

# Archaeological Written Scheme of Investigation

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**Building H & Associated Public Realm**

King's Cross Central General Partner Ltd

August 2017

**King's Cross**

# Contacts

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## Written Scheme of Investigation - Archaeology statement

### Building H – King’s Cross Central

09 August 2017

This archaeological statement has been prepared by MOLA (Museum of London Archaeology) on behalf of King’s Cross Central General Partner Limited (KKCGPL) to accompany a Reserved Matters submission for Building H at Kings Cross Central, London N1C. The location of the new Building and the Reserved Matters boundary are shown in Fig 1. Building H is located in Development Zone H, in the southwest corner of Granary Square, within the northern part of the King’s Cross Central ('KXC') development. The location of Building H and the Reserved Matters submission boundary are shown in Figure 1. The proposed Building H development comprises a new single-storey building at Lower Stable Street level, containing a retail/café unit (flexible A1/A3 use class), accessible public washrooms and a public lift connecting Granary Square and Lower Stable Street (Fig 2 & Fig 3).

The site lies within the King’s Cross Central development area which was granted Outline Planning Permission on 22 December 2006 (ref. 2004/2307/P). This planning permission has two conditions relating to archaeology:

Condition 55 requires a programme of building recording and analysis:

*No works shall take place in relation to each phase of the Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme assessment, recording and historic analysis, which considers building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.*

*Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with the policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

Condition 56 requires a programme of archaeological investigation and mitigation:

*No development shall take place in relation to each phase of Development as notified under condition 21 until the applicant, their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme for investigation which has been submitted by the applicant and approved by the local planning authority.*

*Reason: Important archaeological remains may exist on the site. The requirements of this condition are to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development and to minimise damage to them in accordance with the Environmental Impact Assessment, in accordance with the policy B8 of the London Borough of Camden Replacement Unitary Development Plan 2006.*

There are no historic buildings within the Building H site and therefore no building recording is required to address Condition 55. However, in relation to Condition 56; when outline planning permission was granted in 2006, there had been potential for archaeological remains on the Building H site. Historic maps show that the site lies in the location of the demolished Hydraulic Station and the adjacent Provender Stores which formed part of the Great Northern Railway's Goods Yard (Fig 4).

However, the remains of both buildings, within the area of the Building H site, were fully investigated and recorded during archaeological excavations in 2006-9 by Pre-Construct Archaeology. These excavations were undertaken in response to earlier Written Schemes of Investigation relating to the redevelopment of the Granary complex and Granary Square (ref 2007/5228/P). The archaeological remains recorded during these excavations in the area of Building H are shown on Fig 5. The initial results of that archaeological work were reported in a post-excitation assessment (PCA 2011) and the results of subsequent analysis have recently been published in the first of three proposed monographs for the King's Cross Central site, which covers the results of archaeological work on the eastern part of the former railway goods yard (PCA 2016).

The area of public realm immediately south of Building H (the Coal Drops Ramp) was included in the Reserved Matters submission for the Fish and Coal building (ref 2014/5272/P). Condition 56 was discharged following submission of a WSI for that area, and a report has been produced on the archaeological remains recorded in is area (MOLA 2016).

It is therefore considered that there would be no value in undertaking any further archaeological work on the Building H site, and therefore no requirement for any archaeological work required by a Written Scheme of Investigation as the archaeological work has effectively been undertaken during previous phases of work on the King's Cross Central site.

MOLA consulted Historic England's Archaeological Advisory Service on 12 June 2017 sending them a summary of the information in this statement. Historic England agreed that there would be no value in undertaking any further archaeological work on the Building H site and that submission of a brief archaeological statement would suffice.

This document therefore constitutes the Written Scheme of Investigation for the purpose of addressing Condition 56 of the KXC Outline Planning Permission.

