GREENWOOD PLACE
London NW5

London Borough of Camden

Report on an archaeological evaluation

April 2017

MOLA

REGISTERED ORGANISATION CIfA

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GREENWOOD PLACE
Kentish Town (Camden)
London NW5

Site Code GWD16
NGR 528815 185385
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Report on archaeological evaluation

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Summary

This report presents the results of an archaeological evaluation carried out by MOLA at Greenwood Place. This report was commissioned from MOLA for Kier on behalf of the London Borough of Camden.

In accordance with the Written Scheme of Investigation (23/06/2016) and the subsequent Method Statement Addendum (12/01/2017) two evaluation trenches were excavated on the site on the 16th of January 2017.

Both trenches measured c 10m in length by 2m in width and were excavated to a maximum depth of 1.1m to 1.2m below the current ground level (c 35m OD). London clay was observed in both trenches sealed by a layer of undated made-ground comprising grey-brown silty clay with occasional brick fragment inclusions. This deposit could be attributed to either disturbance from the previous standing buildings or the current ground works. The top of the surviving natural London clay was observed between 35.018m OD and 34.697m OD.

The evaluation was successful in illustrating that no archaeological stratification or cut features survived in either trench. The ground had been reduced across the whole footprint of the site, c 1–1.5m below street level. This combined with the impact of the previous standing buildings, the chemical warehouse and the day centre, had removed any surviving archaeology. Taking into account the results in both trenches it appears archaeological deposit survival across the site is low to non-existent and had any archaeology survived, it is likely it would have been of local significance only.

There was no evidence to indicate the presence of a former tributary of the River Fleet in the site.

In light of the results of this evaluation MOLA considers that no further archaeological mitigation is required.

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1 Introduction

1.1 Site background

1.1.1 An archaeological evaluation was carried out by MOLA at Greenwood Place ('the site') on 16th January 2017 (Fig 1). This document is the Report on that work.

1.1.2 The site comprises the Greenwood Centre, to the west of Greenwood Place. It is bounded by a car park to the south-east and neighbouring buildings to the north-west.

1.1.3 The site is being developed to create a new community resource centre on Greenwood Place.

1.1.4 An historic environment assessment (HEA) was previously prepared, which covered the whole area of the site (MOLA 2015). This document should be referred to for information on the natural geology, archaeological and historical background of the site, and the initial interpretation of its archaeological potential.

1.1.5 The potential archaeological interest on the site is for palaeoenvironmental remains associated with a tributary of the River Fleet and for post-medieval structural remains and features such as rubbish and cess pits relating to Prospect Place. However, due to the ground level over the majority of the site already being reduced by *c* 1–1.5m and impact from 20th century buildings, it is unlikely that any archaeological deposits survive. Four geoarchaeological augerholes were excavated in the northern part of the site (Fig 2), and recorded only London Clay from the current ground level at *c* 35m OD (MOLA 2017a). A short report on the auger holes is provided in Appendix 1.

1.2 Planning background

1.2.1 The legislative and Planning framework in which the evaluation took place was fully set out in the *Written Scheme of Investigation* (MOLA 2016) and the *Method Statement Addendum* (MOLA 2017b).

1.2.2 The evaluation was carried out to fulfil a condition attached to the Planning Consent given by the London Borough of Camden on 18th June 2014 and included Condition No 24 (application reference 2013/5947/P; Condition number 24). The condition states:

> A) No development (excluding demolition and enabling works) shall take place on i) the community centre; and ii) the residential building; until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.
>
> B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before works on the relevant part of the development commence the applicant (or their heirs and successors in title) shall secure the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.
>
> C) No development or demolition shall take place other than in accordance

with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post-investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

Reason: In order to ensure the identification of and minimise damage to important archaeological remains which may exist on this site, in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

1.2.3 The *Written Scheme of Investigation* and subsequent *Method Statement Addendum* relates to part A of condition 24. The results of the archaeological evaluation will determine the level of further archaeological mitigation work required to fulfil parts B to D.

