (Squire and Partners/February 2016), geotechnical report (Campbell Reith/2013);
 - Internet – web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The site was visited by James Dixon on the 30th of October 2015 in order to determine the topography of the area and the nature of the existing buildings on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report.
- 2.1.5 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2, etc**), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 200m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. All distances quoted in the text are approximate (within 5m).
- 2.1.6 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (ie present and previous land use), as well as

possible significance.

- 2.1.7 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at Highgate Centre (19-37 Highgate Road) and A&A Self-Storage (19 Greenwood Place), Kentish Town (NGR 528855 185410: Fig 1). The site is bounded by Highgate Road to the north-east, Greenwood Place to the north-west and south-west and the Christ Apostolic Church to the south-east. The site falls within the historic parish of St Pancras, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The site is c 1.2km to the north of Regent's Canal, and c 5.1km to the north-west of the River Thames. The site also lies 150m north-east of the course of the River Fleet, a former tributary of the Thames, which is now culverted.
- 3.1.3 The Fleet probably influenced settlement in the area since the route of the medieval road, along which Kentish Town developed, followed its course (Richardson 1998, 27–9). The Fleet rises in Highgate Ponds, 1.5km to the north-west of the site, and was progressively canalised and then completely contained in a pipe during the 19th century. Tributary streams joined the Fleet, flowing from both east and west, and such a stream probably passed close to the present site to the north and west (Fig 2; see 3.3, below). A panorama drawn of the two sides of Highgate Road in about 1850 still shows the upper reaches of the Fleet as running freely, but by 1909 the river was no longer visible (*ibid*, 29).

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 There is a very slight slope running down from north-east to south west across the site the ground level on Highgate Road is recorded between 37.3m OD and 37.8m above Ordnance Datum (OD). On Greenwood Place, to the south-west, the ground level is recorded between 36.4m OD and 36.6m OD.

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains. According to British Geological Survey (BGS) digital data the underlying geology comprises London Clay. However, alluvial deposits have been recorded on the site.
- 3.3.2 A geotechnical investigation was carried out by Campbell Reith on and adjacent to the site in May and June 2013. This investigation comprised the excavation of two boreholes and four sampler holes. One borehole (BH1) and two sampler holes (DCS2a and DCS3) were dug on the site. Table 1 shows the results of the investigation. The location of the exploratory holes can be seen in Fig 3. The original report was commissioned for engineering purposes and did not differentiate between modern made ground, containing identifiably modern inclusions such as concrete and plastic, and undated made ground, which may potentially contain deposits of archaeological interest. Made ground of 1.0–1.6m thickness was found to overlie alluvium or London Clay. Alluvium was recorded in borehole BH1 in the north-western part of the site, which corresponds with the probable route of the tributary of the Fleet.

Table 1: summary of geotechnical data (Campbell Reith 2013)
Levels are in metres below ground level (mbgl)

BH/TP ref.	Made ground	Top of natural (alluvium)	Top of natural (London Clay)
BH1	<1.6	1.6	2.4 (reworked)
DCS2A	<1.3	Not present	1.3
DCS3	<1.0	Not present	Not reached

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been seven archaeological investigations in the study area. Those for which details are available revealed only post-medieval remains. There have been no investigations in the site itself and as a result the understanding of the nature and extent of archaeological evidence for previous human activity in the area is very limited.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as the time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no known finds dated to these periods within the study area.

Roman period (AD 43–410)

- 4.2.4 *Londinium*, the Roman settlement, developed on the north bank of the River Thames in the location of the modern City of London, and on islands to the south now absorbed into north Southwark, near modern London Bridge, c 5km south-east of the site. A number of roads connected *Londinium* to the rest of Roman Britain, but none of these are within the study area.
- 4.2.5 Despite the proximity of the River Fleet, a likely focus for activity, the wide expanse of London Clay in the broader landscape has often been associated by archaeologists in the London region with a lack of archaeological evidence for pre-medieval remains (MoLAS 2000, 37–8, 56–8, 65, 92–3, 104, 152 and 197–8), although as noted above, this may be a reflection of the relative lack of past investigation, and significant Roman pottery production sites are known much further north-west such as at Highgate Woods. There is no evidence for Roman activity in the study area, however, and it is possible that the site was in woodland throughout this period.

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

- 4.2.6 Following the withdrawal of the Roman army from England in the early 5th century AD, the Roman city was abandoned. With the arrival of Germanic-speaking settlers from mainland Europe, a major Saxon trading settlement (*Lundenwic*) developed in the 7th century in the area of what is now Covent Garden and the Strand, c 4km to the south-east of the site (MoLAS

2000, 182).

- 4.2.7 The site lay within the extensive manor (or landed estate) of St Pancras. St Pancras Old Church lies beside the River Fleet (now underground) at the northern end of Pancras Road, c 2.1km to the south-east of the site. The church was believed to have been founded on land given by King Ethelbert to St Paul's Cathedral in AD 604 (VCH *Middlesex* i, 122). Further evidence of an early Saxon date was also gained by the 1847 discovery of an altar stone, dated to the late-6th to early-7th century, beneath the 13th-century tower of the church (Weinreb and Hibbert 1995, 774). The church would have formed an early focus for settlement, the exact extent of which is not currently known.
- 4.2.8 In the 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named *Lundenburh*, formed the basis of the medieval city, c 5km south-east of the site.
- 4.2.9 The main St Pancras manor was eventually broken up into smaller estates. The site fell within the Cantelowes manor in the north-east, which Domesday Book (AD 1086) describes as "containing plenty of timber in the hedge rows, good pasture for cattle, and a running brook" and was held by the Canons of St Paul's (Walford 1878, 324–340). It is uncertain who owned the manor prior to this and the location of the main settlement is unknown. In the northern part of the manor of Cantelowes, the GLHER records that an early medieval settlement was located at Pond Square, Highgate, c 2.1km to the north-east of the site, beyond the study area. The River Fleet flowed southwards from higher ground at Highgate and Hampstead Heath, north and north-west of the site, to join the Thames at Blackfriars. This, with several tributary streams joining it from west and east, would have been the main natural topographical feature of the landscape. Throughout this period, it is likely that the site was located at considerable distance from the known settlements and probably within pasture or woodland.

Later medieval period (AD 1066–1485)

- 4.2.10 As mentioned, at the time of the Domesday Survey in 1086 the manor of Cantelowes was held by the Canons of St Paul's. Towards the end of this period, a large area of Cantelowes became Camden Town (Richardson 1997, 14). A possible location for the medieval settlement is at the junction of Kentish Town Road and Camden High Street, c 1.4km to the south of the site (*ibid.*).
- 4.2.11 The exact location and extent of the settlement at Kentish Town is uncertain. The earliest known spelling of Kentish Town is 'Kentisston' in 1208 (Richardson 1997, 29). However, this might not refer to the present location as it is only part of the Parish of St Pancras and the two names are synonymous and interchangeable in many early documents (Weinreb and Hibbert 1995, 440). The GLHER locates the medieval manor house (**HEA 12**) of Kentish Town c 500m south of the site. The chapel of ease for the use of the local inhabitants, subordinate to the parish church of St Pancras, was rebuilt around the middle of the 15th century (Richardson 1997, 8). This chapel was apparently located on the west side of Kentish Town Road, c 600m to the south of the site. The chapel and manor house would have formed another focus of settlement.
- 4.2.12 Perhaps the settlement was dispersed and linear in form, with buildings spread intermittently all the way along Kentish Town Road. Two medieval taverns (**HEA 13** and **14**) are recorded on the GLHER along the road, c 500m and 800m south of the site respectively; and the GLHER locates the manor house of Cantelowes (**HEA 8**) c 100m east of the site, where another small settlement may have existed. However, it should be noted that the GLHER goes on to say that 'the exact site and origins of Cantelowes manor house are not known' so no great reliance should be placed on this location.
- 4.2.13 The Archaeological Priority Area reflects the possible settlement extent formed by the manorial centre, with ribbon development developing to the south (as shown later on Rocque's map, see below) although its relationship to the true extent of the settlement is problematic given the limited number of archaeological investigations in the area. Throughout this period, the site probably lay within fields not far from the later medieval settlement.