## References

- MOLA 2016, *Fish & Coal Offices and Eastern Wharf Road Arches (including Wharf Road Viaduct Landscaping, King's Cross Central* Museum of London Archaeology report
- PCA 2011, *Archaeological Excavations at "The Eastern Goods Yard", Kings Cross Part 1: The Hydraulic Station, Engine House, Turntables A & B and an Interim Report on Kings Cross Central KXI07, KX008, KXP08*; Pre-Construct Archaeology report
- PCA 2016, *An Immense & Exceedingly Commodious Goods Station: The Archaeology and History of the Great Northern Railway's Goods Yard at Kings Cross, 1849 to Present Day*, Pre- Construct archaeology publication (Kings Cross Monograph No.1)



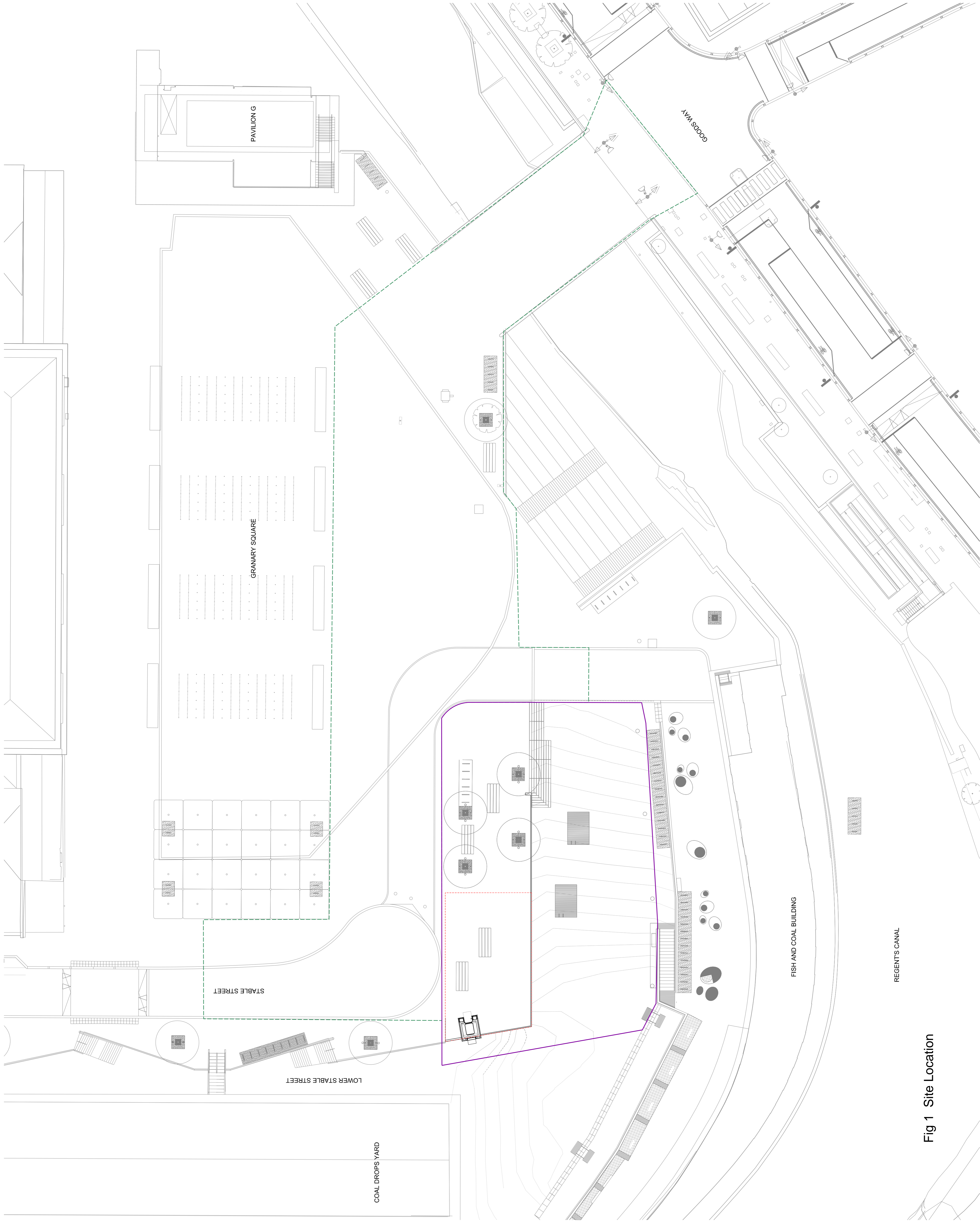
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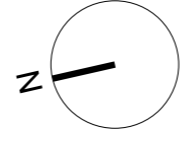
## Key

