

# Oriel

Written Scheme of Investigation for Historic Building  
Recording

Moorfields Eye Hospital, UCL Institute of Ophthalmology




Project number: 60588325

December 2021

### Quality information

Prepared by	Checked by	Verified by	Approved by
			
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### Revision History

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2.1	11/01/2022	Edits to location figure		Annette Roe	Regional Director
2.2	18/08/2022	Updates to text in response to Montague Evans comments		Annette Roe	Regional Director

### Distribution List

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**Prepared for:**

Moorfields Eye Hospital, UCL Institute of Ophthalmology (IoU) and Moorfields Eye Charity

**Prepared by:**

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# 1. Introduction

- 1.1 This Written Scheme of Investigation (WSI), prepared by AECOM (the Consultant) on behalf of Moorfields Eye Hospital NHS Foundation Trust (the Client), describes a programme of historic building recording that is to be undertaken prior to demolition of the existing buildings on the Project Oriel St Pancras Hospital (hereafter referred to as the 'Site'). The building recording is required to discharge planning condition 11 for the redevelopment of Project Oriel (planning ref: 2020/4825/P) at St Pancras Hospital, 4 St Pancras Way, London, NW1 0PE, London Borough of Camden. Condition 11 states that:

*"No demolition (other than site preparation or investigation works) shall take place until a written scheme of historic building investigation (HBI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and*

- A. *The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works*
- B. *The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI."*

- 1.2 This WSI has been agreed with the Greater London Archaeology Advisory Service (GLAAS) prior to commencement of site work.
- 1.3 The development will involve the demolition of existing structures within the Site and the construction of a single building that will allow the existing Moorfields Eye Hospital at City Road (Moorfields at City Road EH) and University College London (UCL) Institute of Ophthalmology (IoO) on Bath Street services to relocate.
- 1.4 This WSI sets out the methodology for a historic building recording that will be undertaken by an appointed Archaeological Contractor. The WSI has been produced in accordance with the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2020), and the Code of Conduct (ClfA 2019), both published by the Chartered Institute for Archaeologists, and the Historic England guidance on Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016).

# 2. Site location

- 2.1 The Site is currently occupied by St Pancras Hospital, London Borough of Camden at National Grid Reference (NGR) TQ 29649 83650. The Site is bounded by Granary Street to the north and east and St Pancras Way to the west, whilst the maintained and cultivated St Pancras Gardens lies directly to the south (**Figure 1**). The Site is situated within the northern extent of the gated surroundings of St Pancras Hospital and encompasses an area of approximately 0.76 hectares. Within the Site boundary there are six extant buildings, these include Ash House, Bloomsbury Building, Kitchen Building, Camley Centre and The Jules Thorn Building, together with ancillary structures including former mortuary and post room.
- 2.2 The Proposed Development is to demolish the existing buildings within the Site and to construct a single building that will be between seven and ten storeys high and will include a sub-basement of approximately 3m in depth.

## 3. Consultation

- 3.1 In preparation for this WSI consultation was undertaken with representatives from GLAAS to determine the appropriate extent and level of building recording. It was advised that the building recording condition applies to all buildings within the St Pancras Hospital Site, however, since the age and significance of buildings varies, a tailored approach should be taken to the recording. It was advised that detailed building recording, to level 3 standard, should be focused on the 19<sup>th</sup> century buildings, whilst the 20<sup>th</sup> century buildings should be subject to light touch photographic survey, to provide contextual detail.
- 3.2 This WSI presents the building recording work to be undertaken within the Oriel Site, and does not cover the whole St Pancras Hospital Site. St Pancras Hospital is currently owned by C&I NHS Trust and comprises 17 buildings, of which six are within the Oriel Site and will be demolished. The remainder of the St Pancras Hospital has been identified for future development. King's Cross Central Limited Partnership (KCCLP) is the development partner of the C&I Trust and they intend to submit a planning application for the redevelopment of the remaining part of the St Pancras Hospital Site in 2023. However, until this time the hospital buildings in the wider St Pancras Hospital will remain in their current use whilst construction of the Project Oriel is being undertaken.
- 3.3 Drawing on the significance of the buildings within the Oriel Site, as presented in Section 5 of this WSI, it is proposed that Buildings 3, 5 and 6 should be subject to a Level 3 building recording, as defined in *Understanding Historic Buildings; a guide to good recording practice* (HE 2016), and that Buildings 1, 2 and 4 should be subject to a Level 1 Building Recording, as defined in *Understanding Historic Buildings; a guide to good recording practice* (HE 2016). A level 3 record provides 'an analytical record' of the buildings, whilst level 1 provides 'a basic visual survey'. Building numbers are presented in Section 5 of this WSI.

