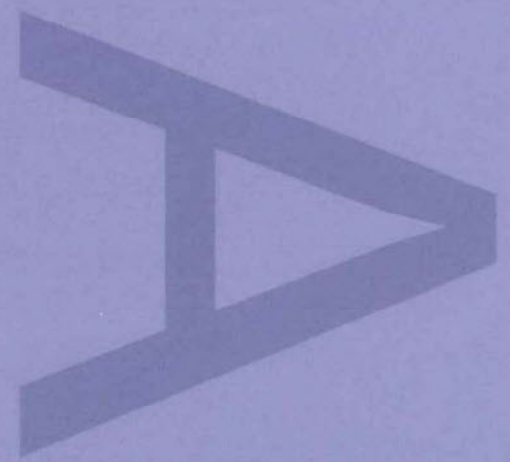
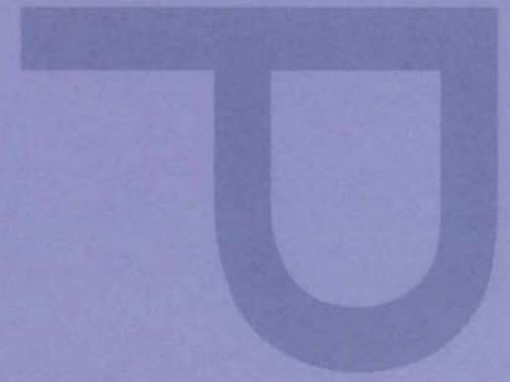


**AN ARCHAEOLOGICAL
WATCHING BRIEF AT THE
GREAT NORTHERN HOTEL,
KING'S CROSS CENTRAL,
LONDON BOROUGH OF
CAMDEN**

SITE CODE: KXB07

AUGUST 2009



An Archaeological Watching Brief at the Great Northern Hotel, King's Cross Central, London Borough of Camden

Site Code: KXB07

Central National Grid Reference: TQ 3018 8302

Written and Researched by Paul McGarrity

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August 2009**

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August 2009**

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1 ABSTRACT

- 1.1 This report details the results and working methods of an archaeological watching brief for a single large trench carried out at the Great Northern Hotel, King's Cross Central as part of a structural investigation into the historic buildings. The watching brief was commissioned by Argent (King's Cross) Limited. The project took place intermittently between 5th June 2009 and 4th August 2009, and represents one of a series of watching briefs intended to support the designs of King's Cross Central, in response to the London Borough of Camden planning requirements.
- 1.2 One trench was excavated against the southwest wall of the Great Northern Hotel, within the footprint of the later extension. It was monitored by an archaeologist. Nineteenth and twentieth century brick footings and floor support walls were observed, as well as some drainage features.
- 1.3 The watching brief found that most subsurface structures were built on a brick base, supported by a concrete foundation slab resting on a bed of brick rubble, although walls [7] and [13] appear to have been built directly onto the natural clay. Several phases of flooring were also identified.

2 INTRODUCTION

- 2.1 An archaeological watching brief was undertaken between 5th June 2009 and 4th August 2009 by Pre-Construct Archaeology Limited at the Great Northern Hotel, King's Cross Central (Figure 1). The project represents one of a series of watching briefs intended to support the designs of King's Cross Central, in response to the London Borough of Camden planning requirements.
- 2.2 The site is bounded to the west and south by Pancras Road and to the north and east by King's Cross Station (Figure 2). The site is currently occupied by the Great Northern Hotel, built in 1853-4, which is a Grade II listed building.
- 2.3 The site is located at National Grid Reference TQ 3018 8302.
- 2.4 The work was commissioned by IHCM on behalf of Argent (King's Cross) Limited. The fieldwork was managed for PCA Ltd by Helen Hawkins and supervised by the author.
- 2.5 The site was assigned the code KXB07.
- 2.6 An archaeological watching brief was previously carried out at the Great Northern Hotel during geotechnical investigations (Maher 2008). The results are summarised below.
- 2.7 Twenty five geotechnical test pits were carried out across the site. All were monitored by an archaeologist. Nineteenth century brick footings and floor support walls were observed throughout the site.
- 2.8 The majority of the trial pits were located within the interior of the hotel. The watching brief found that all subsurface structures were built on a brick base, supported by a concrete foundation slab resting on a bed of brick rubble. Trial Pits 9, 10 and 22 were located outside of the hotel footprint and revealed brick footings on top of clay deposits. Steel and brick reinforcements for the Fleet Sewer were observed in Trial Pit 11 and the brick sewer itself was observed in Trial Pit 23. Two trial pits were abandoned, an exterior trial pit due to live services and an interior one as the Fleet Sewer and its associated supports had been located in trial pit 11.



Reproduced from Ordnance Survey 1:25,000. Crown Copyright 2006.

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Figure 1
Site Location
1:20,000 at A4

3 PLANNING BACKGROUND

- 3.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning" providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.
- 3.2 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPG16, by current Structure and Local Plan policy and by other material.
- 3.3 The relevant Development Plan framework is provided by the Camden Replacement Unitary Development Plan (2006) which states:

B8 – ARCHAEOLOGICAL SITES AND MONUMENTS

A – SITES AND MONUMENTS OF NATIONAL ARCHAEOLOGICAL IMPORTANCE:

WHEN CONSIDERING DEVELOPMENT CLOSE TO SITES AND MONUMENTS OF NATIONAL ARCHAEOLOGICAL IMPORTANCE, INCLUDING SCHEDULED ANCIENT MONUMENTS, THE COUNCIL WILL SEEK THE PHYSICAL PRESERVATION OF THE ARCHAEOLOGICAL FEATURES AND THEIR SETTINGS.

