



28 KING'S MEWS London WC1

London Borough of Camden

Historic environment assessment

March 2013



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28 King's Mews London WC1

An historic environment assessment

NGR 530144 181992

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© Museum of London Archaeology
Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED
tel 0207 410 2200 fax 0207 410 2201 email:generalenquiries@mola.org.uk

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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

FT Architects Ltd, on behalf of their clients Mr and Mrs MacDonagh have commissioned Museum of London Archaeology to carry out a historic environment assessment (also known as a 'heritage statement') in advance of proposed development at 28 King's Mews, London WC1. The scheme comprises the conversion of the existing mid-20th century warehouse into a mews house. The existing building would be partially demolished and the structure reconfigured. A new basement would be excavated as part of the development, extending across the whole site.

This desk-based study assesses the impact on buried heritage assets (archaeological remains) and takes into account the impacts of the scheme on elements of historic building fabric likely to be physically affected. It does not cover wider collective (indirect) built heritage issues such as character appraisal, townscape setting or views. Heritage assets that may be affected by the proposals comprise:

- *possible **Roman remains**. The site lies a short distance from the likely course of a Roman road, and has potential for evidence of the construction of the road – such as quarrying – and adjacent ditches, and of roadside activity or buildings. Additionally, the site is close to an area outside the walls of Roman London that was used as a cemetery. The significance of any Roman remains would be medium or high for structural evidence, cut features or burials, and low for residual finds;*
- *possible **later medieval remains** such as **ditches or pits**, of medium to low significance;*
- *possible **truncated post-medieval structural remains or cut features**, of medium to low significance.*

*The site is located within the **London Suburbs Archaeological Priority Area**, as defined by Camden Borough Council. Map evidence indicates that the site was in open ground until at least the late-17th century: few remains pre-dating the post-medieval period have been found in the vicinity of the site, and the potential for prehistoric and early medieval remains is considered to be low. The current building does not have a basement, however, and there may be archaeological survival in the underlying made ground.*

*The site is within the **Hatton Garden Conservation Area** designated by Camden Borough Council. There are also a number of statutorily listed buildings in the vicinity of the site. The existing building on the site is not listed.*

The proposed development would cause ground disturbance that would affect any archaeological remains present. In particular, the construction of a new basement would entirely remove or severely truncate any remains that may exist below the current floor level, reducing heritage asset significance to nil or negligible.

It is considered unlikely that further investigation prior to the determination of planning consent would be required. Given the location of the site within an archaeological priority area, however, and the potential for buried remains, an archaeological trial trench evaluation is recommended in order to fully assess archaeological survival, and the nature, date and significance of any remains which would be affected by the development. This could cost-effectively be combined with any proposed geotechnical test pits dug for engineering purposes. The results would allow an informed mitigation strategy to be drawn up in advance of development, in consultation with the Local Authority's archaeological advisor. Mitigation (if required) might comprise archaeological excavation and recording, and/or a watching brief during site preparation and ground reduction (preservation by record). Such work could be carried out in accordance with a Written Scheme of Investigation under the terms of a standard planning condition.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 FT Architects Ltd, on behalf of their clients Mr and Mrs MacDonagh, have commissioned Museum of London Archaeology (MOLA) to carry out a historic environment assessment (also known as a 'heritage statement') in advance of proposed development at 28 King's Mews, London WC1 (National Grid Reference 530144 181992: Fig 1). The scheme comprises the partial demolition of the existing mid-20th century warehouse building which would be reconfigured as either a single mews house or a business unit and maisonette. The building does not currently have a basement, and a new basement would be excavated as part of the development for both options, extending across the whole site.
- 1.1.2 This desk-based study assesses the impact on buried heritage assets (archaeological remains) and any direct physical impacts upon historic structures that lie within the site. It does not cover wider collective (indirect) built heritage issues such as character appraisal, townscape setting or views. 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 upon 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. These might comprise below and above ground archaeological remains, buildings, structures, monuments or heritage landscape within or immediately around the site.
- 1.1.3 The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (DCLG 2012; see section 10 of this report) and to standards specified by the Institute for Archaeologists (IfA 2012), English Heritage (2008,) and the Greater London Archaeological Advisory Service (GLAAS 2009). Under the 'Copyright, Designs and Patents Act' 1988 MOLA retains the copyright to this document.
- 1.1.4 Note: within the limitations imposed by dealing with historical material and maps, the information in this document is, to the best knowledge of the author and MOLA, correct at the time of writing. Further archaeological investigation, more information about the nature of the present buildings, and/or more detailed proposals for redevelopment may require changes to all or parts of the document.

