



Our Ref: ARCH/SP008

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22<sup>nd</sup> May 2018

Dear Sam,

**PHOENIX PLACE, MOUNT PLEASANT – PHASE 1 MARKETING SUITE  
- LETTER TO ACCOMPANY PLANNING APPLICATION**

This letter has been prepared to assess the archaeological constraints associated with the site the subject of the planning application for a temporary marketing suite associated with Phase 1 of the Mount Pleasant Camden Phoenix Place development permitted by planning permission ref. 2013/3807/P. It summarises pre-planning work, and archaeological fieldwork in relation to planning condition 5, on planning application 2013/3807/P, where it relates to the planning application for the Marketing Suite.

The purpose of this letter is to demonstrate that no further archaeological mitigation is required for the Marketing Suite site, and thereby confirm that no archaeological planning condition is applicable.

A planning application (reference 2013/3807/P) was submitted to the London Borough of Camden in June 2013.

The application was considered in the context of the redevelopment of the adjacent site, north of the Sorting Office building (within the London Borough of Islington) which has been submitted simultaneously under the Islington planning & conservation area consent application reference numbers: P2013/1423 & P2013/1435.

Both applications were submitted with an Environmental Statement, including a chapter on "Archaeology" (Chapter 12), supported by a

technical appendix on "Buried Heritage (Archaeology) Desk-based Assessment" (Appendix 12.1, Volume 4D). Subsequently, an Environmental Statement Addendum was submitted in relation to Chapter 12 titled "Environmental Assessment Chapter 12: Archaeology – Addendum". The purpose of the addendum was to present a summary from a pre-planning geo-archaeological investigation, requested by the Greater London Archaeological Advisory Service (GLAAS), advisers to the Local Planning Authority in matters related to archaeology in planning, to inform the planning determination.

The planning application was determined in March 2015, and condition 5 of the relevant planning consent (reference 2013/3807/P), stated:

*"No development shall take place until the applicant (or their heirs and successors in title) has:*

*A) Secured 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;*

*The archaeological investigation shall be thereafter carried out in accordance with the programme set out in the approved Written Scheme of Investigation under Part (A).*

*B) 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 approved Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured."*

An initial Written Scheme of Investigation, dated June 2017, was approved by GLAAS and the Council (ref. 2016/6535/P), and set out the scope for an archaeological watching brief over a geotechnical site investigation, which would then inform the sample location for a trial trench evaluation. This work was carried out in 2017.

An addendum to that Written Scheme of Investigation, dated February 2018, and submitted to and approved by GLAAS, set out the scope for open area excavation of two areas - Phase 1 and Phase 2 of the archaeological mitigation programme, in order to fully record the Civil War Defences which had been identified and characterised during the trial trench evaluation.

The Phase 1 open area excavation was undertaken in the first quarter of 2018, and a final report is due in mid to late July 2018. This final stage of mitigation for Phase 1 was signed off by Sandy Kidd of GLAAS on the 28<sup>th</sup> March 2018.

Therefore, in summary, the following stages of desk-based and fieldwork have been undertaken:

1. Desk-based assessment;
2. Geo-archaeological survey;

3. Archaeological monitoring of geotechnical site investigation;
4. Trial trench evaluation; and
5. Open area excavation – Phase 1 only.

All stages of fieldwork were signed off on site by GLAAS, in their role as advisers to Camden Borough Council, with the only outstanding element for Phase 1 of the archaeological mitigation programme is the report on the open area excavation undertaken earlier this year, now due in mid to late July 2018.

The Phase 2 open area excavation is not due before 2020, when that area of the site becomes vacant (currently under lease to Royal Mail as a parking area).

It is therefore the writer's professional opinion that the planning application for the Marketing Suite, within Phase 1 of the archaeological mitigation area, will not require any further archaeological fieldwork, and therefore should not be subject to any planning condition relating to below ground archaeology.

Yours sincerely,










**Susana Parker**  
**Associate Director, Historic Environment**

Enc.