B – SITES AND MONUMENTS OF ARCHAEOLOGICAL IMPORTANCE:

THE COUNCIL WILL ONLY GRANT CONSENT FOR DEVELOPMENT WHERE ACCEPTABLE MEASURES ARE UNDERTAKEN TO PRESERVE REMAINS OF ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS. DEVELOPERS SHOULD ADOPT MEASURES THAT ALLOW SUCH REMAINS TO BE PERMANENTLY PRESERVED IN SITU. WHERE THIS CANNOT BE ACHIEVED, NO DEVELOPMENT SHALL TAKE PLACE UNTIL SATISFACTORY EXCAVATION AND RECORDING OF THE REMAINS HAS BEEN CARRIED OUT.

- 3.4 Also of relevance is local policy KC11:

KC11 - HERITAGE

THE COUNCIL WILL GRANT PLANNING PERMISSION FOR DEVELOPMENT PROPOSALS FOR THE KING'S CROSS OPPORTUNITY AREA, WHICH SEEK TO ENSURE THAT:

- A) PRESERVE LISTED BUILDINGS OR STRUCTURES AND THEIR SETTING**
- B) PRESERVE OR ENHANCE BUILDINGS. STRUCTURES AND OTHER FEATURES OF CHARACTER AND HISTORIC INTEREST, AND THEIR SETTING, WITHIN THE CONSERVATION AREAS**

C) PRESERVE THE REMAINS OF SIGNIFICANT ARCHAEOLOGICAL IMPORTANCE AND THEIR SETTINGS.

9.67

The Opportunity Area has a diverse and unique character with a distinct sense of place. It is of outstanding national, architectural, historical and industrial archaeological importance. Because the Opportunity Area contains one of the more important and complete Industrial Archaeology sites in the country, this is an area of archaeological potential. The St Pancras Archaeological Priority Area is also partly located within the Opportunity Area. The Council will require development to meet the requirements set out in policy B8A and B8B on archaeology and of PPG16.

9.69

Heritage buildings and features are a positive asset. Re-using heritage buildings and bringing disused properties into use is an integral part of the sustainable regeneration of the area. Furthermore, redevelopment may provide the opportunity to salvage and re-use historic items of streetscape and street furniture on the site. Developers will have to demonstrate the balance between the protection of heritage buildings against other social and economic considerations to fulfill wider policy objectives and, as such, to justify any proposal for the removal of heritage buildings and other features in the context of PPG16.

9.70

The Regent's Canal is of strategic importance and is a key feature of the King's Cross Opportunity Area. Specific policies relating to Regent's Canal are contained in section 10. It is important that the redevelopment of the area captures the potential that the Canal offers. In particular the Council will seek development that achieves a successful balance of:

- the protection of the historic canal environment
- the enhancement of the canal's biodiversity
- access to and along the canal for pedestrians
- the use of the canal for recreation
- the use of the canal for transportation, especially during the construction of development

4 GEOLOGY AND TOPOGRAPHY

- 4.1 The British Geological Survey map 256 of the area (1:50,000 series) indicates that the King's Cross site is underlain by London Clay.
- 4.2 The site is relatively flat and is located at a level of 16.29 m OD.

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 GENERAL OVERVIEW

- 5.1.1 A specialist archaeological report was prepared by heritage consultancy IHCM for Argent (King's Cross) prior to the archaeological fieldwork. The following represents a summary of the archaeological and historical background to the site, as represented within this document.

5.2 PREHISTORIC (450,000 BC – AD 43)

- 5.2.1 The King's Cross Central site is generally located on London Clay. The poorer drainage associated with this soil would therefore have not been as conducive to occupation by early settlers as in surrounding areas. Furthermore, any gravel deposits likely to yield material such as flint axes of this date, as have been produced elsewhere in London, have eroded away. No SMR entries relating to this period were noted in the vicinity.

5.3 ROMAN (AD 43 – 410)

- 5.3.1 The site lies approximately 2km north-west of *Londinium*. Founded within a decade of the arrival of the Romans in AD 43, the city flourished during the 1st and early 2nd centuries. The city contracted in the 3rd and 4th centuries, becoming much less densely populated, inhabited by the wealthy and influential, and was finally abandoned in the early 5th century following the Roman withdrawal from Britain.
- 5.3.2 A number of finds relating to this period are noted in the proximity of the site. These include a road [SMR 080540] to the eastern boundary along York Way, and finds of an iron urn [SMR 080365], and a tombstone [SMR 080382], deriving from Wharfdale Road to the south-east of the study site.

5.4 EARLY-MID SAXON (AD 410 – C9th)

- 5.4.1 Little evidence pertaining to the general character of the area in this period exists. A possible settlement [SMR 082063] is documented from the Old St Pancras graveyard, in addition to a 6th or 7th century altar [SMR 081792] from the same location. These, however, lay some way to the south of the study site.

5.5 LATE SAXON-MEDIEVAL (C10th – 1485)

- 5.5.1 The 9th and 10th centuries saw the city becoming increasingly reoccupied, with a presumed farming expansion in north London and therefore most probably into King's Cross. Such activities however, may only leave ephemeral traces in the landscape. The present boundaries of the London boroughs were virtually reached by the 13th centuries, with rural villages existing at St Pancras and Islington. The site itself, according to the *Domesday*, lay within the Ossulstone Hundred; with the land to the west of York Way being in the Prebendal Manor of St Pancras. The Medieval settlement around St Pancras church also lay to the west of the study site. The former manorial and parish boundaries correspond with the present York Way, a portion of the King's Cross Central site lying within the manor of Barnsbury, a property held by Hugh de Berners, from the Bishop of London.
- 5.5.2 Structures from this period were predominantly constructed from timber. High status buildings however, such as churches [e.g. SMR 082053], often utilised more durable materials such as masonry. Such structures may be used to infer the location of past settlements. No such buildings however are documented from the study site itself, the above entry deriving from the south of the site at St Pancras.

