

St Pancras Commercial Centre  
Archaeological Assessment

August 2019



# Archaeological Desk Based Assessment

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St Pancras  
Commercial Centre,  
Camden

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Authored by: Charlotte Vallance

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## Executive Summary

*This archaeological assessment has been prepared by Archaeology Collective, on behalf of Camden Property Holdings to inform planning proposals for a commercial development known as St Pancras Commercial Centre, at 63 Pratt Street, Camden.*

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

*A total of 25 heritage assets and one findspot are present in the study area, including one Grade I listed building (1244162), 15 Grade II listed buildings and eight non-designated assets.*

*There are no designated or known non-designated heritage assets within the Site and there is no reason to expect that the site will contain archaeology of such significance that it would require preservation in situ. Further to this, there are no world heritage sites, scheduled monuments or battlefields in the study area, therefore a consideration of impacts on the setting of archaeological heritage assets has not been necessary.*

*The map regression suggests there is medium to high potential for below-ground remains associated with an Industrial and Modern period power station to survive below-ground across the Site. If the Site however was levelled after the demolition of the power station in the 1970's it is unlikely that any remains associated with this infrastructure will be present.*

*This assessment should provide sufficient archaeological information for the determination of a planning application, when it is submitted.*

*The conclusions of this assessment and in particular the recommendations in respect of the determination of the planning application, are in accordance with both local and national planning policy.*

# 1.0

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# 1. Introduction

## Project Background

- 1.1** This archaeological desk-based assessment (DBA) has been researched and prepared by Charlotte Vallance BA MA ACIfA, Senior Archaeological Consultant at Archaeology Collective on behalf of Camden Property Holdings Limited.
- 1.2** The Archaeology Collective was commissioned by Camden Property Holdings Limited (the Applicant) to prepare an archaeological desk-based assessment (DBA) in support of an application for the construction of a commercial office development.
- 1.3** The purpose of this DBA is to assess the potential for below-ground archaeological remains to survive within the Site, to assess the sensitivity/importance and cultural heritage significance of known archaeological remains within the Site and to identify the potential impacts on known and unknown archaeology resulting from the proposed development. It will not consider the built heritage (i.e. listed buildings or conservation areas) or registered parks and gardens but will consider scheduled monuments and registered battlefields where appropriate.
- 1.4** This assessment has been undertaken 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>.
- 1.5** This DBA presents a summary of the historical and archaeological background of the general area. It is presented by archaeological and historical period and has been compiled in order to place the area into a wider archaeological context. Data from the Greater London Historic Environment Record (GLHER) together with a range of archives have been consulted during the information-gathering process. The report also 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.
- 1.6** 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.

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<sup>1</sup> CIfA 2017



## Location

- 1.7** The site, hereafter referred to as the 'Site', is located in Camden Town within the London Borough of Camden (Figures 1.1 and 1.2 in Appendix 1). It is centred on National Grid Reference TQ 29371 83957 and covers an extent of approximately 0.49 hectares.
- 1.8** St Pancras Commercial Centre at 63 Pratt Street is a rectangular shaped block bound by Pratt Street to the south, St Pancras Way to the east, Georgiana Street to the north and Royal College Street to the west. The Site comprises 12 double height light industrial units (Class B1c / Class B8) which were constructed in the 1980's and are arranged across two separate two-store terraces which face onto a central access road that runs northwards through the centre of the Site.
- 1.9** Regent's Canal Conservation Area lies immediately to north and east of the site and includes Georgia Street and St Pancras Way. Regent's Canal, which lies just beyond these roads, is part of the Grand Union Canal that winds its way through the borough on its way to joining the River Thames.

## Geology and Topography

- 1.10** The Site is situated between 25 and 35m AOD on ground that gently slopes from north down to the south. The British Geological Survey identifies the underlying solid geology across the Site as being clay, silt and sand of the London Clay Formation, bedrock that was formed approximately 48 to 56 million years ago in the Palaeogene Period<sup>2</sup>. This clay bedrock would be not conducive for settlement or farming in the Prehistoric period.

