

**WINDSOR STREET,
ISLINGTON**

**ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT**

Client: BAILEY GARNER LLP

AB Heritage Project No:10467

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WINDSOR STREET, ISLINGTON ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Baily Garner LLP to produce an Archaeological Desk-Based Assessment covering the proposed development at Windsor Street, Islington, London. The proposed development site is currently occupied by a car park.

This assessment has reviewed all of the known cultural heritage features within 200m of the proposed development site in order to gain an understanding of the potential for the presence of archaeological features within the site boundary, and assess the potential impact of the proposed development upon these.

Based on the known historical development of the proposed development site and surrounding study area, the construction and demolition of a terrace of 19th century houses and Temperance Hall, of limited significance, will have partially and/or totally truncated below ground deposits.

Based on the findings of the assessment, there is not considered to be the likelihood for significant impacts on below ground heritage assets and no further works are recommended.

With regards to the Grade II Listed buildings within the surrounding study area, there is considered to be no impact from the development on the setting of these heritage features, as there is no visual intrusion from the proposed development.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Baily Garner LLP to produce an Archaeological Desk-Based Assessment for the proposed development at Windsor Street, Islington (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage features within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site covers an area of 0.04 hectares, centred at approximately TQ 31940 83766 on the south side of Windsor Street, located to the south of Britannia Row and to the north of Packington Street.
- 1.2.2 The site is located within an area that has been designated by Islington London Borough Council as the Archaeological Priority Area of Islington Village and Manor House [**AB 25**]. The southern boundary of the site forms the northern boundary of The Duncan Terrace/Colebrooke Row Conservation Area [**AB 26**]. The site is currently in use as a car park with two single storey rows of 6 garages at the east end of the site.

1.3 Geology & Topography

- 1.3.1 The geology of the proposed development site consists of clay and silt of the London Clay Formation, which was formed from re-deposited shallow water sediments. There are no superficial geological deposits recorded (BGS 2014).

1.4 Proposed Development

- 1.4.1 The proposed development comprises a block of supported living accommodation over three storeys, consisting of four apartments with an entrance and communal area at the west end (See Figure 2).

2. AIMS & METHODOLOGY

2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The GLAAS (Greater London Archaeological Advisory Service) Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
- The English Heritage website professional pages, particularly the National Heritage List For England
- A site-walk over was undertaken on the 8th December 2014.
- Additional relevant documentary and online historic sources

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Information on heritage assets recorded on the GLAAS HER

- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 The Archaeological Desk-Based Assessment has examined heritage records within 200m of the proposed development site boundary.

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

- 2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Bailey Garner LLP, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (December 2014) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Greater London Authority Planning Policy

The London Plan 2011: Historic Environment and Landscapes, with 2013 amendments

- 3.4.1 Policy 7.8 Heritage Assets and Archaeology of the London Plan states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site’s archaeology.
- 3.4.2 It highlights the importance of the preservation of the character of heritage assets through the re-use of heritage buildings and their settings, with consideration for sustainable and environmentally friendly development options. Any development which affects the setting of a heritage asset is required to be of the highest quality of architecture and design, in-keeping with local context and character.
- 3.4.3 It also states that new development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made accessible to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of the asset.
- 3.4.4 Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

3.5 Islington Local Plan

Islington Core Strategy 2011: Heritage & Design

- 3.5.1 The Core Strategies adopted in 2011 set out the overarching core strategies for urban design relating to the historic environment in Islington.
- 3.5.2 Policy CS9 identifies high quality urban development strategies as the key to protecting and enhancing Islington’s historic environment:
- Protect the borough’s unique character by preserving the historic urban fabric and encouraging sympathetic building in the perimeter block approach. Taking into consideration common roof lines, human scale and coherent frontages in keeping with the surrounding buildings.

- The historic significance of heritage assets and the historic environment will be conserved and enhanced whether designated or not, including buildings and monuments, parks and gardens, conservation areas, views, public spaces and archaeology.

Islington Development Management Policies 2013: Design & Heritage

3.5.3 The Development Management Policies adopted in 2013 assist the implementation of the Core Strategies.

3.5.4 Policy DM 3 includes:

- Protection of the historic environment: ensuring its protection and enhancement by conserving the significance of the borough's heritage assets. Development that makes a positive contribution to Islington's historic environment and supports these principles will be encouraged. Development that harms the significance of the borough's heritage assets will generally not be permitted.
- Conservation Areas: developments are required to preserve or enhance the special character and appearance of Islington's conservation areas and their settings.
- Listed buildings: there is a presumption in favour of the preservation or enhancement of listed buildings and structures. Appropriate repair and reuse of listed buildings will be encouraged. Total or substantial demolition of a listed building will generally not be permitted.
- Non-designated heritage assets: development proposal should not have an impact on the significance of non-designated heritage assets, including locally listed buildings. The retention, appropriate repair and reuse of non-designated heritage assets are encouraged.
- Archaeology and Scheduled Monuments: The council will ensure the preservation of locally and nationally important archaeological remains and their settings within the borough. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to Scheduled Monuments will be given equal weight. There is a presumption in favour of physical preservation in situ of important archaeological remains. Where this cannot be achieved measures must be taken to mitigate the impact of proposals through archaeological fieldwork to investigate and record remains and subsequent analysis, publication and dissemination of the findings.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no statutory designated features located within the proposed development site.

Within the 200m Study Area

- 4.1.2 There are a total of 13 statutory designated features within the 200m study area. These include the Duncan Terrace/Colebrooke Row Conservation Area [AB 26]. The remainder of the designated sites are all Grade II Listed Buildings on the National Heritage List for England and include houses and public houses, ranging in date from the late 17th to the 19th century [AB 10 – 18 & 22 - 23].

4.2 Non Statutory and Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 The proposed development site is situated within the Islington Village and Manor House Archaeological Priority Area [AB 25], designated by Islington London Borough Council.
- 4.2.2 There are no other non-statutory Historic Environment Records recorded by the GLAAS Historic Environment Record within the bounds of the proposed development site; however, historic maps show that a terrace of 9 houses and a Christian Temperance hall [AB 19] were present on the site from the early 19th century until 1940; these were destroyed during the Blitz of World War II.

