



2, 4 AND 4A TUFNELL PARK ROAD London N7

London Borough of Islington

Evaluation report

March 2014



**2, 4 and 4A Tufnell Park Road
London
N7**

Site Code TFN14
NGR 530280 186060
OASIS reference molas1-173665

Planning reference P100596
Condition Number 30

Report on archaeological evaluation

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Summary

This report presents the results of an archaeological evaluation carried out by MOLA at 2, 4 and 4A Tufnell Park Road, London N7. The report was commissioned from MOLA by AC Union Ltd on behalf of the client.

In accordance with the Written Scheme of Investigation (MOLA, 2014 dated 25/02/14) three evaluation trenches were excavated on the site between 3rd and 5th March 2014.

A ditch that was probably part of the medieval Barnsbury moated manor was found. This appears to be one of those seen on the Dent parish map of 1805-6 and was backfilled in the 19th century. A brick drain probably relates to later redevelopment of the site in the 18th/19th century.

The report concludes further survival of the moat is possible to the north and eastern parts of the site. Post-medieval archaeological remains, probably only in the form of cut features, may be impacted by the redevelopment. An archaeological watching brief is recommended on any impacted areas.

The decision on the appropriate archaeological mitigation to the deposits revealed rests with the Local Planning Authority.

Contents

1	Introduction.....	5
1.1	Site background	5
1.2	Planning background	5
1.3	Scope of the evaluation.....	5
2	Topographical and historical background.....	7
2.1	Geology	7
2.2	Archaeology	7
2.3	Prehistoric to Roman periods.....	7
2.4	Medieval to post-medieval periods.....	7
3	Evaluation methodology.....	9
3.1	Field methodology.....	9
3.2	Recording methodology	9
3.3	Site archive	9
4	Results of the evaluation	9
4.1	Trench 1	9
4.2	Trench 2	10
4.3	Trench 3	10
4.4	The finds	11
4.5	The site as a whole	11
5	Archaeological potential.....	11
5.1	Answering original research aims	11
5.2	General discussion of potential	12
5.3	Significance.....	12
5.4	Assessment of the evaluation	12
6	Proposed development impact and conclusions.....	12
7	NMR OASIS archaeological report form.....	14
7.1	OASIS ID: molas1-173665.....	14

List of figures

Front cover: Dent map of Islington 1805-06

Fig 1 Site Location	18
Fig 2 Areas of investigation	19
Fig 3 Features in Trench 3	20

1 Introduction

1.1 Site background

- 1.1.1 An archaeological evaluation was carried out by MOLA at 2, 4 and 4A Tufnell Park Road, London N7 ('the site') between 3rd and 5th March 2014 (see Fig 1). This document presents the results of that work.
- 1.1.2 The site is bounded by Tufnell Park Road to the south, the Odeon cinema at 5 Tufnell Park Road to the east, 6 Tufnell Park Road to the west and no. 433 Holloway Road to the north. The centre of the site lies at National Grid reference 530280 186060. The site buildings on the site have recently been demolished. Modern pavement level near to the site lies at c 30m OD.
- 1.1.3 The potential archaeological interest on the site is its possible location on the site of a moated medieval manor house. The exact location of the manor house, its outbuildings or that of its associated moat is not recorded but early 19th-century cartographic evidence shows a large L-shaped feature/earthwork in the area of the site.

1.2 Planning background

- 1.2.1 The legislative and planning framework in which the evaluation took place was fully set out in the *Written Scheme of Investigation* which formed the project design for the evaluation (see Section 1.2, MOLA 2014).
- 1.2.2 The evaluation was carried out to fulfil a condition attached to the Planning Consent given by Local Authority (Consent reference P100596; Condition number 30).
- 1.2.3 The site lies adjacent to an Archaeological Priority Area as defined by local authority as the area is considered as archaeologically sensitive due to the medieval settlement at Holloway.

