



50–52 MONMOUTH STREET London WC2H

London Borough of Camden

Archaeological desk-based assessment

February 2024



**50-52 Monmouth Street
London
WC2H**

Archaeological Desk Based Assessment

National Grid Reference: 530045 181011

Historic Environment Record search reference: 18200

Sign-off history

issue no.	Issue date	Prepared by	Reviewed by	Project Manager	Notes
1	05/01/2024	Alex Cetera (Archaeology) Jemima Dunnett (Graphics)	David Divers	David Divers	Issue to client
2	27/02/2024	Paul Riggott (Archaeology) Jemima Dunnett (Graphics)	David Divers	David Divers	Revised scheme with reduced basement

MOLA code: P23-637



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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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Company registration number 07751831 Charity registration number 1143574

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



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Note: site outlines may appear differently on some figures owing to distortions in historic maps. North is approximate on early maps.

Executive summary

Freeson & Tee has commissioned MOLA to carry out an Archaeological Desk Based Assessment in advance of proposed development at 50-52 Monmouth Street, London WC2H in the London Borough of Camden. The proposals refurbishment of the existing building across basement ground and first floor and will include minor alteration to the existing basement such as levelling the existing different levels to a new consistent one and underpinning the vaults to make them habitable rooms. The floor level of the new basement would be at 16.4m OD, approximately 1.1m below the existing basement floor level.

There has been no past archaeological investigation on the site.

This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). 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. Archaeological remains that may be affected by the proposals comprise:

- **Saxon remains.** *The site has a moderate potential for early medieval remains. The site lies within the boundaries of the early medieval/Saxon town of Lundenwic. Although no archaeological investigations have taken place within the site, a large corpus of evidence within the study area indicates that remains dating to this period could survive on site, below the existing buildings. The nature of these remains is unknown, but these are likely to comprise occupation deposits, structural remains, or deeply cut features such as wells or quarry pits. Such remains would be heritage assets of **medium** (cut features) or **high** significance (buildings remains).*
- **Post-medieval agricultural remains.** *The site has a moderate potential for post-medieval remains. The history of the site and surrounding area is well documented and remained an open field until at least 17th century, when urbanisation of the area took place. Archaeological remains associated with the early development the area may have survived to the rear of the buildings outside of the existing basements and deep vaults. The potential remains would likely comprise deep cut features and agricultural layers of **low** significance.*

There is low potential for late medieval remains; the evidence for archaeological remains within the study area from this period is sparse, and sources indicate the site was in an open field during this period.

There is a moderate survival potential for archaeological remains dating to Saxon and early post-medieval periods within the site. Truncated remains may survive between the foundations of existing buildings and under the existing basement slab in areas not impacted by the deepest vaults.

Untruncated remains might survive outside of the existing basements in the central and northern part of the site behind the buildings.

Excavation for the basement extension and lowering the basement slab to 15.75m OD will wholly remove any surviving post-medieval remains predating the current structures and is likely to heavily truncate or remove any earlier remains.

Given the known archaeological potential of the study area and the location of site within a Tier 1 Archaeological Priority Area, it is likely that the local authority will require an appropriate strategy to offset the loss of potential archaeological remains. A programme of investigation and recording would need to be agreed with the LPA's archaeological advisor, and undertaken in accordance with an approved archaeological Written Scheme of Investigation (WSI).

This might entail an initial archaeological evaluation in the form of trial pits/trenches within the area of the proposed basement. The results of the evaluation would enable an informed decision about an appropriate mitigation strategy which may include archaeological excavation in areas where evaluation has demonstrated a potential for significant archaeological remains.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 Freeson & Tee has commissioned MOLA (Museum of London Archaeology) to carry out an Archaeological Desk Based Assessment in advance of proposed development at 50-52 Monmouth Street, London WC2H in the London Borough of Camden; National Grid Reference (NGR) 530045 181011: Fig 1. The proposals involve refurbishment of the existing building across basement ground and first floor and will include minor alteration to the existing basement such as levelling the existing different levels to a new consistent one and underpinning the vaults to make them habitable rooms. The floor level of the new basement would be at 16.4m OD, approximately 1.1m below the existing basement floor level.
- 1.1.2 This desk-based study assesses the impact of the scheme on archaeological remains (buried heritage assets). It forms an initial stage of investigation of the area of proposed 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 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 where appropriate. 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 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DLUHC 2023; see section 9 of this report) and relevant local planning policies. It conforms to standards specified by the Chartered Institute for Archaeologists (CIfA 2020), Historic England (EH 2008, HE 2015, 2017, 2019), and the Greater London Archaeological Advisory Service (GLAAS 2015). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.5 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 Heritage designations

- 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 although there are nine listed buildings within 25m of the site:
- 42-48 Monmouth Street, c 10m north of the site; grade II listed Georgian terraced house & terrace, shown as **DBA 36** on Fig 2;
 - 5-8 Tower Court, c 15m to the north-west; grade II listed Georgian terrace & terraced house, **DBA 37**;
 - 65-71 Monmouth Street and attached rear drum forming the southern point of Ching Court. 15m to the east, grade II listed terrace of 18 and 19th century houses, **DBA 40**;
 - Guild House (South wing) at 22 Tower Street, c 15m to the south, grade II listed Georgian apartment and shop, **DBA 41**;

- North Wing, 18 Tower Street c 15m to the south-west, grade II listed shop with accommodation over, forming part of Guild House, **DBA 42**;
- 63 Monmouth Street c 18m to the north-east; grade II listed Restoration terraced house, **DBA 39**;
- 61 Monmouth Street c 20m to the north-east; grade II listed Restoration terraced house, **DBA 38**;
- St Martins Theatre c 25m to south-west; early 20th century theatre, grade II listed, **DBA 43**;
- 22 Tower Street c 25m to the west; a grade II listed Victorian board school and plaque, **DBA 44**.

1.2.2 The site is the Seven Dials Conservation Area, as defined by the local authority due to its vibrant economic activity combined with conservation of the built heritage.

1.2.3 The site is within Tier 1 Lundenwic Archaeological Priority Area (APA), containing the Anglo-Saxon international trading emporium of Lundenwic which grew along the Thames and Fleet rivers in the seventh to ninth century. The APA is allocated to Tier 1 because it is an urban and proto-urban area of national (and international) archaeological interest where heritage assets could be judged equivalent to a Scheduled Monument. It is closely associated with the adjacent Westminster APA 1.2 Lundenwic and the Strand (HE, 2018).

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; and
- 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 250m-radius study area around it, as held by the primary repositories of such information within Greater London / county. 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 and confirmed by Sandy Kidd, GLAAS archaeological advisor on 27.11.2023 via email. 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, along with identified Heritage at Risk;
 - The London Society Library – published histories and journals;
 - Camden Local Studies and Archives Centre – historic maps and published histories;
 - Groundsure– historic Ordnance Survey maps from the first edition (1860–70s) to the present day, and Goad insurance maps;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data;
 - Client – architectural drawings (company, date), topographic survey (Terrain Surveys, 2023);
 - 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 12th of December 2023. This was to determine the topography of the site; 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.

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 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 25m) 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 nearest part of the site boundary.
- 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.

3 The site: topography and geology

3.1 Site location

- 3.1.1 The site is 50–52 Monmouth Street in the London Borough of Camden; National Grid Reference (NGR) 530045 181011; Fig 1. The site area is 0.016ha and it is wedged in the corner of Monmouth street, bounding it from the east, and Tower Street, bounding the site from the west. Upper St Martin's Lane is to the south, and Nos. 21 Tower Street and 48 Monmouth Street bound the site to the north. The site falls within the historic parish of St Giles-in-the Field, formerly in the county of Middlesex, and is now within the administration of the London Borough of Camden.
- 3.1.2 The site lies 800m to the north-west of the River Thames.

3.2 Topography and geology

- 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. The underlying natural geology of a site can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.2.2 The natural topography of the study area is rather flat at 23.9-23.5m OD in the north-western part of it, c 210m from the site, only starting to slope gently down towards the Thames in the south-eastern part, where levels are 21.2m OD c 225m south-east of the site.
- 3.2.3 A topographical survey took place on site (Terrain Surveys, 2023), recording levels at 19.4m OD at the junction of Monmouth and Tower Streets, near the entrance to the building, at 20.3m OD on Tower Street, in the north-western corner of the site; and at 19.6m OD on Monmouth Street in the north-eastern corner of the site.
- 3.2.4 The underlying geology of the site comprises Hackney Gravel member, overlying London Clay.
- 3.2.5 The depth 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 No archaeological investigations took place within the site. Within the 250m study area around the site, 61 archaeological investigations were undertaken, comprising 26 watching briefs (**DBA 1, 3-5, 7-8, 10, 16-24, 27, 29, 32-35**), 20 evaluations (**DBA 4, 6-9, 13-17, 23, 25-26, 28, 30-31, 33**), 13 excavations (**DBA 2, 4, 8-9, 11-14, 20, 22**) and two geoarchaeological investigations (**DBA 4 and 10**). An overwhelming majority of these investigations recorded early medieval /Saxon remains, followed by post-medieval deposits.
- 4.1.2 The closest investigation that recorded archaeological deposits was an excavation at 18-18A Tower Street, c 10m south of the site (**DBA 2**). It revealed a deep sequence of alluvial and waterlain deposits below the existing basement floors. The borehole survey indicated that archaeological deposits occurred up to 7.50m below modern ground level. Abraded Roman sherds, and possibly Late Saxon and medieval wares, as well as copper alloy weighing scales and a prehistoric flint scraper were recorded. The 'early' deposits were covered by post-medieval strata.
- 4.1.3 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 are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gatherer communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys would have been favoured in providing a dependable 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 the 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.
- 4.2.4 The finds relating to the later prehistoric period within the study area are scarce. Excavations on Upper St Martin's Lane c 25m south-east of the site recorded a pottery shard dated to the Iron Age and a possible terminus of a ditch (**DBA 4**). On Tower Street c 50m to the north-west of the site a bronze object on a wooden shaft was found in the 19th century, possibly of Bronze Age period (**DBA 46**). Investigations at 2-26 Shorts Gardens and 19-41 Earlham Street c 95m north-east of the site revealed a layer of barked willow twigs possibly representing a prehistoric platform or a fish trap. In the east of the site, preserved timber stakes of pre-Saxon date were recorded, pushed into the gravel (**DBA 9**). On Long Acre, c 150m east of the site, a stone axe head was recorded, however details of this find are not known (**DBA 47**).

Roman period (AD 43–410)

- 4.2.5 Within approximately a decade of the arrival of the Romans in AD 43, the town of *Londinium* had been established on the north bank of the Thames where the City of London now stands, 1.7km to the east of the site. It quickly rose to prominence, becoming a major commercial

centre and the hub of the Roman road system in Britain. Small settlements, typically located along the major roads, supplied produce to the urban population, and were markets for *Londinium's* traded and manufactured goods (MoLAS, 2000, 150). A projected Roman road, Akeman Street, ran c 430m to the south-east of the site, outside the study area (Margary 40).

- 4.2.6 Only a handful of archaeological finds relating to the Roman period have been found within the study area. Excavations on Tower Street, c 15m south of the site recorded waterlain deposits with a few abraded Roman pottery shards (**DBA 2**). Investigations on Upper St Martin's Lane c 25m south-east of the site recovered pottery shards and building material dated to Roman period (**DBA 4**). At 15-17 Long Acre, 125m south-east of the site, small fragments of Roman pottery and brick/tile were recorded among later Saxon features; human skeletal remains in Saxon pits may have derived from a Roman source on this site (**DBA 13**). An undated, possibly Roman loom weight was also recorded at 17 Long Acre, c 130m south-east of the site (**DBA 48**).
- 4.2.7 Based on current evidence, it is likely that the area of the site was not a focus of Roman settlement or other activity and was probably in open fields throughout this period.

Early medieval period (AD 410–1066)

- 4.2.8 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 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.
- 4.2.9 In the 7th to 9th centuries the trading port of *Lundenwic* flourished on the north side of the Thames in the area now occupied by Aldwych, the Strand and Covent Garden (Cowie and Blackmore 2008, xv). To the west, it probably extended at least to what is now Charing Cross Road and Trafalgar Square; St Giles-in-the-fields and the site within lay just to the northern boundary of the Saxon settlement.
- 4.2.10 *Lundenwic* began to decline in the 9th century and was probably abandoned following Viking attacks c 850–70. In 886, London was occupied by King Alfred, and by 889 it had been relocated within the walled city (Vince 1990, 46). This formed the basis of the later medieval city of *Lundenburh*.
- 4.2.11 By the 10th century, the whole area of old *Lundenwic*, north of the Strand and south of Holborn, had become part of the Westminster Abbey estates. It is likely that the old east-west Roman road along High Holborn/Oxford Street was still in use throughout the Saxon period as it is mentioned in a charter of Edgar dated to c AD 951 (Sullivan 1994, 80).
- 4.2.12 The Westminster *Berewic* (a name meaning an outlying farm or croft) was granted to Westminster Abbey by Ethelred in 1002 and a contemporary map of the estate (not reproduced) mentions a dwelling place which was probably St Giles. From the 11th century, it seems that the Abbey only owned the land west of Drury Lane, c 500m east of the site, which became its garden. The name Co[n]vent Garden reflects this original monastic use.
- 4.2.13 A large body of archaeological evidence dating to the early medieval/Saxon period has been recorded within the study area, supporting the theory that the early Saxon settlement extended into the study area, possibly making use of a watercourse which followed the line of modern St Martin's Lane. A number of archaeological investigations took place on sites along Upper St Martin Lane c 25m to the south-east of the site. 'Dark earth' deposits, sealing underlying Middle Saxon (7th to 9th century AD) remains were recorded across these sites. On the site of 10-14 Upper St Martin's Lane, pottery was recorded that could be dated from the 6th century to the late 8th or early 9th century. Other Saxon finds included a sherd of Merovingian pottery and fragments of a reticella glass bowl, both of which have rarely been found in *Lundenwic* or elsewhere in Britain. A ditch in the west of that site may have acted as a boundary for the Saxon settlement. An investigation within the NCP/Long Acre site recorded a possible yard or external surface, overlain by a deposit of 'dark earth'. This deposit contained charcoal, gravel, oyster shell as well as ceramic building material. Sealing this was a layer of post-medieval construction debris containing ceramic building material, animal bone, clay pipe stems, and oyster shell. A number of features and finds dating to the Saxon period were also found in form

of rubbish pits, buildings, postholes, disarticulated human remains and fragments of a glass beaker. A large feature of uncertain function contained a large assemblage of finds and animal bone dating to the 8th century. At 132-139 West Slingsby Place evidence of occupation during the Saxon period was recorded in the form of quarry pitting, timber buildings, refuse pits, pottery, external gravel surfaces and cask-lined wells. 'Dark earth', representing the abandonment of the site after the Saxon period was also found, as well as a burial (**DBA 4**).

