

## Archaeological Desk Based Assessment



## 7 ABC Bayham Street

On behalf of Camden Lifestyle (UK) Ltd

May 2018

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## EXECUTIVE SUMMARY

*This archaeological desk-based assessment has been prepared by Archaeology Collective, on behalf of Camden Lifestyle (UK) Ltd to inform the Full Planning Application for the demolition of existing buildings (B1a Use Class) and erection of a part 3, part 4, part 5 storey building (with two basement levels), comprising co-working office floorspace (B1a Use Class), hotel accommodation (C1 Use Class) and an ancillary café/bar and fitness facilities; works to the existing access and associated works.*

*The report has confirmed that the application Site does not contain any designated heritage assets such as world heritage sites, scheduled monuments, registered parks and gardens or registered battlefields, where there would be a presumption in favour of their physical preservation in situ and against development.*

*There are no previously recorded non-designated heritage assets within the boundary of the application Site. A review of historic mapping has indicated that Site has remained as undeveloped land until the construction and subsequent development of present structures within the Site which would have reduced the survival of below ground archaeological potential and will have truncated below ground deposits and potentially removed archaeological deposits in this way. Even so, the potential for 'islands' of archaeological remains between impacts exists. The potential for archaeological remains 'below' the level of certain impacts also exists in this part of London in which archaeological deposits can occur several metres below the existing ground level. The proposed development includes the construction of a structure and basements across the entire footprint of the Site, including parts of the Site which have not previously been constructed upon and beyond the foundations of the existing buildings within the Site. This is therefore considered to have the potential to have an impact upon any surviving archaeological remains within the Site. It is considered that the Site is unlikely to contain any extensive archaeological deposits of high significance or value.*

*The conclusions of this assessment are in accordance with both local and national planning policy.*

## 1.0 INTRODUCTION

- 1.1 This archaeological desk-based assessment has been prepared by Rebecca Emms BA(Hons) ACIfA, Archaeological Consultant at Archaeology Collective on behalf of Camden Lifestyle (UK) Ltd. Documentary Research was carried out by the author.
- 1.2 The subject of this assessment is the site known as 7 ABC Bayham Street (Appendix 1). The area which the Site occupies is approximately 546m<sup>2</sup> and is centred at National Grid Reference (NGR) TQ 29240 83465, hereafter referred to as the 'Site'. The Site lies within the London Borough of Camden.
- 1.3 The purpose of this assessment is to consider the archaeological potential of the area in question and to highlight any areas of known or suspected archaeological potential. It will not consider the built heritage (i.e. listed buildings or conservation areas) or registered parks and gardens, which will be covered within a separate report, but will consider scheduled monuments and registered battlefields where appropriate.
- 1.4 The Site comprises buildings used for office accommodation that are set around a small yard.
- 1.5 Camden Lifestyle (UK) Ltd, have commissioned Archaeology Collective to establish the archaeological potential of the Site, to identify any particular areas of archaeological potential or significance and to provide guidance on ways to accommodate any relevant constraints identified. This assessment is in accordance with the National Planning Policy Framework (NPPF) and the procedures set out in CIfA's 'Standard and Guidance for Historic Environment Desk-based Assessment'<sup>1</sup>.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) together with a range of other sources. The report incorporates the results of a comprehensive map regression exercise in order to review the impacts of existing and previous development on potential underlying archaeological deposits.

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<sup>1</sup> CIfA. Standard and Guidance for Historic Environment Desk-based Assessment 2017

- 1.7 The assessment thus enables all relevant parties to assess the archaeological potential of the Site and to consider the need for design, civil engineering and archaeological solutions to the potentials identified.

## Geology and Topography

### Geology

- 1.8 The British Geological Survey identifies the solid geology as London Clay Formation, of clay, silt and sand, a sedimentary bedrock formed in the Palaeogene Period and which indicates a local environment previously dominated by deep seas. There are no superficial deposits recorded within the Site<sup>2</sup> (Appendix 2.1).
- 1.9 There is no site specific geotechnical information currently available for the Site or surrounding area.

### Topography

- 1.10 The Site occupies c.546m<sup>2</sup> and is located along the western side of Bayham Street, and is surrounded in all directions by urban development, in the London Borough of Camden. The Site lies in the Camden Town district of north-west Inner London, some 400m to the east of Regents Park. The Site is currently formed by buildings used for office accommodation set around a small yard and is located c.23m above Ordnance Datum (aOD) (Appendix 2.1).

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<sup>2</sup> British Geological Society online viewer <http://www.bgs.ac.uk/>

## 2.0 LEGISLATION AND PLANNING FRAMEWORK

### Introduction

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.
- 2.2 In terms of “*effects on the historic environment*”, the following paragraphs summarise the principal legislative instruments and planning policy framework.

### Current Legislation

- 2.3 The relevant legislation concerning the treatment of scheduled monuments is the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979).
- 2.4 This act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works which would directly impact upon their preservation. The Act does not confer any statutory protection on the setting of scheduled monuments, with this considered as a policy matter in Paragraph 132 of the National Planning Policy Framework (NPPF).
- 2.5 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in Paragraphs 133 and 134 of the NPPF.

### National Planning Policy

- 2.6 The NPPF sets out the government’s approach to the conservation and management of the historic environment, through the planning process, with the opening paragraph of Section 12 [126] emphasising the need for local authorities to set out a clear strategy for the conservation and enjoyment of the historic environment, where heritage assets are recognised as a finite and irreplaceable resource, to be preserved in a manner appropriate to their significance.
- 2.7 Paragraph 128 concerns planning applications, stating that:

*“...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”.*

2.8 Designated assets are addressed in Paragraph 132, which states that:

*“...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.”*

2.9 With regard to the decision making process, paragraphs 133 and 134 are of relevance. Paragraph 133 states that:

*“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."*

2.10 Paragraph 134 states that:

*"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."*

2.11 The threshold between substantial and less than substantial harm has been clarified in the courts. Whilst the judgement cited relates specifically to the impact of development proposals on a listed building, Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847*<sup>3</sup> remain of relevance here in the way they outline the assessment of 'harm' for heritage assets:

*"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away."*

2.12 Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced".