Within the 200m Study Area

- 4.2.3 There are a total of 14 non-statutory heritage features located within the 200m study area that are recorded on the GLASS Historic Environment Record [AB 1 – 9, 20 – 21, 24 – 25 & 27].
- 4.2.4 The proposed development site is located within an area which is split over two GLAAS Historic Environment Record historic landscape characterisations. The northern half of the site is under the Packington characterisation, which is described by GLAAS Historic Environment Record as containing towers and low rise buildings. The southern part of the site is characterised under Danbury Street [AB 27], which is described as an area of Late Victorian/Edwardian Terraces (See Figure 4).

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 A moderate amount of previous investigation has been carried out within the study area. An evaluation c. 200m to the southeast revealed only modern basement foundations [ELO263 & ELO8043; AB 24]. A watching brief c. 215m to the southwest only revealed a Victorian basement [ELO6572; AB 20]. A desk based assessment was carried out for a site c. 165m to the northwest [ELO13785]. The site had a low potential for prehistoric, Roman, and early medieval remains. There was a moderate potential for medieval remains and a high potential

for remains of a post medieval date. An excavation carried out 60m to the west revealed a findspot and features dating from the early medieval to the post medieval period [ELO3249 & 9692; AB 2]. A trench evaluation 80m to the north revealed a findspot, deposits and features dating from the Roman to Post Medieval periods [ELO4311, AB 1]. A desk based assessment, clearance of the burial ground and a watching brief were undertaken 180m to the southwest at the former New Bunhills Fields burial ground [ELO3722 & 9697 – 98, AB 21]. An excavation 190m to the northwest recorded two medieval ditches [ELO3155, AB 3].

4.4 Archaeology & History Background (Figure 3)

The Prehistoric Periods (c .500, 000 BC – AD 43)

- 4.4.1 There are no known heritage features dating to the prehistoric period within the bounds of the proposed development site or within the 200m study area.
- 4.4.2 Early prehistoric human activity in Greater London centred on the river valley, and mainly consists of flint tool finds. There is evidence for later prehistoric activity in the form of isolated settlements, ritual structures, and field systems, although burial monuments of this era are sparse (Sidell ND). The Islington region itself was a marsh during the prehistoric period, although Neolithic stone tools have been found in the area and there is evidence for an Iron Age settlement at Moorfields, to the southeast of the site. (Cosh, 2005).

The Roman Period (AD 43 – AD 410)

- 4.4.3 There are no known cultural heritage features dating to the Roman period within the bounds of the proposed development site, but there is one non statutory site of this date within the study area in the form of residual pottery found c. 105m to the north of the site [AB 1].
- 4.4.4 The Roman settlement of *Londinium* was established shortly after the Claudian invasion of AD 43 (Milne 1995). Many of the roads located around the site were known as 'streets' during the medieval period, including Essex Road located c. 70m to the northwest. This suggests that these roads could have Roman origins, as the name 'street' refers to Roman roads.
- 4.4.5 Roman pottery and coins have been found across the Islington area and 2 Roman gravestones were discovered during the 18th and 19th centuries. The Roman activity within the area is mostly concentrated in the Clerkenwell area to the south (Cosh, 2005).

The Medieval Period (AD 410 – AD 1536)

- 4.4.6 There are no known cultural heritage features dating to the medieval period within the bounds of the proposed development site, there are however 4 non statutory sites of medieval date [AB 2 – 5] located within the 200m study area.
- 4.4.7 While the centre of Roman *Londinium* was briefly abandoned in the Early Medieval period, the settlement outside of the walled town remained and thrived. The whole area grew substantially after 1066. These developments were followed by the construction of a large number of churches, religious houses, and palaces in London (Sidell ND).
- 4.4.8 Islington is first recorded in AD 1000 as *Gislandune*, meaning Gisla's hill or down. The land belonged to the Bishop of London and the Chapter of St Paul. Several medieval moated

manor sites were established in the region, including one at Barnsbury, c. 1.1km to the west of the proposed development site, which was first mentioned in 1297 but not after 1388. Barnsbury Manor house belonged to the prior of the hospital of St John of Jerusalem at Highbury, located 1.3km to the north of the site. This was built in 1338 but was destroyed in 1381. Another manor house, called Copenhagen House, was in existence by 1373 at Canonbury, also located c. 650m to the north of the proposed development site.

- 4.4.9 Saxon pottery [**AB 2**], ditches of 14th – 15th century date [**AB 3**] and the site of a former medieval cemetery [**AB 4**] have been identified from across the study area.

The Post-Medieval Period (AD 1537 – AD 1800)

- 4.4.10 There are no heritage features of post-medieval date located within the proposed development site. There are a total of 6 non statutory heritage features [**AB 1 – 2, 6 - 9**] of post-medieval date within the 200m study area.
- 4.4.11 Post Medieval London is characterised by substantial development within and beyond the bounds of Greater London, particularly from the 18th century onwards.
- 4.4.12 During the 16th century, the area of Isledon became notorious for its inns and the disreputable characters that frequented them. The surrounding fields were used for conducting illicit activities such as Catholic masses, duelling, and passing on counterfeit coinage. The proximity of the area to London and Westminster attracted rich and prominent residents such as courtiers of King Henry VIII, including Thomas Cromwell. Evidence for occupation during the 16th century has been identified c. 105m to the north of the site, from a multiphase site, in the form of domestic waste [**AB 1**].
- 4.4.13 During the 17th century, the region grew in popularity due to the resort of Islington Spa, which was opened at Clerkenwell. Due to the growth of the area, a new waterway was designed by Sir Hugh Myddleton and was called the New River. This was opened in 1613 and transported water from the River Lee to Finsbury. Part of this culverted River [**AB 2**] has possibly been identified c.100m to the northwest of the proposed development site. A terrace of 17th century cellars was identified c. 110m to the northwest of the proposed development site, while the site of Fisher House [**AB 6**] was located c. 130m to the north of the site.
- 4.4.14 The area continued to develop during the 18th century and a city farmstead [**AB 7**], first mentioned in 1796, and was constructed c. 45m to the northwest of the proposed development site. The churchyard of the medieval Church of St Mary [**AB 4**] was extended in 1793 [**AB 4**] and an 18th century brick culvert [**AB 1**] was identified to the north of the proposed development site [**AB 1**].
- 4.4.15 A terrace of post medieval houses on Queens Head Street [**AB 8**] have been identified c. 80m to the south of the site along with a single house on Cruden Street [**AB 9**].