## Study Area

- 1.11** Although the focus of the DBA is the Site, an essential historic and archaeological contextual background is presented for the general area. A study area of 250m extending out from the limits of the Site was applied for the identification of all types of heritage assets (designated and non-designated) to establish the known historic environment context and the potential for hitherto unknown below-ground archaeological remains.

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<sup>2</sup> British Geological Society Online Viewer

## Site Visit

**1.12** A visit carried out in August 2018 found the 12 industrial units that currently occupy the Site are in use by a number of businesses that include a film studio and several building traders. The units are modern, constructed from brick and do not feature basements. The open compound around which the units are set is surfaced with aggregate concrete slabs, featuring road markings and a number of speed bumps. Inside the Site and to the east of the buildings is an area of grass separated from a pavement by a series of wooden posts. A selection of photographs is presented as Images 1 to 3 below.



*Image 1: Looking north towards the Site from Pratt Street, showing industrial units set around an open compound*



*Image 2: Looking south towards the Site from Georgia Street within Regents Canal Conservation Area.*



*Image 3: Looking north at the area of grass at the east of the Site.*



# 2.0

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## 2. Archaeological and Historical Background

**2.1** The following section presents a summary of the archaeological and historical background of the general area. This is presented by period as shown in Table 1, below, and has been compiled in order to place the Site in an archaeological and historical context. The summary also incorporates an historic map regression that illustrates the development of the Site from 18th century to the present day.

**Table 1: Summary of British Archaeological and Historical Periods and Data Ranges**

<b>Prehistoric</b>	
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
<b>Roman</b>	<b>AD 43- 410</b>
<b>Saxon/Early Medieval</b>	<b>AD 410-1066</b>
<b>Medieval</b>	<b>AD 1066- 1540</b>
<b>Post-medieval</b>	<b>AD 1540- c1800</b>
<b>Industrial</b>	<b>c1800-1901</b>
<b>Modern</b>	<b>Post -1901</b>



## Prehistoric Period

- 2.2** Comparison studies between geology and archaeological sites suggest that London Clay was not favourable by settlers of the Neolithic, Bronze Age or Iron Age periods, who chose sites located on alluvium or lower greensand where conditions were more conducive to farming <sup>3</sup>.
- 2.3** There are no records for Prehistoric activity in the Site or Study Area and it is considered that the potential for encountering archaeological remains associated with this period is low and those remains are likely to be of medium importance.

## Roman Period

- 2.4** In 1866, Antiquarian Dr Stukeley postulated that the area of St Pancras was the site of a Roman camp called 'the Brill', a notion likely to be inspired by the finding of a stone at Kings Cross bearing on it the words LEG. XX. (*Legio Vicesima*), one of the Roman legions formed as part of the army under the Roman general Suetonius. This theory has however now been discredited by more trustworthy sources and it is more commonly understood that most of the activity in this area was confined to a major highway that is now High Holborn and Oxford Street located approximately 2.5km south of the Site.
- 2.5** There are no records for Roman activity in the Site or Study Area and it is considered that the potential for encountering archaeological remains associated with this period is low and those remains are likely to be of medium importance.

## Saxon/Early Medieval Period

- 2.6** The early/middle Anglo-Saxon settlement in London is known as Lundenwic and is located approximately 1km from Romano-British Londinium and approximately 3km south of the Site, in the Covent Garden area. There is little evidence for occupation in the area surrounding Lundenwic.

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<sup>3</sup> Field and Cotton 1987, 79

- 2.7** There are no records for Early Medieval activity within the Site or study area and it is considered that the potential for encountering archaeological remains associated with this period is low and those remains are likely to be of medium importance.