Post-medieval period (AD 1485–present)

- 4.2.14 Kentish Town flourished and was noted for its clean air and water. The village was favoured by wealthy residents who built substantial country houses with close access to London. In the

18th century, Londoners came here on day excursions to enjoy the countryside and there were many public houses (Weinreb and Hibbert 1995, 440).

- 4.2.15 The earliest map of the area, Rocque's map of 1746 (Fig 4), shows Kentish Town as a string of roadside properties on both sides of Kentish Town Road. The site would have been in a field just to the west of the main road, under the label 'Kentish Town Bridge'. This was a bridge to the east of the site, carrying the main road, then called Green Street and now Highgate Road, over a tributary of the River Fleet (the suggested course of which is shown as a dashed blue line on Fig 2). Further north, another roadside settlement is shown, labelled 'Green St[r]eeet'.
- 4.2.16 The end of the 18th century saw the beginning of a building boom which was to change Kentish Town from a village into a select suburb, said to be the 'residence of some good families who kept their carriages and suites of servants' (Weinreb and Hibbert 1995, 440). The medieval chapel of ease 600m to the south of the site was abandoned and a large new church, dedicated to St John the Baptist, was built in 1782–4, and partially rebuilt in 1817 and 1843–5 (Cherry and Pevsner 1998, 343–4). This church directly adjoins the site to the south (**HEA 20**) and is discussed in more detail in section 5.
- 4.2.17 The church can be seen on Tompson's map of the parish of St Pancras compiled about 1800 (Fig 5). It is possible that burials were made in the churchyard, but this early map shows the church boundaries as the current ones, so that it is very unlikely that any burials could have extended into the site. By 1834, Highgate Cemetery was established as the Kentish Town parish burial ground and further burials around the church are unlikely to have occurred. The map shows a row of ten houses in a terrace fronting on to Highgate Road along the north-eastern edge of the site. The long gardens at the rear of these houses backed on to a road running from north-west to south-east, the precursor of Greenwood Place, on the south-western boundary of the site. The map also shows a stream branching off from the main road just to the north of the site, curving south into the site before joining the main branch of the River Fleet to the west of the site.
- 4.2.18 The 19th century witnessed an enormous amount of house-building, particularly during the 1840s and 1850s. In the middle of the 19th century, a panoramic view of both sides of Kentish Town Road and Highgate Road was drawn by J F King, which shows the villas and isolated rows of terraced houses that had by then been built fronting on to these streets (King 1986, facsimile edition, not reproduced). The drawings and original accompanying notes, and a mid-20th century commentary, appear in the Survey of London (1938, 52–9). The drawing of the west side of the roads shows the 18th-century church (at 'No 31' in the numbering of the Survey of London) and to its north along the road a row of terraced houses called 'Lower Craven Place' (at 'No 32'), located on the present site. The notes on the drawing read, 'Kentish Town parochial chapel, built in the year 1784... The frontage of this Chapel was pulled down and the same enlarged by being brought forward with the addition of Two Spires in the year 1846...' and for the houses, 'Ten very pleasant Houses commanding a very extensive View over Hampstead at the back, and in front over Holloway and all parts adjacent, called Lower Craven Place...'
- 4.2.19 Drawings of the opposite side of the road show the tributary of the Fleet, which King confusingly calls 'the old river Fleet' itself, flowing southwards to the main road, which it met roughly opposite the site. According to the Survey of London, this stream rose near a house called Kentish Town House, in modern Brookfield Park, and now flows in a sewer under York Rise and Burghley Road. The stream formed a pond on the north side of the road and, King notes, 'cattle used to drink therefrom, and water carts were supplied by being backed and filled in the old fashioned way to water the roads.' He describes 'an old substantial cottage known as "the Bridge House", having an extensive garden extending to the verge of the old river Fleet, which crosses the Road, meandering through Mansfield Place.' The Survey of London identifies the cottage (in 1938) as No 58 Highgate Road, with College Lane to its west (at 'No 14', *ibid*, 43-4). Numbers 44 to 58 Highgate Road stood (in 1938) on the site of the garden of Bridge House, and the pond was at the junction of Burghley Road and Highgate Road. The stream was thus ponded on the north side of the bridge, which need have been little more than a culvert, and then flowed directly into the site. It seems possible that Mansfield Place was a former name of Greenwood Place, and that the circuitous line of the latter road was determined by the watercourse beside it or underneath it.
- 4.2.20 In the late 1860s, the Midland Railway Company constructed a main line to St Pancras, its new London terminus some 2.5km to the south; this ran in a cutting c 100m to the south of the site,

with a station just to the east of its crossing under Kentish Town Road, c 300m south-east of the site. Until then the area had been predominantly middle class in social character, but the needs of the railway transformed it into a more working-class district, with numerous small-scale industries (Weinreb and Hibbert 1995, 440). The Ordnance Survey 1st edition 25":mile map of 1869 (Fig 6), shows the same row of ten houses along the north-eastern edge of the site; these are not named Lower Craven Place, but presumably they are the same houses. The Ordnance Survey 2nd edition 25":mile map of 1894 (not reproduced) shows no changes to the site.

- 4.2.21 The Ordnance Survey 3rd edition 25":mile map of 1915 (Fig 7) shows that a large building had been constructed in western part of the site over the previous back gardens of the terraced houses.
- 4.2.22 The London County Council's map of bomb damage during World War Two (LCC 2005, map 28, not reproduced) is based on the Ordnance Survey London Revision of the 1930s and shows that two new buildings had been constructed in the south of the site. One of the terraced houses along Highgate Road had suffered general blast damage from bombing.
- 4.2.23 The Ordnance Survey 1:1250 scale map of 1953 (Fig 8) shows the site in greater detail. There has been no change to the layout of the site, but the buildings can be more clearly identified. The row of terraced houses along Highgate Road, numbered 19 to 37 (odd), is unaltered. The large building first noted in the 1915 map is marked as a 'Coachbuilding Works. The smaller buildings in the south of the site can also be seen with minor changes in configuration compared the 1930s map. The Ordnance Survey 1:1250 scale map of 1968 (not reproduced) shows no change to the site
- 4.2.24 The Ordnance Survey 1:1250 scale map of 1979 (Fig 9) shows that at some time since 1968 the row of terraced houses at 19 to 37 Highgate Road in the north-east of the site had been demolished. A 'Day Centre' can be seen occupying the south-eastern part of the site. The works building (marked as a 'Warehouse) had either been extended, incorporating the smaller building in the south of the site, or rebuilt. The site is unchanged to the present day.