5.6 POST-MEDIEVAL (AD 1485 – 1750)

- 5.6.1 The general layout of London did not significantly change during this period, the population however quadrupled in size. Neighbourhoods around Islington, Shoreditch and Clerkenwell began to be occupied by the poor, as the suburbs began to consume districts between the commercial areas and those beyond the city walls.
- 5.6.2 Documentation from this period denotes small pox and fever hospitals, north of the Great Northern Hotel. Other structures of note include the Brill settlement [SMR 080447], under St Pancras station, and three burial grounds under the former Goods depot to the west of St Pancras, partly excavated by Pre-Construct Archaeology in 2004.

5.7 INDUSTRIAL (1750-1900)

- 5.7.1 The area under investigation was occupied by tightly packed terrace houses in narrow streets, when King's Cross Station opened in 1852. In 1863 The Great Metropolitan Railway constructed three single track tunnelled connections with the newly built Metropolitan Railway to the south, one of which was situated within study area. Subsequent congestion of the station platforms led in 1875 to the construction of two further tracks with platforms outside the western wall of the main station, known as King's Cross Local.
- 5.7.2 Further expansion to the west of the station became necessary as railway system was developing. Terrace houses found in the area previously were demolished and replaced by dock sidings for horses, milk and carriages.
- 5.7.3 The previously open landscape of the study area during the C18th altered drastically with the urbanisation of London. The King's Cross area began to be utilised for quarrying and the manufacture of brick and tile; plus the construction of the Regent's Canal in 1820 facilitated yet further commercial development. A major gas manufacturing works was constructed to the south of the canal, with additional terraced housing and smaller commercial properties. Further industrialisation derived from the construction of railway termini at King's Cross, completed in 1852, and St. Pancras completed c1868, with associated hotels, sidings, maintenance depots and goods handling shed.
- 5.7.4 The Great Northern Hotel was built in 1853-4 by the Great Northern Railway to serve its adjacent London terminus of King's Cross. Two extensions were added to the hotel c. 1900, these were located against the convex south-western façade abutting St. Pancras Road and on the north-western end façade. Building recording has been carried out for the Great Northern Hotel by PCA Ltd and a full historical background for the building is included in the report (PCA Ltd forthcoming).

5.8 MODERN (1900- PRESENT)

- 5.8.1 The site is currently occupied by the Great Northern Hotel.

6 ARCHAEOLOGICAL METHODOLOGY

- 6.1 The area to be investigated was laid out by the groundwork contractors in accordance with the proposed development plan. The trench was excavated using a 360 degree excavator. An archaeologist was in attendance in order to monitor ground reduction.
- 6.2 The trench was excavated to investigate the possible existence of further brick footings and other features within the footprint of the basement extension at the south western side of the Great Northern Hotel. Another objective of the trench was to remove all subterranean obstructions before the installation of a reinforced concrete floor which will form part of the new basement structure.
- 6.3 No artefacts were identified or retained during the watching brief.
- 6.4 The dimensions of the trench were:
- Trench 1 5.0m (NE-SW) x 22.98m (NW-SE) x 4.4m (deep)
- 6.5 Individual descriptions of all archaeological strata and features excavated and/or exposed were entered onto pro-forma recording sheets. All plans and sections of archaeological deposits were recorded on polyester based drawing film, the plans being drawn at a scale of 1:20 and 1:50. The sections were drawn at a scale of 1:10. The recording system used was "single context".

7 SUMMARY OF THE ARCHAEOLOGICAL SEQUENCE

7.1 Trench 1

- 7.1.1 Trench 1 (Figures 2, 5 and 6) was located within the foot print of the basement extension at the southwest side of the hotel and was excavated to a depth of 4.4m.
- 7.1.2 The earliest features identified in the trench were two brick walls [7] and [13], observed at 12.88m and 12.83m OD respectively. The height of wall [7] was 0.45m and wall [13] stood to 0.45m
- 7.1.3 Above the brick walls was a concrete and brick levelling layer [6], which appeared to have been laid in order to provide a flat surface on which to build brick floor [11]. This levelling layer was 1.11m thick and was observed at 13.18mOD.
- 7.1.4 There were seven distinct contexts which were located above layer [6]. These were; [18], [4], [5], [11], [12], [14] and [17]. Feature [18] was a truncated beam support, which had a height of 0.62m and was observed at 13.44m OD. Also located above levelling layer [6] was a brick structure which consisted of features [4] and [5]. This structure appeared to be an internal wall and also incorporated a brick chute. The structure was 0.54m thick and was observed at 13.41mOD. Feature [11] comprised a brick floor level; it was 0.12m thick and was observed at 12.70m OD. Feature [12] was of an undetermined nature, possibly a floor. It was 0.32m thick and was observed at 13.39m OD. Feature [14] comprised a large brick wall. It was 0.41m thick and was observed at 13.43m OD. A metal drainage pipe [17] also was located on top of the concrete layer [6]; this in turn was sealed by a red brick wall [15] which appeared to be an internal wall through which the pipe was laid. The pipe [17] had a diameter of 0.19m and was observed at 13.52m OD. The wall over the pipe [15] was 0.5m thick and was observed at 13.83m OD
- 7.1.5 Above the large brick structure [4 and 5], the possible brick floor [12] and the brick flooring [11] there was a modern concrete capping layer [9]. This layer was 0.28m thick and was observed at 13.18mOD
- 7.1.6 Above the internal wall [15], the possible load bearing wall [14] and the truncated beam support [18] there was a modern concrete layer [3]. This layer was 0.44m thick and was observed at 13.69m OD. Layer [3] also overlay earlier concrete [9]
- 7.1.7 Above the later concrete layer [3] there was a tiled floor surface [1], as well as another concrete layer [8]. The tiled floor was 0.22m thick and was observed at 13.77m OD. The modern concrete layer was 0.07m thick and was observed at 13.77m OD. Above these features was modern made ground [+]