1.2 Designated heritage assets

- 1.2.1 The site does not contain any nationally designated (protected) heritage assets, such as scheduled monuments, listed buildings or registered parks and gardens. It lies with the Hatton Garden Conservation Area and London Suburbs Archaeological Priority Area (APA) as defined by the LPA (Camden Council website, accessed 1st March 2013).
- 1.2.2 There are several listed buildings in the vicinity of the site. The nearest is the Grade II listed row of terraced houses at 2–9 John Street. The rear of these houses face onto King's Mews directly opposite the site to the west.

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 to 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

- 2.1.1 For the purposes of this report the documentary and cartographic sources, including results from any archaeological investigations in the site and a study 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 300m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or they contribute to understanding of the historic environment.
- 2.1.3 In addition, the following sources were consulted:
- MOLA – Geographical Information System, the deposit survival archive, published historic maps and archaeological publications;
 - National Monuments Record (NMR) – information on statutory designations including scheduled monuments and listed buildings;
 - The London Society Library – published histories and journals;
 - Groundsure – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology map (2006) and online borehole data;
 - FT Architects Ltd – architectural drawings (2011, 2013);
 - Internet - web-published material including the LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Archaeological priority areas and conservation areas are not shown. All distances quoted in the text are approximate (within 5m).
- 2.1.5 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in English Heritage's *Conservation principles, policies and guidance* (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.
- 2.1.6 Section 9 contains a glossary of technical terms. A full bibliography and list of sources consulted may be found in section 13. This section includes non-archaeological constraints and a list of existing site survey data obtained as part of the assessment.

3 Site location, topography and geology

3.1 Site location

- 3.1.1 The site is located at 28 King's Mews, London WC1 (NGR530144 181992 Fig 1). The site is bounded by King's Mews to the west, 27 King's Mews to the north, 29/30 King's Mews to the south and 39 Gray's Inn Road to the east. The site falls within the historic parish of St Andrew Holborn, and lay within the county of Middlesex prior to being absorbed into the administration of the Greater London Borough of Camden.
- 3.1.2 The nearest main watercourse is the River Fleet, which followed approximately the line of Farringdon Road, c 425m north-east of the site. The river was progressively canalised, then culverted below ground in the 18th and 19th centuries (Barton 1992). A smaller stream c 180m north of the site joined it from the west (corresponding to an arc of alluvium on the BGS map). Natural gravel and brickearth deposits have been eroded by such streams and rivers flowing south to join the River Thames, which lies c 1.2km to the south of the site.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can suggest whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The site is generally flat. Ground levels of 19.9m above Ordnance Datum (OD) on Gray's Inn Road c 60m north of the site, and of 21.0m OD at the junction with Clerkenwell Road c 50m south-east of the site, are noted as Ordnance Survey spot heights.

3.3 Geology

- 3.3.1 Geology can also provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The site lies on Lynch Hill Terrace gravels (BGS sheet 256), just to the south of the boundary between the Lynch Hill Gravels (to the south) and the Hackney Gravels (to the north), overlying London Clay at depth. River alluvium associated with the River Fleet forms an arc to the east of the site, starting c 160m to the north-east and passing c 480m to the east of the site
- 3.3.3 Boreholes dug for engineering purposes in 1965 at the corner of Gray's Inn Road and Clerkenwell Road, c 50m to the south-east of the site, recorded made ground above natural gravel. The made ground was c 4.0m thick, with the top of the natural gravel (possibly truncated) c 3.5–4.0m below ground level (bgl) at c 17.0–17.6m OD (Online BGS borehole data).
- 3.3.4 A borehole dug in 1908 at the corner of John Street and Northington Street, c 100m to the north-west of the site, recorded the top of the natural gravel (probably truncated) at c 5.5m bgl, above which was made ground (Online BGS borehole data).

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been no previous archaeological investigations within the site. There have been five within the study area, one evaluation and the remainder watching briefs. Although the scope of watching briefs is generally limited, the area is relatively well understood archaeologically, showing post-medieval made ground and building evidence.
- 4.1.2 The nearest archaeological investigation was the watching brief at Laystall street (**HEA 1**), 185m north-east of the site, which recorded tips of 16th–17th century garden soil.
- 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 below are approximate.