Modern period (AD 1801 – Present)

- 4.4.16 There is one heritage feature of modern date located within the proposed development site. These are the remnants of a terrace of 9 former houses with associated outbuildings and a former Christian Temperance Hall [**AB 19**], which were both destroyed by bombing during the Blitz in World War II along with the entire eastern part of the street and all of the houses on

both sides of the road within that area. There are a total of 5 other modern non statutory heritage features within the 200m study area [AB 4 – 5, 20 – 21 & 24].

- 4.4.17 During the 19th century, the area became overcrowded with migrants and those poor displaced by the building of the Railways. Better transport links meant the wealthier residents moved further afield and this resulted in the large Middle class houses with spacious grounds being converted to multi-occupation use, or were replaced with crowded terraces in order to meet the housing demand.
- 4.4.18 The history of the area during the modern period is demonstrated by the former house on Cross Street [AB 5] which became a boarding house during the modern period. A 19th century basement [AB 24] was identified c. 165m to the west of the proposed development site, and a former burial ground, initiated in 1818 and associated with an adjacent chapel on Gaskin Street, was identified 200m to the southwest [AB 21].
- 4.4.19 The area suffered a large amount of bomb damage during the Blitz in World War II. As many as 3,200 houses were destroyed in the Islington area alone. Windsor Street sustained two direct bomb hits between October 1940 and June 1941 (Bombsight 2014).

Undated

- 4.4.20 There is one site that is undated located within the proposed development area. This is the Archaeological Priority Area of Islington Village and Manor House [AB 25]. It was not possible to obtain any detailed information regarding the Archaeological Priority Area from GLASS or the Islington Local Plan.
- 4.4.21 There is one other non statutory site within the wider study area that has been classified as undated. This is the Danbury Street and Packington Landscape Historic Landscape Characterisations [AB 27].

4.5 Historic Map Sources

Survey of the Roads and Footpaths in the parish of Islington 1735

- 4.5.1 The earliest map that depicts the area dates to 1735. This map is not of sufficient scale to show a large amount of detail but it does show the area of Windsor Street as undeveloped land at the rear of a row of buildings, to the northeast of a row of Cloth workers Alms houses.

Survey of Islington by Edward Baker 1800 (Plate 1)

- 4.5.2 The survey carried out in 1800 shows the area of Windsor Street as part of a garden at the rear of a row of buildings fronting onto Queens Head Lane, some of which are Alms Houses along the south, Lower Street to the west and Britannia Row to the north.



Plate 1: Survey of Islington by Edward Baker, 1800. Approximate location of the site is indicated in red

Plan of the Parish of St Mary, Islington 1841

- 4.5.3 The plan of the parish of 1841 is the first map that depicts the road of Windsor Street with buildings on either side, although not in great detail. It shows the street with a bend at the western end and lined with buildings, presumably terraces of houses, along both sides of the street which runs from Lower Street to the northwest and joins Popham Street in the southeast. As well as a block of houses, an individual building, the Christian Temperance Hall, is depicted at the west end of the south terrace, within the proposed development site.

Ordnance Survey first edition 25 - inch London Map Sheet 7:25 1873 - 1877

- 4.5.4 The first edition of the Ordnance Survey map depicts Windsor Street in a large amount of detail. The street has a terrace of houses running down both sides for the entire length. The area of the proposed development site is shown with 9 terrace house and their associated out buildings as well as a Christian Temperance Hall [AB 19] at the rear of the corner houses.



**Plate 2: Ordnance Survey first edition 25 – inch London map sheet 7: 25 1873 - 1877.
The area of the proposed development is indicated in red**

Ordnance Survey London Sheet TQ3283NW 1953

4.5.5 The 1953 edition of the Ordnance Survey map shows the extent of the bomb damage within the area. All of the houses on both sides of Windsor Street have been removed and the street has been shortened and diverted to the north to join Britannia Row. The houses in the southwest corner of Puckington Street have also been removed.

4.6 Site Visit

4.6.1 A site visit was undertaken by Zoe Edwards (Archaeological Technician; AB Heritage) on the 8th December 2014. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.

4.6.2 The proposed development site is currently in use as a car park with a tarmac surface, which is accessed via a gateway at the southwest corner, from Windsor Street. The boundaries of the site consist mostly of brick walls up to approximately 2m in height, apart from a cast iron fence that runs along the north boundary. A pedestrian access is located along the north boundary. At the east end of the site two rows of six, brick built, flat roofed garages are present.

4.6.3 No substantial evidence of the former buildings on the site were observed; however, it is speculated that the southern and southwestern spurs of the carpark wall could reflect a small fragmented remnant of the Christian Temperance Hall [AB 19] that was bombed in WWII and subsequently demolished. Evidence for below ground services is present at the west end of the site.



Photo 1: View inside of the proposed development site from the west



Photo 2: The garages from the east with evidence of below ground drainage services



Photo 3: View of the site from the entrance in the southwest



Photo 4: View from the site towards the west

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 There is one non statutory heritage site within the proposed development area, in the form of the site of a terrace of 9 houses and a Christian Temperance Hall [AB 19], which were destroyed during the Blitz in World War II. The site is also located within the Archaeological Priority Area for Islington Village and Manor House [AB 25].
- 5.1.2 The 200m study area contains a number of statutory designated and non designated heritage features dating from the Roman to Modern periods. The majority of these date to the Post Medieval or Modern periods and consist of mostly buildings or the sites of former buildings.