1.3 Scope of the evaluation

1.3.1 Evaluation is defined by Historic England as intended to provide information about the archaeological resource in order to contribute to the:

1.3.2 - formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or

1.3.3 - formulation of a proposal for further archaeological investigations within a programme of research

1.3.4 An archaeological evaluation is a limited fieldwork exercise designed to test the conclusions of preliminary desk based work. It is not the same as full excavation.

1.3.5 The evaluation was carried out within the terms of the relevant Standard for evaluation specified by the Chartered Institute for Archaeologists (CIFA, 2014).

1.3.6 All work has been undertaken within the research priorities established in the Museum of London's A research framework for London Archaeology, 2002.

1.3.7 All work was undertaken within research aims and objectives established in the *Written Scheme of Investigation* (Section 2.2).

2 Topographical and historical background

2.1.1 A detailed description of the geology, archaeology and history of the site was provided in the earlier desk-based historic environment assessment (MOLA 2015). A brief resume is provided here:

2.2 Topography and Geology

2.2.1 The geology in the area of the site is London Clay overlain by alluvium.

2.2.2 The River Fleet flows underground roughly from north-west to south-east at a distance of about 150m to the west of the site. The river 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. Historic maps dating to the 19th century show a possible tributary of the Fleet running through the area of the site.

2.2.3 A geotechnical investigation was carried out by Campbell Reith on the site in May and June 2013. This investigation comprised the excavation of two boreholes and four sampler holes. Made ground of 1.0-2.0m thickness was found to overly alluvium or London Clay. It was noted that this report didn't differentiate between modern made ground, containing identifiably modern inclusion such as concrete and plastic (but not brick or tile), and undated made ground, which potentially contained deposits of archaeological interest. Alluvium was recorded in the exploratory holes in the western part of the site, which was thought to possibly correspond with the suggested route of a tributary of the Fleet.

2.2.4 Geosphere Environmental Ltd undertook further ground investigations for phase 2 of the project in 2016. No alluvium was recorded in their borehole BH01 but London Clay was found at greater depths in the northern part of the site, where it was recorded at 5m bgl. This may be the location of a tributary of the River Fleet which supposedly ran through the site roughly from the northern corner to the south-eastern corner. Overlying the London Clay in BH01 was made ground, which is likely to comprise imported material to make up the ground level in the river channel when it was diverted or culverted.

In December 2016 MOLA undertook a geoarchaeological survey (MOLA 2017a; Appendix 1). Four geoarchaeological augerholes, AH1 – AH4 (Fig 2) were drilled in the northern part of the site. Drilling terminated when London Clay bedrock was proved which, in each case was at current ground level, the site having been machine stripped to bedrock (*c* 1–1.5m below street level). The top of the London Clay during this investigation was recorded at *c* 35m OD.

2.3 Archaeology

2.3.1 The potential archaeological interest on the site is for palaeoenvironmental remains associated with a tributary of the River Fleet and for the survival of post-medieval structural remains (such as foundations and cellars and outbuildings) and cut features (such as rubbish and cess pits) relating to a row of early 19th-century houses known as Prospect Place. The houses eventually gave way to small-scale industrial buildings and a chemical warehouse.

2.3.2 There is a low to moderate potential for later medieval remains, as it is possible that

road-side settlement existed along Highgate Road at this time. The backlots of these properties may have extended into the site, and archaeological remains may comprise boundary ditches or rubbish pits.

2.3.3 There is very low potential for archaeological remains of all other periods.

2.3.4 However, due to the ground level over the majority of the site already being reduced by *c* 1–1.5m as part of the current ground works and deep foundatiosn associated with the 20th century buildings on the site, it is unlikely that any archaeological deposits survive on the site. Four geoarchaeological augerholes were excavated in the northern part of the site (Fig 2), and recorded only London Clay from ground level (MOLA 2017).