4.2 Chronological summary

Prehistoric period (700,000 BC–AD 43)

- 4.2.1 The Lower (700,000–250,000 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 England 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-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. There are no known finds dated to this period within the study area.
- 4.2.3 The Neolithic (4000–2000 BC), Bronze Age (2000–600 BC) and Iron Age (600 BC–AD 43) are traditionally seen as 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. There are no known finds dated to these periods within the study area.

Roman period (AD 43–410)

- 4.2.4 Within a decade of their arrival in AD 43, the Romans established the town of *Londinium* (London) in the approximate area of the modern City of London and in the area of Southwark, with a bridge crossing just east of modern London Bridge. During this period, the site lay c 800m north-west of the Roman city boundary and probably within its agricultural hinterland.
- 4.2.5 A road, possibly of pre-Roman origin, ran from a crossing point of the River Lea at Old Ford (6.7km to the north-east), by-passing *Londinium* to join the Silchester road c 3.3km to the west (VCH Middlesex i, 1969, 64–74). The line of this road has been inferred from past excavations and other sources, crossing the study area just south of Theobald's Road, c 135m south of the site as shown on Fig 2. A road which ran north-west from *Londinium* passed just outside the study area c 370m to the south (Margary 1967, 57).
- 4.2.6 Roman law required the dead to be buried outside settlements. Cemeteries were

established alongside roads and were in use from the 1st to the 4th centuries AD. The extent of the Western Cemetery of Roman London is uncertain; however, its nucleus is believed to be in the Holborn/Smithfield area, c 700m to the south-east of the site (Hall 1996, 58–9). Within the study area two burial urns were found by chance close to Gray's Inn Road, possibly at the Holborn end (**HEA 6**) c 55m to the south-east of the site, and a sculpted tombstone was found at Lamb's Conduit Street, c 295m to the west of the site (**HEA 14**). The findspots of Roman coins are noted in the GLHER, 60m east of the site (**HEA 7**) and 295m north of the site (**HEA 16**). There is no clear evidence, however, for an extensive cemetery alongside the section of the road that runs south of the site. The site is likely to have been in farmland or possibly woodland during this period, and may have been used for quarry pits to obtain gravel for road repair.

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

- 4.2.7 Following the withdrawal of the Roman army from England in the early 5th century AD, Roman *Londinium* was apparently abandoned. Germanic settlers arrived, who lived in small rural settlements and farms, with agriculture as the basis of their economy. By the end of the 6th century a number of Anglo-Saxon kingdoms had emerged, and as the ruling families adopted Christianity, endowments of land were made to the church. Land might also be given to loyal followers. Many of these estates (manors) later became centres of the local economy and administration, and in some cases their boundaries were preserved as those of later parishes.
- 4.2.8 In the 7th to 9th centuries AD the settlement of *Lundenwic* flourished c 200m south of the site, in the area of modern Covent Garden and the Strand (MoLAS 2000, 182). *Lundenwic* was primarily a trading centre, with a waterfront embankment for sea-going ships.
- 4.2.9 Excavations have suggested that the settlement was at least 60ha in size, extending from the shoreline of the Thames, north to Seven Dials, west to Trafalgar Square and east to Aldwych (AGL 2000). However, the boundaries are uncertain, the evidence deriving only from the positions of archaeological excavations which have recovered evidence. Its northern edge is uncertain and the site may have been located in a rural area on the settlement's outskirts as the zone of known occupation increased to the south.
- 4.2.10 In 866, in response to threats from Viking raiders, King Alfred re-established settlement within the old Roman walls as *Lundenburgh*, the medieval City of London. A small settlement developed in Holborn around the bridge where the main street crossed the Fleet (present-day Holborn Viaduct), probably around St Andrew's Church, c 700m south-east of the site. It is first mentioned in a 10th-century charter in which King Edgar granted land here to Westminster Abbey. Its name is thought to derive from hole-Bourne, or "stream in the hollow", the name referring to the deep valley still visible by Holborn Viaduct (Weinreb and Hibbert 1993, 395). There are no remains of this period recorded within the study area, and the site was probably within farmland or woodland.