1.3 Scope of the evaluation

- 1.3.1 Evaluation is defined by English Heritage as intended to provide information about the archaeological resource in order to contribute to the:
- 1.3.1.1 - *formulation of an appropriate response or mitigation strategy to planning applications or other proposals which may adversely affect such archaeological remains, or enhance them; and/or*
- 1.3.1.2 - *formulation of a proposal for further archaeological investigations within a programme of research*

- 1.3.2 An archaeological evaluation is a limited fieldwork exercise designed to test the conclusions of preliminary desk based work. It is not the same as full excavation.
- 1.3.3 The evaluation was carried out within the terms of the relevant Standard for evaluation specified by the Institute for Archaeologists (IFA, 2009).
- 1.3.4 All work has been undertaken within the research priorities established in the Museum of London's *A research framework for London Archaeology*, 2002.
- 1.3.5 All work was undertaken within research aims and objectives established in the *Written Scheme of Investigation* for the evaluation (Section 1.7)
- 1.3.6 A number of broad objectives and research questions have been identified for this evaluation:
 - What is the nature and level of natural topography?
 - What are the earliest deposits identified?
 - When the site was first developed?
 - Does evidence of the medieval manor and associated moat or other later medieval structures survive on the site?
 - What evidence of post-medieval development of the site survives?
 - What are the latest deposits identified?
 - What is the extent of modern disturbance?

2 Topographical and historical background

2.1 Geology

- 2.1.1 The underlying natural geology of the site comprises London Clay (BGS North London 256).

2.2 Archaeology

- 2.2.1 The site lies adjacent to an Archaeological Priority Area as defined by local authority as the area is considered as archaeologically sensitive due to the medieval settlement at Holloway.

2.3 Prehistoric to Roman periods

- 2.3.1 The site has an uncertain, possibly low potential to contain archaeological remains dated to the prehistoric and Roman periods. Current understanding is very limited as there has been little archaeological investigation in the site area in the past. There are no chance finds dated to these periods. It is possible that the heavy clay soils did not attract early settlement or farming as would have the fertile and well-drained gravel terrace to the south. On the Islington Parish map of 1805-6, Dent annotates 'Supposed remains of a Roman Camp' in the area of the site. There is no known evidence of a Roman camp at this location and it is probable that Dent misidentified a medieval moated site at this location for a Roman Camp.

2.4 Medieval to post-medieval periods

- 2.4.1 A Saxon settlement existed at 'Tolentone' in the area of modern Tollington, located c 500m to the north-east of site. The development site probably fell into the manor of Tollington at this time. Given the proximity of the medieval settlement it is possible, that related features might have extended into the site; these are likely to be of agricultural nature. Tolentone remained in use as a place name until the 17th century. It was superseded by Holloway and the hamlet had ceased to have separate identity by the 18th century.
- 2.4.2 During the later medieval period the area of the proposed development fell within the manor estate of Barnsbury and a moated site has been identified close to or within the site. The medieval settlement of Holloway and Holloway manor was located close to the north of the site and it is possible that features associated with the manor and its defensive moat might extend into the area of the site. The exact location of the medieval manor and its outbuildings is not recorded, but cartographic evidence shows a large L-shaped feature, probably the moat, in the area of the proposed site on Dent's parish map of Islington of 1805-6 (see front cover). The Greater London Historic Environment Records (GLHER) lists an entry, referring to a medieval house, moat, barn, stables and brew house adjacent to the site to the east (GLHER

080541). The Victoria County History for Middlesex also refers to a moated farmhouse near the junction of Holloway Road and the later Tufnell Park Road (VCH Middlesex 1985, Vol 8). A moated manor house at Holloway Road is also described by Cosh (Cosh 2005, 11) but its exact location is uncertain.