- Reserved Matters Submission boundary
- Reserved Matters submission boundary for separate Granary Square
- Reserved Matters submission
- Extent of Building H below



No. Revisions

Date



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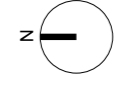
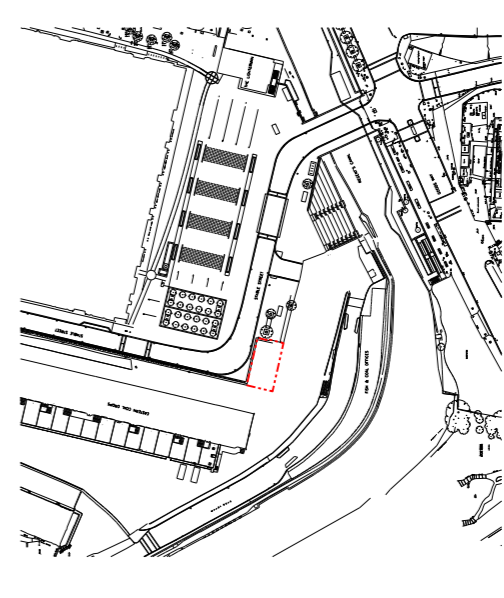
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Project KING'S CROSS CENTRAL BUILDING H