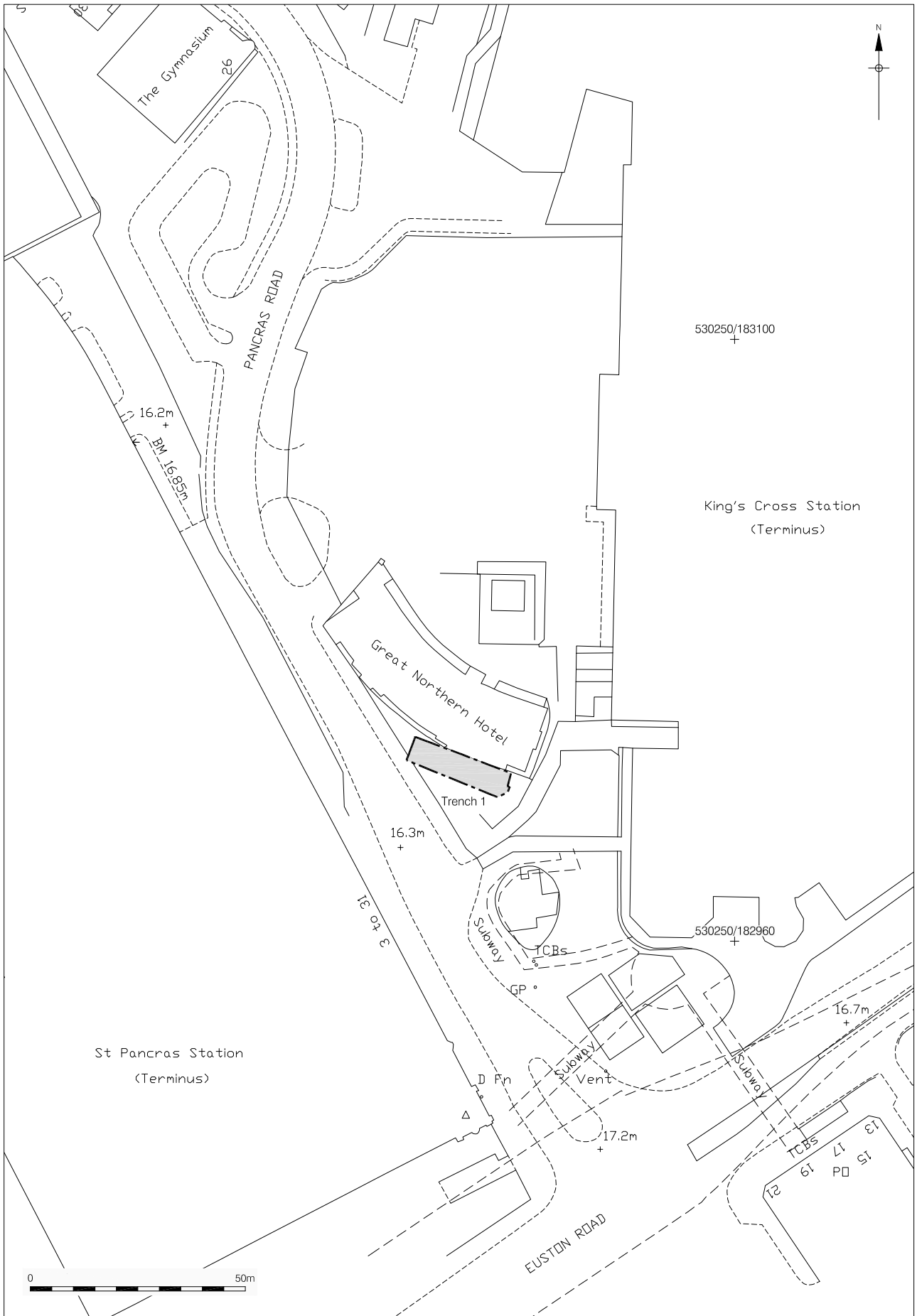
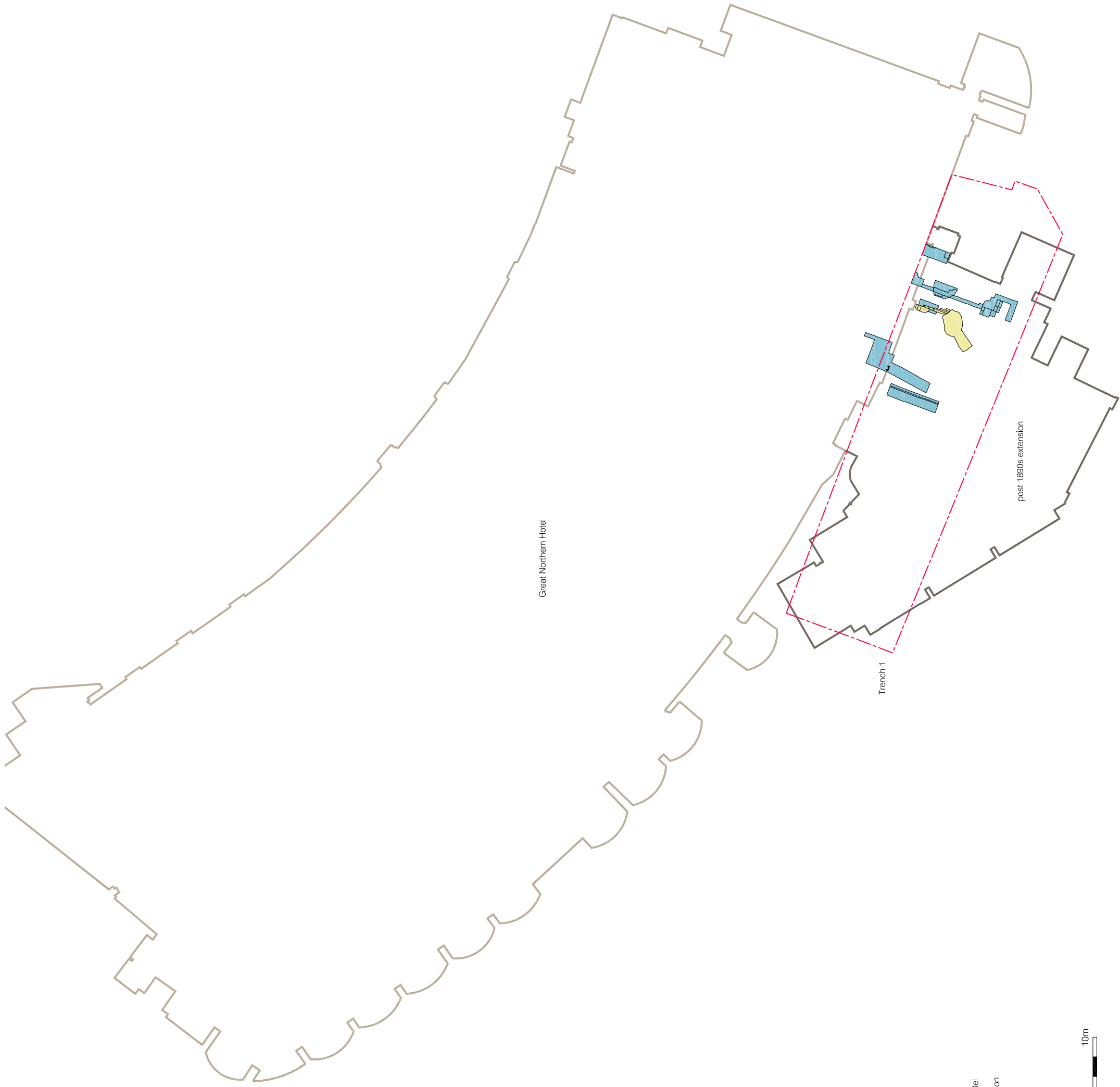