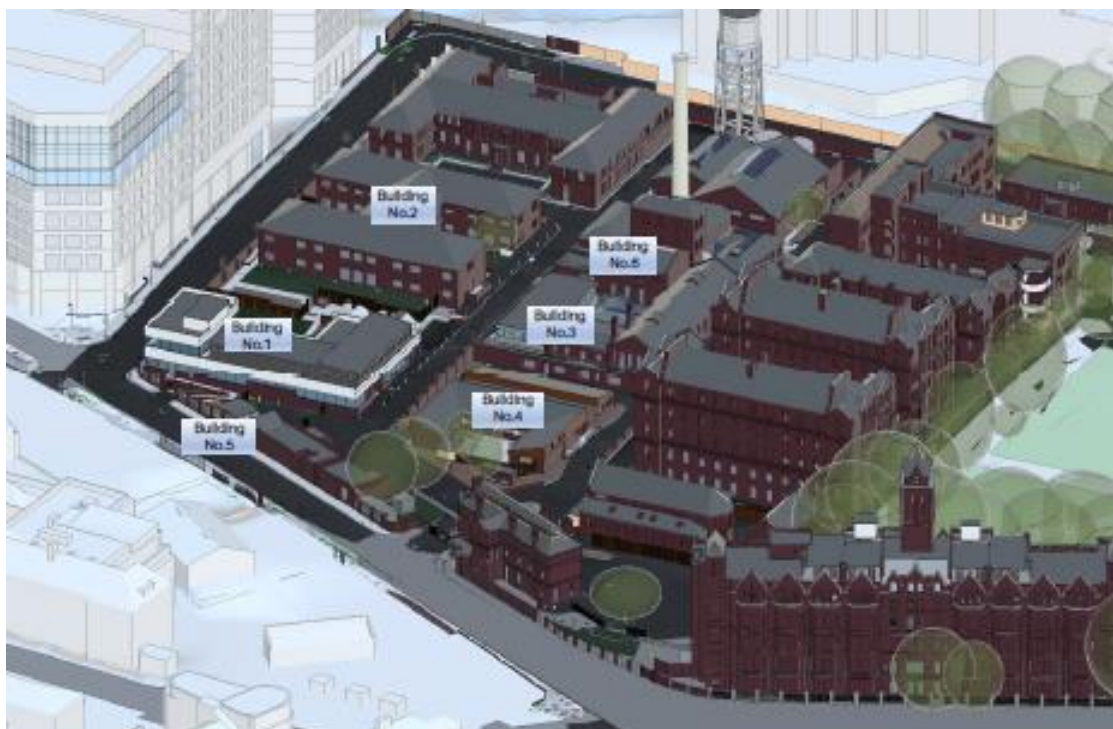
## 4. Aims and objectives

- 4.1 The aims of the building recording will be:
- To provide an analytical record of Buildings 3, 5 and 6, consistent with a Level 3 record as defined in Historic England's *Understanding Historic Buildings; a Guide to Good Recording Practice* (HE, 2016);
  - To provide a basic visual record of Buildings 1, 2 and 4 consistent with a Level 1 record as defined in Historic England's *Understanding Historic Buildings; a Guide to Good Recording Practice* (HE, 2016); and
  - To prepare a photographic, written and drawn record of the buildings, tailored to the survey level, to be submitted to the Archaeology Data Service online archive repository.

## 5. Background and Statement of Significance

- 5.1 The planning application for the proposed development was accompanied by a Townscape Heritage and Visual Impact Assessment (KM Heritage 2020) that considered the heritage and townscape significance of the buildings within the Site. The following account is based on this document and the reader is referred to this document for a fuller understanding of the Site's historic development and wider context.
- 5.2 There are six standing buildings within the Site, labelled as buildings 1-6 on Plate 1 and Figure 1. Plate 1 and Figure 1 show the full extent of the former St Pancras hospital site, of which the Project Oriel Site occupies the north-west corner. All buildings within the Site are non-designated.

5.3 The Townscape Heritage and Visual Impact Assessment (KM Heritage 2020) was based on assessments provided in the 2005 Kings Cross Conservation Area Appraisal and the London Borough of Camden's 2017 St Pancras Hospital: Issues and Options Report. Building 1 is identified as a detracting structure, Buildings 2, 4 and 5 are identified as neutral contributors and buildings 3 and 6 are considered to make a positive contribution. Whilst townscape character is aligned in a large part with heritage significance, as demonstrated in Table 1, Building 5 is the former mortuary and post room dating from 1890 and it is therefore more than neutral in terms of its heritage significance. It makes a contribution to understanding of the late-Victorian phase of the workhouse, and it has group value with the remaining 19<sup>th</sup> century buildings across the St Pancras Hospital.