4.3 Buildings on the site

- 4.3.1 The buildings on the site (Fig 10, Fig 11) appear to date to the mid-20th century. Although there is cartographic evidence of a 'Coach Works' warehouse on the site in 1915, it is likely that this was a single storey building and that the current buildings replaced it. There is some potential for isolated stretches of wall to remain from the earlier building although not in any coherent way that could give them status as a historic feature.
- 4.3.2 In their current form, the buildings on site consist of paired warehouses formed from concrete-encased steel frames with a brick skin on the external elevations and brick internal walls. They are currently in use as a storage facility and have been converted as such with the insertion of modern light metal storage units within a steel frame.
- 4.3.3 The storage facility operates over two double-height storeys and the building has a small third storey (second floor) consisting of a small brick extension containing offices. All parts of the building have flat roofs.

4.4 Nearby heritage assets

- 4.4.1 The site is immediately to the north of the Grade II listed Christ Apostolic Church (**HEA 20**, Fig 12), which appears on the National Heritage List with the following description:

Church. Built on the site of the Kentish Town Chapel by James Wyatt, 1783, of which only the nave walls and the heightened shallow western apse remain. The rest rebuilt and extended 1843–5 by JH Hakewill. Grey brick with carved stone dressings. Slate pitched roofs. EXTERIOR: north and south aisles with galleries (removed 1889), vestry and south porch, east end with twin stone spired towers with louvred Romanesque type belfry openings and lean-to porches decorated with heavy neo-Norman and thirteenth-century ornament. East facade buttressed with window of 3 round-arched lights separated by colonnettes; narrow round-arched window above and roundel in gable which has Lombard type frieze. Behind the porches, gable ends of side aisles with 2-light round-arched windows. INTERIOR: open nave with open

timber tie-beam roof. 3 round-headed windows each side. 2 round-headed windows with rose above at apsidal west end. 3 neo-Norman arches separate nave from shallow, flat-ended chancel. Carved oak pulpit, pews with carved ends on choir platform, and nave pews intact. Late C19 alabaster font on stone base with elaborate openwork wooden cover suspended from pulley. Late C18 and early C19 wall monuments on both sides of the nave. Stained glass: mostly of the 1840s, including 'Baptism of Christ and Lazarus' by Wailes, 1845. In former south gallery, stained-glass window by Burne-Jones, 1862, depicting the 'Building of the Temple' in storage at St Benet's, Lupton Street in 1994. Monuments: many minor tablets. John Finch, d.1797, festooned sarcophagus, by Charles Regnant. Sarah Pepys, d.1806, south aisle, mourning woman by an urn.

- 4.4.2 Listed at Grade II, The Forum (**HEA 21**) sits south of the Church and is described thus on the National Heritage List:

Formerly known as: Town and Country Club (formerly Forum Cinema) KENTISH TOWN ROAD. Cinema, now in use as a concert hall. 1934. By J Stanley Beard and WR Bennett. Steel frame clad in brick with faience front. Plan of double-height auditorium with balcony reached via single-storey entrance hall and foyers. EXTERIOR: 3 storey, 7-bay front in Egyptian style. Later C20 doors to black faience ground floor. Decorative metal glazing to windows; those to 5-bay central feature are separated by giant order of 6 half-columns with streamlined acanthus capitals. Heavy moulded parapet and cornice continued across flanking towers of outer bays. INTERIOR: foyer has foliate cornice, fluted capitals to piers and staircases to upper foyer which has Pompeian-style capitals to piers, Victorian scroll cornice, decorative metal panels flanking doorways to circle and cigar-shaped ceiling; access to front tearoom (a rare survival) with panelling, moulded plasterwork and decorative iron grilles. Auditorium in Roman style has heavily fluted proscenium arch and flanking side walls, with shields and banners to spandrels; fluted side walls have grilles decorated in Roman style with urns (damaged at time of listing), and legionary standards having Roman medallions and eagles on top. Friezes of centurions and chariots to rest of side walls. Ceiling has central dome surrounded by coffering with original circular light brackets/ventilators. Panelled exit doors. Later C20 stairs, in matching style, from stalls to balcony.

- 4.4.3 There is little coherence to the streetscape here, at least in heritage terms. The two large blocks of the Church and The Forum are quite different to nearby terraced houses and to the modern housing blocks opposite the site of the proposed development, although the larger blocks continue north on the west side of Highgate Road. The site itself is at odds with the general character of that side of Highgate Road, being set back from the street and insubstantial in character.

5 Statement of significance: above ground heritage assets

5.1 Buildings on site

- 5.1.1 The existing buildings on the site are relatively modern warehouse buildings with little or no survival of historic fabric from any older phases of building on the site. They are considered to be of **negligible significance** as heritage assets.

5.2 Nearby listed buildings

- 5.2.1 Christ Apostolic Church is listed at Grade II and therefore of **high significance** as a heritage asset. The existing buildings on the site of the proposed development currently have a **minor adverse impact** on the Church's setting due to their low quality.
- 5.2.2 The Forum is also listed at Grade II and also of **high significance** as a heritage asset. There is also a **minor adverse impact** on its setting arising from the existing buildings on the site although this is less direct than for the Church.

6 Statement of significance: buried heritage assets

6.1 Introduction

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

6.2 Factors affecting archaeological survival

Natural geology

- 6.2.1 Based on current knowledge, the known or predicted levels of natural geology within the site are as follows:
- Current ground level is at 36.4m–37.8m OD.
 - The top of truncated alluvium is at 35.7m OD (1.6m below ground level/mbgl) (alluvium is only recorded in the northern part of the site, 0.8m-thick)
 - The top of truncated London Clay is at 34.5m–36.5m OD (1.3m–2.4mbgl)
- 6.2.2 Between the top of the natural and the current ground level is modern made ground and possibly undated made ground, which may potentially contain archaeological remains.

Past impacts

- 6.2.3 None of the buildings extant on the site has a basement. The current buildings are likely to have concrete foundations, either limited to the footprint of the main walls or in the form of pads or shallow platforms, which will have truncated most remains of any archaeological features which may survive, with the exception of the bases of cut features, such as pits, ditches or wells, and deeper footings of previous buildings.
- 6.2.4 It is possible that the early 19th century terraced houses along the east side of Highgate Road were built with at least half-basements. The Ordnance Survey maps seem to indicate this, and (although recognising the risks of relying on these) it is noteworthy that King's panoramic drawing of the west side of Highgate Road of about 1850 appears to show the main entrances of these terrace houses at the top of fairly tall flights of steps, with what seem to be basement, or half-basement, windows lower down. Such basements will have truncated any archaeological remains present in their footprints, although the bases of cut features may survive.

Likely depth/thickness of archaeological remains

- 6.2.5 There is 1.6m of made ground recorded in part of the site, and similar levels may be present elsewhere. Some of the made ground is likely to be undated, containing archaeological remains from 19th century buildings. There could be features, such as wells or cesspits, cut into the natural deposits beneath the made ground.