- 2.4.3 Dent's parish map (see front cover) shows a large L-shaped feature in the general area of the proposed site, possibly the medieval moat associated with the manor at Holloway Road. Additionally the field just south of the feature shown on the map is called 'the moat' in the Tithe Apportionment of 1805, the one adjacent to the east is the 'moatfield'. This suggests a location of the moat in the area of the site.
- 2.4.4 Rocque's map of 1746 shows the site located on a property on the west side of Lower Holloway Road. The exact site location is hard to determine but it appears that the area of the site lay within an open field just south of some small buildings which form part of the hamlet of Upper Holloway.
- 2.4.5 Stanford's map of 1862 shows the urban expansion typical of the mid-19th century with residential areas replacing the agricultural hinterland. Most of the area along Holloway Road has been built up into residential areas including the site area. Stanford's map shows what appears to be a large single villa has been built on the site surrounded by a large garden along the frontage of the newly constructed Tufnell Park Road. The area west of the site still remains fields. The slightly later 1869 Ordnance Survey map shows this as two adjoining properties rather than one and later 19th-century Ordnance Survey maps show the site as occupied by two large adjoining houses and gardens which survived into the 20th century.
- 2.4.6 The London bomb damage maps (London Topographic Society 2005, map 29) shows that the site was subject to bomb damage in WWII when a V1 flying bomb hit the eastern area of the site and the listed Grade II Odeon cinema (later refurbished) adjacent to the site to the east. The site was subsequently redeveloped in the second half of the 20th century.

3 Evaluation methodology

3.1 Field methodology

- 3.1.1 Three evaluation trenches were excavated.
- 3.1.2 Trenches were excavated by machine by the contractors, and monitored by a MOLA supervisor.
- 3.1.3 Archaeological excavation was carried out in accordance with the *Written Scheme of Investigation* (MOLA 20014)
- 3.1.4 Trench locations were plotted on plans provided by the client using an 'offset methodology' and subsequently tied to the OS grid by MOLA Geomatics.

3.2 Recording methodology

- 3.2.1 A written and drawn record of all archaeological deposits encountered was carried out in accordance with the *Written Scheme of Investigation* (MOLA 2014).

3.3 Site archive

Number of trench record sheets	3
Number of overall location plans	2
Number of context sheets	5
Number of photographs	16
Number of plan sheets	3
Number of sections	0

4 Results of the evaluation

For trench locations see Fig 2.

4.1 Trench 1

Location	North-east part of site (car park area)
Dimensions	10m (NW-SE) x 2m wide
Modern ground level	29.72m OD
Level of archaeological stratigraphy (if any)	none seen
Level of base of lowest features or deposits observed	N/A
Top of surviving natural observed at	29.27m OD
Level of base of trench	29.02m OD

- 4.1.1 No archaeological features were found in this trench; the natural London Clay was recorded at 29.27m OD.

4.2 Trench 2

Location	South-east part of site (car park area)
Dimensions	6m (E-W) x 2m wide
Modern ground level	30.72m OD
Level of archaeological stratigraphy (if any)	none seen
Level of base of lowest features or deposits observed	N/A
Top of surviving natural observed at	28.98m OD
Level of base of trench	28.95m OD

4.2.1 No archaeological features were found in this trench; the natural London Clay was recorded at 28.98m OD.

4.3 Trench 3

For features in this trench see Fig 3

Location	North-west part of site (building no. 4A)
Dimensions	12m (NE-SW) x 2m wide (plus a 5m by 5m extension on SE side)
Modern ground level	29.72m OD
Level of archaeological stratigraphy (if any)	29.08m OD
Level of base of lowest features or deposits observed	27.59m OD
Top of surviving natural observed at	29.01m OD
Level of base of trench	28.76m OD

4.3.1 Two archaeological features were found in this trench. Crossing the SW corner of the trench was a small brick drain [2]. This was 0.54m wide and had a brick base and was arched. The red bricks used in its construction suggest this was late 18th/early 19th century in date

4.3.2 Further to the east there was a north-south running ditch [4]. This was 1.60m wide and c 1.20m deep and contained grey clayey silt [3]. This trench was later extended to establish the ditches direction and found it was severely truncated to the south. This meant only a 4m long section was recorded, though it probably continues further to the north beyond the limits of the trench. Finds recovered from [3] include pottery and clay tobacco pipes (see below) that suggest it was infilled in the 18th century.