**Plate 1 Isometric view of the former St Pancras Hospital with the buildings within the Oriol Site labelled.**

**Table 1 Overview of the buildings within the Site, providing a description and assessment of their contribution to townscape and the character of the conservation area and their relative heritage significance.**

Building Ref..	Name	Description	Significance/Contribution
1	Bloomsbury Day Hospital (1972)	A two storey prefab-type building, which respects the prevailing scale and layout, but its design and materials visually detract from the character and appearance of the whole site. The building is judged to make a negative contribution to the conservation area.	Negative contribution (no significance)
2	North Ward (Ash House) (c.1990)	An 'H' shaped building comprising interconnecting blocks. Yellow brick with shallow pitched tiled roofs and metal windows. These respect the scale, form and building line of the neighbour to the east but are poorly detailed.	Neutral Contribution (no significance)

Building Ref..	Name	Description	Significance/Contribution
3	Estates and Facilities buildings (The Camley Centre) (c.1890, A&C Harston	The Victorian former laundry survives largely intact. It is not considered to be of the same architectural quality of the other buildings to the south. The northern single storey part is a modern extension of no heritage merit.	Positive contribution (high significance)
4	Jules Thorn Day Centre (c.1975)	A 2 storey brown brick building with timber cladding at first floor and tiled roofs pitched towards a central courtyard. This sits at a lower level on the site and causes a visual gap and a marked change in scale between it and the tall buildings to the south.	Neutral Contribution (no significance)
5	Mortuary (former) and post room (c.1890)	The mortuary is a small, one storey brick building and flat roofed structure against the west boundary wall. Adjacent are a range of small, one storey modern buildings with single pitch or flat roofs.	Neutral Contribution (medium significance)
6	Kitchen Building (c.1885, Poss. H. Bridgman)	Was altered when two storeys of its tower were removed and replaced with a pitched roof in the 1950s. It contributes to the conservation area by virtue of demonstrating the development of the site, but this is to a lesser degree than other buildings from the same period.	Positive contribution (high significance)

- 5.4 The buildings with the highest significance are located on the southern side of the former St Pancras Hospital and on St Pancras Road (Infirmary) outside the Oriel Site. The value of these buildings derives from both their architecture and their value as a cohesive group of late Victorian hospital/workhouse buildings, which provide an atmospheric and attractive backdrop to the setting and views from St Pancras Gardens.
- 5.5 The central section of the former St Pancras Hospital hosts three smaller blocks which are contemporaneous to the main workhouse buildings but presenting a mixed typology that contrasts in scale and form, this includes Buildings 3 and 6 within the Site. This group comprises of 1, 2 and 3 storey buildings in yellow stock brick with red dressings. Slight variations in roof forms (slate roofs either hipped or with gables), window details (round or square headed) and the presence of simple decoration such as projecting brick courses at eaves level makes the group attractive and varied yet retaining a strong consistency of form and materials. The chimney and water tower, visible in views from Granary Street, act as a local landmark. All are judged to make a positive contribution. Building 4, the westernmost building of the central section, is a 2-storey brown brick building built in 1975 judged as neutral.
- 5.6 The northern section of the former St Pancras Hospital is entirely modern, comprising of three blocks which replaced 1890s workhouse buildings. Of this group, Buildings 1 and 2 are within the Oriel Site. Building 2, the North Ward/Ash House, is considered to make a neutral contribution the conservation area, whilst Building 1, the Bloomsbury Day Hospital at the junction of St Pancras Way and Granary Street, is the only building identified a making a negative contribution.
- 5.7 Within the group of buildings seen as making a positive contribution, there is a hierarchy of historical and visual interest. Building 6, the Kitchen Building, can perhaps be ascribed to Bridgman and the mid-1880s but it is described in the London Borough of Camden's 2017 St Pancreas Hospital: Issues and Options Report as 'a much more utilitarian appearance and was altered when two stories of the tower were removed and replaced with a pitched roof in the 1950s'. It is identified as making a medium positive contribution. Building 3, the former laundry building is also considered as making a medium positive contribution, though again the London Borough of Camden's 2017 St Pancreas Hospital: Issues and Options Report states that 'although listed as making a positive contribution the northern single storey part is a modern extension of no heritage merit and offers the potential for redevelopment. The Victorian part of



the building survives largely intact and whilst it demonstrates the evolution of the site it is not considered to be of the same architectural quality of the other buildings to the south'.

