

Former Holloway Prison

Historic Environment Assessment





PROJECT HOLLOWAY
Former Holloway Prison
Parkhurst Road
London N7

London Borough of Islington

Historic Environment Assessment

November 2021



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Archaeological Desk-based Assessment

NGR 530102 185587

Historic Environment Record search reference: 16545

Sign-off history

issue number	Issue date	Prepared by	Lead Consultant, Archaeology	Project Manager	Notes
1	04/10/2019	Florence Smith Nicholls (Archaeology) Judit Peresztegi (Graphics)	Rupert Featherby	Christina Holloway	First draft
2	21/10/2019				Baseline, reviewed for issue
3	07/05/2020	Christina Holloway	–	Christina Holloway	Minor text edits to baseline
4	30/09/2021	Harry Smith	–	Christina Holloway	Text issue, updated for 2021 with proposals and new site outline
5	02/11/2021	Harry Smith	–	Christina Holloway	Client comments incorporated
6	09/11/2021	Harry Smith	–	Christina Holloway	Plot C section (Fig 22) updated

MOLA code: P19–375



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Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

tel 0207 410 2200 email: business@mola.org.uk

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Registered in England and Wales

Company registration number 07751831 Charity registration number 1143574

Registered office Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED



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Executive summary

Peabody Construction Limited has commissioned MOLA (Museum of London Archaeology) to prepare an Archaeological Desk-based Assessment in advance of proposed development at the former Holloway Prison, Parkhurst Road, London N7; National Grid Reference 530102 185587. The Development includes phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections; publicly accessible park; car (blue badge) and cycle parking; and other associated works.

The site contains no nationally designated heritage assets and is not within an Archaeological Priority Area nor a Conservation Area. There have been no previous archaeological investigations recorded within the site.

This desk-based study forms an initial stage of investigation of the area of the Development and assesses the impact of the Development on buried heritage assets (archaeological remains). Above ground heritage assets (historic structures) are not discussed in detail, but they have been noted where they assist in the archaeological interpretation of the site.

*Buried heritage assets that may be affected comprise **localised and truncated remains of the mid-19th century City House of Correction, later Holloway Prison**. This was demolished in the 1970s and replaced with a new prison complex. It is not known how comprehensively the below-ground fabric of the original buildings was cleared prior to construction of the modern prison, but any surviving remains would be of low significance, or possibly medium significance for any remains of particular notable or innovative prison features, depending on their nature and condition.*

There is low potential for remains of earlier periods. Prehistoric remains are scarce in the vicinity, and the site was some distance from known settlements in the Roman and medieval periods: the site was open land prior to the construction of the prison.

Demolition, the removal of obstructions below ground, and the construction of new buildings and landscaping would further truncate or remove entirely any archaeological remains in the site, reducing their significance to negligible.

No preliminary archaeological field evaluation of the site has been requested by the London Borough of Islington prior to the planning application. The decision on whether further archaeological measures are required to offset any impacts of the Development on archaeological remains rests solely with the London Borough of Islington and its archaeological advisor, the Greater London Archaeological Advisory Service of Historic England.

Any archaeological fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Peabody has commissioned MOLA (Museum of London Archaeology) to prepare an archaeological desk-based assessment in advance of proposed development at the former Holloway Prison (HMP Holloway), Parkhurst Road, London N7; National Grid Reference (NGR) 530102 185587: Fig 1. The Development comprises a phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connection, publicly accessible park; car (blue badge) and cycle parking; and other associated works. Foundations are likely to be piled with caps at the top of each pile and ground beams running between piles.
- 1.1.2 This desk-based study assesses the impact of the Development on buried heritage assets (archaeological remains). It forms an initial stage of investigation of the area of the Development (hereafter referred to as 'the site') and may be required in relation to the planning process in order that the local planning authority (LPA) can formulate an appropriate response in the light of the impact on any known or possible buried heritage assets. These are parts of the historic environment which are considered to be significant because of their historic, evidential, aesthetic and/or communal interest.
- 1.1.3 This report deals solely with the archaeological implications of the Development and does not cover possible built heritage issues, except where buried parts of historic fabric are likely to be affected. Above ground assets (i.e., designated and undesignated historic structures and conservation areas) on the site or in the vicinity that are relevant to the archaeological interpretation of the site are discussed. Whilst the significance of above ground assets is not assessed in this archaeological report, direct physical impacts upon such assets arising from the development proposals are noted. The report does not assess issues in relation to the setting of above ground assets (e.g., visible changes to historic character and views).
- 1.1.4 Comments made on the baseline issue of this assessment in June 2020 in the AECOM Scoping Report have been addressed as appropriate in this latest version. No preliminary archaeological field evaluation of the site has been requested by the LPA prior to the planning application.
- 1.1.5 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2021; see section 9 of this report) and to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.6 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 Historic England's National Heritage List for England (NHL) is a register of all nationally designated (protected) historic buildings and sites in England, such as scheduled monuments, listed buildings and registered parks and gardens. The NHL does not include any nationally designated heritage assets within the site, however the Grade II listed Verger's Cottage The Verger's Cottage, part of the former Camden Road New Church complex (NHL ref. 1427828) is 30m to the east of the site boundary on the opposite side of Parkhurst Road.
- 1.2.2 The site is not within an Archaeological Priority Area (APA), nor is it within a Conservation

Area, but the Tufnell Park Conservation Area is 10m west of the site. The nearest APA is c 420m to the north of the site, associated with the medieval Barnsbury moated manor house (Place Services, 2018, APA 2.7; see **DBA 27** on Fig 2). This covers a localised and very specific area of archaeological interest not considered to extend as far as the site.

- 1.2.3 The site has potential to contain occasional disarticulated human bone from a previous burial ground. Disturbance of human remains on land which is not subject to the Church of England's jurisdiction requires a licence from the Secretary of State, under Section 25 of the *Burial Act 1857 as amended by the Church of England (Miscellaneous Provisions) Measure 2014*.

1.3 Aims and objectives

1.3.1 The aim of the assessment is to:

- Identify the presence of any known or potential buried heritage assets that may be affected by the proposals.
- Describe the significance of such assets, as required by national planning policy (see section 9 for planning framework and section 10 for methodology used to determine significance).
- Assess the likely impacts upon the significance of the assets arising from the proposals.
- Provide recommendations for further assessment where necessary of the historic assets affected, and/or mitigation aimed at reducing or removing completely any adverse impacts upon buried heritage assets and/or their setting.

2 Methodology and sources consulted

2.1 Sources

- 2.1.1 For the purposes of this report, documentary and cartographic sources including results from any archaeological investigations in the site and the area around it were examined in order to determine the likely nature, extent, preservation and significance of any buried heritage assets that may be present within the site or its immediate vicinity. This information has been used to determine the potential for previously unrecorded heritage assets of any specific chronological period to be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, information was collected on the known historic environment features within a 1.0km-radius study area, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (GLHER) and the Museum of London Archaeological Archive (MoL Archaeological Archive). The GLHER is managed by Historic England and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. The MoL Archaeological Archive includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.
- 2.1.3 The extent of investigations as shown on Fig 2 may represent the site outline boundary for planning purposes, rather than the actual area archaeologically investigated. Where it has not been possible from archive records to determine the extent of an archaeological investigation (as is sometimes the case with early work), a site is represented on Fig 2 only by a centrepoint.
- 2.1.4 In addition, the following sources were consulted:
- MOLA – in-house Geographical Information System (GIS) with statutory designations GIS data, the locations of all ‘key indicators’ of known prehistoric and Roman activity across Greater London, past investigation locations, projected Roman roads; burial grounds from the Holmes burial ground survey of 1896; georeferenced published historic maps; Defence of Britain survey data, in-house archaeological deposit survival archive and archaeological publications.
 - Historic England – information on statutory designations including scheduled monuments and listed buildings, identified Heritage at Risk, and impacts of piling (HE, 2019a).
 - The Research Framework for London Archaeology (Museum of London, 2003).
 - The London Society Library – published histories and journals.
 - London Metropolitan Archives – historic maps and published histories.
 - British National Copyright Library – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day.
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data.
 - Avison Young – existing site survey (Scopus, 2016) architectural plans (Allford Hall Monaghan Morris (AHMM) 2021), geotechnical report (survey (Groundtech Consulting 2021));
 - Internet – web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.5 The assessment included a site visit carried out on the 26th of October 2019 in order to determine the topography of the site and existing land use/the nature of the existing buildings

on the site, and to provide further information on areas of possible past ground disturbance and general historic environment potential. Observations made on the site visit have been incorporated into this report. Only Block D of the existing buildings could be viewed internally as it was the only building at the date of the survey that had a completed asbestos survey.

2.2 Methodology

- 2.2.1 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique desk based assessment reference number (**DBA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas and archaeological priority areas are not shown. All distances quoted in the text are approximate (within 5m) and unless otherwise stated are measured from the approximate centre of the site or nearest part of the site boundary, or use another method as appropriate.
- 2.2.2 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in Historic England's *Conservation principles, policies and guidance* (EH 2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.2.3 Section 11 includes non-archaeological constraints. Section 12 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13 with a list of existing site survey data obtained as part of the assessment.

2.3 Assumptions and limitations

- 2.3.1 Due to the sensitivity of the site, architectural plans of the existing buildings were not available.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is the former Holloway Prison, Parkhurst Road, London N7 (NGR 530102 185587: Fig 1). The site area is 4.16ha and is bounded by Camden Road to the south, buildings fronting on to Dalmeny Avenue to the west, Bakers Field to the north, and Parkhurst Road to the east. The site falls within the historic parish of St Mary's Islington, and lay within the county of Middlesex prior to being absorbed into the administration of the London Borough of Islington.
- 3.1.2 The site is c 4.8km north of the Thames and 1.4km to the north-east of the former course of the River Fleet. The Fleet rose on Hampstead Heath and flowed south through Kentish Town and Clerkenwell before joining the Thames at Blackfriars.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 Ground level varies on the site due to the general slope down of the natural topography from south to north, and also extensive landscaping within the site itself. The highest point is 42.4m above Ordnance Datum (OD) at the western corner of the site, sloping down to 34.0m OD at the north-eastern corner of the site (Scopus 2016).

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 BGS digital data shows that the underlying geology comprises London Clay.
- 3.3.3 A geotechnical investigation carried out within the site by Groundtech Consulting (February 2021) recorded made ground as extending down 0.4–2.6m across the entire site. The top of London Clay was recorded below this.
- 3.3.4 There is a London City Council record of a well boring taken in the centre of the prison site in 1946. This shows London Clay first appearing at a depth of 41.1m OD (1.3m below current high ground levels within the site).
- 3.3.5 The closest BGS historic borehole to the site (ref: TQ38NW/123) was dug in 1950, c 70m to the south-west of the southern boundary of the site. This recorded a similar depth of 1.5m of made ground overlying London Clay at a level of 45.1m OD. Another BGS borehole, 125m to the north of the site at a lower level on Chambers Road (ref: TQ38NW/124) recorded 0.5m of made ground overlying London Clay.
- 3.3.6 The level of natural geology in the site as an indicator of possible archaeological survival is discussed in detail in section 5.2.

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have there been no archaeological investigations within the site itself. Relatively little archaeological work has been carried out in the 1.0km-radius study area so current understanding is limited, in particular for the prehistoric and Roman periods for which there is no documentary information. The five investigations which have been carried out in the study area have mostly recorded remains from the 19th century onwards. The closest investigation to the site, 400m to the west at Holloway School, Hilldrop Road in 2007 (**DBA 6**), comprised a shallow 2m-square test pit which revealed only a few modern finds. An investigation, at 2, 4 and 4a Tufnell Park Road (**DBA 1**), c 420m to the north of the site, found a ditch that was possibly a moat of medieval Barnsbury Manor.
- 4.1.2 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges given are approximate.

4.2 Chronological summary

Prehistoric period (800,000 BC–AD 43)

- 4.2.1 The Lower (800,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that Britain first saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There is no known archaeological evidence of human activity dated to this period within the study area. Several fossil animal bones thought to date to 125,000–115,000 BC were found in 1891 c 580m to the south-west of the site in the area of Brecknock Crescent (**DBA 14**).
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4,000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as a time of technological change, settled communities and the construction of communal monuments. Farming was established and forest cleared for cultivation. An expanding population put pressure on available resources and necessitated the utilisation of previously marginal land. There are no known finds dated from these periods within the study area. The heavy Clay geology would not have been a first choice for settlement or farming compared to the extensive Thames Gravel terraces to the south; along with the lack of a nearby significant watercourse suggests that in all likelihood the site was in an area that was primarily wooded throughout this period.

Roman period (AD 43–410)

- 4.2.4 The major Roman trading settlement of *Londinium* was established in c AD 50 in the area of the modern City of London, c 5.0km to the south-east of the site. Settlement and other activity in the general area would have been influenced by administrative and infrastructure factors associated with the rise to prominence of *Londinium* and its position as the hub of the Roman road system. The relationship of *Londinium* to its hinterland was symbiotic: small, nucleated settlements, typically located along the major roads, acted both as markets and as producers for its population. The hinterland settlements appear to have followed the general socio-economic trends that characterise the Roman period; a period of prosperity in the early 2nd century followed by a general decline in the late 2nd–early 3rd century and a brief revival in the

4th century (MoLAS 2000, 150).

- 4.2.5 The nearest known Roman road to the site was the major route later known as Ermine Street, c 3.3km to the east. Another – conjectured – Roman road, from Cripplegate in the City to Hatfield, may have run closer to the site. The possible line of this route ran along Highbury Grove, c 1.7km to the east of the site.
- 4.2.6 Dent's Map of Islington of 1805 (Fig 5) describes a road running to the south-west of the site, roughly along the route of Hilldrop Road/Middleton Grove, as 'Supposed to be an Old Roman Road'. However, no Roman material has been recorded within the study area, suggesting that the location of the proposed development was away from any areas of Roman activity, and, as with the prehistoric period, was probably woodland. Some areas may have been cleared for farming although there is no direct evidence for this in the study area.

Early medieval (Saxon) period (AD 410–1066)

- 4.2.1 Following the withdrawal of the Roman army from England in the early 5th century AD, *Londinium* was apparently abandoned. Germanic ('Saxon') settlers arrived from mainland Europe, with occupation in the form of small villages and an economy initially based on agriculture. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Landed estates (manors) can be identified from the 7th century onwards; some, as Christianity was widely adopted, with a main 'minster' church and other subsidiary churches or chapels.
- 4.2.2 The main focus of early medieval settlement was concentrated west of Roman *Londinium* in the mercantile settlement and trading port of *Lundenwic*, which flourished in the 7th to 9th centuries in an area now occupied by Aldwych, the Strand and Covent Garden, c 4.5km to the south of the site (Cowie and Blackmore 2012, 2). In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.3 In the late 9th century, *Londinium* was reoccupied and its walls repaired as part of the defensive system established by King Alfred against the Danes. This settlement, named *Lundenburh*, formed the basis of the medieval city of London, c 5km to the south-east of the site. A charter dated c AD 1000 records that the Bishop of London was the overlord of two settlements called *Gislandune* (Islington) and *Tollandune* (Tollington), which occupied hilltops (*duns*), and in the Domesday Survey of AD 1086 all entries for the Islington Area are divided between the manors (estates) of *Iseldone*, formerly *Gislandune*, and *Tolentone*, formerly *Tollandune* (Cosh 2005, 9–10).
- 4.2.4 The site was probably located in the manor of *Iseldone*. The main settlement within *Iseldone* was located at the junction of High Street, Upper Street and Lower Street, near the present Islington Green c 2.3km to the south-east of the site. In 1993, archaeological excavations by an unknown organisation revealed evidence of Saxon settlement here (Cosh 2005, 9). Throughout this period the site was some distance from these settlements and was probably within open fields or woodland.