- 4.2.14 A copper alloy 6th century brooch was found allegedly on Tower Street c 40m north-west of the site (**DBA 45**).
- 4.2.15 On Mercer's Yard, c 80m east of the site a large feature related to quarrying of possible Late Saxon/early medieval date was identified (**DBA 7**).
- 4.2.16 On the site of 2-26 Shorts Gardens and 19-41 Earlham Street c 85m to the north-east of the site, investigations revealed extensive archaeological deposits. Part of a loom weight and a fragment of human skull found suggested some form of Saxon occupation, confirmed by layers of dark soils with small daub fragments indicative of a Saxon date. Sealing these was clay, possibly waterlain, containing butchered animal bones, oyster shell, and tiny fragments of charcoal and burnt daub and a large complete loom weight. In the western part of the site the clay was overlain by a compacted gravel surface, cut by stakeholes and a large (but shallow) pit. A rectangular domed hearth was indicative of early medieval metalworking activities such as smelting and smithing. A few metres to the south a series of beaten earth floors, beam slots and stakeholes indicated dwellings or possibly storage buildings. Weaving implements, comb fragments, brooches and pins were found in occupation layers, and a high proportion of the pottery assemblage comprised Ipswich ware. Over 150 iron objects included blades, tools and furniture fittings of Middle Saxon date. The features were overlain by a homogeneous soil known as 'black earth' (**DBA 9**).
- 4.2.17 At 15-17 Long Acre 125m south-east of the site, three phases of Saxon occupation were identified, commencing in AD 450-550 until AD 750-850. Occupation surfaces had been removed by later truncation (**DBA 13**). On the site of Long Acre and Garrick Street 125m south of the site two pits, containing shards of Early Saxon pottery were excavated, providing evidence of activity pre-dating the trading settlement of *Lundenwic* (**DBA 14**).
- 4.2.18 At 8 Brewers Yard c 150m east of the site four pits were observed cutting the natural gravels, indicating Saxon quarrying for surfacing yards and alleys in *Lundenwic*. The area appeared to have been levelled with a sandy silt deposit prior to the construction of a metalled 'road', that appears to have been made in the 8th century. The gravel surface and the area to the south-east were covered by a dumped layer containing domestic rubbish and butchery waste. In the late 9th century the area seems to have been used for agriculture, which continued with little interruption until the 17th century (**DBA 8**). Investigations at 27 Floral Street, c 160m south-east of the site, two deep pits were investigated; slumped into these early features were successive layers of occupation, floor or yard surfaces. The character of the deposits and the few pot sherds, charcoal fragments and large amounts of animal bone were consistent with similar occupation features and strata recovered on other sites in the vicinity, forming further evidence for the Saxon settlement of *Lundenwic*. Further investigations recorded 7th century quarry pits, 8th century gravel surfaces and a possible butchery place (**DBA 22**). In Nottingham House c 175m north-east of the site Late Saxon pottery was found (**DBA 10**).
- 4.2.19 Saxon gold ring coated with plaited gold wires was found on Garrick Street, c 180m south-east of the site (**DBA 49**).
- 4.2.20 On Floral Street c 190m south-east of the site early medieval refuse pits have been recorded, as well as external Saxon metalled surfaces which were re-surfaced over a period of time as silting and erosion took place. These were possibly part of a north-south road connecting the areas of the Strand and New Oxford Street (**DBA 20**). At 7-8 New Row possible mid-Saxon deposits have been recorded during an archaeological investigation, c 220 m south-east of the site (**DBA 19**). A watching brief on Covent Garden Piazza c 225m south-east of the site evidence for Saxon activity was found in a form of an external surface and adjacent buildings remains (**DBA 18**).
- 4.2.21 The site was located within the boundaries of the early medieval *Lundenwic*; the existing archaeological evidence indicates an extensive occupation of the study area during this period.

Later medieval period (AD 1066–1485)

- 4.2.22 There is no mention of St Giles-in-the-Fields in Domesday Book (1086). The land was probably vested in the Crown by the time of the Norman Conquest (1066). St. Giles's-in-the-Fields originally included the later parish of St. George Bloomsbury to the north and east (it became a separate parish in 1731). The two districts were separated by a great ditch, called Blemund's Ditch.
- 4.2.23 In c AD 1117, Queen Matilda founded a leper hospital dedicated to St Giles-in-the-Fields on the curve of St. Giles High Street near the present Charing Cross Road, c 240m to the north of the site (Weinreb et al. 2008, 761-2). The hospital was one of the oldest leper houses in England (Old and New London 1878, 197–218). The present parish church of St. Giles (dated 1734) probably occupies the site of the hospital chapel (Old and New London 1878, 197–218). The hospital consisted of a house or principal mansion, with an oratory (or possibly a chapel attached to the village church) and offices. It was enlarged over time, acquiring sixteen acres of land on the north side of the highway, opposite the great gate of the hospital, and also two estates called Newlands and Lelane, the exact situations of which, though probably contiguous, has never been established (ibid.). The land and hospital belonged to the Crown. The grounds were enclosed with a wall, and formed almost a triangle, bounded on the north by modern High Street, on the west by Crown Street, and on the east by Dudley (formerly Monmouth) Street. There are no surviving plans of any of the buildings, but they do not appear to have been of any great size. Land to the west of Drury Lane was used as a garden for the Abbey. By the 13th century, this chapel served both parishioners and patients and continued in use even after the hospital was closed by King Henry VIII in 1531 (Weinreb et al. 2008, 762).
- 4.2.24 The earliest reference that can be found to a parish of St. Giles is in 1222 during a dispute between the See of London and the Abbey of Westminster over boundaries (Bloomsbury Association website). The core of the village of St. Giles comprised houses on the north side of High Holborn, outside the study area (Old and New London 1878, 197–218). The land was marshy and was reclaimed in the early 13th century with the construction of several dykes and sluices, and areas laid out in garden plots and cottages (Dobie 1829, 37).
- 4.2.25 Archaeological evidence dating to this period is sparse within the study area, and limited to 14/15th century pottery shards recorded in trial pits in Nottingham House on Neal Street, c 175m north-east of the site (**DBA 10**) and residual medieval pottery was recorded on Phoenix Street, c 185m north-west (**DBA 32**).

Post-medieval period (AD 1485–present)

- 4.2.26 The land on which the site is located, belonged to the Hospital of St. Giles, which was taken over by Henry VIII in 1537. The village of St. Giles is shown on Agas' map of c 1560 (not reproduced) as a small group of cottages on the north side of the Broad St Giles (now High Holborn), with the church and hospital of St Giles within their walled enclosure on the south side. The map shows buildings at the junction of Drury Lane. Drury Lane, which may originally have been part of the Saxon street plan, was known as "Via de Aldwych", as it connected the Aldwych and the church of St Clement Danes to Holborn and settlements to the north and west, such as St Giles and Tottenham Court (Weinreb et al. 2008, 256). A large, moated building, Southampton House, is shown just further east.
- 4.2.27 On Faithorne and Newcourt's map of 1658 (Fig 3) the area where the site is located is shown as an empty field (St Gyles Field). The field is fenced off to the north-east, and behind the enclosure St Giles church with adjacent buildings and gardens can be seen.
- 4.2.28 Morgan's map of 1682 (Fig 4) shows the site still within a field, renamed to Cock & Pye Fields by that time. A building on a rectangular plan with an inside yard lies just to the east of the site, and was a public house after which the field was named. The whole area around the field in which the site is, now seems densely built over. The south-eastern boundary of the field has become Castle Street, joining with St Martin's Lane just 35m to the south of the site; Newport House with its large gardens adjacent to Cock & Pye Fields is c 100m to the south-west of the site. West Street and Tower Street were laid out in the early 17th century.
- 4.2.29 In 1690, William III granted Thomas Neale, who was a renowned entrepreneur and Master of the Mint and of the Transfer Office, a freehold of the land known as Marshland or Cock and Pye Fields (named after a public house on the site) in return for favours. Neale raised large sums of money for the Crown but he had to purchase the remainder of the lease and continue

to pay ground rents for buildings on the land. This was a substantial financial commitment; by adopting a star-shaped plan with six radiating streets (subsequently seven were laid out) Neale increased the number of houses that could be built on the site. The plan was unique, the only one of the 17th and 18th century developments in the West End which departs from a grid plan. Instead, a radiating plan of streets was formed around a small central polygonal circus with a Doric column at the centre surmounted by sundials (Camden, undated).

- 4.2.30 Plans were submitted in 1692 to Sir Christopher Wren, the Surveyor General, for a building licence, showing at least 311 houses and an estate church. At the time rents were charged by the length of the frontage. Neale's layout generated more rental income than that yielded by the squares which were then the fashion. Construction began in 1693. As soon as the streets had been laid out, sewers installed and the initial corners developed, Neale chose Edward Pierce, the greatest carver of his generation, to build a sundial pillar at the centre of the development, giving Seven Dials its name. In 1695 Neale lost interest in the site and the rest of the development was carried out by individual builders over the next 15 years. The area became increasingly commercialised as the houses were subdivided and converted into shops, lodgings and factories (www.sevendials.com).
- 4.2.31 Rocque's map of 1746 (Fig 5) shows the site in the corner of Tower Street and Little St Andrew's Street, to the south of the Seven Dials pillar, within an area called Lombard Court. The court was cut by an alley connecting Tower Street with Little Earl Street to the north, and the site was on the eastern site of that alley. The map doesn't show details of buildings that existed on site at that time. The whole area around the site by then has been densely urbanised.
- 4.2.32 By the middle of the 18th century the area had declined and by the early 19th century it became infamous, together with St Giles in the north, as the most notorious 'rookery' in London, with many incidences of mob violence. During the 19th century the character of the area changed further, as the houses were divided into lodgings. Seven Dials became notorious for its links with crime and corruption. (www.sevendials.com; Camden undated).
- 4.2.33 Monmouth Street runs north to south through Seven Dials. It retains some of the 17th and 18th century buildings. At the southern end is the Comyn Ching Triangle, bounded by Mercer Street, Shelton Street and Monmouth Street, owned by Comyn Ching & Co (est.1723), British architectural ironmongers (Camden undated)
- 4.2.34 Horwood's map of 1799 (Fig 6) is more detailed than the previously discussed map of 1746. It shows the site occupied by three buildings, two of which are numbered 19 and 20. The Ordnance Survey 1st edition 25":mile map of 1874 (Fig 7) shows the configuration of structures on site in more detail. Nos. 50-52, adjacent to Little St. Andrew Street (now Monmouth Street) have an internal yard space, closed up by the building facing Tower Street.
- 4.2.35 The Ordnance Survey 2nd edition 25": mile map of 1896 (Fig 8) has not recorded many changes within the site, with the exception of a little square structure to the back of No. 52. A school has been erected c 20m to the north-west of the site, on the western side of Lumber Court alley.
- 4.2.36 Subsequent maps don't depict any changes within the site, which came unscathed from the World War II bombings. The school in the vicinity of the site, on the contrary, was badly damaged along with the majority of buildings located in the triangle between Tower and Earham Streets, to the west of the site.
- 4.2.37 The Ordnance Survey 1:1250 scale map of 1951(Fig 9) shows the buildings on site as one large structure, with numbers 21 (facing Tower Street), 50 and 52 (Monmouth Street). By that time Little St Andrew Street has been renamed Monmouth Street, and Lumber Court to the west of the site's cluster- Tower Court.
- 4.2.38 50-52 Monmouth Street is currently occupied by a restaurant.
- 4.2.39 Within the study area, post-medieval deposits were observed during archaeological investigations on majority of sites. Post-medieval made ground was observed beneath the basements of the buildings adjacent to the north of the site's boundary (**DBA 1**). On sites excavated along Upper St Martin Road c 25m to the south-east of the site evidence of continuous development was recorded from the 17th century onwards (**DBA 4**). Ground reclamation remains and pottery from 17th-18th century were observed c 30m west of the site (**DBA 3**). At 151-165 Shaftsbury Avenue c 145m north of the site remains of brick-lined drains of probable 17th-18th century or later date were recorded (**DBA 26**). In Covent Garden Piazza

c 200m to the south-east, extensive post-medieval cellars and vaults under modern streets were found (possibly relating to the original 17th century Piazza layout by Inigo Jones (**DBA 19**). Observations at Odhams Press Site c 200m north-east of the site recorded evidence of a plague pit of probable 17th century date (**DBA 34**). Structural remains relating to the church of St Giles were recorded during a watching brief 180m north-west of the site, spanning a period from 17th to 19th century (**DBA 28**). At 107-109 Charing Cross Rd c 210 north-west from site a 17th century made ground was recorded, cut by a pit and a possible ditch. A wall of 17th to 19th century date was also uncovered, possibly associated with either St Martin's Almshouses or St Mary's School, both of which had stood on the site (**DBA 33**).

5 Statement of significance

5.1 Introduction

- 5.1.1 This 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

Levels of natural geology, and past truncation

- 5.2.1 The natural topography of the study area is relatively level at 23.9-23.5m OD, c 210m to the north-west, and starts to slope gently down towards the Thames c 225m south-east of the site where levels are 21.2m OD.
- 5.2.2 A topographical survey took place on site (Terrain Surveys, 2023), recording levels at 19.4m OD at the junction of Monmouth and Tower Streets, near the entrance to the building, at 20.3m OD on Tower Street, in the north-western corner of the site; and at 19.6m OD on Monmouth Street in the north-eastern corner of the site. Finished Floor Level (FFL) on the ground floor on the site is at 20.0m OD. Levels recorded in the basement of the site are between 17.5m OD and 16.1m OD (in the vaults).
- 5.2.3 A geotechnical borehole drilled c 10m west of the site (BGS, borehole TQ38SW2588) recorded natural gravel at 2.7mbgl (m below ground level), overlain by firm, dark grey and black silty clay with organic inclusions recorded at 1.3mbgl. This was covered by undated made ground recorded at 0.2mbgl, overlain by concrete slab.
- 5.2.4 Archaeological investigations in the vicinity of the site recorded top of archaeological sequence at 19.90m OD (**DBA 3**) c 8m south of the site. Top of natural terrace sand and gravel deposits has been recorded at heights varying from 17.5 to 19.2m OD along Upper St Martin Road, 25m to the south-east of the site (**DBA 4**).

Past impacts

- 5.2.5 The site is occupied by the buildings that date from the 18th century and later. Surviving basement vaults (Fig 15 to Fig 18) have floors with varying levels; the deepest one is at 16.1m OD (c 3.3mbgl). Given the levels of deposits recorded in the borehole data nearby (corner of Tower Court and Tower Street), deepest basement vaults of these buildings will have cut into natural gravel, recorded at 2.7mbgl.
- 5.2.6 Before the urbanisation of the Seven Dials area from the 17th century, the site was likely to have been in a field; although much of the agricultural soils would have been removed by the construction of current buildings on site.

Likely depth and thickness of archaeological remains

- 5.2.7 The highest level of basement vault floors is 17.5m OD (1.9mbgl) which is 0.8m higher than natural gravel recorded nearby at 2.7mbgl, suggesting archaeological remains may survive beneath the shallowest vaults (Fig 17 to Fig 18). The nature of these remains is uncertain but may include early medieval/Saxon occupation deposits, structural remains or deep cut features. Some early post-medieval agricultural deposits should also be expected.

5.3 Archaeological potential, and significance of likely remains

- 5.3.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology and the level and nature of later disturbance and truncation discussed above.

Statement of Significance

- 5.3.2 *The site has a low potential for prehistoric and Roman remains.* The site lies on a gravel terrace c 800m to the north-west of the Thames, between rivers of Tyburn flowing c 1.4m to the west, and Fleet, flanking it c 1.5km to the east and north. Another ancient stream flowed in a much closer proximity to the site. Such location would potentially attract at least seasonal occupation of the area, which has been confirmed to some extent by artifacts recovered within the study area, and dated to the prehistoric period. The site lies c 1.6km west of the Roman town of *Londinium* and a projected Roman road ran c 430m to the south-east of the site. Finds dated to the Roman period are scarce in the study area, indicating that it was not the focus of interest at that time.
- 5.3.3 *The site has a moderate potential for early medieval remains.* The site lies within the boundaries of the early medieval/Saxon town of *Lundenwic*. Although no archaeological investigations have taken place within the site, a large corpus of evidence within the study area suggests that remains dating to this period could survive on site, below the existing buildings. The nature of these remains is unknown, but these are likely to comprise occupation deposits, structural features, or deeply cut features such as wells or quarry pits. Such remains would be heritage assets of **medium** (cut features) or **high** significance (buildings remains), depending on their nature and condition as derived from their evidential and historical value.
- 5.3.4 *The site has a low potential for later-medieval remains.* The archaeological evidence for later medieval activity within the study area is scarce; the site likely remained within fields until the 17th century.
- 5.3.5 *The site has a moderate potential for post-medieval remains.* The history of the site and surrounding area is well documented and remained an open field until at least 17th century, when urbanisation of the area took place. Archaeological remains associated with the early development the area may have survived to the rear of the buildings outside of the existing basements and deep vaults. The potential remains would likely comprise deep cut features and agricultural layers of **low** significance.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposals involve refurbishment of the existing building across basement ground and first floor and will include alterations to the existing basement. This would comprise demolition at the existing ground floor and basement levels (Fig 14 and Fig 15). In the basement there would be ground reduction to provide a consistent basement floor level. The floor level of the new basement would be at 16.4m OD, approximately 1.1m below the existing basement floor level. There would be underpinning the vaults to make them habitable rooms.