6.3 Archaeological potential and significance

- 6.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 6.3.2 *The site has a moderate potential to contain palaeoenvironmental remains within the alluvial*

deposits. This evidence would be contained in deposits associated with a tributary of the River Fleet, which apparently flowed in its most recent open state just to the north and west of the site, possibly on the line of the present Greenwood Place. Palaeoenvironmental remains are likely to preserve evidence about the past environment in waterlogged conditions that would not survive on the drier land to either side, and this evidence can illustrate the physical conditions of the surrounding landscape at all periods up to the culverting of the stream, probably around the middle of the 19th century. Localised palaeoenvironmental remains are likely to be of **low** significance.

- 6.3.3 *The site has a low potential to contain archaeological remains dated to the prehistoric period.* The site's location close to the Fleet and the possible tributary may have made it attractive for prehistoric activity. However, there are no remains dated to this period recorded within the study area, although this may be the result of the relatively small number of investigations that have taken place.
- 6.3.4 *The site has a low potential to contain archaeological remains dated to the Roman period.* There is no evidence for Roman activity in the study area, and the site lay at a considerable distance from any known settlements and roads.
- 6.3.5 *The site has a low potential to contain remains dated to the early medieval period.* Throughout this period, the site was located at a considerable distance from the known settlements and probably within open fields or woodland.
- 6.3.6 *The site has a low potential to contain archaeological remains dated to the later medieval period.* By this time, road-side settlements had developed along Kentish Town/Highgate Road. Later cartographic evidence suggests that the site lay within fields between two settlements (Green Street and Kentish Town).
- 6.3.7 *The site has a high potential to contain archaeological remains dated to the post-medieval period.* By the 19th century, a row of houses (demolished in the 1960s) known as "Lower Craven Place" occupied the north-eastern edge of the site with smaller houses (Prospect Place) in the south-western part of the site. The latter eventually gave way to small-scale industrial buildings and a warehouse. Only part of the site of Lower Craven Place was subsequently built over, and the truncated remains of foundations and cellars may survive below-ground. The significance of any such remains is considered to be **low** based on their evidential and historical value.

7 Impact of proposals

7.1 Proposals

- 7.1.1 The scheme comprises the demolition of the existing mid-20th century buildings and the construction of new part six, part eight storey building, with two basement levels, for residential flats and retail use.
- 7.1.2 The basement would extend across the whole of the site with the exception of the edges to the north-east and north-west. The finished floor level (FFL) of basement level –1 would be at 33.3m OD (4.0mbgl). The FFL of the basement level –2 would be at 30.1m OD (7.2mbgl) (Squire and Partners, dwg G200_S_AA_001, rev I, 04/02/16). The slab thickness would be c 0.7m. Information on foundation type is not yet available but given the massing of the proposed building piled foundations have been assumed.
- 7.1.3 As seen in Figs 13 and 14, the new development would fill the site, creating a new block of scale and massing appropriate to the location, stepping up from the lower level of the Christ Apostolic Church to the higher level of the buildings north of the site. The southern of the two blocks would be finished in stone and the northern block in brick.

7.2 Implications

Above ground heritage assets

- 7.2.1 The proposed development would include the demolition of the buildings currently on the site. These are of negligible significance as heritage assets and therefore the development would have a **neutral impact** on the site itself.
- 7.2.2 The proposed development is considered to have a **positive impact** on the settings of Christ Apostolic Church and The Forum, replacing the current low quality buildings with a high quality modern building of scale, massing and fabric appropriate to the context.

Buried heritage assets

- 7.2.3 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.

Demolition/Breaking out foundation slab

- 7.2.4 Demolition including the breaking out of the existing foundation/floor slab would potentially have a **moderate/minor adverse impact**, truncating or removing entirely any palaeoenvironmental or archaeological remains directly beneath the slab. This might include buried footings of late 18th/early 19th century houses, along Highgate Road.

Basements

- 7.2.5 Any archaeological or palaeoenvironmental remains would be entirely removed within the footprint of the proposed basement, to a depth of 7.9mbgl, a **moderate/minor adverse impact**. It is assumed for the purposes of this assessment that the basement would be excavated following the insertion of the perimeter wall, and prior to the insertion of piled foundations.

Piled foundations

- 7.2.6 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards, a **moderate/minor adverse impact**. The severity of the impact would therefore depend on the pile size, type and pile density. Where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved

between each pile, inaccessible in terms of any archaeological investigation in the future.

- 7.2.7 The pile type is not currently known. Augered piles/continuous flight auger (CFA) piles would minimise the impact upon possible archaeological remains whereas vibro-compacted piles may cause additional impact through vibration and deformation of fragile surrounding remains, in particular at the level of the water table.
- 7.2.8 Piling for foundations would only have an impact if it was carried out prior to basement excavation, as remains would otherwise have been entirely removed.

8 Conclusion and recommendations

- 8.1.1 The site does not contain any nationally designated (protected) heritage assets. The site lies within an archaeological priority area as defined by the LPA.
- 8.1.2 Archaeological survival potential is likely to be moderate; although the current buildings do not have basements their foundations will have removed or truncated any remains within the foundation footprint.
- 8.1.3 The demolition of the existing buildings is considered to have a neutral built heritage impact on the site due to their negligible significance as heritage assets.
- 8.1.4 Demolition, including breaking put of existing foundation slabs could impact on archaeological remains beneath the slab. Excavations for the proposed basement and piled foundations would entirely remove archaeological remains.
- 8.1.5 The proposed new development is considered to have a minor positive impact on nearby listed buildings, replacing the existing buildings with a higher quality new one of appropriate scale, massing and fabric.
- 8.1.6 Table 2 summarises the known or likely built and buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 2: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Buildings currently on site	Negligible	Buildings demolished. Neutral impact on site.
Nearby listed buildings	High	Buildings on site demolished and replaced by new building of appropriate scale, massing and fabric. Positive impact on setting of assets.
Palaeoenvironmental remains associated with the possible tributary of the Fleet (Moderate potential)	Low	Building demolition, basement construction and new foundations could entirely remove or severely truncate the asset. Significance of asset reduced to nil or negligible
Footings of 18th/19th-century houses along Highgate Road (High potential)	Low	

- 8.1.7 In light of the generally low potential of the site to contain archaeological assets of any more than low significance, it is considered unlikely that evaluation of the site prior to the determination of planning consent would be required. It is however possible that, given the location within an Archaeological Priority Area, the local authority would request a trenching evaluation under a planning condition in order to confirm the presence, depth and nature of any remains within the site. This might include sampling of any palaeoenvironmental remains associated with the possible tributary of the River Fleet, which would also constitute mitigation. The results would allow an informed mitigation strategy – if necessary – to be set out for any other archaeological assets in advance of development. Mitigation might comprise a watching brief during site preparation and ground reduction to ensure that any below ground heritage assets of archaeological significance are not removed without record. Such work would be carried out under the terms of a standard planning condition in accordance with a Written Scheme of Investigation (WSI) drawn up in consultation with the LPA and GLAAS.
- 8.1.8 No further work is recommended in connection to built heritage issues.