Keyplan



Title PROPOSED

LOCATION PLAN

Job	Drawing No.	Rev.
0464	PL 0010	-
Drawn	Scale at A1	Date
GM	1:250	1:500 06/17

Fig 1 Site Location



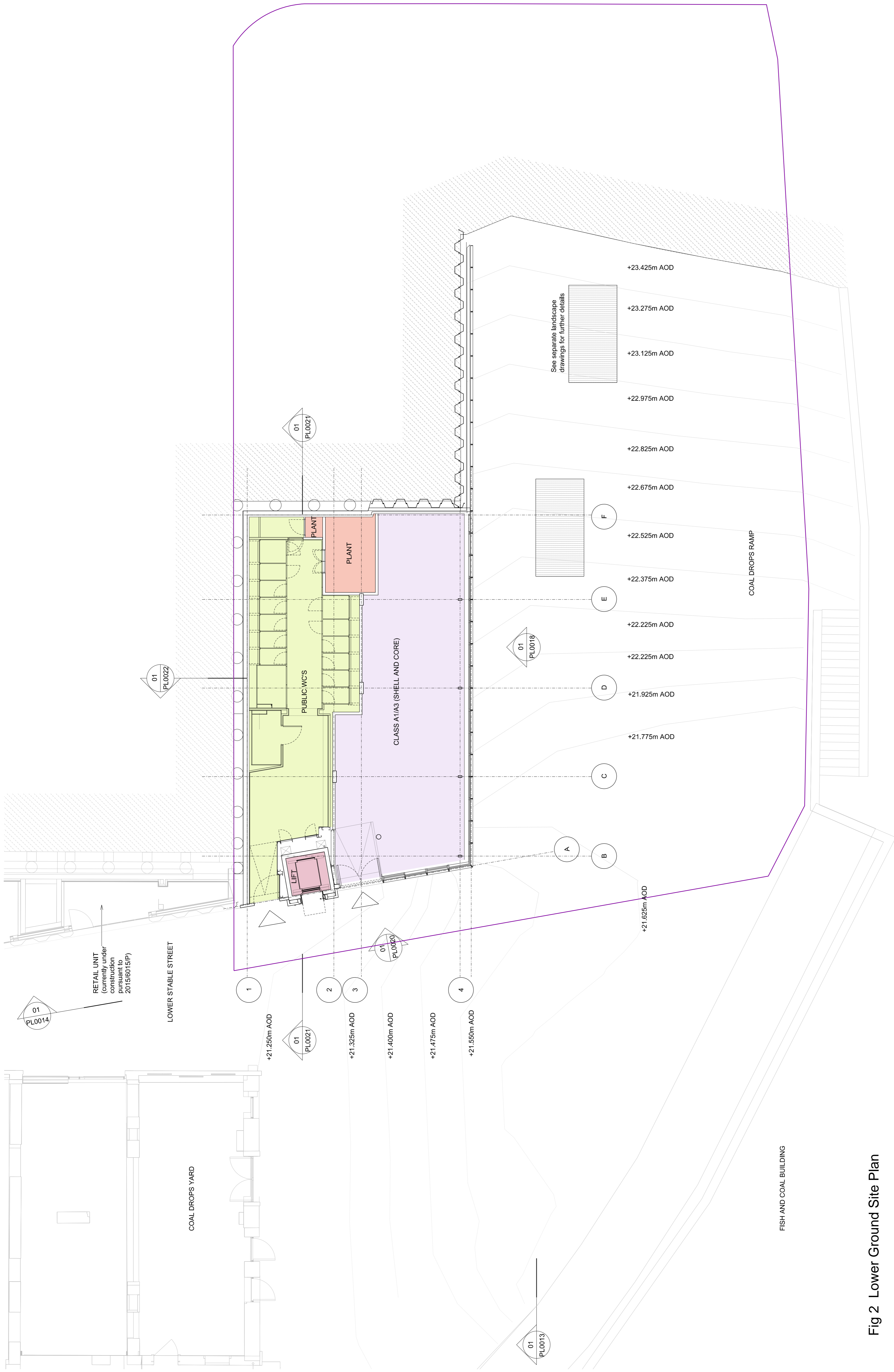


Fig 2 Lower Ground Site Plan

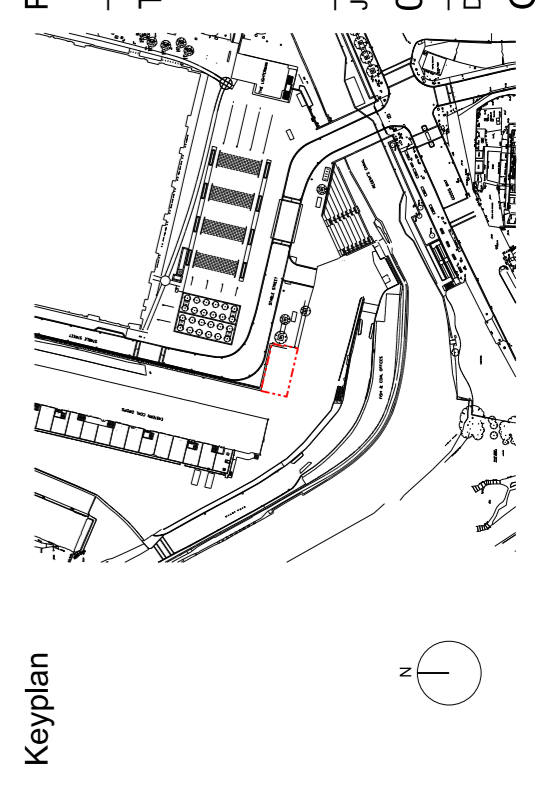
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Key	Reserved Matters Submission boundary
[Purple line]	Reserved Matters Submission boundary
[Light purple box]	Class A1/A3
[Light green box]	Public WCs
[Light blue box]	Lift
[Light red box]	Plant room

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Project	KING'S CROSS CENTRAL BUILDING H
Title	PROPOSED LOWER GROUND SITE PLAN
Job	0464
Drawing No.	PL 0011
Scale at A1	1:100
Scale at A3	1:200
Drawn	GM
Rev.	-
Date	06/17