## Medieval Period

- 2.8** During this period it is likely that the Site comprised agricultural land within the parish of St Pancras, which covered an extensive area from Oxford Street in the north to Highgate in the south, and from what is now Regent's Park in the west to what is now York Way in the east.
- 2.9** The focus of the parish was St Pancras Old Church, approximately 0.65 km south of the Site and is believed by many to be one of the oldest sites of Christian worship in Great Britain. By the 14th century the population moved *en masse* to Kentish Town to the north of the Site, probably due to flooding by the River Fleet and the availability of better wells at the new location. A chapel of ease was established there, and the old settlement was abandoned, except for a few farms, until the growth of London in the late eighteenth century<sup>4</sup>.
- 2.10** There are no heritage assets in the Site associated with this period in the study area, however the remnants of a hearth or fireplace (MLO57927) with a rough-hewn stone surround was exposed during excavations 0.01km to the north of the Site. This asset is likely to be associated with a farmhouse or a dwelling constructed along the route of one of the main thoroughfares that linked parish to the City.
- 2.11** It is considered that the potential for encountering archaeological remains associated with this period is low, and those remains are likely to be of medium importance.

## Post-Medieval Period

- 2.12** There are no known records of any buildings within the Site during this period and the land use is likely to have remained agricultural as suggested by John Rocque's map of 1748 (Figure 3.1 in Appendix 3) that shows the Site to be part of a field system between the settlements of St Pancras and Kentish Town. The mapping shows a trackway or lane extending through the Site and is one of many offshoots from a major road system that criss-crosses the landscape. The roads include one

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<sup>4</sup> <https://www.british-history.ac.uk/old-new-london/vol5/pp324-340>

between Tottenham Court and Kentish Town and another that roughly follows the course of the River Fleet, serving the settlement of St Pancras.

- 2.13** There are no heritage assets in the Site associated with this period, however the remnants of foundations for a wall, basements and pits were identified 0.01km to the north (MLO57929). These remains are likely to belong to a building that fronted onto St Pancras Way and Baynes Street.
- 2.14** It is considered that the potential for encountering archaeological remains associated with this period is low, and those remains are likely to be of low importance.

## Industrial Period

- 2.15** The development of Camden Town commenced at the end of the 18<sup>th</sup> century with fields to the north and west of the St Pancras Old Church leased by the Earl of Camden, Charles Pratt for the building of 1,400 houses<sup>5</sup>.
- 2.16** In 1803, Martin's Gardens (MLO103819), formally known as Camden Town Cemetery was established approximately 200m to the west of the Site, between Bayham and Camden Streets. The 3¼ acre ground, was acquired in 1803 by Trustees, under an Act of Parliament to provide an additional burial ground for the parishioners of St. Martin-in the-Fields.
- 2.17** Camden Town's expansion as a major centre came with plans to extend London's canal system through the area. After a hesitant start compounded by the opposition by many landowners, the Grand Junction Canal Company was founded on 31st May 1811 at a meeting held at a Percy Street coffeehouse. A total of £260,000 was raised to finance the project and on 7th August 1811, the proposed waterway was named the "The Regent's Canal" after the then Prince Regent, the future King George IV. The Canal Bill received royal assent in July 1812 and work began on the eight-mile stretch of canal in October 1812<sup>6</sup>.
- 2.18** The arrival of the Grand Union canal in 1820 and the Euston terminus in 1837 prompted the rapid transformation of the area, bringing not only trade and people but also new buildings, social amenities and infrastructure. Within 250m of the Site, this included the Golder Lion Public house (MLO89979), a psychotherapeutic hospital (MLO108288), a new tram system (MLO99230) and Gray's Inn Bridge

<sup>5</sup> <https://www.british-history.ac.uk/old-new-london/vol5/pp309-324>

<sup>6</sup> Camden Council 2001, 6-7

(MLO73072) that crosses the Grand Union Canal. Irish immigrants were attracted to the area, initially by the construction work on the canals and railways, but later due to the effects of the Irish Famine in 1840.