Figure 2
Trench Location
1:1,250 at A4



Great Northern Hotel

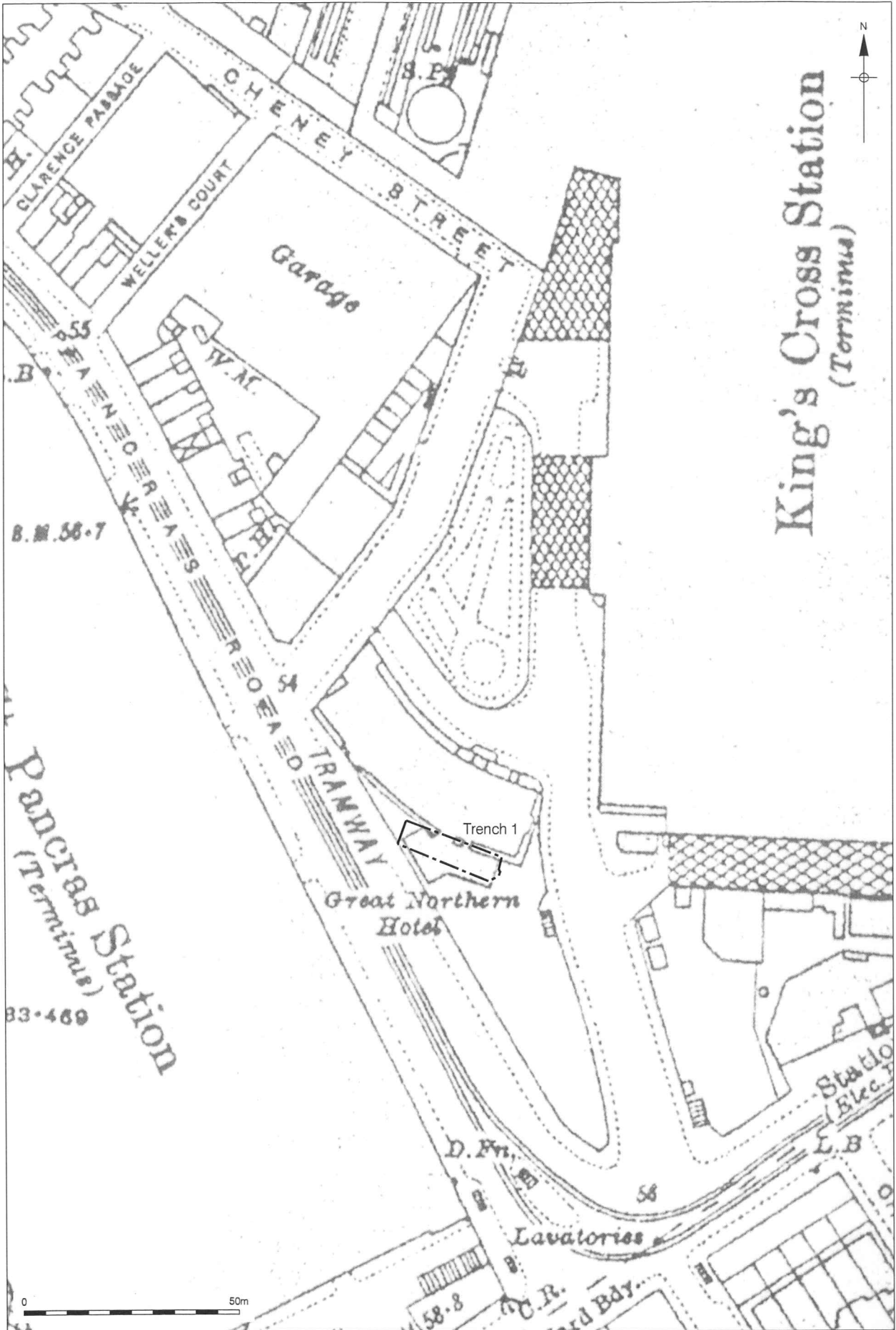
Trench 1

post 1890s extension

- Footprint of Great Northern Hotel
- Footprint of post 1890s extension
- excavated wall
- excavated floor



Figure 3
Trench 1 overlaying the footprint of the
