



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**Land at
Stephenson Way
Euston
London NW1 2LU**

March 2018

**Local Planning Authority:
London Borough of Camden**

**Site centred at:
TQ29408 82421**

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EXECUTIVE SUMMARY

Land at Stephenson Way, London, NW1 2LU, has been reviewed for its below ground archaeological potential.

In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites are present within the site or its immediate vicinity.

In terms of relevant local designations, the site does not lie within an Archaeological Priority Area as defined by the London Borough of Camden.

The site can be considered likely to have a generally low archaeological potential for all past periods of human activity.

Past post depositional impacts are considered likely to have been severe as a result of several previous phases of development.

Redevelopment proposals include the construction of student accommodation.

On the basis of the available information, no further archaeological mitigation measures are anticipated in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by CgMs Heritage (part of RPS) on behalf of Churchgate and their planning advisors TP Bennett.
- 1.2 The subject of this Assessment comprises the site, also referred to as the study site, of land at Stephenson Way, Euston, London NW1 2LU. The site is centred at TQ29408 82421 within the London Borough of Camden (see Figs. 1-2 and 17, and Plates 1-2).
- 1.3 Figure 2 summarises relevant cultural heritage designations and archaeological findspot references relevant to the study site.
- 1.4 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified within the study site or its immediate vicinity.
- 1.5 In terms of relevant local designations the site is not located within an Archaeological Priority Area as defined by the London Borough of Camden.
- 1.6 Churchgate have therefore commissioned CgMs Heritage (part of RPS) to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.8 The assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Camden Local Studies and Archives Centre. The report also includes the results of a comprehensive map regression exercise.
- 1.9 The Assessment thus enables relevant parties to understand the archaeological potential of various parts of the site, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Acts dated 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF). The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: *The Historic Environment in Local Plans*; GPA 2: *Managing Significance in Decision-Taking in the Historic Environment* (both published March 2015). The second edition of GPA3: *The Setting of Heritage Assets* was published in December 2017.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance, and:
 - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether

the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.13 The relevant Strategic Development Plan framework is provided by the 2016 London Plan Consolidated with Alterations Since 2011. Policy relevant to archaeology in this document is as follows:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- 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.**

PLANNING DECISIONS

- 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.**

LDF PREPARATION

- F. BOROUGHES 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. BOROUGHES, IN CONSULTATION WITH ENGLISH HERITAGE, 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.**

2.14 A new London Plan has been prepared in draft and was available for consultation until March 2018. Chapter 7 'Heritage and Culture' contains draft policies HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.**
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1. setting out a clear vision that recognises and embeds the role of heritage in place-making****

2. **utilising the heritage significance of a site or area in the planning and design process**
 3. **integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place**
 4. **delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. **Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. **Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**

Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

- 2.15 The Camden Unitary Development Plan (UDP) 2006 has been replaced by the Core Strategy and Development Policies LDF documents as of 8 November 2010. The following Development Policy relates to Archaeology:

DP25 CONSERVING CAMDEN'S HERITAGE

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.

- 2.16 In terms of relevant nationally designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified on the study site or within its immediate vicinity.

- 2.17 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area (APA) as defined by the London Borough of Camden. A review of Camden's APA's is due to take place during 2018, however, based on the available information it is not anticipated that the study site will lie within an APA in the future (Patrick Booth pers. comm.).
- 2.18 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the archaeological potential of the study site, and the need or otherwise for further mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).

3.1.2 Further detail is provided by British Geological Survey Sheet 256 (North London: 1994) which shows the study site to lie within the northern boundary of an area of Lynch Hill Gravels, defined as 'post-diversionary Thames river terrace deposits; gravel, sandy and clayey in part'.

3.1.3 No site-specific geotechnical data is currently available.

3.2 Topography

3.2.1 Stephenson Way along the study site's boundary is level at 24.4-24.7m AOD. The eastern part of the study site lies below street level at c.22.7-22.9m AOD. The bulk of the western part of the study site is level with Stephenson Way at c.24.4-24.8m AOD, save for the ramp which slopes downwards along the southwestern boundary, from c.24.4m to 22.63m AOD (see Figure 17 and Plates 1-2).

3.2.2 No watercourses or naturally occurring bodies of water are known within the immediate vicinity of the study site.

4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE**

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.2 **Introduction**

4.2.1 This chapter reviews any existing archaeological evidence for the study site and the archaeological/historical background of the general area and, in accordance with the NPPF, considers the potential for as yet undiscovered archaeological evidence on the site.

4.2.2 What follows comprises a review of archaeological findspots within a 500m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.3 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites have been identified on the study site or within its immediate vicinity.

- 4.2.4 In terms of relevant local designations, the study site does not lie within an Archaeological Priority Area. A review of Camden's APA's is due to take place in 2018, however, based on the available information it is not anticipated that the study site will lie within an APA in the future (Patrick Booth pers. comm.).
- 4.2.5 In general the GLHER there are few archaeological findspots within the study area search radius; recent interventions recorded from around the study site have generally proved negative (see section 4.8 below).
- 4.2.6 The map regression demonstrates that the study site was occupied by buildings from the late eighteenth century onwards and has been redeveloped during the nineteenth and twentieth centuries.
- 4.2.7 Chapter 5 subsequently considers the site conditions as understood through this review of potential archaeological assets, and whether the theoretical potential identified is likely to survive the impact of previous and existing development.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

- 4.3.1 Palaeolithic artefacts and faunal remains have been found in the Lynch Hill and Hackney Gravels across the London area from Hyde Park through Bloomsbury, as far east as Hackney. Such finds are very rarely found 'in-situ', having generally been re-deposited within a high energy fluvial environment, and generally are suggestive of general utilisation of the area by nomadic bands of hunter gatherers (BGS 1996: 130; MoLAS/English Heritage 2000: 31, 34-6; Wymer 1999: 63).
- 4.3.2 The GLHER records the discovery of a mammalian fossil of a red deer antler, in the vicinity of Endsleigh Gardens, southeast of the study site (MLO103258, TQ2970 8248). A fossil horse femur has also been identified at 6 Taviton Street to the southeast (MLO103259, TQ2970 8240).
- 4.3.3 A piece of possible Palaeolithic worked flint was identified during evaluation at University College Hospital to the southwest of the study site. The context in which the find was identified was slightly clayey, with a possible interpretation as a palaeochannel (MLO75730, TQ29340 82299; ELO230, TQ29339 82299).

4.3.4 No finds or features of Mesolithic date have been identified on the GLHER within the study area search radius.

4.3.5 In view of the above, a generally low archaeological potential can be identified for the Palaeolithic and Mesolithic within the study site. Small quantities of residual flintwork are most likely to be represented within the archaeological record.

4.4 **Neolithic, Bronze Age and Iron Age**

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.4.3 The Iron Age is characterised in this region by settlement stability and the large-scale organisation of the landscape, developments that began in the Late Bronze Age. Settlement evidence is plentiful and diverse, ranging from individual farmsteads occupied by a single household, to enclosed settlements holding much larger communities.

4.4.4 The course of a stream, interpreted as a tributary of the River Fleet, was encountered at Gordon Square, southeast of the study site, during a watching brief in 1990 (MLO25937, TQ2950 8240).

4.4.5 Two polished Neolithic axes have been identified at Gower Street to the southeast of the study site (MLO17760, TQ2960 8210; MLO17838, TQ2950 8220).

4.4.6 No finds of Bronze Age or Iron Age date have been identified within the study area search radius.

4.4.7 In view of the above, a generally low archaeological potential can be identified for the later prehistoric periods at the study site itself.

4.5 **Roman**

4.5.1 No archaeological finds or features of Roman date have been identified within the study area search radius.

4.5.2 Beyond the study area search radius, the course of Oxford Street to the south of is thought to follow the line of a Roman road and earlier trackway (MLO11208, TQ2769 8096), together with the line of Theobalds Road to the southeast (MLO24965, TQ3061 8171). The line of Tottenham Court Road to the west is also believed to follow the line of a Roman road (MLO17799, TQ2950 8240).