Later medieval period (AD 1066–1485)

- 4.2.11 The site falls within the historic parish of St Andrew Holborn, and lay within the Ossulstone, one of the six Hundreds of Middlesex mentioned in Domesday Book (1086). The medieval settlement at Holborn first grew up close to the parish church and crossing of the Fleet (Farringdon Road/Holborn Viaduct), and then developed westward along Holborn, but may not have spread into the study area. Archaeological observations of this settlement are limited, and few later medieval remains have been recorded in the study area.
- 4.2.12 The River Fleet is first mentioned in 1125–30 in connection to land belonging to St Paul's referred to as "*ultra Fletam*". Initially of considerable size, the Fleet was navigable at least as far north as Holborn Bridge (Holborn Viaduct), and the low-

lying land to the west was frequently flooded (Harben 1918). Increasingly, however, the River Fleet became slower and more sluggish, and Orders had to be made for its cleansing and preservation, as in 1652 (*ibid.*). A 1997, MoLAS watching brief on Warner Street, outside the study area c 260m north-east of the site, located part of the River Fleet, which here flowed west to east. Sandy deposits associated with the Fleet foreshore and dated to the mid 17th century were overlaid by a peaty deposit, indicating still water. The latter, dated to the end of the 17th century, contained many copper pins. It was overlaid by a very thick dumped deposit, which was probably connected with the canalisation of this stretch of the river, known to have been carried out in the 1st half of the 18th century.

- 4.2.13 In the 14th century, the Society of Gray's Inn settled around what is now South Square (**HEA 11**), c 200m south of the site. One of four Medieval Inns of Court, or colleges of lawyers, it appears to have been let to students of the law from this time. Gray's Inn was formerly the manor house of St Paul's prebend of Portpoole and possessed of certain privileges and exemptions (Weinreb and Hibbert 1993, 188). It included a cattle market and pond, and is known to have stood on or adjacent to the present Hall and Chapel block.
- 4.2.14 The presence of a large medieval building in the area, c 200m north of the site, or of the importation of demolition material, was inferred from the observation of reused fragments of sandstone mouldings in later cellars on Doughty Street (**HEA 15**).

Post-medieval period (AD 1485–present)

- 4.2.15 The character of the area on the fringe of urban London established by the end of the later medieval period was consolidated and expanded in the following centuries. In the 16th century, Gray's Inn to the south of the site received formal gardens and walks (**HEA 11**). These were designed by Francis Bacon and subsequently altered. They are marked on a 1563 map, originally drawn by Agas (Fig 3), which also shows the site in open fields on the edge of the settled area along Gray's Inn Lane (now Road), where a few houses are indicated.
- 4.2.16 During the 1642–6 Civil War, the earthwork defences which enclosed London are believed to have crossed the study area and Lamb's Conduit Street, c 235m north-west of the site. This 17km-long bank-and-ditch fortification, interspersed with batteries and forts, was erected to protect London, the Parliamentary capital, from Royalist attacks (Sturdy 1975, 334). The circuit was dismantled following the Parliamentary victory in 1647. In its original form, it enclosed some fields and meadows beyond the suburbs, and was the most extensive city defence known in 17th-century Europe (*ibid.*). Great Ormond Street, c 250m north-west of the site, is thought to lie on or just north of the defensive line (*ibid.*, 338), which has been digitised by MOLA as shown in Fig 2. Extrapolation of this line eastwards suggests that the defences ran to the north of the site, although this has not been determined archaeologically.
- 4.2.17 Morgan's map of 1682 (Fig 4) shows the site probably just outside an enclosed area, possibly gardens, to the north-west of a large building or group of buildings at the junction of what is now Gray's Inn Road and Theobald's Road. To the north-west of the site, Lamb's Conduit and other water canalisations are visible, together with a pond, but do not extend to the site. To the south, the map shows Gray's Inn Walks and Gardens.
- 4.2.18 Strype's 1720 map of St Andrew's Holborn parish (Fig 5) shows that the site was part of a row of buildings fronting onto an open area (corresponding to the location of King's Mews), with gardens or yards in the eastern part of the site.
- 4.2.19 Rocque's map of 1746 (Fig 6) also shows the site occupied by a building, very likely the same as marked on Strype's map, judging by the very similar layout. To the west (outside the site) is a large garden area with orchards. Lamb's Conduit Fields and several ponds are still present to the north where there has been very limited urban expansion. Horwood's map of 1799, revised to 1813 (Fig 7) shows much of

the area to the west of the site built up, including King's Mews. According to the map key, the building in the western part of the site was stables, presumably for the larger house fronting Gray's Inn Road. Such mews buildings often also provided extra servants' accommodation, and possibly space for laundry or other similar tasks.