Great Northern Hotel Basement plan
1:200 at A3



© Pre-Construct Archaeology Ltd 2009

Figure 4
 1914-16 Ordnance Survey map
 1:1,250 at A4

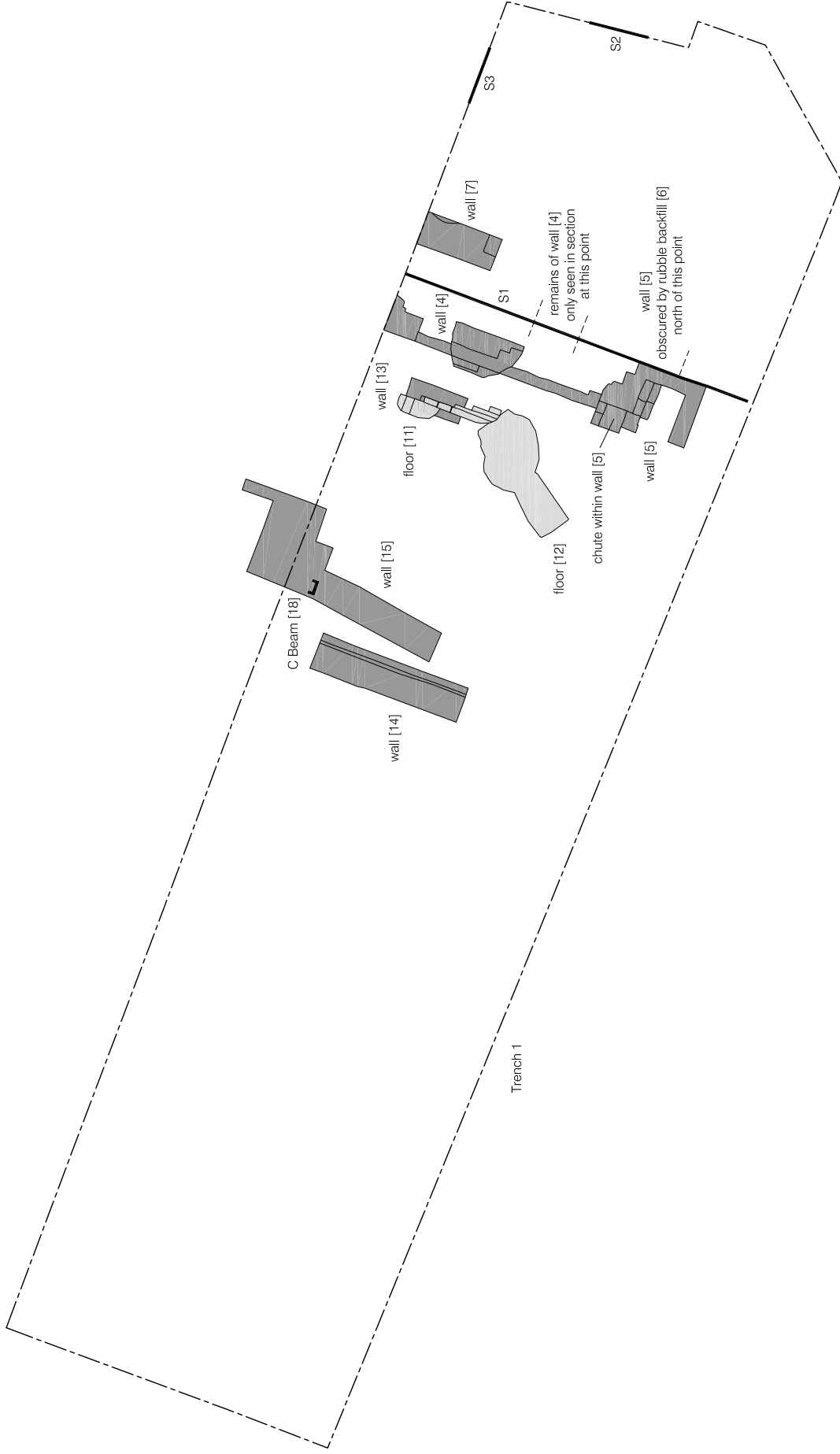
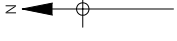
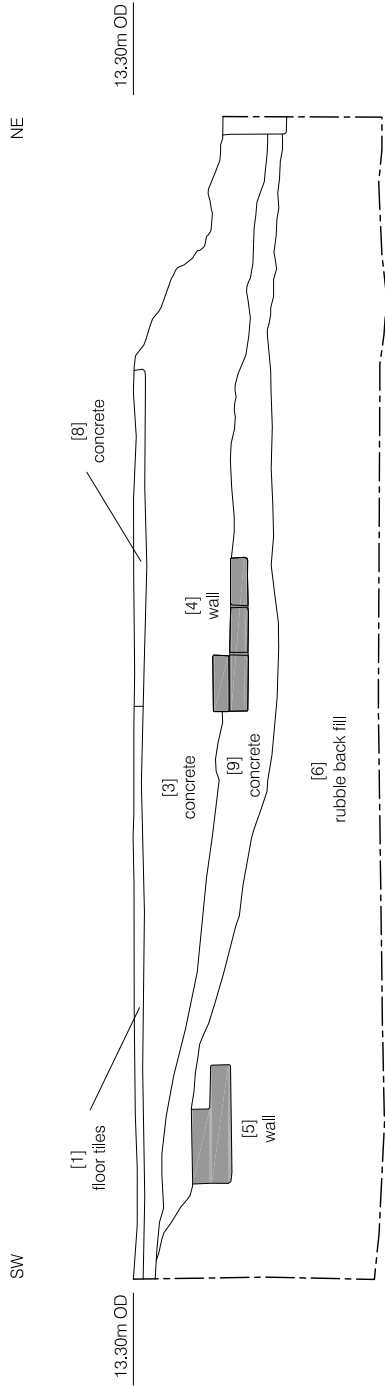
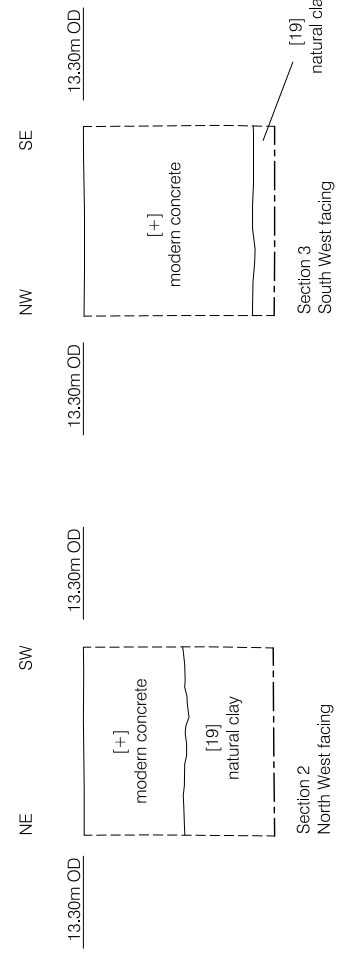