5.2 Past Impacts within the Site Boundary

- 5.2.1 The past impacts on the site include the construction of the terrace of houses and Christian Temperance Hall [AB 19], which were present on the site from the mid 19th century. From evidence in the surrounding area it is possible that these buildings had cellars. Further impacts upon the site came with the bombing of Windsor Street in WWII, and the subsequent demolition of the structures that stood on this site, as they were damaged beyond repair. Only a few remnants of the previous structures are believed to survive following this activity, in the form of the southern and southwestern walls of the site, which may represent what were once the walls of the Christian Temperance Hall [AB 19].
- 5.2.2 It is likely that the subsequent construction, bombing, and demolition of these structures will have partially and/or totally truncated below ground deposits to some degree, although the depth and extent of such impacts remains unknown.
- 5.2.3 The construction of the car park and services in the area is also likely to have had some level of impact, with below ground drainage and levelling having cut into below deposits.

5.3 Potential Archaeological Resource

- 5.3.1 The heritage features within the area surrounding the proposed development site primarily date to Post Medieval and Modern activity and occupation. They include a variety of Grade II Listed buildings and the sites of former buildings.
- 5.3.2 However, within the limits of proposed development the most recent use of the site is known to have suffered significant impact, with the terrace of 9 houses and a Christian Temperance Hall [AB 19], having been bombed, and then demolished and cleared. These structures themselves are also likely to have cut into any earlier deposits; especially if they had basements, further reducing the potential archaeological resource.
- 5.3.3 Overall, when taken together with the paucity of other known archaeological resources in close proximity to the site, the potential for surviving archaeological remains predating the construction of the buildings is considered to be low.

5.4 Predicted Impact of Proposed Development

- 5.4.1 Overall the buildings within the bounds of the proposed development site appear to have limited heritage significance, although the 19th century terraces are a reminder of the character and history of this area during the Victorian period and before the subsequent almost complete destruction of this area during the Blitz of World War II.
- 5.4.2 In relation to the below ground potential it is concluded that there is a limited potential for the recovery of significant/complex archaeology. In addition, where below ground deposits do survive they are likely to have been partially/totally truncated by the construction of the former structures on site and/or be of low significance at most.
- 5.4.3 Therefore the impact upon any heritage features or any surviving below ground deposits is considered to be negligible, in line with Table 2 (above), and the overall significance of effects is concluded to be neutral to negligible.
- 5.4.4 With regards to the Grade II Listed buildings within the surrounding study area. There is considered to be no impact of the development on the setting of these heritage features, as there is no visual intrusion from the proposed development.

5.5 Outline Recommendations

- 5.5.1 Based on the findings of the assessment, there is not considered to be the likelihood for significant impacts on below ground heritage assets and no further works are recommended. However, this conclusion would need to be reviewed and approved by the local planning authority.

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Appendix 1 Gazetteer of Cultural Heritage Features

CA: Conservation Area
 HPG: Registered Historic Parks and Gardens
 NHLE National Heritage List for England
 HLC: Historic Landscape Character Area
 LB Listed Building
 APA Archaeological Priority Area

AB No	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
1	Roman - Post Medieval	Findspot/ Cultivation Soil/Ditch/Drain/ Wall	No 81 Popham Street - four sherds of residual Roman pottery were recovered from later layers. A cultivation soil was exposed containing a group of pottery dating to AD 1270 - 1350. A drainage ditch was identified that was backfilled during the 16th century. Later brick features of 18th century - 19th century date included a culverted drain and two parallel wall footings. These walls match the projecting extension at the rear of the Half Moon Public House.		TQ 319 838	MLO74915 - 16, MLO74918 & MLO74921
2	Early Medieval - Post Medieval	Findspot/Culvert /Rubbish Pit/Site of Terrace/Flood Deposit/Site of Building	No. 71 - 85 Essex Road - water derived deposits contained within a possible drainage channel produced a single sherd of Saxon pottery. A 16th century culvert was exposed which was demolished during the 17th century and was likely to be part of the New River Tunnel. Site of a terrace of 17th century houses with brick cellars that formerly stood along Essex Road with gardens and rubbish pits at the rear. Industrial buildings were constructed beyond the terrace during the 19th century and contained steam driven machinery.		TQ 318 838	MLO63326, MLO63328, MLO63360, MLO63367, MLO63370 & MLO63378
3	Medieval	Ditches	Ditches - 2 linear features cutting the natural gravel at c.2m below current land surface. The features contained 14th – 15th century material. The features were sealed by a packed gravel surface of a similar data at c.1m below current land surface.		TQ 3179 8390	MLO16268
4	Medieval - Modern	Burial Ground	Churchyard - associated with the rebuilt Church of St. Mary in 1754 but is on the same ground as the churchyard of the medieval church. The churchyard was enlarged in 1793; it was laid out as a public garden in 1885. The churchyard retains its 19th century layout.		TQ 3176 8386	MLO104578
5	Medieval - Modern	Site of Building	Site of a house owned by the Fowler Family in Cross Street. One of the back rooms had a ceiling with the coat of arms of Elizabeth I. The house was later used as a boarding house.		TQ 319 839	MLO16282

