

An aerial photograph of the Tybalds Estate regeneration site. The central focus is a tall, multi-story brick building with a grid of windows. To its right is a large, open, paved area, possibly a courtyard or parking lot, with some greenery and a small structure. The surrounding area is filled with other residential buildings of varying heights and styles, including a prominent domed building in the background. The sky is overcast.

# **Tybalds Estate Regeneration**

Planning and Conservation  
Area Consent Application

**SD2: Archaeological Statement**

February 2013

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**TYBALDS ESTATE  
REGENERATION**

**ARCHAEOLOGICAL DESK-BASED  
ASSESSMENT**



For



Project No:

10907

February 2013

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## 1.0 INTRODUCTION

- 1.1. CgMs Consulting ('CgMs') was commissioned by Campbell Reith Hill LLP ('CampbellReith') on behalf of the London Borough of Camden to carry out an Archaeological Desk-Based Assessment at the Tybalds Estate, Holborn, situated in the London Borough of Camden.
- 1.2. In accordance with the National Planning Policy Framework<sup>1</sup> (NPPF), the Archaeological Desk-Based Assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.3. Additionally, in accordance with the 'Standard and Guidance for Archaeological Desk-Based Assessments'<sup>2</sup>, the assessment includes:
- the results of a site inspection;
  - an examination of published and unpublished material; and
  - charts historic land-use through a map regression exercise.
- 1.4. As a result, the assessment enables relevant parties to assess the significance of archaeological assets on and close to the site, assesses the potential for hitherto undiscovered archaeological assets and thus enables potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.5. The Archaeological Desk-Based Assessment is contained within Appendix A.

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<sup>1</sup> National Planning Policy Framework (NPPF) replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment)

<sup>2</sup> Institute for Archaeologists 1999, Revised 2011

## 2.0 SUMMARY AND CONCLUSIONS

- 2.1. The study site can be considered to have a generally low / limited archaeological potential for all periods.
- 2.2. The site has been extensively developed since the late 18<sup>th</sup> century. Apart for the Post-Medieval and 20<sup>th</sup> century development of the site, there is no evidence for archaeological evidence within the site.
- 2.3. Past destruction of any archaeological evidence within the site is considered severe as a result of multiple phases of development.
- 2.4. Development proposals are unlikely to have any significant archaeological impact due to the low / limited potential for archaeological remains.
- 2.5. It is concluded that no further archaeological mitigation measures will be required.

**APPENDIX A: ARCHAEOLOGICAL DESK-BASED ASSESSMENT (CGMS)**





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