2.13 In other words, for the 'harm' to be 'substantial' – and therefore require consideration against the more stringent requirements of Paragraph 133 of the NPPF compared with Paragraph 134; the proposal would need to result in the asset's significance either being

*"vitiating altogether or very much reduced".*<sup>4</sup> Quite evidently, this represents a very high threshold to be reached.

2.14 Paragraph 137 advises that:

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<sup>3</sup> Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847*

<sup>4</sup> Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government [2013] EWHC 2847*

*"...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."*

2.15 With regard to non-designated heritage assets, Paragraph 135 states that:

*"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."*

2.16 The Draft Revised NPPF was published in March 2018, but the wording of this revision does not change the approach to the assessment of heritage assets.

## Local Policies

### *Draft New London Plan*

2.17 The Draft New London Plan has been published for consultation. This strategic plan will shape development in London and sets the policy framework for local plans across London. The following policies are relevant to this assessment:

#### *Policy HC1 Heritage Conservation and 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.*
- E. *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.*

## *The Camden Local Plan (2017)*

- 2.18 The Camden Local Plan was adopted in July 2017 and is used as the basis for planning decision and future development in the Borough. Policy D2 relates to heritage concerns:

### *Policy D2 Heritage*

*The Council will preserve and, where appropriate, enhance 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 and locally listed heritage assets.*

### **Designated heritage assets**

*Designed heritage assets include conservation areas and listed buildings.*

*The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, 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:*

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

*The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.*

### **Conservation areas**

*Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.*

*The Council will:*

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

### **Listed Buildings**

*Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:*

- i. resist the total or substantial demolition of a listed building;*
- j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- k. resist development that would cause harm to significance of a listed building through an effect on its setting.*

## **Archaeology**

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

## **Other heritage assets and non-designated heritage assets**

*The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list),*

## **Registered Parks and Gardens and London Squares.**

*The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.*

2.19 The Local Plan also lists a number of other approaches it uses in order to protect the historic environment, including:

- Conservation Area Management Strategies;
- Heritage at Risk lists;
- Local list of undesignated heritage assets; and
- Supplementary planning guidance on design.

## 3.0 METHODOLOGY

### Archaeological Assessment Methodology

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists (CIfA, 2017). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of information comprised:
- Information held by the Greater London Historic Environment Record on known archaeological sites, monuments and findspots within 500m of the Site;
  - Maps and documents online;
  - The National Heritage List for England curated by Historic England; and
  - Records made during a site visit in April 2018.
- 3.3 This report provides a synthesis of relevant information for the Site derived from a search area extending up to 500m from its boundary, hereafter known as the 'study area', to allow for additional contextual information regarding its archaeological interest or potential to be gathered.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover. This walkover considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors which may affect the survival or condition of known or potential assets.
- 3.5 The report concludes with (1) an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines, and (2) an assessment of the likely effects of the proposed development upon designated and undesignated archaeological assets, whether direct or indirect.

## Assessment of Heritage Significance and Importance

- 3.6 Heritage assets are assessed in terms of their significance and importance, following the requirement in NPPF paragraph 128, and taking account of Historic England's guidance in *Managing Significance in Decision-Taking in the Historic Environment* (GPA2). Significance, in relation to heritage policy, is defined by the NPPF as

*"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*

- 3.7 As noted above, setting is defined in Annex 2 of the NPPF as:

*"the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral."*

- 3.8 Where potential impacts on the settings of a heritage assets are identified, the assessment of significance includes 'assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)', following Step 2 of the staged approach to setting recommended in Historic England's guidance in *The Setting of Heritage Assets* (GPA3). Attributes of an asset's setting which can contribute to its significance are listed on page 9 of GPA3. The methodology for assessing setting is described within the Setting Assessment Methodology below.

- 3.9 The *importance* of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1). Historic England guidance also refers to an asset's 'level of significance' (GPA2, paragraph 10), which in this usage has the same meaning as importance. Nationally and internationally designated assets are assigned to the highest two levels of importance. Grade II Listed Buildings and Grade II Registered Parks & Gardens are considered of medium importance, reflecting the lower level of policy protection provided by the NPPF (paragraph 132). Conservation Areas are not assigned to either level of importance by the NPPF but their status as local designations and their omission from the National Heritage List justifies their classification

here as assets of medium importance. Other non-designated assets which are considered of local importance only are assigned to a low level of importance. Following the NPPF (Annex 2), a historic feature which lacks 'a degree of significance meriting consideration in planning decisions, because of its heritage interest' is not considered to be a heritage asset; it may also be said to have negligible heritage importance.

**Table 1: Criteria for Assessing the Importance of Heritage Assets**

Importance of the asset	Criteria
Very high	World Heritage Sites and other assets of equal international importance
High	Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance
Medium	Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance
Low	Undesignated heritage assets of lesser importance

## Potential for unknown heritage assets

3.10 Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the application site is referred to as archaeological potential. Overall levels of potential can be assigned to different landscape zones, following the criteria in Table 2, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the [HER];
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;

- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as ploughing or commercial forestry planting; and
- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

**Table 2: Archaeological potential**

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

3.11 In light of the above, the assessment of heritage significant heritage within Sections 4 and 5 of this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

## 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### Introduction

- 4.1 The Site does not contain any designated heritage assets, such as such as scheduled monuments or registered battlefields where there would be a presumption in favour of preservation in situ and against development proceeding.
- 4.2 This report does not consider built heritage aspects, therefore these assets are not discussed further in this assessment.
- 4.3 There is one designated heritage asset within the 500 study area; the Grade II St. Pancras Gardens Registered Park and Garden (1001689), the location of which is shown at Appendix 3.
- 4.4 The St. Pancras Archaeological Priority Area (APA) (DLO35590) is located to the east of the Site.
- 4.5 There are no known non-designated heritage assets within the application site, and 20 within 500m of the boundary.

### Designated Heritage Assets

- 4.6 The identification of relevant designated heritage assets beyond the Site that potentially could be affected by the proposed development (Step 1 of the HE guidance<sup>5</sup>) was determined, in the first instances through an initial desk top analysis.