- Location Plan identifying areas of excavation;
- E-mail from Sandy Kidd (GLAAS) confirming sign off of fieldwork for Phase 1 of the archaeological mitigation; and
- Plan depicting Marketing Suite proposal, within Phoenix Place development.

c.c. Sandy Kidd – Greater London Archaeological Advisory Service



-  Approximate Site Boundary
-  RM Site Boundary
-  Trial Trenching
-  P1 Basement Footprint
-  P2 Buildings
-  Strip Map and Record P1
-  Strip Map and Record P2

<b>Project Details</b>	WIE13879-100: Phoenix Place
<b>Figure Title</b>	Figure 1: Location Plan Identifying Areas of Excavation
<b>Figure Ref</b>	WIE13879-100_GR_INFO_3A
<b>Date</b>	January 2018
<b>File Location</b>	\\s-bl\wiel\projects\wie13879\100\graphics\info\issued figures

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**From:** Kidd, Sandy  
**To:** [Susana Parker](#)  
**Subject:** Re: Phoenix Place, Mount Pleasant - fieldwork sign off  
**Date:** 28 March 2018 16:43:50  
**Attachments:** [image001.gif](#)  
[image1b1a1c.JPG](#)

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Dear Susana,

I am happy to confirm that the phase 1 fieldwork has been completed to my satisfaction and will advise Camden to that effect.

Sandy Kidd MA MCifA MRTPI FSA | Principal Archaeology Adviser - Greater London Archaeological Advisory Service | Planning Group: London Office | Direct Line: 020 7973 3215 Mobile: 07760 456 812  
Historic England | 4th floor Cannon Bridge House | 25 Dowgate Hill | London EC4R 2YA



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**From:** Susana Parker <[susana.parker@watermangroup.com](mailto:susana.parker@watermangroup.com)>  
**Sent:** 27 March 2018 13:58  
**To:** Kidd, Sandy  
**Subject:** Phoenix Place, Mount Pleasant - fieldwork sign off

Dear Sandy,

Thank you for your time on site last Thursday.

As agreed, we completed all fieldwork and have demobilised from site.

I would be grateful if you would confirm in writing that the fieldwork has been signed off, and development can proceed for Phase 1.

For the avoidance of doubt, I attach the figure from the WSI identifying the phasing on the site.

I will pass on the fieldwork report for your comment / approval as soon as it becomes available.

As discussed, the next stage of work (Phase 2) is planned for 2020, once the car park area Taylor Wimpey leased back to Royal Mail becomes available.

On another note, thank you also for organising the ECWD tour and meeting with other colleagues. For my part, I would have liked to spend more time in my presentation, specifically on the model we originally created using map regression, and later based on SI borehole sections, and the way in which these models lead our mitigation strategy, however, it was nevertheless very helpful seeing how other sites have been planned and interpreted, and to discuss ways of interpreting the information we are getting.

Please keep me informed on progress on this wider project, and I will assist where I can. I'm ASE will themselves also be happy to be involved.

Kind regards

Susana Parker BA (Hons) MA PIEMA MCifA  
**Principal Heritage Consultant**  
**Waterman Infrastructure & Environment Ltd**