- 2.19** An extract from John Stockdale's map of 1797 (Figure 3.2 in Appendix 3) shows significant development of the area since John Roque's map 50 years earlier, most notably the establishment of Camden Town as a settlement. Here Camden is set out on a grid-like pattern with the density of buildings concentrated in the western half along a road called Southampton Place. The Site is illustrated as a vacant plot located in the north-west corner of the grid and bordered by Pratt Street, College Street and the watercourse likely to be the River Fleet.
- 2.20** An extract from Greenwood's Map of London 1830 (Figure 3.3 in Appendix 3) shows that the Site as an island plot occupied by a number of buildings in the south and east. The most northerly of these buildings is identified as 'Cantlers Cottage' that fronts on to Kings Street and shares the same curtilage with at least three other properties. The mapping shows a long row of houses, likely to be workers' housing fronting on to Pratt Street and East College Street. The River Fleet identified on earlier mapping is illustrated in more detail here and is shown extending across the northern corner of the Site and disappearing underground to re-emerge outside the Site further south. Another significant development is construction of the Regent's Canal adjacent to the Site, which by this time has been fully established as a major communications link.
- 2.21** The 1873 OS 1:1056 map (Figure 3.4 in Appendix 3) shows that the buildings identified in the Site on the previous mapping are still standing, however the plot is now density populated with workers' housing, most of them of the double depth type with associated yards. The building on the south-east corner is denoted as a public house and is adjoined by a smaller property on its west side. The buildings in the centre of the island and those that front on to King Street appear larger, set within larger grounds and therefore are likely to be occupied by more affluent owners.
- 2.22** By 1896, mapping (Figure 3.5 in Appendix 3) shows that all the properties in the western half of the Site, with the exception of the public house and adjacent building have been demolished and replaced with St Pancras Vestry 'Refuse Destructor'. This combined power station and refuse destructor was opened in 1891 and an article written around the time in an American science journal documents its innovative design and function;
- 2.23** *"...In one of the parochial districts of London, St. Pancras, the problem of disposing of municipal refuse at the lowest cost is being solved. And more than that, this refuse is made of practical value in connection with the parochial electric-lighting works. The city refuse, or "dust," to use the English word, is consumed in specially*

*constructed furnaces, and the heat thus generated used to produce power to run the electric plant. These new buildings cover an area of two acres and a half, facing King's Road, and the most noticeable feature of the plant is the huge chimney that rises to a height of 231 feet, and that cost over \$15,000 to erect. The total cost of the plant has been \$500,000. The "dust" is collected throughout the district by carts and carried to a rear entrance, weighed and tipped into enormous tanks on each side of the main.."<sup>7</sup>*

**2.24** The power station was considered a model plant for its time; with six dynamos to the design of Gisbert Kapp driving by triple expansion engines made by Willans and Robinson<sup>8</sup> (Image 4). In 1897 however, the destructor's failure to meet its expected performance was documented. Due to technical complications, the boilers had to substitute firebrick for iron and could not produce enough steam to drive the fan for the forced draught in the furnaces. The managing foreman, Mr Morley suggested some alterations to the furnaces would increase burning capacity to 4 to 6 tons per day but could not hope to achieve the 10 to 20 tons achieved by a destructor in Leyton built by Messrs Beaman and Deas. After a failed attempt to improve performance by converting to the Leyton system, all efforts to improve the destructor were abandoned at the end of century.