4.5.3 It is likely that the study site was located away from known centres of settlement at this time, possibly in a rural or wooded context. Accordingly a generally low archaeological potential can be considered for the Roman period at the study site.

4.6 **Anglo Saxon & Medieval**

4.6.1 A small quantity of Saxon pottery was identified at 250 Euston Road to the west of the study site during excavations in 1979 (MLO17803, TQ2930 8240). A find of a ring mounted with a gold Roman coin, dated as Saxon, was found in George Street, northeast of the study site (MLO18046, TQ2960 8260).

4.6.2 The site of Totten Hall Manor House, held by St Paul's Cathedral, is known at 250 Euston Road, west of the study site. The manor was surveyed in 1591 and 1649, when it was described as 'dilapidated', and was partially demolished in 1808. Excavation in 1979 revealed yard surfaces, a latrine and associated walls (MLO17706, MLO17810, MLO46419-20, MLO46609, TQ2930 8240).

4.6.3 Given the above evidence and the early maps (which can trace the history of the study site back to the late sixteenth century) it would appear that the site lay in open farmland surrounded by pockets of small scale settlement. The potential of the study site for the Anglo-Saxon and Medieval periods can therefore be identified as generally low. Evidence of agricultural activity and land division could conceivably be present.

4.7 **Post Medieval and Modern (including map regression exercise)**

- 4.7.1 The Ralph Agas plan of London (Fig 3: c.1570) shows the study site to lie in open land.
- 4.7.2 John Rocque's Survey of London (Fig 4: 1745) shows the study site lying within the eastern extent of the settlement at Tottenham Court, in an area of open space and garden.
- 4.7.3 Euston Road was originally constructed in 1756 as an alternative route for driving cattle to Smithfield Market, bypassing Oxford Street and Holborn to the south, (Weinreb, Hibbert & Keay 2008).
- 4.7.4 The 1787 Cary Map of London (Fig 5) shows the layout of the 'New Road' and the study site lying largely within open land behind two short terraces named Palace Place.
- 4.7.5 Richard Horwood's map of London (Fig 6: 1799-1819) shows the study site fronting Southampton Mews and occupied by a series of buildings, most likely two storey mews houses. No change is shown within the study site on the 1827 Greenwood Map (Fig 7).
- 4.7.6 Euston Square was laid out to the east of the study site in 1827 and Euston Road to the south was named in 1857 (Weinreb, Hibbert & Keay 2008).
- 4.7.7 The 1849 parish map of Marylebone (Fig 8) shows the study site occupied by buildings with a smaller ground plan than before, fronting Southampton Mews, with open space to the rear.
- 4.7.8 The First Edition Ordnance Survey (Fig 9: 1873) shows the study site occupied with buildings fronting Southampton Mews, with open space to the rear.
- 4.7.9 The 1889 Goad Insurance Plan (Fig 10) shows the study site occupied by tenement buildings of 3.5 storeys fronting the road, with 4 storey buildings to the rear. Stephenson Way on the study site boundary has been renamed Euston Buildings. No change is shown within the study site on successive Ordnance Surveys dated 1894, 1921 or 1938 (Figures 11-13).

- 4.7.10 The Bomb Sight website records two high explosive bomb strikes on Stephenson Way, within the immediate vicinity of the study site, between October 7 1940 and June 6 1941 (<http://www.bombsight.org/bombs/>). The World War Two Bomb Damage Map (Fig 14: 1946) shows the study site variously coloured dark red (serious damage, doubtful if repairable) and purple (damage beyond repair).
- 4.7.11 The 1954 Ordnance Survey (Fig 15) shows the buildings within the study site as they were prior to bomb damage. The 1973-6 Ordnance Survey (Fig 16) however shows redevelopment of the eastern third of the study site, and the renaming of the street as Stephenson Way.
- 4.7.12 The current site survey (Fig 17) shows that all buildings previously occupying the study site have been demolished. The eastern part of the study site lies c.3m lower than the street level, and the western part lies level with the street, save for the downwards ramp along the southwestern boundary (see also Plates 1-2).
- 4.7.13 The potential of the study site for the Post Medieval and Modern periods can be identified as generally low.

4.8 **Negative/Neutral Evidence**

- 4.8.1 To the northeast, test pit evaluation at Nos 1 and 9 Melton Street revealed truncation through previous/existing development (ELO11731, TQ2953 8249). Made ground was identified during monitoring at 144 Euston Road (ELO11843, TQ29840 82706). To the west, evaluation at 50 Triton Square revealed Modern made ground over natural gravel and brickearth (ELO1206, TQ291 824), with a subsequent adjacent watching brief revealing modern truncation (ELO14977, TQ2907 8234); evaluation at Osnabrugh Street revealed truncated gravel at 25.53m AOD, and brickearth at 27.46m AOD, sealed by modern made ground (ELO7173, 28953 82304). To the south, evaluation on Cleveland Street also revealed Modern material (ELO1212, TQ2936 8200).

4.9 **Assessment of Significance**

- 4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in

the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

- 4.9.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site. The study site does not lie within an Archaeological Priority Zone as defined by the London Borough of Camden.
- 4.9.3 Overall it would appear that there is a generally low potential for archaeological remains to be present within the study site boundary. If present, the balance of probability is that any archaeological remains will be of local significance only.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

5.1.1 The study site is currently vacant, with the northeastern part lying lower than Stephenson Way (see Figure 17 and Plates 1-2).

5.1.2 The construction and subsequent demolition of the buildings previously occupying the study site can be considered likely to have had a cumulative negative archaeological impact, through the cutting of basements/cellars, foundations and services, together with their subsequent grubbing out.

5.1.3 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

5.2 The Proposed Development

5.2.1 Redevelopment proposals currently comprise the construction of a six storey building, with basement, to house student accommodation (Fig 18-20).

5.3 Review of potential development impacts upon Heritage Assets

5.3.1 In view of the study site's perceived archaeological potential, combined with the identified potential for past depositional impacts, the redevelopment proposals are considered unlikely to have a widespread or significant archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at Stephenson Way, London NW1 2LU, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant nationally designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck site.
- 6.4 In terms of relevant local designations the study site does not lie within an Archaeological Priority Area.
- 6.5 The study site can be considered likely to have a generally low archaeological potential for all past periods of human activity.
- 6.6 Past-post depositional impacts within the study site are considered likely to have had a severe negative archaeological impact.
- 6.7 Proposals include the redevelopment of the study site with a block of student accommodation.
- 6.8 On the basis of the available information, no further archaeological mitigation measures are recommended.

SOURCES CONSULTED

1. **General**

British Library
Camden Local Studies and Archives Centre
Greater London Historic Environment Record
London & Metropolitan Archives

2. **Internet**

<http://archaeologydataservice.ac.uk>
<http://www.bombsight.org/bombs/>
<http://www.britainfromabove.org.uk/>
<http://www.british-history.ac.uk/>
<https://finds.org.uk/database/>
<https://www.historicengland.org.uk/listing/the-list>
<https://opendomesday.org.uk>
<http://www.pastscape.org.uk>
<http://planningguidance.planningportal.gov.uk>
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3. **Cartographic**