4.3.3 Natural London Clay [5] was recorded at 29.08m OD.

4.4 The finds

4.4.1 Pottery

Context	Material	Sherds/ Fragments	Period	Date	Brief Comments
3	PPOT	4	PM	1580– 1700+	Large sherd PMFR dish and smaller sherds of P{MFR and BORDG date to 1580–1700, but one sherd of undecorated Chinese porcelain bowl could be later

4.4.2 Clay tobacco pipes

Context	Material	Sherds/ Fragments	Period	Date	Brief Comments
3	CTP	2	PM	1680– 1710	One bowl with crooked heel, difficult to identify but probably AO17; one stem fragment
3 <1>	CTP	1	PM	1700–70	One bowl fragment, type AO25; marking on spur illegible

4.5 The site as a whole

4.5.1 The upper levels of the site have been truncated, meaning no horizontal archaeology survives; however, cut features do survive.

4.5.2 There are two features both located in Trench 3; these are an brick drain [2] dated by bricks to the 18th/19th century and a ditch [4] dated to the 18th century by the clay tobacco pipes recovered from its fill.

5 Archaeological potential

5.1 Answering original research aims

The following research aims from the *Written Scheme of Investigation* have been answered by the evaluation;

5.1.1 What is the nature and level of natural topography?

The truncated top of natural London Clay varied from 29.27m OD (Trench 1) to 28.98m OD (Trench 2). This difference is more a result of truncation rather than changes in topography across the site.

5.1.2 When the site was first developed?

The earliest identified feature is a ditch dated whose infilling/disuse is dated to the 18th century.

5.1.3 *Does evidence of the medieval manor and associated moat or other later medieval structures survive on the site?*

The ditch [4] appears to match the location of a ditch on the Dent's parish map of Islington of 1805-6 which is probably Barnsbury moated manor that is known from medieval times. The dating recovered suggests it was at least partially backfilled by the 18th century.

5.1.4 *What evidence of post-medieval development of the site survives?*

The brick drain [2] is probably evidence for post-medieval development such as that seen on the Rocque map of 1746.

5.1.5 *What is the extent of modern disturbance?*

The south west part of the site, coinciding with nos 2 and 4 Tufnell Park Road, is severely truncated meaning no archaeology will survive there. Elsewhere on site, although truncated by later activity that includes concrete foundations, any cut features should survive.

5.2 General discussion of potential

5.2.1 The evaluation has shown that the potential for survival of ancient ground surfaces (horizontal archaeological stratification above natural ground) on the site is unlikely.

5.2.2 There is potential for survival of further cut features, particularly along the northern boundary (north-west of Trench 3) and eastern (car park) area.

5.2.3 However survival is likely to be extremely limited in certain areas such as the south-west due to the 20th century buildings.

5.3 Significance

5.3.1 Whilst the archaeological remains are of local significance there is nothing to suggest that they are of regional or national importance.

5.4 Assessment of the evaluation

5.4.1 There is a high level of confidence in the results of this evaluation to contribute to a mitigation strategy for the rest of the site.

5.4.2 In the case of this site, it appears only cut features will survive to the north and east of an area severely affected by construction of the 20th century buildings along Tufnell Park Road.

6 Proposed development impact and conclusions

6.1.1 Taking into account the results in all the trenches it appears that archaeological deposits only survive as cut features in certain areas of the site.

- 6.1.2 The proposed redevelopment at the site involves construction of a five-storey and a six-storey building, one with a basement. The impact of this and any associated services on the surviving archaeology will be to remove it completely in the area of the basement.
- 6.1.3 In the light of the results of the evaluation MOLA considers that any remaining archaeological deposits should be monitored archaeologically in a watching brief in advance of any further ground reduction.
- 6.1.4 The decision on the appropriate archaeological mitigation to the deposits revealed rests with the Local Planning Authority.