Later medieval period (AD 1066–1485)

- 4.2.5 At the time of the Domesday Survey of 1086 about half of Islington's total area was under cultivation, namely 12 hides and a quarter (one hide being roughly equivalent to 120 acres) and was held by the Bishop of London (Cosh 2005, 10).
- 4.2.6 During this period, the Bishop of London granted five hides of the Islington estate to Hugo de Berners, which later became known as the manor (estate) of Bernersbury (Barnsbury). The manor contained cultivated land and enough woodland to support 150 pigs, and lay to the west of the Hollow Way (Holloway Road). It extended as far north and west as the parish boundaries, and as far as the valley of the River Fleet to the south-east (*ibid*, 10–11). The main settlement grew upon on the site of the earlier village of *Iseldone* near the present Islington Green c 2.3km to the south-east of the site. There were two manor houses. One was situated on or close to Holloway Road c 550m to the north of the site. Rocque's map of 1741–5 (Fig 5) shows a small roadside settlement here, and a MOLA evaluation (**DBA 1**) uncovered a ditch that was possibly part of the moat surrounding the manor house. The other manor house was located on the site of Mountfort House to the west of Barnsbury Square, c 1.5km to the south-east of the site. At the latter site, a moat 12-ft (3.7m) deep and 20-ft (6.1m) wide was still

visible until 1834 (*ibid*, 11).

- 4.2.7 By the 13th century, the main road now named Hornsey Road (previously Devils' Lane), became impassable and a new road was created which followed the old Saxon route along Holloway Road. By the 15th century settlement had developed along the boundary of the manors of Barnsbury and Tollington, at Upper Holloway (Archway) c 1.5km to the north-west of the site, Lower Holloway, c 500m to the north-east of the site, and Ring Cross, c 750m to the east of the site (Cosh 2005, 14). These settlements are also shown on Rocque's map of 1746 (Fig 5).
- 4.2.8 Throughout this period the site lay at some distance from these settlements and was probably within open fields under cultivation or pasture.

Post-medieval period (AD 1485–present)

- 4.2.9 The earliest map of the area is Hawkworth's Survey of Islington Parish of 1735 (Fig 4). The map is schematic only showing buildings, roads and footpaths. Nevertheless it does indicate that the site had not been built on at this date, and lay some distance from the built-up areas.
- 4.2.10 Upper Holloway, Lower Holloway, and Ring Cross are shown on Rocque's map of 1746 (Fig 5). The site was in open fields, just to the north of Maiden Lane, which corresponds approximately to modern day Camden Road. There appears to be a path running north-south through the centre of the site.
- 4.2.11 In Dent's map of 1805 the site is still shown in open fields (Fig 6). The interesting feature of this map is the projected line of a road to the west of the site, which is described as Roman in origin (see above). Development continued along Holloway Road during the 18th century: Ring Cross became linked with Lower Holloway by 1805. Development west of Holloway Road was spurred by the construction of a road (later named Caledonian Road) from King's Cross to Holloway in 1826 (VCH *Middlesex* viii, 29–37).
- 4.2.12 The western part of Upper Holloway was still fairly free of building between 1820 and 1850. The Corporation of London bought approximately 10 acres for a cemetery during the cholera epidemic of 1832, and by 1848 had increased their holding to approximately 27 acres on the north side of Camden Road, including the site (Baggs *et al* 1985, 29–37). The Corporation of London decided to build its new City House of Correction on approximately 10 acres of this open land. The prison was designed in a medieval style by J. B. Bunning, the City of London Architect, with an entrance block modelled on part of Warwick Castle (Weinreb and Hibbert 1995, 399).
- 4.2.13 Construction began in 1849 and the prison opened in 1852 (Brodie *et al* 2002). Architectural drawings and plans for the design and construction of the original prison were viewed at the London Metropolitan Archives. The prison had six wings radiating from a central tower, with four three-storeyed wings allowing for accommodation for over 400 men, women and children (HE 2019), as can be seen on Fig 7 which shows the Ground Plan of the prison c 1847 (LMA COL/SVD/PLI/08/0553).
- 4.2.14 The Basement Plan of c 1847 shows that almost all of the prison buildings were basemented, save for the exercise yards (Fig 8; LMA COL/SVD/PLI/08/0554). Of particular interest to the archaeological potential of the site is the existence of the 'foul air' flue system for circulating air throughout the prison using a system of below-ground vents connecting buildings and linked to a system of furnaces and chimneys, with different avenues for hot air, cold air, smoke and 'foul air'. An architectural section drawing of the prison (Fig 9) shows that at least the central hall of the building had pad foundations, and that the fresh air flue reached a level of approximately 6.0mbgl (LMA COL/SVD/PLI/08/055).
- 4.2.15 The prison also featured an artesian well that was connected to a pumphouse and a system of pumps which could be operated by prisoners. BGS borehole logs for the site note that in June 1946, government officials visited and confirmed that the well at that time was disused and the associated pumphouse building had previously been demolished. No information on the method of capping or filling the well was noted.
- 4.2.16 The Ordnance Survey 1st edition 5ft:mile map of 1869 (Fig 10) shows the location of the prison, but the entire site is blank for security reasons. This map does however show that Camden and Parkhurst Road had been developed by this time, as well as residences to the south on what is now Dalmeny Avenue.

- 4.2.17 The Ordnance Survey 2nd edition 5ft: mile map of 1872 (Fig 11) shows the site in much more detail. The overall layout remains consistent with that seen in the earlier plans, save for the introduction of a brick kiln in the north-west corner of the site, a workshop between the Infirmary and Male Wards, and general landscaping.
- 4.2.18 The prison was taken over by central government in 1878, and from 1903 was used only for women due to growing demand for space for female prisoners, particularly due to the closure of Newgate in the City of London, which was the capital's main prison (Baggs *et al* 1985, 29–37). As HMP Holloway, it became well known from 1906 for the imprisonment of suffragettes, and for internments during the Second World War. During the time it was a women's prison, five executions took place, including that of Ruth Ellis, the last woman to be hanged in Britain, on 13th July 1955 (History Today website).
- 4.2.19 According to the London County Council's London Bomb Damage Map of 1939–1945 (not reproduced), the site was not affected by bombing, but nearby properties on Dalmeny Avenue immediately to the south of the site were subject to blast and more severe damage.
- 4.2.20 The Ordnance Survey 1:1,250 map of 1952 (Fig 12) shows some additions to the prison, especially along its eastern extent with the construction of staff cottages along Parkhurst Road. Whilst the main ward buildings had been retained, the exercise yards no longer existed and there had been landscaping to the west and south-western corner of the site. A new reception block and hospital block can be seen in the south-western third of the site, with other buildings also having been constructed at the north-east corner of the site.
- 4.2.21 In 1968, it was decided that HMP Holloway should be rebuilt on modern lines (LMA 2019). Beginning in 1970, the original structure of the prison including its noted 'grand turreted' Gothic gateway was demolished, and the site redeveloped by 1985 with accommodation in units of 16 and 32 arranged around open garden areas and trees (Weinreb and Hibbert 1995, 399).
- 4.2.22 The bodies of the five executed women who had been buried in the prison grounds, were exhumed and reburied elsewhere (Adrian Miles, MOLA Senior Archaeologist and burials specialist, *pers. Comm.*). Further human remains in the site are considered unlikely, but are possible.
- 4.2.23 The Ordnance Survey 1:1,250 map of 1986–1991 (Fig 13) is the earliest to show the new prison complex which has remained much the same to the present day. The prison was closed in July 2016, with the former prison buildings still standing but not in use (Figs 14–16).

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses historic impacts on the site which may have compromised archaeological survival from earlier periods, identified primarily from historic maps, and information on the likely depth of deposits.
- 5.1.2 This is followed by an assessment of the likely potential for archaeological remains to be present in the site (high, moderate, low, or no potential if it is clear that any archaeological remains will have already been removed by past ground disturbance); and – in accordance with the NPPF – a statement of the significance (high, medium, low, or negligible) of the known or likely remains in the site. This is based on current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Current ground level is at 34.0–42.4m OD, a steep incline rising 8.4m to the south-west.
- 5.2.2 A geotechnical investigation was carried out within the site by Groundtech Consulting (February 2021) comprising 21 boreholes, 12 window samples and 11 trial pits (plus 3 trial pits for soakaway purposes; see Fig 3). The investigation recorded made ground as extending down 0.4–2.6m across the entire site. The top of London Clay was recorded below this.
- 5.2.3 In trial pit 03 (TP03) a brick floor was recorded at around 0.8m below ground level (mbgl), although it is unclear from the report whether this is of modern or pre-20th century date.
- 5.2.4 The report noted that material ‘comprising gravel and cobbles of brick and concrete’ were encountered within the made ground in BH01E, BH04, BH07, BH14, TP02, TP03, TP04, TP10, TP11 from 0.3–2.2mbgl (Groundtech Consulting 2021).
- 5.2.5 Although the Geotechnical report does not categorise the made ground by period/age, it is likely that the made ground comprises modern and undated strata. The latter may potentially contain remains of archaeological interest, including possible building remains.

Past impacts

- 5.2.6 Only very small areas of the site (see Figs 12 and 14) have never been built on. The greatest modern impact on the site will have been the construction of the new prison facilities in the 1970s to 1980s, and it is not known how comprehensively the foundations of the previous prison were removed during site clearance. There is no record of any archaeological work being undertaken at the time.
- 5.2.7 Without existing foundation plans it is difficult to estimate the degree of truncation, however if standard pad or strip foundations were used these will have cut into London Clay and removed all archaeological remains within their footprint to their formation level. The site visit confirmed that there are no existing basements within the site, although there are particular structures which are likely to have had a greater impact. An indoor swimming pool at the southern corner of the site may have cut up to 3.0mbgl (see Fig 15). This will have reached London Clay and removed all archaeological remains within its footprint to this depth.
- 5.2.8 The site is bounded on three sides by an 8.0m high brick wall. The depth of the wall’s foundations are unknown but they would be expected to extend at least 1.5mbgl, cutting into London Clay and removing all archaeological remains within their footprint to this depth. There is an open garden at the centre of the site which has not been subject to extensive modern 20th development but has been subject to landscaping, which could have truncated up to 1.0mbgl, potentially only disturbing made ground deposits.
- 5.2.9 The 19th century prison buildings constituted the earliest known development on the site. Plans of the buildings show that almost all these earlier buildings were basemented, and that the underground ventilation system may have reached as much as 6.0mbgl. There was also an artesian well which cut into London Clay. It is likely that the site preparation for, and the

construction of, the 19th century prison removed any earlier archaeological remains within its footprint.

Likely depth/thickness of archaeological remains

- 5.2.10 It is recorded that there is between 0.4–2.6m of made ground overlying London Clay across the site. Some of this made ground could be pre-modern and contain 19th century remains including floors, foundations or building dumps. It is possible that deeply cut remains, such as basement foundations and remains of the ventilation system, may still survive up to 6.0mbgl.

5.3 Archaeological potential and significance

- 5.3.1 The nature of possible archaeological survival in the area of the Development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.
- 5.3.2 *The site has a low potential to contain prehistoric remains.* The site's location on London Clay would have made it unattractive for prehistoric settlement and farming. The area was probably within heavy woodland throughout this period, and there are very few prehistoric remains recorded within the study area.
- 5.3.3 *The site has a low potential to contain Roman remains.* The site was located away from known Roman settlements and was probably woodland or possibly open fields. There is a reference in Dent's 1805 map to roads in the vicinity of the site being of Roman origin but there is no other evidence that confirms this. No remains from the Roman period are recorded within the study area.
- 5.3.4 *The site has a low potential to contain medieval remains.* The site was located some distance away from the early medieval village of Tollentone and was probably woodland or possibly open fields and dispersed farmsteads, and was some distance away from the later medieval villages of Upper Holloway, Lower Holloway, and Ring Cross. Although possible evidence of a medieval moat has been recorded c 550m to the north of the site, no other remains from this period are noted within the study area. Previous construction on the site is likely to have severely compromised any survival of medieval remains.
- 5.3.5 *The site has a moderate potential to contain localised and truncated post medieval remains.* The site was open ground until the mid-19th century with the construction of the City House of Correction. This was subsequently demolished in the 1970s and replaced with a new prison complex which has potentially removed all earlier remains within its footprint, though there may be pockets of surviving archaeology. It is not known how comprehensively the below-ground fabric of the original buildings was cleared prior to construction of the modern prison. Any surviving remains would be of **low** significance, or possibly **medium** significance for remains of particular notable or innovative prison features: their evidential value for the construction of the prison and any subsequent alterations, to complement the documentary sources and potentially contribute to research on historic urban prisons, will depend on their nature and condition.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The Development comprises a phased comprehensive redevelopment including demolition of existing structures; site preparation and enabling works; and the construction of 985 residential homes including 60 extra care homes (Use Class C3), a Women's Building (Use Class F.2) and flexible commercial floorspace (Use Class E) in buildings of up to 14 storeys in height; highways/access works; landscaping; pedestrian and cycle connections; publicly accessible park; car (blue badge) and cycle parking; and other associated works. These have been grouped into separate 'Plots' i.e. Plot A, B, C, D and E.
- 6.1.2 The scheme includes insertion of a Lower Ground level, Ground Floor 01 and Ground Floor 02 (referred to in other sources as Lower ground, Upper Ground and First Floor):
- The Lower Ground is limited to the north of the site in Plots A and B and has a max formation level of 33.0m OD (presumed slab of 0.5m) at least 1.0m below existing ground level. This is level to the street proposed along the site's north edge but is below the site's external ground/street level (Fig 17, 20, 21).
 - Ground Floor 01 (Upper Ground Floor) covers all Plots within the site and has a surface level of c 38.0m OD (Fig 18): in Plots A and B GF01 is at the site's external ground/street level (c 38.0m OD) but is raised above the site's northern edge (Figs 20, 21); in Plots C, D and E GF01 also sits at the site's external ground/street level near the centre of the site but is below ground/street level on the site's southern edge (Figs 22, 23, 24).
 - Ground Floor 02 (First Floor) has a surface height of c 41.5m OD and is one storey above ground/street level across most of the site. On the site's southern edge, however, GF02 is at the external ground/street level (Fig 19, 22, 23, 24).
- 6.1.3 The varying relationship between the proposed floors and street level reflects the existing steep incline within the site of c 8.4m.
- 6.1.4 New streets are proposed in the spaces between proposed buildings, as well as landscaping and tree planting across the site.
- 6.1.5 Foundations are likely to be piled with caps at the top of each pile and ground beams running between piles.

