

MURPHY'S YARD

AN APPLICATION BY FOLGATE ESTATES LIMITED



BLACKSMITHS

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

JUNE 2021

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FINAL

**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

**Murphy's Yard
Highgate Road, Kentish
Town**

**December 2019
(revised June 2021)**

**Planning Authority:
London Borough of
Camden**

**Site centred at:
TQ 28616 85455**

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EXECUTIVE SUMMARY

- Murphy's Yard, Highgate Road, Kentish Town has been assessed for its archaeological potential.
- In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck sites occur within the Study Area. Built heritage assets will be considered in a separate report.
- The Study Site is currently occupied by a number of large railway sheds in the centre of the site, another large shed in the north west of the Study Site, and smaller sheds in the east of the Site.
- The Study Site lies just to the north west of the Kentish Town Tier II Area of Archaeological Potential, as identified by the Greater London Historic Environment Record, due to potential for evidence of the Medieval and Post Medieval hamlet. The Study Site itself is not situated within an Area of Archaeological Potential.
- The Study Site has a low archaeological potential for all periods as it remained wooded until at least the sixteenth century. Christ Apostolic Church is situated immediately east of the Study Site. Originally Kentish Town Baptist Chapel, it has potential for burials dating to c. 1800 to 1860.
- The map regression shows that the Study Site has undergone significant development since the middle of the nineteenth century, when the engine depot opened on the Study Site. Multiple phases of demolition and construction have taken place since this time. In the north western corner of the Study Site, ground levels have been both raised and lowered in parts to create level ground. These phases of development will have had a widespread, severe impact on any archaeology.
- Although there has been widespread disturbance on the Study Site, due to the size of the Site and the relative lack of archaeological investigations in the vicinity further archaeological mitigation measures may be required. It is suggested that this can follow the granting of planning permission, secured by an appropriately worded archaeological planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by Sophie Bell and edited by Duncan Hawkins of CgMs Heritage (part of the RPS) on behalf of Folgate Estates Limited.
- 1.2 The subject of this assessment, also known as the Study Site, is the site of Murphy's Yard (Fig 1). The site is centred on TQ 28616 85455.
- 1.3 In accordance with central and local 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 August 2014), J Murphy & Sons has commissioned CgMs Heritage to undertake this below ground archaeological desk based assessment.
- 1.4 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck sites occur within the Study Area. Built heritage assets will be considered in a separate report.
- 1.5 The Study Site is situated just to the north west of the Kentish Town Tier II Area of Archaeological Potential as identified by the Greater London Historic Environment Record, due to potential for evidence of the Medieval and Post Medieval hamlet. The Study Site is not situated within an Area of Archaeological Potential.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 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.

National Planning Policy

- 2.4 Section 16 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 16 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 makes towards our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that the 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 identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 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 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. 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.
- 2.11 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.
- 2.12 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 publicly 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.

- 2.13 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.

Local Planning Policy

London Plan

- 2.14 The proposed development has been assessed against relevant policies in the London Plan (March 2021). Chapter 7 'Heritage and Culture' contains relevant policies. Of particular relevance to archaeological sites within Greater London is policy HC1 as follows:

Policy HC1 Heritage conservation and growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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, and interpretation of, 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 conserve 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 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.**

Camden Local Plan (adopted 2017)

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 nondesignated 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.

- 2.15 In terms of designated archaeological assets, as defined above and as shown on Figure 2, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study area.
- 2.16 The eastern edge of the Study Site is situated within the Kentish Town Tier II Area of Archaeological Potential as identified by the Greater London Historic Environment Record, due to potential for evidence of the Medieval and Post Medieval hamlet. The remainder of the Study Site is not situated within an Area of Archaeological Potential.
- 2.17 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the Study Site is recorded by the British Geological Survey (BGS Online 2019) as London Clay Formation (Clay, Silt and Sand). No superficial deposits are recorded onsite.
- 3.2 No site specific geotechnical data is available for the Study Site.

Topography

- 3.3 The majority of the Study Site is approximately level at c. 35m AOD. this rises sharply in the north western part of the Study Site to c. 46m AOD.
- 3.4 The River Fleet probably ran through the eastern part of Study Site. No other rivers or naturally occurring bodies of water lie within the Study Area.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	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	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 750m radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

- 4.4 Although no archaeological work has taken place on the Study Site, an evaluation took place immediately north of the eastern part of the site. Two evaluation trenches were excavated measuring 10m in length by 2m in width. The trenches were excavated to a maximum depth of c. 35m Above Ordnance Datum. The top of the surviving London Clay was observed at between 35.018m OD and 34.697m OD. This was sealed by undated made ground. No archaeological cuts, features or stratification survived in either trench. There was no evidence to indicate the presence of a former tributary of the River Fleet (ELO17228, TQ 28848 85390).

Prehistoric, Roman and Anglo-Saxon/Early Medieval

- 4.5 The Study Site would have been wooded throughout these periods – the woods of Hampstead, part of the Great Forest of Middlesex – extended from St John's Wood to the west all the way to the western edge of the settlement at Kentish Town until at least the reign of Edward VI.
- 4.6 No finds or features dating to any of these periods have been identified within the Study Area. 'Bell Barrow called Boadicea's Grave' is a scheduled monument situated c. 1500m north west of the Study Site. Whilst this may indeed be a Bronze Age barrow, excavations in 1894 recovered only pieces of burnt charcoal. It was concluded that the acidity of the soil may explain the lack of remains or other evidence recovered during the excavation. The barrow is called 'Boadicea's Grave' due to a local tradition which stated that it was the grave of the queen of the Iceni tribe (Scheduled Monument 1002059, TQ 27375 86507).
- 4.7 The Study Site has a low archaeological potential for finds or features dating to all of these periods.