- 4.2.20 The Ordnance Survey 1st edition 5ft:mile map of 1872 (Fig 8) shows the site as one of a row of terraced houses/mews buildings with small back yards arranged back-to-back and sharing boundary walls with the houses on Gray's Inn Road. It is unclear whether these are the same buildings marked on Horwood's map, which may have been rebuilt.
- 4.2.21 In the late 19th century, a campaign of road improvement began aimed at tackling the presence of insalubrious slums in the Fleet valley. In 1879–80, Gray's Inn Road was widened and Clerkenwell Road opened between it and Goswell Road. The new road linked New Oxford Street and Theobald's Road with Old Street and Shoreditch (Weinreb and Hibbert 1993, 332). The Griffin pub (**HEA 8**) on Clerkenwell Road, c 110m south-east of the site, now stands in the vicinity of the site of one London's largest breweries, the griffin being the emblem of Gray's Inn (Weinreb and Hibbert 1993, 188).
- 4.2.22 The Ordnance Survey 2nd edition 5ft:mile map of 1894–96 (Fig 9) shows no changes at the site.
- 4.2.23 The London County Council Bomb Damage Maps (1939–45; sheet 62, not reproduced) indicate damage beyond repair at 43 Gray's Inn Road, immediately east of the site. The building on the site appears to have been undamaged.
- 4.2.24 The Ordnance Survey 1:2500 scale map of 1952 (Fig 10) shows several areas surrounding the site marked "ruins" after extensive bombing during the Second World War. This map shows no changes at the site but to the north of the site, 43 Gray's Inn Road and the corresponding building to the west on King's Mews are empty plots, presumably because both had been demolished after being badly damaged by bombing.
- 4.2.25 The building in the site was presumably also subsequently demolished, as the current building forms part of a 1950s-built industrial unit, 23–30 King's Mews (Campbell Reith 2012, 8; FT Architects / Nico Warr Architects 2012, 5).

5 Statement of significance

5.1 Introduction

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, eg, building foundations or quarrying, identified primarily from historic maps, the site walkover survey, and information on the likely depth of deposits. It goes on to consider factors which are likely to have compromised asset survival.
- 5.1.2 In accordance with the NPPF, this is followed by a statement on the likely potential and significance of buried heritage assets within the site, derived from current understanding of the baseline conditions, past impacts, and professional judgement.

5.2 Factors affecting archaeological survival

Natural geology

- 5.2.1 Based on current knowledge, the predicted level of natural geology within the site is as follows:
- Current ground level lies at c 20.5m OD;
 - the top of natural gravel, possibly untruncated, has been recorded close to the site at c 3.5–4.0m below ground level (bgl), ie c 17.0–17.6m OD.
- 5.2.2 Between the top of the gravel and the current ground level is made ground which may potentially contain archaeological remains.

Past impacts

- 5.2.3 The foundations of 28 King's Mews will have entirely removed or truncated any archaeological remains within their footprint, depending on their depth. The current building does not have a basement. However, it may lie over the site of older properties, as suggested by cartographic evidence. The extent of any possible cellars beneath any of these buildings is unknown but, again, they would have removed or truncated any earlier remains within their footprint. Structural remains of buildings or associated features such as wells or pits pre-dating the late-19th century would be of some, limited, archaeological interest.

Likely depth/thickness of archaeological remains

- 5.2.4 Any remains present would be encountered immediately beneath the modern ground surface or any modern made ground deposits. Based on nearby geotechnical data there is likely to be up to 4.0m of made ground, which may potentially contain archaeological remains, and possibly archaeological features cut into the gravel, extending to an unknown depth.

5.3 Archaeological potential and significance

- 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.
- 5.3.2 *The site has a low potential to contain archaeological remains dated to the prehistoric period.* The site is located on the well-drained Lynch Hill and Hackney gravel terrace and in the prehistoric period was close to the predictable resources of the River Fleet, which would have made the area attractive for settlement. Despite this, there is no evidence for prehistoric activity within the study area. Although the Lynch Hill gravels are noted for occasional *in situ* Palaeolithic artefacts within the fine-grained interglacial lenses this is very rare, and no such finds have been recorded in the study area. Any isolated residual prehistoric finds are likely to be of