6.2 Implications

- 6.2.1 The identification of physical impacts on buried heritage assets within a site takes into account any activity which would entail ground disturbance, for example site set up works, remediation, landscaping and the construction of new basements and foundations. As it is assumed that the operational (completed development) phase would not entail any ground disturbance there would be no additional archaeological impact and this is not considered further.
- 6.2.2 It is outside the scope of this archaeological report to consider the impact of the Development on upstanding structures of historic interest, in the form of physical impacts which would remove, alter, or otherwise change the building fabric, or predicted changes to the historic character and setting of historic buildings and structures within the site or outside it.
- 6.2.3 The site has a moderate potential to contain localised and truncated post medieval remains.

Preliminary site works

- 6.2.4 Works carried out as part of the initial site set up can include preliminary site stripping, demolition and the breaking out of the existing foundation/floor slab. Such works are assumed for the purposes of this assessment to cause ground disturbance to a maximum depth of 0.5m bgl. This would extend into any made ground and possibly into the underlying Clay in areas of thinner made ground. This would truncate or remove entirely any remains that could possibly survive close to the surface.

Construction of Ground Floors (Lower and Upper)

- 6.2.5 The Lower Ground only covers the north of the site (Plots A and B) and has a formation level of c 33.0m OD. This is expected to cut into the ground by at least 1.0m, potentially deeper depending on the existing ground height, truncating or removing made ground and any remains within it. The truncated bases of deeply cut foundations may survive below.
- 6.2.6 Ground Floor 01 is within the footprint of all building Plots and has a formation depth of c 37.5m OD (presumed slab of 0.5m). Across most of the site, particularly the north and centre, this will have no/little impact on archaeological remains, either because it will not cut far into the ground or the Lower Ground floor will already have removed remains in its footprint. However, in the south of the site where ground level is higher, Ground Floor 01 will truncate the ground up to 4.9m, removing all remains within its footprint. The truncated bases of deeply cut foundations may survive below.
- 6.2.7 Ground Floor 02 has a formation level of c 41.0m OD (presumed slab of 0.5m). This will have little/no affect on remains across most of the site except the south where it could truncate remains near the surface. The truncated bases of deeply cut foundations may survive below.

Piling

- 6.2.8 Any archaeological remains within the footprint of each pile would be removed as the pile is driven downwards. The piling density is not presently known but where the piling layout is particularly dense, it is in effect likely to make any surviving archaeological remains, potentially preserved between each pile, inaccessible in terms of any archaeological investigation in the future (HE, 2019).
- 6.2.9 The insertion of pile caps and connecting ground beams would require localised excavation up to 2.0mbgl, removing any surviving remains within their footprint and truncating the top of the Clay in areas of thinner made ground. The truncated bases of deeply cut foundations may survive below.

New Services

- 6.2.10 The excavation of new service trenches would extend to a depth of 2.0mbgl as assumed for the purposes of this assessment. This would truncate the made ground, removing it entirely and cutting into the Clay in some places, removing any remains within their footprint. The truncated bases of deeply cut foundations may survive below.

Lift pits

- 6.2.11 If the new development includes lift access, the excavation of lift pits would extend 2.0m below the surface level of Lower Ground floors. This would have a similar impact to service trenches, pile caps and ground beams, removing any remains within their footprint while the truncated bases of deeply cut foundations may survive below.

7 Conclusion and recommendations

- 7.1.1 The site is located at the former Holloway Prison, Parkhurst Road, London N7. There are no designated assets within the site and it is not within an archaeological priority area or a conservation area.
- 7.1.2 There is low archaeological potential for all periods except the post-medieval period as the site was not developed until the mid-19th century and is also some distance from Roman and medieval settlements.
- 7.1.3 The site has a moderate potential to contain localised and truncated 19th and 20th century remains of the former prison buildings. The site was open ground until the mid-19th century with the construction of the New City House of Correction, later HMP Holloway, which was demolished in the 1970s and replaced with a new prison complex: it is not known how comprehensively the below-ground fabric of the original buildings was cleared prior to construction of the modern prison.
- 7.1.4 The main impacts from the development would be from ground reduction, and pile insertion which would remove all remains within their footprint. Insertion of pile caps and ground beams, service trenches and lower ground floors would truncate remains in the made ground and have potential to cut into the Clay in areas of thinner made ground. The truncated bases of deep cut features may survive below. Preliminary site works and landscaping would have a minimal affect on remains.
- 7.1.5 Table 1 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

Table 1: Impact upon heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Truncated 19th and 20th century remains: building foundations and other below-ground features	Low , or possibly medium for remains of particular notable or innovative features	Insertion of piles, pile caps and ground beams, excavation of lower ground floors, service trenches and lift pits, significance of remains reduced to negligible. Preliminary site works and landscaping, adverse impact on asset significance.

- 7.1.6 The decision on whether further archaeological measures are required to offset any impacts of the Development on archaeological remains rests solely with the London Borough of Islington and its archaeological advisor, the Greater London Archaeological Advisory Service of Historic England. Any archaeological work would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI) and could be carried out under the terms of a standard archaeological planning condition set out with the grant of planning consent.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 1.0km-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 20/09/2021 and is the copyright of Historic England 2021.
- 8.1.3 Historic England statutory designations data © Historic England 2019. Contains Ordnance Survey data © Crown copyright and database right 2019. The Historic England GIS Data contained in this material was obtained in April 2019. The most publicly available up to date Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>.

Abbreviations

DGLA – Department of Greater London Archaeology (Museum of London)

HER – Historic Environment Record

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

DBA No.	Description	Site code/ HER/NHL No.
1	2 and 4-4a Tufnell Park Road <i>Evaluation. MOLA, 2014</i> The evaluation identified a ditch that was probably part of the medieval Barnsbury moated manor. It is probably the same ditch seen on the Dent parish map of 1805–6 and backfilled in the 19th century. A brick drain probably relates to the later development of the site in the 18th-19th century.	TFN14 ELO13984
2	Market Estate, N7 <i>Trial trenching. MoLAS, 2005</i> 19th or early 20th century brick drains or soakaways were recorded. The masonry was truncated by seven construction cuts for cast iron posts, probably used for ring fencing for the cattle market which was situated there from 1620–1852.	NOH05 ELO6588 MLO98124
3	Arsenal Football Club Development <i>Historic Building Recording. AOC, 2002–2006</i> Most of the buildings were of late 19th century origin and most had been considerably reconfigured and rebuilt. The report confirmed that the Gatehouse façade and Mount Carmel School should be retained.	ELO17349
4	James Leicester Hall <i>Watching brief, MOLA, 2009</i> A number of 19th century deposits in the form of dumps associated with the construction and widening of the railway cutting to the east were discovered. Evidence of cattle market activity was found in the form of a brick lined sunken feature. Natural deposits of clay were observed between 43.5m OD and 41.0m OD.	MKT09 ELO10461
5	John Barnes Library The John Barnes Library was named after the former Mayor of Islington, who campaigned for a library to be built to enhance the area, adjacent to Holloway Prison. It was designed by Borough Architect, Alf Head, in association with Andrews Sherlock and Partners; partner-in-charge John Davison. Work began on site in October 1972, and it was completed in October 1974.	MLO104997
6	Holloway School, Hilldrop Road, N7 <i>Test pit training excavation by Holloway School and University College London</i> The investigation comprised a shallow 2m-square test pit in made ground which revealed only a few modern finds related to school activity, such as an eraser and a protractor.	HOA07
7	1 Middleton Grove Post-medieval house with exterior features stripped.	MLO6153
8	265 Camden Road Post-medieval house	MLO5679

DBA No.	Description	Site code/ HER/NHL No.
9	<p>Dalmeny Park, Dalmeny Road, Islington, N7 Dalmeny Park is a small secluded park behind Victorian housing, reserved 'for use by children and elderly' containing a playground, sandpit, grass and some trees. In the 1870s building was beginning to cover the rural area and by the 1890s much of the surrounding housing had been completed although land to the south of the park site remained unbuilt on until the early 20th century. Previously for private use of residents of the surrounding housing the park is now public, owned by Islington Council.</p>	MLO104366
10	<p>Penn Road Gardens, Penn Road/Caledonian Road, Islington, N7 This triangular garden area dates from c 1860s when housing was being developed in the area. Previously land owned by Lord Islington, the freehold was acquired by Islington Borough Council in 1921, since when it has been a public garden. By 1928 it is described as attractively laid out with lawn, flower beds, shrubs and well-grown trees, it is designated under the London Squares Preservation Act of 1931.</p>	MLO102771
11	<p>Essex Road and Upper Holloway Road running from Islington to Newington. Hagbush Lane was an ancient thoroughfare wandering west then north from the Liverpool Road area. It never became a highway and was gradually obliterated by about 1830 and its very course was lost.</p>	MLO19410 MLO349
12	<p>377 Camden Road Tram substation. 1907 designed by EV Harris for the London County Council. Stock brick with stone dressings. Interior: Metal framed roof structure. Moveable workshop gantry on longitudinal rails. Listed grade II, 25/9/1989, ref 29/2. De-listed 30/9/1994.</p>	MLO20420
13	<p>Seven Sisters Road Road that links Great North Road with road to Cambridge.</p>	MLO356
14	<p>Brecknock Crescent, Brecknock Road/Charlton King's Road A small collection of 7 Palaeolithic mammalian fossils were excavated from the Brecknock Crescent area around 1891. Very little stratigraphic information was recorded about the site. The area around Brecknock Road today is mapped as London Clay. A Marine Isotope Stage (MIS) of 5e (130–115,000 BC) has been suggested for the deposit. These specimens are now part of the Wetherell Collection at the Natural History Museum.</p>	MLO102919
15	<p>North Road Post-medieval flats.</p>	MLO37114 MLO37115
16	<p>Montpelier Gardens, Montpelier Grove/off Brecknock Road, Camden, NW5/N19 Formerly the private garden of a villa of c 1840 fronting on Brecknock Road, Montpelier Gardens is an irregularly shaped area surrounding three sides of the house, with access from entrances. The garden retains traces of its original design including a stone terrace and low brick walls, mature trees and shrubs, a rockery and a small 19th century built structure in one corner. Now redesigned as a children's play area with an asphalted enclosure containing play apparatus, the remaining areas of the garden are much simplified with trees, shrub beds and lawn.</p>	MLO103800
17	<p>Leighton Crescent Playground, Leighton Grove, Camden, NW5 Formerly owned by the Leighton Estate, Leighton Crescent Gardens is a crescent-shaped area designed in conjunction with the 19th century terraces that overlook it, and contains some mature London plane trees. In the 1920s the garden had a lawn with shrubs and trees but it was later redesigned with a central raised landscape feature of rocks and shrubs and a circular asphalted playground, both no longer extant. A tennis court was incorporated but today the site is predominantly asphalt with some perimeter shrubs and trees.</p>	MLO103797
18	<p>Caledonian Park, Market Road, Islington, N7 Caledonian Park was formed upon part of the former Copenhagen Fields that between 1852 and 1939 were the site of the Metropolitan Cattle Market. After the market closed, part of the land was laid out as a public park and opened in 1958. Site of the house of the Danish Ambassadors in 1665, which gave the house its name. In the 1750's it was popular as a tea garden, later a public house. Now the site of the Central Bell Tower of the former Caledonian Cattle Market.</p>	MLO104264 MLO17300 MLO1747
19	<p>Market Road Gardens, Market Road, Islington, N7 Public garden laid out between 1896–1905 over the Great North Railway tunnel. It is designated under the London Squares Preservation Act of 1931.</p>	MLO102767
20	<p>Market Road Post-medieval public house.</p>	MLO37116

DBA No.	Description	Site code/ HER/NHL No.
21	Camden Square Gardens, Camden Square, Camden, NW1 The gardens were laid out between 1830–40. St Paul's Church was built in 1847–49 at the top of the square.	MLO103763
22	St Benet and All Saints Church Garden, Lupton Street/Ospringe Road, NW5 A mission church of 1881 predated the church of St Benet and All Saints here, built on a small field by a pond donated by St John's College Cambridge.	MLO104322
23	Tufnell Park Underground Station, Tufnell Park Road, Tufnell Park, Islington Tufnell Park Underground Station is one of the 'Yerkes' group of stations, built during the 1906–7 expansion of the underground system.	MLO89230
24	Tufnell Park Playing Fields, Campdale Road/Tufnell Park Road, Islington, N7 OEG The Tufnell Park area began to be developed from the early 19th Century, although it was not until 1890s that Campdale Road was fully built, to the west of which was Tufnell Park Cricket and Football Ground, with grandstands and a pavilion. Since c 1970 London Borough of Islington has owned the site, now called Tufnell Park Playing Fields, providing facilities for recreation.	MLO104447
25	Whittington Park, Holloway Road / Yerbury Road, Islington N19 4DJ A small area of the site was public open space from 1954, but it officially opened as Whittington Park in 1973, by which time it had been enlarged to 6 acres, and in subsequent years it has been further extended. In addition to sports facilities there are horticultural features, and a war memorial abuts the park. It now houses a concrete skate park.	MLO109295
26	Royal Northern Gardens, Manor Gardens, Islington, N7 Although Royal Northern Gardens is a new park created in 2002 it is on the former site of the Royal Northern Hospital, which opened here in 1888. The hospital later transferred to Whittington Hospital and most of the old buildings were demolished in 1997, and the site was developed for housing. A condition of planning permission was the creation of a new public open space, and this was laid out incorporating a war memorial wall that contained fragments of the old hospital masonry.	MLO109253
27	Holloway Road Alternative site for the Medieval manor of Barnsbury (see DBA 30).	MLO16283 MLO46051 MLO46053 MLO46602
28	The Verger's Cottage and remodelled entrance Grade II early 20th century building.	1427828
29	Medieval houses on Holloway Road The GLHER notes a medieval village at this location.	MLO1489
30	Manor House The GLHER notes the location of a medieval manor house that used to belong to the Knights Hospitaller, including a moat and barn.	MLO43683 MLO46052 MLO384
31	De Vols House, Hornsey Road, Islington The GLHER notes the location of a manor house including a moat and an orchard. The name 'De Vols house' is supposed to have been named after the famous highwayman of that name, who was hanged in the reign of Charles I.	MLO16621 MLO28364
32	Cross of St John's Priory The GLHER notes the possible site of a cross marking lands of St John's Priory.	MLO336
33	Hornsey Road The GLHER notes a road from Great North Road to Crouch End.	MLO355
34	Workhouse, Holloway The GLHER notes the location of a post-medieval workhouse.	MLO4634
35	8 Middleton Grove, Lower Holloway, Islington 8 Middleton Grove was built in 1860 and designed by George Truefitt.	MLO6154
36	Market Road Playground Part of the site, described as Market Road Playground, dates from c.1896 and was designated under the London Squares Preservation Act of 1931 - an almost square area flanked on three sides by commercial buildings and Market Road to the north. In 1938 this received funding from King George V Field. In c.1979 the land to the east, formerly Metropolitan Cattle Market, was converted as a sports complex and tennis centre, the original playground, now a football pitch.	MLO103153

9 Planning framework

9.1 Statutory protection

Human remains

- 9.1.1 Exhumations from land which is not subject to the Church of England's jurisdiction will need a licence from the Secretary of State, under Section 25 of the *Burial Act 1857* as amended by the *Church of England (Miscellaneous Provisions) Measure 2014*. A licence is required from the Secretary of State if the remains are not intended for reburial in consecrated ground (or if this is to be delayed, for example where archaeological or scientific analysis takes place first).
- 9.1.2 Under the *Town and Country Planning (Churches, Places of Religious Worship and Burial Grounds) Regulations 1930*, the removal and re-interment of human remains should be in accordance with the direction of the local Environmental Health Officer.