Medieval

- 4.8 The Study Site is situated just to the north west of the Kentish Town Tier II Archaeological Priority Area. This APA covers the historic rural Medieval settlement of Kentish Town. The hamlet was situated along Kentish Town Road. The APA has archaeological potential for finds or features relating to this settlement, dating from the Medieval to Post Medieval periods. The HER description of Kentish Town APA is reproduced below:

Despite the settlement of Kentish Town being first recorded in 1208 as 'Kentisston', the site is mentioned in the Domesday Book as an estate of the Prebendary manor of Cantelows known also as 'Kenteloves' belonging to the Canons of St Pauls. A visitation of Old St Pancras Church made in 1251 records thirty ordinary houses in the parish of Pancras, four manor houses, two moated houses, vicarage and a rectory. It is likely that some of these buildings existed within Kentish Town especially as the parish of St Pancras (Ossulstone) was considered to be large as early as 1086, described as summing 35 households in the Domesday Book. The manor house of Cantelows/Kentisston was probably located on the east side of the High Street and partly surrounded by a moat; this has been supported by archaeological evidence from Wolsey Terrace where a moated farmhouse with drawbridge has been discovered; it is possible that it was built on the remains of a medieval manorial site. The farmhouse was owned in 1717 by a Sir Thomas Hewett who refers to the farmhouse as being Jacobean, c.1600. A toll house and the animal pound at Kentish Town were also excavated at Wolsey Mews and, though undated, it is likely that this area comprises the centre of the original Medieval settlement.

By the fourteenth century, flooding of the medieval settlement of St Pancras by the river influenced the establishment of the late medieval settlement to the north at Kentish Town as the population moved up stream. This created an elongated parish that was around four miles in length. Kentish Town took the form of a linear settlement with two ends each at a road junction. Wealthy outsiders from London began increasingly visiting the settlement and it grew as a sparsely distributed settlement with a number of wealthy buildings. In 1416, William Bruges, Garter King of Arms, owned a large estate and house towards the south end of Kentish Town as well as a barn and chapel, recorded in his will. He was ordered to make a ditch to protect the house and it is possible that this has been identified during excavations at Rochester Road. When located, the archaeological preservation of these sites is significant in studying the growth of the medieval settlement and the process of shift from the town of St Pancras in the early medieval period.

The settlement of Kentish Town had continuous development throughout the medieval period, with an influx of people from the neighbouring hamlet of St Pancras and thus has the potential to contain medieval settlement remains of archaeological interest. This is evident from a number of excavations along Wolsey Terrace/Mews which have located a moated site in the centre of the original medieval village. The presence of a moated site has the potential for the survival of waterlogged deposits and therefore significant

environmental evidence. Such deposits present an opportunity to assess the buried evidence of the historic settlement, which can provide an insight into changing settlement and land use patterns, as well as evolving lifestyles in the medieval period. Importantly, the basic street pattern still reflects that of the original settlement and much of the sparse rural townscape existed into the late eighteenth century as evident on Rocques map of 1766. Kentish Town is therefore more likely to have undisturbed archaeological horizons. The area has the potential to give an insight into the process of shift from the town of St Pancras in the early medieval period through to the late medieval period with the development of Kentish Town.

- 4.9 Highgate Road is likely to follow the route of a Medieval road or trackway (MLO17862, MLO17809). A Manor House was situated at the corner of Erskine Road, c. 400m south east of the Study Site (MLO17813, TQ 2901 8490). A moat, drawbridge, tollhouse, and pound associated with the manor house have also been identified (MLO18055, MLO46418, MLO17814, MLO46608)
- 4.10 A Medieval path ran along Highgate Road from Green Street to St Michaels Chapel, starting c.140m north of the Study Site and following the present road to the north west (MLO24968, TQ 28578 86463). A Medieval tavern was situated c. 700m south east of the Study Site. (MLO17815, TQ 2892 8457).
- 4.11 The Study Site likely remained wooded throughout this period. Therefore, the Study Site has a low potential for archaeological finds or features dating to the Medieval period.

Post Medieval & Modern (including map regression exercise)

- 4.12 The HER records many finds and features dating to the Post Medieval and Modern periods within the Study Area. Only a dump layer dating from the late nineteenth to early twentieth century, identified 70m north of the Study Site during a watching brief, may be relevant. Similar deposits may also be present on the Site (MLO102536, TQ 2842 8571).
- 4.13 Christ Apostolic Church, immediately east of the Study Site, is built on the site of the Kentish Town Baptist Chapel which was constructed by James Wyatt in 1783, of which only the nave walls and the heightened shallow western apse remain. The rest of the church was rebuilt and extended in 1843-5 by JH Hakewill. A graveyard was associated with the church. Whilst it was not possible to obtain all the burial records for the church,

burial records for 1823 to 1854 show a marked drop around the time the church was rebuilt:

Year range	Total number of burials	Average per year
1823-1832	85	8.5
1833-1842	74	7.4
1843-1852	23	2.3
1853-1854	3	1.5

- 4.14 Whilst it is not possible to see the general trend outside of these years, the drop could indicate a loss of burial space following the reconstruction of the church together with the availability of burial space in the new public cemeteries.
- 4.15 The Midland Railway's passenger engine depot opened on the Study Site in 1867-68. They were Midland's only London depot until the late nineteenth century. The Kentish Town sheds are first seen on 1874 Ordnance Survey map (not reproduced here) and are also visible on the 1888 Bacon map of London (Fig. 5). The 1896 Ordnance Survey Map (Fig. 6), shows the first two sheds, located next to the railway line, labelled as Kentish Town Sheds. The northern extent of the Site is shown in use as a coal depot. Before 1900, the railway was extended with the southern shed demolished. It has been noted that before 1914 these locomotive sheds were 'servicing, storing and repairing as many as 140 steam locomotives, as well as goods and passenger rolling stock', with many employees living locally.
- 4.16 The 1915 Ordnance Survey Map (Fig. 7) shows a number of buildings constructed in the northern extent of the Site between the railway lines. In the centre of the Site, the railway lines have been extended, altering the setting of the locomotive sheds, which now line up against the tracks behind.
- 4.17 An aerial image from 1926 (not reproduced here) shows the area shortly after. It shows the dominant industrial character of the area, with residential terraces surrounding it. During this time the Site was predominantly a working industrial site connected to the railway infrastructure. Some buildings can be noted in the northern portion of the Site,

with the locomotive sheds on the other side of the train tracks. Highgate Road is also noted to the left of the image.