- low** significance, derived from their historic and evidential interest.
- 5.3.3 *The site has a moderate potential to contain archaeological remains dated to the Roman period.* The site lies close to the route of a major Roman road and evidence associated with it, such as ditches or roadside buildings may be present. Although there is little evidence of settlement around the site, Roman burials and other chance finds have been recorded in the vicinity. There is potential in this area for Roman funerary evidence or other artefacts, although there is no clear evidence for an extensive cemetery alongside the section of the road that runs south the site. This may be a consequence of the destruction of burials without record during successive periods of development, but it is possible that the burials may have been more scattered, either focused on the road frontages, or set within a number of smaller cemetery enclosures. Burials, being deeply cut features, have a greater chance of survival than structural remains. In addition, Roman relict agricultural features (such as field ditches) could be present beside the roadways as could quarry pits into the gravel, to provide for the frequent repair/re-metalling of the nearby roads. The significance of any Roman remains, if present, would be **low** for residual finds, **medium** for ditches or **high** for burial remains derived from their evidential and historical value.
- 5.3.4 *The site has a low potential to contain archaeological remains dated to the Saxon period.* The site lies to the north-east of the area normally associated with *Lundenwic* and is likely to have been in marginal land outside the town. Archaeological remains from the Saxon period have not been recorded in the immediate vicinity of the site and it is thought unlikely that they would be found on the site. Any remains from this period are likely to be of **low** significance derived from their historic and evidential interest.
- 5.3.5 *The site has a moderate potential to contain archaeological remains dated to the later medieval period.* Although limited archaeological remains from the later medieval period have been recorded in the study area, there may be a considerable thickness of made ground over the natural gravel, with high survival potential for remains between or beneath post-medieval structures. The site was probably common open ground in this period, and remains of agricultural features such as ditches or pits may be present, of **medium** significance derived from their historic and evidential interest. Any residual remains from this period are likely to be of **low** significance
- 5.3.6 *The site has a moderate to high potential to contain archaeological remains dated to the post-medieval period.* Archaeological remains from at least the 16th century onwards, including buildings, cellars and foundations, pits and drains, have been recorded from previous archaeological evaluations in the study area. They are also known from historic maps, both in the immediate vicinity and within the site, which may have been built on from the early-18th century. There may be structural evidence for previous buildings, or remains associated with the previous uses of the site. Any remains from the post-medieval period are likely to be of **medium to low** significance derived from their historic and evidential interest.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposed development comprises the partial demolition of the existing mid-20th century warehouse on the site, which would be reconfigured. Two redevelopment options are proposed; Option 1 is for a single mews house and Option 2 is for a B1/B8 unit and maisonette. The new building would consist of three floors with a basement extending across the whole site. The basement would have a finished floor level (FFL) of c 17.0m OD (3.0m below the ground floor FFL), making the assumption that the slightly higher ground level of King's Mews directly west of the site is at c 20.5m OD (FT Architects Ltd, dwgs 200_03_13; 200_03_32, both revisions dated 25.02.13). The formation level of the basement slab may be expected to extend approximately a further 0.5m below the FFL.
- 6.1.2 Full details of the foundations are not known at the time of writing. However, given the scale of the proposed building it is likely that some form of shallow foundation, rather than piled foundations, will be used. Such foundations could potentially extend up to 1.0m below the basement FFL, to c 16.0m OD.

6.2 Implications

- 6.2.1 Archaeological survival potential is likely to vary across the site, with the highest potential between and possibly beneath modern foundations where ground disturbance may have been limited. Made ground comprising potential archaeological stratigraphy of up to 4.0m depth may be expected.
- 6.2.2 The proposed basement may involve excavation to depth of c 3.5mbgl. This would entirely remove or severely truncate any archaeological remains within the basement footprint, reducing their heritage asset significance to negligible. It is possible that the bases of deep cut archaeological features such as pits, ditches, wells and building foundations could remain intact beneath the impact level, but their context would be lost.
- 6.2.3 Standard building foundations such as ground beams, floor slabs and raft foundations would entail the additional removal of any archaeology within the footprint of each construction, to the maximum depth of the construction (potentially down to c 16.0m OD or 4.5mbgl). This is likely to truncate the natural gravel, but it is possible that the bases of deep cut archaeological features such as pits, ditches or wells could remain intact beneath the impact level.