7 NMR OASIS archaeological report form

7.1 OASIS ID: molas1-173665

Project details

Project name	2,4 and 4A Tufnell Park Road, N7
Short description of the project	Three evaluation trenches were excavated found a ditch that was probably part of the medieval Barnsbury moated manor. This appears to be one of those seen on the Dent parish map of 1805-6 and was backfilled in the 19th century. A brick drain probably relates to later redevelopment of the site in the 18th/19th century.
Project dates	Start: 03-03-2014 End: 05-03-2014
Previous/future work	No / Not known
Any associated project reference codes	TFN14 - Sitecode
Type of project	Field evaluation
Site status	None
Current Land use	Residential 1 - General Residential
Monument type	DITCH Post Medieval
Monument type	DRAIN Post Medieval
Methods & techniques	"Targeted Trenches"
Development type	Urban commercial (e.g. offices, shops, banks, etc.)
Prompt	Planning condition
Position in the planning process	After full determination (eg. As a condition)

Project location

Country	England
Site location	GREATER LONDON ISLINGTON HOLLOWAY 2,4 and 4A Tufnell Park Road
Postcode	N7
Study area	1140.00 Square metres
Site coordinates	TQ 30280 86060 51.5578656483 -0.120472520527 51 33 28 N 000 07 13 W Point
Height OD / Depth	Min: 28.98m Max: 29.27m