3 Evaluation methodology

3.1 Field methodology

3.1.1 Two evaluation trenches measuring *c* 10m long by *c* 2m wide were excavated to a depth of *c* 1.1m below current ground level (*c* 35m OD).

3.1.2 Due to the ground level over the majority of the site having been reduced by 1–1.5m the proposed trenches set out in the *Written Scheme of Investigation* (MOLA 2016) were re-positioned in order to maximise the potential of finding any remaining alluvium related to the Fleet tributary and to best suit site conditions. The newly proposed locations for trench 1 and trench 2 were illustrated in the *Method Statement Addendum* (MOLA 2017b), which was approved by Historic England's Assistant Archaeological Advisor Laura O'Gorman.

3.1.3 Both trenches were excavated by machine with a 1.8m wide toothless ditching bucket under constant archaeological supervision, in accordance with the *Method Statement Addendum* (MOLA 2017b).

3.1.4 The MOLA archaeologist set out the trenches and recorded their positions using an 'offset methodology'. The locations of the trenches were then tied to the OS grid by MOLA Geomatics (Fig 2).

3.1.5 Where referenced in this report (eg 'c 35m OD'), levels relate to OS Ordnance Datum. A level was provided by one of Kier's on-site engineers/surveyors which was then used by the MOLA archaeologist as a Temporary Bench Mark (TBM) from which levels data could be surveyed in for both trenches.

3.1.6 In consulation with Kier, the trenches were left open for a day in order to facilitate any inspections by Historic England. Photographs and a description of the two trenches were sent to Historic England (Laura O'Gorman, Assistant Archaeological Advisor) who deemed a site inspection unnecessary and approved the immediate backfilling of the trenches the following day (17/01/2017).

3.2 Recording methodology

3.2.1 Written; drawn and photographic records were completed in accordance with the *Written Scheme of Investigation* (MOLA 2016).

3.3 Site archive

Number of trench record sheets	2
Number of overall location plans	2
Number of photographs	15

4 Results of the evaluation

4.1.1 For trench locations see Fig 2.

4.2 Trench 1

Location	In the northern half of the site, along the southern boundary of the site
Dimensions	10.90m by 2m by 1.07m depth
Current ground level	*c* 35.118m OD
Depth of archaeological stratigraphy above natural (if any)	None observed
Top of surviving natural observed at	Average height of 35.018m OD to 34.818m OD
Level of base of trench	34.048m OD

4.2.1 Observed at the base of the trench was a c 0.30m thick deposit of a mid orange-brown coloured stiff plastic fissured clay with occasional large rounded stone inclusions.

4.2.2 A band of lighter orange coloured clay mottled grey,stiff and plastic, overlay this layer and in turn was sealed by a stiff, slightly plastic fissured grey-brown clay with occasional pockets of gravel.

4.2.3 Capping and occasionaly observed truncating this London clay was a layer of disturbed greyish-brown silty clay with occasional brick inclusions, which averaged in depth from 0.10-0.30m below ground level (bgl), representing undated made-ground (possibly from the current ground works combined with trample from the machines trecking over the top of the exposed London clay). The deepest truncation was observed in the south-east corner of the eastern facing section of the trench where concrete was seen to a depth of c 0.80m bgl. This could be attributed to disturbance from the previous standing buildings (the chemicals warehouse or the day centre).

4.2.4 There were no archaeological deposits or cut features observed within this trench, only London clay bedrock.

TR1 looking north showing London clay with mixed disturbed clay at the top of the profile

TR1 east-facing section showing London Clay to a maximum depth of 1.1m bgl.

4.3 Trench 2

Location	In the central to southern half of the site
Dimensions	13m by 2m by *c* 1.2m max depth
Current ground level	*c* 35.097m OD
Depth of archaeological stratigraphy above natural (if any)	None observed
Top of surviving natural observed at	Ranges from 34.697m OD to 33.980m OD
Level of base of trench	33.880m OD

4.3.1 A clean mid to light orange-brown stiff, plastic, slightly fissured clay was observed at the base of the trench, c1.0–1.1m bgl in this trench. The trench became inundated with water almost immediately at a depth of 1.1m to 1.2m bgl.