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 proposed 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 There is an uncertain, possibly moderate potential for the site to contain archaeological remains dating to the early medieval and early post-medieval periods. These remains are likely to comprise Saxon occupation layers or deeply cut features, and early post-medieval agricultural deposits.

Basement reduction for floor levelling

- 6.2.4 The current basement level on average is at 17.3m OD, but lower in vaults that lie between 16.1 and 16.7m OD. The proposal comprises deepening the existing basement floor level to 16.4m OD across the whole footprint of the basement (Fig 21). This would involve an excavation of c 1.6m (assuming a slab thickness of 0.5m) outside of the deep vaults. Excavation for the new basement slab would remove any archaeological remains that had survived construction of the existing basement and vaults.

Foundations/underpinning

- 6.2.5 The nature of the existing foundations are unknown, although construction of the new basement slab will probably require underpinning of the existing foundations. This will result in truncating or removing entirely any remains surviving between the existing foundations.

7 Conclusions

- 7.1.1 The site is 50-52 Monmouth Street. It does not contain any statutorily designated assets such as scheduled monuments or listed buildings. The site lies within the Tier 1 Lundenwic archaeological Priority Area, designated for its location within the Saxon settlement and an urban and proto-urban area of national (and international) archaeological interest where heritage assets that could be judged equivalent to a Scheduled Monument.
- 7.1.2 The site has a moderate survival potential for archaeological remains dating to Saxon and early post-medieval periods. Truncated remains might survive between the foundations of existing buildings and under the basement slab, in areas not impacted by the deepest vaults. Untruncated remains might survive in the central and northern area behind the buildings outside of the area of the existing basement.
- 7.1.3 The main impact from the proposed development will be lowering of the basement slab to 16.4m OD which will remove any surviving post-medieval remains and likely to heavily truncate or remove any earlier remains.
- 7.1.4 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
Early medieval/Saxon remains (moderate potential)	Medium (cut features) or High (buildings remains)	Excavation for lowered basement: Overall significance of asset reduced to negligible
Early post-medieval remains (moderate potential)	Low (agricultural remains)	Excavation for lowered basement: Overall significance of asset reduced to negligible

- 7.1.5 Given the known archaeological potential of the study area and the location of site within a Tier 1 Archaeological Priority Area, it is likely that the local authority will require an appropriate strategy to offset the loss of potential archaeological remains. A programme of investigation and recording would need to be agreed with the LPA's archaeological advisor, and undertaken in accordance with an approved archaeological Written Scheme of Investigation (WSI).
- 7.1.6 This might entail an initial archaeological evaluation in the form of trial pits/trenches within the area of the proposed basement. The results of the evaluation would enable an informed decision about an appropriate mitigation strategy which may include archaeological excavation in areas where evaluation has demonstrated a potential for significant archaeological remains.

8 Gazetteer of known historic environment assets

- 8.1.1 The gazetteer lists known historic environment sites and finds within the 250m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The HER data contained within this gazetteer, obtained on 06/12/2023, are the copyright of Historic England 2023.
- 8.1.3 The Historic England GIS Designations Data designations data were obtained on 29/11/2023, © Historic England 2023. The most up to date publicly available Historic England GIS Data can be obtained from <http://www.historicengland.org.uk>
- 8.1.4 Ordnance Survey data © Crown copyright and database right 2023.

Abbreviations

AOC – AOC Archaeology

ASE – Archaeology South-East

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

HER – Historic Environment Record

L-P – Lawson-Price Environmental

MoLAS – Museum of London Archaeology Service (now MOLA)

NHL – National Heritage List for England (Historic England)

OAU – Oxford Archaeological Unit

PCA – Pre-Construct Archaeology

DBA No.	Description	Site code/ HER/NHL No.
1	<p>Watching Brief at 42-48 Monmouth Street, London WC2 <i>Watching brief by AOC, 1996</i> The existing basement floors of 44, 46, and 48 Monmouth Street were broken out by contractors, removed and the underlying material lowered before new floors were laid. No lowering of the floor in 42 Monmouth Street took place. The works were monitored in accordance with a condition of listed building consent. Post-medieval made ground was observed beneath the basements, from which 17th to 19th century pottery was retrieved, and a clay tobacco pipe bowl (1660-1680). Natural deposits were not reached.</p>	ELO4055 166086 MOS96
2	<p>Open Area Excavation at 18-18A Tower Street <i>Excavation and borehole survey by MOLAS, 1991</i> This revealed a deep sequence of alluvial and waterlain deposits below the basement floors. The borehole survey indicated that archaeological deposits occurred up to 7.50m below modern ground level, suggesting that the site is located above a deep natural or man-made feature in which archaeological deposits have accumulated. Archaeological trenches excavated in June and July 1991 to a depth of 2.90m (about 5.00m below street level) revealed waterlain deposits with a few abraded Roman sherds, and possibly Late Saxon and medieval wares, as well as copper alloy weighing scales and a prehistoric flint scraper. The 'early' deposits were covered by post-medieval strata, some of which may also have been waterlain, with well-preserved organic material including leather objects. Brick drains and rubbish pits containing 17th century pottery were also found.</p>	ELO4729 157335 TOE91
3	<p>Watching Brief at 4-10 Tower Street <i>Watching brief by PCA, 1996</i> The construction of two lift pits was monitored. The top of the archaeological sequence was recorded at 19.90m OD. Only post-medieval features were recorded, but natural deposits were not fully exposed and earlier features may be present at a greater depth than excavated. Ground-reclamation dumps over presumed alluvial deposits were recorded in both trenches. The pottery recovered suggests a date between the 17th and 18th century for the reclamation. A linear feature crossed the base of the eastern trench and was sealed by the reclamation dumps but neither its function nor date could be determined. No Middle Saxon deposits or artefacts were found. Brickearth was recorded at a maximum height of 19.63m OD.</p>	ELO4747 156563 TRS96

4	<p>Upper St Martin`s Lane, London WC2. Investigations by MOLAS <i>Geotechnical Survey at 8 Shelton Street and Upper Saint Martin's Lane, 2006</i> The archaeological monitoring of 14 geotechnical test pits at 10-14 Upper St Martin's Lane, 9-11 Mercer Street and 8 Shelton Street. The test pits showed a considerable amount of archaeological survival in the areas outside the existing basements. The recorded deposits included 'dark earth' deposits, into which 17th century development works had been cut, sealing underlying Middle Saxon (7th to 9th century AD) deposits. A number of deep cut features with evidence of organic preservation were also recorded, a rare survival that has the potential to answer various research questions. Brickearth was recorded, and the current basement level was shown to be only just below the contemporary Saxon ground level. It is therefore possible that isolates pockets of horizontally stratified material may also survive in areas of shallow basement. Natural sands and gravels were between 17.58 and 18.51m OD.</p> <p><i>Evaluation at 128 Long Acre, 10 Upper Saint Martin's Lane, 2007</i> In February and April 2007 five test pits were investigated across the site. The evaluation revealed considerable survival of stratified Saxon remains outside of basemented areas, and survival of cut features within basemented areas.</p> <p><i>Excavation at 10-14 Upper St Martin's Lane, 2007-2008</i> An excavation between 29th August 2007 and 3rd July 2009 recorded residual finds including a pottery sherd dated to the Iron Age and pottery and building material dated to the Roman period. The site is located in the settlement of Lundenwic and recovered pottery that could be dated from the 6th century to the late 8th or early 9th century. Other Saxon finds included a sherd of Merovingian pottery and fragments of a reticella glass bowl, both of which have rarely been found in Lundenwic or Britain. A ditch in the west of the site which appeared to have been re-cut in the Middle Saxon period may have acted as a boundary for the Saxon settlement. Brick structures, make up deposits and residual pottery associated with the early post medieval period were also recorded. Natural deposits of sand and gravel were observed between 18.91m OD and 18.08m OD.</p> <p><i>Trial Trench at Upper St Martin's Lane NCP site, 8 Shelton Street 2007</i> An archaeological evaluation was carried out on five test pits within existing buildings from 13th to 29th November 2007. The top of the stratified Saxon sequence within the area was recorded, possibly a yard or external surface. This was overlain by a deposit of 'dark earth' which usually indicates late/post Saxon layers. This deposit contained charcoal, gravel, oyster shell as well as ceramic building material. Sealing this was a layer of post-medieval construction debris containing ceramic building material, animal bone, clay pipe stems, and oyster shell. Natural gravel observed at 17.83m OD in pit 21.</p> <p><i>Excavation at NCP site, Shelton Street, 2008</i> An excavation and watching brief at the NCP site on Shelton Street, London WC2. The earliest feature found was the terminus of a ditch possibly of prehistoric date. A number of features and finds dating to the Saxon period were also found in form of rubbish pits, buildings, postholes, disarticulated human remains and fragments of a glass beaker. A large feature of uncertain function contained a large assemblage of finds and animal bone dating to the 8th century. Evidence of the development of the site from the 17th century onwards was also recorded. Natural deposits of sandy clay and gravel were observed between 18.48m OD and 19.19m OD.</p> <p><i>Excavation at 127-131 Long Acre and 1-2 Slingsby Place</i> An excavation and watching brief at East Slingsby Place between August 2007 and February 2008. Evidence for pre-Saxon activity was limited to residual finds of Roman building material and pottery recorded in later contexts. The site is located within the Middle Saxon settlement of Lundenwic and a number of features dating from this period such as quarry pitting, buildings and wells were found. A burial of Middle Saxon or earlier date was also found along with a number of artefacts of Early Saxon date such as ceramics. The discovery of Early Saxon artefacts supports a theory that there was an Early Saxon settlement close to the watercourse which followed the line of St Martin's Lane. A number of post-medieval features associated with the development of the area from the 17th-19th centuries were also recorded, including a cesspit backfilled with early 19th century domestic material. Natural terrace gravels were observed between 18.90m OD and 19.20m OD.</p> <p><i>Excavation at 132-139 West Slingsby Place, Long Acre WC2, 2009</i> Localised excavation and watching brief from January to July 2009. Evidence of occupation during the Saxon period was recorded in the form of quarry pitting, timber buildings, refuse pits, pottery, external gravel surfaces and cask-lined wells. Evidence, in the form of 'dark earth', representing the abandonment of the site after the Saxon</p>	<p>USM06</p> <p>ELO7052 159620</p> <p>ELO17043 166413</p> <p>ELO11111 168389</p> <p>ELO7894 154355</p> <p>ELO11113 159439</p> <p>ELO11114 155809</p> <p>ELO11112 156348</p>
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DBA No.	Description	Site code/ HER/NHL No.
	<p>period was found in the northwest of the site overlain by a deposit containing medieval pottery. The remains of an 18th century chapel in the east of the site were also recorded. Natural gravel deposits were observed between 18.06m OD and 18.23m OD.</p> <p>Watching Brief at 10-14 Shelton Street <i>Watching brief by MOLAS, 2004</i> Five test pits were excavated and recorded between 10th August and 20th August 2004. A post-medieval brick well/soakaway was recorded in addition to 20th century basement remains. Natural gravels were recorded from heights of between 18.38m OD and 17.82m OD.</p>	<p>ELO6045 160660 SOS04</p>
5	<p>Watching Brief at 22 Tower Street <i>Watching brief by DGLA, 1988-1990</i> Recorded evidence of marsh deposits only.</p>	<p>ELO4738 153202 TOW88 MLO63109</p>
6	<p>Trial Trench at Texaco Garage <i>Evaluation by DGLA, 1988</i> An archaeological assessment and evaluation of the Texaco Garage site, Seven Dials WC2. Survival of archaeological strata was found to be limited.</p>	<p>ELO4695 158344 TGA88</p>
7	<p>Watching Brief at 20-22 Shelton Street, Covent Garden, London WC2 <i>Watching brief by MOLAS, 2008</i> The excavation of two lift pits was monitored: earlier foundations and a concrete slab were revealed. All the recorded remains were probably 19th century in date, relating to the Combe, Delafield & Co Brewery that occupied the site in the late 19th century. Natural deposits were not observed.</p> <p>Mercer`s Yard investigations by MOLA: <i>Evaluation in 2014:</i> From August to September 2014 three trenches were excavated as part of the evaluation. Natural gravels were recorded at 20.45m OD and were capped with a dirty brickearth later up to 0.2m thick in Trench 2. Truncated gravels were recorded in Trench 3 and 17.85m OD. A pit, possibly related to quarrying and dated to 1480-1600, was found in Trench 2. Two cess pits and a rubbish pit were found in Trench 2 and are thought to date to the later part of the 17th, early 18th century. <i>Watching brief in 2014-2015:</i> Between August 2014 and September 2015 an archaeological watching brief on groundworks required for development and an excavation in the yard area at the rear of 8 Mercer Street took place. Untruncated gravels were found at 20.45m OD. A large feature of possible Late Saxon/early medieval date was identified at the close of the excavation. This was probably the result of quarrying. Further pits, pre-dating the 17th century development of the site, were also recorded towards Mercer Street. These were thought to be post-medieval quarry pits. Remains of the 17th century development of the site were also identified, including two brick-built cess pits, a brick sump, a brick culvert and wall foundations.</p>	<p>ELO10298 154864 MCC01</p> <p>MBL14 ELO17105 158331</p> <p>ELO17776 157431</p>

DBA No.	Description	Site code/ HER/NHL No.
8	<p>Old Brewers` Yard investigations by MOLAS:</p> <p><i>Evaluation in 1995:</i> 9-15 Neal Street, 107-115 Long Acre and 5 Langley Street WC2, commonly known as 'Mercers' Block D' or 'Old Brewers' Yard'. Two archaeological trenches were excavated in the open area of Brewer's Yard and three in the sub-basements of the standing buildings. To the rear of 107-115 Long Acre, the sub-basements had removed any archaeological stratified deposits, and truncated the natural gravels. Only the bases of earlier deeply cut features survived, mostly of late post-medieval date. One feature contained no dating evidence, but may have been the truncated base of a middle-Saxon pit. The trenches in Brewer's Yard showed that almost the entire yard area within the site had been deeply basemented to at least the level of the existing sub-basement elsewhere: the earliest basements revealed dated to between 1690 and 1750, possibly pre-dating the Brewery documented on this site since c.1794 but were much modified and incorporated into the later brewery and warehouse buildings. Deposits observed in section suggested a narrow strip of surviving stratified archaeological deposits at the rear of 9-15 Neal Street: these produced no dating evidence, but in appearance were similar to middle-Saxon deposits excavated elsewhere in Covent Garden. Natural sands and gravels truncated at 19.12 m OD.</p> <p><i>Watching brief and excavation in 1997:</i> An archaeological watching brief in May 1997 defined the actual areas of surviving archaeology which corresponded closely to the area predicted in the evaluation. To the rear of 9-15 Neal Street all surviving archaeological strata were therefore hand excavated in June and July 1997. A watching brief was maintained to November 1997 on contractors' groundworks in the basement of the Long Acre building (where the exposed gravels were inspected for archaeological features) and the principal area of new building construction, the former warehouse to the south of Brewer's Yard (while contractors removed the deep 18th and 19th century vaulted basements). Four pits were observed cutting the natural gravels; all had been truncated by later activity but seemed to have originally been at least 2.0m in diameter and 0.5-1.0m deep, and may indicate Saxon quarrying for sands and gravel for surfacing yards and alleys in Lundenwic. The area appeared to have been levelled with a sandy silt deposit prior to the construction of a metalled area. The animal bone recovered from the dumped material was characterised by butchered cattle waste. Two successive very compact gravel layers were observed at the northern end of the main excavation area at c.19.32m OD, cut by a shallow linear feature, possibly a drain, or beam slot for a timber structure. The gravel 'road' may have been made in the 8th century, and a large pit was found dug to the side of it. The gravel surface and the area to the south-east were covered by a dumped layer containing domestic rubbish and butchery waste. The area appeared to be damp, and it continued to be used for pitting and dumping, probably to dispose of domestic and butchery waste from nearby occupation during the 8th and 9th centuries. In the late 9th century the area seems to have been used for agriculture, which continued with little interruption until the 17th century. Very fragmentary remains of a building dating from the development of the area by the Mercers Company in the 17th century were found, in addition to the extensive vaulted cellars of an 18th and 19th century brewery. Gravels at 19.65-19.87mOD on the southern (Long Acre) frontage and c.19.00mOD to the north(Brewers Yard). Overlying brickearth survived only in the south-east corner of the site, at 20.02mOD.</p>	<p>OBY95 ELO10422 162908</p> <p>ELO4190 156854</p>