1570 Agas

1745 John Rocque plan of London

1755 a plan of the new intended road from Paddington to Islington

1787 Cary plan of London

1797 Stockdale plan of London

1799-1819 Richard Horwood

1808 Ordnance Survey Drawing

1827 Greenwood map of London

1832 parish map of Marylebone

1835 Cross plan of London

1849 parish map of St Pancras

1873 Ordnance Survey

1877 plan of Southampton Mews

1880 Bacon plan of London

1889 Goad Insurance Plan

1894 Ordnance Survey

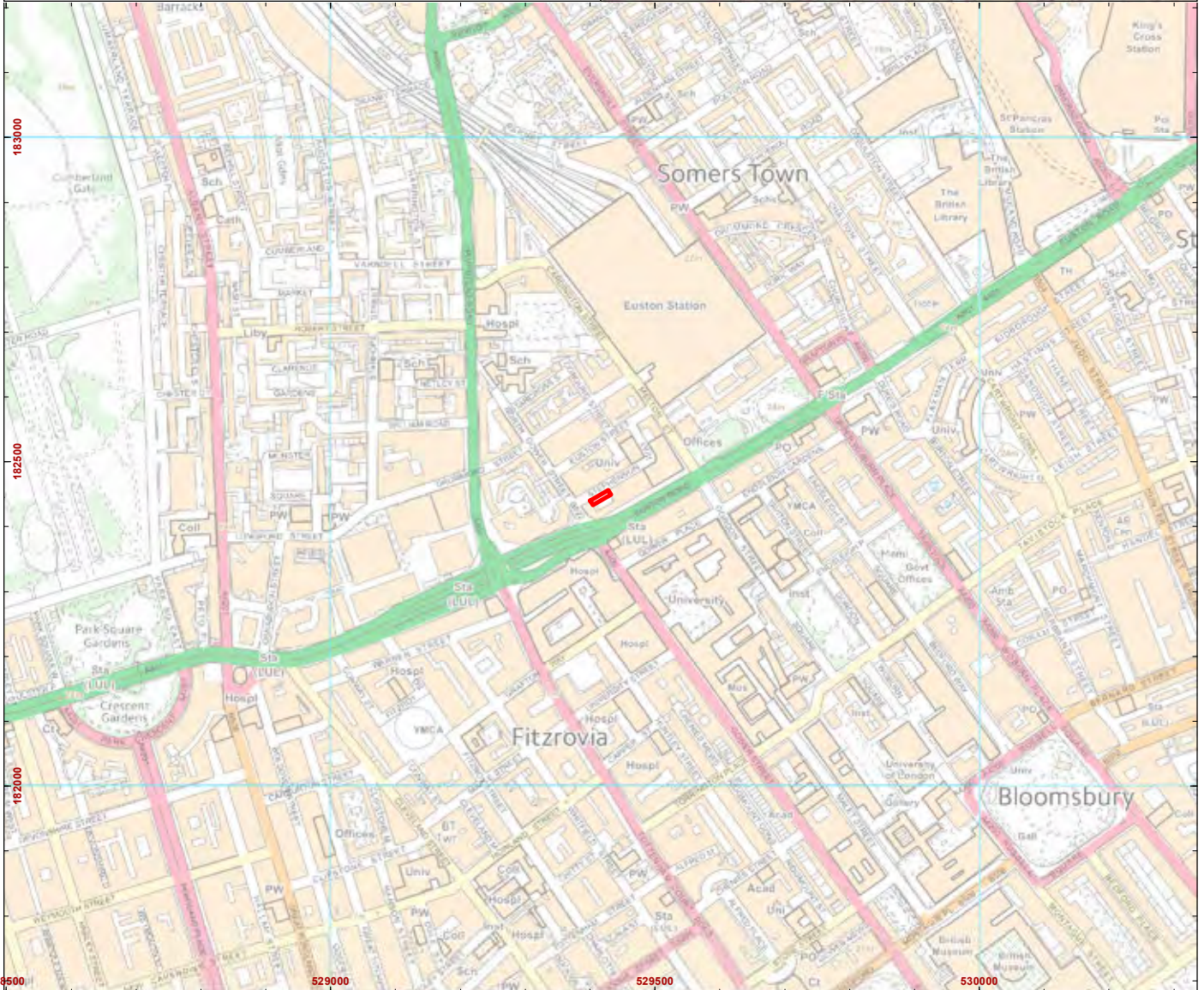
1921 Ordnance Survey

1938 Ordnance Survey

1954 Ordnance Survey

1973-6 Ordnance Survey

1994 British Geological Survey Sheet 256 (North London)