4.3.2 Sealing the clean London clay was a band of slightly darker orange-brown clay in the east facing section with a salt-glazed ceramic water pipe seen in the south-west end of the trench. This measured 0.40m in diameter, the top of which was c 0.60m bgl. The London clay looked reworked although no construction cut could be seen in section for the installation of this water pipe. The opposite west-section face comprised a mix of orange-brown and greenish-grey clay which appeared to be redeposited.

4.3.3 Capping and occasionaly observed truncating the redeposited and reworked clay was a layer of greyish-brown silty clay with occasional brick inclusions, with an average depth of 0.40m bgl. This could be attributed to disturbance from the previous standing buildings (the chemicals warehouse or the day centre) or the current ground works. Intrusive truncations were highly concentrated on the southern side of the trench, seen to a maximum depth of 1.0–1.1m bgl. The potential for the survival of archaeological deposits or features in this area was deemed to be low.

4.3.4 There were no archaeological deposits or cut features observed within this trench, only London clay bedrock at the base of this trench at a height of 33.980m OD.

TR2 looking north showing east-facing section with made-ground overlying London clay and a ceramic water pipe in the left foreground.

TR2 looking east/north-east showing the west-facing section with modern disturbance and redeposited London clay.

TR2 looking north-east showing the clean London clay along the base

TR2 looking north-east/east towards the church of St. John the Baptist

4.4 The site as a whole

4.4.1 There were no surviving archaeological cut features or deposits observed during the evaluation of trenches Tr1 and Tr2.

4.4.2 London clay was observed in both trenches, sealed by a layer of undated made-ground comprising a grey-brown silty clay with occasional brick fragment inclusions. This deposit could be attributed to either disturbance from the previous standing buildings or the current ground works. The top of the clay may have been truncated by the construction of previous standing buildings but equally could be related to the current ground works as the site had been stripped to below formation level prior to the excavation of these trenches (*c* 1–1.5m bgl). The made-ground berms built up around the site boundary (part of the current works) contained very similar spoil as that found capping the top of the London clay sequence (both reworked and natural). It is plausible that the same spoil was spread around the site to build the ground back up to the formation level in advance of the trenches being excavated.

4.4.3 The top of the London clay ranges from a height of 35.018m OD in the northern to western part of the site to a height of 34.697m OD in the southern to eastern half of the site.

4.4.4 It appears from the evaluation that the eastern side of the site has encountered more intrusive disturbance than the western side. Deep truncations were observed on the west-facing section of Tr2 located in the central to eastern half of the site. This may have been a result of deep foundations related to the construction of the 'Day Centre' (*c* 1979), those foundations having been removed prior to MOLA's attendance.

5 Archaeological potential

5.1 Answering original research aims

A number of broad objectives and research questions were identified for this evaluation:

- ***Is there any evidence for a former tributary of the River Fleet in the site?***

  During the evaluation of the two trenches the only potential evidence for a former tributary of the River Fleet in the site was the presence of a ceramic salt-glazed water-pipe, measuring 0.4m in circumference, observed at the south-eastern end of Tr2. One might expect that if this watercourse was now contained in a sewer, the sewer would not have destroyed alluvial deposits underneath it and to either side of it. This was certainly not the case with this water-pipe where clean, natural London clay was observed *c* 0.20m below the base of the pipe.

  The remains were not sufficient enough to indicate the presence of a former tributary of the River Fleet in the site.

- ***Is alluvium present on the site?***

  No alluvium was observed within the two evaluation trenches, or any of the four MOLA augerholes.

- ***How does the level of natural London Clay on the site vary? Has the London Clay been truncated?***

  The top of the London clay ranges from a height of 35.018m OD in the northern to western part of the site (where Tr1 was positioned) to a height of 34.697m OD in the southern to eastern half of the site (where Tr2 was located). It could be the case that the London clay is higher in the western part, sloping to the east however the west-facing section of Tr2 showed deep truncations, indicative of modern disturbance.