WINDSOR STREET, ISLINGTON
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

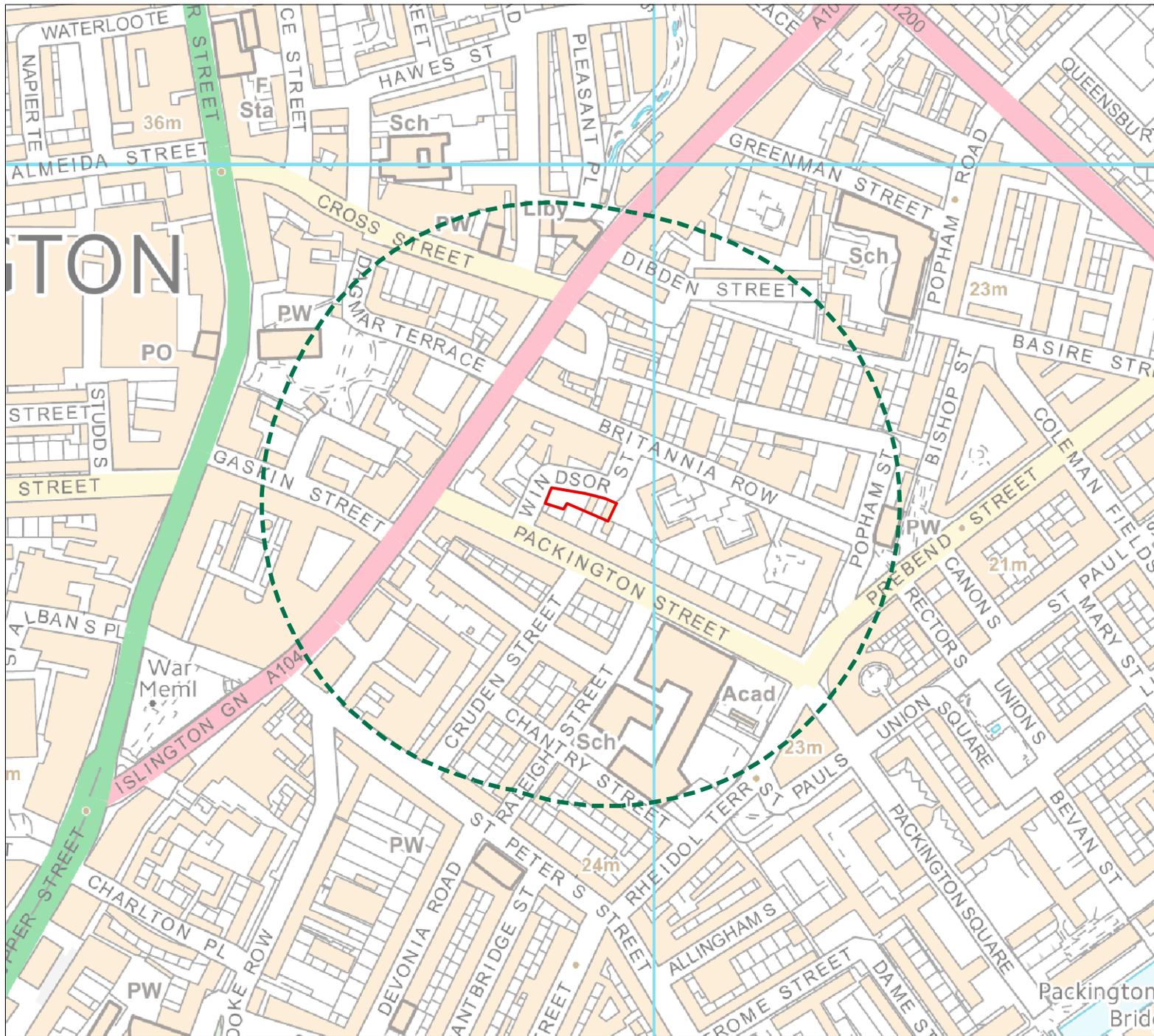
AB No	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
6	Post Medieval	Site of Building	The site of the 17th century Fisher House, belonging to the Fisher and Fowler families, Lords of the Manor of Canonbury. Later it became used as an asylum. Demolished in 1845.		TQ 3195 8390	MLO01517
7	Post Medieval	Farmstead	Farmstead - reference was made in 1796 to a farmstead on Essex Road being used as a farm for the poor of the City. A City Farmhouse stood on the site in 1811.		TQ 319 838	MLO16281
8	Post Medieval	Terrace	No. 44, 46, 52, 54, 56 & 60 Queen's Head Street - terrace of houses.		TQ 31921 83686	MLO19278, MLO19314, MLO19539, MLO19654, MLO15759 & MLO19798
9	Post Medieval	Building	13A Cruden Street		TQ 31871 83626	MLO24152
10	Post Medieval - Modern	Public House	The King's Head Public House at 59 Essex Road - public house with accommodation above. It is dated to the mid-18th century, with a 19th century frontage and 20th century alterations. The building was constructed from rendered brick.	Grade II Listed Building	TQ 3183 8378	MLO86887
11	Post Medieval	Terrace	No. 60-65 Colebrook Row and attached railings - Terraced houses dating to 1767-1769. Developed by Thomas Bird. Red-brown brick construction set in Flemish bond. Cast-iron railings to area.	Grade II Listed Building	TQ31784 83620	MLO85986, DLO20982, NHLE 1195565
12	Post Medieval	Building	No. 22 Cross Street and attached railing - Terraced house dating to before 1735. Yellow brick construction set in Flemish bond with red brick dressings, roof of Welsh slate. Four storeys. Area railings.	Grade II Listed Building	TQ31854 83956	MLO85993, DLO20989, NHLE 1195572
13	Post Medieval	Terrace	No. 7, 11 - 35 Cross Street - Terraced houses dating to 1767-79. Brick construction of various colours set in Flemish bond, roofs of Welsh and artificial slate. Four storeys over basement. Cast-iron railings to area.	Grade II Listed Building	TQ31848 83925	MLO86465, DLO21378, NHLE 1208629
14	Post Medieval - Modern	Building	No. 70 Essex Road - House with shop. Shown on map of 1746, refronted in early 19th century. Stock brick construction. Plan may originally have included shop. Some 18th century internal features including handrail and cupboard.	Grade II Listed Building	TQ31918 83844	MLO86541, DLO21454, NHLE 1253107