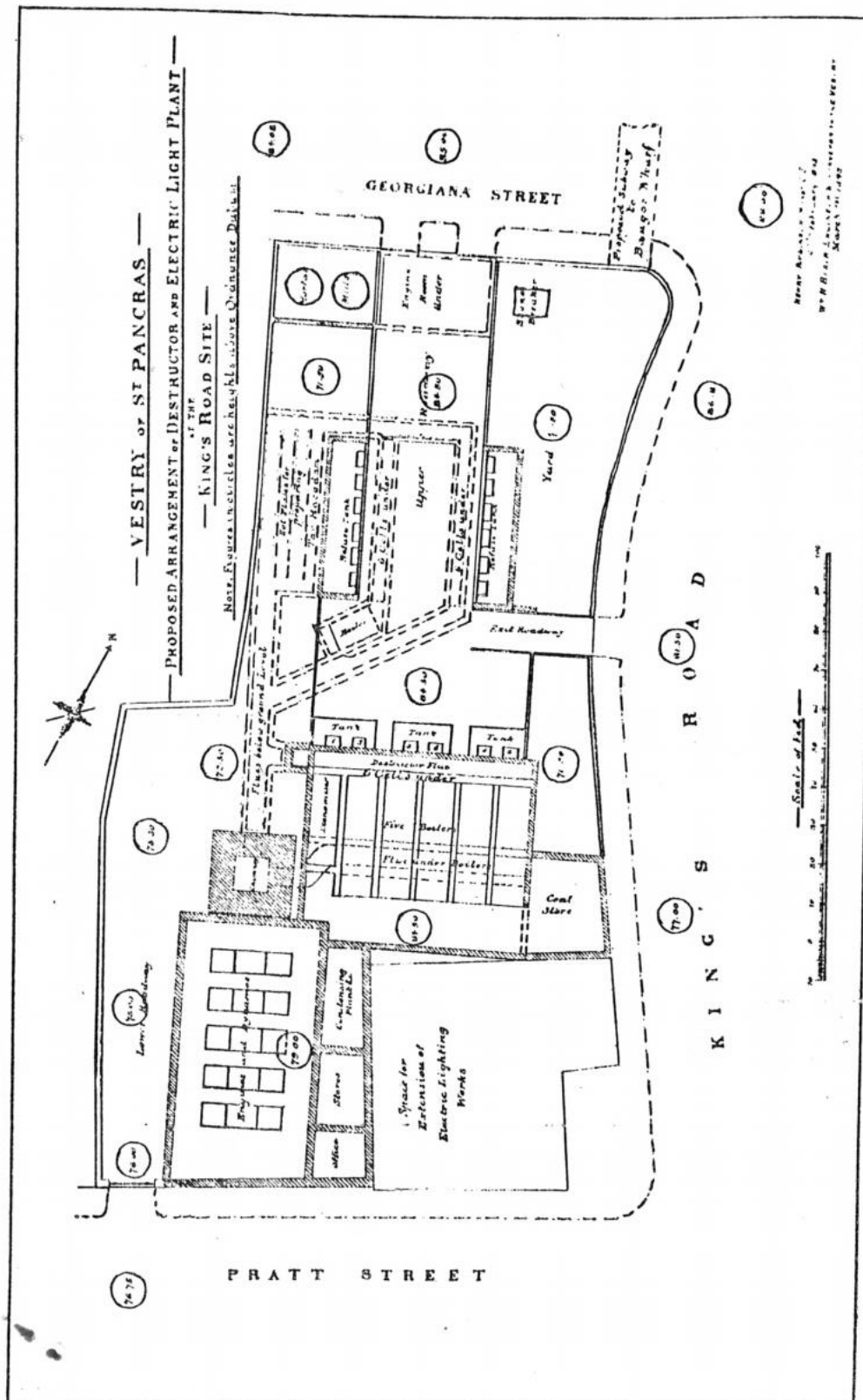
**2.25** The St Pancras Vestry Refuse Destructor would have been one of the first of many schemes in England to generate electricity with steam produced from the combustion of refuse and therefore holds significant historical value.

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<sup>7</sup> A London "Refuse Destructor" Plant on a Large Scale. Article written July 6th 1895.

<sup>8</sup> [www.gracesguide.co.uk/St\\_Pancras\\_Power\\_Station](http://www.gracesguide.co.uk/St_Pancras_Power_Station)





*Image 4: An 19<sup>th</sup> century plan showing the proposed arrangements of the refuse destructor and power station.*

- 2.26** It is considered that the potential for encountering archaeological remains associated with the St Pancras Vestry Refuse Destructor are medium and those remains are likely to be of medium importance.