9 Gazetteer of known historic environment assets

- 9.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 1km-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 9.1.2 The GLHER data contained within this gazetteer was obtained on 03/11/2015 and is the copyright of Historic England 2015.
- 9.1.3 Historic England statutory designations data © Historic England 2015. Contains Ordnance Survey data © Crown copyright and database right 2015. The Historic England GIS Data contained in this material was obtained in September 2015. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

ASL – Archaeological Solutions Ltd

DGLA - Department of Greater London Archaeology

GLHER – Greater London Historic Environment Record

ILAU – Inner London Archaeological Unit

LAARC – London Archaeological Archive and Research Centre

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

NHL – National Heritage List

OA – Oxford Archaeology

PCA – Pre-Construct Archaeology

HEA No.	Description	Site code/NHL/HER No.
1	210 Kentish Town Road, NW5 A watching brief was undertaken by PCA in 2008. This monitored the excavation of strip foundations around 1m wide and a maximum of 1.3m deep. Victorian period made ground and a north-south wall of a building constructed around 1870 were recorded.	KTW08 MLO99510
2	Crown Place, 247–265 Kentish Town Road An evaluation by ASL revealed remains of 19th-century backyards, including two pits suggest quarrying and waste disposal.	CPL03 ELO1397 MLO77449
3	Grafton Road, Gillies Street, NW5 Chance finds by ILAU of 19th century/20th century pottery, recovered from allotments on the railway lands on Grafton Road/Gillies Street.	GGR75
4	94 Highgate Road, NW5 An investigation by DGLA in 1978. No further details on LAARC or GLHER.	HG78
5	Mecca Betting Shop, Fortress Road, NW5 An investigation in 1977. No further details on LAARC or GLHER.	FS77
6	Holloway School, Hildrop Road, N7 UCL/Holloway School excavation in 2007 as part of a school archaeology project to a minimal depth of approximately 0.50m. No archaeological features or finds were retrieved.	HOA07
7	Gordon House Road, Lissenden Gardens [Thames Water Site], London, NW5 A watching brief was undertaken by PCA in 2008 and 2009. A dump layer dating from the late 19th or early 20th century was found along with a cast iron pipe of the same date. These were covered by modern made ground and the area of investigation had been severely truncated by modern services.	LSG09 ELO10331 MLO102536
8	Possible site of Cantelow medieval manor house. The exact site and origins of the manor house are not known. The first known reference is in 1554.	MLO18066 082086
9	Fortress Road The line of medieval Fortis Lane.	MLO11085 080432
10	Swains Lane/Highgate Road, Highgate The possible route of a medieval path from Green Street to St Michaels Chapel. The route is known to cross Highgate (Eastern) Cemetery.	MLO24968

HEA No.	Description	Site code/NHL/HER No.
11	Wolsey Terrace Site of Old Farm house (medieval building), drawbridge, moat, pound, and toll house. Old Farm house was probably built on the site of the manor house and is believed to have been of similar design. It later became a tavern called the King's Arms, before it was demolished.	MLO17812 082010 MLO17814 MLO46418 08201002 MLO46608 08201001 080422 MLO18055 082045
12	Erskine Road (corner of) Site of Kentish Town medieval manor house on the corner of Erskine Road. No details other than position are known. It was demolished to make way for the Old Farm house.	MLO17813
13	Site of the Castle Tavern (medieval). The name led to mistaken references to a castle in the area. The original tavern had large gardens and the River Fleet ran through them. The present building on the site was built in 1848. Popular folklore has it that the original tavern was a hunting lodge for King John, but there is no evidence to support this.	MLO17815 082015
14	Kentish Town Road The site of a medieval tavern. There is no evidence as to true date of this building. Some mistakes led to it being identified as the site of the Old Manor house. This is not the case, and it is probably of similar date to the Old Farm house	MLO24979 082014
15	Highgate Road The GLHER records the location of the medieval and post-medieval road.	MLO46415
16	Highgate Road The GLHER records the course of an ancient highway running from Highgate along Highgate Road, Millfield Lane and Hampstead Lane down to Kentish Town.	MLO17809
17	Highgate Hill The GLHER records the site of the later medieval road and settlement at Highgate Hill. Green Street was the name of the road now called Highgate Hill. However, it also appears to be the name of a small hamlet on the road, a few miles to the north of Kentish town, beyond the Vine Inn.	MLO17832
18	Highgate Road The GLHER records the course of the later medieval and post medieval road.	MLO17862
19	Brecknock Road/Charlton King's Road A small collection of fossils was excavated from the Brecknock Crescent area around 1891. Very little stratigraphical information was recorded about the site. The assemblage was comprised of palaeolithic mammalian fossil remains. These specimens are now part of the Wetherell Collection at the Natural History Museum.	MLO102919
20	Christ Apostolic Church (Former Church of St John), Highgate Road Grade II listed from 1783. Built on the site of the Kentish Town Chapel by James Wyatt. Rebuilt and extended 1843–5 by JH Hakewill.	1379013
21	The Forum, Highgate Road Grade II listed former cinema, now in use as a concert hall. From 1934 by J Stanley Beard and WR Bennett.	1379018
22	St Albans Villas, 3 to 6, Highgate Road Grade II listed, two pairs of linked semi-detached villas from the mid-19th century.	1379017
23	1 to 7, Highgate Road Four Grade II listed terraced houses. From c 1786 with early 19th century alterations	1378940
24	Bull And Gate Public House, 389, Kentish Town Road Grade II listed public house. Dated 1871 with minor later alterations.	1391501
25	44–94, Fortress Road Grade II listed symmetrical terrace of 26 houses in 4 blocks linked by recessed entrance bays, from the early 19th century.	1113016
26	Numbers 64 and 66 and attached railings, Highgate Road Two Grade II listed semi-detached houses from the early 19th century.	1378942
27	68 and 70, Highgate Road Two Grade II listed semi-detached houses from the early 19th century.	1378943
28	130a–130c Junction Road A historic building survey undertaken by OA in 2013. The site was originally one building, a mid 19th century villa, which was later in the 19th century divided and converted into shops.	ELO13307

HEA No.	Description	Site code/NHL/HER No.
29	<p>Kentish Town Road station. Northern London Railway and the Gospel Oak to Barking Line: heritage audit trail</p> <p>Transport for London undertook a heritage audit trail of the stations on the North London Railway and lines from Euston to Watford, Gospel Oak to Barking and Clapham Junction to Willesden Junction in February 2008. Railway assets at each station were identified ahead of improvements to passenger facilities.</p>	ELO14946
30	<p>Gospel Oak station. Northern London Railway and the Gospel Oak to Barking Line: heritage audit trail</p> <p>Transport for London undertook a heritage audit trail of the stations on the North London Railway and lines from Euston to Watford, Gospel Oak to Barking and Clapham Junction to Willesden Junction in February 2008. Railway assets at each station were identified ahead of improvements to passenger facilities.</p>	ELO14946

10 Planning framework

10.1 Statutory protection

Listed Buildings and Conservation Areas

- 10.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

10.2 National Planning Policy Framework

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

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

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

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

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

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

Para 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary

expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

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

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

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

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

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

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

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

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

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

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

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

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

Para 140. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would

secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

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

10.3 Greater London regional policy

The London Plan

- 10.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within the London Plan of the Greater London Authority (GLA March 2015). Policy 7.8 relates to Heritage Assets and Archaeology:
- A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
 - B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
 - C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.
 - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
 - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.
 - F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.
 - G. Boroughs, in consultation with English Heritage [now named Historic England], 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.
- 10.3.2 Para. 7.31 supporting Policy 7.8 notes that 'Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use. Enabling development that would otherwise not comply with planning policies, but which would secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.'
- 10.3.3 It further adds (para. 7.31b) 'Where there is evidence of deliberate neglect of and/or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal'.
- 10.3.4 Para. 7.32 recognises the value of London's heritage: '...where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset'.