  Yes, the London clay has been truncated across the footprint of the site by the foundations of the former day centre and factories.

- ***What evidence is there for the later medieval agricultural landscape?***

  No archaeological remains relating to the later medieval agricultural landscape were observed.

- ***Are any structural remains of Prospect Place present?***

  No structural remains of Prospect Place were observed in either trench nor seen across the footprint of the site.

- ***Do any post-medieval pits or back-lot features exist on the site?***

  No remains of any post-medieval pits or back-lot features were observed in either trench. These are likely to have been removed by subsequent development on the site.

- ***What level of truncation was caused by the former chemical warehouse and day centre on the site?***

  The top of the natural clay was observed at a height of 35.018m OD in Tr1 and to a height of 34.697m OD in Tr2. Truncation of the London clay was more predominant in Tr2, along the eastern side of the trench. This disturbance may relate to the foundations of the chemical warehouse, the trench being located roughly along the eastern edge of the former chemical warehouse building but could equally be associated with the construction of the 'day centre'.

5.2 General discussion of potential

5.2.1 The evaluation has shown that the potential for survival of ancient ground surfaces (horizontal archaeological stratification above natural ground) on the site is low to non-existent.

5.2.2 The potential for the survival of archaeological cut features or structural remains is low to non-existent.

5.2.3 The survival of any archaeological stratification and cut features was low prior to this evaluation due to the ground having been reduced to *c* 35m OD (*c* 1–1.5m below the current street level). Therefore the potential for this evaluation to produce any siginificant results was extremely limited.

5.2.4 There is no potential for further archaeological or geotechnical work on this site.

5.3 Significance

5.3.1 The evaluation has demonstrated that no archaeological stratification or cut features survived the ground reduction. The site is now archaeologically insignificant. Had any archaeology survived, it is likely it would have been of local significance only.

5.4 Assessment of the evaluation

5.4.1 The evaluation was successful in illustrating that the ground reduction and the impact of the previous 20th century standing buildings, the chemical warehouse and the day centre, had removed any surviving archaeology. The top of the surviving natural London clay was observed between 35.018m OD and 34.697m OD.

5.4.2 The positioning of the two trenches maximised the potential of finding the Fleet tributary and finding any remaining alluvium related to the Fleet tributary; and to best suit the site conditions. The positions of these trenches was approved by Historic England.

6 Proposed development impact and conclusions

6.1.1 Taking into account the results in both trenches it appears that archaeological deposit survival is low to non-existent.

6.1.2 The proposed redevelopment at the site involves the construction of a new community resource centre. The evaluation has illustrated that the new development will not impact on archaeological remains.

6.1.3 In light of the results of the evaluation MOLA considers that no further archaeological mitigation is required.

7 Acknowledgements

7.1.1 The author would like to thank Kier for commissioning this report and Alan Zipfel for his on-site assistance. A special thanks to Louise Davies (Project Manager) for her assistance; to Laura O'Gorman of Historic England for her advice; and to the MOLA geomatics and drawing office team for their contributions to this report.