Figure 5
Trench 1
1:100 at A4



Section 1
South East facing



8 INTERPRETATION AND CONCLUSIONS:

- 8.1 Results from the trench show that the hotel extension was built on a concrete foundation supported by a bed of rubble hardcore. There appeared to be at least three phases of flooring within the basement, mostly concrete, but also one tiled. The drainage appears to have been put in place at the same time as the internal walls and may suggest that many of the walls uncovered were built during a single phase of construction.
- 8.2 No deposits dating to earlier than the construction of the hotel extension in the 1890s were observed.

9 ACKNOWLEDGEMENTS

- 9.1 Pre-Construct Archaeology Limited would like to thank IHCM and Argent (King's Cross) Limited for commissioning the project, Wallace who carried out the onsite work, and in particular the assistance of Stan Smith. Thanks to the digging crew who undertook the excavation of the pits and the safe maintenance of them.
- 9.2 The author would like to thank Helen Hawkins for her project management. Illustrations were produced by Hayley Baxter. Finally thanks to Richard Hughes and Michael Bussell, IHCM.

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APPENDIX 1 CONTEXT INDEX

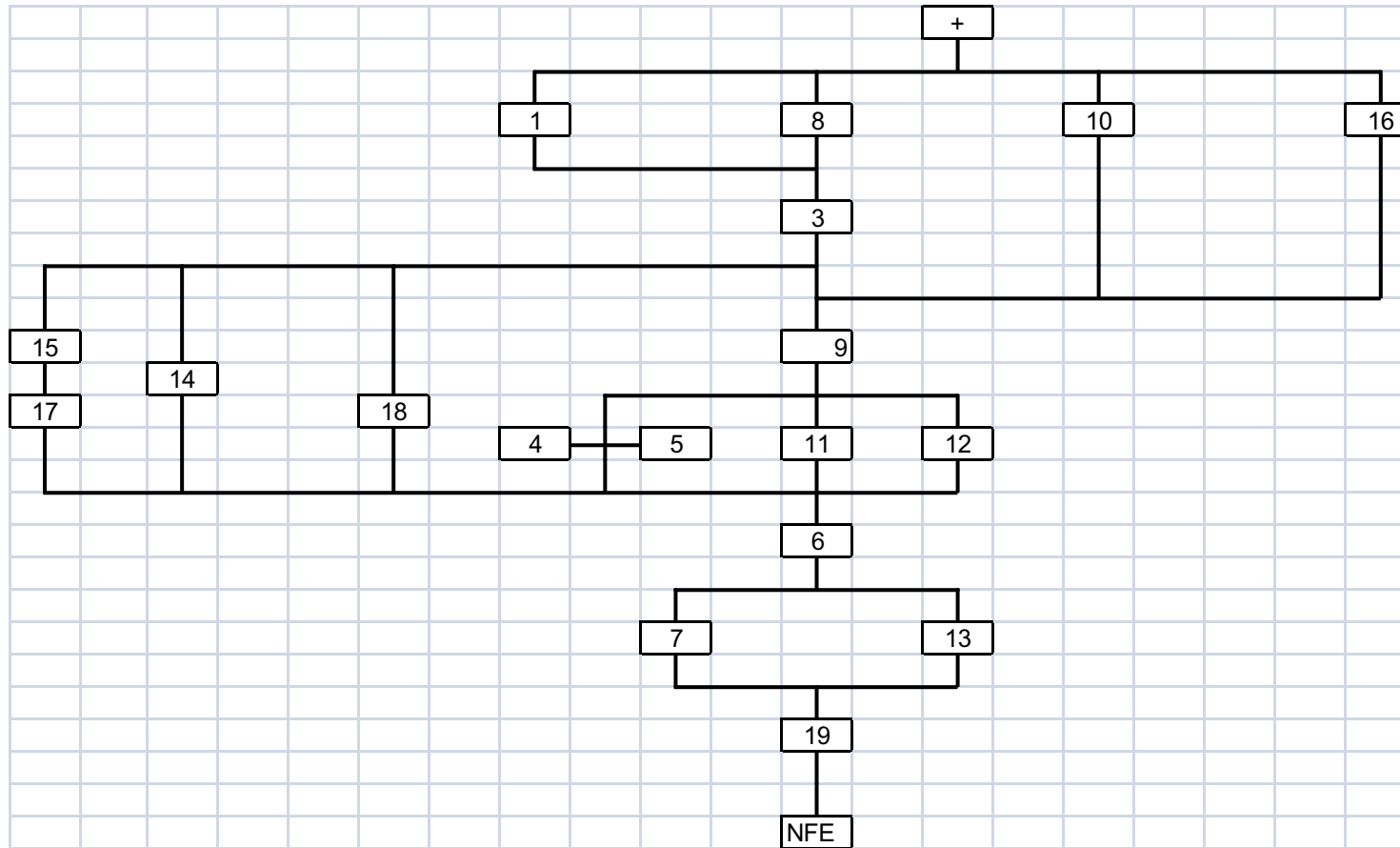
Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase	Photos No.
KXB07	1			Masonry	19th Century Floor Surface	19th/20th Century		
KXB07	2			Void				
KXB07	3			Layer	Modern Concrete	19th/20th Century		
KXB07	4	4		Masonry	Brick Chute	19th/20th Century		
KXB07	5	5		Masonry	Part of Feature (4)	19th/20th Century		
KXB07	6			Layer	Make Up Layer	19th/20th Century		
KXB07	7	7		Masonry	Possible Brick Cross Wall	19th/20th Century		
KXB07	8			Layer	Modern Concrete	19th/20th Century		
KXB07	9			Layer	Modern Concrete	19th/20th Century		
KXB07	10			Masonry	Brick Manhole	19th/20th Century		
KXB07	11	11		Masonry	Brick Floor	19th/20th Century		
KXB07	12	12		Masonry	Possible Brick Cross Wall	19th/20th Century		
KXB07	13	13		Masonry	Possible Brick Cross Wall	19th/20th Century		
KXB07	14	14		Masonry	Wall Foundation	19th/20th Century		
KXB07	15	15		Masonry	Brick Wall	19th/20th Century		
KXB07	16	16		Masonry	Brick Manhole	19th/20th Century		

Site Code	Context No.	Plan	Section / Elevation	Type	Description	Date	Phase	Photos No.
KXB07	17	17		Fe Pipe	Metal (Fe) Pipe	19th/20th Century		