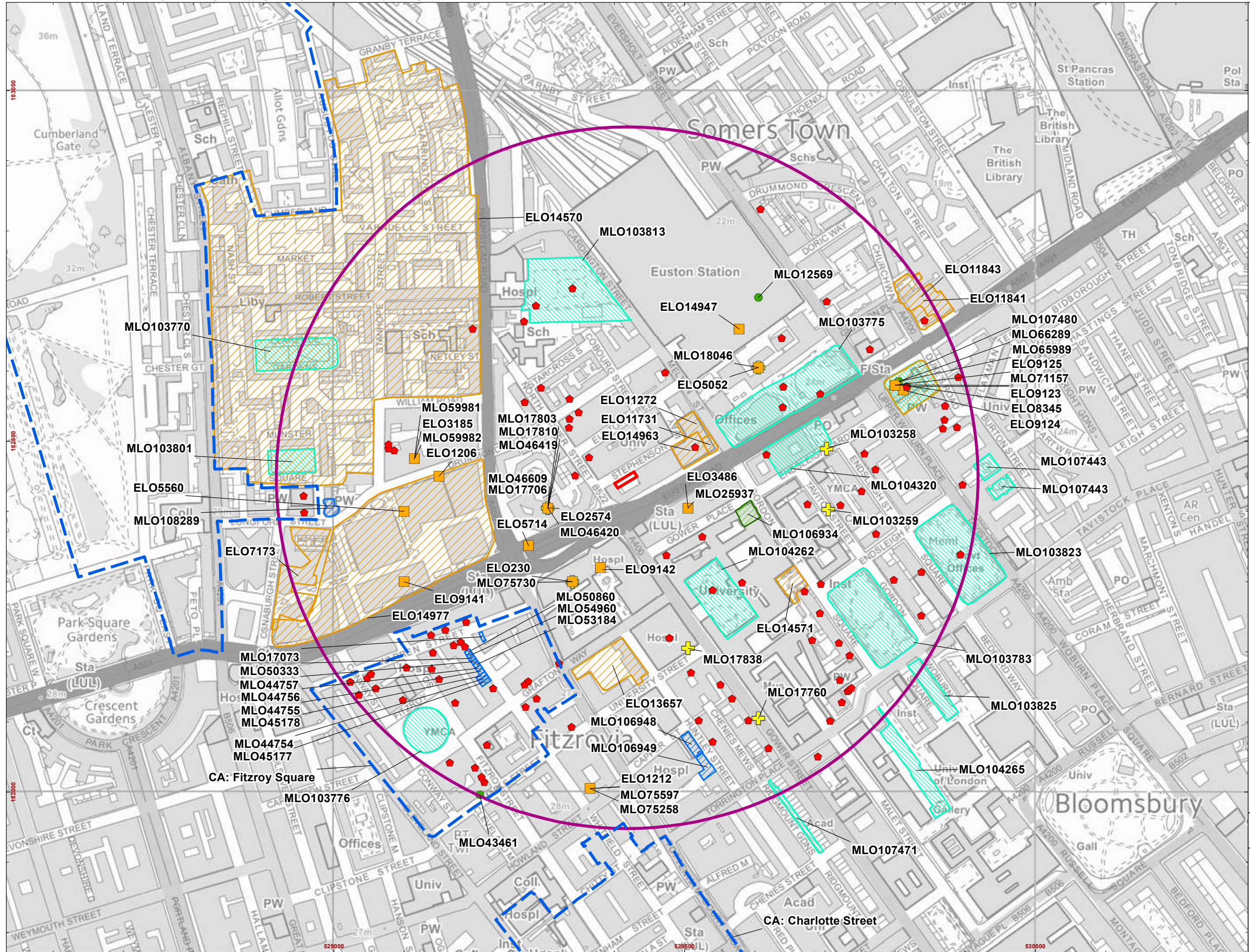


1 Hammersmith & Fulham
 2 Kensington & Chelsea
 3 City of Westminster
 4 City of London

Site Boundary

Scale at A4: 1:10,000

Figure 1:
Site Location

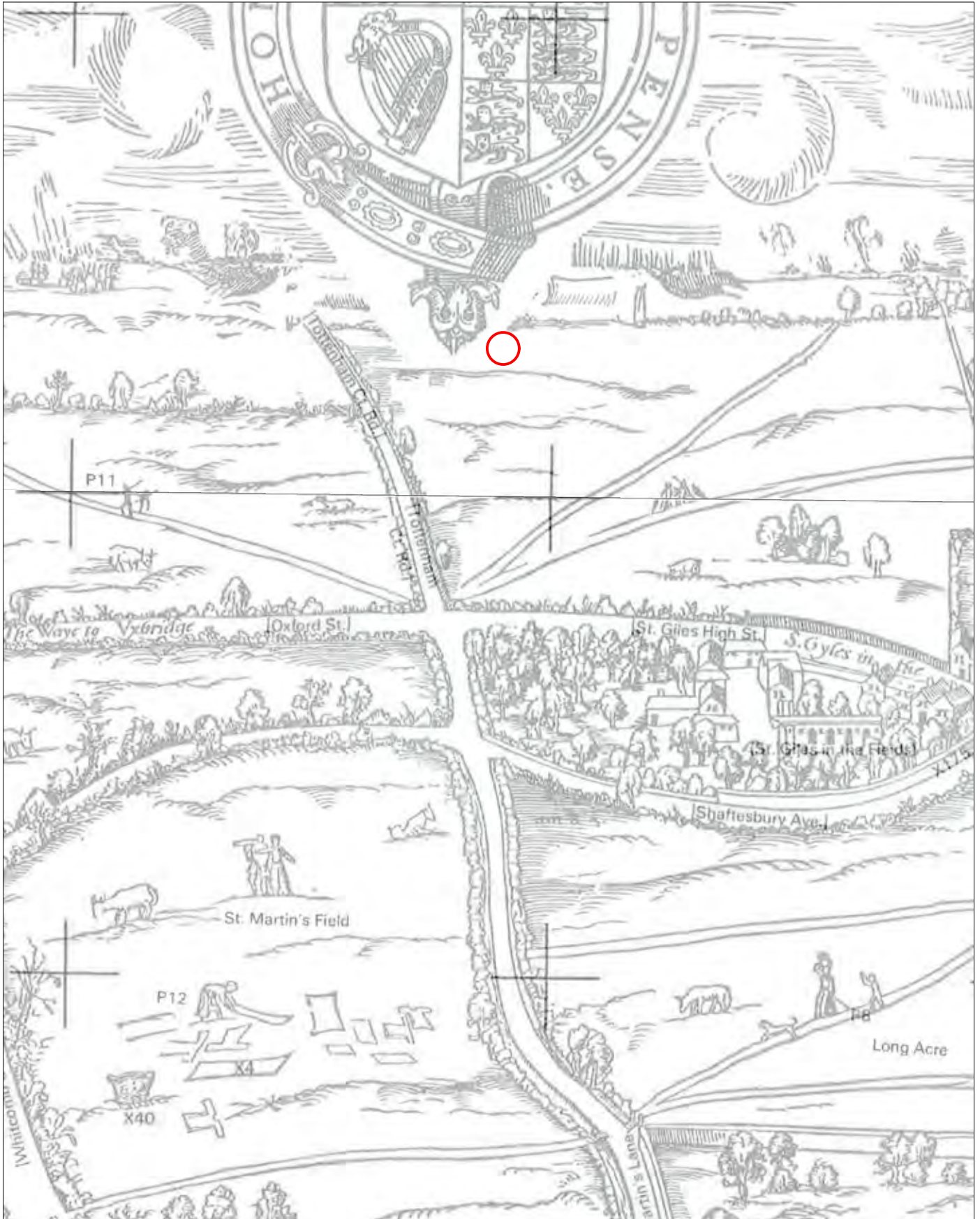


- Site Boundary
- Search Radius (500m)
- Designated Assets:**
 - Conservation Area
 - Listed Building
- Non-Designated Assets:**
 - Find Spot
 - Monument
- HER Record (Point)**
 - Find Spot
 - Monument
- HER Record (Polygon)**
 - Building
 - Monument
 - Park
- Previous Archaeological Work:**
 - Event
 - Event



Scale at A3: 1:5,000
0 150m

Figure 2: Summary of cultural heritage designations (data from GLHER)