9.2 National Planning Policy Framework

- 9.2.1 The revised National Planning Policy Framework (NPPF) was published on 20th July 2021 and sets out the government's planning policies for England and how these are expected to be applied. This revised Framework replaces the previous NPPF which was published in March 2012 with revisions in 2018 and 2019.

Conserving and enhancing the historic environment

- 9.2.2 The NPPF section 16, "Conserving and enhancing the historic environment" is reproduced in full below:

Para 189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Para 190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and
- d) opportunities to draw on the contribution made by the historic environment to the character of a place.

Para 191. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Para 192. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

Para 193. Local planning authorities should make information about the historic environment, gathered as part of policymaking or development management, publicly accessible.

Proposals affecting heritage assets

Para 194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.

Para 195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Para 196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

Para 197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 198. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

Para 199. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Para 202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be

required having regard to the scale of any harm or loss and the significance of the heritage asset.

Para 204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Para 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Para 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Para 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Para 208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

9.3 Regional policy

The London Plan

9.3.1 The overarching strategies and policies for the whole of the Greater London area are contained within *The London Plan: The Spatial Development Strategy for Greater London* (GLA 2021), adopted in March 2021.

9.3.2 Policy HC1 “Heritage conservation and growth” of the *Publication London Plan* relates to London’s historic environment.

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should

avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

- 9.3.3 Para. 7.1.8 adds ‘Where there is evidence of **deliberate neglect** of and/or damage to a heritage asset to help justify a development proposal, the deteriorated state of that asset should not be taken into account when making a decision on a development proposal’.
- 9.3.1 Para 7.1.11 adds ‘Developments will be expected to avoid or minimise harm to significant archaeological assets. In some cases, remains can be incorporated into and/or interpreted in new development. The physical assets should, where possible, be made available to the public on-site and opportunities taken to actively present the site’s archaeology. Where the archaeological asset cannot be preserved or managed on-site, appropriate provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset, and must be undertaken by suitably-qualified individuals or organisations.’

9.4 Local planning policy

- 9.4.1 Islington’s Core Strategy (Islington Council, 2011) sets out the strategic vision for the borough up to 2025. Policy CS 9 *Protecting and enhancing Islington’s built and historic environment* states that “High quality architecture and urban design are key to enhancing and protecting Islington’s built environment, making it safer and more inclusive”.
- 9.4.2 Sections A and B of CS 9 are relevant to archaeology:
- A. The borough’s unique character will be protected by preserving the historic urban fabric and promoting a perimeter block approach, and other traditional street patterns in new developments, such as mews. The aim is for new buildings to be sympathetic in scale and appearance and to be complementary to the local identity .
- B. The historic significance of Islington’s unique heritage assets and historic environment will be conserved and enhanced whether designated or not. These assets in Islington include individual buildings and monuments, parks and gardens, conservation areas, views, public spaces and archaeology. Active management of conservation areas will continue, through a programme of proactive initiatives for the conservation-led regeneration of historic areas, and potential designation of new conservation areas. Archaeological Priority Areas will continue to be defined on the proposals map to assist in the management of these historic assets.
- 9.4.3 Policy D43–47 *Heritage* of Islington’s Development Management Policies (Islington Council, 2013) includes the following relevant to archaeology:
- F . Archaeology and scheduled monuments
- i) The council will ensure the conservation of scheduled monuments and non-designated heritage assets with archaeological interest which are of demonstrably equivalent significance.
- ii) Archaeological priority areas and scheduled monuments are identified on the Policies Map and in Appendix 7. All planning applications likely to affect important archaeological remains are required to include an Archaeological Assessment.
- iii) Archaeological remains should be retained in situ. Where this cannot be achieved measures must be taken to mitigate the impact of proposals through archaeological fieldwork to investigate and record remains in advance of works, and subsequent analysis, publication and dissemination of the findings.

Islington’s draft Local Plan

- 9.4.4 The borough submitted a draft Local Plan to the Secretary of State on 12 February 2020. This comprises the following:

- Draft Islington Local Plan Strategic and Development Management Policies (September 2019) with Modifications for Consultation (March 2021) ('Draft Local Plan 2019, as modified 2021')
- Draft Islington Local Plan Site Allocations (September 2019) with Modifications for Consultation (March 2021) ('Draft Site Allocations 2019, as modified 2021')
- Draft Islington Local Plan Policies Map (September 2019) with Post Submission Policies Map Changes (January 2021) ('Draft Policies Map 2019, as modified 2021')

9.4.5 Draft Local Plan Policy DH2 Part G and H refer to archaeology and state:

G. Islington's Archaeological Priority Areas and scheduled monuments are identified on the Policies Map. Proposals which have the potential to affect archaeological remains and/or heritage assets of archaeological interest, particularly those within Archaeological Priority Areas and/or in proximity to scheduled monuments, are required to include an Archaeological Assessment and, where necessary Field Evaluation.

H. Important archaeological remains must be retained in situ. Substantial harm to, or loss of, nationally important archaeological remains will be strongly resisted. Where this cannot be achieved measures must be taken to mitigate the impact of proposals through archaeological fieldwork to investigate and record remains in advance of works, and subsequent analysis, publication and dissemination of the findings. Where appropriate, public benefits should be sought by revealing and/or interpreting archaeological discoveries.

10 Determining significance

- 10.1.1 'Significance' lies in the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic. Archaeological interest includes an interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity, and may apply to standing buildings or structures as well as buried remains. Known and potential heritage assets within the site and its vicinity have been identified from national and local designations, HER data and expert opinion. The determination of the significance of these assets is based on statutory designation and/or professional judgement against four values (EH 2008):
- *Evidential value*: the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.
 - *Aesthetic value*: this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
 - *Historical value*: the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
 - *Communal value*: this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.
- 10.1.2 Consultation on draft revisions to the original *Conservation Principles* document which set out the four values was open from November 2017 until February 2018. The revisions aim to make them more closely aligned with the terms used in the NPPF (which are also used in designation and planning legislation): i.e. as archaeological, architectural, artistic and historic interest. This is in the interests of consistency, and to support the use of the Conservation Principles in more technical decision-making (HE 2017).
- 10.1.3 Table 2 gives examples of the significance of designated and non-designated heritage assets.

Table 2: Significance of heritage assets

Heritage asset description	Significance
World heritage sites Scheduled monuments Grade I and II* listed buildings Historic England Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International/ national)
Historic England Grade II registered parks and gardens Conservation areas Designated historic battlefields Grade II listed buildings Burial grounds Protected heritage landscapes (e.g. ancient woodland or historic hedgerows) Heritage assets of regional or county importance	High (national/ regional/ county)
Heritage assets with a district value or interest for education or cultural appreciation Locally listed buildings	Medium (District)
Heritage assets with a local (i.e. parish) value or interest for education or cultural appreciation	Low (Local)
Historic environment resource with no significant value or interest	Negligible
Heritage assets that have a clear potential, but for which current knowledge is insufficient to allow significance to be determined	Uncertain

- 10.1.4 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance is often uncertain.

11 Non-archaeological constraints

- 11.1.1 It is anticipated that live services will be present on the site, the locations of which have not been identified by this archaeological report. A Preliminary Environmental Risk Assessment (Waterman 2019,15) identifies contaminants of concern at the site including potential for asbestos in on-site made ground and in the workshop.
- 11.1.2 Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.3 Note: the purpose of this section is to highlight to decision makers any relevant non-archaeological constraints identified during the study, that might affect future archaeological field investigation on the site (should this be recommended). The information has been assembled using only those sources as identified in section 2 and section 13.4, in order to assist forward planning for the project designs, working schemes of investigation and risk assessments that would be needed prior to any such field work. MOLA has used its best endeavours to ensure that the sources used are appropriate for this task but has not independently verified any details. Under the Health & Safety at Work Act 1974 and subsequent regulations, all organisations are required to protect their employees as far as is reasonably practicable by addressing health and safety risks. The contents of this section are intended only to support organisations operating on this site in fulfilling this obligation and do not comprise a comprehensive risk assessment.

12 Glossary

<i>Alluvium</i>	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
<i>Archaeological Priority Area/Zone</i>	Areas of archaeological priority, significance, potential or other title, often designated by the local authority.
<i>Brickearth</i>	A fine-grained silt believed to have accumulated by a mixture of processes (e.g. wind, slope and freeze-thaw) mostly since the Last Glacial Maximum around 17,000BP.
<i>B.P.</i>	Before Present, conventionally taken to be 1950
<i>Bronze Age</i>	2,000–600 BC
<i>Building recording</i>	Recording of historic buildings (by a competent archaeological organisation) is undertaken <i>'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect'</i> , amongst other reasons. Four levels of recording are defined by Royal Commission on the Historical Monuments of England (RCHME) and Historic England. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410–1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.
<i>Iron Age</i>	600 BC–AD 43
<i>Later medieval</i>	AD 1066 – 1500

<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Record for the Historic Environment (NRHE)</i>	National database of archaeological sites, finds and events as maintained by Historic England in Swindon. Generally not as comprehensive as the country HER.
<i>Neolithic</i>	4,000 – 2,000 BC
<i>Ordnance Datum (OD)</i>	A vertical datum used by Ordnance Survey as the basis for deriving altitudes on maps.
<i>Palaeo-environmental</i>	Related to past environments, i.e. during the prehistoric and later periods. Such remains can be of archaeological interest, and often consist of organic remains such as pollen and plant macro fossils which can be used to reconstruct the past environment.
<i>Palaeolithic</i>	700,000–12,000 BC
<i>Palaeochannel</i>	A former/ancient watercourse
<i>Peat</i>	A build-up of organic material in waterlogged areas, producing marshes, fens, mires, blanket and raised bogs. Accumulation is due to inhibited decay in anaerobic conditions.
<i>Pleistocene</i>	Geological period pre-dating the Holocene.
<i>Post-medieval</i>	AD 1500–present
<i>Preservation by record</i>	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief.
<i>Preservation in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved <i>in situ</i> for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
<i>Registered Historic Parks and Gardens</i>	A site may lie within or contain a registered historic park or garden. The register of these in England is compiled and maintained by Historic England.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43–410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	A formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.

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Upper Ground Floor Masterplan (AHMM project 17105, dwg. 118, rev. P01, Oct 2021)

First Floor Masterplan (AHMM project 17105, dwg. 119, rev. P01, Oct 2021)

Plot A proposed south-east facing elevation (AHMM project 17105, dwg. 206, rev. P01, Oct 2021)
 Plot B proposed south-east facing section (AHMM project 17105, dwg. 209, rev. P01, Oct 2021)
 Plot C proposed north-west facing section (AHMM project 17105, dwg. 303, rev. P01, Nov 2021)
 Plot D proposed south-east facing section (AHMM project 17105, dwg. 205, rev. P01, Oct 2021)
 Plot E proposed north-west facing section (AHMM project 17105, dwg. 301, rev. P01, Oct)

13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	N	-	-
Levelled site survey as existing (ground and buildings)	Y	pdf	Y
Contamination survey data ground and buildings (inc. asbestos)	Y	pdf	Y
Geotechnical report	N	-	-
Envirocheck report	Y	pdf	Y
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	