## 6. Scope and Methodology

### Level 3 Building Recording

- 6.1 The Level 3 building recording will be carried out at Buildings 3, 5 and 6 as labelled on Figure 1.
- 6.2 The building recording will be carried out in accordance with Historic England's guidance Understanding Historic Buildings; a guide to good recording practice (HE 2016). The survey level will be Level 3 as defined in that document. This provides 'an analytical record' providing 'a systematic account of the building's origins, development and use', 'through an examination of the building itself', presenting 'the evidence on which the analysis has been based. The exterior and all interior spaces of the building will be seen, described and photographed (HE 2016, 26).
- 6.3 The building recording will aim to provide a record of the form, function and phasing of the building. This work will identify all features, fixtures and fittings relevant to the original and subsequent uses of the structure. The building recording will take the form of a photographic record and descriptive written record, supplemented with floor plans, elevations and cross-section, and archive photographs and views of the structure, where these are available.
- 6.4 The photographic record will consist of digital SLR colour photography at 10 megapixel minimum in RAW and .jpeg format. All photographs will contain a graduated photographic scale, where practicable. The camera will be placed on a levelled tripod and appropriate lenses used to obtain the required views of the structure.
- 6.5 The photographic record will include photographs of all external elevations, to be made at vantage points as nearly parallel to the elevation as possible within the constraints of the site. A series of oblique views and wider views of the building and its surrounding will also be taken in order to place the building in its modern and historic context. The photographic record of the interior of the buildings will aim to provide a record of all internal elevations and access areas, as well as detailed photographs of any significant fixtures and fittings, or evidence of phasing, as appropriate to provide the evidence base for the analytical description, and to serve as an 'as found' record of the structures.
- 6.6 A photographic register detailing (as a minimum) the location and direction of each photograph will be compiled.
- 6.7 The drawn record will comprise a site location plan on an Ordnance Survey base map appropriate to locate the buildings and measured survey plans of all floors and elevations as existing, plus one cross-section through each building at the most informative location as defined by the appointed Archaeological Contractor. The Client will provide as existing floor plans of the buildings in AutoCAD and pdf format. These will be checked for accuracy on site and any necessary amendments or annotations will be made by the appointed Archaeological Contractor. The elevations and cross sections will be produced by the appointed Archaeological Contractor.
- 6.8 The measured survey drawings will be reproduced in the written report at a scale appropriate to the buildings (typically 1:100 or 1:50). Plans will show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.
- 6.9 Phased plans of all floors will be produced to assist in interpreting the buildings, together with any sketch plans or annotated photographs as necessary to illustrate the report findings.
- 6.10 Where the survey identifies issues relating to the development history, sequence, function, or other aspect of the structure's character that may be resolved by hidden structural evidence, this will be noted and could form a specific element for subsequent building recording or watching brief during demolition.

- 6.11 Background research to compliment and expand upon that already undertaken to inform the Townscape, Heritage and Visual Impact Assessment (KM Heritage 2020) submitted as part of the planning application will be carried out. This will focus on research into the buildings' original purposes and subsequent development, together with their context and significance in relation to comparative buildings of the same period and function. Research will be undertaken at the Metropolitan Archives and the Local Camden Archives.

## Level 1 Building Recording

- 6.12 The Level 1 building recording will be carried out at Buildings 1, 2 and 4 as labelled on Figure 1.
- 6.13 The building recording will be carried out in accordance with Historic England's guidance Understanding Historic Buildings; a guide to good recording practice (HE 2016). The survey level will be Level 1 as defined in that document. This provides 'a basic visual record' where the record 'will generally be of exteriors only...only if circumstances and objectives allow will any drawings be produced' (HE 2016, 25).
- 6.14 The building recording will aim to provide a visual record of the form and function of the buildings as contextual information to augment the more detailed recording undertaken at the remaining buildings on site. The building recording will take the form of a photographic record and descriptive written record, supplemented with a plan showing the location of the buildings and their broad phasing relative to the remaining buildings on the site.
- 6.15 The photographic record will consist of digital SLR colour photography at 10 megapixel minimum in RAW and .jpeg format. All photographs will contain a graduated photographic scale, where practicable. The camera will be placed on a levelled tripod and appropriate lenses used to obtain the required views of the structure.
- 6.16 The photographic record will include photographs of all elevations, to be made at vantage points as nearly parallel to the elevation as possible within the constraints of the site. A series of oblique views and wider views of the buildings and their surroundings will also be taken in order to place the buildings in their modern and historic context. Example photographs of evidence of phasing, as appropriate to illustrate the descriptive report and serve as an 'as found' record of the structures will also be taken.
- 6.17 A photographic register detailing (as a minimum) the location and direction of each photograph will be compiled.
- 6.18 The drawn record will comprise a site location plan on an Ordnance Survey base map at an appropriate scale to locate the buildings. Floor plans of all buildings will be provided by the Client in AutoCAD and pdf format. These will form part of the record, but there is no requirement to check them for accuracy on site, or to annotate or amend.
- 6.19 Where the survey identifies issues relating to the development history, sequence, function, or other aspect of the structure's character that suggests its level of significance is higher than previously recognise. For example, in terms of its relationship to the 19<sup>th</sup> century buildings on site, or to earlier phase of the workhouse, the appointed Archaeological Contractor will liaise with the Client and GLAAS regarding the survey level. This could form a specific element for subsequent building recording or watching brief.
- 6.20 The level one building recording report will form part of the overall report for the Level 3 building recording, but the description of the buildings and their form, function and phasing does not require the same level of detail. A building recording report will be produced to accompany the photographic archive. This will include. A summary statement describing the structure's type and purpose, materials, construction method and date will be provided.