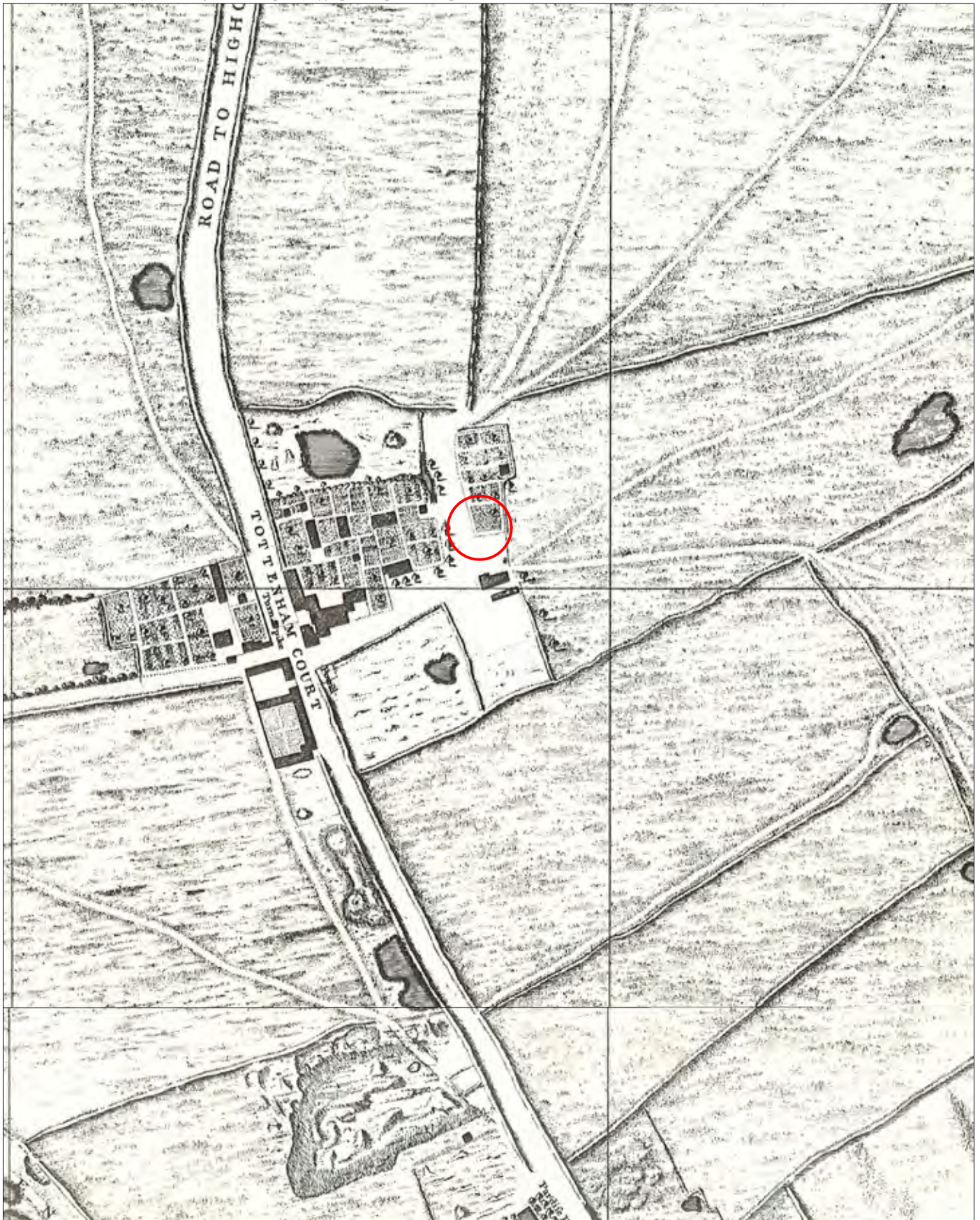


 Site Boundary



Not to Scale:
Illustrative Only

Figure 3:
1570 Ralph Agas plan of
London

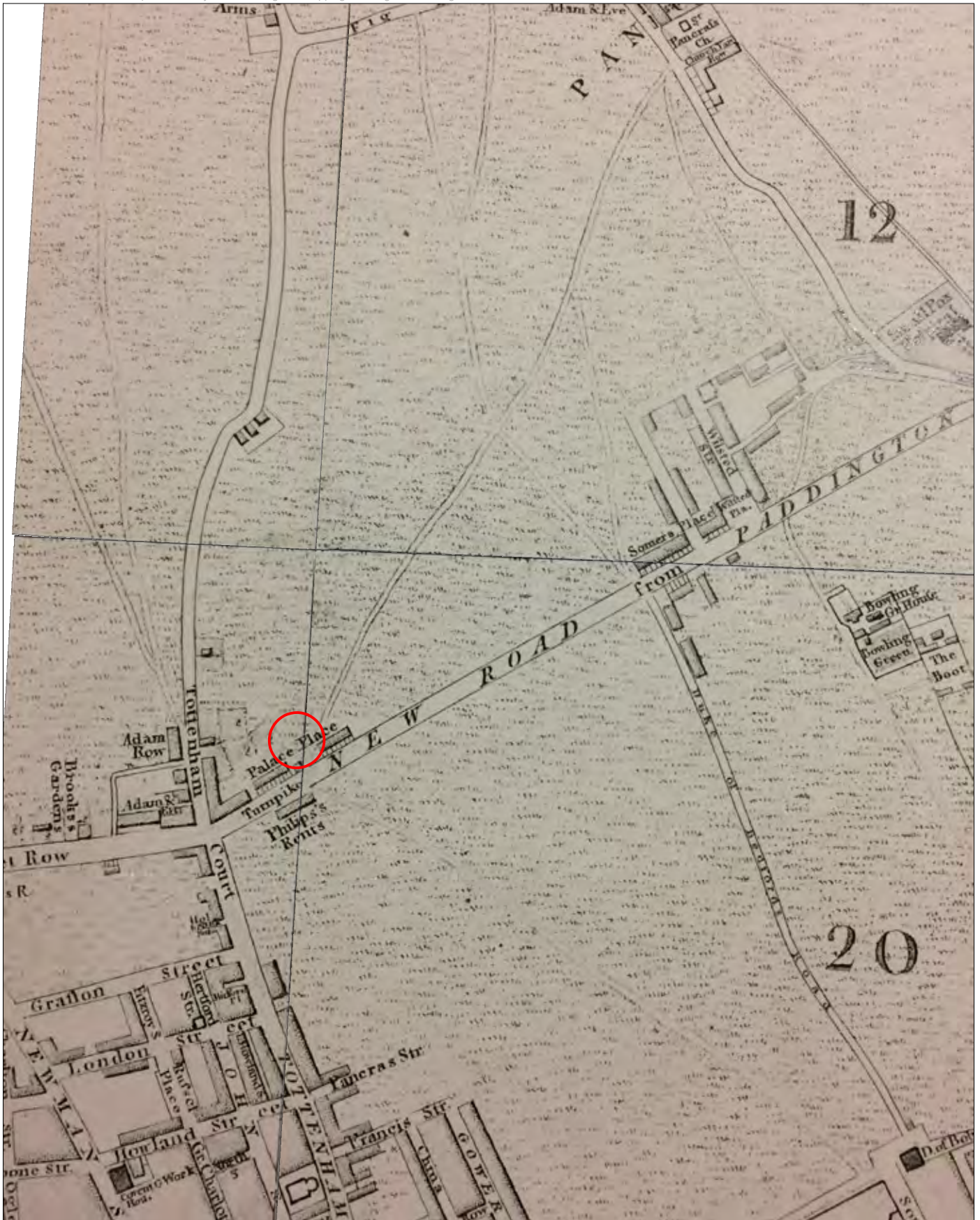


 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1745 John Rocque plan of
London