8 Bibliography

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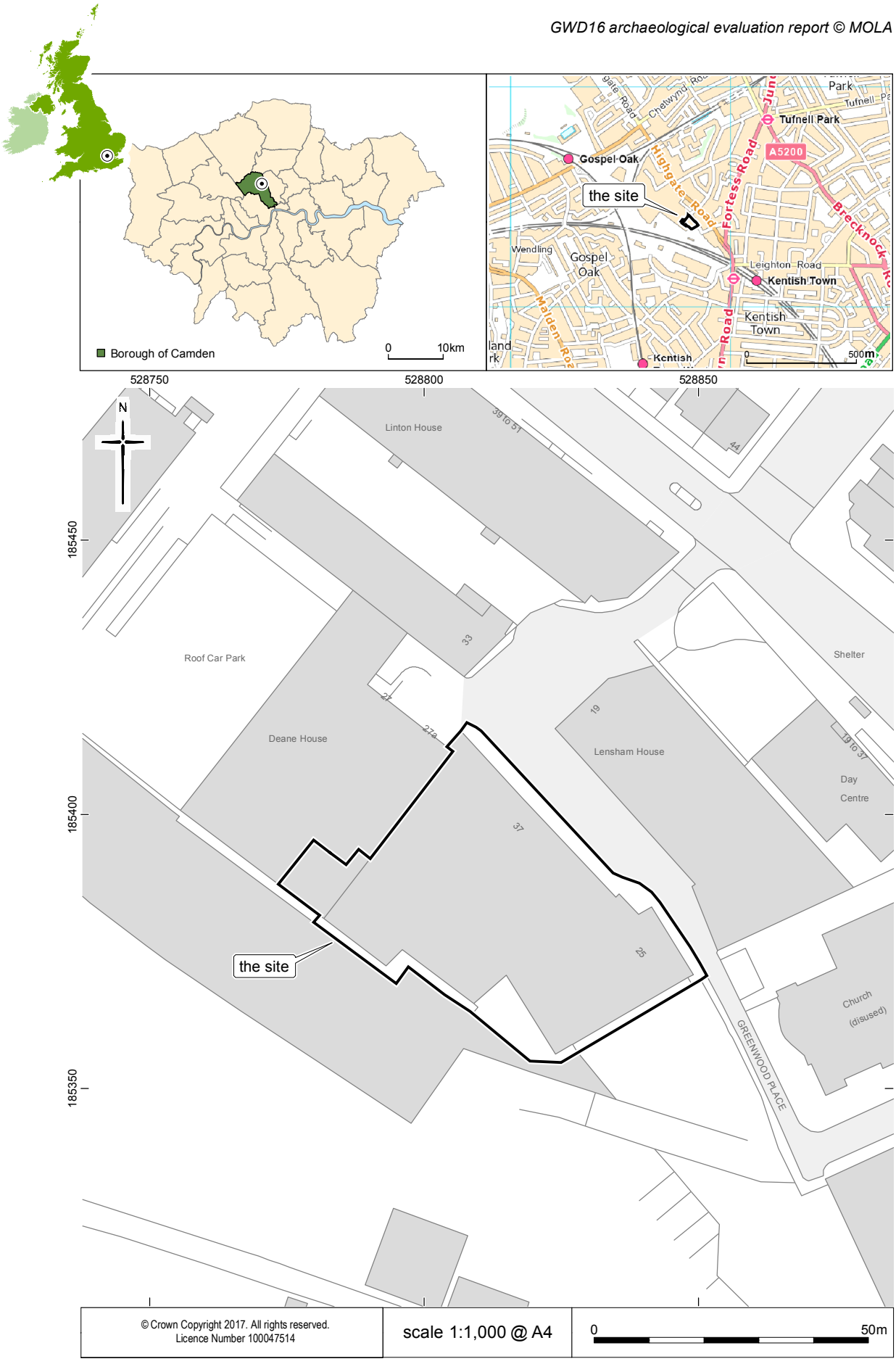

Fig 1 Site location

Fig 2 Location of evaluation trenches and completed auger holes

9 Appendix 1: Geoarchaeological Borehole Survey

By Mary Ruddy (04/01/2017)

A geoarchaeological borehole survey was carried out for the development at Greenwood Place on the 12/12/2016. The work was undertaken for Kier on behalf of the London Borough of Camden (MOLA 2015). Greenwood Place is a side-road that loops to the west of Highgate Road, runs through the site and returns to Highgate Road. Ground level at the northwest end of the site is at *c* 39.0m above Ordnance Datum (OD). Four boreholes were drilled in the northern part of the site using a gouge auger (or hand held percussion hammer (HHPH)) driven by a Cobra 2-stroke percussion engine. Meter-long gouge bits were drilled through the sediments using the weight and action of the engine and the cores removed by hand with a jack.