10.4 Local planning policy

- 10.4.1 The London Borough of Camden's Core Strategy was adopted in November 2010. The Development Policies were adopted in November 2010. Policy CS14 – Promotion High Quality Places and Conserving our Heritage broadly covers heritage issues, and is supported by Development Policy DP25.

Policy CS14 - Promotion High Quality Places and Conserving our Heritage

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

DP25 – Conserving Camden's heritage

Conservation areas

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

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

Listed buildings

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

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

Archaeology

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

Other heritage assets

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

11 Determining significance

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

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

11.1.2 Table 3 gives examples of the significance of designated and non-designated heritage assets.

Table 3: Significance of heritage assets

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

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

12 Non-archaeological constraints

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

13 Glossary

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

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

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14.2 Other Sources

British National Copyright Library, London
British Geological Survey online digital drift and solid geology data
Greater London Historic Environment Record
Historic England
London Archaeological Archive and Research Centre
MOLA Deposit Survival Archive

14.3 Cartographic sources

Rocque, 1746 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round', reproduced in Margary, H, 1971 'Exact Survey of the City of London Westminster and Southwark and the Country 10 Miles Round' by John Rocque
Survey of London, 1938 vol 19: The parish of St Pancras, part 2: Old St Pancras and Kentish Town, 52–9 ([http:// www.british-history.ac.uk/ report.aspx?compid=64862](http://www.british-history.ac.uk/report.aspx?compid=64862), accessed 26 May 2010)

Ordnance Survey maps

Ordnance Survey 1st edition 25":mile map (1869)

Ordnance Survey 2nd edition 25":mile map (1894)

Ordnance Survey 3rd edition 25":mile map (1915)

Ordnance Survey 1:1250 scale map. Sheets TQ2885 SE (1953) (1965) 1979)

Engineering/Architects drawings

Squire and Partners, dwg G100_B0_P_00_001, rev J, 04/02/16

Squire and Partners, dwg G100_B0_P_B1_001, rev K, 04/02/16

Squire and Partners, dwg G100_B0_P_B2_001, rev K, 04/02/16

Squire and Partners, dwg G200_S_AA_001, rev I, 04/02/16

14.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known		
Levelled site survey as existing (ground and buildings)	Y/N/not known	paper/pdf/CAD	Y / N
Contamination survey data ground and buildings (inc. asbestos)	not known		
Geotechnical report	Y	pdf	Y
Envirocheck report	N		
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	



Fig 1 Site location

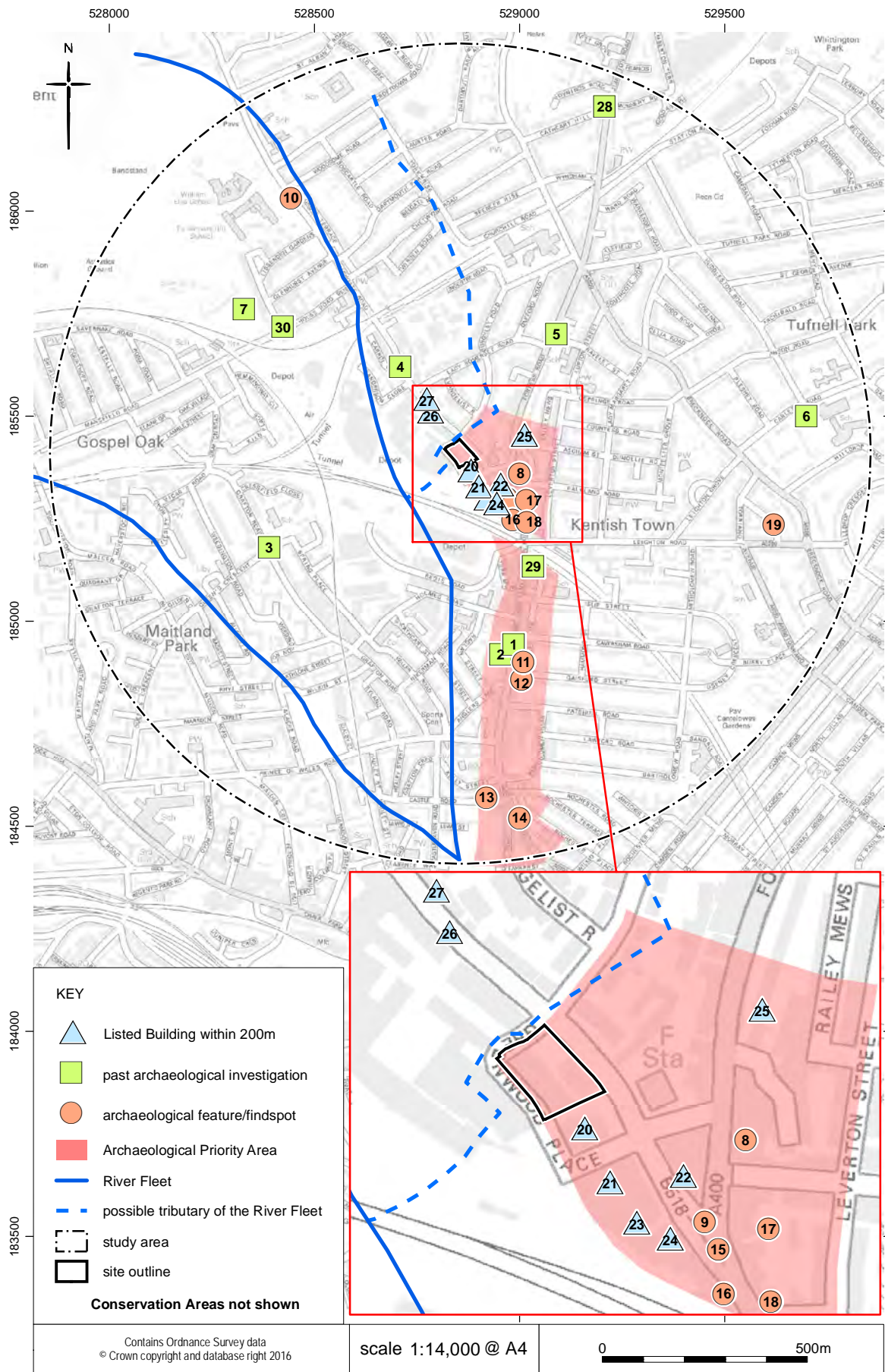


Fig 2 Historic environment features map



Fig 3 Location of 2013 geotechnical exploratory holes (Campbell Reith, dwg GIS012, rev B, 13/08/13)