### Registered Park and Garden

- 4.7 The Grade II St. Pancras Registered Park and Garden (1001689), which constitutes a 'designated heritage asset' under the definition provided at Annex 2 of the NPPF, is located c.423m to the east of the Site. However, impacts upon the significance and setting of this asset are not anticipated and it is therefore not considered further in this assessment.

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<sup>5</sup> HE 2017

## Non-Designated Heritage Assets

4.8 This section considers the archaeological finds and features from within the 500m study area, held within the GLHER, together with a map regression exercise charting the history of the Site from the 18<sup>th</sup> century to the present day.

4.9 Timescales used in this section:

### 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
Saxon/Early Medieval	AD	410	- 1066
Medieval	AD	1066	- 1485
Post Medieval	AD	1486	- 1800
Modern	AD	1800	- Present

4.10 The HER map and list are included in this report at Appendix 3, showing the distribution of entries within the 500m study area.

## Archaeological Priority Areas

4.11 The St. Pancras Archaeological Priority Area (APA) (DLO35590) is located c.423m to the east of the Site. The APA comprises evidence of the early medieval settlement of the St. Pancras estate which had been largely deserted by the late medieval period. The APAs within the London Borough of Camden are currently under review and have therefore not been assigned a tier level in line with the *Greater London Archaeological Priority Area Guidelines* (Historic England 2016).

### Prehistoric

4.12 The GLHER holds no records of prehistoric date within the study area.

- 4.13 The Palaeolithic period is considered as the earliest period of known human culture, although very little evidence of Palaeolithic activity survives beyond residual finds of flint artefacts, usually found along river terraces, none of which are located within the study area. Evidence of Mesolithic and Neolithic activity is also limited to familiar finds, although the Neolithic period is characterised by the development of early farming communities and the introduction of large scale burial monuments. Throughout the Bronze Age, and onwards, the landscape become increasingly organised as a recognisable agricultural landscape.
- 4.14 It is thought that the earliest known settlement in the area, dating to the Mesolithic period, was focussed on the high lying land around Hampstead Heath, c.3.5km to the north of the Site, whilst the majority of the wider area remained heavily forested<sup>6</sup>.
- 4.15 There is no evidence of prehistory activity within the Site or the study area and it is likely that the area was uninhabitable during the majority of the prehistoric period, with the focus of activity lying outside of the study area. Therefore, the potential for archaeological remains dating to the prehistoric period is considered to be negligible.

## Roman

- 4.16 The GLHER holds records for one of Roman date recorded within the study area, which is not located within the Site. The route of a suspected Roman road (MLO17799) is located to the west of the Site.
- 4.17 The Roman city of London, *Londinium*, was located to the south of the Site and spread across the river towards Southwark over two gravel islands. Roads linking London to other southern cities crossed the area, and initial activity was indicated by settlement established along these roads. Following the Boudican revolt, the 1<sup>st</sup> century saw the expansion of the Roman settlement and the reduction of the settlement is generally dated to the late 3<sup>rd</sup> and early 4<sup>th</sup> century.
- 4.18 The focus of Roman activity within the London area is further to the south, outside of the study area. Although the settlement did not extend towards the Site, there is evidence to suggest that agricultural activity continued along the line of Roman roads out of the

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<sup>6</sup> <https://www.camden.gov.uk/ccm/content/leisure/local-history/camdens-history.en>

settlement as part of the hinterland of *Londinium*. Therefore the potential for Roman archaeology is considered to be low.

## Saxon/Early Medieval

- 4.19 The GLHER holds no records of early medieval date within the Site or study area.
- 4.20 The Site is located in the St. Pancras Borough which took its name from a church located within the Borough, although the church was abandoned during the 13<sup>th</sup> century. The church took its name from Pancras of Rome, a Roman citizen who converted to Christianity, which is thought to suggest a fourth century foundation of the church and surrounding settlement<sup>7</sup>.
- 4.21 There is no evidence of early medieval activity within the study area and it is considered likely that the site was open land during this period, rather than being the focus of activity. Therefore the potential for early medieval archaeology is considered to be negligible.

## Medieval

- 4.22 The GLHER holds no records for the medieval period within the Site and six within the study area, although some are multiple records for the same asset.
- 4.23 The majority of the medieval assets recorded within the study area relate to the route of medieval roads. The route of a road known as Fig Lane in the medieval period, now Crowndale Road, (MLO17807) is located c.95m to the south of the Site, the route of Highgate Road (MLO17862) ran from Camden Town, through Kentish Town towards Highgate Hill, and an unnamed road, now St. Pancras Way, (MLO17936) ran to the east of the Site. The final asset of medieval date recorded within the study area is the location of a watercourse (MLO18061), identified c.540m to the south east of the Site.
- 4.24 The medieval period was a time of large expansion of existing settlements in the Greater London area, as well as the establishment of new villages and settlements in previously undeveloped areas. The unoccupied Roman settlement areas were reoccupied during the late early medieval and medieval periods.

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<sup>7</sup> Richardson 1999: 7

- 4.25 The evidence of medieval activity is largely focussed on roads which crossed the study area. It is considered that the focus of medieval activity lay outside of the study area, towards St. Pancras and Kentish Town. It is likely that the Site was open land during this period, although there is the potential for archaeological remains associated with the medieval road. Therefore the potential for medieval archaeological remains is considered to be low.

## Post-Medieval & Modern

- 4.26 The GLHER holds no records for post-medieval and modern assets within the Site and four within the study area. Prior to the 18<sup>th</sup> century, the study area was formed by open country with a few scattered dwellings, but the 19<sup>th</sup> century saw the expansion of London from the south<sup>8</sup>.
- 4.27 Two of these assets relate to the location of terraced housing (MLO36856 & MLO54729), located to the north west of the Site, which was demolished in 1975. A school (MLO11925) was also located c.319m to the south west of the Site.
- 4.28 The route of a tramway (MLO99230) ran c.310m to the east of the Site. It was in operation from at least 1875 and stopped being in use prior to 1940.
- 4.29 Bayham Street was laid by Lord Camden in the 1790s but very little was developed along it until the 1840s<sup>9</sup>. The street took its name from Bayham Abbey, in Kent, one of Lord Camden's properties<sup>10</sup>.
- 4.30 A review of the Kelly's Directories indicate that the majority of Bayham Street was formed by residential properties, although the 1884-5 Directory is the first to list 7A Bayham Street as being the property of Gaffin & Co., a well-established sculptors and marble works until the 1930s<sup>11</sup>. The 1904 Directory lists the Alias Lace Paper Company Limited being the occupiers of 7B Bayham Street but by the time of the 1913-14 Directory the Piano String Company Ltd were the occupiers. The 1913-14 Directory also lists Wright and Co. Builders (works) as being the occupiers of 7C Bayham Street, although the property was not listed in the 1926-27 Directory.