Project creators	
Name of Organisation	MOLA
Project brief originator	Local Authority Archaeologist and/or Planning Authority/advisory body
Project design originator	MOLA
Project director/manager	Derek Seeley
Project supervisor	Tony Mackinder
Type of sponsor/funding body	Client
Name of sponsor/funding body	AC Union Ltd
Project archives	
Physical Archive recipient	LAARC
Physical Contents	"Ceramics"
Digital Archive recipient	LAARC
Digital Contents	"Ceramics"
Paper Archive recipient	LAARC
Paper Contents	"Ceramics"
Paper Media available	"Context sheet","Matrices","Notebook - Excavation',' Research',' General Notes","Plan","Report"
Project bibliography	
1	
Publication type	Grey literature (unpublished document/manuscript)
Title	2, 4 and 4A Tufnell Park Road, London N7
Author(s)/Editor(s)	Mackinder, T
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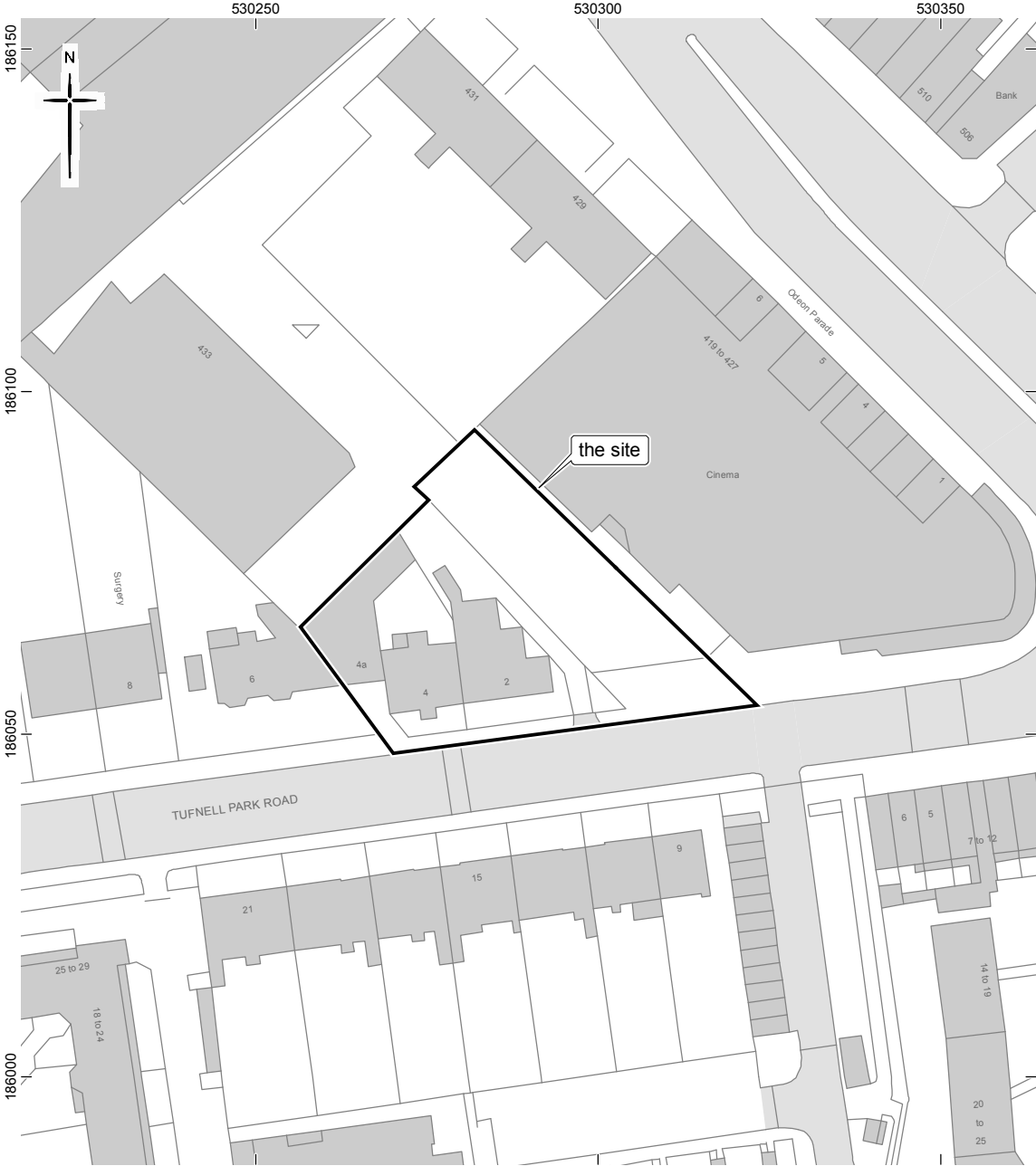
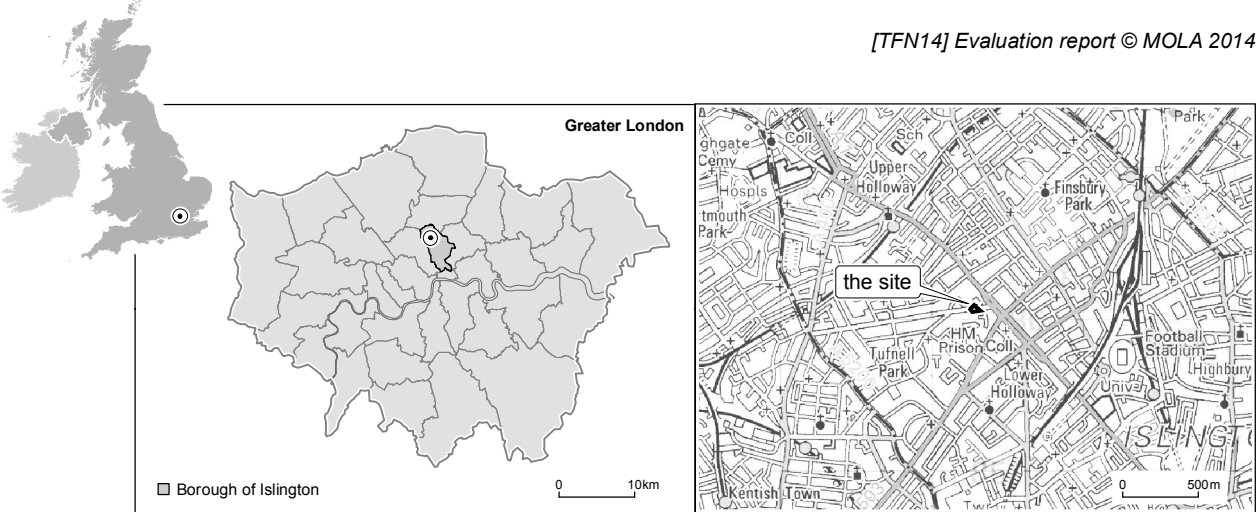
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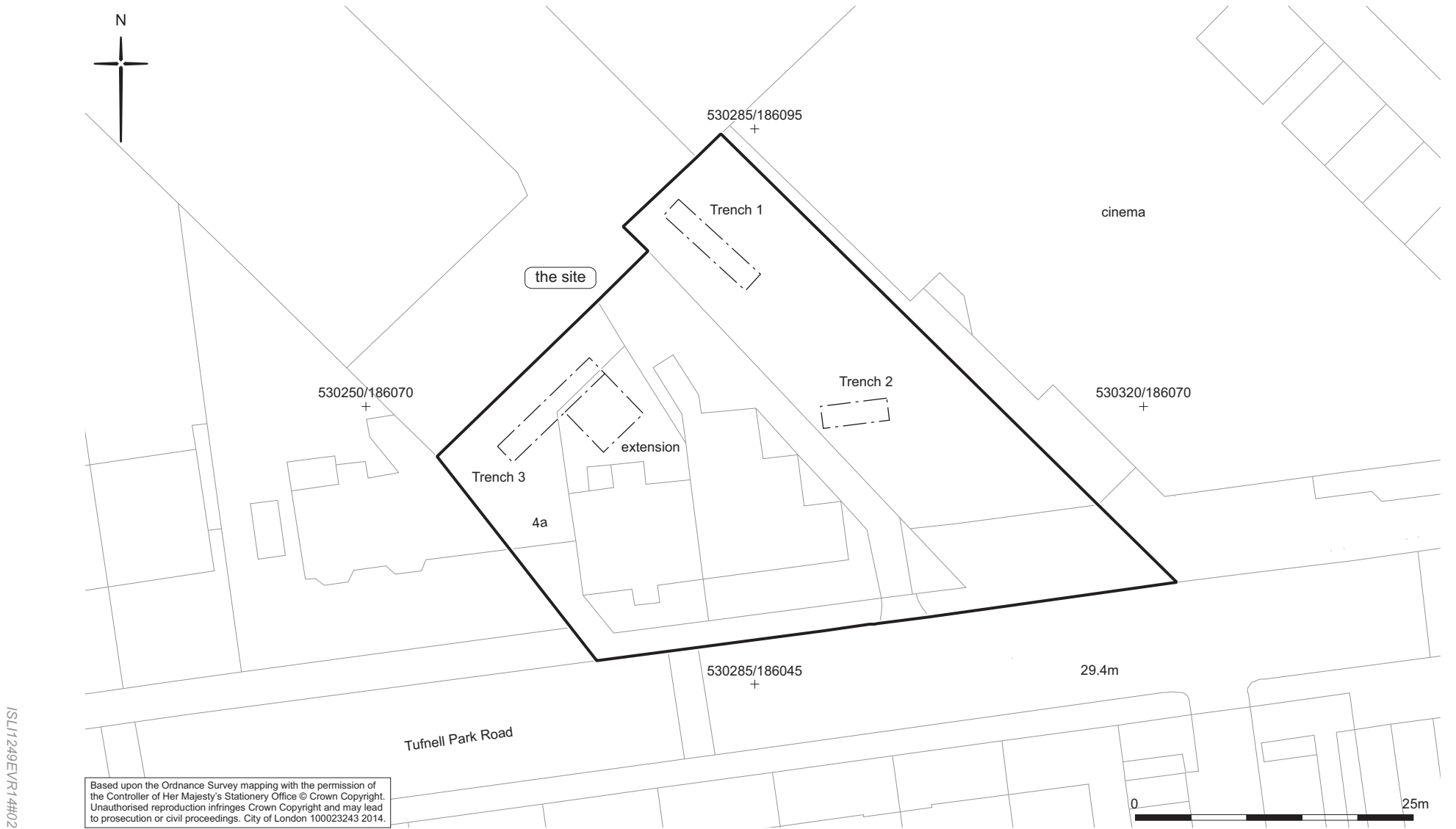