- 4.18 The Site suffered bomb damage during the Blitz leading to alterations to a number of the Sheds. The 1945 Aerial Photograph (Fig. 8) shows extensive disturbance across the Site. The sheds were reroofed in the 1950s following the damage.
- 4.19 By 1952, the Ordnance Survey Map (Fig. 9) shows that within the northern extent of the Site there has been numerous alterations to the building which first appeared in the 1915 map, which is now labelled as 'Oil Processing Plant' with numerous 'tanks' surrounding it. Little alterations have taken place to the locomotive sheds, within the central part of the Site, however the turntables within the centre of two of the sheds are no longer illustrated. The Transport Maintenance Shed is shown outside the Site boundary but connected to the sheds.
- 4.20 The 1970 Ordnance Survey Map (not reproduced here) shows a large number of the railway tracks cleared, as the depot shut in 1963 after the introduction of diesel traction which made them redundant. The locomotive sheds in the centre of the Site are little altered, although they are now no longer connected to the tracks. In the northern extent of the Site, the oil processing plant has had the tanks surrounding it removed and is now labelled as depot. Numerous 'works' buildings have been established to the south of this.
- 4.21 By the end of the twentieth century (Figs. 10 and 11) the railway tracks within the Site have been completely removed. There has been little further development to the northern extent of the Site. The locomotive sheds in the centre of the Site have undergone numerous alterations, with the northern shed having been redeveloped. The Transport Maintenance Shed that was connected to the sheds was cleared between 1974 and 1979, with the area subsequently redeveloped with housing and the construction of Sanderson Close. Aerial Photographs from 2010 to 2018 (Figs. 12 to 14) show some minor alterations to buildings onsite, but no major changes have taken place since the start of the twenty first century.
- 4.22 Any features relating to the earlier railway sheds may be considered important archaeological remains of Britain's industrial history.

Assessment of Significance (Designated Assets)

- 4.23 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.

- 4.24 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck sites occur within the Study Area. Built heritage assets will be considered in a separate report.
- 4.25 The Study Site is situated just to the north west of the Kentish Town Tier II Area of Archaeological Potential as identified by the Greater London Historic Environment Record, due to potential for evidence of the Medieval and Post Medieval hamlet. However, the Study Site is not situated within an Area of Archaeological Potential.

Assessment of Significance (Non-Designated Assets)

- 4.26 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Prehistoric	Low potential, local significance.
Roman	Low potential, local significance.
Anglo-Saxon	Low potential, local significance.
Medieval	Low potential, local significance.
Post Medieval	Low potential, local significance.
Modern	Low potential, any features relating to the earlier railway sheds may be considered important archaeological remains of Britain's industrial history.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The Study Site is currently occupied by a number of large railway sheds in the centre of the site, another large shed in the north west of the Study Site, and smaller sheds in the east of the Site.
- 5.2 The map regression shows that the Study Site has undergone significant development since the middle of the nineteenth century, when the engine depot opened on the Study Site. Multiple phases of demolition and construction have taken place since this time. In the north western corner of the Study Site, ground levels have been both raised and lowered in parts to create level ground. These phases of development will have had a widespread, severe impact on any surviving archaeology.

Proposed Development

- 5.3 The Study Site is proposed for an employment-led mixed use redevelopment. It is included as a draft allocation under the Draft Camden Site Allocations Local Plan (Feb 2020) ref KT3.
- 5.4 The locally listed railway sheds will be retained, with alterations. The remainder of the industrial units will be demolished and replaced. The current framework proposes a mix of residential, retail, commercial, light industry, industry and community space.

Review of Potential Development Impacts on Designated and Non Designated Archaeological Assets

- 5.5 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck sites occur within the Study Area. Built heritage assets will be considered in a separate report.
- 5.6 The Study Site is situated just to the north west of The Kentish Town Tier II Area of Archaeological Potential as identified by the Greater London Historic Environment Record. This APA highlights potential for evidence of the Medieval and Post Medieval hamlet. The Study Site is not situated within an Area of Archaeological Potential.
- 5.7 The Study Site likely remained wooded until the Post Medieval period. Therefore the Study Site has a low archaeological potential for all archaeological periods.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The study site has been assessed for its below ground archaeological potential.
- 6.2 In terms of relevant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Historic Battlefield, or Historic Wreck sites occur within the Study Area. It includes a single locally listed building. Built heritage assets will be considered in a separate report.
- 6.3 The Study Site is currently occupied by a number of large locally listed railway sheds in the centre of the Site, another large shed in the north west of the Study Site, and smaller sheds in the east of the Site.
- 6.4 The Study Site lies just to the north west of the Kentish Town Tier II Area of Archaeological Potential, as identified by the Greater London Historic Environment Record, due to potential for evidence of the Medieval and Post Medieval hamlet. The Study Site itself is not situated within an Area of Archaeological Potential.
- 6.5 The Study Site has a low archaeological potential for all periods as it remained wooded until at least the sixteenth century. Christ Apostolic Church is situated immediately east of the Study Site. Originally Kentish Town Baptist Chapel, it has potential for burials dating to c. 1800 to 1860.
- 6.6 The map regression shows that the Study Site has undergone significant development since the middle of the nineteenth century, when the engine depot opened on the Study Site. Multiple phases of demolition and construction have taken place since this time. In the north western corner of the Study Site, ground levels have been both raised and lowered in parts to create level ground. These phases of development will have had a widespread, severe impact on any archaeology.
- 6.7 Although there has been widespread disturbance on the Study Site, due to the size of the Site and the relative lack of archaeological investigations in the vicinity further archaeological mitigation measures may be required. It is suggested that this can follow the granting of planning permission, secured by an appropriately worded archaeological planning condition.

SOURCES CONSULTED

1. General

British Library
Camden Record Office
Greater London Historic Environment Record
London Metropolitan Archives
The National Archives

2. Internet

British Geological Survey –
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England –
<http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

3. Bibliographic

Denford, S., *Streets of Kentish Town*, London: Camden History Society, 2005

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Page, W., 'Forestry', in *A History of the County of Middlesex: Volume 2* (London, 1911),