WINDSOR STREET, ISLINGTON
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AB No	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
15	Post Medieval	Terrace	No. 79 - 85 Essex Road - Terrace of four houses, now shops and offices. Late 17th century, refronted late 18th century and extended 20th century. Red/brown brick construction. Four bays of original hipped tile roofs. Two storeys over basement with dormers in attic. Original rooms largely intact above ground floor.	Grade II Listed Building	TQ31867 83845	MLO86580, DLO21493, NHLE 1292894
16	Post Medieval	Building	No. 28 and 30 Essex Road - Pair of houses, now also shops. Early 18th century. Stock brick construction with red brick dressings. 3 storeys and attic.	Grade II Listed Building	TQ31806 83696	MLO86583, DLO21496, NHLE 1292927
17	Post Medieval - Modern	Building	No. 24 Cross Street and attached railing - Terraced house, shown on map of 1735, facade altered mid or late 19th century when it was adapted to industrial use with rear workshops. Red brick construction, three storeys, attic and basement; three bays wide. Original cornices and cupboards.	Grade II Listed Building	TQ31847 83957	MLO86782, DLO21695, NHLE 1298048
18	Post Medieval - Modern	Public House	The Old Queen's Head Public House - c.1830, with c.1900 additions, and incorporating early 17th century interior features from the former building. Yellow brick construction set in Flemish bond. Three storeys. A ceiling of early 17th century modelled plasterwork survives above bar area of the public bar. There is an early 17th century chimneypiece of stone and wood.	Grade II Listed Building	TQ31851 83742	MLO86008, DLO21004, NHLE 1195587
19	Post Medieval - Modern	Garden/Terrace/ Hall	Formerly the site of a garden shown on early 19th century maps. A terrace of mid - late 19th century houses and a contemporary Christian Hall stood on the site but both were destroyed by bombing during the 1940 - 1941.		TQ 31940 83766	
20	Modern	Cellar	Victorian cellaring - probably related to the music hall - was seen to truncate natural deposits across much of the site.		TQ 31709 83717	MLO98125
21	Modern	Burial Ground	Andersons Square is on the site of a non-conformist burial ground established by Revd Evan John Jones in 1817, part of which appears to have already been in use as a burial ground. It was in use until 1854. The burial ground was exhumed during the 1990s.		TQ 3171 8373	MLO70878, MLO59057 & MLO104368
22	Modern	Building	No. 115 and 117 Essex Road - Public library dating to 1915-16 by Mervyn Macartney. Portland stone and thin red brick construction with occasional blue brick set in English bond. Roof of Welsh slate. Two storeys, five-window range. Plinth of Portland stone with lettering to the foundation stone. Segmental-arched entrance flanked by Corinthian columns supporting an open scrolled pediment with the Borough coat of arms between.	Grade II Listed Building	TQ31945 83953	MLO86788, DLO21701, NHLE 1298054

WINDSOR STREET, ISLINGTON
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AB No	PERIOD	TYPE	DESCRIPTION	STATUS	NGR	HER/ID No.
23	Modern	Mural	City of London Academy Mural - c.1964, by William Mitchell. Originally one of a pair. Located on a gym building of the same date. It is a semi-abstract mosaic with tile, broken china, glass and tesserae on concrete backing. The design comprises a large pair of compasses with a circular hinge which bears the image of a face surrounded by the words 'James I made a river from Hertfordshire to Islington Pond', referring to the Stuart sponsored New River of 1613 which originally flowed past Packington Street.	Grade II Listed Building	TQ 32081 83636	MLO102807, DLO35173, NHLE 1393004
24	Modern	Site of Building	Remains of a 19th century basement were revealed on the east side of the site. The basement cut into the natural clay and gravel. Made ground was present on the west side of the site, terraced into the natural.		TQ 3175 8375	MLO75766
25	Undated	Archaeological Priority Area	Archaeological Priority Area for Islington Village and Manor House	APA3		
26	Undated	Conservation Area	Duncan Terrace/Colebrooke Row Conservation Area	CA3		
27	Undated	Streetscape	Danbury Street & Packington Historic Landscape Characterisation	HLC		