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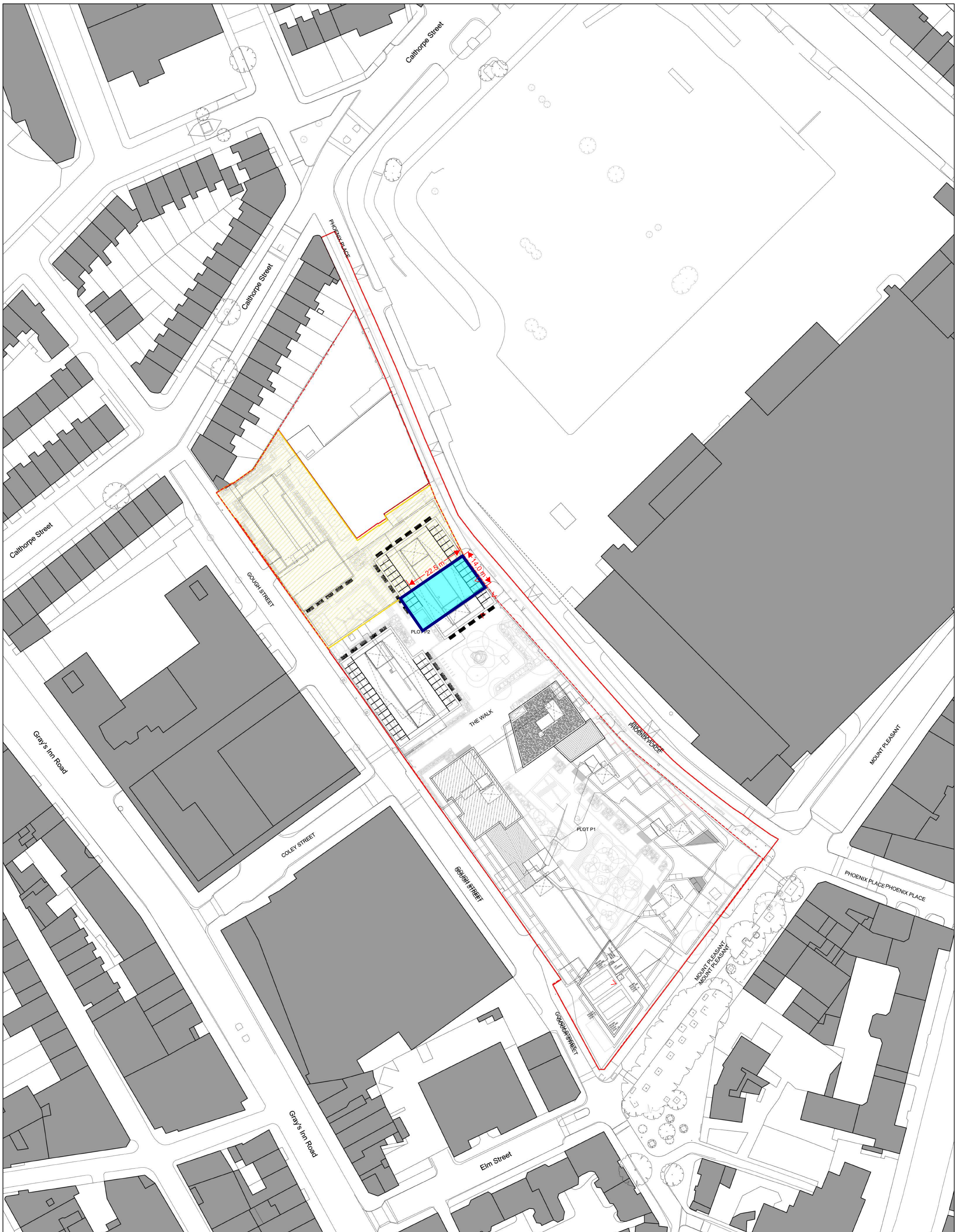
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**KEY:**  
--- Site boundary

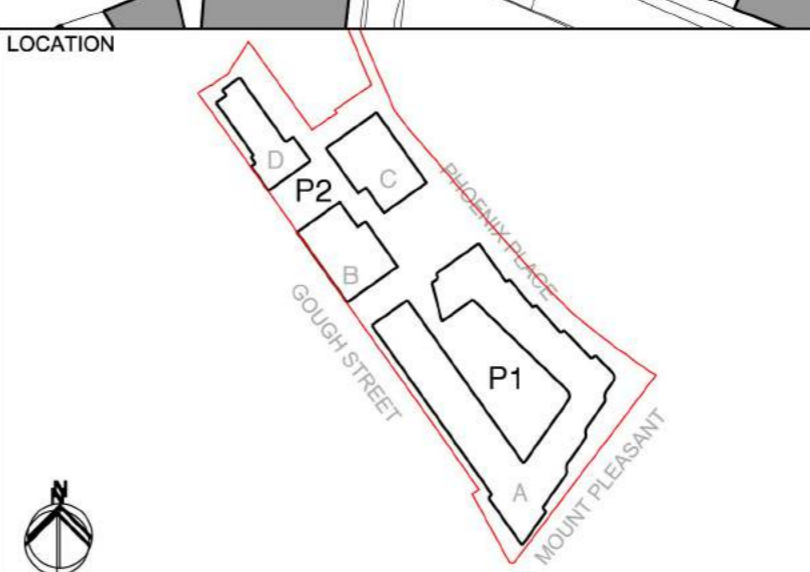
0 5 10 20 30

REV	DATE	DESCRIPTION
P006/124/04	16/05/13	Revised for Planning
P02	16/05/13	Revised for Planning

**KEY:**  
 Area retained by RMG until completion of phase 1 carpark

**NOTE**

1. All dimensions to be checked and verified by the contractor and such dimensions to be his responsibility.
2. Dashed red line site boundary.
3. Report all drawing errors, omissions and discrepancies to the architect.



**LOCATION**