DBA No.	Description	Site code/ HER/NHL No.
9	<p>Investigations at 2-26 Shorts Gardens and 19-41 Earlham Street, DGLA:</p> <p><i>Evaluation in 1989</i> This revealed extensive archaeological deposits, largely undated on account of site restrictions. The recovery of part of a loom weight suggested some form of Saxon occupation on the site, and a fragment of human skull may be of similar date. Much pitting and rubbish disposal appears to have occurred in the medieval and post-medieval periods.</p> <p><i>Excavation in 1989</i> The 19th century building foundations had truncated underlying deposits to a depth of 18.25m OD, but a test pit in the western part of the site revealed a layer of barked willow twigs possibly representing a prehistoric platform or fish trap. In the east of the site preserved timber stakes of pre-Saxon date were recorded, pushed into the gravel. Thin surviving (truncated) layers of dark soils with small daub fragments were indicative of a Saxon date, over a blue-grey clay which sealed natural brickearth or gravel. The clay, possibly waterlain, contained butchered animal bones, oyster shell, and tiny fragments of charcoal and burnt daub and a large complete loom weight. In the western part of the site the clay was overlain by a compacted gravel surface, cut by stakeholes and a large (but shallow) pit. A rectangular domed hearth, 1.70m x 1.00m and 0.25m high, suggested early medieval metalworking activities such as smelting and smithing. A few metres to the south a series of beaten earth floors, beam slots and stakeholes indicated dwellings or possibly storage buildings, with one associated 8th century hearth including Roman tile in its construction. A collapsed wattle and daub wall c.8.0m long was recorded. Weaving implements, comb fragments, brooches and pins were found in occupation layers, and a high proportion of the pottery assemblage comprised Ipswich ware. Over 150 iron objects included blades, tools and furniture fittings of Middle Saxon date. The features were overlain by a homogeneous soil known as 'black earth', probably caused by dumping and agricultural use of the area until the 17th century or later. In the northern corner of the site were a beam slot, a brickearth floor and an external yard surface, and a hearth: metal-working debris suggested an industrial use. Post-medieval features were cut into the dark earth: a well, two cess - pits, and a variety of drains and wall foundations. Natural gravel or brickearth at approximately 18.40-18.90m OD.</p>	<p>ELO14520 155313 SHG89</p> <p>ELO2573 167625 SGA89</p>
10	<p>Nottingham House, Neal Street WC2</p> <p><i>Geotechnical survey by L-P, 1993</i> Ten boreholes were monitored. The Neal Street frontage, i.e. between the facade of Nottingham House and the site boundary (railings) , appeared to be heavily disturbed, with fill/made ground onto natural gravel. The courtyard area had varying depths of made ground (commonly 3.0m thick), over a green-black silty clay 0.3m thick; this was possibly a 'dark earth' deposit which typically contains artefactual and structural evidence for Saxon Lundenwic. In turn this, rested on gravel deposits. The depth and nature of fill materials ranging from ash, clinker, glass fragments within a high component of coarse to fine brick fragments suggested that earlier structures on this site were cellared.</p> <p><i>Watching brief by OAU, 1994 and 1997</i> Thirteen trial pits approximately 2.0m-square both within and outside Nottingham House were excavated adjacent to major structural walls in 1994. 19th century basements were found; in the courtyard one test pit contained a 14th or 15th century pottery sherd, which was overlain by 17th century demolition debris. In the corridor a 19th century drain was found. Over the natural gravel in another pit was found a layer of loam containing Late Saxon pottery and a later layer contained 14th and 15th century pottery. Above this a layer of demolition debris was cut by a 19th century vault. The nature of the fills from the boreholes range from ash to clinker to fine brick fragments, suggesting cellared buildings underneath Nottingham House. Natural gravel at 19.26 mOD. In 1997 during pile-probing an OAU archaeologist monitored mechanical excavation to a depth of 3.5-4 m. Due to the depth and instability of the surrounding ground, no hand excavation could be carried out although spoil-heaps were rigorously examined for archaeological finds. No layers associated with Saxon occupation were observed, although a peaty deposit which lay over the natural gravel was recorded.</p>	<p>ELO14670 158137</p> <p>ELO226 171535 ELO9094 164032 NLT94</p>

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11	<p>Excavation at 33 Floral Street <i>Excavation by MOLAS, 2001</i> The site revealed evidence relating to the Middle Saxon and post-medieval periods. Saxon features included stakeholes cutting the natural brickearth subsoil through overlying deposits, various pits and postholes, and gravel surfaces representing external courtyard areas and/or a path or roadway. Post-medieval features dated from the late 17th century onwards and included postholes, brick drains and mortar bedding for a brick floor. Natural brickearth at 20.36m OD.</p>	ELO1158 151991 FLL01
12	<p>Open Area Excavation at Carriage Hall Excavation by MOLA, 2016 A pit for tree planting was excavated measuring 4.05m by 3.6m by 1m deep. Only 20th century backfill and service pipes were observed beneath the tarmac surface. A lift pit was also inspected. This was found to occupy the position of a previous lift pit. Natural was not observed.</p>	ELO17670 156703 LOA16
13	<p>Investigations at 15-17 Long Acre: <i>Evaluation by MOLAS in 1995:</i> Four trial trenches were excavated in the basement of the standing building. The natural terrace gravel had been truncated by the basement. No occupation layers or floor surfaces were found and only deeply cut features appeared to have survived. The bases of three large pit features were found, thought to be quarries for sand and gravel: they were probably backfilled as rubbish pits. Few datable finds were retrieved but the characteristics of the fill suggested a Middle Saxon or Early Medieval date (c.700-1000 AD). A thin layer of modern made ground lay above the earlier deposits. Natural gravel was observed at between 18.78m OD and 19.25m OD.</p> <p><i>Excavation by AOC in 1999:</i> Modern basementing had removed all deposits above the natural gravel, leaving only features cut into the gravel. Small fragments of Roman pottery and brick/tile were found among later Saxon features. Human skeletal remains in Saxon pits may have derived from a Roman source. Three phases of Saxon occupation were identified. Phase I (AD 450-550) was characterised by shallow quarrying. Phase II (AD 600-750) was characterised by domestic and potential semi-industrial pits, as was phase III (AD 750-850). Occupation surfaces had been removed by later truncation. Remains of wall foundations, a well and a cellar were found, thought to be associated with a 17th century stable block. Natural gravel at 19.25m OD.</p>	ELO3908 160021 LNG95 MLO67223 ELO1444 167357 LRC99
14	<p>Investigations at 1-3 and 8-9 Long Acre, 16 and 18-24 Garrick Street by MOLAS: <i>Evaluation in 1995:</i> Seven trenches were excavated in the basements of the buildings. No trace of any horizontal stratigraphy was found nor any structural remains, but the truncated bases of archaeological cut features were found in two of the trenches. These included two pits, one of which was a cesspit, and a large probable quarry pit, all of which were presumed to date to the Middle Saxon period (7th-9th centuries) though no dating evidence was recovered from them. A number of post-medieval wells, cesspits and floor surfaces were also recorded. Two naturally formed paleochannels, one running north-to-south, the other east-to-west, were revealed. Gravels between 17.70 and 17.10m OD.</p> <p><i>Geotechnical Survey in 1999:</i> The excavation by contractors of three geotechnical test pits in January 1999 at 8-9 Long Acre and 16 Garrick Street WC2 was monitored.</p> <p><i>Excavation in 2001:</i> 8-9 Long Acre and 16 Garrick Street in January to February 2001. The basement of the building that had occupied the site had completely removed earlier land surfaces, but an ancient channel or feature was found to cut the natural sand and gravel, probably resulting from an 'ice wedge' formed during a cold stage between 300,000 and 18,000 BP. The earliest archaeological feature that survived was a rubbish pit of c.AD 450-750. The recovery of ten sherds of Early Saxon pottery provided evidence of activity pre-dating the trading settlement of Lundenwic. A barrel-lined well and four other rubbish pits dated to AD 650-850. Other evidence suggests that the locality was open land used primarily for agriculture during the Late Saxon and Medieval periods, but no features of this period were found. The earliest post-medieval features were three wells constructed of pre-Great Fire bricks, probably 1630-41. During the 19th century the site was extensively quarried for sand and gravel. Truncated surface of river terrace sand and gravel at 17.17m to 18.51m OD.</p>	ELO3832 165157 LAE95 ELO2489 167330 LGC00 ELO1155 154286 LGC00

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15	<p>Investigations at 60-62 St Martin's Lane and 23-26 New Row by PCA: <i>Evaluation in 2007:</i> Only natural clay was observed beneath the modern concrete slab of the basement. No excavation archive was created from the work carried out. Natural London Clay soil was encountered at 15.12m OD. <i>Evaluation in 2008:</i> Post-medieval features, mainly of the 18th and 19th centuries, were identified including a large ditch or possible gravel pit, brick drain and made ground. Natural Gravels were recorded at a height of 16.6m OD.</p>	<p>NEO07 ELO7604 158407 ELO7740 153039</p>
16	<p>Investigations on King's Court, King Street, London WC2E by MOLA <i>Watching Brief in 2014:</i> January, Phase 1 of a geoarchaeological watching brief: 6 geotechnical boreholes in the courtyard were monitored. 1.5m to 2m of Hackney gravels were recorded in all boreholes at approximately 0.3m below ground level. The gravel overlaid London Clay. The whole area was overlain by 0.3m of made ground. Possible interstadial deposits were identified at between 0.5m and 0.6m below ground level in BH2. May and June, phase 2: 3 geotechnical boreholes were monitored. Gravels were encountered in all three boreholes: In BH103 (in the courtyard) at 0.3m below ground level, in BH102 at 7.25m below the rig position, and in BH103 (both on Floral Street) at 3.8m below ground level. For BH102 the rig had to penetrate 6m of modern building. The gravels were overlain by 1.25m of backfill. It was concluded that the site was severely truncated. <i>Evaluation in 2014:</i> Two trenches were excavated in December. Natural gravel was observed at 18.31m OD in Trench 6 and at 18.30m OD in Trench 8. A pit was cut into the gravels in the north-east of Trench 6. This did not contain any datable artefacts but did contain moderate charcoal, flint pebble, occasional oyster shell and animal bone. This pit was truncated by the construction cut for a brick built ground beam and sealed by a concrete slab. It has been suggested that the pit is of Saxon date. A modern pit cut the gravels in the north-east of Trench 8. <i>Watching Brief at 19-26 Floral Street, 2015:</i> Between March and April 2015 an archaeological excavation took place. The natural gravel was observed at 18.15m OD. No archaeological features were observed.</p>	<p>FLR14 ELO17790 159612 ELO17791 168884 ELO17187 162180 ELO17792 161491</p>
17	<p>Investigations at 55-58 St Martin's Lane by MOLAS, 2014: <i>Evaluation:</i> Evaluation comprised the investigation of three trial pits in the basement of No 58 St Martin's Lane between 17 and 18 March 2014. No archaeological deposits or features were found. The current cellar appeared to have truncated natural gravels down to at least 17.49m OD. <i>Watching brief:</i> Cutting the natural were wall trenches associated with the construction of the basement. West of the existing vaults another was located which is thought to have been contemporary with the 18th-19th century extant building.</p>	<p>SAM14 ELO14882 159701 ELO14265 153995</p>
18	<p>Watching Brief at 7-8 New Row <i>Watching brief by MOLAS, 1992</i> Possible mid-Saxon deposits, including a rubbish pit, were recorded.</p>	<p>ELO15092 156899 NER92</p>

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19	<p>Watching Brief at Covent Garden Piazza, Cranbourn Street, London WC2 by MOLAS: 1997-1998: Wb on a cable trench excavated by London Electricity in the Covent Garden Piazza. The monitoring covered the trench along the north side of Russell Street from Bow Street to the Piazza; a separate pit in Bow Street; the trench from James Street to the east end of King Street, along King Street and part of Garrick Street; and the connection between the trench on the west side of the Piazza and the new Royal Opera House Building. (Earlier work from the east side of James Street to the west end of Russell Street in 1997). Some evidence for Saxon activity was found, including in part of the trench an external surface and adjacent buildings. Evidence for dark earth deposits was observed in a number of locations. Extensive post-medieval cellars and vaults under modern streets were found (possibly relating to the original 17th century Piazza layout by Inigo Jones) and changes in the frontages relating to subsequent alterations of the street plan.</p> <p>2004: Wb on monitoring EDF Energy cable trench excavations in the Covent Garden Piazza, which also included parts of King Street, Russell Street, Bow Street and Drury Lane. Archaeological deposits and features were recorded in three locations, including 17th-18th century road surfaces along the north of the Piazza which sealed early medieval pits and floor/occupation deposits. Some of the floor deposits had in situ scorching, potentially related to hearth or fire pit activity beyond the limits of the trenches. Post-medieval pitting was recorded in the Bow Street trench. Natural deposits were not observed in the work.</p>	<p>ELO1144 169792 ROP95</p> <p>ELO7736 157933 CGZ04</p>
20	<p>Open Area Excavation at 17-18 Floral Street <i>Excavation by MOLAS, 1988</i> Excavations undertaken in the basemented parts of the site fronting King Street revealed the remains of a number of refuse pits of early medieval date cut into natural brickearth and gravel soils. An unbasemented area was also excavated revealing deposits of the same period including archaeological occupation deposits including a series of building remains.</p> <p>Geotechnical Survey at 36 King Street <i>Watching brief by MOLAS, 1998</i> Three test pits excavated to assess the state and nature of the foundations were monitored. At the northern end of the unbasemented area, the pit dug from ground floor level revealed remains of an 18th-19th century brick floor and cess pit, with medieval and post-medieval dumping and levelling layers sealing a series of external Saxon metalled surfaces which were re-surfaced over a period of time as silting and erosion took place. These were possibly part of a north-south road connecting the areas of the Strand and New Oxford Street. Some dark earth was recorded above them. In the northern corner of the basement, natural deposits and any previous ground surfaces had been truncated/removed but the footings for a 17th century cellar and parts of cesspits were recorded. From ground floor level towards the rear of the building evidence of possibly 19th century outbuildings was found, above an area of Saxon 'dark earth' which suggested that the strata below were undisturbed, and that Saxon remains might be expected. Natural gravels at 18.28m OD.</p>	<p>ELO3794 161694 KIN88</p> <p>ELO3796 158580 KIS98</p>
21	<p>Watching Brief at 38 King Street <i>Watching brief by ASE, 2015</i> Monitoring of groundworks for a development at 38 King Street, Covent Garden. No more data available.</p>	<p>ELO17110 169865 KGS13</p>