- Legend**
- Site Boundary
 - 200m Study Area



UK
London

Figure 1: Site Location

Project: Windsor Street, Islington

Date: 12/12/14 Job Number: 10467

Drawn by: ZE Approved by: AB



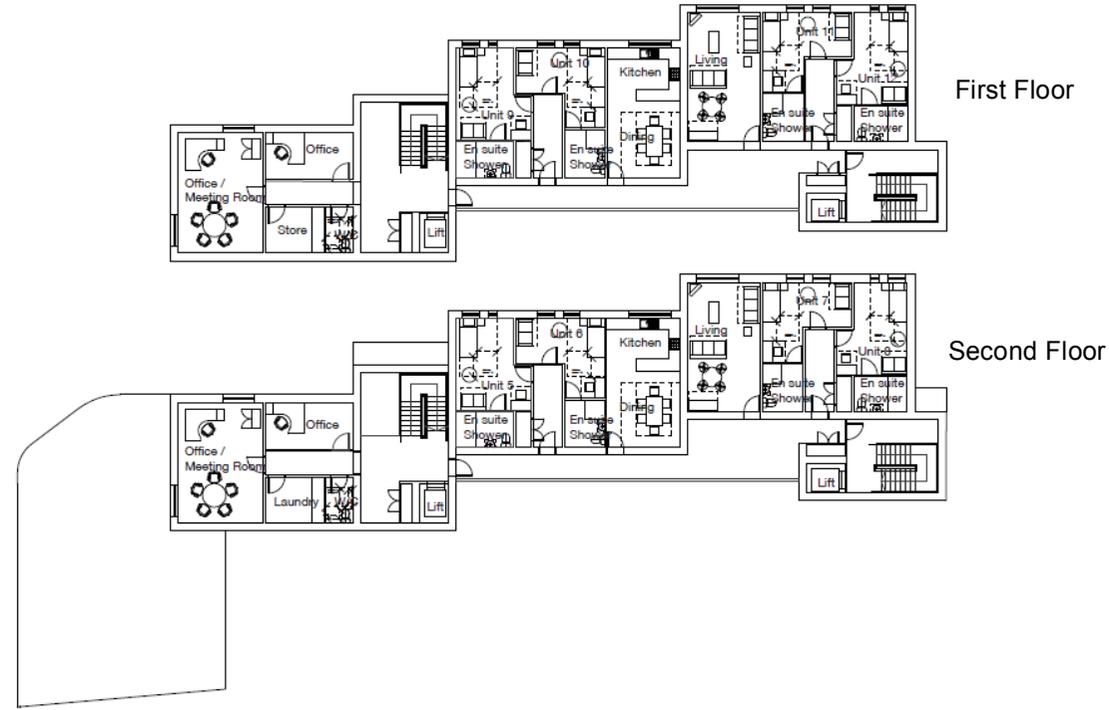
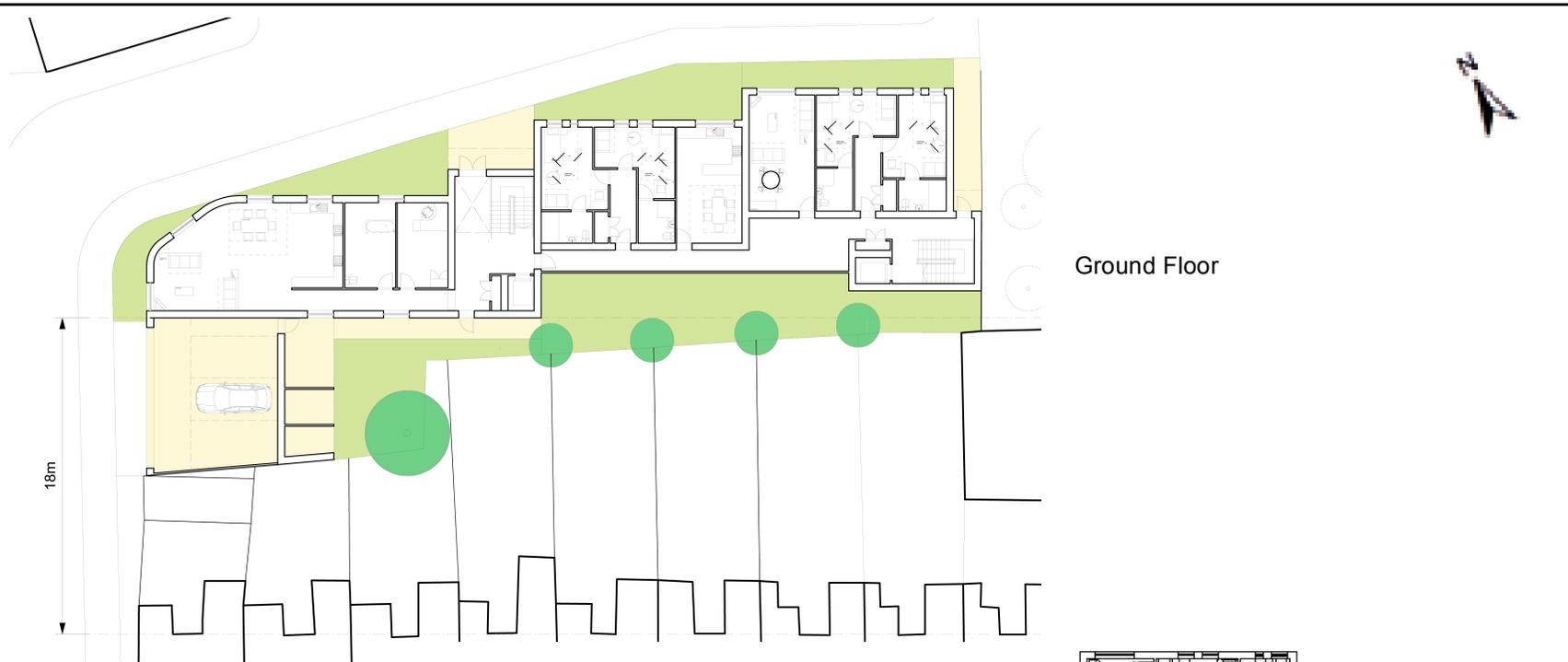
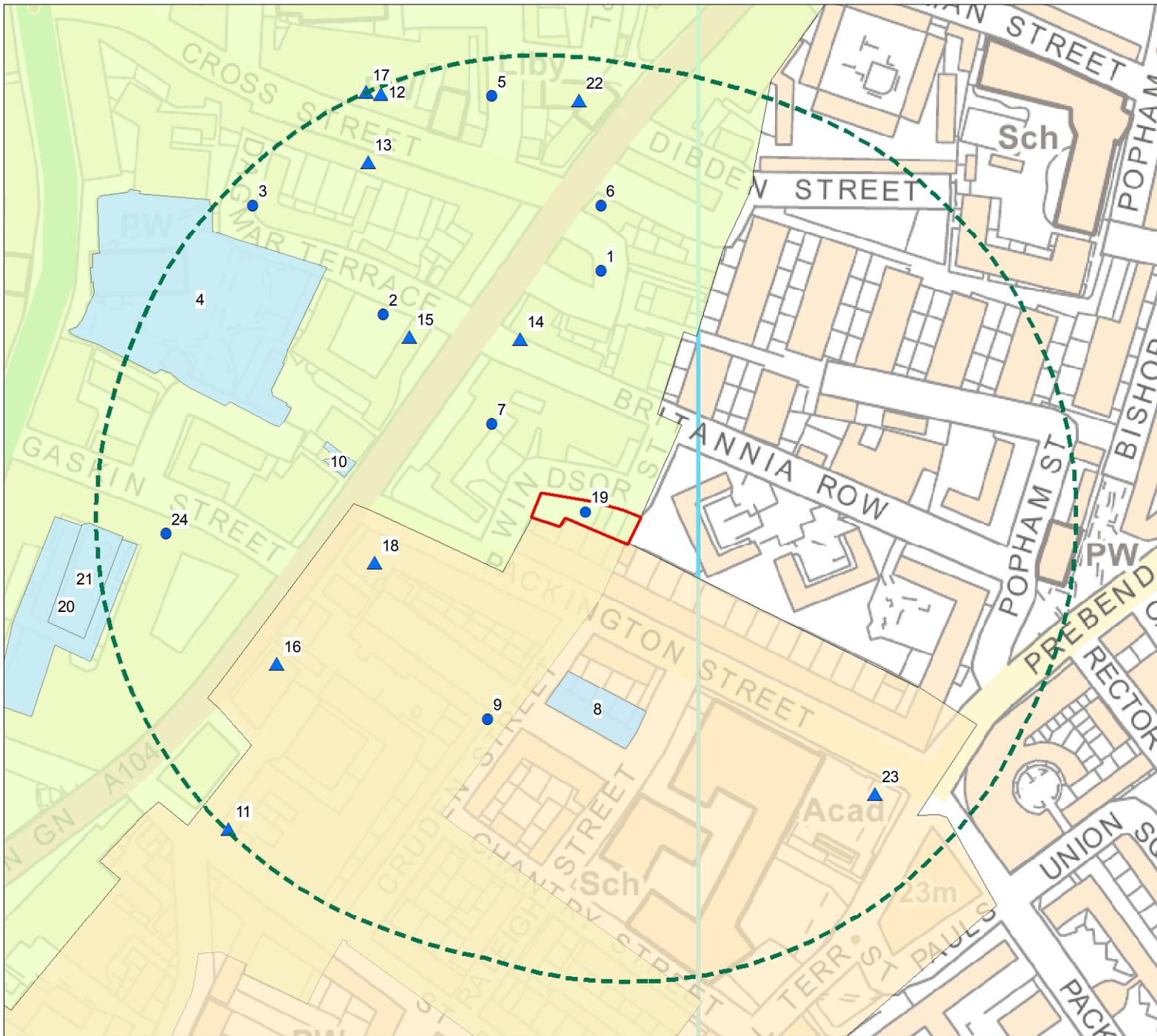