## 7. Work specification

- 7.1 The Archaeological Contractor shall prepare and submit a Risk Assessment and Method Statement (RAMS) for the works prior to the start of the fieldwork for approval by the Client and AECOM. If

appropriate, the Method Statement shall be prepared, taking account of the Client's Environmental Management Procedures and Health and Safety Plan(s).

- 7.2 The Method Statement shall include, as appropriate:
- the safe method of working whilst undertaking the building recording;
  - the methods for survey for on-site recording in compliance with this WSI;
  - the method for preparation of the required report, archive and all associated deliverables;
  - publication proposals (if appropriate);
  - the method for preparation of the digital dataset, digital drawings, digital report and digital archive;
  - a resource plan, programme and CVs;
  - the Health and Safety Plan and Site-Specific Risk Assessment;
  - the Quality Assurance Plan; and
  - the procedures for on- and off-site security and emergency response plan (including environmental incidents).
- 7.3 Access to the Site, including access to the interiors of the relevant buildings will be provided by the Client. Welfare areas and any constraints will be identified by Client.
- 7.4 The Client holds Asbestos Inspection reports for all but Building 6. The appointed Archaeological Contractor will obtain/review these reports prior to gaining access and suitable mitigations will be put in place and detailed in the submitted RAMS.
- 7.5 The on-site recording will be in-line with current industry good practice and should be understood by all personnel involved in undertaking the building recording.
- 7.6 The Archaeological Contractor will ensure that the building recording is undertaken in an organised and professional manner and minimises risk to the project programme.
- 7.7 All parties shall have full regard for the safety of all personnel on site, including measures to ensure the safety of all.
- 7.8 Any alteration to the agreed scope of work and programme found to be necessary will be discussed and agreed with the Client and AECOM, in advance of work.
- 7.9 Upon completion of site works, the Archaeological Contractor shall prepare and submit a Completion Statement to AECOM within one day of the end of the investigation.
- 7.10 Following the on-site recording, the building recording report and compilation of the archive will be completed within a six-week period.
- 7.11 An OASIS entry shall be completed within two weeks of the end of the fieldwork (available online at: <https://oasis.ac.uk>). The OASIS entry may be updated and re-submitted no later than two-weeks after the completion of the report. Archaeological Contractors are advised to contact OASIS ([oasis@ads.ahds.ac.uk](mailto:oasis@ads.ahds.ac.uk)) for technical advice.

## 8. Monitoring

- 8.1 The Archaeological Contractor will notify the GLAAS Archaeological Advisor/Conservation Officer at least two weeks in advance of when the fieldwork is due to start. Access to the Site will be accorded to the GLAAS Archaeological Advisor/Conservation Officer to enable them to evaluate the work being undertaken on site against the methodology detailed in this WSI.
- 8.2 Verbal progress reports will be provided to AECOM upon request, and weekly written progress reports will be provided via email by the Archaeological Contractor.

8.3 The Archaeological Contractor will only accept instruction from the AECOM, or the Client as appropriate.

## 9. Reporting

9.1 A building recording report will be produced to accompany the photographic archive. This will include

- An executive summary including the dates of fieldwork, name of commissioning body, and a brief summary of the results including details of any significant findings;
- An introduction outlining the site location including grid reference, any relevant designations, the reasons for the survey, the date the survey was made and the methodology;
- A historic and architectural background including the names of architects, builders, patrons etc drawn for archival research;
- An architectural and functional description of the buildings and their context, presented in a logical manner. This will take the form of a description each elevation of each building, followed by a floor- by-floor room-by-room description of the interiors following a logical course through the building;
- An interpretative discussion of the form, function and phasing of the buildings with supporting evidence;
- A statement of the significance of each building including its intrinsic significance, its significance in relation to the other buildings comprising the former hospital extent, and its place in the context of wider workhouse and hospital sites of similar date; and
- Full bibliographic and other references, or a list of sources used.

9.2 The written record will be fully cross-referenced with the drawn and photographic record, sufficient to illustrate the major features of the site and points raised in the description and contextual discussion.

9.3 The written account of Buildings 1, 2 and 4 does not require the same level of detail as Buildings 3, 5 and 6. It will take the form of a summary statement describing the structure's type and purpose, materials, construction method and date.

9.4 On completion of site work a draft report will be issued to AECOM for review. When the report has been agreed, it will be shared with GLAAS for approval and the final copy will be lodged with GLAAS in hard copy format and as an ISO19005 compliant PDF(A). This will be completed within six-weeks of completion of site work. Copies of the report will also be issued to the Historic Environment Record (HER), and the online ADS archive.