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22	<p>Investigations at 27 Floral Street, MOLAS 1997</p> <p><i>Watching brief :</i> Six 1.50m² engineering test pits were excavated in the basement of the building. Natural river terrace gravels were encountered at a height of 18.24m OD in one test pit. The natural brickearth subsoil was recorded in one test pit at 19.14m OD; elsewhere the brickearth appeared to have been truncated by deep deposits and features of a probable Saxon or early medieval date (c.700-1000 AD). Two deep pits were investigated; slumped into these early features were successive layers of occupation, floor or yard surfaces. Similar sequences of occupation deposits were recorded in a number of the other test pits; these lay horizontally and had not been undermined by earlier pit cutting and hence here the (Saxon) occupation levels appeared to be in situ. The character of the deposits and the few pot sherds, charcoal fragments and large amounts of animal bone were consistent with similar occupation features and strata recovered on other sites in the vicinity, forming further evidence for the Saxon settlement of Lundenwic. A possible cess pit was dated between 1680 and 1710: the full extent of the feature was not revealed. Natural brickearth at 19.14m OD; truncated river terrace gravels at 18.24m OD.</p> <p><i>Excavation :</i> The area of a new lift pit (c.2.2m²) was excavated. Two large probably Saxon pits cut the natural gravels - these were interpreted as quarry pits, outside the Saxon settlement in the 7th century. Much of the brickearth had also been quarried away, probably around the same time. In the early-8th century an alluvial deposit accumulated by flooding or marsh, perhaps related to a watercourse later known as the Cock and Pye ditch just to the west. In the 8th century a succession of gravel surfaces, each one covered with a silty accumulation, were laid down. These were interpreted as an alley that was occasionally maintained and resurfaced. There may well have been butchery taking place close by since the silty deposits contained animal bone waste. Two pits lay beyond this alley, possibly in a yard area immediately to the north; one was of probably mid-8th century date. It is suggested that as Lundenwic expanded, the area of the site become built up in the 8th century. Natural gravels at 19.37m OD.</p>	<p>FLO97 ELO10540 166592</p> <p>ELO10541 171768</p>
23	<p>Watching Brief at The Hippodrome, Charing Cross Road, London WC2</p> <p><i>Evaluation in 2009; watching brief by MOLAS in 2010</i></p> <p>No evidence for prehistoric, Roman or medieval activity was observed at the site. A short stretch of a mid-19th century brick structure predating the Hippodrome may have been part of drain which is likely to have been located in the back yard or to the rear of one of the previous properties fronting onto Cranbourn Street. In addition, a number of late 19th century wall foundations survived across the site which can be identified on 1896 and 1915 basement plans of the Hippodrome. Later plans suggest that these were demolished in the 1957-8 conversion of the building to the cabaret venue, Talk of the Town. A late 19th Century marble columnar plinth and a sandstone baluster were found in a deposit of building debris and are likely to have been part of the internal furnishings of the original Hippodrome (built in 1900), discarded during the 1950s works. The surface of the London Clay at 17.20m OD down to 16.80m OD, overlain by 0.40m of Terrace Gravels. Brickearth in the southernmost part of the site at 17.40m OD.</p>	<p>ELO14756 170383 ELO10146 156838</p> <p>HPP09</p>
24	<p>Watching Brief at 68a Neal Street</p> <p><i>Watching brief by DGLA, 1990</i></p> <p>The site is close to an area of Middle Saxon settlement. Deeply cut features were recorded, although these were undated.</p>	<p>ELO4125 152246 NEL90</p>
25	<p>Trial Trench at 172-176 Shaftesbury Avenue</p> <p><i>Evaluation by MOLAS, 1993</i></p> <p>Five trial trenches and three test pits were dug. Natural sand and gravel was found to be truncated by the existing basements, and apart from a 19th century yellow stock brick wall running east to west in the northern half of the site, no archaeological deposits survived. Natural London Clay at 19.59-20.09m OD sealed by sand and gravel to a maximum height of 20.20m OD.</p>	<p>ELO9099 169313 SHA93</p>

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26	<p>Trial Trench at Dial House, 151-165 Shaftsbury Avenue, London WC2 <i>Evaluation by MOLAS, 1996</i></p> <p>Five test pits were excavated. In two test pits natural gravels were cut by the remains of brick-lined drains of probable 17th-18th century or later date, sealed by made ground/demolition deposits containing occasional brick fragments. In the four southern test pits a layer of clay up to 0.5m thick lay over the natural gravel, possibly reflecting the marshy environment of the Seven Dials area up to the late 17th century when the Cock and Pye Ditch along Martin's Lane was built over. No other archaeological features were found. Natural sand and gravel sloping down to the south at 19.80-19.14m OD.</p>	ELO4519 161421 SFH96
27	<p>Heritage Activity at St Giles-in-the-Fields Churchyard <i>Watching brief by MOLAS, 2013-2014</i></p> <p>The fieldwork was undertaken as part of the renovation work in the churchyard. The dismantlement of a spandrel wall alongside the western church steps revealed the top of a brick, arched vault that extended under the stone steps, probably associated with a raising of the ground level in 1688. In the southern churchyard, localised excavation for the widening of the southern gateway, as well as that for footings for a new children's play area, revealed areas of concentrated human bone, thought to belong to charnel pits. Natural deposits were not reached.</p>	ELO14569 158781 SGF13
28	<p>Trial Trench at New Compton Street, The Phoenix Garden, London WC2H 8DG <i>Evaluation by MOLAS, 1992</i></p> <p>Eight test pits were dug for structural engineering and archaeological purposes. Only in two test pits in the north-eastern part of the site was potentially intact stratigraphy recorded, and here the surviving deposits appeared to be post medieval in date: no earlier features were recorded in any of the test pits, and no evidence was recorded that might suggest the churchyard once covered this site. The churchyard wall was recorded in two test pits in the centre of the site, and was of later construction, contemporary with a flagged yard area and group of remodelled Victorian cellars. To the east the wall was probably built on an earlier structure. Towards the south of the site was a sequence of successive cellar construction, probably spanning the 17th to the late 19th centuries. These continued as vaults under the road, which was not part of the original development, and the churchyard itself had been extended, suggesting that this site was originally much larger and that the cellars and buildings originally covered a larger area. Disarticulated human bone was found in the construction backfill of the churchyard wall. The top of natural gravel at 20.97-19.70m OD.</p>	ELO4119 152001 NCS92
29	<p>Watching Brief at Tottenham Court Road Underground Station upgrade <i>Watching brief by MOLAS, 2007-2008</i></p> <p>39 trial trenches were monitored, dug in areas where services were to be connected or diverted for the station upgrade. In situ natural sands and gravels were recorded in 19 trenches. The earliest archaeologically significant deposits were recorded at Soho Square, Falconberg Court, Falconberg Mews and Sutton Row; they included 'peaty' soils (indicative of a wet, marshy environment), alluvial clay/silts and reworked brickearth (possibly from early agricultural activity). The area was largely rural prior to urbanisation in the 17th century: no dating evidence for prehistoric, Roman or medieval occupation was recovered.</p>	ELO14554 158722 TCZ07
30	<p>Test Pit at 5-11 Old Compton Street <i>Evaluation by MOLAS, 2005</i></p> <p>(5-11 Old Compton Street, 13-17 Moor Street and 95-99 Charing Cross Road). One of the test pits was located in an apparently unbasemented area at the rear of 5 Old Compton Street, but revealed a possibly 18th-century cellar which had been backfilled in the 19th century. One test pit was located partially below the pavement at the front of 9 Old Compton Street, where a dump of clay silt below the basement floor slab was dated to the 18th century and overlay a narrow linear cut, orientated north-south, which truncated the natural gravel. This produced no dating evidence but may have been associated with the 17th century development of the site, representing a fence or planting line. The test pits in the southern part of the site revealed natural deposits directly beneath the existing basements and make-up layer. Natural brickearth at 21.50mOD. Gravel at 21.05m OD.</p>	ELO6124 160175 OCM05

DBA No.	Description	Site code/ HER/NHL No.
31	<p>Investigations at Phoenix Theatre, Phoenix Street, London WC1: <i>Evaluation by MOLAS, 1992:</i> The excavation of engineering test pits was monitored within the car park to the rear of the Phoenix Theatre. The work was a joint exercise involving the excavation of nine test pits for structural engineering and archaeological purposes, to assess the extent to which the ground was basemented by the buildings which had formerly occupied the site and to identify any areas of surviving archaeological stratigraphy. The investigation did not reveal any undisturbed stratigraphy, but did record a complex of small cellars, which were of possible 17th or 18th century origin. Natural gravel at a depth of 3.40 metres from the ground surface.</p> <p><i>Evaluation by PCA, 2002</i> Three trenches measuring 1m x 2m were excavated, within the basement of the cinema. Alluvial flood plain gravels were overlaid by post medieval dumps, probably associated with 18th or 19th century building on the site. Residual medieval pottery could represent the remains of a backfilled quarry. No finds or features earlier than medieval in date were encountered. The top of natural gravel was recorded at c.19.84-20.29m OD.</p>	<p>ELO4338 172114 PTS92</p> <p>ELO338 163297 PHE02</p>
32	<p>Watching Brief at 7A Langley Street <i>Watching brief by MOLAS, 2010</i> The excavation of a new lift pit and three drain runs was monitored, all located in the existing building's basement. A sequence of late post-medieval brick floors and repairs/additions were uncovered. The lowest surface consisted of red and purple unfroged bricks which may have been part of a building associated with an 18th and 19th century brewery which is known to have existed near the site. Two other brick surfaces may have been additions or repairs to the original brick floor while another appeared to be associated with the construction of the modern building. Natural deposits of sand and gravel were observed at 19.08m OD.</p>	<p>ELO11676 172244 LNY10</p>
33	<p>Investigations at 107-109 Charing Cross Road by MOLA: <i>Evaluation in 2011:</i> The building was formerly the Central St Martin's College of Art and Design. Six evaluation test pits were excavated and three boreholes were monitored. 17th century made ground was recorded (which included a residual Roman brick and a worked flint flake dated to the Neolithic/Bronze Age), cut by a pit and a possible ditch. A wall of 17th to 19th century date was uncovered, possibly associated with either St Martin's Almshouses or St Mary's school, both of which had stood on the site. There had been a burial ground in the vicinity associated with the Almshouses, but no human remains were encountered. Natural gravel highest at 21.33.m OD.</p> <p><i>Watching brief in 2012-2013</i> It was observed that very little archaeology remained other than that which had been exposed during the evaluation works. The watching brief areas revealed a large amount of disturbance by the current and earlier 20th century buildings on site.</p>	<p>CHC11</p> <p>ELO14749 165323</p> <p>ELO14750 154304 CHC11</p>
34	<p>Watching Brief at Odhams Press Site <i>Watching brief by ILAU, 1977</i> Observations recorded evidence of a plague pit of probable 17th century date.</p>	<p>ELO4198 161365 ODM77</p>
35	<p>Watching Brief at 10 Great Newport Street <i>Watching brief by DGLA, 1986</i> The profile of a deep Saxon pit, much damaged in the Victorian period, was recorded.</p>	<p>ELO3521 158843</p>
36	<p>42-48 Monmouth Street (Georgian terraced house & terrace) <i>Grade II Listed</i> Terrace of 4 houses with later shops, c 1792-3. These houses retain the scale and plot size and reuse features of earlier houses on the site erected by Thomas Neale.</p>	<p>NHL1322123 MLO80761 117045</p>
37	<p>5-8 Tower Court (Georgian terrace & terraced house) <i>Grade II Listed</i> Terraced houses with former shops. Late 18th century, altered in mid-19th and 20th century.</p>	<p>NHL1379041 MLO81210 122928</p>
38	<p>61 Monmouth Street (Restoration terraced house) <i>Grade II Listed</i> A terraced house, now a shop and offices, late 17 century, altered mid-19th, and restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.</p>	<p>NHL1322126 MLO80764 94939</p>

DBA No.	Description	Site code/ HER/NHL No.
39	63 Monmouth Street (Restoration terraced house) <i>Grade II Listed</i> A terraced house, now a shop and offices, late 17 century, altered mid-19th, and restored and in part remodelled 1983-5 by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.	NHL1322127 MLO80765 106005
40	65-71 Monmouth Street and attached rear drum forming the southern point of Ching Court <i>Grade II Listed</i> Terrace of 18 and 19th century houses, including the full height drum attached to the rear, restored and integrated within phase 3 of the development, 1989-91, by the Terry Farrell Partnership as part of the regeneration of Comyn Ching Triangle.	NHL1322128
41	Guild House (South wing); 22 Tower Street (Georgian apartment & shop) <i>Grade II Listed</i> Shop with accommodation over, the right hand bay of the right hand return forming No.18 North Wing. Early 19th century.	NHL1379045 MLO81214 119629
42	North Wing, 18 Tower Street <i>Grade II Listed</i> Shop with accommodation over forming part of Guild House, No.18).	NHL1379047 MLO81216 107939
43	St Martins Theatre (Early 20th century theatre) <i>Grade II Listed</i> In 1916. By WGR Sprague as a companion to the Ambassadors (1913), West Street but for different owners. Built by Lenn Thornton and Co. Ashlar facade with banded rustication to ground floor, 4 storeys. Architectural Review" of that time noted a change in style of decoration from the lavish showy palace to a traditional English domestic interior implying a more select audience.	NHL1379186 MLO81355 146288
44	22 Tower Street (Victorian board school & plaque) <i>Grade II Listed</i> Board School, now converted to offices. C 1874, altered late 20th century.	NHL1379048 MLO81217 132352
45	Great Tower Street (Early Saxon findspot) <i>Monument/Findspot</i> A copper alloy long cross brooch. There is some disagreement about the point of discovery, as it may have been found in the Great Tower Street in the city. This is the earliest Saxon find from this area. In British Museum 1990. 6th century brooch	MLO6980 109874
46	GLHER reference to Tower Street (Middle Bronze Age findspot) <i>Monument/Findspot</i> Bronze object on a wooden shaft found in Tower St in 1883.	MLO18040 134290
47	GLHER reference to Long Acre (Neolithic findspot) <i>Monument/Findspot</i> Stone axe, polished.	MLO2832 135439
48	GLHER reference to 17 Long Acre (Late antique findspot) <i>Monument/Findspot</i> Annular loom weight of diameter c 115mm found when the Bird in Hand pub was demolished in 1954-5. Cowie gives location as 17 Long Acre, DGLA index points at 60-61 Long Acre.	MLO2900 137440
49	GLHER reference to Garrick Street (Middle Anglo-Saxon findspot) <i>Monument/Findspot</i> Saxon gold finger ring overlaid with plaited gold wires.	MLO3142 135848
50	Charing Cross Road (Early medieval road) <i>Monument/Road</i> Charing Cross Road, between St Giles Circus and Cambrisse Circus, formerly Crown Lane, Hog Lane and earlier Eldestrate.	MLO8691 121672

9 Planning framework

9.1 Statutory protection

Listed Buildings and Conservation Areas

- 9.1.1 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the legal requirements for the control of development and alterations which affect buildings, including those which are listed or in conservation areas. Buildings which are listed or which lie within a conservation area are protected by law. Grade I are buildings of exceptional interest. Grade II* are particularly significant buildings of more than special interest. Grade II are buildings of special interest, which warrant every effort being made to preserve them.

9.2 National Planning Policy Framework

- 9.2.1 The National Planning Policy Framework (NPPF) was revised on the 19th of December 2023 by the Department of Levelling Up, Housing & Communities (DLUHC) in response to the *Levelling-up and Regeneration Bill: reforms to national planning policy consultation*. It sets out the government's planning policies for England and how these are expected to be applied, and replaces the previous NPPF which was first published in March 2012 with revisions in 2018, 2019, 2021, and September 2023.

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 195. 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 196. 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 197. 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 198. 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 199. 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 200. 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 201. 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 202. 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 203. 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 204. 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 205. 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 206. 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 207. 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 208. 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 209. 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 210. 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 211. 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 212. 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 213. 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 207 or less than substantial harm under paragraph 208, 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 214. 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 The London Borough of Camden's Local Plan was adopted in July 2017. It has replaced the Core Strategy and Camden Development Policies documents. Policy D2 covers Heritage..

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designated heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or 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;
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- c. conservation by grant-funding or some form of 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.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate.

Other heritage assets and non-designated heritage assets

The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset.