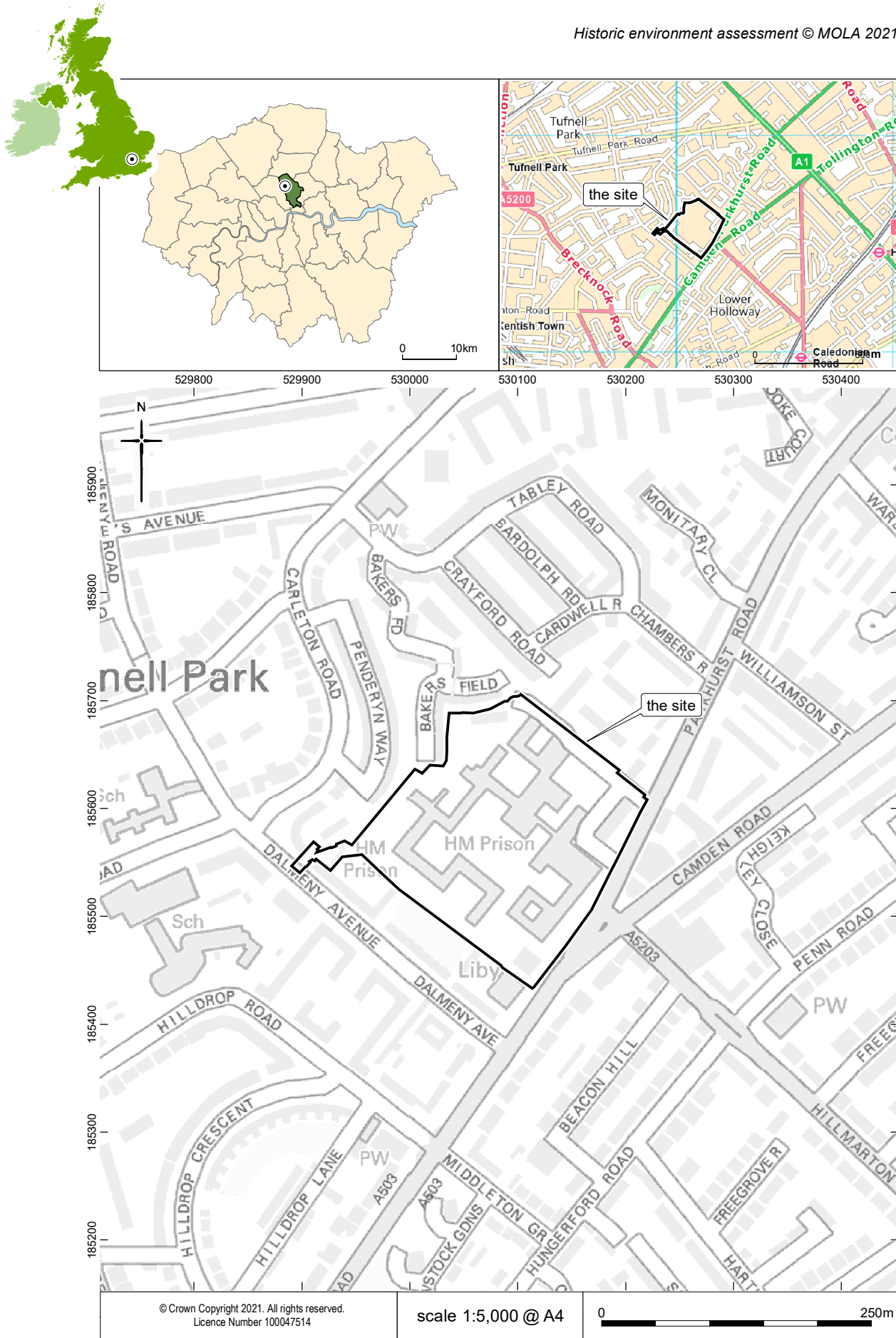


Fig 1 Site location

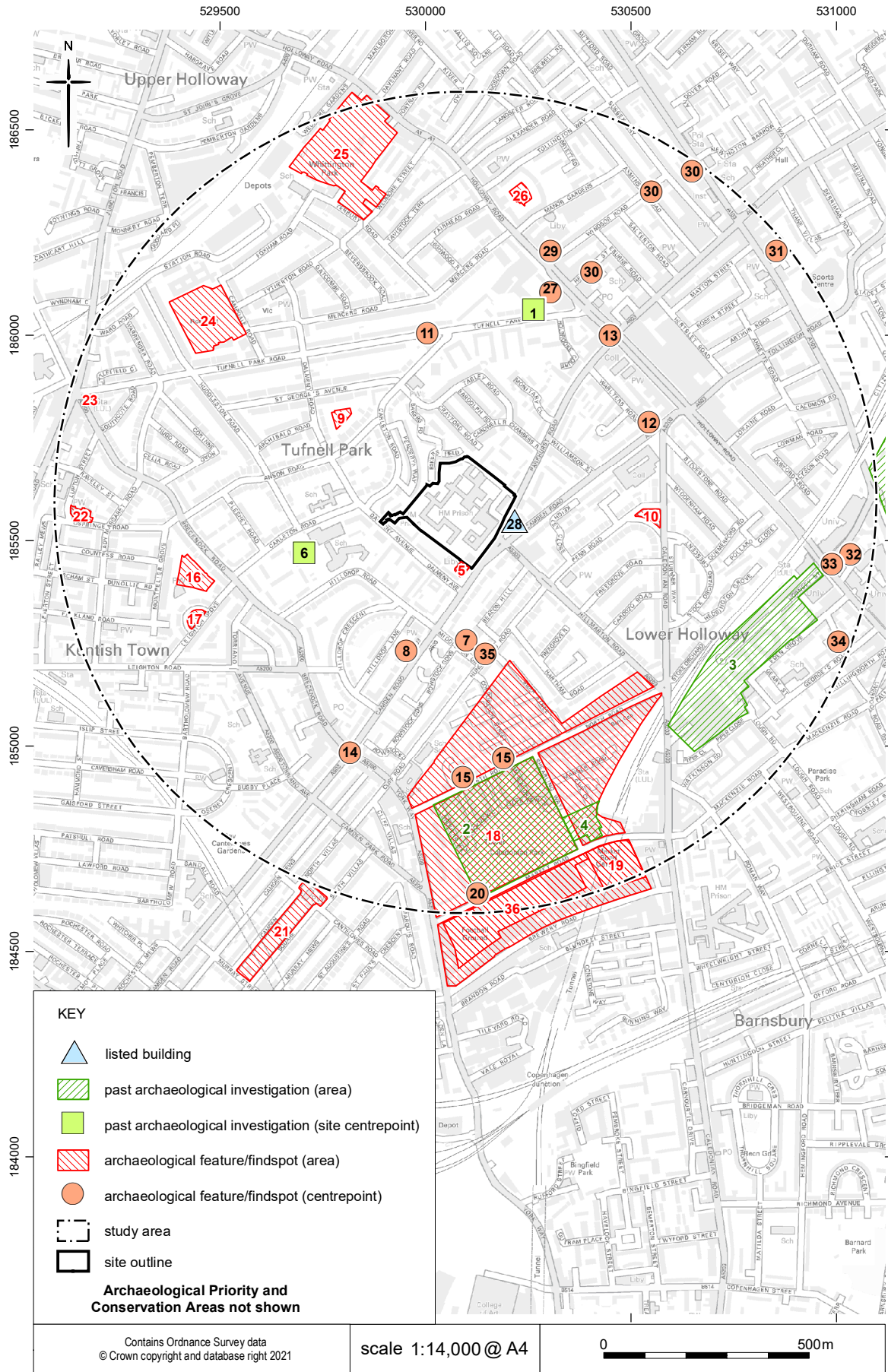


Fig 2 Historic environment features map

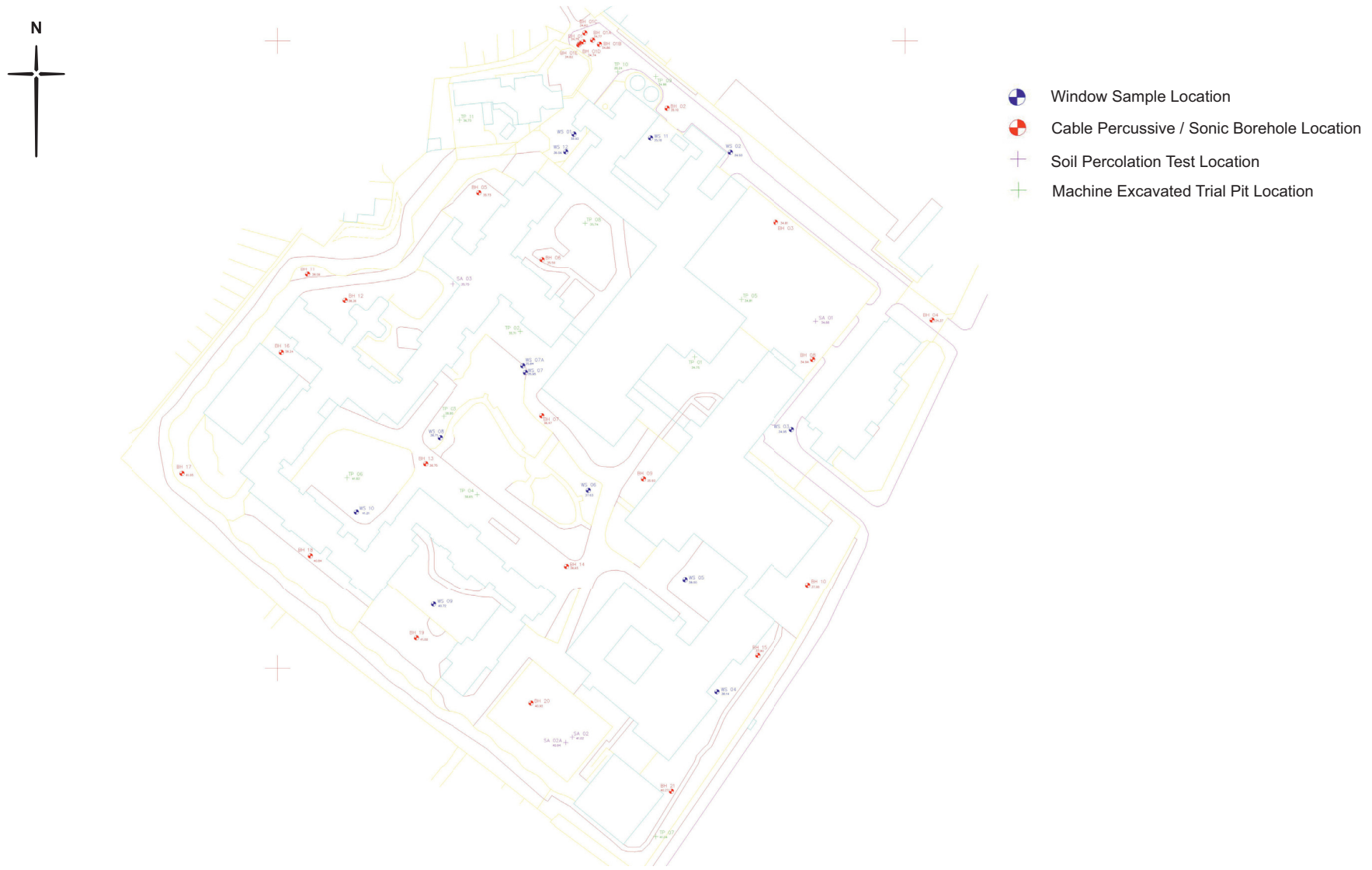


Fig 3 Map showing borehole, window sample and test pit locations of geotechnical survey (Groundtech Consulting 2021)