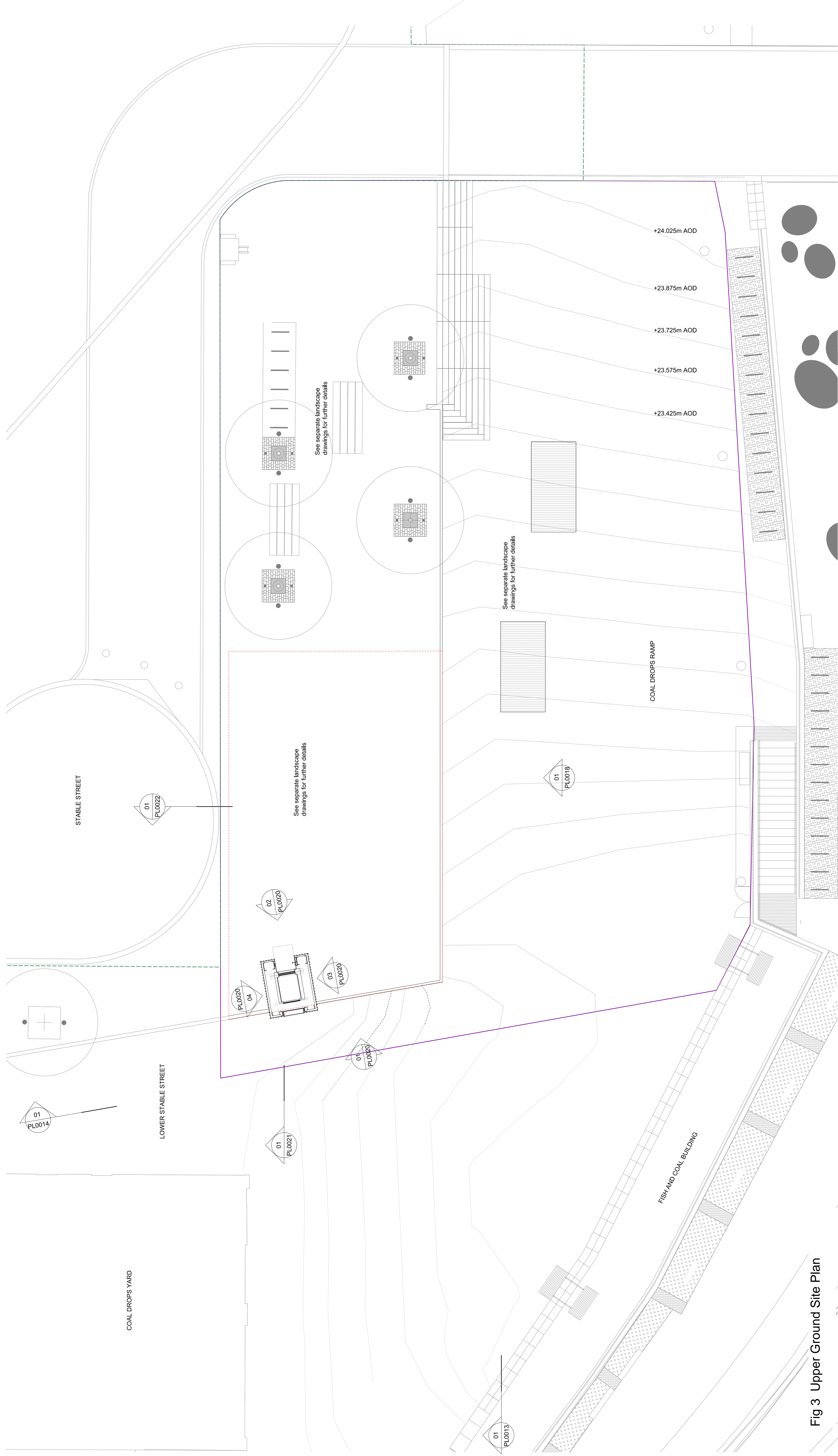


Fig 3 Upper Ground Site Plan

**Status** FOR APPROVAL

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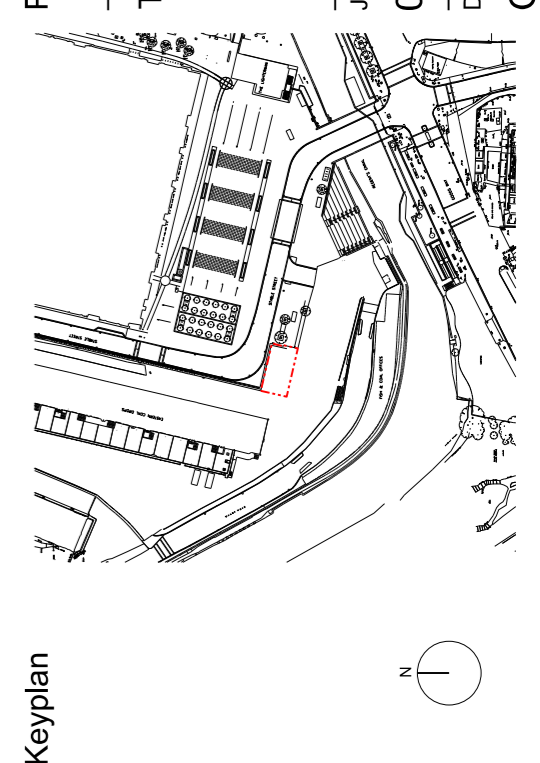
	Reserved Matters Submission boundary