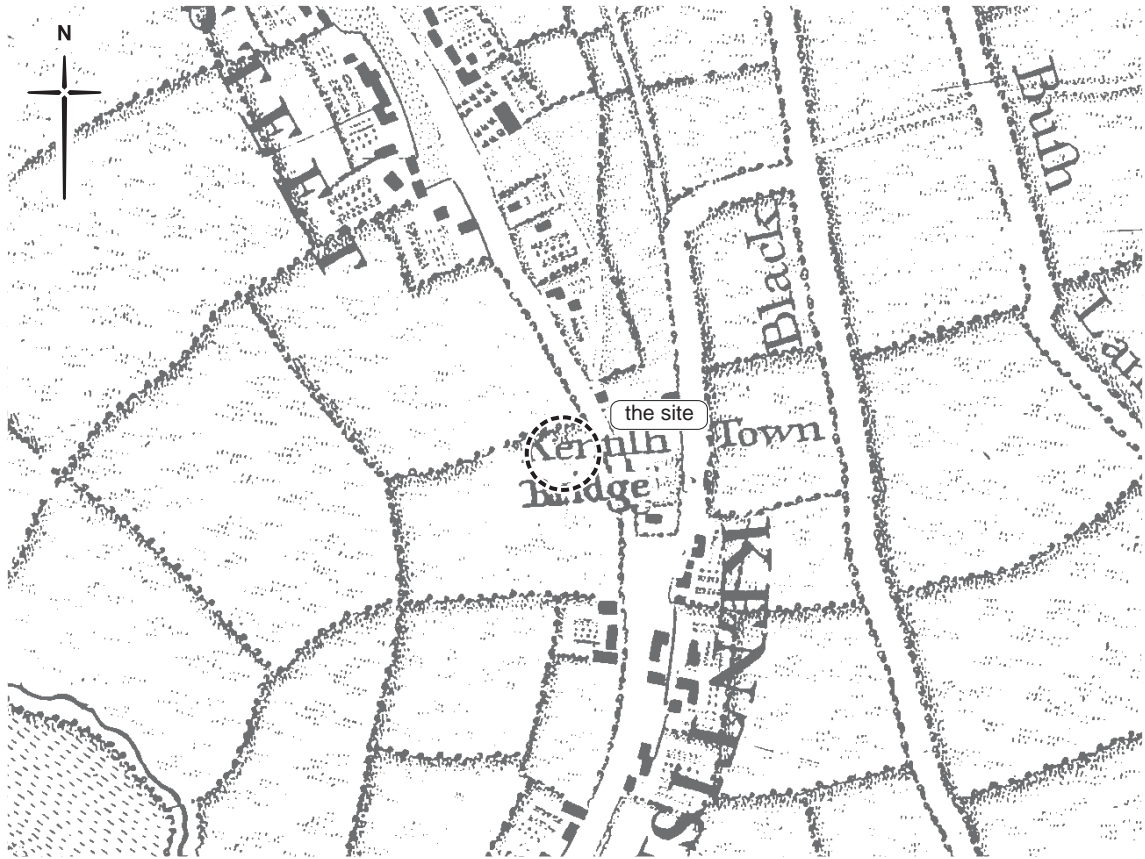


Fig 4 Rocque's map of 1746



Fig 5 Tompson's map of the parish of St Pancras of 1800

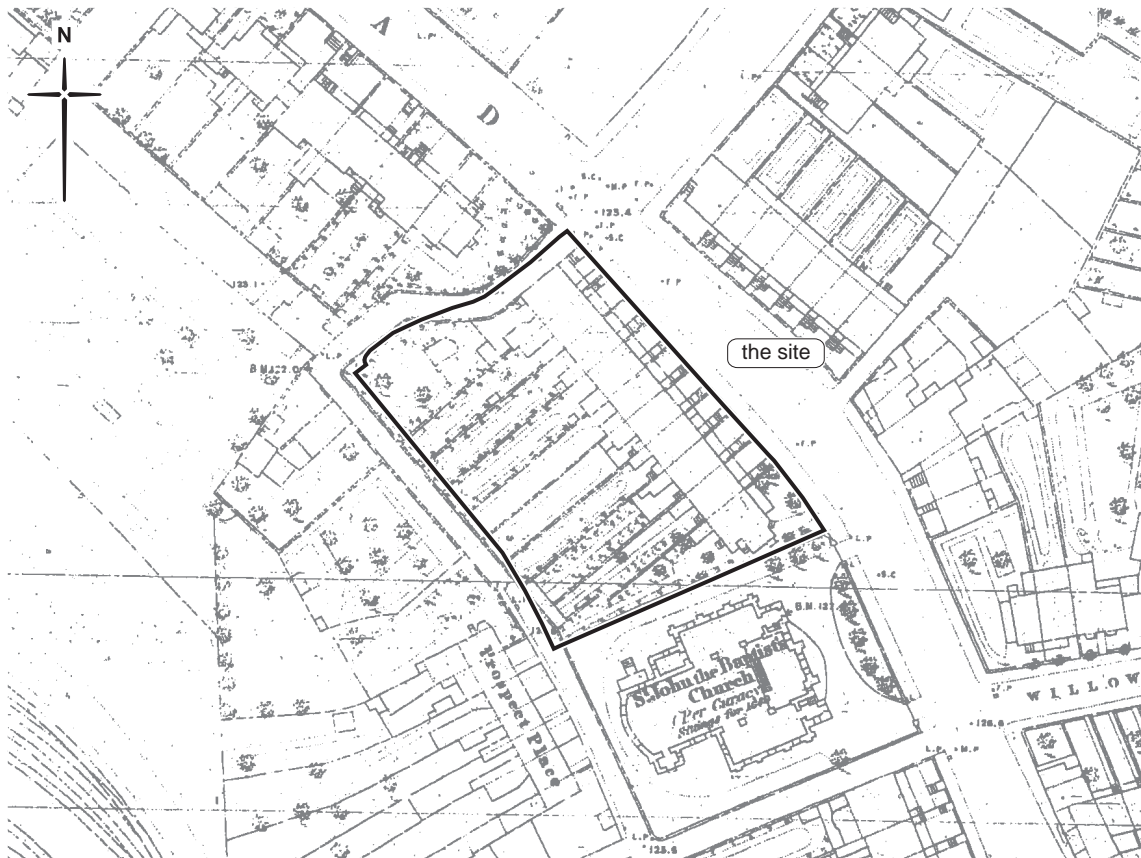


Fig 6 Ordnance Survey 1st edition 25":mile map of 1869 (not to scale)



Fig 7 Ordnance Survey 3rd edition 25":mile map of 1915 (not to scale)

CAMD1261HEA16#08&09



Fig 10 A & A Self-Storage building from Highgate Road (MOLA, 30.10.2015)



Fig 11 A & A Self-Storage building, north elevation (MOLA, 30.10.2015)



Fig 12 View north towards site from south of Christ Apostolic Church (MOLA, 30.10.2015)



Fig 13 Proposed development, exterior aerial view (supplied by client)



Fig 14 Proposed development, CGI view from south of Christ Apostolic Church (supplied by client)