KXB07	18	18		Masonry	Possible Beam Support	19th/20th Century		
KXB07	19	PX TR1		Natural	Natural Clays	19th/20th Century		

APPENDIX 2 SECTION REGISTER

Site Code	Section No.	Scale	Datum	Trench No.	Comments
KXB07	1	1:20	13.30m OD	TR1	approximately E facing
KXB07	2	1:10	13.30m OD	TR1	approximately E facing
KXB07	3	1:10	13.30m OD	TR1	approximately S facing

APPENDIX 3 MATRIX



APPENDIX 4 OASIS FORM

OASIS ID: preconst1-63245

Project details

Project name	An Archaeological Watching Brief at the Great Northern Hotel, King's Cross
Short description of the project	An archaeological watching brief was carried out on a trench located in the south-west extension area of the Great Northern Hotel, King's Cross. Sub-surface features identified included internal and external wall footings, floors, foundation slabs and cross walls. all related to the construction of the extension during the 1890s. No earlier features were identified.
Project dates	Start: 05-06-2009 End: 04-08-2009
Previous/future work	Yes / Not known
Any associated project reference codes	KXB07 - Sitecode
Type of project	Recording project
Site status	None
Current Land use	Other 2 - In use as a building
Monument type	WALLS Post Medieval
Monument type	FLOORS Post Medieval
Monument type	FOUNDATIONS Post Medieval
Significant Finds	NONE None
Investigation type	'Watching Brief'
Prompt	Planning condition

Project location

Country	England
Site location	GREATER LONDON CAMDEN CAMDEN Great Northern Hotel, King's Cross
Postcode	N1
Study area	825.00 Square metres
Site coordinates	TQ 3018 8302 51.5305665047 -0.123039216241 51 31 50 N 000 07 22 W Point

Project creators

Name of IHCM
Organisation

Project brief GLAAS
originator

Project design Richard Hughes
originator

Project Helen Hawkins
director/manager

Project supervisor Paul McGarrity

Type of Commercial Developer
sponsor/funding
body

Name of Argent (King's Cross) Ltd
sponsor/funding
body

Project archives

Physical Archive No
Exists?

Digital Archive LAARC
recipient

Digital Archive ID KXB07

Digital Contents 'none'

Digital Media 'Database','Text'
available

Paper Archive LAARC
recipient

Paper Archive ID KXB07

Paper Contents 'none'

Paper Media 'Context sheet','Matrices','Plan','Report','Correspondence','Drawing'
available

Project bibliography 1

Publication type Grey literature (unpublished document/manuscript)

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