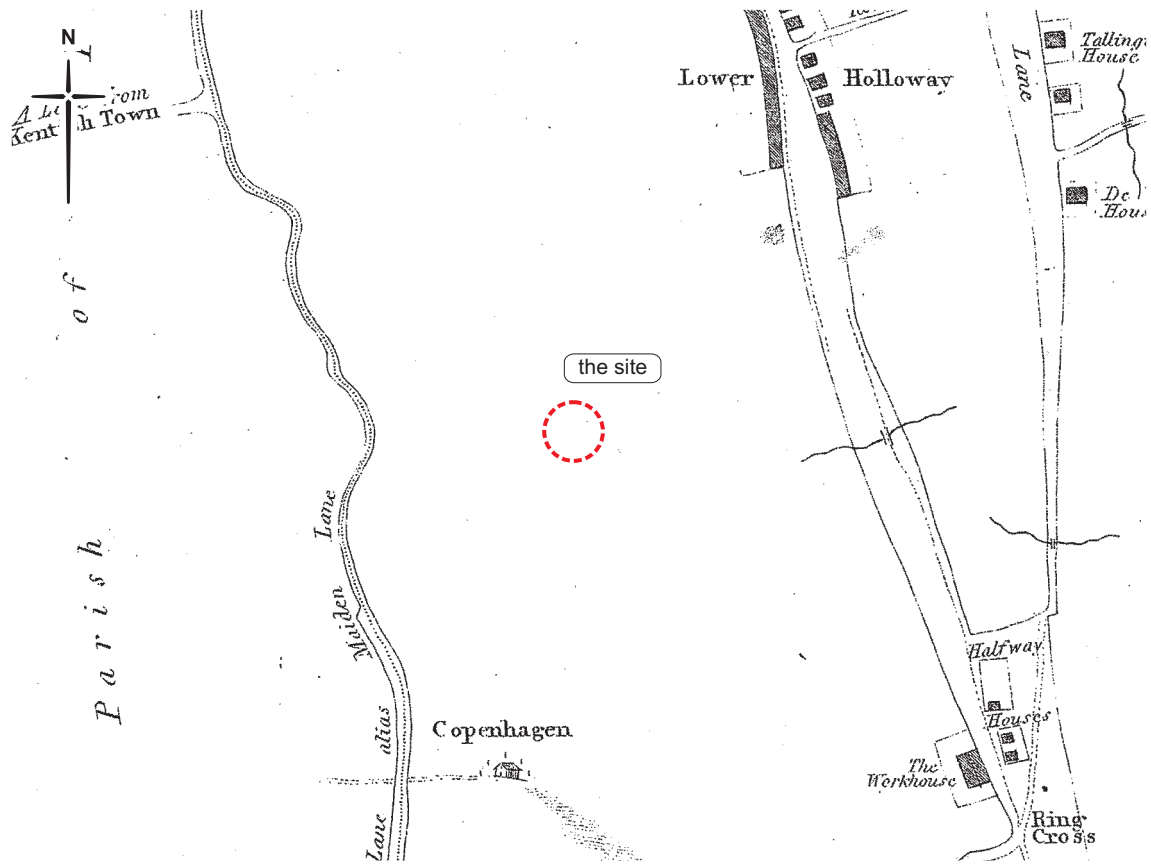


Fig 4 Hawkworth's Survey of Islington Parish of 1735

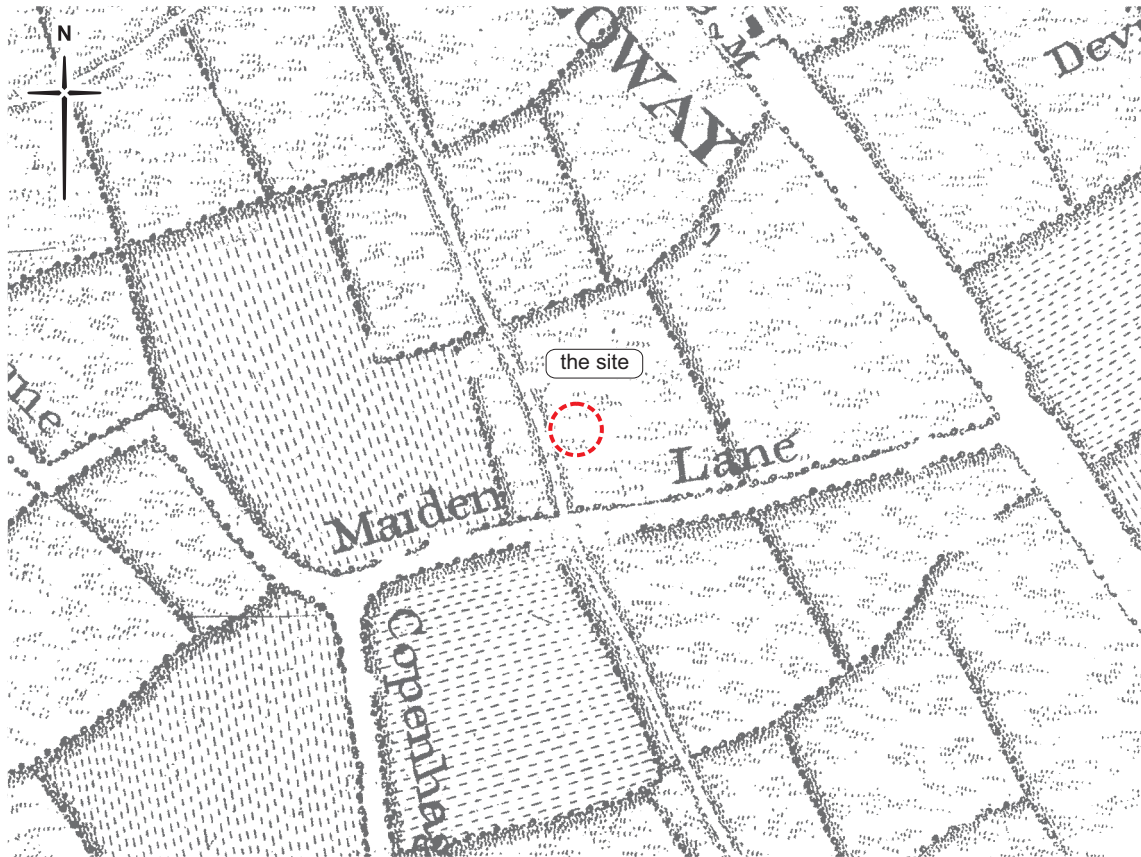


Fig 5 Rocque's map of 1741-5

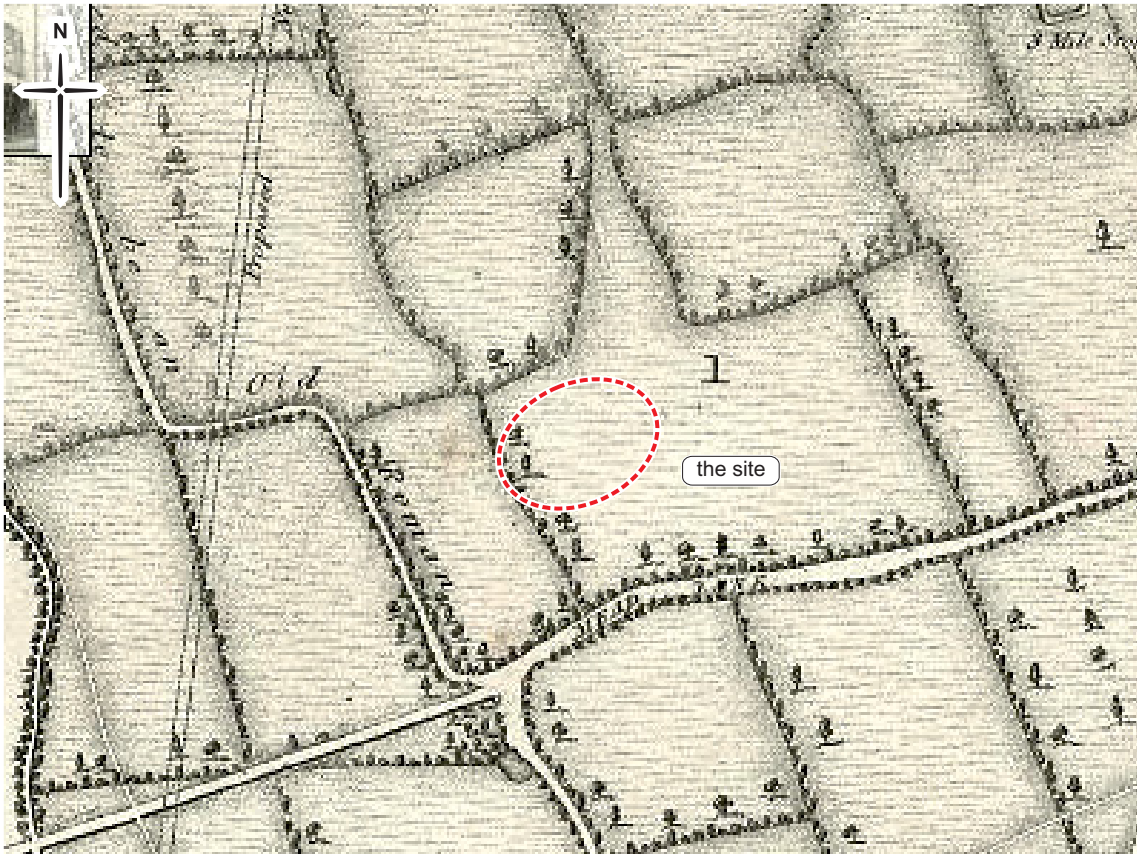
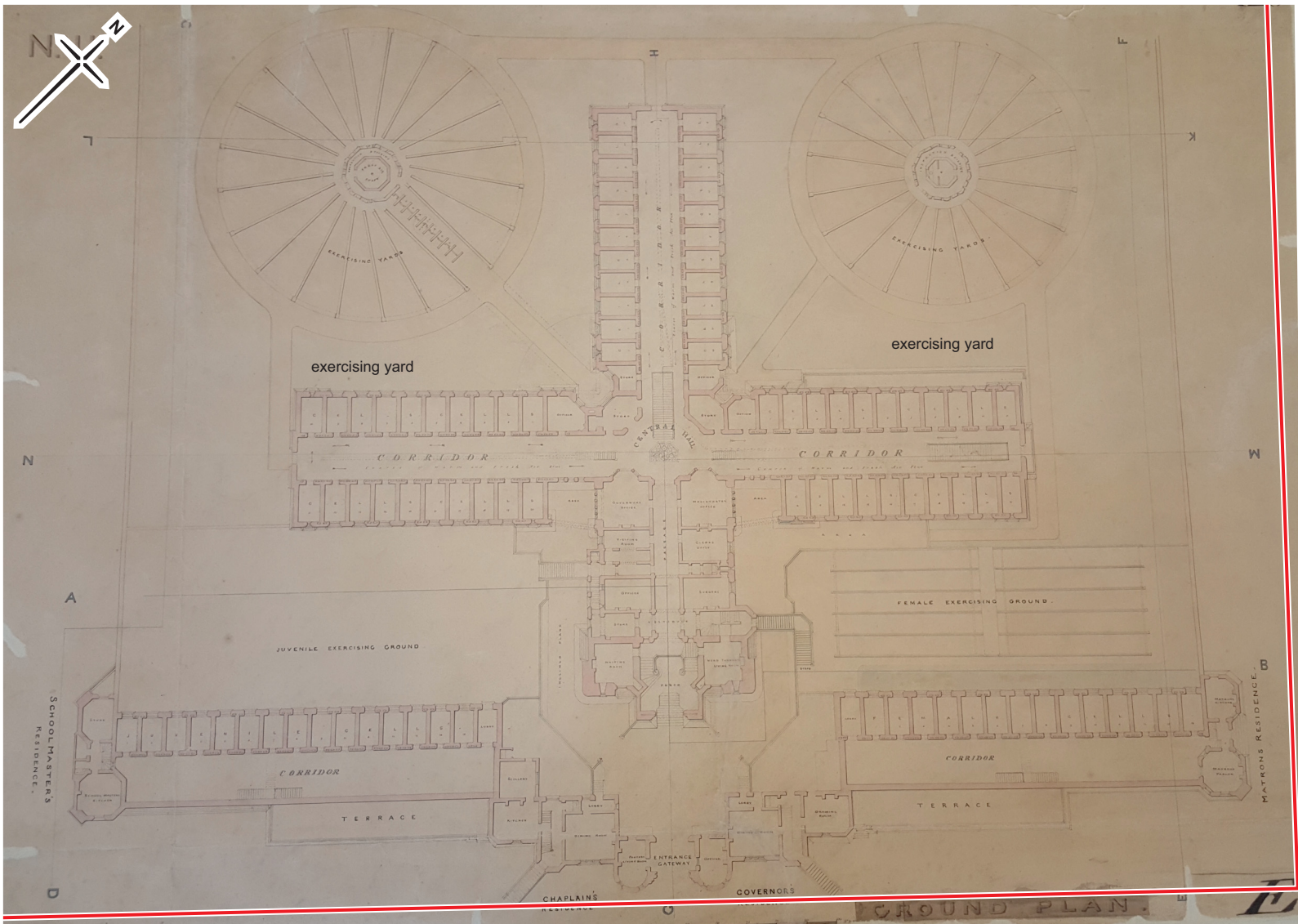


Fig 6 Dent's map of 1805



the site

Fig 7 Ground Plan of the Prison c 1847 (LMA COL/SVD/PLI/08/053)

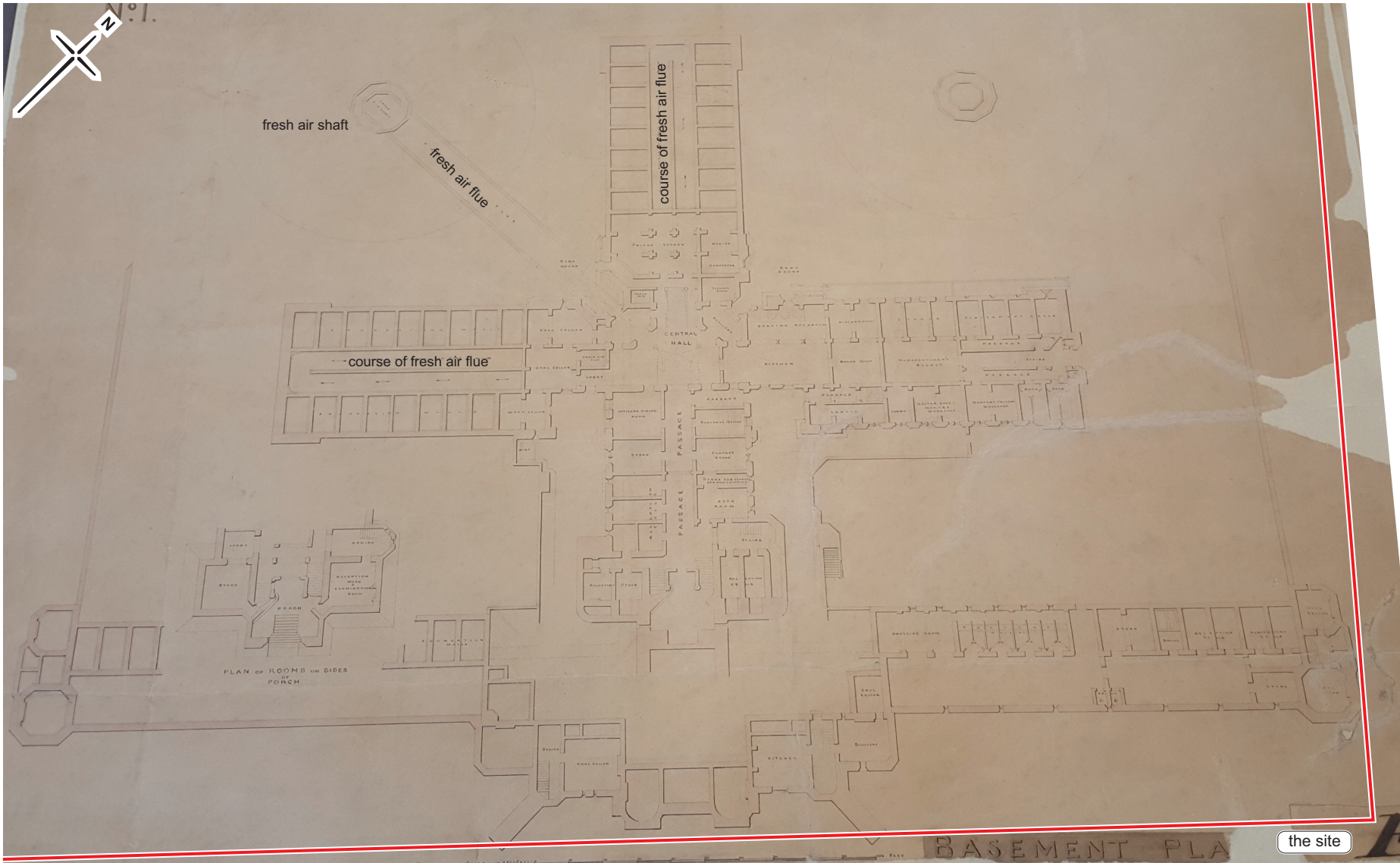
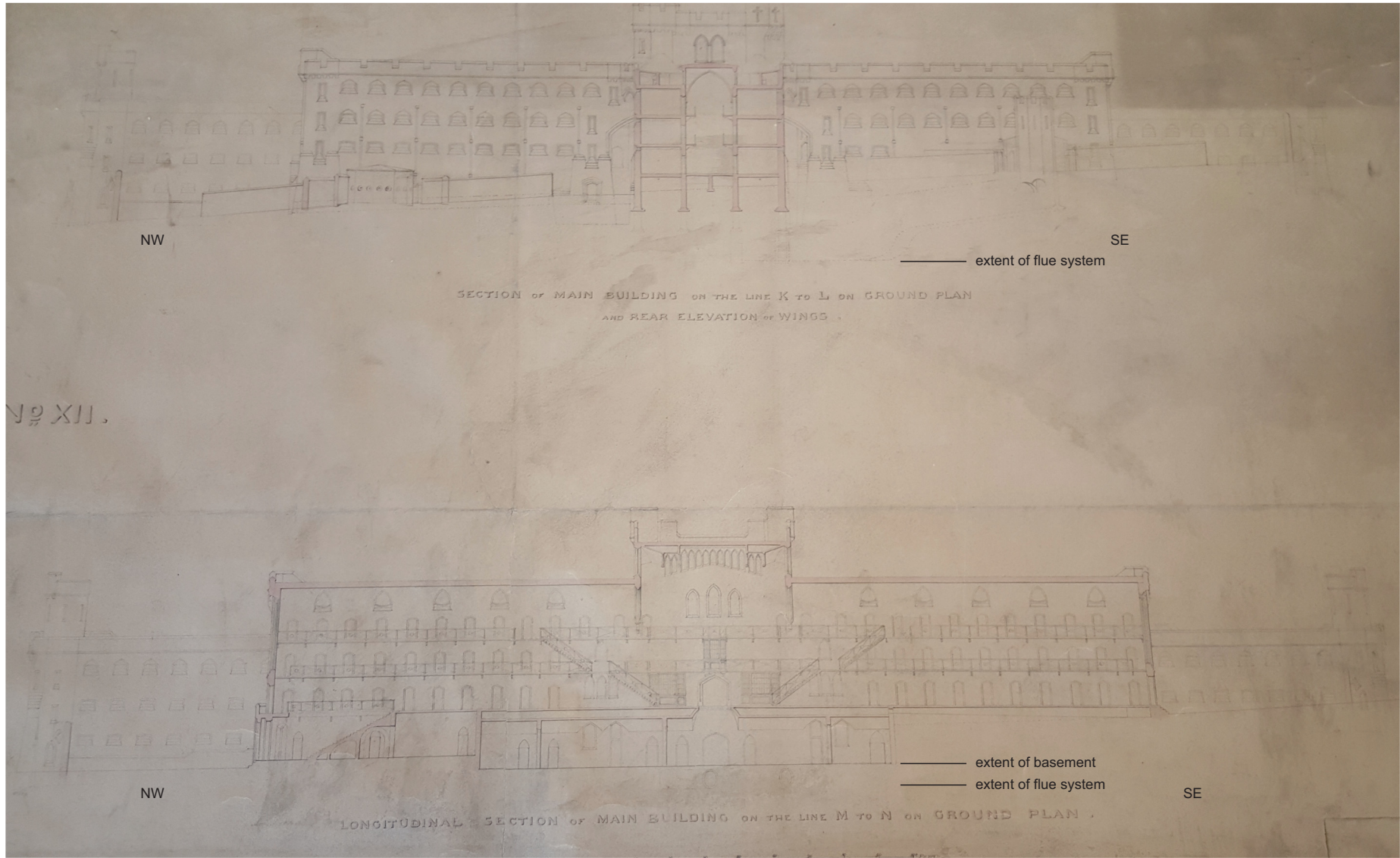


Fig 8 Basement Plan of the Prison c 1847 (LMA COL/SVD/PLI/08/0554)



IS/J2019/HEA2/1#09

Historic environment assessment © MOLA 2021

Fig 9 Section of the Prison c 1847 (LMA COL/SVD/PLI/08/55)



Fig 10 Ordnance Survey 1st edition 5ft:mile map of 1869 (not to scale)



Fig 11 Ordnance Survey 2nd edition 5ft:mile map of 1872 (not to scale)