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. Other than this, no other non-archaeological constraints to any archaeological fieldwork have been identified within the site.
- 11.1.2 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 'to document buildings, or parts of buildings, which may be lost as a result of demolition, alteration or neglect', 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>Desk-based 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>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 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 county 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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MOLA Deposit Survival Archive

Camden Local Studies and Archives Centre

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13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known		N
Levelled site survey as existing (ground and buildings)	Y	pdf	Y

Contamination survey data ground and buildings (inc. asbestos)	not known		N
Geotechnical report	not known		N
Envirocheck report	not known		N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	

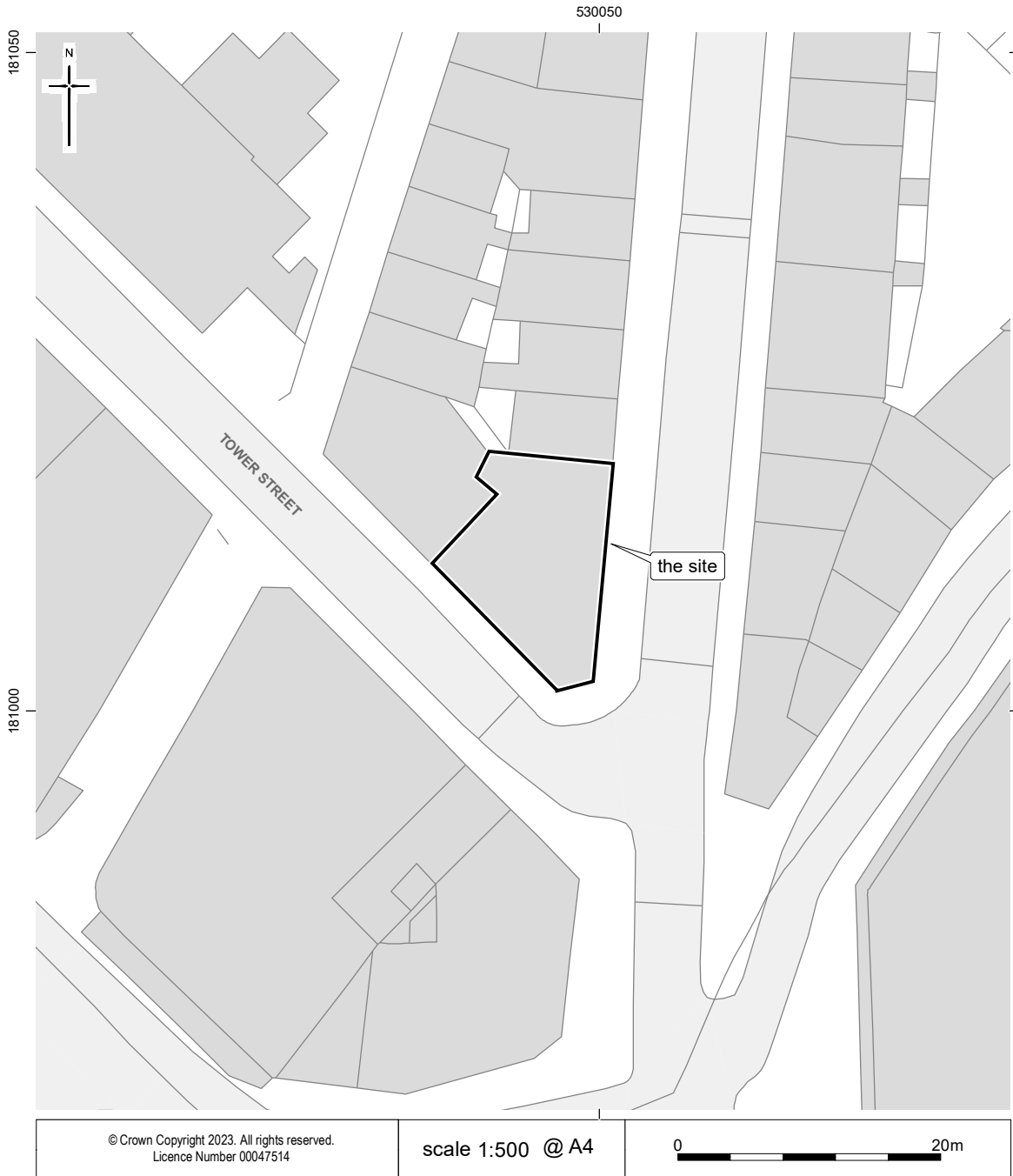
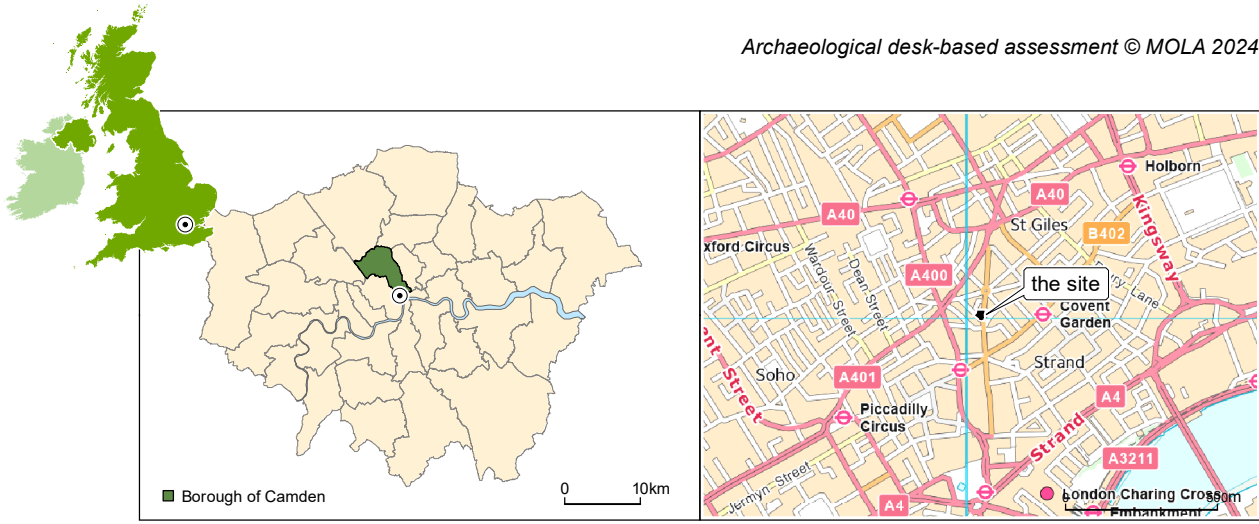