9.5 All report illustrations will be appropriately labelled and captioned. The report illustrations will include:

- a location map, at a scale sufficient to allow clear identification of the site in relation to other buildings in the immediate area;
- a site plan showing the detailed location of all of the buildings forming part of the survey and their relationship to one another;
- copies of historic map extracts, where appropriate, with the extent of the site clearly illustrated;
- Detailed plans and elevations of all elevations and all floor levels, plus one cross-section of Buildings 3, 5, and 6; Detailed plans of all floor levels of Buildings 1, 2 and 4;
- Phased floor buildings of all floors in Buildings 3, 5, and 6;
- reproductions of any additional, relevant record and sketch drawings, views and plans of relevance;
- a complete set of good-quality laser copies of all record photographs.

9.6 A copy of this WSI will be bound into the back of the report.

- 9.7 At the start of work (immediately before fieldwork commences) an OASIS online record will be initiated and key fields will be completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the report.
- 9.8 Should the work be deemed to be of special significance and worthy of publication, further discussions will be held with the Client and the GLAAS Archaeological Advisor/Conservation Officer with the goal being to publish in a recognised journal.

## 10. Archive

- 10.1 The project will be archived digitally with ADS online archive service at: <http://archaeologydataservice.ac.uk/deposit.xhtml>.
- 10.2 The photographic archive will comprise RAW and .jpeg images and the accompanying metadata photographic register. The digital photographs will be appropriately named and cross-referenced with the photographic register to ensure that each image is identifiable with the project and its subject.
- 10.3 The drawn archive will comprise AutoCAD and pdf files (or other drawing format as appropriate).
- 10.4 The written archive will comprise the report as an ISO19005 compliant PDF(A) document including all photographs and illustrations.
- 10.5 An archive ISO19005 compliant PDF(A) copy of the report will also be provided to the HER, which will include an appendix containing embedded copies of all photographs and the photographic register.
- 10.6 The deposition of the site archive forms the final stage of the project. The Archaeological Contractor shall provide copies of communication with the ADS online archive service and written confirmation of the deposition of the archive. The Archaeological Contractor shall deal with the transfer of ownership and copyright issues.

## 11. Health and Safety

- 11.1 The Archaeological Contractor will have their own Health & Safety Policy as required under the Health and Safety at Work etc. Act, 1974. A copy of the Archaeological Contractor's Health & Safety Policy will be submitted to the Client and AECOM.
- 11.2 The Archaeological Contractor will provide the Client and AECOM with confirmation of their insurances prior to the start of works.
- 11.3 The Archaeological Contractor shall prepare a Risk Assessment and Method Statement (RAMS), and a project-specific Health & Safety Plan and submit these to AECOM for approval prior to starting on site. If appropriate, the Method Statement shall be prepared in association with the Principal Contractor, taking account of their Environmental Management Procedures and Health & Safety Plan(s).
- 11.4 The Archaeological Contractor will not be permitted to start on site until the Client has confirmed that the RAMS and Health & Safety Plan are acceptable for the proposed works. If amendments are required to these reports during the works, the Client and any other interested party must be provided with the revised document at the earliest opportunity.
- 11.5 The Archaeological Contractor shall follow the instructions of the Client and comply with their site rules.
- 11.6 All site personnel will familiarize themselves with the following:
- site emergency and evacuation procedures;
  - the site's health and safety coordinator;
  - the first aider; and

- the location of the nearest hospital and doctor's surgery.
- 11.7 All equipment that is used in the course of the fieldwork must be 'fit for purpose' and be maintained in a sound working condition that complies with all relevant Health and Safety regulations and recommendations.
- 11.8 The RAMS shall include, as appropriate:
- the safe method of working whilst undertaking the building recording;
  - a resource plan, programme and CVs;
  - the Health & Safety Plan and Site-Specific Risk Assessment;
  - the Quality Assurance Plan; and
  - the procedures for on- and off-site security and Emergency Response Plan (including environmental incidents).
- 11.9 All parties shall have full regard for the safety of all personnel on site, including measures to ensure the safety of all.

## 12. Resources

- 12.1 All archaeological personnel involved in the project should be suitably qualified and experienced professionals. The Archaeological Contractor shall provide AECOM with staff CVs of the Project Manager and Site Supervisor. CVs of all site staff will not be required, but all site staff should have an appropriate understanding of building recording procedures.
- 12.2 All staff will be fully briefed and aware of the work required under this WSI and will understand the aims and objectives of the investigation and the methodologies to be employed.
- 12.3 The Archaeological Contractor will liaise directly with AECOM with regard to the programme of work and times when monitoring may be required. The Archaeological Contractor will notify the GLAAS Archaeological Advisor of the start date.

# 13. References

Chartered Institute for Archaeologists (2019). Code of Conduct. Chartered Institute for Archaeologists, Reading, October 2019.