4. Cartographic

1757 Rocque Map of Middlesex

1810 Plan of Kentish Town

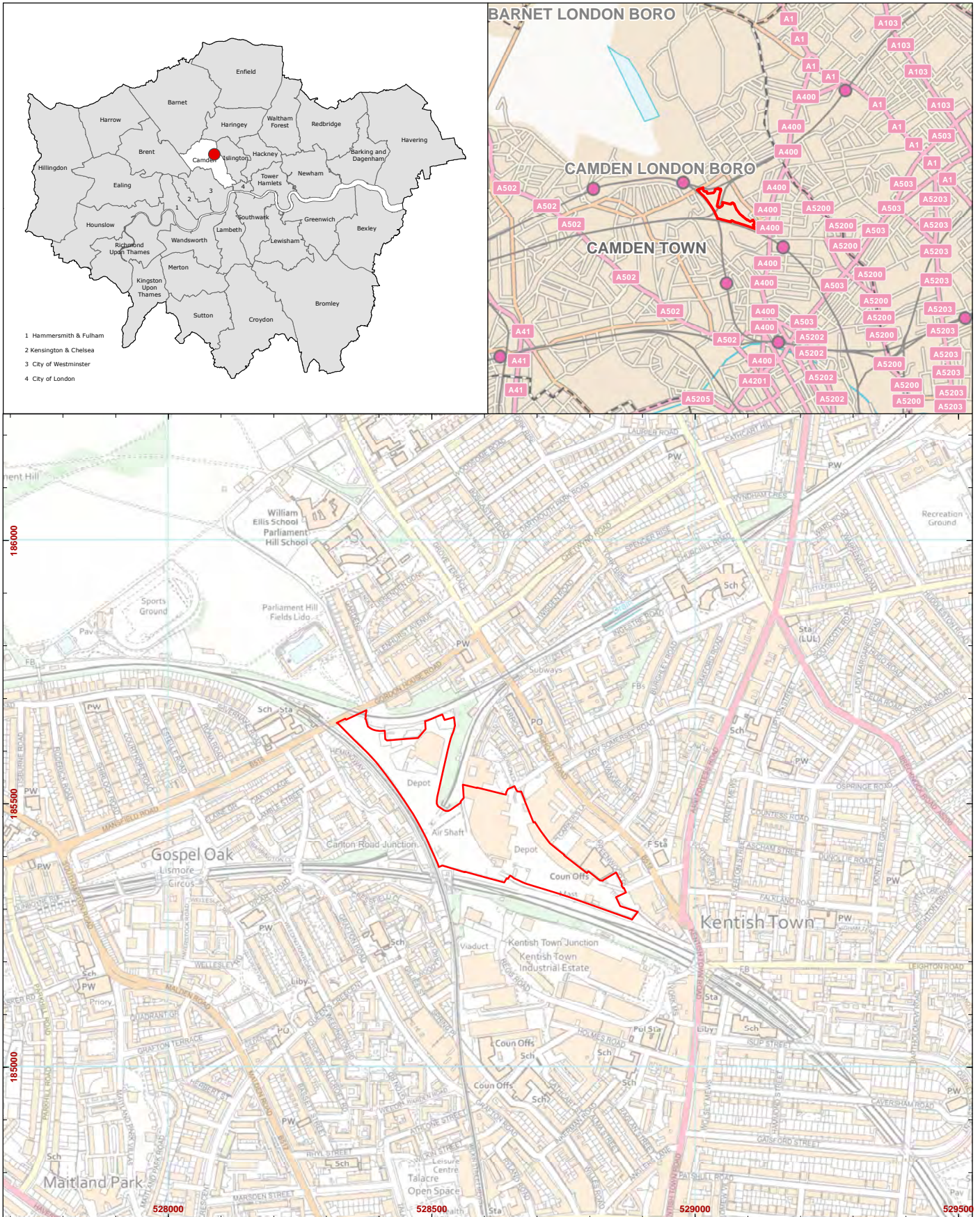
1888 Bacon Map of London

1896 Ordnance Survey Drawing

1915 Ordnance Survey Drawing

1952 Ordnance Survey Drawing

1991-1995 Ordnance Survey Drawing



Site Boundary

Scale at A4: 1:10,000

0 250m

Figure 1:
 Site Location



Legend

- Site Boundary
- 1km Site Radius

Designated Assets:

- Listed Buildings

Conservation Areas

- Bartholomew Estate
- Dartmouth Park
- Inkerman
- Kentish Town
- Mansfield
- St John's Grove
- Tufnell Park
- West Kentish Town
- Parkhill

Non-Designated Assets:

- HER Record (linear)
- HER Record (point)
- HER Record (polygon)
- HER Building
- Monument
- Registered Park & Garden
- Archaeological Priority Area

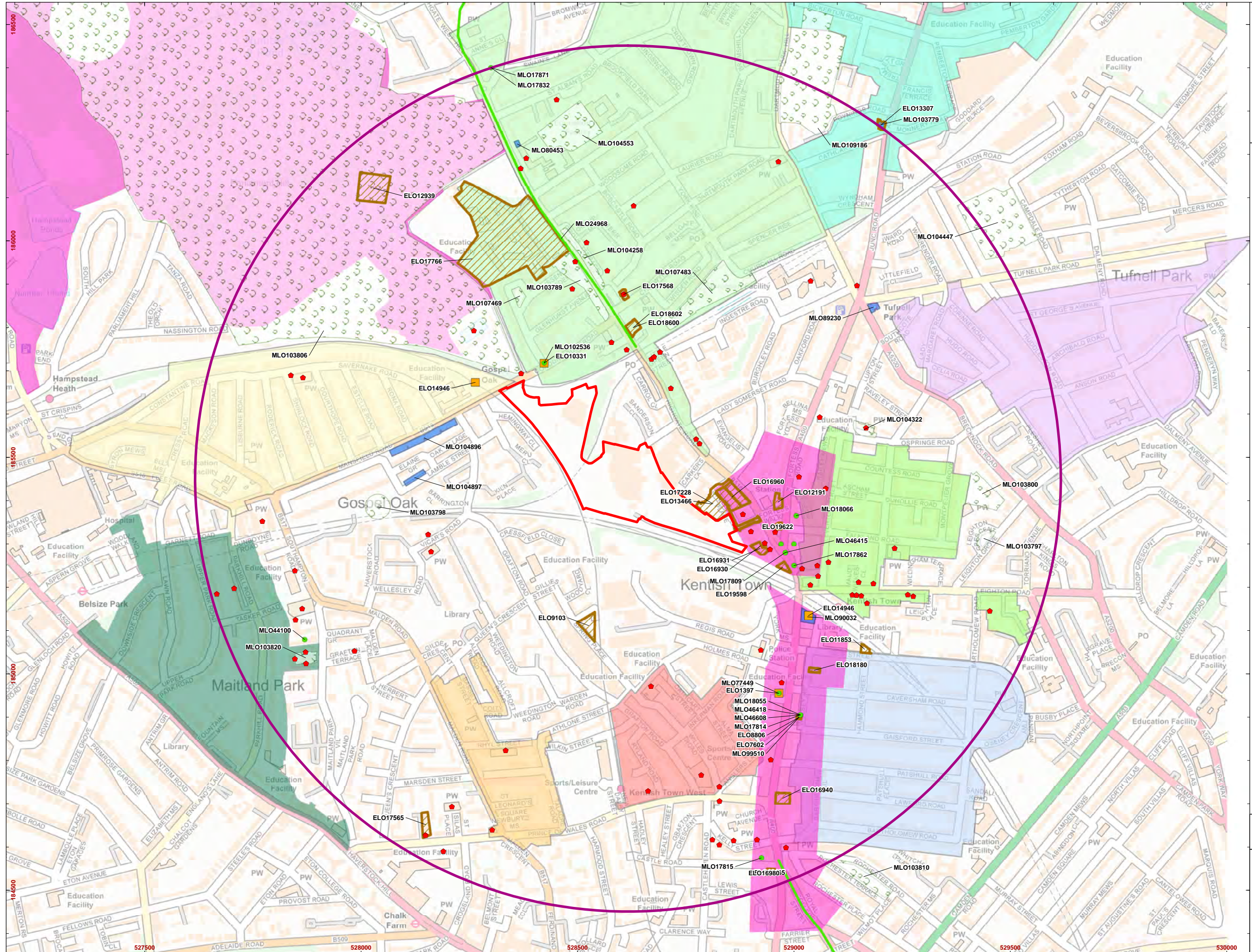
Previous Archaeological Work:

- Event Record (point)
- Event Record (polygon)



Scale at A3: 1:8,100
0 250m

Figure 2: HER Data Plot






 Site Boundary (approximate)



Not to Scale:
Illustrative Only

Figure 3:
1757 Rocque Map of
Middlesex

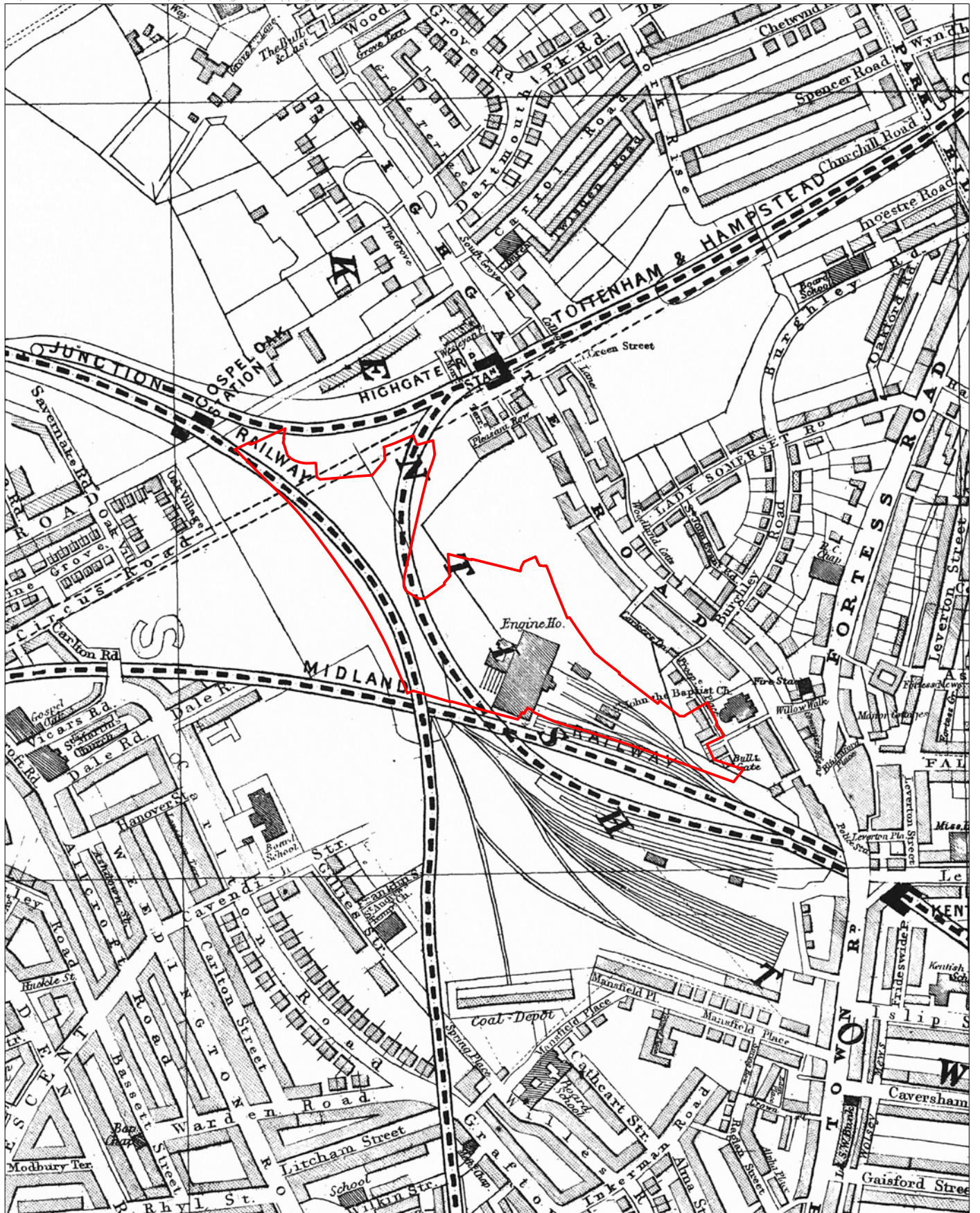



 Site Boundary
(approximate)