	Extent of Building H below
	Reserved Matters submission boundary for separate Granary Square Reserved Matters submission

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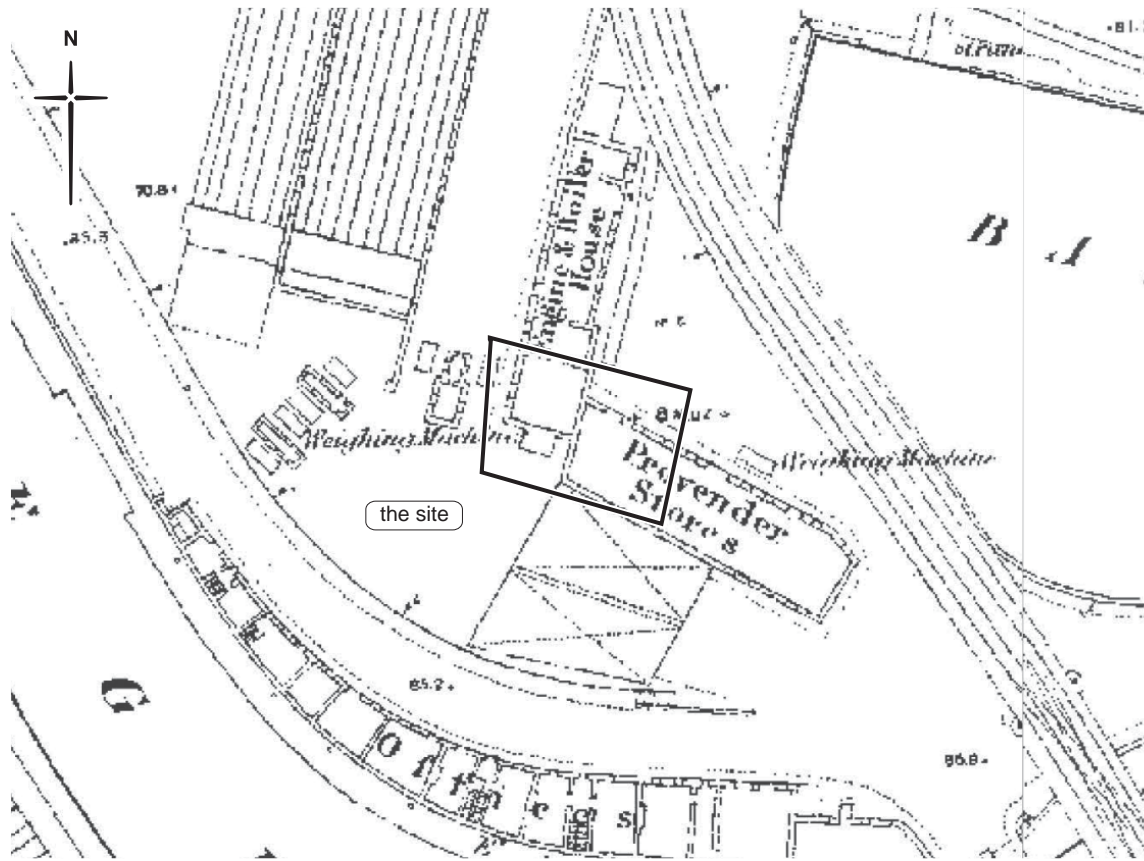