## Modern Period

- 2.27** The parish of St Pancras was administered by a vestry until the Metropolitan Borough of St Pancras was established in 1900. In 1965 the former area of the borough was combined with that of two others to form the London Borough of Camden.
- 2.28** The St Pancras Refuse Destructor was closed around 1920, however the power station element of the scheme continued to develop as St Pancras Generating Station. Building on the technical and organisational developments of the 19th century, the first two decades of the new century saw the establishment of numerous power companies serving most of England not covered by the existing municipal authority supply districts. A series of private Acts between 1897 and 1905 alone created around 20 large power companies, which along with the municipal authorities began building larger power stations with larger distribution areas<sup>9</sup>. By 1905, due to unchecked competition, there were 12 local authorities and 14 private companies supplying electricity with widely different supply systems within the capital – a circumstance unlike anywhere else<sup>10</sup>.
- 2.29** By 1910 steam turbines had become the general form of prime mover and coal the dominant fuel. Innovations in steam power are reflected in technological developments at St Pancras Generating Station when in 1914 a Brush-Ljungstrom turbo-generator set installed which was later upgraded to a 10,000kW Brush-Ljungstrom turbo-generator in 1927<sup>11</sup>.
- 2.30** The 1916 OS 1:2,500 map (Figure 3.6 in Appendix 3) shows that the St Pancras Refuse Destructor had expanded by this time to occupy the majority of the Site, resulting in the demolition of more worker's housing in the block. A row of housing survives along College Street and the annotation of *W.M.*, denotes two weighing machines on the Site. A letter box (*L.B.*) is also annotated on the pavement in the southern corner of the block.
- 2.31** The 1952 OS 1:2,500 map (Figure 3.7 in Appendix 3) shows, all housing has been demolished and the St Pancras Generating Station development occupying the entire Site. Annotations on the maps show the power station features a lift,

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<sup>9</sup> Historic England 2015, 4

<sup>10</sup> *Ibid*

<sup>11</sup> [www.gracesguide.co.uk/St.\\_Pancras\\_Power\\_Station](http://www.gracesguide.co.uk/St._Pancras_Power_Station)

gantries, a footbridge, a chimney, weighbridge, a tank. The letter box in the southern corner of the Site seen on previous mapping is still present.

- 2.32** Modifications to the original layout of the power station, now identified as *Electricity Works*, had taken place by the mid twentieth century, as illustrated on the 1961 and 1969 OS 1:1250 mapping (Figures 3.8 and 3.9 in Appendix 3). The eastern bock of the station has been shortened to create a new open space in the north-east corner of the Site in which a new L-shaped depo building has been constructed. Ten years later, the gantries and smaller buildings in the north of the Site have been incorporated in the main building as shown on the 1971 OS 1:1,250 map (Figure 3.10 in Appendix 3).
- 2.33** A major change to the Site occurs in the 1970's, when the power station was demolished in its entirety and a block of 12 commercial units, identified as 'St Pancras Commercial Centre', were constructed in its place. The 1984 OS 1:1,250 map (Figure 3.11 in Appendix 3) illustrates this new development and there are no further significant changes to the Site after this time.
- 2.34** The continuous use of the Site from the 1900's to the mid twentieth century for the purposes of generating electricity means that remains associated with either the Industrial or the Modern period power station will hold historical significance. This power station and others like it had a profound impact on the city, visually, environmentally, and culturally, and the electricity they generated had a transformational effect on economy and society<sup>12</sup>.
- 2.35** It is considered that the potential for encountering remains associated with St Pancras Generating Station are high and those remains are likely to be of low importance.