Not to Scale:
Illustrative Only

Figure 4:
1810 Plan of Kentish
Town

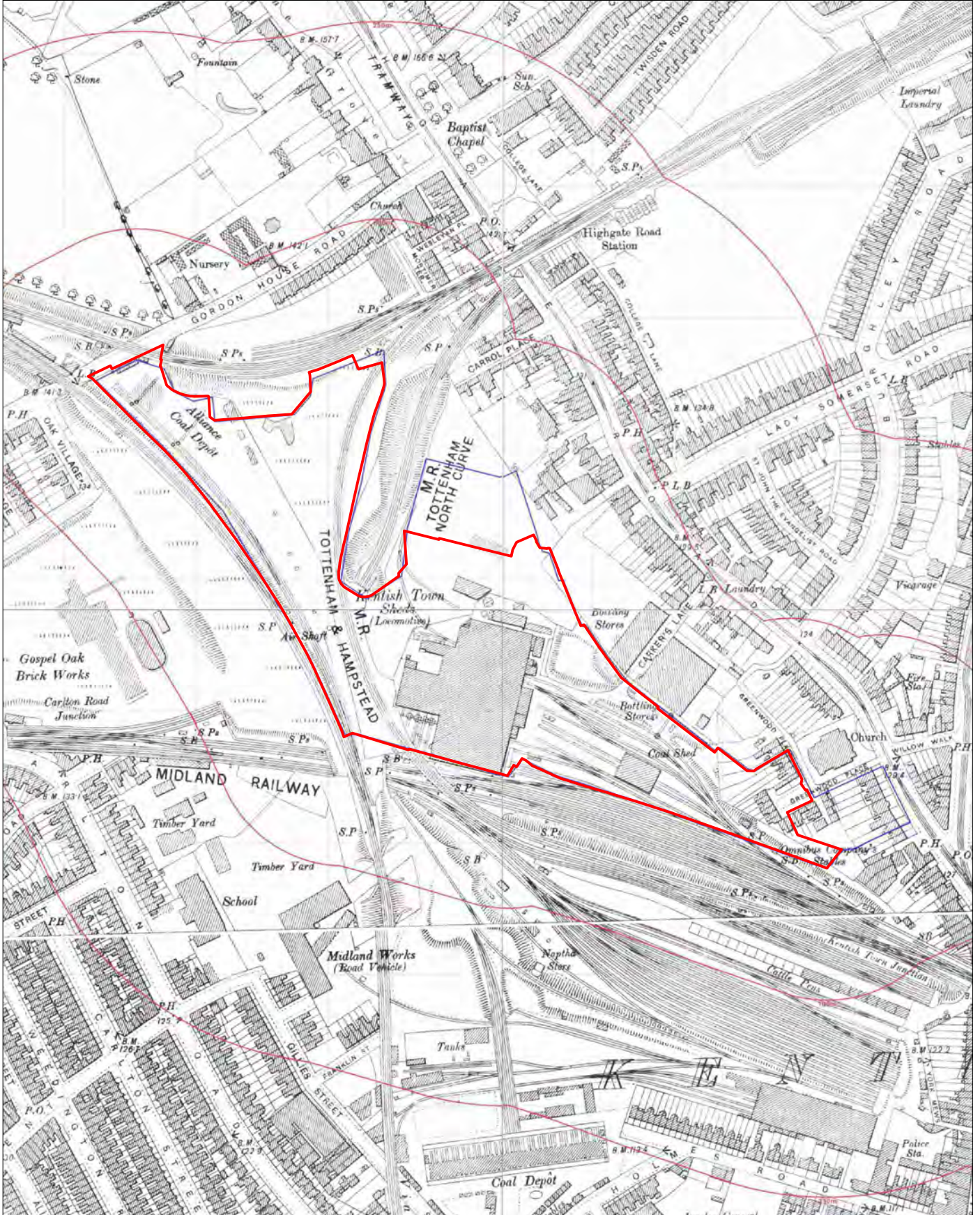


 Site Boundary (approximate)