Figure 2: Proposed Development

Project: Windsor Street, Islington

Date: 12/12/14 | Job Number: 10467

Drawn by: Richards Partington Architects



Legend

- Monument Points
- ▲ Listed Buildings
- Monument Polygons
- Duncan Terrace / Colebrooke Row CA [AB26]
- Islington Village & Manor House APA [AB25]
- Site Boundary
- 200m Study Area

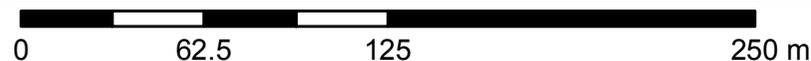
CA: Conservation Area
 APA: Archaeological Priority Area

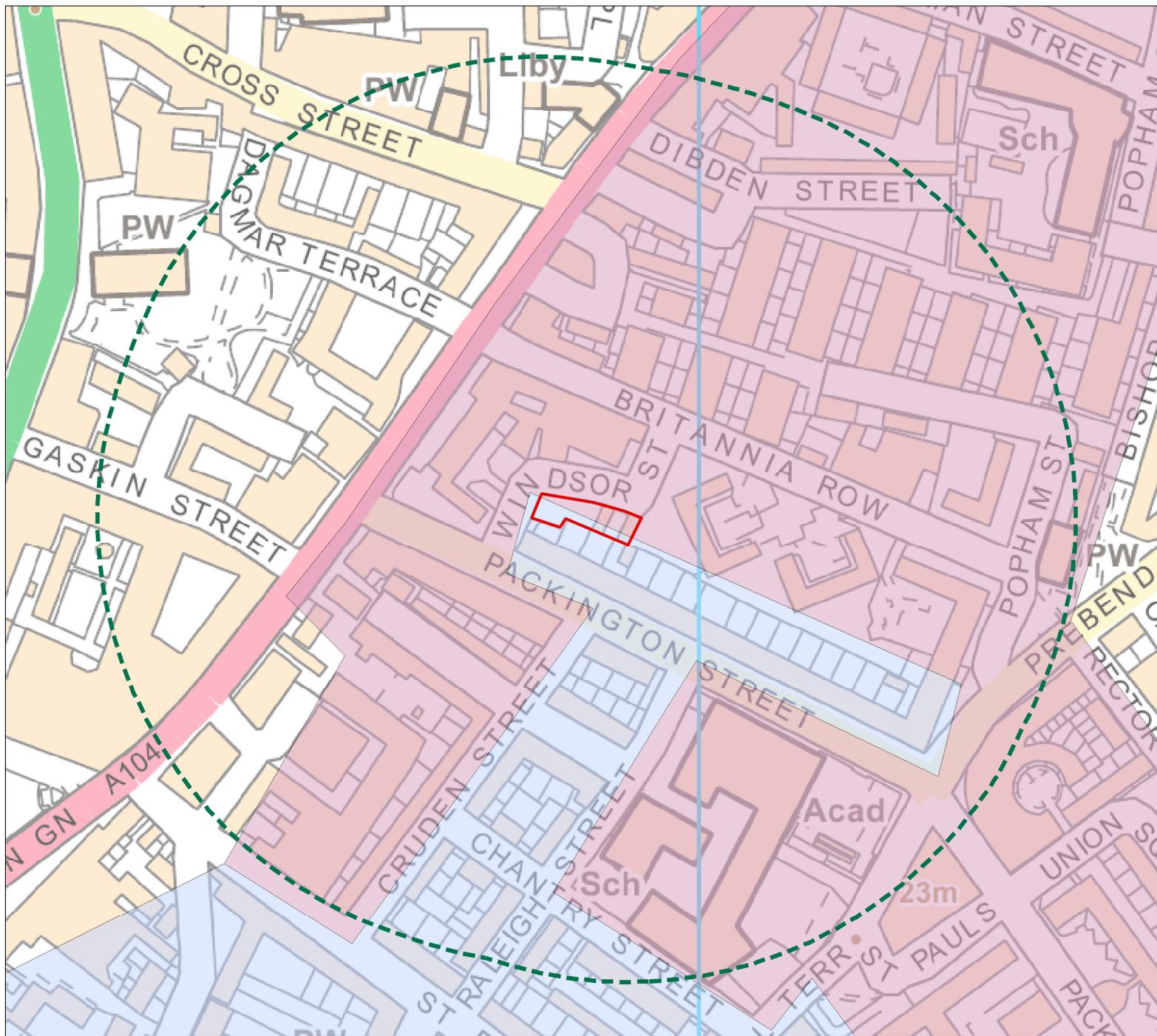
Figure 3: Cultural Heritage Features Map

Project: Windsor Street, Islington

Date: 12/12/14 Job Number: 10467

Drawn by: ZE Approved by: AB



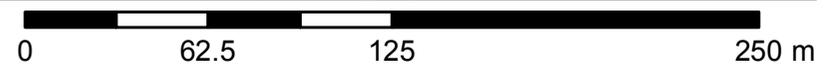


- Legend**
- Site Boundary
 - 200m Study
- Historic Landscape Character Areas [AB27]*
- Danbury Street
 - Packington

Figure 4: Historic Landscape Character Areas

Project: Windsor Street, Islington

Date: 12/12/14	Job Number: 10467
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