Boreholes were labelled sequentially as AH1 – AH4 (Fig 1). Sediments were observed and recorded from the open core windows and are tabulated below (and see Fig 2). Drilling terminated when London Clay bedrock was proved which, in each case was at current ground level, the site appearing to have been machine stripped to bedrock (c 2m below street level). A trench proposed for in the south eastern part of the site is therefore unlikely to retrieve sediment relating to archaeological time periods. The potential for the recovery of any Holocene sediment is low within the site boundary shown in Fig 1.

The auger survey aimed to recover remains of a tributary stream of the River Fleet, known from documentary sources to flow across the site roughly from north to south. Alluvial deposits associated with this stream would contain evidence for the surrounding environment from all periods until the stream was culverted, probably in the mid-19th century. Alluvium usually comprises soft silts and clays that can be interdigitated with beds of sand and peat. The alluvium can date from the Mesolithic to the present day and can preserve archaeology and environmental remains (ecofacts) which, although of low heritage significance, can form an important part of the site's landscape history.

10 OASIS archaeological report form

OASIS ID: molas1-276836

Project details

Project name	Greenwood Place, London NW5
Short description of the project	Two evaluation trenches were excavated on the site on the 16th of January 2017. Both trenches measured c 10m in length by 2m in width and were excavated to a maximum depth of 1.1m to 1.2m below the current ground level (c 35m OD). London clay was observed in both trenches sealed by a layer of undated made-ground comprising grey-brown silty clay with occasional brick fragment inclusions. This deposit could be attributed to either disturbance from the previous standing buildings or the current ground works. The top of the surviving natural London clay was observed between 35.018m OD and 34.697m OD. The evaluation was successful in illustrating that no archaeological stratification or cut features survived in either trench. The ground had been reduced across the whole footprint of the site, c 1-1.5m below street level. This combined with the impact of the previous standing buildings, the chemical warehouse and the day centre, had removed any surviving archaeology. Four boreholes (AH1-AH4) were augered on the 12th December 2016 as part of a geoarchaeological survey to locate the former triburary of the River Fleet. These augerholes were undertaken in the northern part of the site but similarly they only recorded London Clay. There was no evidence to indicate the presence of a former tributary of the River Fleet in the site. Taking into account the results of these augerholes and both of the trenches it appears archaeological deposit survival across the site is low to non-existent and had any archaeology survived, it is likely it would have been of local significance only. It is deemed that no further archaeological mitigation is required for this site, however this decision rests with the Local Planning Authority.
Project dates	Start: 16-01-2016 End: 16-01-2016
Previous/future work	Yes / No
Any associated project reference codes	GWD16 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Industry and Commerce 2 - Offices
Methods & techniques	"Augering","Targeted Trenches"
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON CAMDEN CAMDEN Greenwood Place
Postcode	NW5

Study area	0 Square metres
Site coordinates	TQ 28815 85385 51.552136146021 -0.141843104 51 33 07 N 000 08 30 W Point
Height OD / Depth	Min: 34.7m Max: 35.02m

Project creators

Name of Organisation	MOLA
Project brief originator	KIER Construction
Project design originator	MOLA
Project director/manager	Louise Davies
Project supervisor	Mary Ruddy
Project supervisor	Rachel English
Type of sponsor/funding body	Kier Construction
Name of sponsor/funding body	Kier Construction

Project archives

Physical Archive Exists?	No
Digital Archive recipient	LAARC
Digital Contents	"Survey"
Paper Archive recipient	LAARC
Paper Media available	"Map","Miscellaneous Material","Photograph","Plan","Report"

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Report on archaeological evaluation
Author(s)/Editor(s)	English, R
Date	2017
Issuer or publisher	MOLA
Place of issue or publication	London
Description	Evaluation report

Entered by	Rachel English (raenglish@mola.org.uk)
Entered on	20 February 2017