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<sup>8</sup> Camden History Society 2003: 10-11

<sup>9</sup> *Ibid*: 28

<sup>10</sup> Richardson 2007: 14

<sup>11</sup> Camden History Society 2003: 29

- 4.31 Hyatt's 1807 map does not show the Site in any detail but does show it as forming part of a small developed area surrounded by undeveloped land.
- 4.32 The first available map which shows the Site in any detail is the 1873 Ordnance Survey (OS) map (Appendix 4.1). This shows the majority of the Site as gardens with structures shown in the south western corner, as well as along the southern boundary of the Site. There is little change shown on the 1876-79 OS map (Appendix 4.2) but the 1896 OS map (Appendix 4.3) shows the removal of the gardens and addition of structures in the north western corner of the Site, as well as a smaller structure along the eastern boundary. There is little change shown on the 1916 map (Appendix 4.4). The 1951-52 OS map (Appendix 4.5) shows a change to the layout of the structures within the Site, which are annotated as '7a' and '7b', although the structure marked as '7a' has changed by the time of the 1961-1964 OS map (Appendix 4.6). There is little change to the Site shown on subsequent mapping.
- 4.33 Evidence dating to the post-medieval and modern periods indicates that the study area gradually continued to develop during these periods. The map regression supports this and also indicates that the Site remained as undeveloped land until the construction of the structures within its boundaries, and subsequent redevelopment. Therefore the archaeological potential for post-medieval and modern remains is considered to be low.

## Unknown

- 4.34 There is one asset of unknown date recorded within the study area; the location of a stream is c.460m to the south east of the Site.

## Previous Archaeological Work

- 4.35 The HER holds records for 11 investigations within the study area, none of which are located within the Site. Eight of these records relate to desk-based studies, seven of which are desk-based assessments, the remaining one record relating to building recording. There have been four intrusive investigations, including two excavations and evaluations and one trial trench excavation. None of these events recorded noteworthy archaeological remains, and the majority of the archaeological remains identified as a result of the events correspond with other HER records within the study area.

## **5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

### **Site Conditions**

- 5.1 The Site extends to c.546m and is formed by buildings used for office accommodation set around a small yard.
- 5.2 There is limited archaeological evidence from the surrounding area and whilst there is evidence of activity dating to the Roman, medieval, post-medieval and modern periods, the focus of activity lies outside of the study area. The map regression shows that the site remained as undeveloped land until the construction of the structures within the Site, and the subsequent redevelopment of the Site.
- 5.3 Previous impacts on any archaeological potential within the site will have been as a result of the current and former buildings within the Site. The current buildings on the Site do not include basements. Ground disturbance is most likely to have been caused by the excavation of the foundations of the buildings and any associated excavation, such as for drainage and services.

### **Proposed Development**

- 5.4 Full Planning Application for the demolition of existing buildings (B1a Use Class) and erection of a part 3, part 4, part 5 storey building (with two basement levels), comprising co-working office floorspace (B1a Use Class), hotel accommodation (C1 Use Class) and an ancillary café/bar and fitness facilities; works to the existing access and associated works. These activities are considered to have a below ground impact and could encounter archaeological remains or deposits.

### **Designated Heritage Assets**

- 5.5 The Grade II St. Pancras Registered Park and Garden (1001689) is located c.423m to the south east of the Site. However, impacts upon the significance and setting of this asset are not anticipated and it is therefore not considered further in this assessment.
- 5.6 This report does not consider listed buildings or impacts upon them or their settings.

## Non-Designated Heritage Assets

5.7 Based on the information within the HER, supplemented by historic mapping, it is considered that the Site remained as undeveloped land until the construction and subsequent redevelopment of structures within the Site, which is considered to have had a previous impact upon any archaeological deposits within the Site. It is considered that there is a low potential for archaeological deposits of Roman and medieval to modern date and a negligible potential for archaeological deposits of prehistoric and early medieval date.

5.8 However, the proposed development includes the construction of a new building, including two levels of basements, across the entire footprint of the Site, including areas which have not previously been constructed upon. This is likely to have an impact on any below ground archaeological remains which may survive within the Site, both beyond the depths of the current foundations of the buildings on the Site, as well as the parts of the Site which have not previously been constructed upon.

## 6.0 CONCLUSIONS

- 6.1 Development proposals for the site known as 7ABC Bayham Street will comprise the Full Planning Application for the demolition of existing buildings (B1a Use Class) and erection of a part 3, part 4, part 5 storey building (with two basement levels), comprising co-working office floorspace (B1a Use Class), hotel accommodation (C1 Use Class) and an ancillary café/bar and fitness facilities; works to the existing access and associated works.
- 6.2 In line with the policies of the local planning authority and national government guidance as set out in the NPPF, an archaeological desk-based assessment has been undertaken to clarify the archaeological potential of the Site.
- 6.3 This archaeological and heritage assessment concludes that the application site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, or registered battlefields where there would be a presumption in favour of their physical preservation *in situ* and against development.
- 6.4 Based on the information within the HER, supplemented by historic mapping and documentary research, the Site is shown to have a low to negligible potential for archaeological remains. Although the construction of the previous and existing buildings on the Site will have truncated below ground deposits and potentially removed archaeological deposits in this way; the potential for 'islands' of archaeological remains between impacts exists. The potential for archaeological remains 'below' the level of certain impacts also exists in this part of London in which archaeological deposits can occur several metres below the existing ground level.
- 6.5 On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies of the adopted Camden Local Plan and London Plan which relate to the historic environment.