Fig 4 Location of Pavilion H on Ordnance Survey 1st edition 6": mile map of 1873 (not to scale)



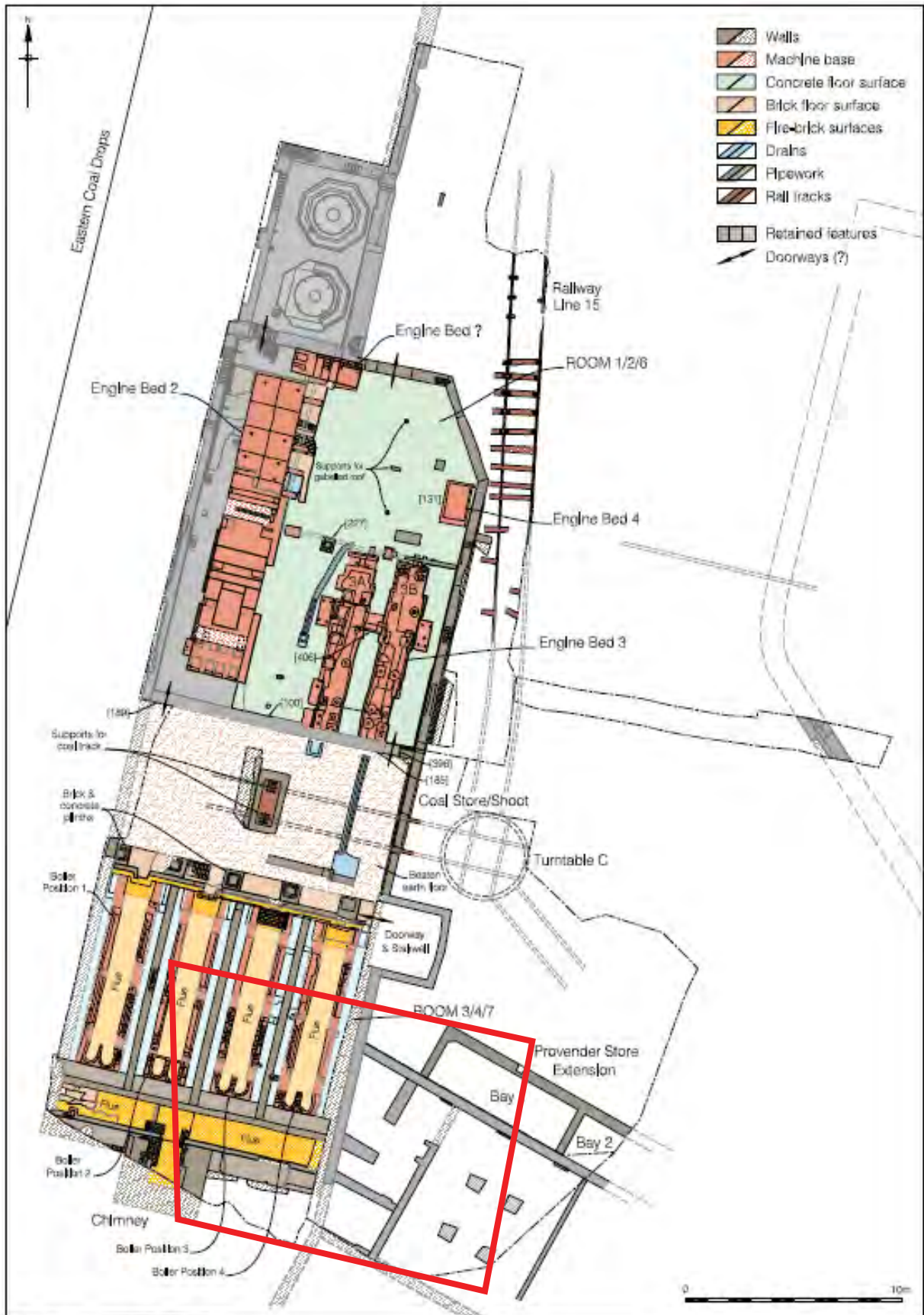


Fig 5 Archaeology recorded during previous excavations on the site (PCA, 2011 Fig 42)



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