Chartered Institute for Archaeologists (2020) Standard and guidance for the archaeological investigation and recording of standing buildings or structures. Chartered Institute for Archaeologists, Reading, October 2020. [https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_3.pdf)

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London Borough of Camden (2005) Conservation Area Statement 22: Kings Cross. <https://www.camden.gov.uk/documents/20142/7870389/KING%27S+CROSS+CONSERVATION+AREA+STATEMENT+JUNE+2004.pdf/779e839b-9b0f-08ee-f2cd-03ece4857bc8>

# Appendix A - GLAAS Correspondence



Heale, Dan

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From: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>  
Sent: 07 January 2022 14:12  
To: Heale, Dan  
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital  
Attachments: 05 St Pancras Hospital - GLAAS advice - CLO32481.pdf

Dan

Thanks for these WSIs. The Built Heritage one looks good, although would it be possible to add a clearer map showing the numbered buildings? Also there is a reference to Plate 2 in the text, which I don't think exists. Otherwise I'd happy to approve this WSI and acknowledge that the remainder of the historic buildings that make up the wider hospital site will be recorded as part of subsequent schemes.

The evaluation WSI also looks great. Has planning now been consented for the scheme? The wording you have included for condition 8 is different slightly to that recommended by my colleague Laura when she was consulted on the application. I've attached her advice letter which includes point C stating *"The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI"* within the 2-stage condition wording.

Happy to discuss alterations to trench locations if necessary.

Thanks

Louise

**Louise Davies** (she/her)  
Archaeology Adviser (GLAAS)  
London and South East Region  
Historic England, 4<sup>th</sup> Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
020 7973 3740 07990 339949

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From: Heale, Dan <dan.heale@aecom.com>  
Sent: 23 December 2021 12:38  
To: Davies, Louise <Louise.Davies@HistoricEngland.org.uk>  
Subject: RE: Archaeological Evaluation at Moorfields Hospital

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Hi Louise, sorry I think I may have attached the wrong version of the evaluation WSI. Not much difference, except it has been updated with the condition wording.

Kind regards

Dan

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From: Heale, Dan  
Sent: 23 December 2021 09:24  
To: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Cc: Scott, Gillian <[Gillian.Scott@aecom.com](mailto:Gillian.Scott@aecom.com)>  
Subject: RE: Archaeological Evaluation at Moorfields Hospital

Hi Louise,

Please find attached the WSI's for the Archaeological Evaluation and the Building Recording.

I have been speaking to the PM and they believe it will be a phased demolition on the Site, in which case the trench locations may need to be relocated in some instances as they may be too close to some of the standing buildings. I am trying to get some clarity on the works programme, but will keep you informed of this and perhaps we will need to discuss the movement of some of the trenches later in the New Year.

In regards to the WSI for historic building recording, it contains the approach and methodology for recording the six buildings located within the Oriel Site only, and does not include recording of all 17 buildings comprising the former St Pancras Hospital. The remainder of the St Pancras Hospital, outside the Oriel Site, has been identified for future development. King's Cross Central Limited Partnership (KCCLP) will be the development partner of the C&I Trust and they intend to submit a planning application for the redevelopment of the remaining part of the St Pancras Hospital Site in 2023. Until this time the hospital buildings in the wider St Pancras Hospital will remain in their current use. It is envisaged that any necessary mitigation relating to the future KCCLP scheme will be secured as part of the planning permission for that scheme. We would be grateful if GLAAS could provide confirmation of their acceptance of this approach.

Please let me know if you have any amendments or wish to discuss the project further in the New Year.

Kind regards

Dan

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Archaeological Consultant  
M +44 (0)7553371761  
[Dan.heale@aecom.com](mailto:Dan.heale@aecom.com)

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From: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Sent: 08 December 2021 09:45  
To: Heale, Dan <[dan.heale@aecom.com](mailto:dan.heale@aecom.com)>  
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital

Hi Dan,

Yes that's fine, thanks

Louise

**Louise Davies** (she/her)  
Archaeology Adviser (GLAAS)  
London and South East Region  
Historic England, 4<sup>th</sup> Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
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From: Heale, Dan <[dan.heale@aecom.com](mailto:dan.heale@aecom.com)>  
Sent: 08 December 2021 09:44  
To: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Subject: RE: Archaeological Evaluation at Moorfields Hospital

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Hi Louise,

I have sent a Teams invite for 10AM on Friday 10<sup>th</sup> Dec. Please let me know if that time is OK for you, if you want to amend to a later or earlier time then please do, I will be free all day.

Kind regards

Dan

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From: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Sent: 07 December 2021 13:19  
To: Heale, Dan <[dan.heale@aecom.com](mailto:dan.heale@aecom.com)>  
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital

Hi Dan,

That sounds great. Are you free on Friday morning?