## SOURCES CONSULTED

Greater London Historic Environment Record

### **Primary Sources**

1873 OS map

1876-79 OS map

1896 OS Map

1916 OS Map

1951-52 OS Map

1961-64 OS Map

1867, 1874, 1884-5, 1904, 1913-14 & 1926-7 Kelly's Directories

### **Secondary Sources**

Camden History Society (2003) *Streets of Camden Town: A survey of streets, buildings & former residents in a part of Camden.*

CIfA (2017) *Standard and Guidance for historic desk-based assessment.*

Richardson, J. (1999) *A History of Camden.* Historical Publications Ltd: London

Richardson, J. (2007) *The Camden Town Book.* Historical Publications Ltd: London

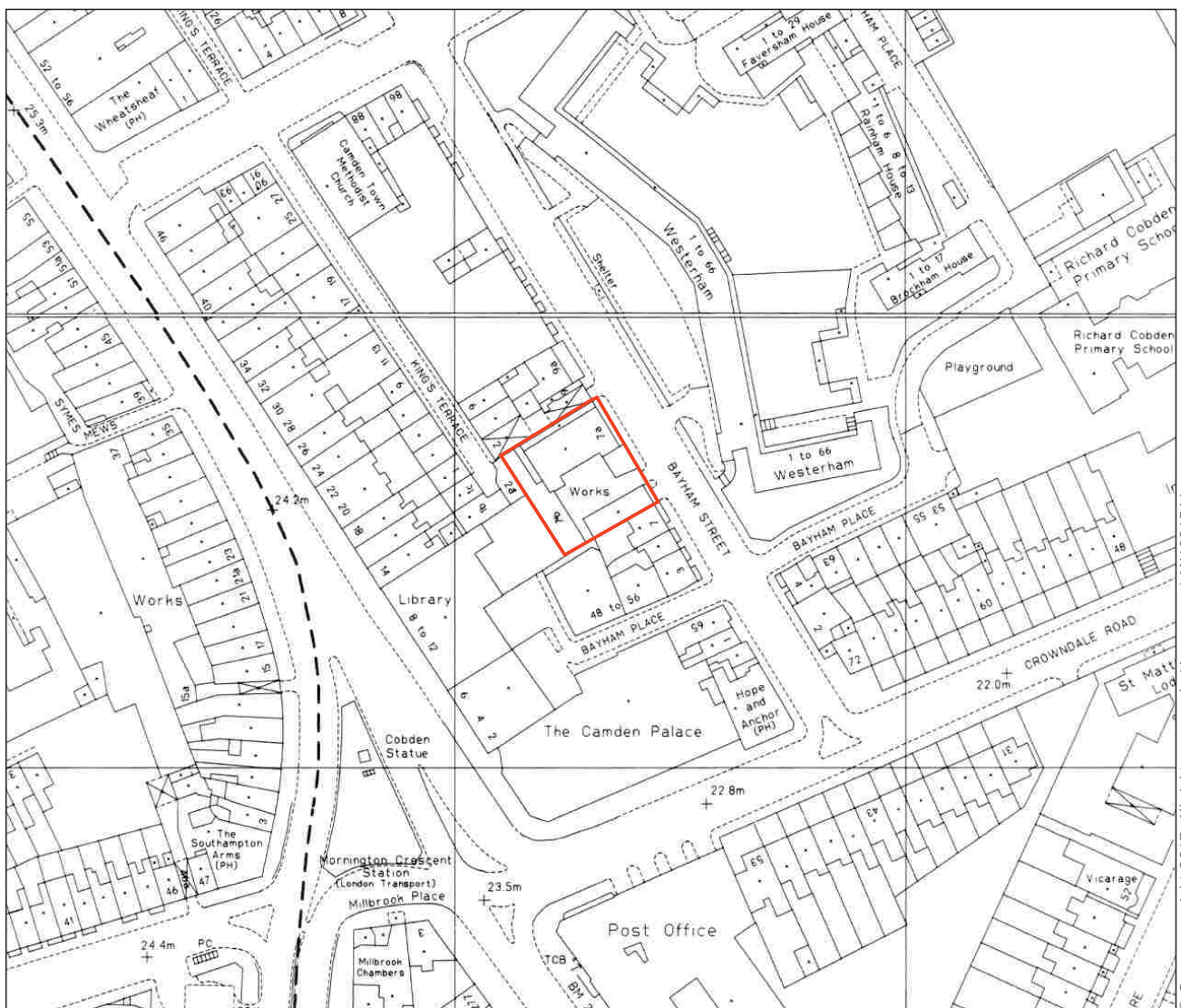
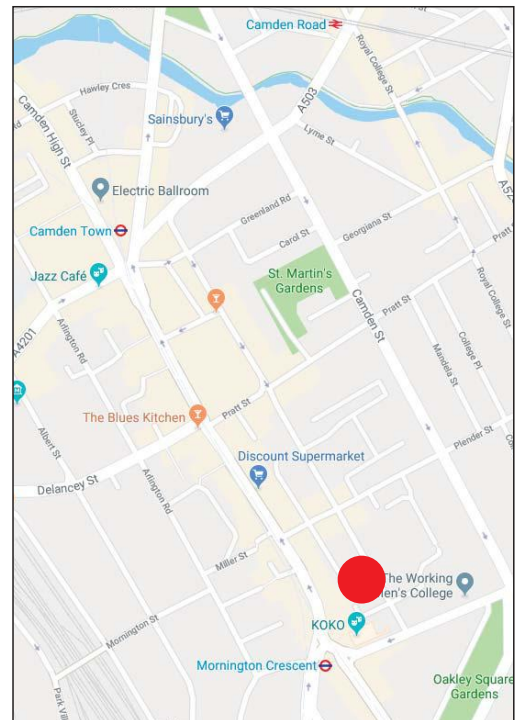
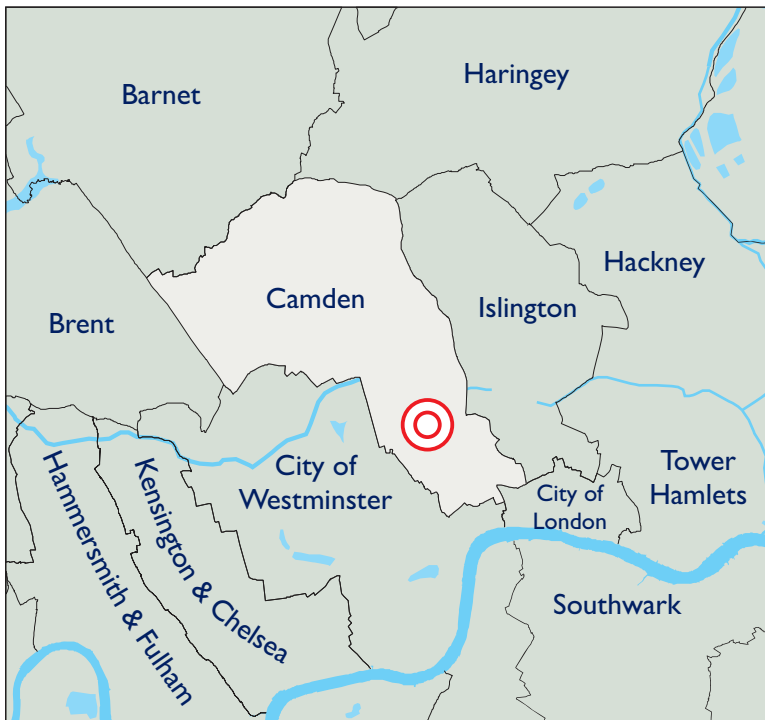
### *Internet Sources*