## Previous Archaeological Investigations

- 2.36** No archaeological investigations have taken place within the Site, however a watching brief approximately 100m to the east recovered several Post-Medieval period pottery sherds. This investigation is presented in Table 2 below and on Figure 2.3 in Appendix 2.
- 2.37** Several investigations have been undertaken in the wider area and are described below;

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<sup>12</sup> Historic England 2015, 1

**2.38** At Chalk Farm Road, 500m north -west of the site, the remains of the Kentish Town Lock steam pumping station, was found in addition to the remains of a railway viaduct arch footing and a lock-keeper's cottage comprising wall foundations, threshold, floors and fireplaces. There was no evidence of activity or occupation before the Post-Medieval period.

**2.39** A watching brief carried out during the instalment of concrete piles 400m east of the Site recorded 19th to 20th century levelling deposits. There was, however, no evidence of railway buildings that were shown to occupy the site on mid-19<sup>th</sup> century mapping. It can be assumed that these buildings were completely removed during the levelling episode.

**Table 2: Archaeological Investigations in the 250m Study Area**

HER Ref Number	Investigation	Inside or Outside the Site
ELO3904	Watching brief. Post-mediaeval pottery was recovered, although no archaeological features were recorded.	Outside
ELO6027	St Pancras Way, (Star Wharf), Camden, NW1, Desk Based Assessment	Outside

## Gazetteer of Heritage Assets

- 2.40** A total of 25 heritage assets and one findspot have been recorded in the study area, including one Grade I listed building (1244162), 15 Grade II listed buildings and eight non-designated assets. The earliest recorded heritage asset is the now excavated remains of medieval hearth (MLO57927) and the remains of a basement and wall associated with the Post-medieval period (MLO57929). All other assets including the listed buildings are associated with the development of Camden Town in the Industrial period.
- 2.41** A gazetteer is presented in Tables 3, 4 and 5 below and the locations of the designated and non-designated heritage assets are presented on Figures 2.1 and 2.2 respectively in Appendix 2.

**Table 3: Listed Building in the 250m Study Area**

Historic England Ref Number	Name	Importance and Grade	Archaeological/Historical Period	Inside or Outside the Site
1244162	All Saints Greek Orthodox Church	High-Grade I	Industrial	Outside
1130409	Numbers 75-85 and attached railings	Medium Grade II	Industrial	Outside
1130410	85c, 87 and 89, Royal College Street	Medium Grade II	Industrial	Outside
1244158	107-117 Camden Street	Medium Grade II	Industrial	Outside



1244163	Boundary railings and gates to All Saints Greek Orthodox Church	Medium Grade II	Industrial	Outside
1244166	Drinking fountain in St Martins Gardens (recreation ground)	Medium Grade II	Industrial	Outside
1245491	Numbers 25-28 and attached railings	Medium Grade II	Industrial	Outside
1245850	111-121, St Pancras Way	Medium Grade II	Industrial	Outside
1271386	91-99, Royal College Street	Medium Grade II	Industrial	Outside
1271388	Numbers 165-181 and attached railings	Medium Grade II	Industrial	Outside
1329899	82-90, Pratt Street	Medium Grade II	Industrial	Outside
1342067	Numbers 16 to 31 and attached railings	Medium Grade II	Industrial	Outside
1342068	Numbers 32 to 53 and	Medium Grade II	Industrial	Outside

	attached railings			
1379380	1-10, Lyme Street	Medium Grade II	Industrial	Outside
1379381	Numbers 24-29 and 31-37 including Numbers 33a and 33b	Medium Grade II	Industrial	Outside
1379385	Lawfords Wharf Cottage, Grand Union Canal	Medium Grade II	Industrial	Outside

**Table 4: Non-Designated Heritage Assets in the 250m Study Area**

<b>HER Ref Number</b>	<b>Name</b>	<b>Importance</b>	<b>Archaeological/Historical Period</b>	<b>Inside or Outside the Site</b>
MLO57927	Remains of a Hearth	Medium	Medieval	Outside
MLO57929	Remains of a basement and wall	Low	Post-Medieval	Outside
MLO73071	Gray's Inn Bridge that crosses the Grand Union	Low	Industrial	Outside