Fig 1 Site location

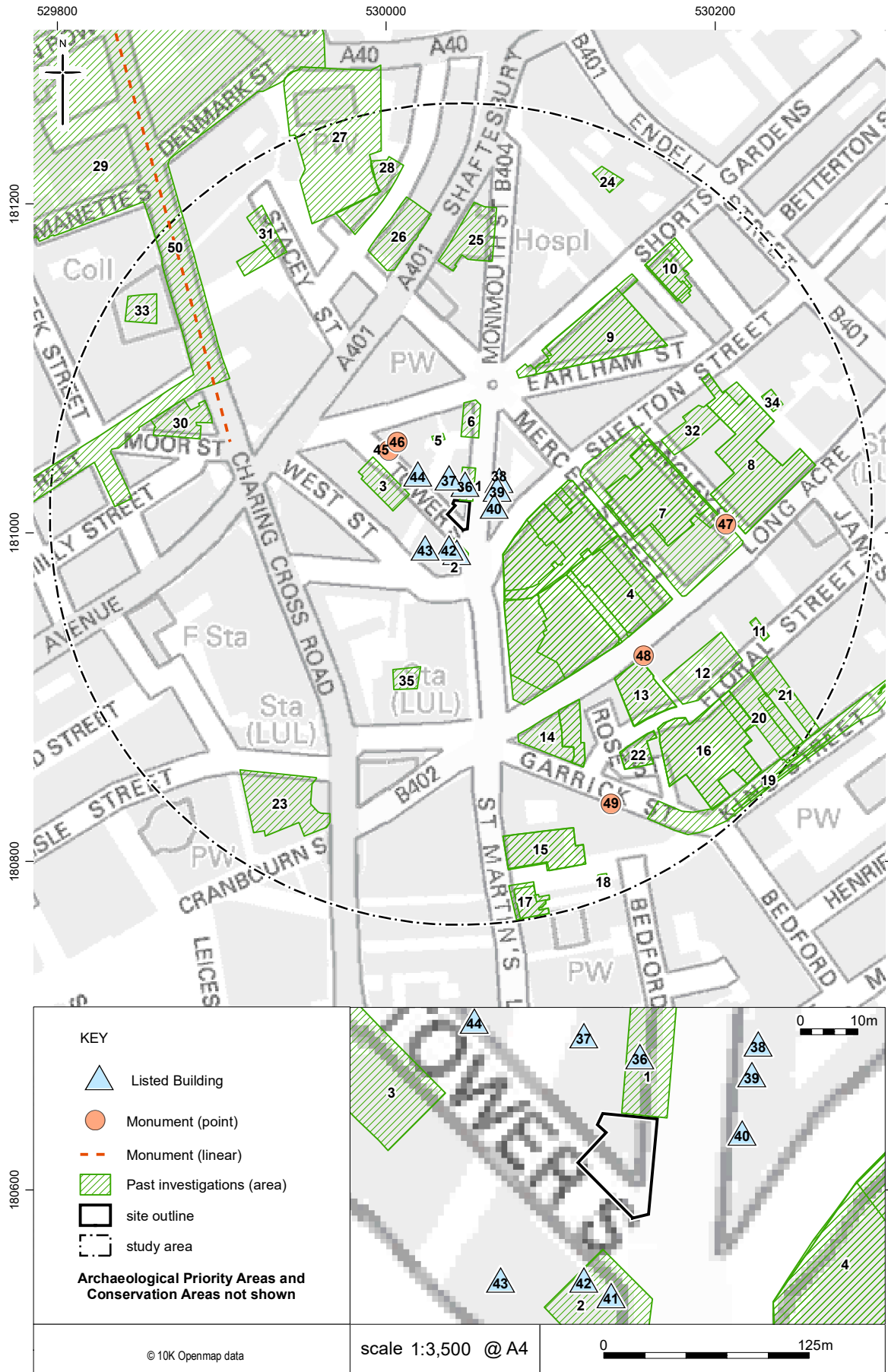


Fig 2 Historic environment features map



Fig 3 Faiethorne and Newcourt's map of 1658

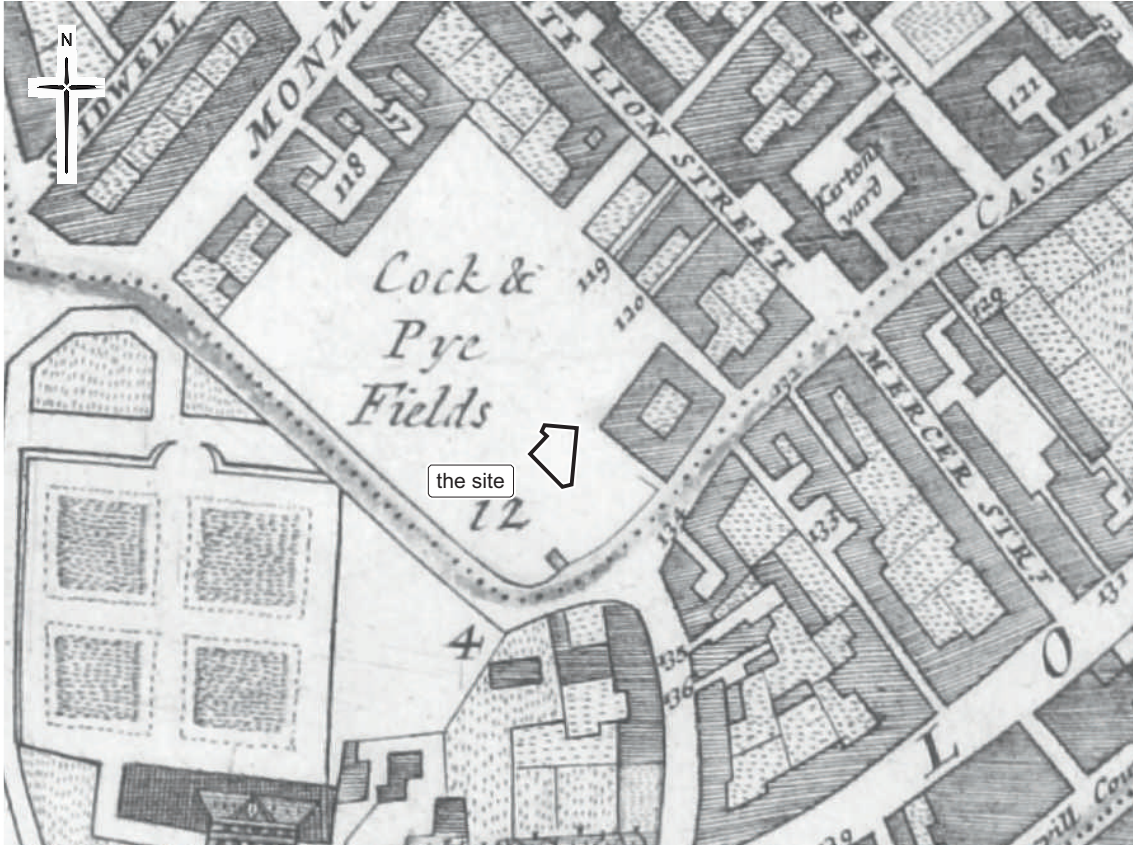


Fig 4 Morgan's map of 1682

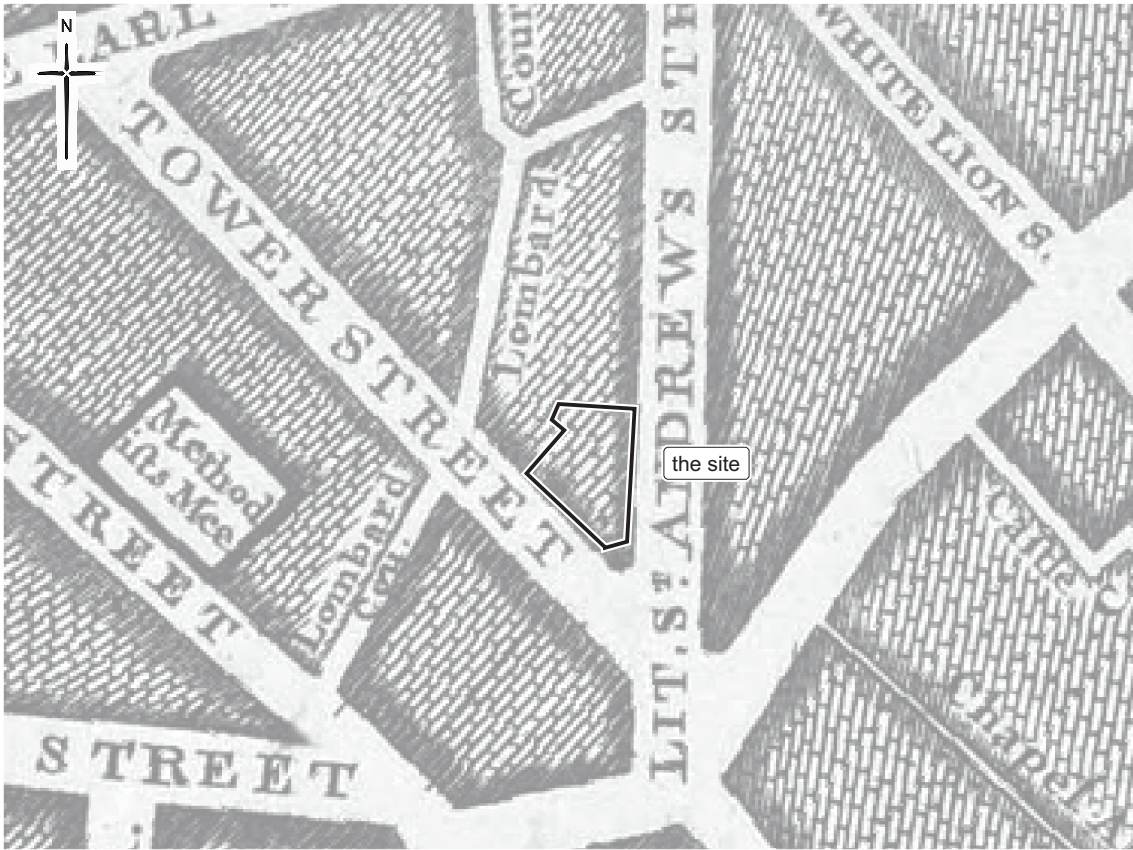


Fig 5 Rocque's map of 1746



Fig 6 Horwood's map of 1799



Fig 7 Ordnance Survey 1st edition 25":mile map of 1874



Fig 8 Ordnance Survey 2nd edition 25": mile map of 1896

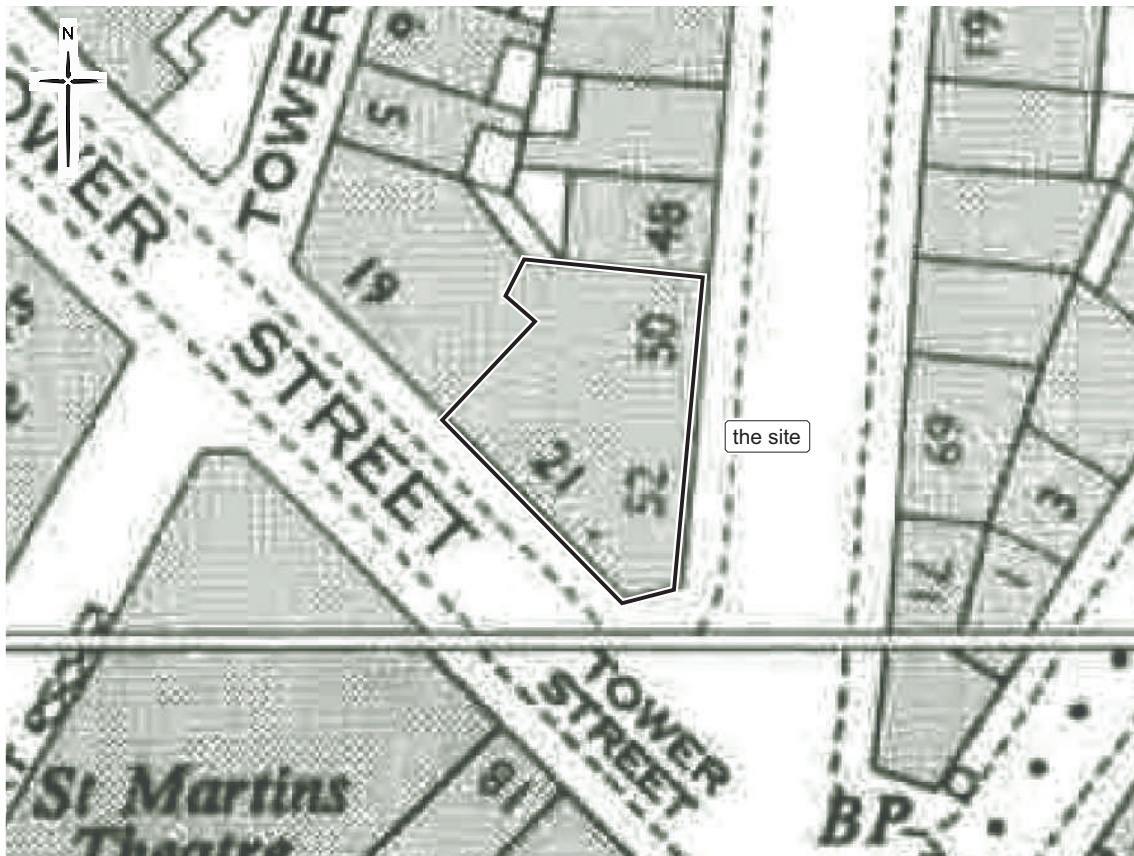


Fig 9 Ordnance Survey 1:1250 scale map of 1951



Fig 10 The site, looking north from the junction of Tower and Monmouth Streets (MOLA photograph 2023)



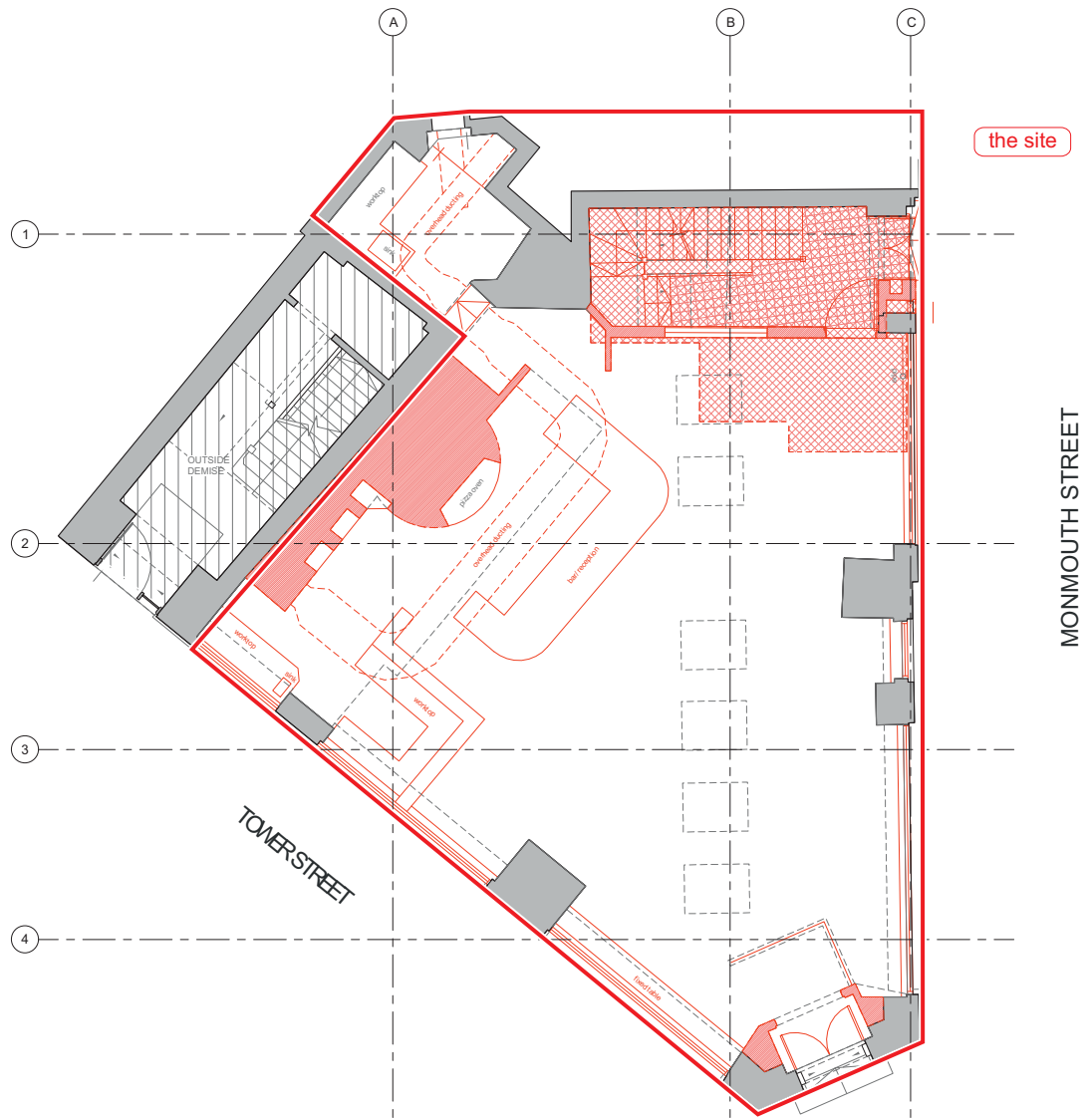
Fig 11 The site, looking north-west from Monmouth Street (MOLA photograph 2023)



Fig 12 A vault in the basement's toilet (MOLA photograph 2023)



Fig 13 A vault in the basement's toilet (MOLA photograph 2023)



CAM/D2058DBA23#14

Fig 14 Existing ground floor plan showing the areas of demolition (Child Graddon Lewis, Dwg. CGL-Z1-00-DR-A-PL1021, Rev. -, 09/02/2024)

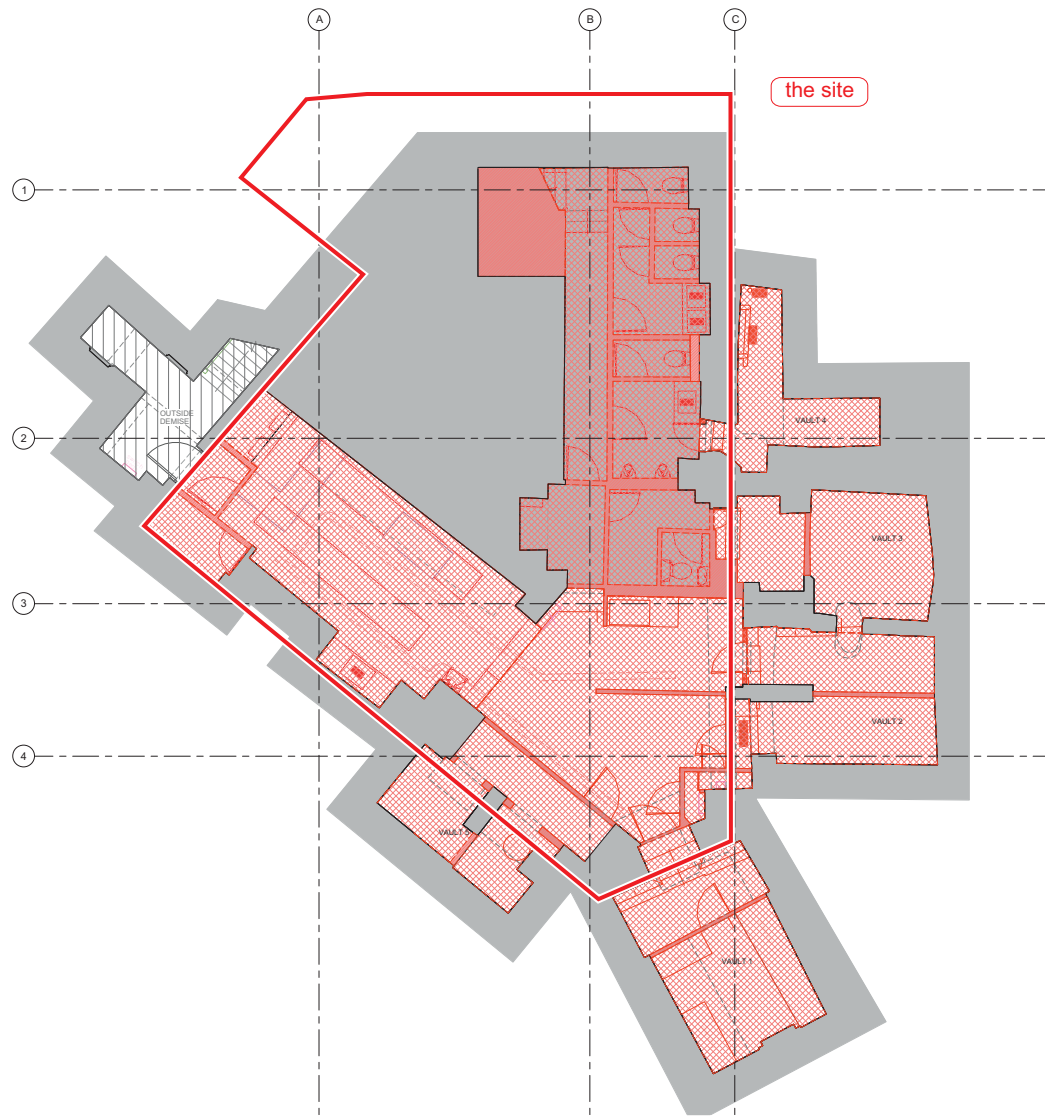


Fig 15 Existing basement plan, showing the areas of demolition (Child Graddon Lewis, Dwg. CGL-Z1-B1-DR-A-PL1020, Rev. -, 09/02/2024)



Fig 17 Existing vault sections D-D, E-E, F-F (Child Graddon Lewis, Dwg. CGL- Z1-XX-DR-A-PL1041, Rev. -, 09/02/2024)