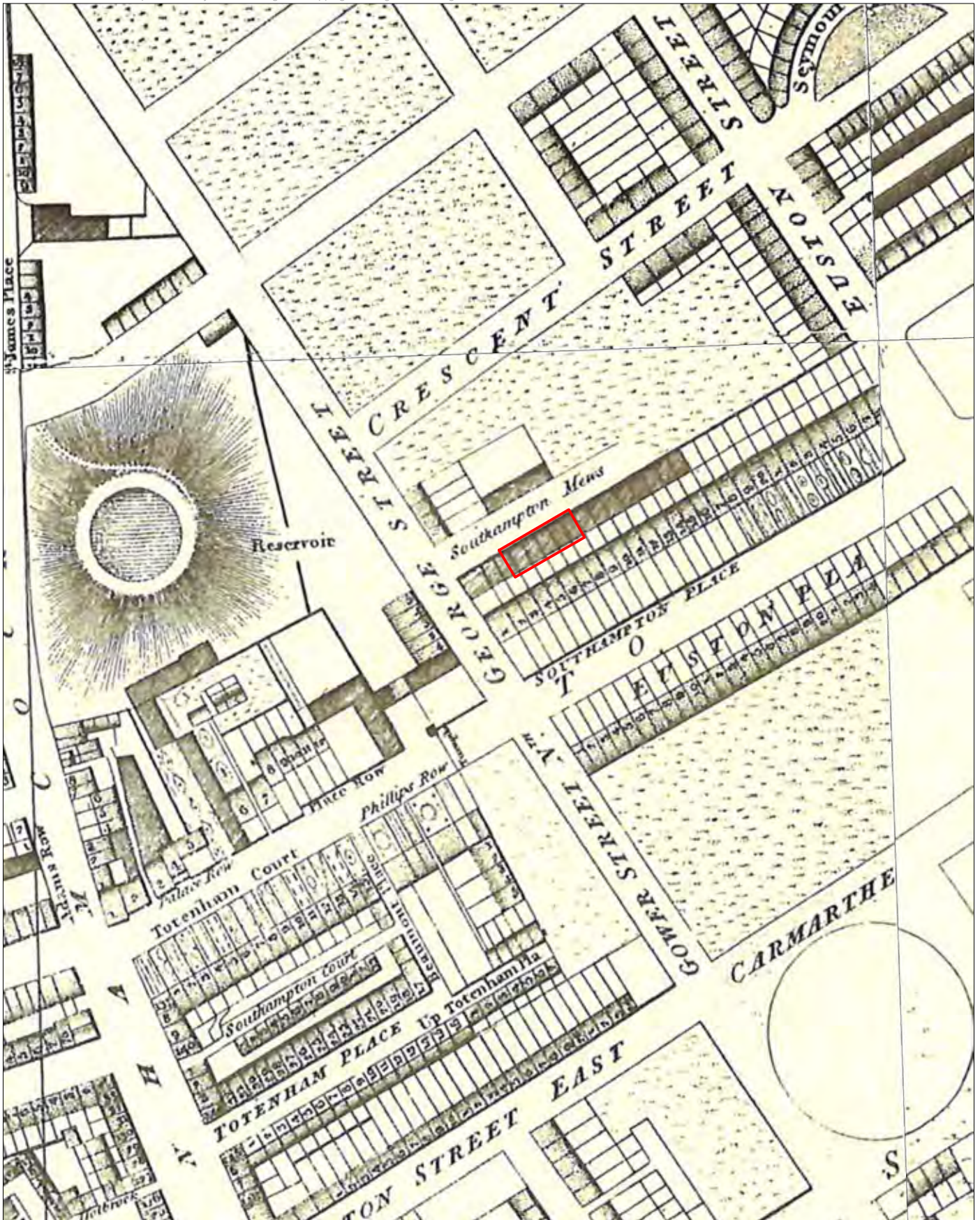


 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1787 Cary plan of London



Site Boundary



Scale at A4: 1:2000
 0 50 m

Figure 6:
 1799-1819 Richard Horwood
 Map of London

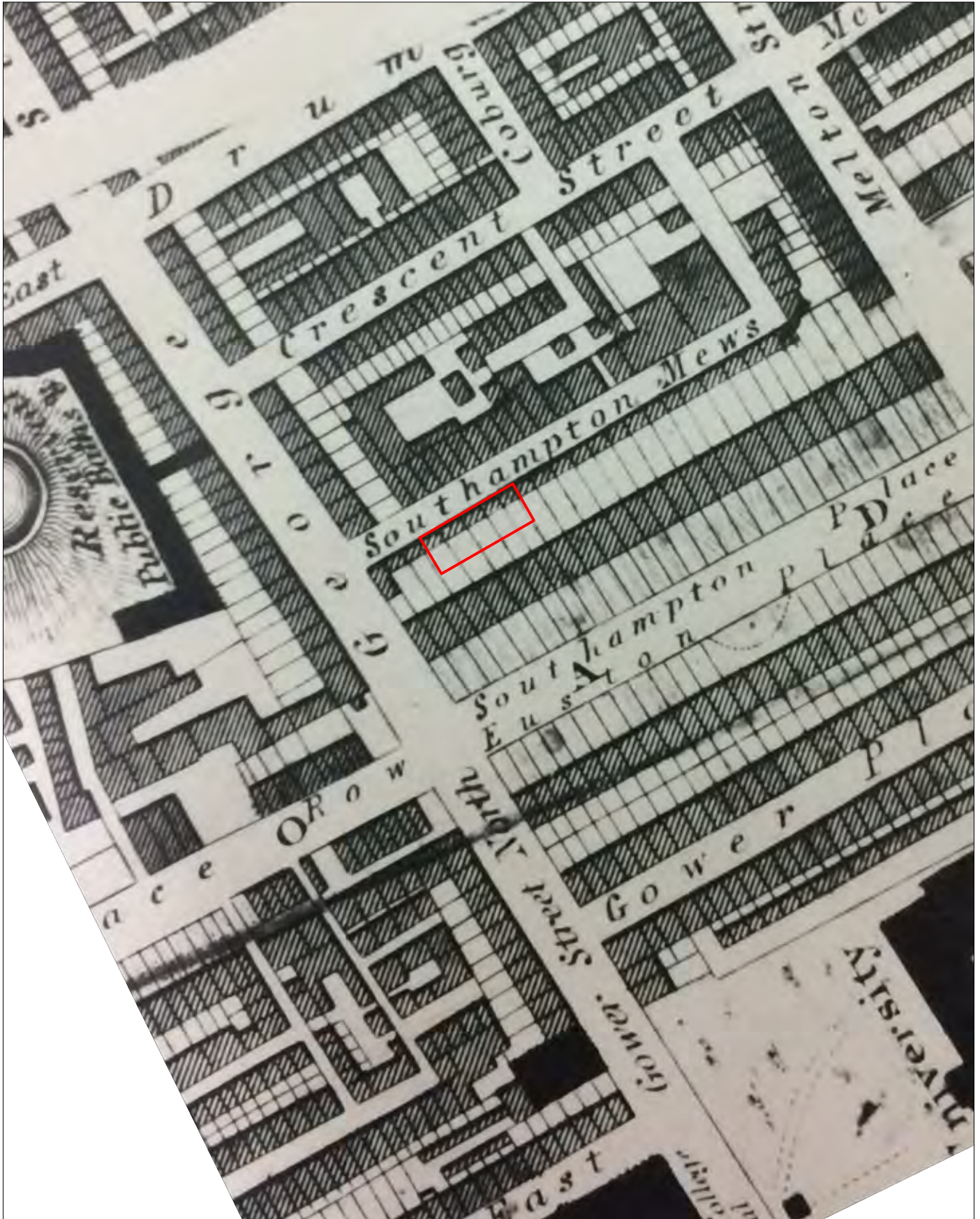


 Site Boundary



Scale at A4: 1:2000
 0 50 m

Figure 7:
 1827 Greenwood map of
 London



 Site Boundary




Scale at A4: 1:1500
 0  50 m

Figure 8:
 1849 Parish Map of
 Marylebone



 Site Boundary



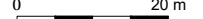
Scale at A4: 1:1000
0  20 m

Figure 9:
1873 Ordnance Survey



 Site Boundary



Scale at A4: 1:500