British Geological Society online viewer

[www.bgs.ac.uk/data/mapViewers/home.html](http://www.bgs.ac.uk/data/mapViewers/home.html)

<https://www.camden.gov.uk/ccm/content/leisure/local-history/camdens-history.en>

## **Appendix 1:** Site Location



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## Appendix 1.1: Site Location

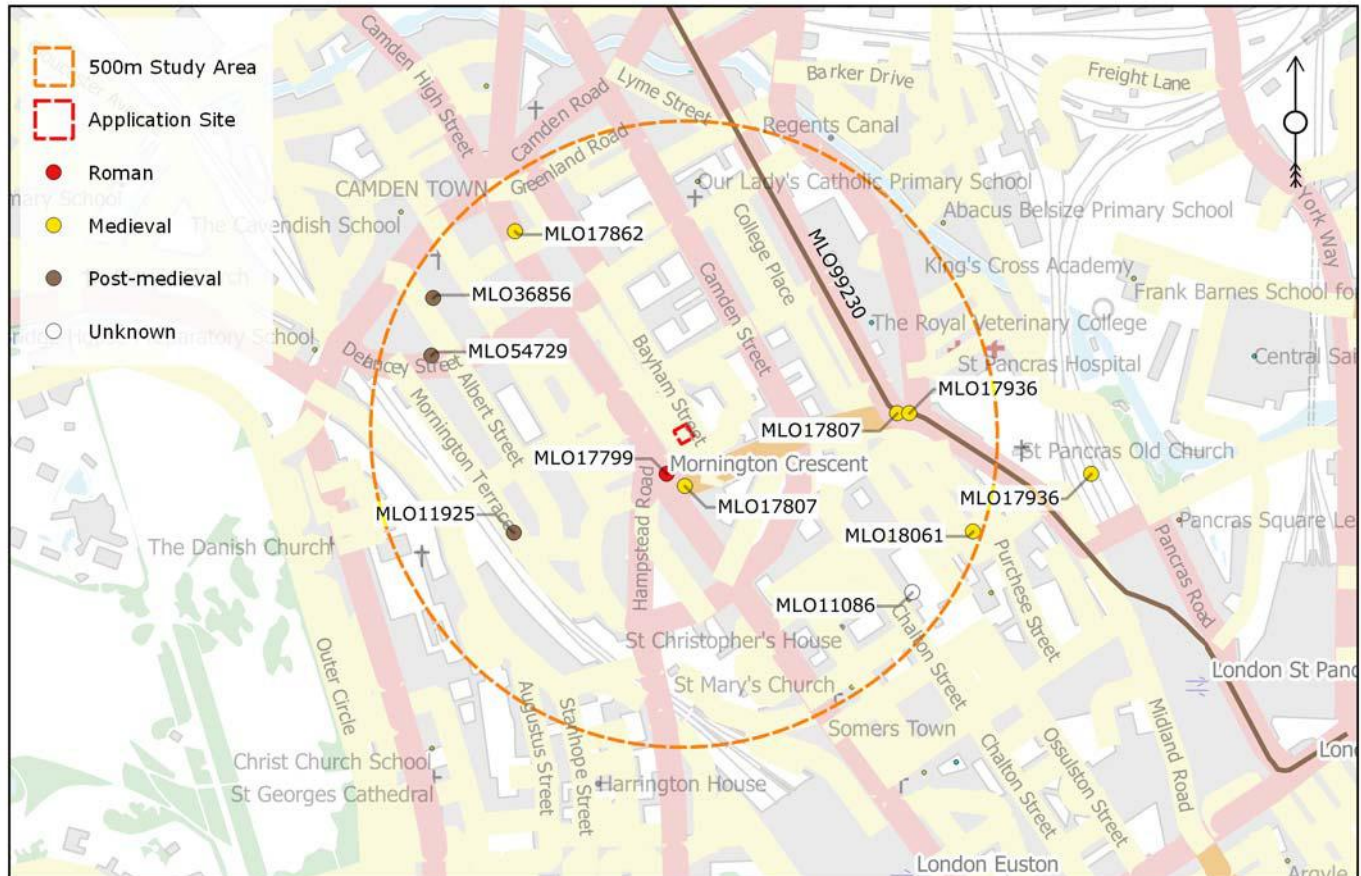
## **Appendix 2: Geology & Topography**

1:12,500

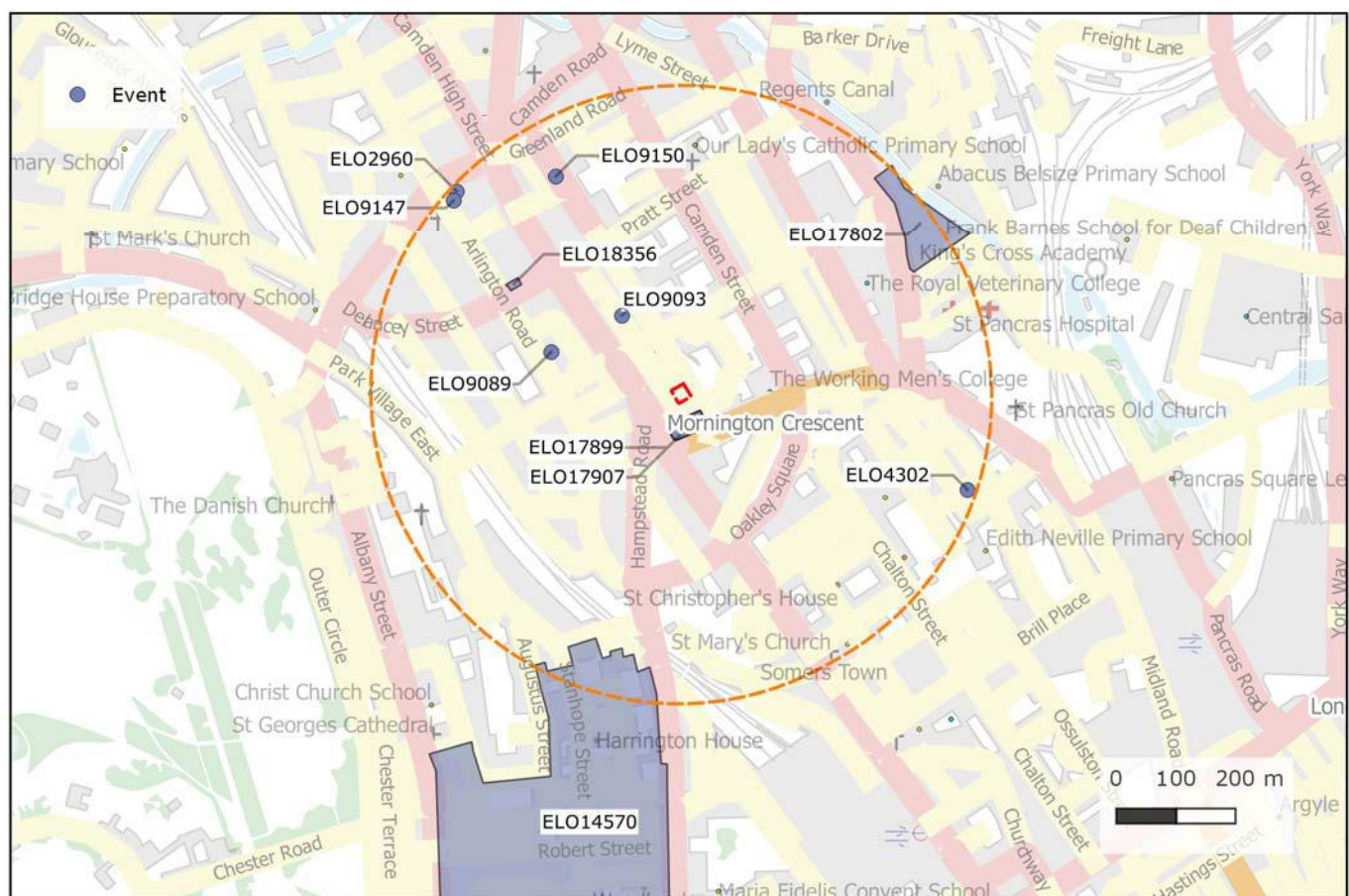
## **Appendix 3:** Historic Environment Record

The map displays the Camden Town area in London. A red square in the top left corner is labeled 'APA'. A dashed orange circle represents a 100m radius around the study site, which is marked with a red square and labeled 'DLO35590'. The map includes a scale bar (0-200m) and various landmarks and streets. Key locations include St. Pancras Hospital, The Royal Veterinary College, King's Cross Academy, and several schools like Abacus Belsize Primary School and King's Cross Academy. Streets shown include Regent's Canal, Camden Road, Chancery Lane, and others. A legend in the top left corner indicates the APA (Academic Planning Area) in red.