Thanks

Louise

**Louise Davies** (she/her)  
Archaeology Adviser (GLAAS)  
London and South East Region  
Historic England, 4<sup>th</sup> Floor Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA  
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From: Heale, Dan <[dan.heale@aecom.com](mailto:dan.heale@aecom.com)>  
Sent: 06 December 2021 15:51  
To: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Subject: RE: Archaeological Evaluation at Moorfields Hospital

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Hi Louise,

I'm currently having the workhouse plans drafted and overlain with the modern mapping to determine the best locations for the trial trenching. Would you be available later this week for a meeting about the project?

Please let me know your availability and I will arrange a meeting.

Kind regards

Dan

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M +44 (0)7553371761  
[Dan.heale@aecom.com](mailto:Dan.heale@aecom.com)

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From: Heale, Dan  
Sent: 26 November 2021 13:17  
To: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Cc: Boscher, Loic <[Loic.Boscher@aecom.com](mailto:Loic.Boscher@aecom.com)>  
Subject: RE: Archaeological Evaluation at Moorfields Hospital

Hi Louise,

Thanks for the call last Wednesday, please find attached the enabling works and demolition strategy for the project as requested.

As discussed I am on leave next week, but it would be good to have a meeting the week after to discuss the project. I am free towards the end of the week, Thursday or Friday, alternatively, I can do the week after (W/C 13<sup>th</sup> Dec).

Please let me know when is most convenient for you.

Kind regards

Dan

Dr Dan Heale, BA (Hons), MA, PhD  
Archaeological Consultant  
M +44 (0)7553371761  
[Dan.heale@aecom.com](mailto:Dan.heale@aecom.com)

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From: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Sent: 23 November 2021 19:22  
To: Heale, Dan <[dan.heale@aecom.com](mailto:dan.heale@aecom.com)>  
Subject: [EXTERNAL] RE: Archaeological Evaluation at Moorfields Hospital

Hi Dan

Thanks for getting in touch. It would be good to have a meeting about this potentially very interesting project; I'm free most of this Friday, and also next Monday afternoon or Tuesday morning.

I can't find the map regression section of the DBA, or any plan showing the impacts of the proposed development. It would be good to have this before the meeting if you could send it to me. Have you managed to get to the archives now to check the records for evidence of burials?

Do you also have a copy of the condition wording? I have Laura's advice letter to LB Camden where she recommended two archaeological conditions, but I'd like to check whether the wording in the final decision notice is the same.

This site has the potential to be very similar to another hospital and workhouse site that has been excavated in Camden over the last few years – the Cleveland Street and Strand Union workhouse. I have attached clips of the 1<sup>st</sup> edition OS maps for both sites, which show how similar they were. The archaeologists found over 1000 burials at that site, with lots of evidence for dissection, which is interesting. I've attached a rather fuzzy copy of an article

about that site. There is also this article <https://www.independent.co.uk/independentpremium/long-reads/workhouse-cemetery-archaeology-burials-dickens-strand-b1724446.html>

It would be worth you thinking in advance about how you will approach part B of the archaeology condition, which is for delivering a programme of public benefit and outreach. There is an awful lot of interest in the social history of sites like this, as well as the archaeological remains, and lots of potential for creative engagement and incorporation of lasting public benefits and place making. We'd expect this to be planned in from an early stage in the fieldwork.

Thanks

Louise

**Louise Davies** (she/her)  
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From: Heale, Dan <[dan.heale@aecom.com](mailto:dan.heale@aecom.com)>  
Sent: 23 November 2021 14:00  
To: Davies, Louise <[Louise.Davies@HistoricEngland.org.uk](mailto:Louise.Davies@HistoricEngland.org.uk)>  
Subject: Archaeological Evaluation at Moorfields Hospital

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Hi Louise,

I previously consulted with Laura O’Gorman regarding Project Oriel at Moorfields Eye Hospital back in late 2020. The DBA that was submitted as part of the planning proposal highlighted a high potential to encounter the remains of the St Pancras Workhouse within the Site, with a potential to encounter burials within the grounds of the Workhouse. Due to the Covid lockdowns and subsequent backlog, we were unfortunately unable to access the archives to determine if there was mention any burials within the grounds of the St Pancras Workhouse at the time of writing the DBA.

We have recently been asked to produce a WSI to discharge the archaeological planning condition (2020/4825/P) for the project and as part of that we will be undertaking an archive visit to see if there is mention of any burials at the workhouse.

During previous discussions with Laura, she highlighted a requirement for an evaluation with a full sequence to try and determine if/how many burials there may be at the site. Due to the limited space to place trenches prior to demolition, we are proposing a limited number trenches to target the remains of the workhouse and determine if there may be burials at the site and a further watching brief on the removal of the slab after demolition of the current standing structures.

It may be helpful to discuss this strategy further, would you be available for a meeting regarding this project in the next few weeks?

Kind regards

Dan

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# Appendix B - Figures

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**LEGEND**

Red Line Boundary

1 Building Numbers referred to in the text

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