	Canal and is now part of the modern road system.			
MLO73072	A 19th century bridge crossing the Regents Canal.	Low	Industrial	Outside
MLO89979	The Golden Lion public house	Low	Industrial	Outside
MLO99230	Site of tramway system	Low	Industrial	Outside
MLO103819	The site of Camden Town Cemetery now St Martin's Gardens	Low	Industrial	Outside
MLO108288	Site of psychotherapeutic hospital.	Low	Industrial	Outside

**Table 5: Findspots in the 250m Study Area**

<b>HER Ref Number</b>	<b>Name</b>	<b>Importance</b>	<b>Archaeological/Historical Period</b>	<b>Inside or Outside the Site</b>
MLO63100	Pot	Low	Post-Medieval	Outside

# 3.0

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## 3. Site Conditions and the Proposed Development

### Site Conditions

- 3.1** The map regression in Section 2 demonstrates that the Site remained undeveloped until the 1800's, when residential housing and possible commercial buildings were constructed along Kings Street, Pratt Street and College Street. A fervour of development on the site commenced thereafter and included the construction of more workers' housing followed by the establishment of St Pancras Vestry Refuse Destructor and power station in the east part of the Site. In the Modern period, the power station has expanded to cover the entire Site, resulting in the demolition of all housing and more than likely, parts of the Industrial period refuse destructor. The power station was demolished in the 1970's and a commercial centre, comprising 12 units was erected in its place.
- 3.2** The site visit confirmed the presence of the commercial units and no basements were observed. The visit also confirmed that the centre of the Site is open and covered with aggregate concrete slabs.
- 3.3** It is very likely that the construction of the refuse destructor and the power station removed foundations associated with the 19<sup>th</sup> century housing that once occupied the Site and therefore no archaeological remains that predate these large-scale developments are expected to survive below-ground. The demolition of the power station in the 1970's is likely to have included the levelling of ground across the entire site, however this is yet to be proven. If a comprehensive levelling of the Site did not take place, there is potential that the remains of the Industrial period refuse destructor and the Modern period power station survive below-ground.

### Proposed Development

- 3.4** All direct impacts on below-ground archaeology will be permanent and irreversible. Works that have the potential to impact upon any remains present include ground levelling, topsoil stripping, the removal of existing surfaces and services, construction of temporary compounds and the installation of infrastructure items such as lighting columns, manholes, culverts or chambers, utilities cables and drainage pipes, and foundations. Any form of landscaping, including the planting of trees, also has the potential to disturb buried archaeological remains.

# 4.0

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## 4. Conclusions

- 4.1** Development proposals for the site known as St Pancras Commercial Centre, are currently being formulated. The purpose of this report is to inform those development proposals by highlighting any areas of potential archaeological significance at an early stage in the process.
- 4.2** 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.
- 4.3** This assessment concludes that the Site does not contain any world heritage sites, scheduled monuments or registered battlefields where there would be a presumption in favour of their physical preservation *in situ* and against development. Further to this, there are no world heritage sites, scheduled monuments or battlefields in the study area, therefore a consideration of impacts on setting has not been necessary.
- 4.4** Based on the information from within the HER and a consideration of previous ground disturbance, the Site has medium to high potential for archaeological remains associated with St Pancras Vestry Refuse Destructor and St Pancras Generating Station to survive below-ground across the extent of the Site. Any remains associated with the 19<sup>th</sup> century refuse destructor are considered to be of medium importance and those of the modern generating station are considered to be of low importance. It is not known if a comprehensive levelling of the Site took place after the demolition of the power station in the 1970's, which would have removed the majority of the power station remains.
- 4.5** Based on the proximity of known archaeology, historical mapping and the results of previous archaeological works in close proximity to the Site, the potential for archaeological remains associated with all other periods is considered to be low.
- 4.6** On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF.

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