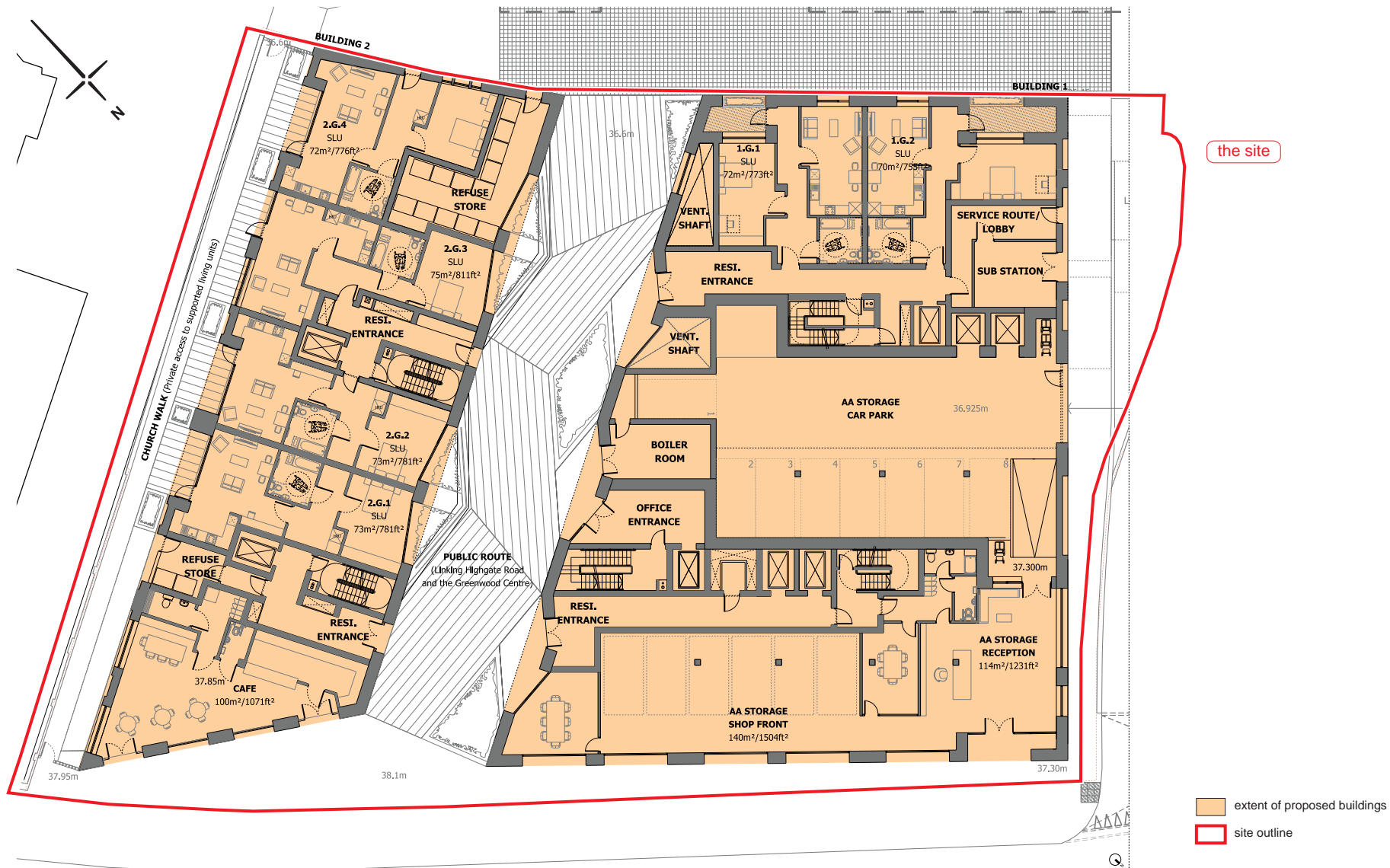


Fig 15 Proposed ground floor plan (Squire and Partners, dwg G100_B0_P_00_001, rev J, 04/02/16)



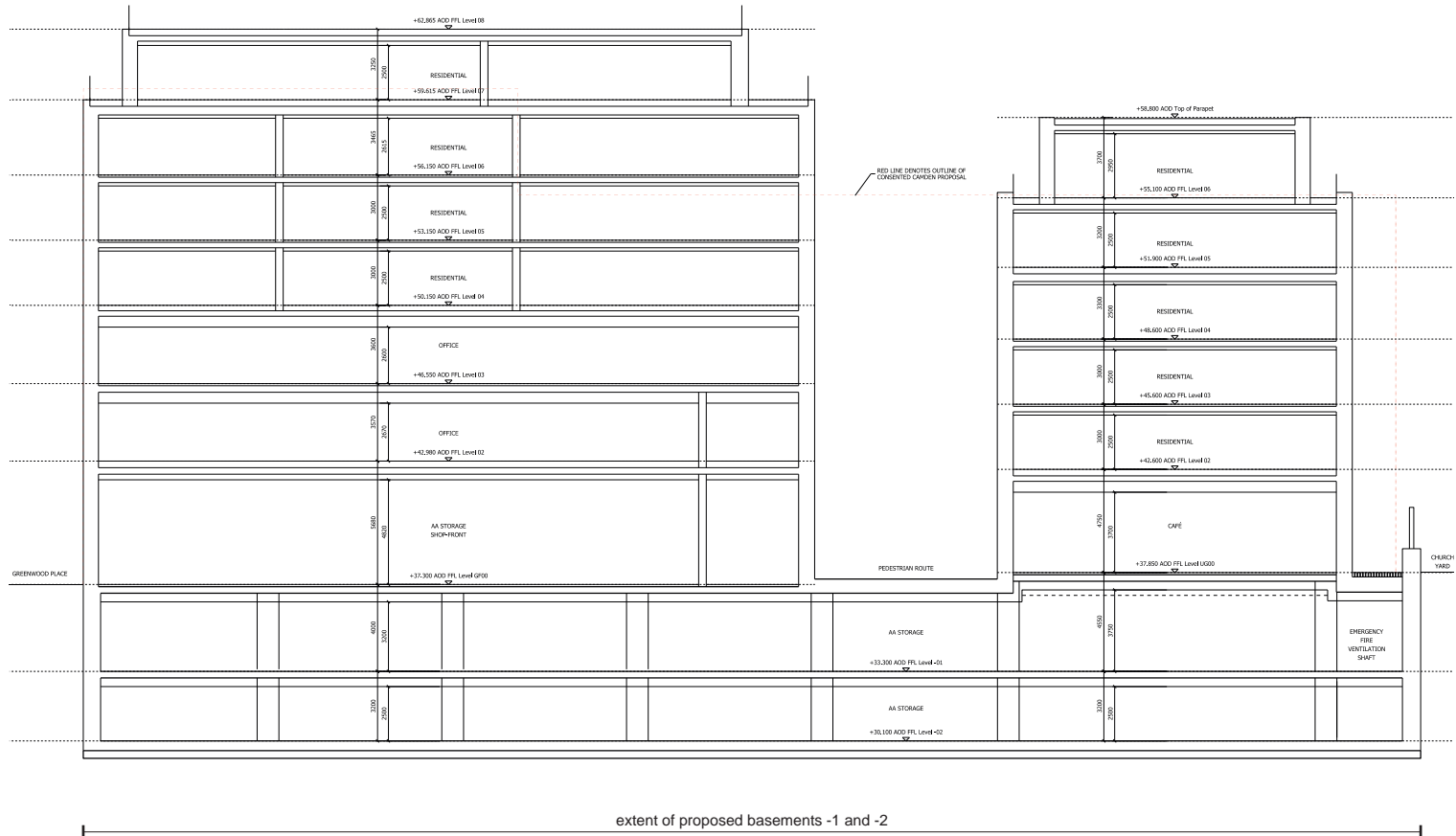
Fig 16 Proposed basement level -1 plan (Squire and Partners, dwg G100_B0_P_B1_001, rev K, 04/02/16)



Fig 17 Proposed basement level -2 plan (Squire and Partners, dwg G100_B0_P_B2_001, rev K, 04/02/16)

NW

SE



CAMD1261HEA16#18

Historic environment assessment MOLA 2016

Fig 18 Proposed south-west facing section (Squire and Partners, dwg G200_S_AA_001, rev I, 04/02/16)