1:10,000

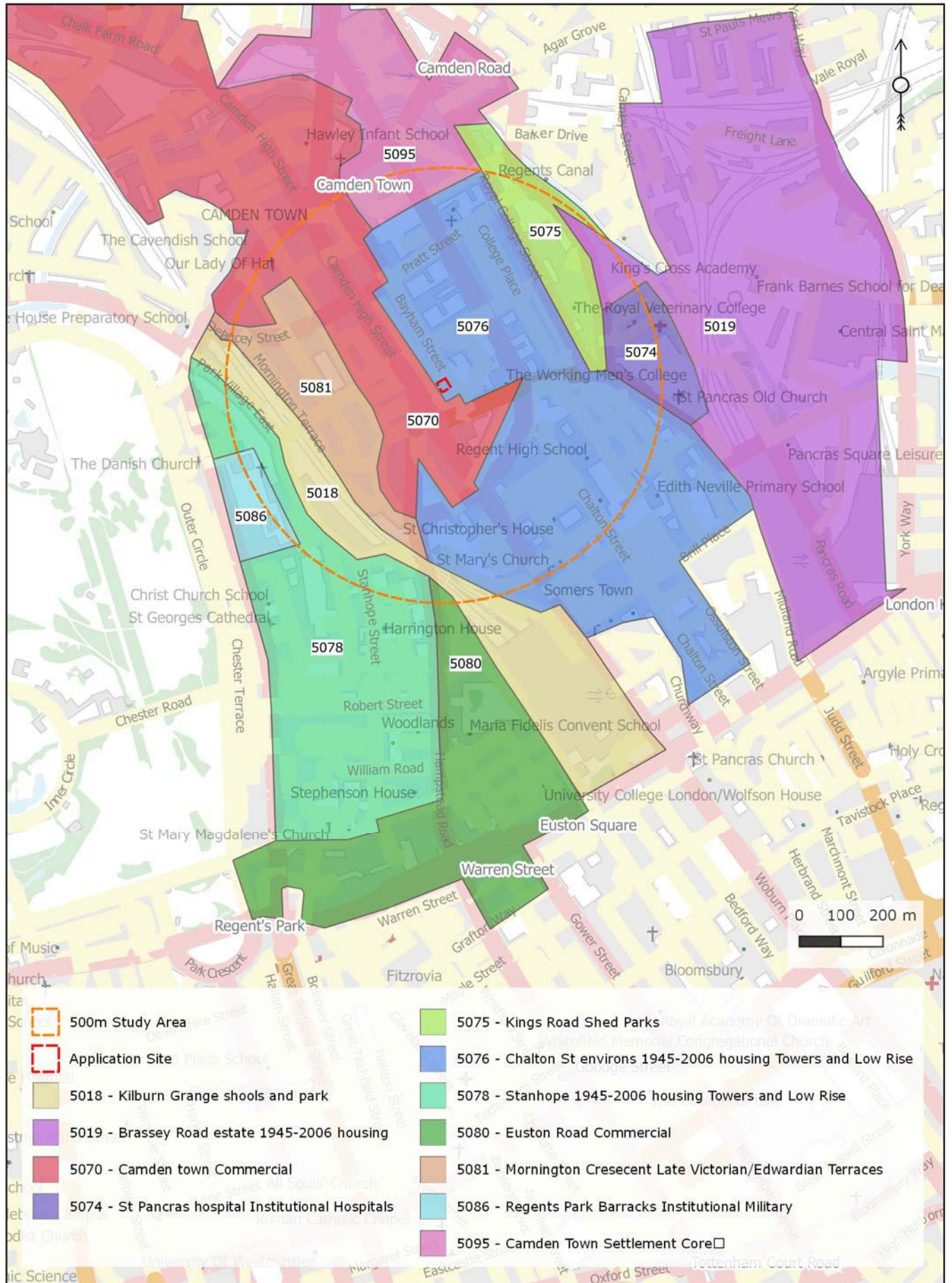


**Appendix 3.3: Monuments**



**Appendix 3.4: Events**

1:12,500



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## Appendix 3.5: Historic Landscale Characterisation

1:12,500

## Appendix 3.6: Historic Environment Record#

### Designated Assets

#### Parks & Gardens

DesigUID	Grade	Name
DLO32923	II	St Pancras Gardens

### Non-Designated Assets

DesigUID	Name	Grade
DLO35590	St Pancras	APA
This was the original Saxon settlement of the St Pancras estate with a pre-Conquest church. It was largely deserted by the late medieval period by settlement shift to Kentish Town. Earthworks recorded by Stukeley in the 18th century, and identified by him as Caesar's Camp, may have related to the shrinkage of the settlement. Railway viaducts cross through its cemetery areas.		

#### Roman

MonUID	Name	Monument Type	Date Range
MLO17799	Tottenham Court Rd	Road	43 to 409

#### Medieval

MonUID	Name	Monument Type	Date Range
MLO17807	Crowndale Rd	Road	1066 to 1539
MLO17807	Crowndale Rd	Road	1066 to 1539
MLO17862	Highgate Rd	Road	1066 to 1900
MLO17936	St Pancras Way	Road	1066 to 1900
MLO17936	St Pancras Way	Road	1066 to 1900
MLO18061	Platt St	Watercourse	1066 to 1539

#### Post-medieval

MonUID	Name	Monument Type	Date Range
MLO11925	58 Osnaburgh St	School	1540 to 1900
MLO36856	120 Albert St	Terraced House	1540 to 1900
MLO54729	122 Albert St	Terraced House	1540 to 1900

## Modern

MonUID	Name	Monument Type	Date Range
MLO99230	Camden	Tramway; Foundation This is the site of tramway system that operated from before 1875 to sometime before 1940. Bedding and concrete track foundations were recorded during work in 2002 on Pancras Road.	1875 to 1940

## Unknown

MonUID	Name	Monument Type	Date Range
MLO11086	Somers Town	Stream	Undated

## Archaeological Events

EvUID	Name	Event Types	Organisation
ELO2960	Camden High Street (Nos 211-219), Parkway (Nos 4-12), Inverness Street (Nos 1-5), Evaluation	Trial Trench	Museum of London Archaeology Service
ELO4302	Platt St	Open Area Excavation	
ELO9089	Arlington Road, (Depot site), Camden,	Evaluation	Museum of London Archaeology Service
ELO9093	Kings Terrace, (Nos 28-42), Camden, Desk Based Assessment	Desk Based Assessment	Lawson-Price Environmental
ELO9147	Arlington Road (Nos 154-160), Camden, NW1, Desk Based Assessment	Desk Based Assessment	John Samuels Archaeological Consultants
ELO9150	Greenland Street, (Site at), Camden, Desk Based Assessment	Desk Based Assessment	Archaeology South East
ELO14570	Regent's Park Estate, St Pancras, London: Desk-Based Assessment	Desk Based Assessment	Oxford Archaeology
ELO17899	Camden High Street/ Crowndale Road/ Bayham Street (No 1)/ Bayham Place (No 65) [Koko Night Club] [Hope and Anchor]: Building Report	Desk Based Assessment	Archer Humphryes Architects
ELO17907	Camden High Street/ Crowndale Road/ Bayham Street (No 1)/ Bayham Place (No 65) [Koko Night Club] [Hope and Anchor]: Building Report	Desk Based Assessment	Stephen Levrant Heritage Architecture Ltd
ELO17802	Fitzroy Street (No. 480) and Grafton Mews (No. 21-23) [Ugly Brown Building], London, W1T: Historic Environment Desk-based Assessment	Desk Based Assessment	Waterman Infrastructure & Environment Ltd
ELO18356	Arlington Road (No.100-102) and Delancey Street (No.16-18), Camden: Historic Building Recording	Field Observation (Visual Assessment)	AOC Archaeology Group

## **Appendix 4:** Historic Maps & Images



Appendix 4.1: 1873 Ordnance Survey map



Appendix 4.2: 1876-79 Ordnance Survey map



Appendix 4.3: 1896 Ordnance Survey map



Appendix 4.4: 1916 Ordnance Survey map



### Appendix 4.5: 1951-52 Ordnance Survey map



#### Appendix 4.6: 1961-64 Ordnance Survey map