Not to Scale:
Illustrative Only

Figure 5:
1888 Bacon Map of London



 Site Boundary




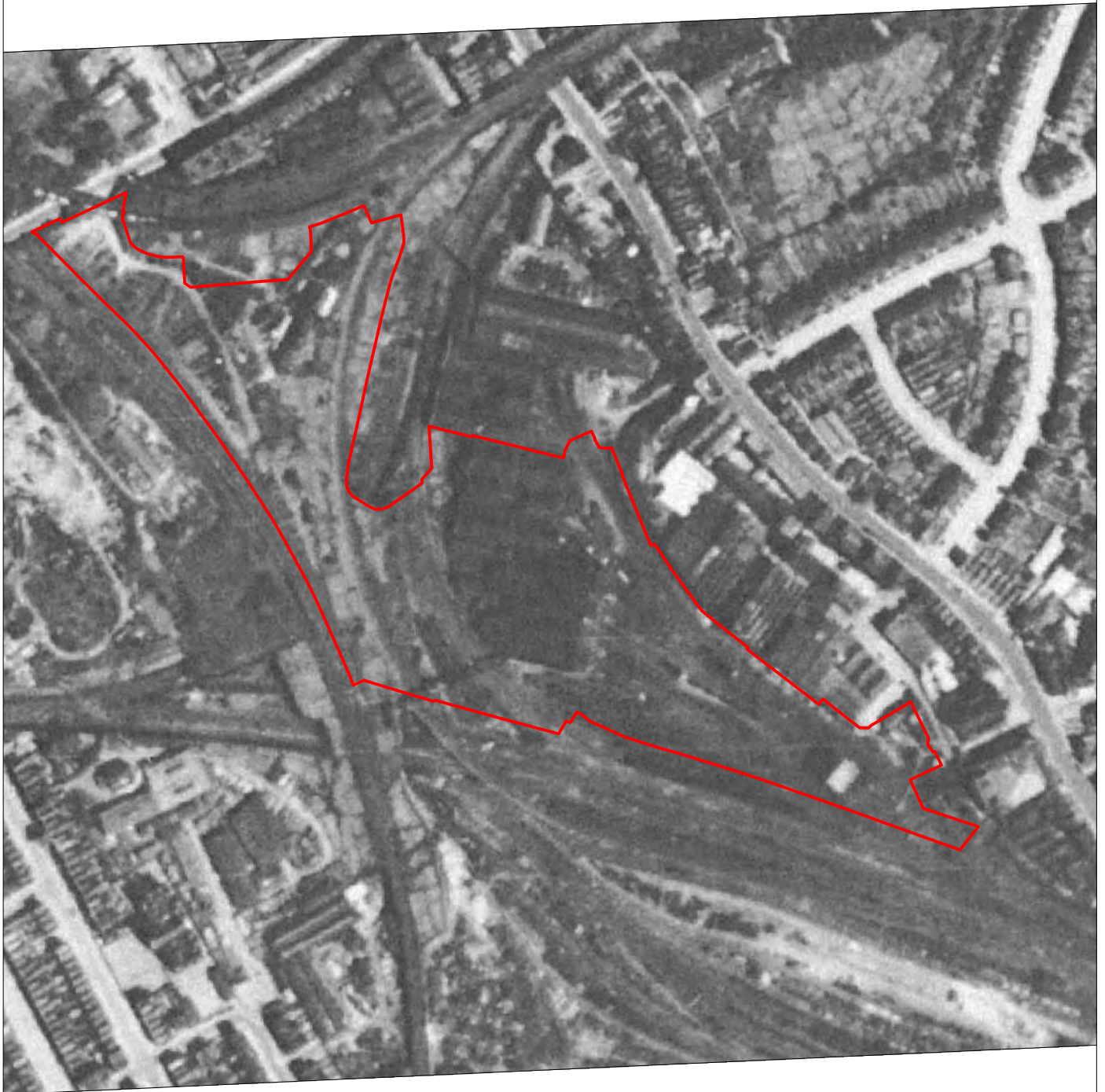
Scale: 1:4000 @ A4
0  100 m

Figure 6:
1896 Ordnance Survey
Map

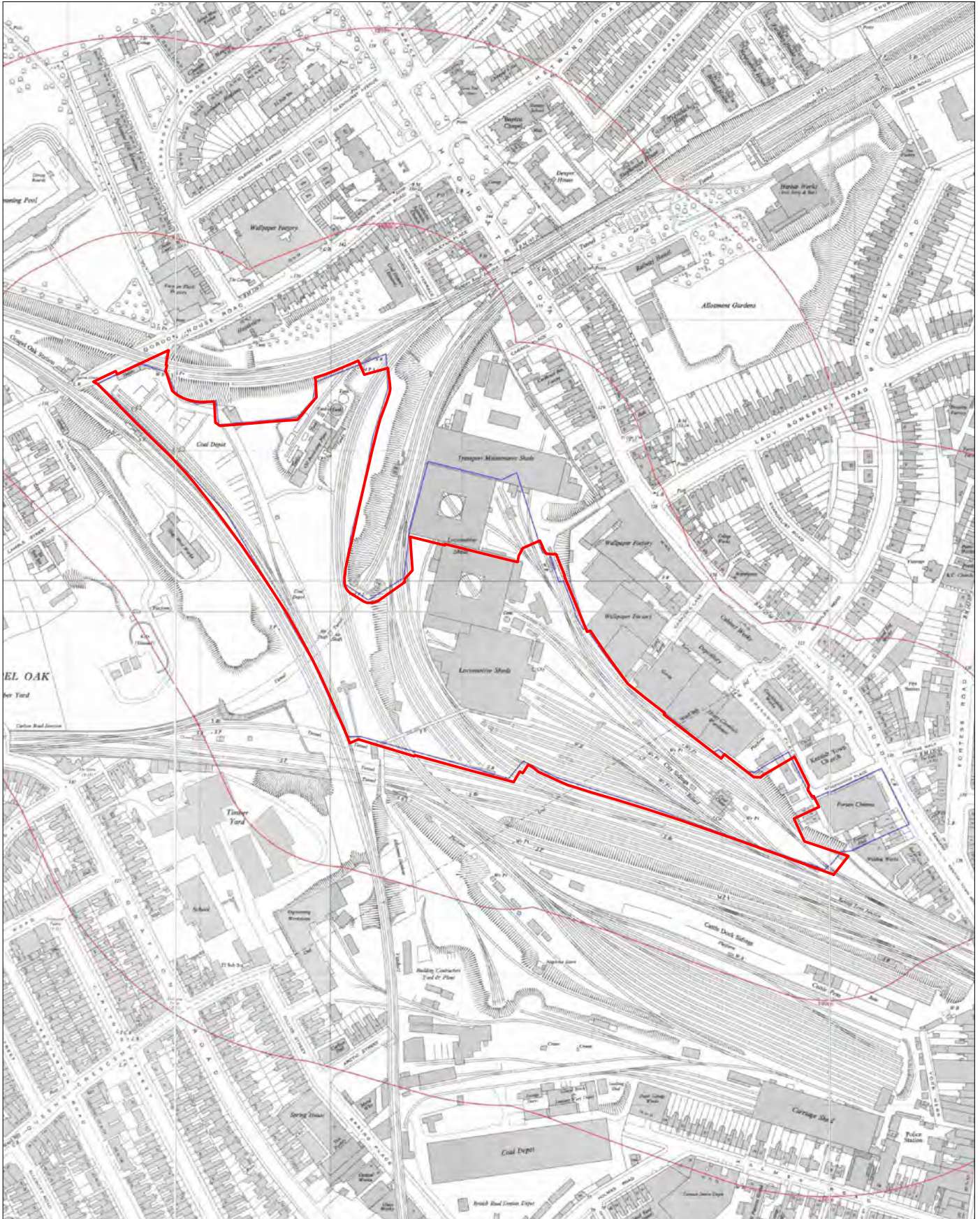


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1945 Aerial Photograph

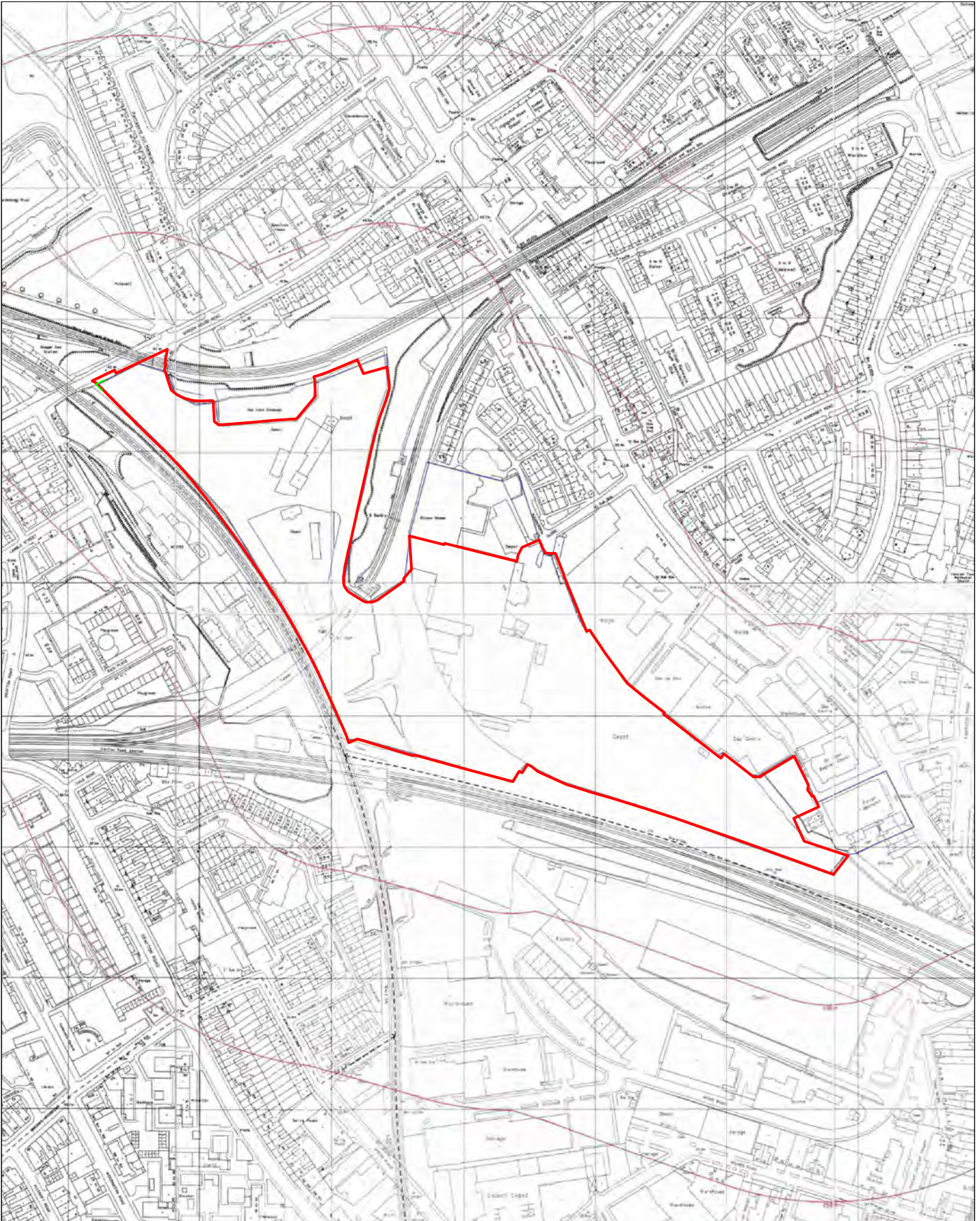


 Site Boundary



Scale: 1:4000 @ A4
 0  100 m

Figure 9:
 1952 Ordnance Survey
 Map