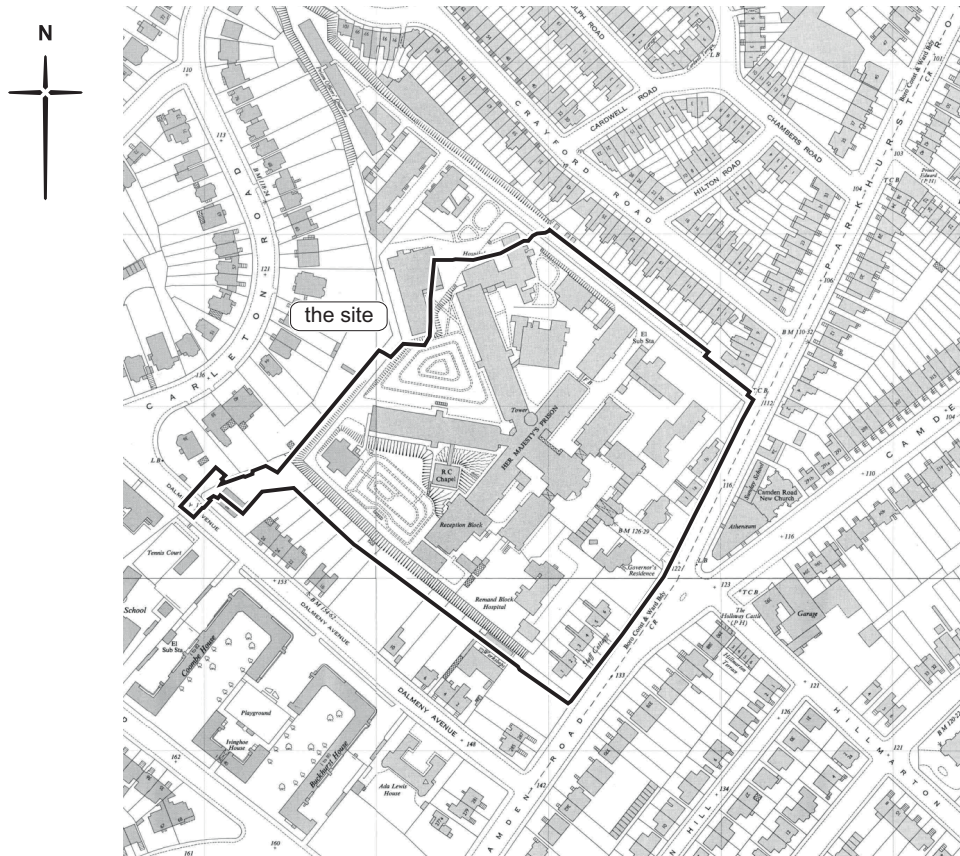


Fig 12 Ordnance Survey 1:1,250 map of 1952 (not to scale)

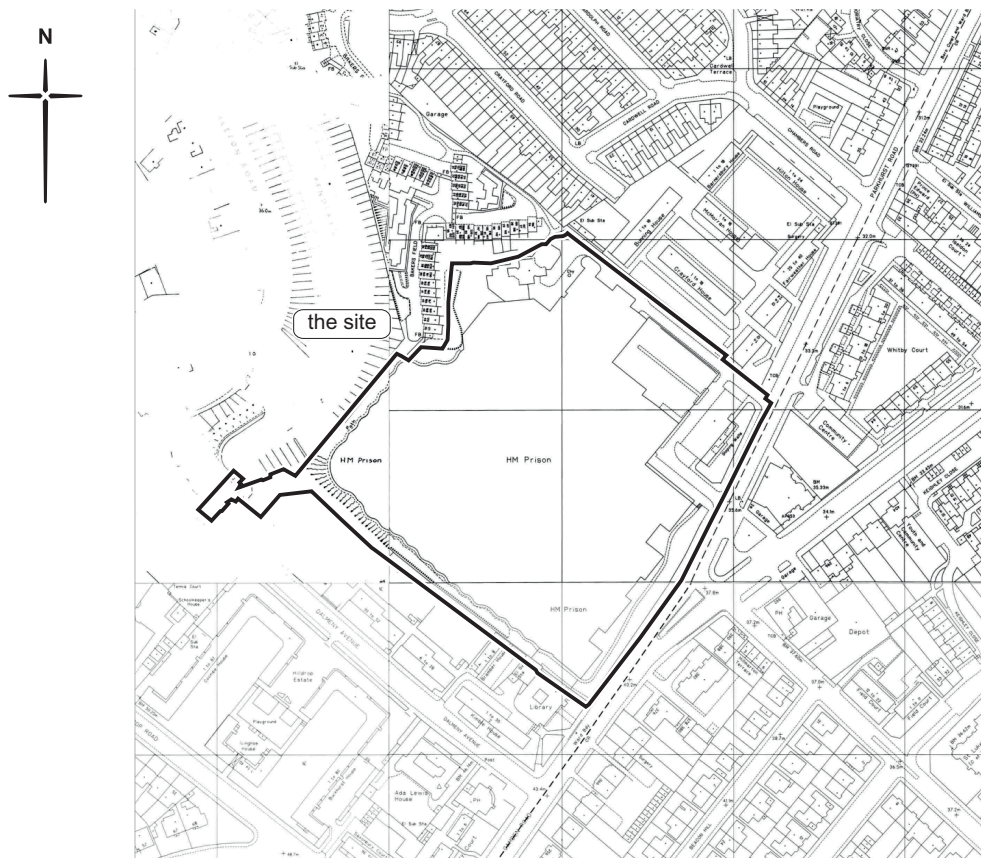
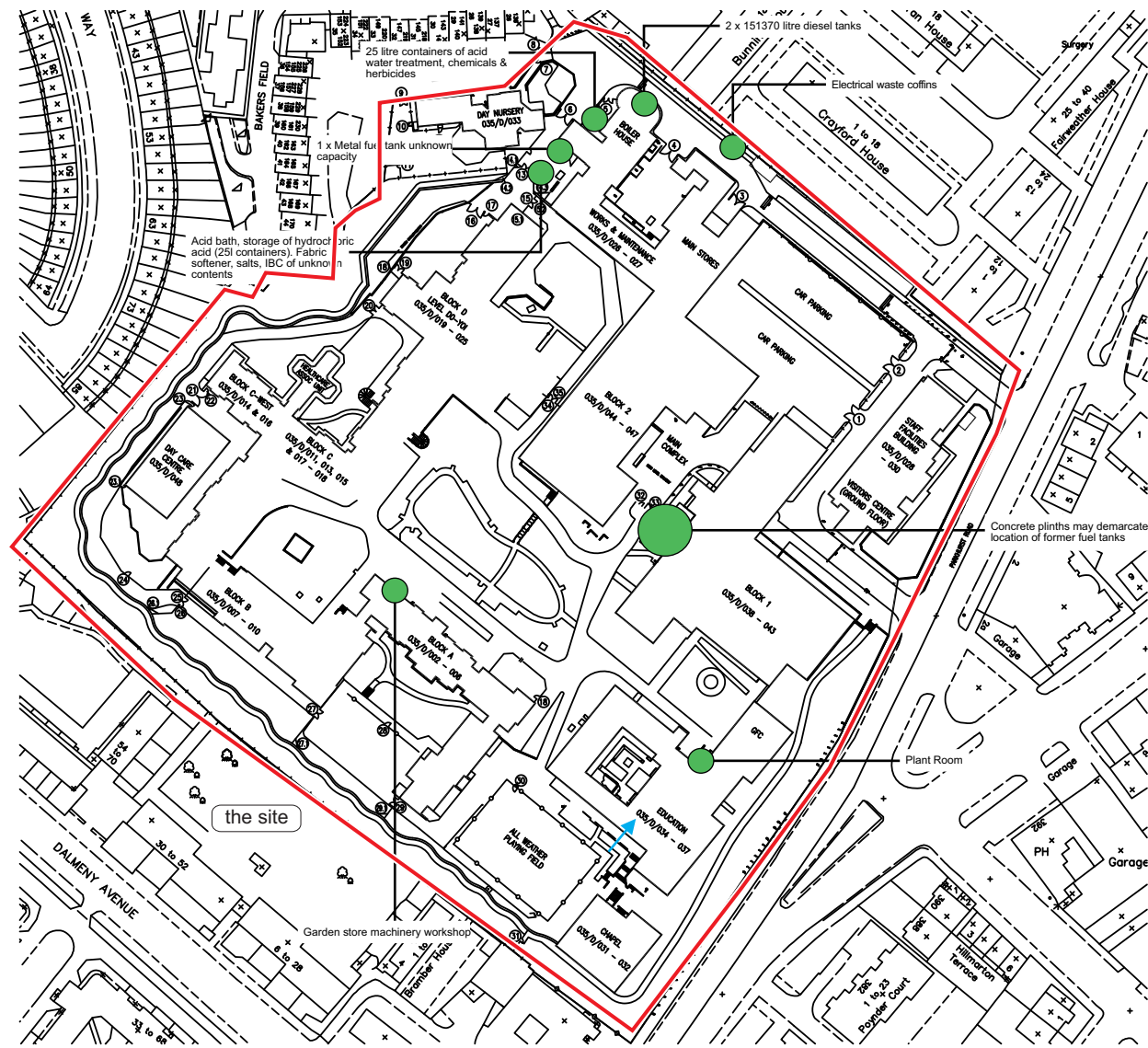


Fig 13 Ordnance Survey 1:1,250 map of 1986-1991 (not to scale)



location of MOLA photography

Fig 14 Site Features Plan (locations of site visit photographs (MOLA 2019))



Fig 15 Photograph of Holloway Prison swimming pool (MOLA 2019)



Fig 16 Photograph of Holloway Prison building cutting into existing ground level (MOLA 2019)



Fig 17 Lower Ground Floor Masterplan (AHMM project 17105, dwg. 117, rev. P01, Oct 2021)



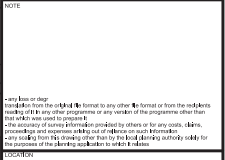
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NOT TO SCALE. DIMENSIONS TO BE TAKEN FROM THE ARCHITECTURAL DRAWINGS.

REV	DATE

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ALLFORD HALL MONAGHAN MORRIS
 ARCHITECTS LTD
 MORELANDS, 543 OLD STREET, LONDON EC1V 9JL
 TEL: 020 7253 5851 FAX: 020 7253 5125 WWW.AHM.CO.UK

Working Sheet Number:

Sheet No.	Checked	Date

Drawn by	Scale	Date

Project	Zone	Level	Room No.	Drawing No.	Revision

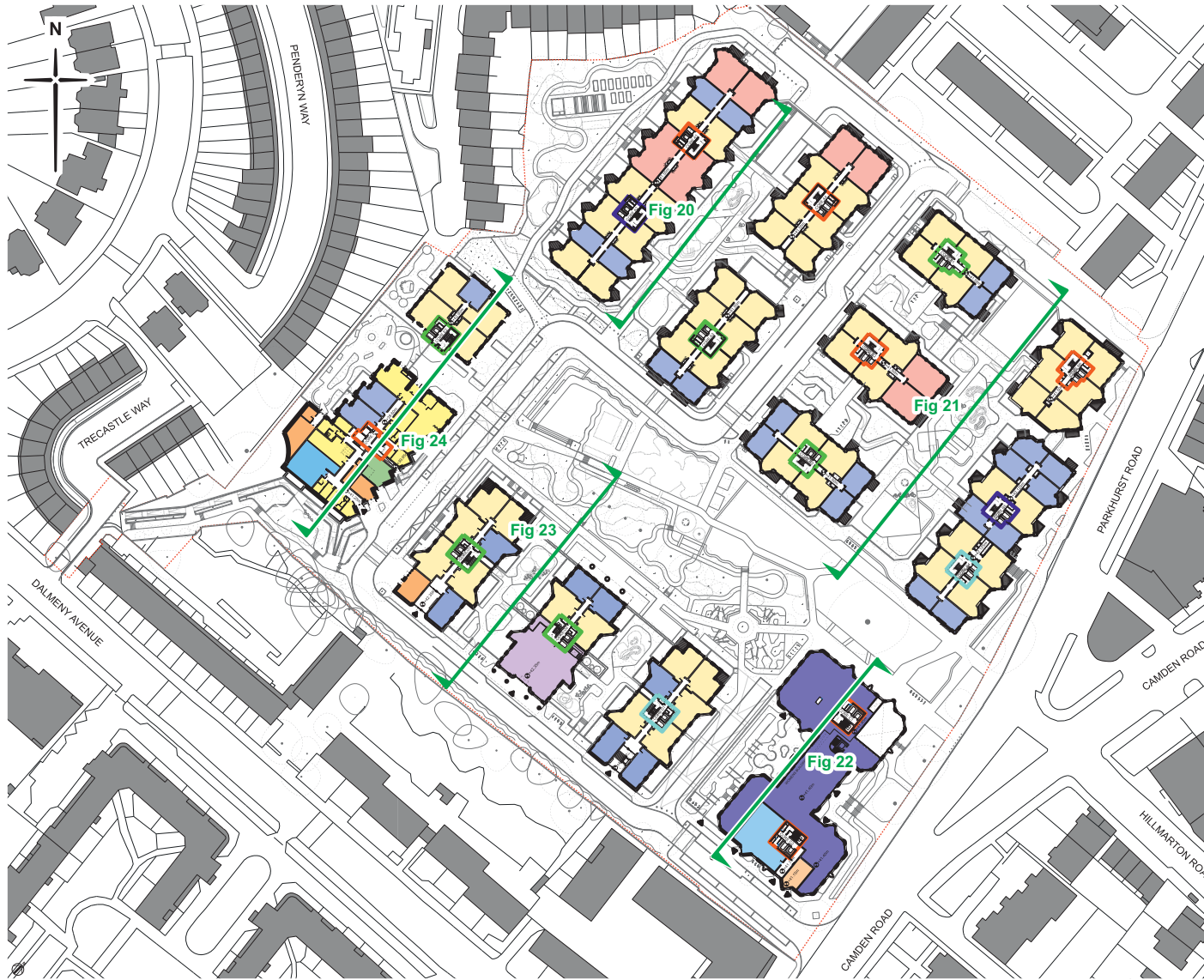


Fig 19 First Floor Masterplan (AHMM project 17105, dwg. 119, rev. P01, Oct 2021)



Fig 20 Plot A proposed south-east facing elevation (AHMM project 17105, dwg. 206, rev. P01, Oct 2021)