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Scale 1:1,000 @ A4

0 50m

Fig 1 Site location



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Fig 2 Areas of investigation

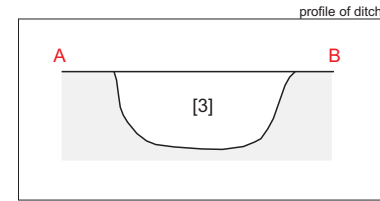
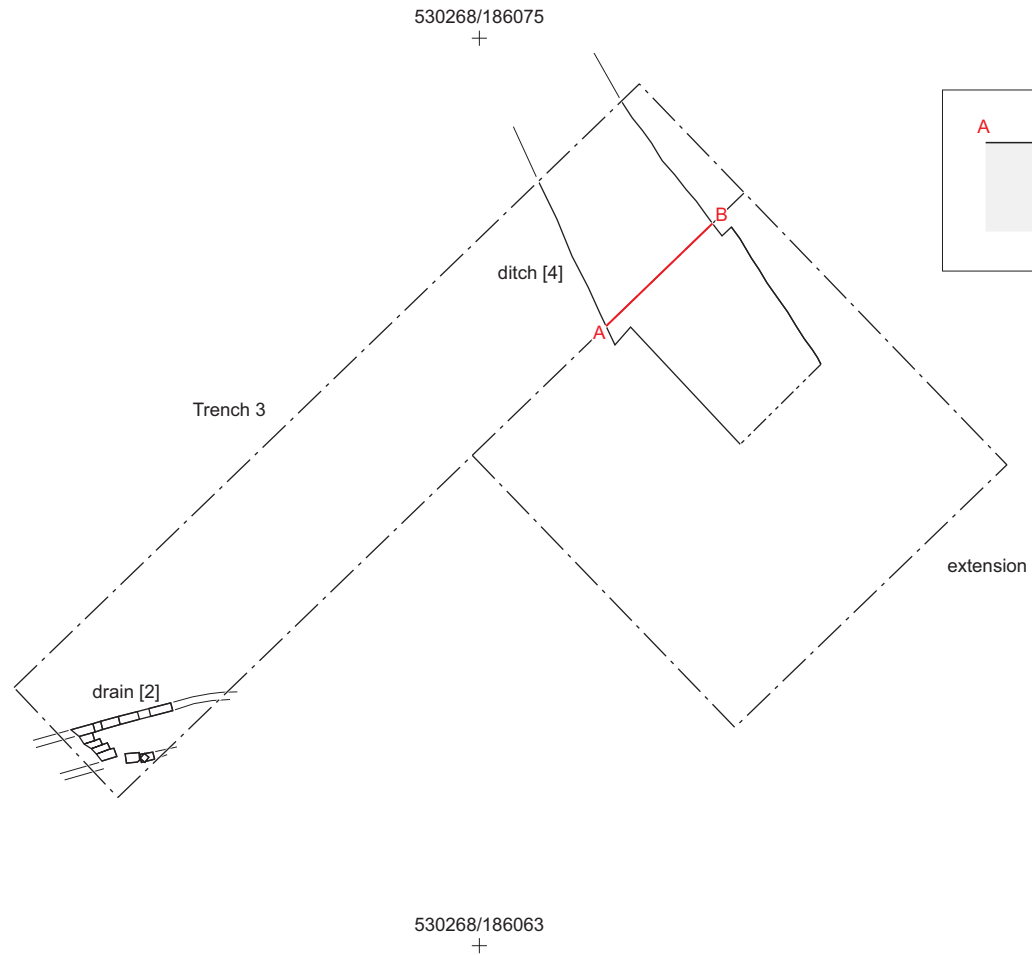


Fig 3 Features in Trench 3