 Site Boundary




Scale: 1:4000 @ A4
0  100 m

Figure 10:
1991-1995 Ordnance
Survey Map

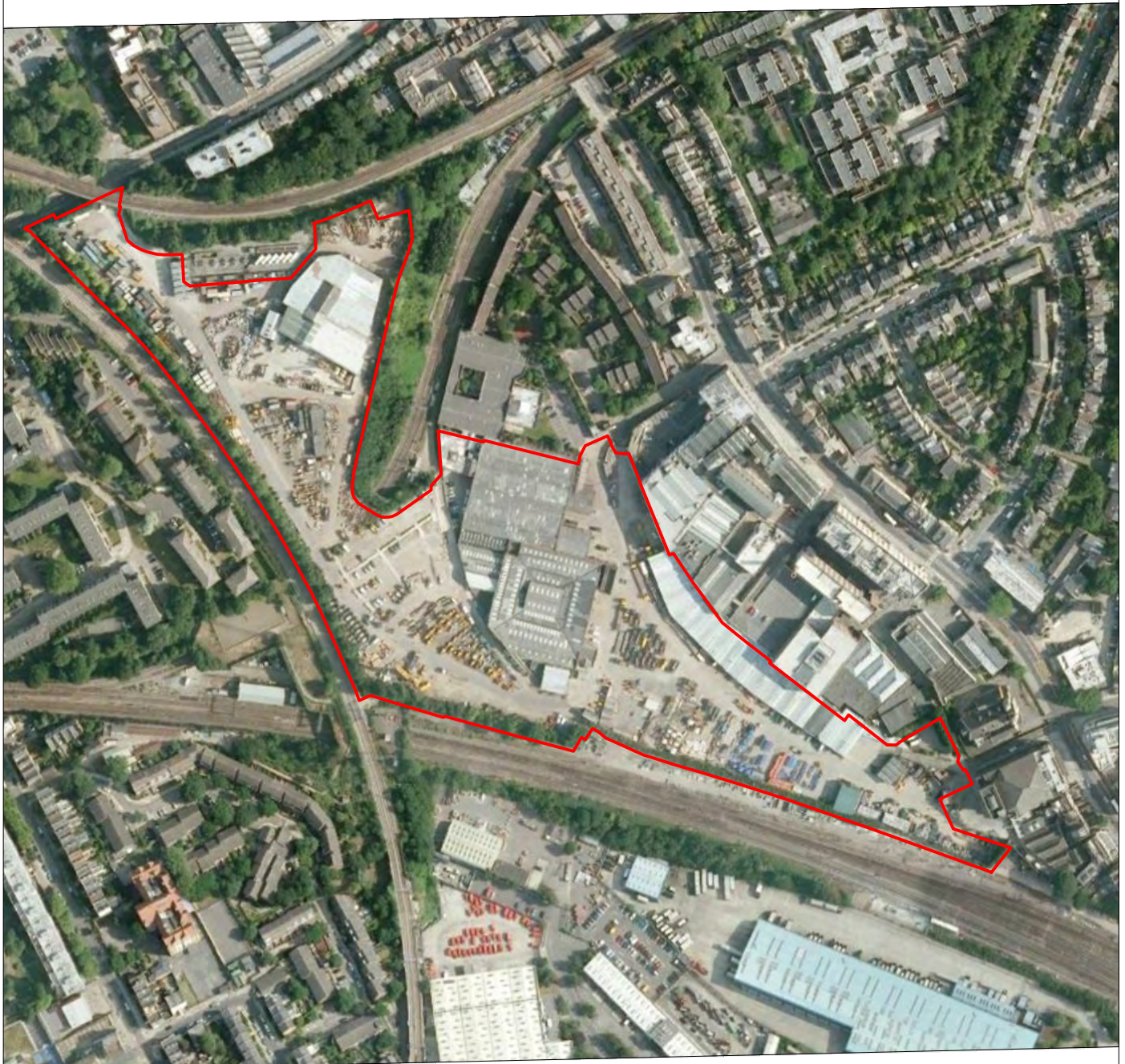


 Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1999 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
2010 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
2015 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
2018 Aerial Photograph

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