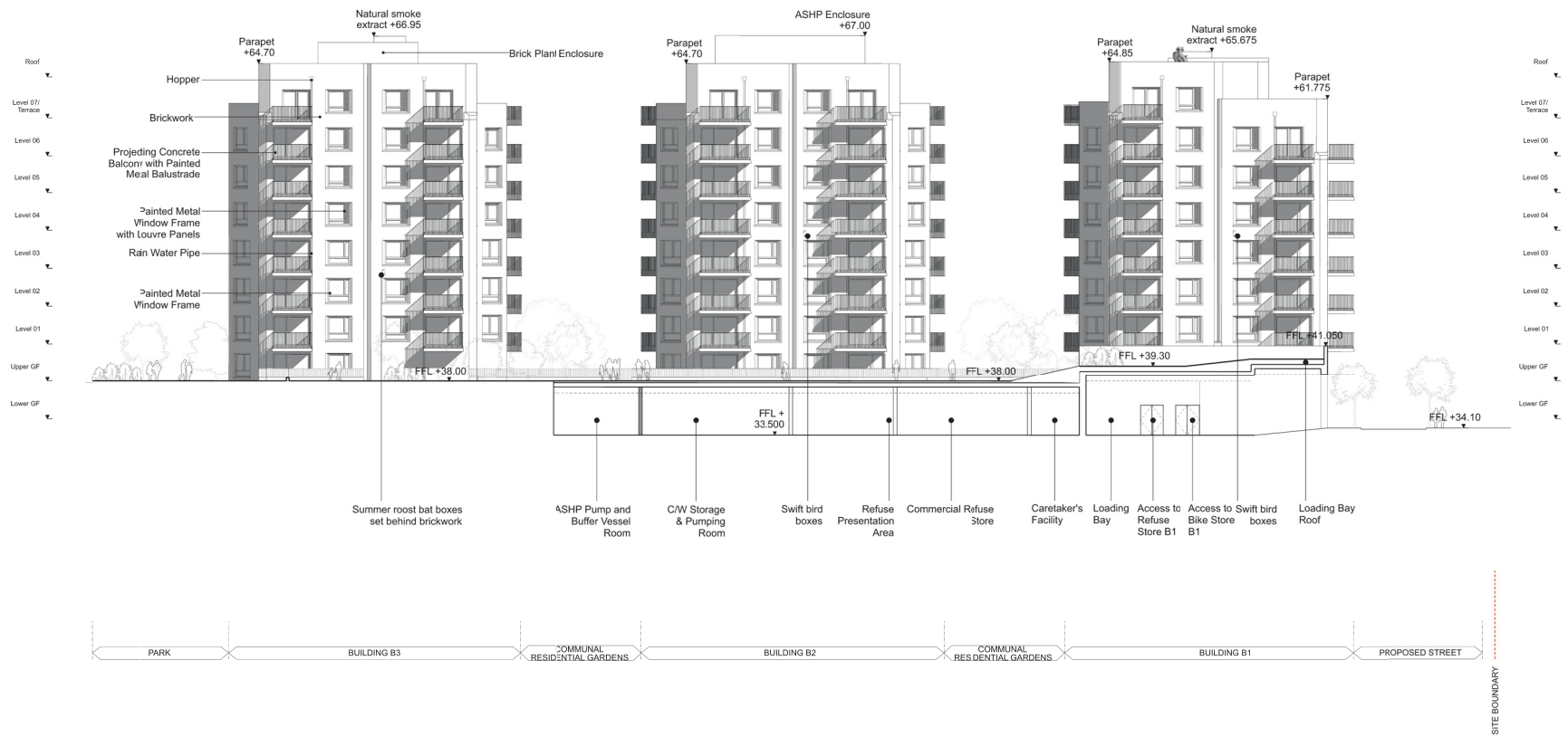
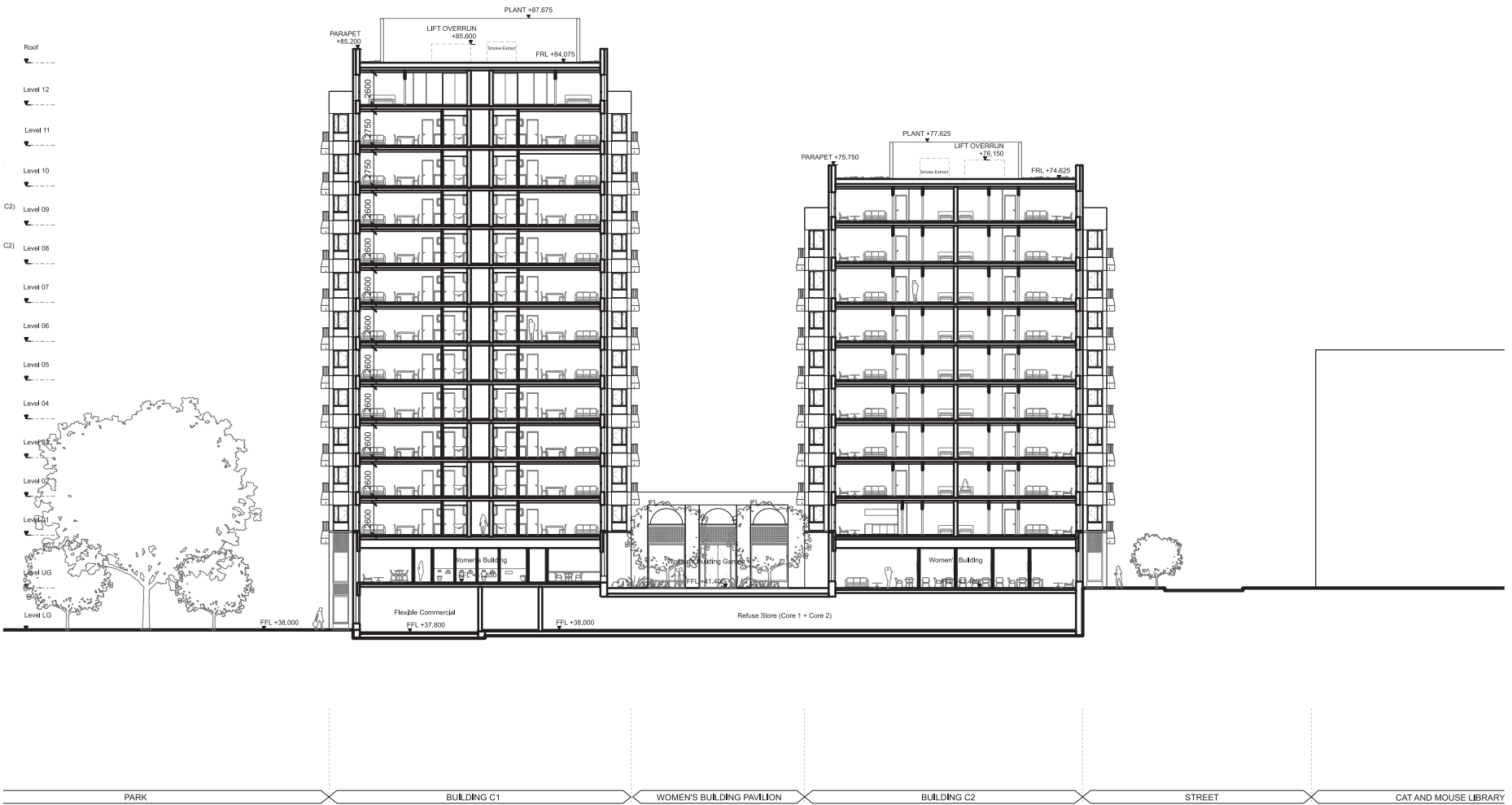


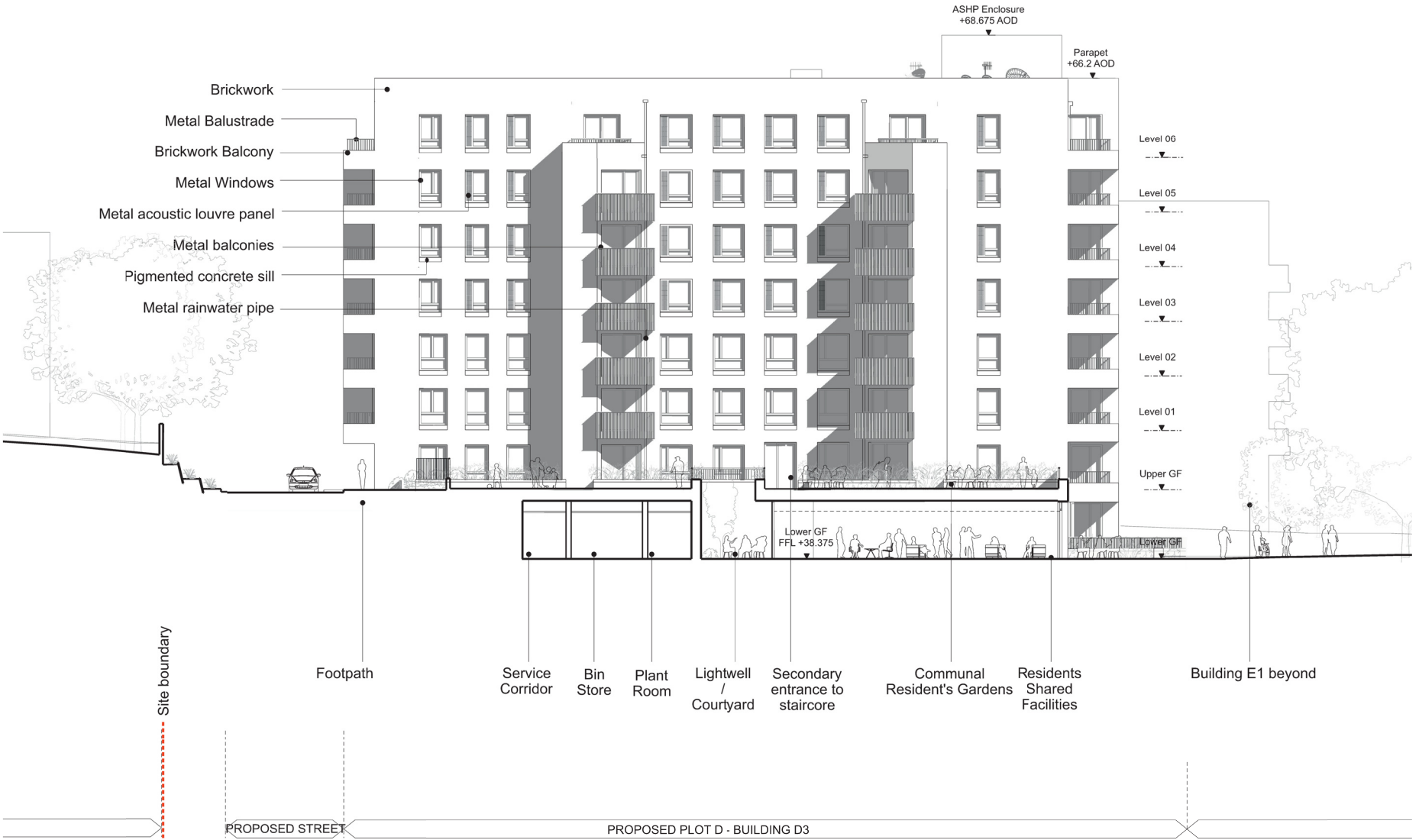
Fig 21 Plot B proposed south-east facing section (AHMM project 17105, dwg. 209, rev. P01, Oct 2021)



ISL/2019/HEA21#22

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Fig 22 Plot C proposed north-west facing section (AHMM project 17105, dwg. 303, rev. P01, Nov 2021)



ISL/2019/HEA21#23

Historic environment assessment MOLA 2021

Fig 23 Plot D proposed south-east facing section (AHMM project 17105, dwg. 205, rev. P01, Oct 2021)

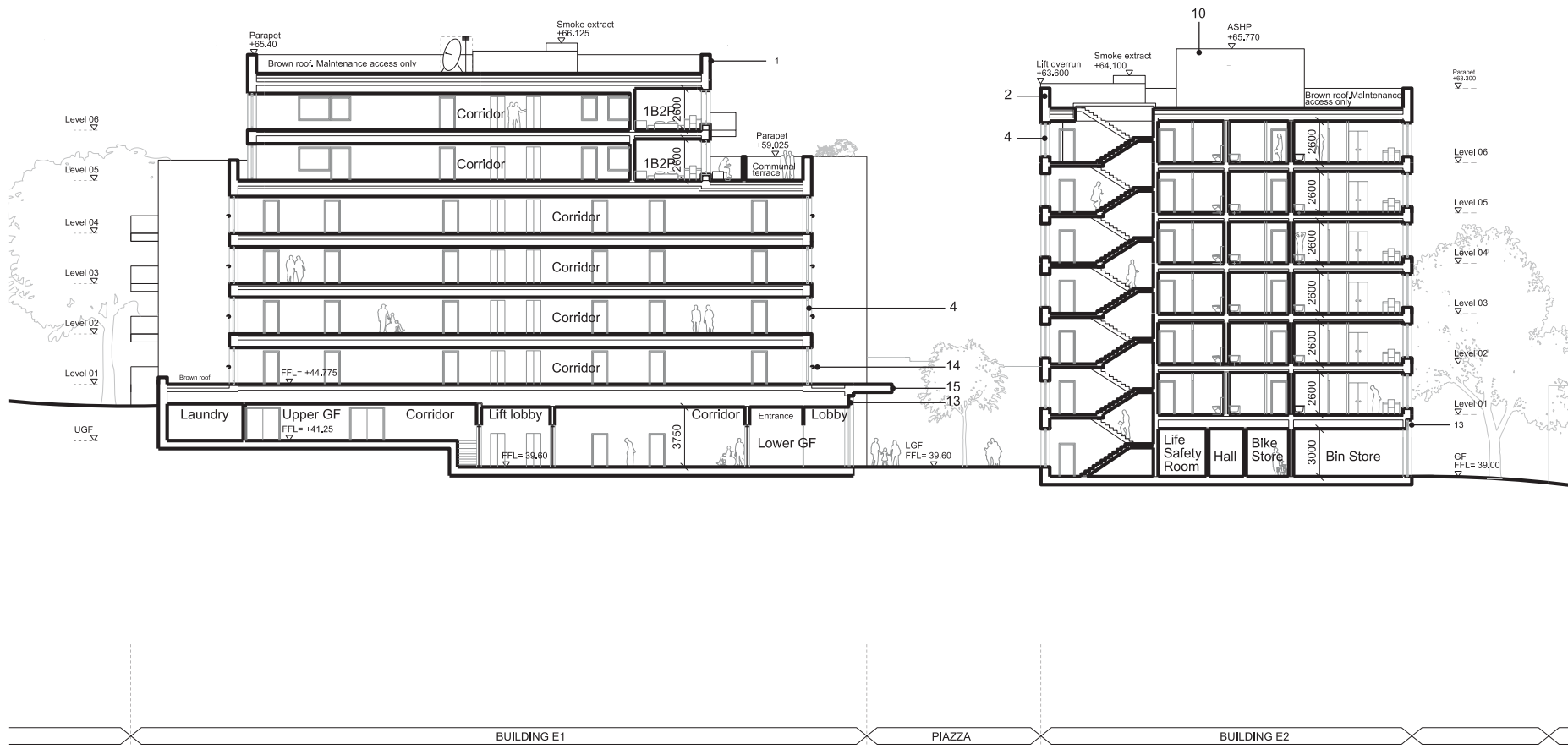


Fig 24 Plot E proposed north-west facing section (AHMM project 17105, dwg. 301, rev. P01, Oct)