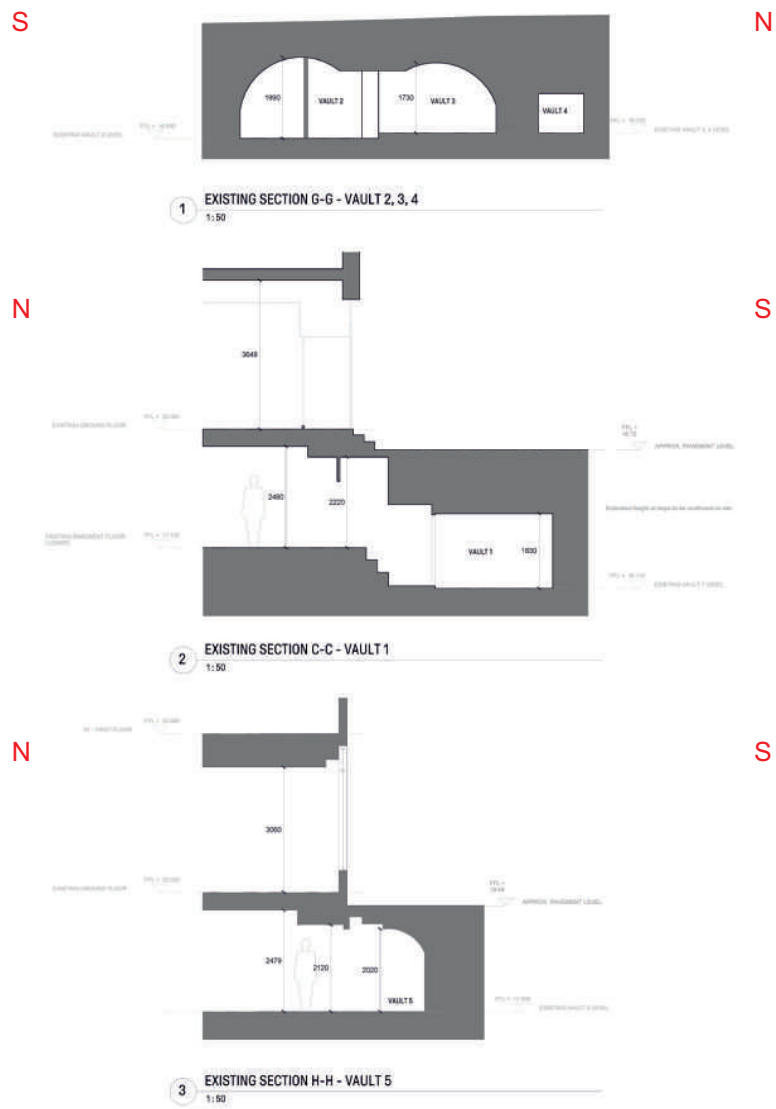
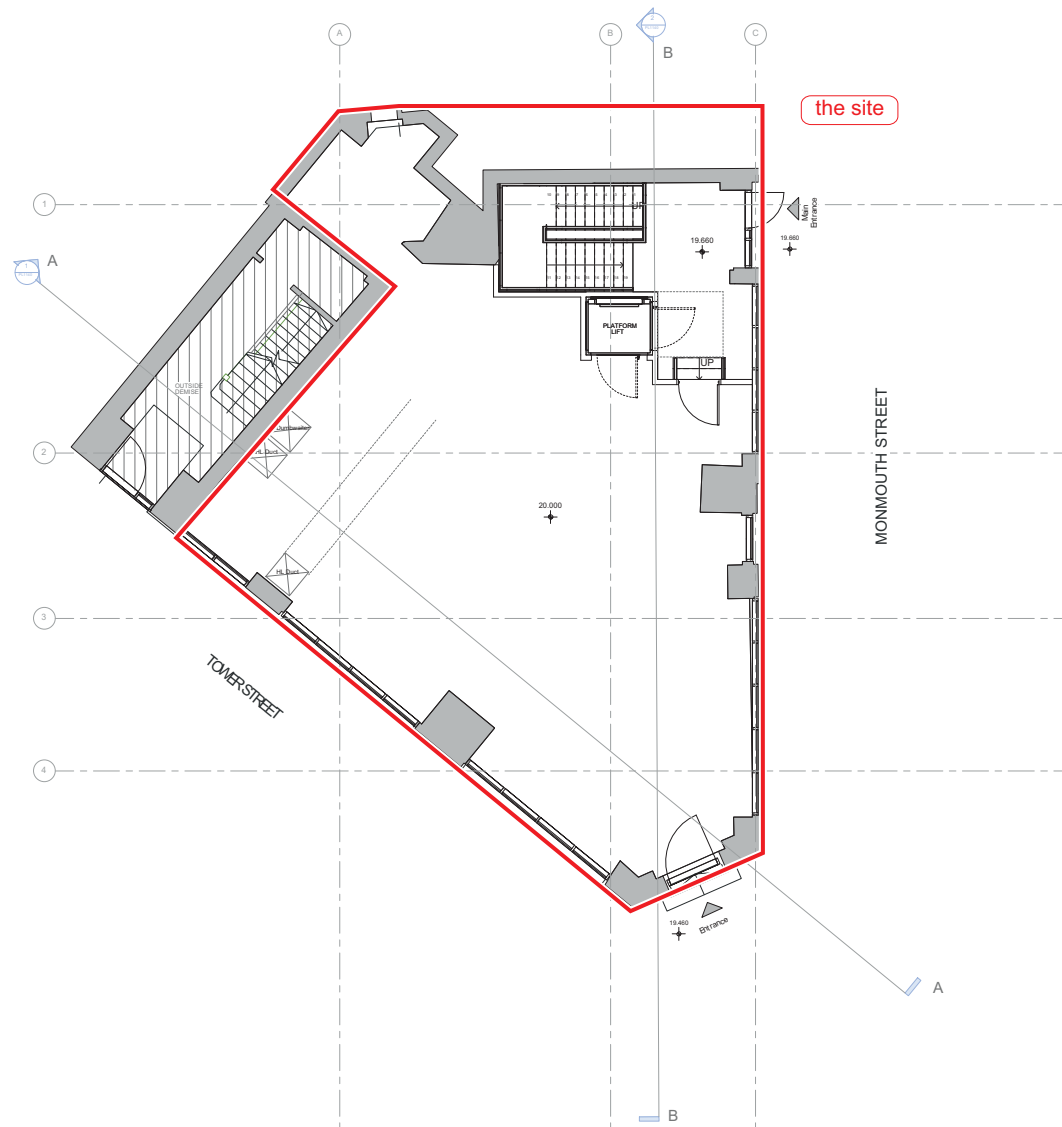
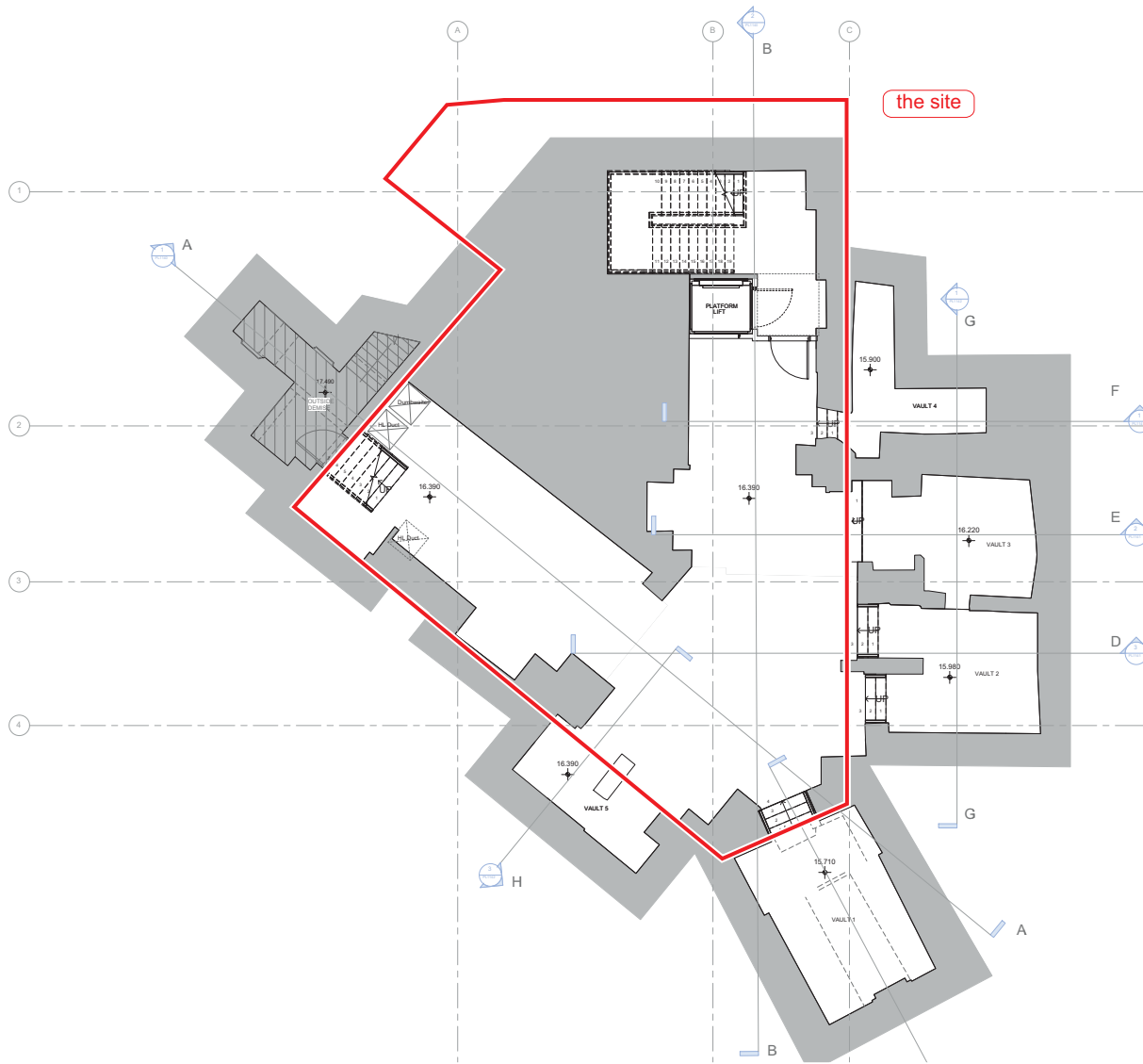


Fig 18 Existing vault sections C-C, G-G, H-H (Child Graddon Lewis, Dwg. CGL- Z1-XX-DR-A-PL1042, Rev. -, 09/02/2024)



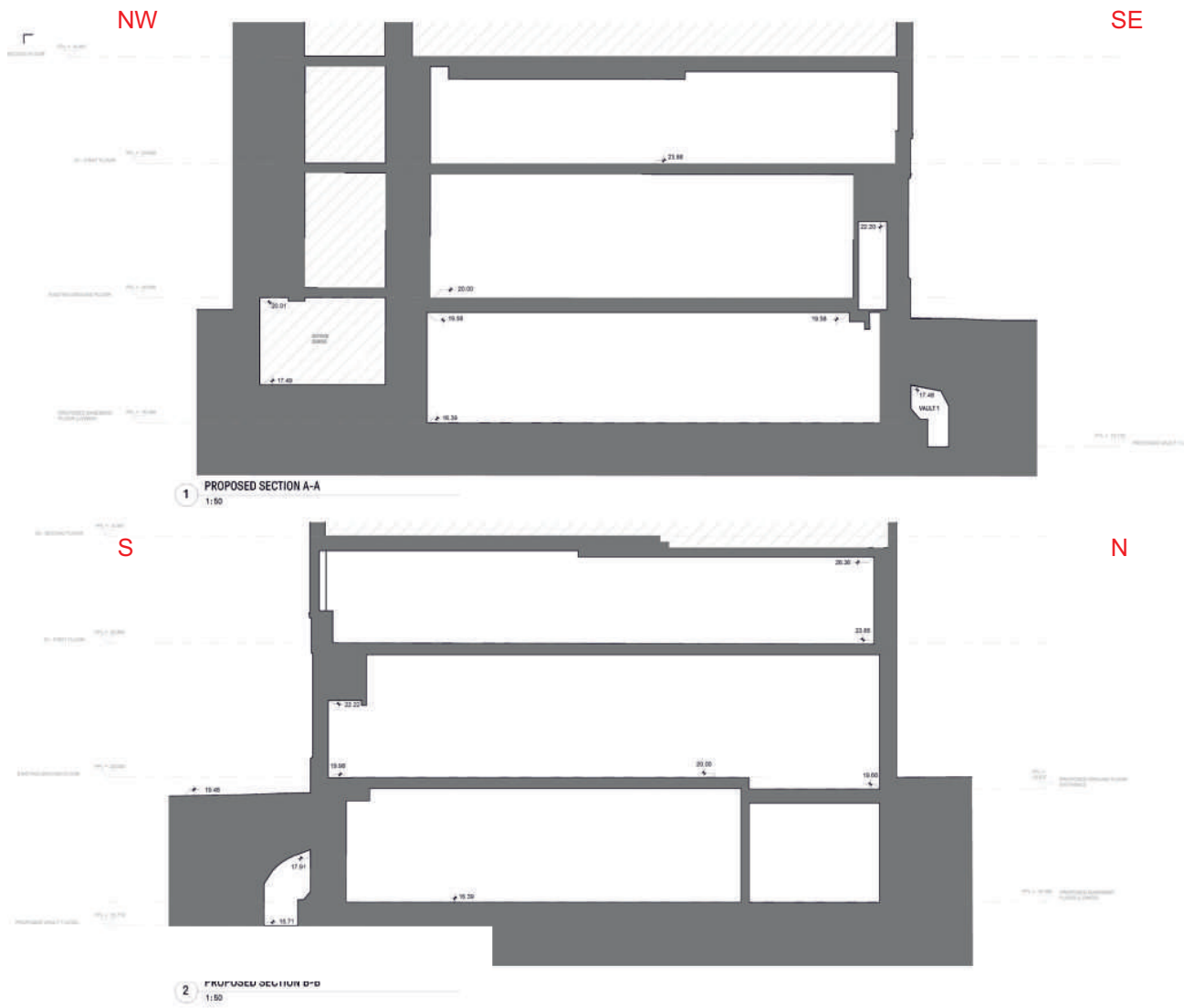
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Fig 19 Proposed ground floor plan (Child Graddon Lewis, Dwg. CGL-Z1-00-DR-A-PL1102, Rev. -, 09/02/2024)



CAM/D2058DBA23#20

Fig 20 Proposed basement plan (Child Graddon Lewis, Dwg. CGL-Z1-B1-DR-A-PL1101, Rev. -, 09/02/2024)



CAM/D2058DBA23#21

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Fig 21 Proposed basement sections A-A, B-B (Child Graddon Lewis, Dwg. CGL-Z1-XX-DR-A-PL1140, Rev. -, 09/02/2024)

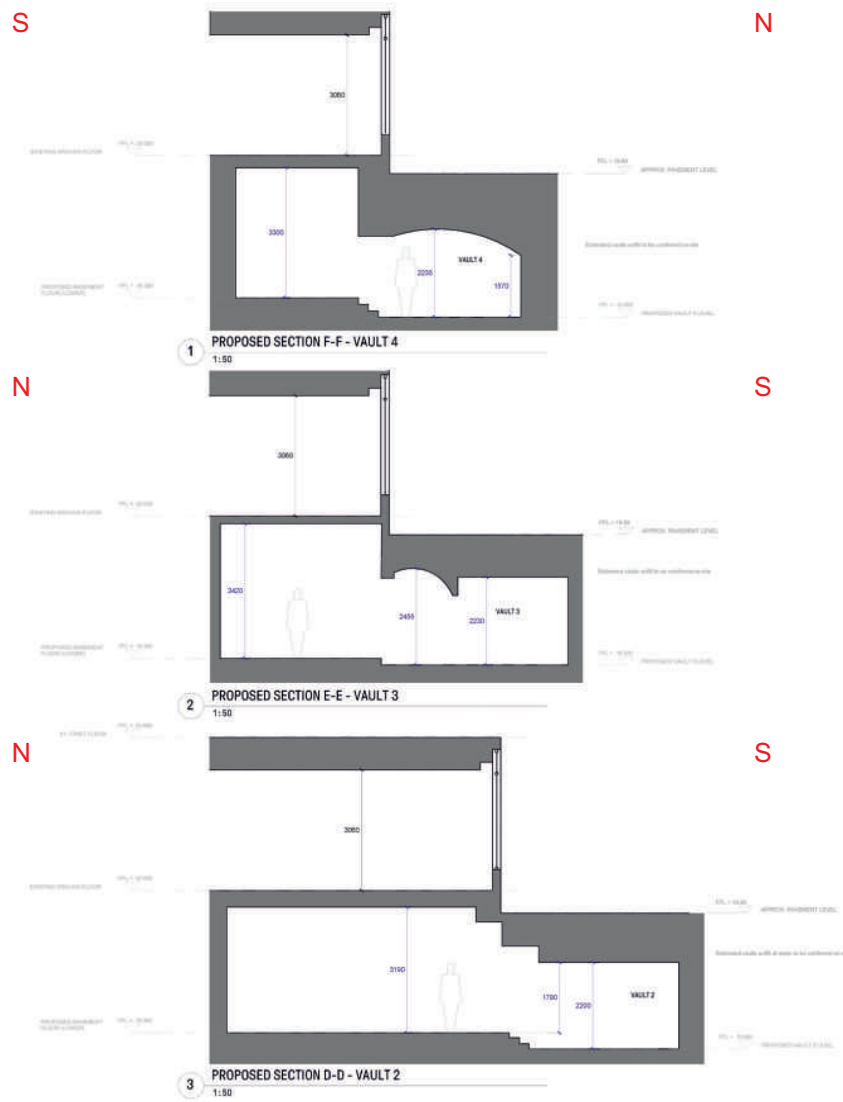


Fig 22 Proposed vault sections D-D, E-E, F-F (Child Graddon Lewis, Dwg. CGL-Z1-XX-DR-A-PL1141, Rev. -, 09/02/2024)

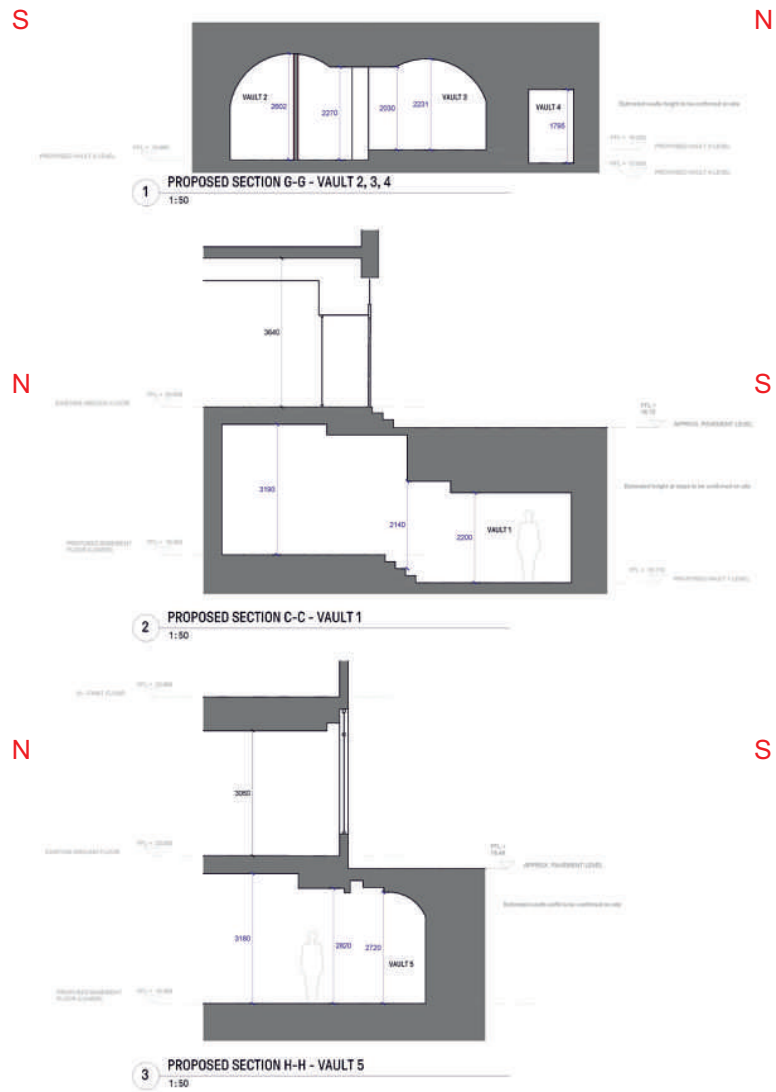


Fig 23 Proposed vault sections C-C, G-G, H-H (Child Graddon Lewis, Dwg. CGL-Z1-XX-DR-A-PL1142, Rev. -, 09/02/2024)