 0 10 m

Figure 10:
 1889 Goad Insurance Plan



 Site Boundary



Scale at A4: 1:500
0 10 m

Figure 11:
1894 Ordnance Survey



 Site Boundary



Scale at A4: 1:500
0 10 m

Figure 12:
1921 Ordnance Survey

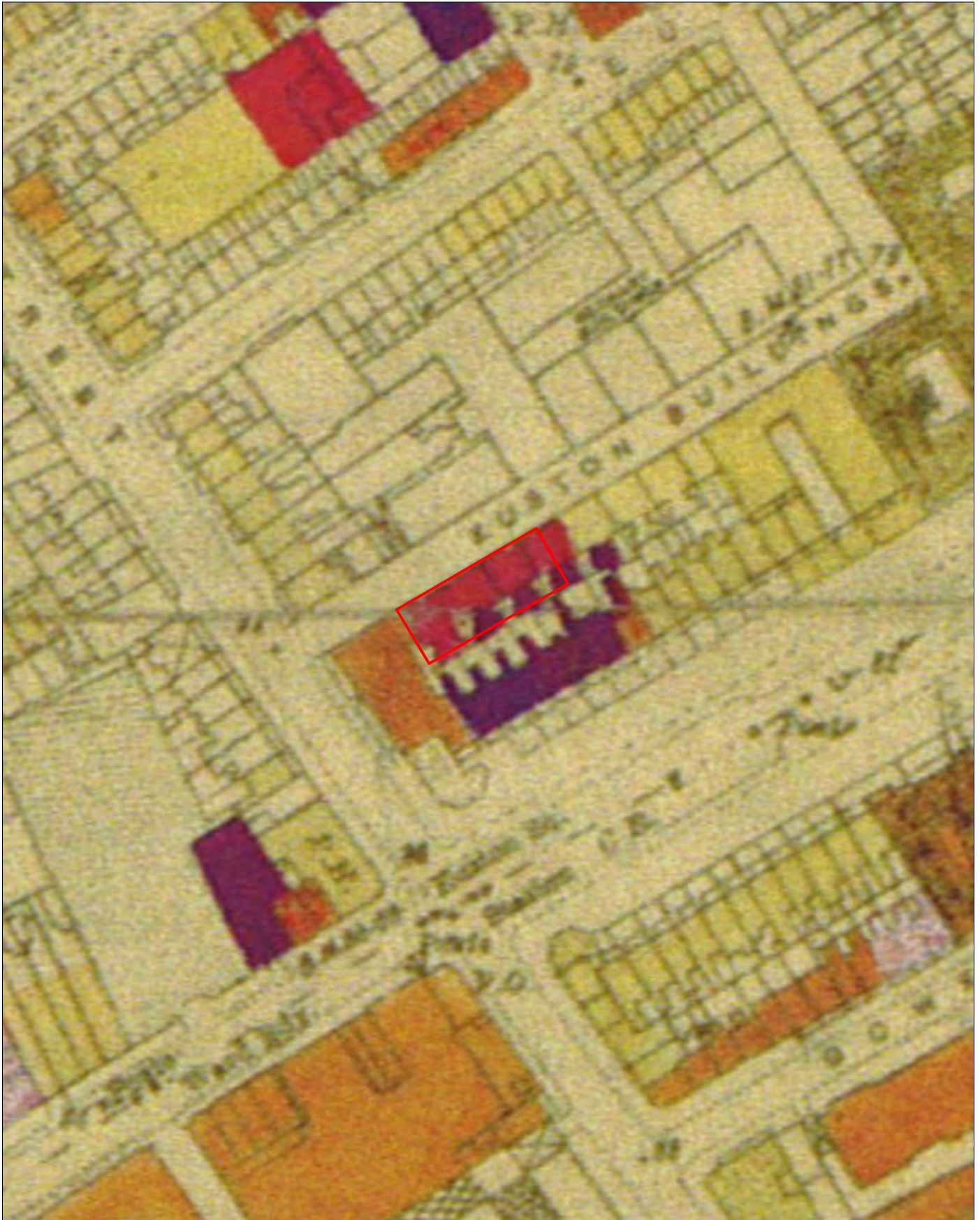


 Site Boundary



Scale at A4: 1:500
0 10 m

Figure 13:
1938 Ordnance Survey

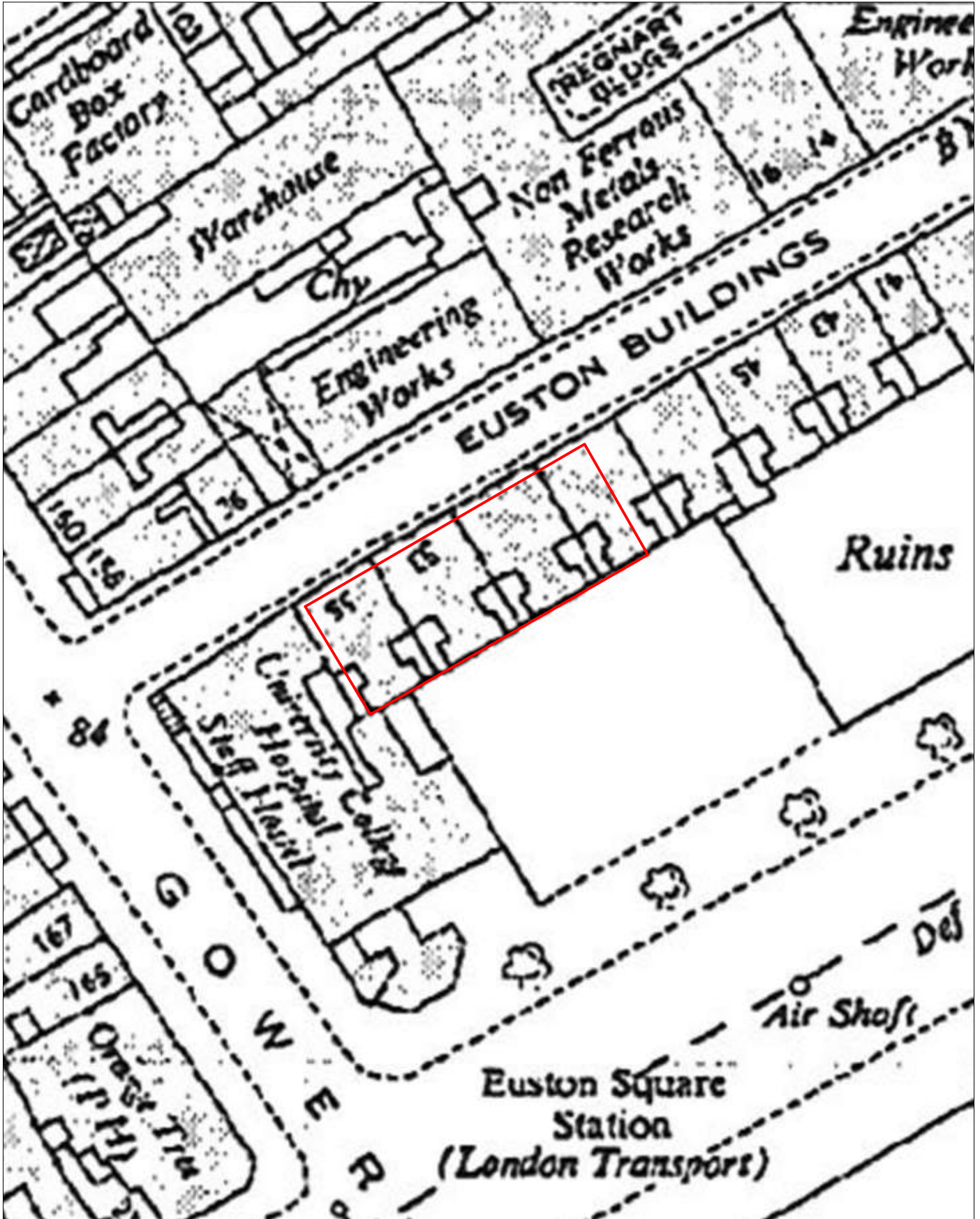


 Site Boundary



Scale at A4: 1:1000
0 20 m

Figure 14:
1946 World War Two bomb damage map

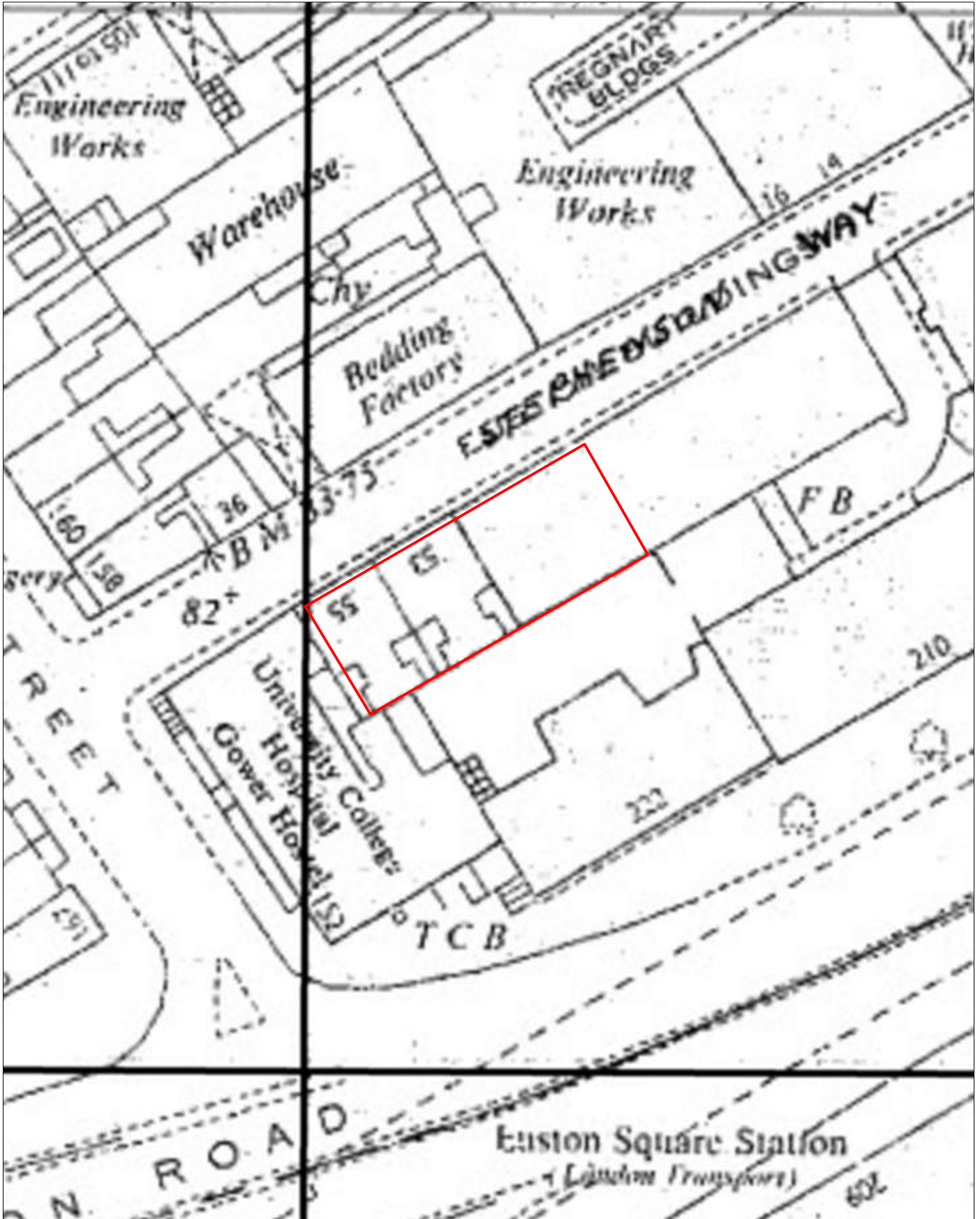


 Site Boundary



Scale at A4: 1:500
0 10 m

Figure 15:
1954 Ordnance Survey



 Site Boundary



Scale at A4: 1:500
0 10 m

Figure 16:
1973-6 Ordnance Survey

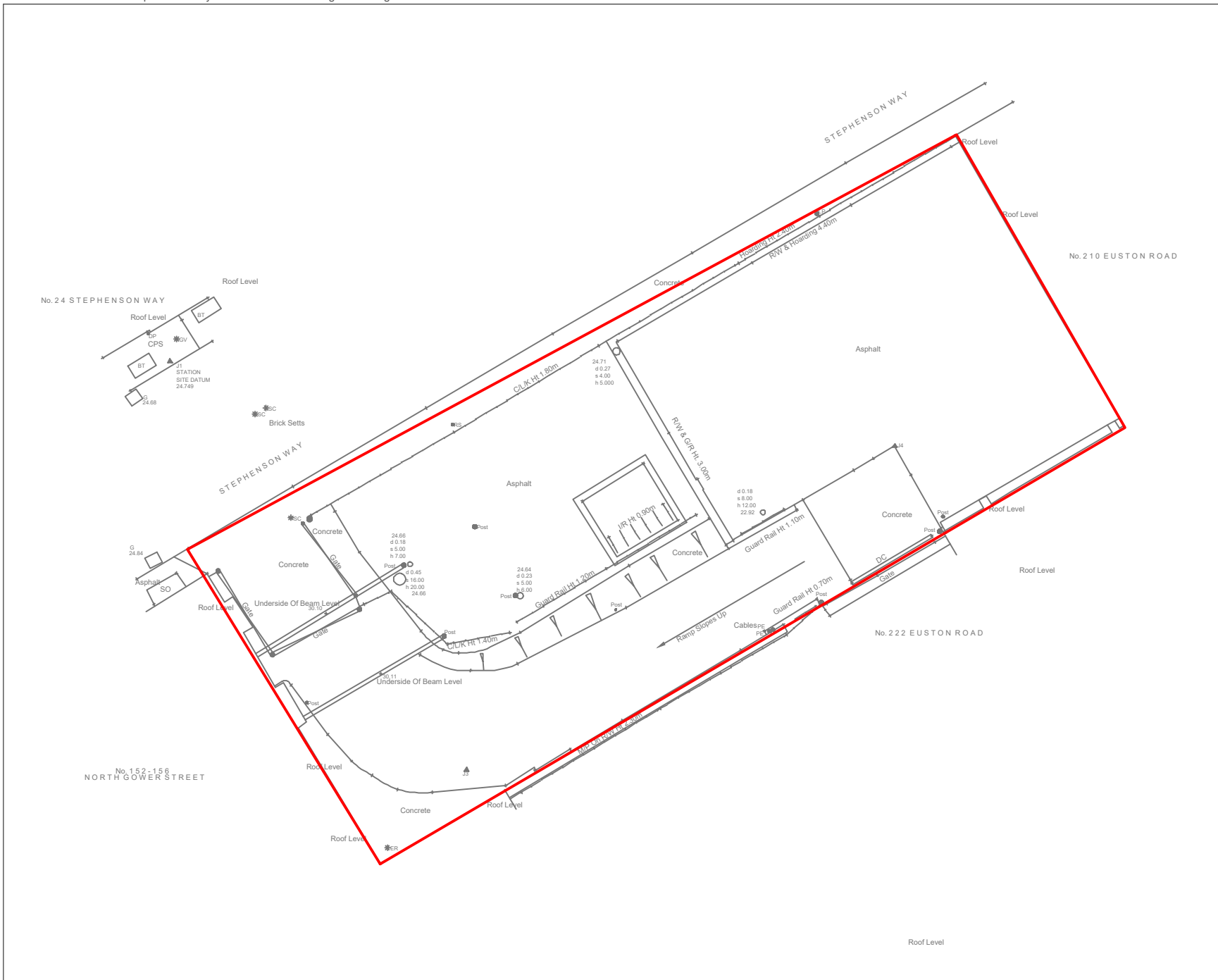


Site Boundary



Scale at A4: 1:200
 0 5 m

Figure 17: Current Site Survey





 Site Boundary



Scale at A4: 1:200



Figure 18:
Redevelopment Proposals:
Basement



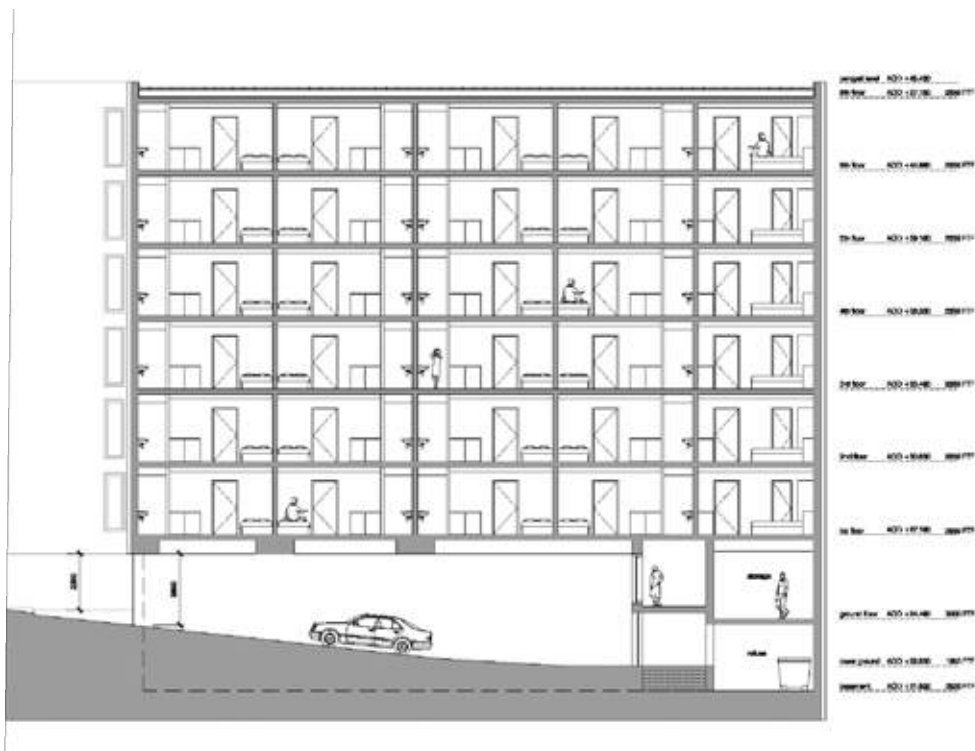
 Site Boundary



Scale at A4: 1:200



Figure 19:
Redevelopment Proposals:
Ground Floor



Not to Scale

Figure 20:
Redevelopment Proposals:
Section



Plate 1 2018 study site view southwest



Plate 2 2018 study site view northeast

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