7 Conclusion and recommendations

- 7.1.1 The site lies within a conservation area and an Archaeological Priority Area. This assessment has found that the site has a low potential to contain archaeological remains from the prehistoric and early medieval periods; possibly moderate potential for remains from the Roman and later medieval periods; and moderate to high potential for the post-medieval period. Although the site has been built up since at least the early-18th century the current building does not have a basement. The proposed construction of a new basement would have an impact on any buried heritage assets within the site, reducing their significance to nil or negligible.
- 7.1.2 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 buried heritage assets (prior to mitigation)

Asset	Asset Significance	Impact of proposed scheme
Previously unrecorded archaeological remains dating from the Roman period (moderate potential)	Low to high	The creation of a new basement would entirely remove or severely truncate any remains present. Significance would be reduced to nil or negligible.
Previously unrecorded archaeological remains dating from the later medieval period (moderate potential)	Low to medium	The creation of a new basement would entirely remove or severely truncate any remains present. Significance would be reduced to nil or negligible.
Previously unrecorded archaeological remains dating from the post-medieval period (moderate to high potential)	Low to medium	The creation of a new basement would entirely remove or severely truncate any remains present. Significance would be reduced to nil or negligible.

- 7.1.3 It is considered unlikely that further investigation prior to the determination of planning consent would be required. Given the location of the site within an archaeological priority area, however, and the potential for buried remains, an archaeological trial trench evaluation is recommended in order to fully assess archaeological survival, and the nature, date and significance of any remains which would be affected by the development. This could cost-effectively be combined with any proposed geotechnical test pits dug for engineering purposes. The results would allow an informed mitigation strategy to be drawn up in advance of development, in consultation with the Local Authority's archaeological advisor. Mitigation (if required) might comprise archaeological excavation and recording, and/or a watching brief during site preparation and ground reduction (preservation by record). Such work could be carried out in accordance with a Written Scheme of Investigation under the terms of a standard planning condition.

8 Gazetteer of known historic environment assets

8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 300m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

Abbreviations

AOC – AOC Archaeology Group Ltd

CA – Compass Archaeology

CGMS – CgMs Consulting

HER – Historic Environment Record

ILAU – Inner London Archaeological Unit

NHL – National Heritage List for England database (English Heritage)

PCA – Pre-Construct Archaeology Ltd.

HEA No.	Description	Site code/ HER/NHL No.
1	Laystall Street, EC1 A watching brief was conducted by ILAU in 1977. This revealed extensive tips of 16th–17th century garden soil.	LST77 082919
2	Thames Water Mains Replacement Work, Mount Pleasant, Farringdon Road, EC1 A watching brief was undertaken by CA in 2011 along the length. Remains were mostly related to post-medieval dumping, dating to 18th and 19th centuries. Remains of a prison were found outside the current study area.	TXC11
3	Black Bull Yard, Leather Lane, Clerkenwell, EC1 A watching brief was conducted by CGMS in 2004. The basementing of the site, associated with a late 19th century brewery complex, had truncated the site.	LLC04
4	Gray's Inn, The Hall: North Porch, 9 South Square, Gray's Inn Road, WC1 A watching brief and standing buildings recording was undertaken by PCA in 2006. Possible natural gravels were recorded beneath the concrete slab in a trench for a lift. Only 1950's brickwork was observed during the building survey on the west side of the entrance in the south wall.	GYN06
5	Opposite No. 26 Theobald's Road, WC1 A medieval wooden conduit in excellent state of preservation was found during works on tram electrification in 1905. Thought at the time to be associated with nearby Lambs Conduit.	082347
6	Gray's Inn Road, possibly Holborn end, EC1 Antiquarian find of two cremations in urns, one is grayware with a smoothed lattice pattern of around 100 to 150 AD, the other is biconical buffware	081781
7	Gray's Inn Road, EC1 The findspot of a Roman coin of Claudius.	084203
8	Site of the Griffin Brewery, EC1 The Griffin pub on Clerkenwell Road is now in the vicinity of where the (post-medieval) brewery used to stand, possibly on the same site. It became one of the largest breweries in London. The griffin is the emblem of Gray's Inn.	080473
9	Site of Furnival's Inn, EC1 Established in 1383, the Inn was dissolved and the building destroyed in 1817	082058
10	Portpool Lane, EC1 The route of a medieval lane known from 1237.	082084

11	Gray's Inn, WC1 The Society of Gray's Inn settled on this site in the 14th century. The earliest surviving building is the hall dating to 1556–60 but heavily rebuilt c 1950. Gray's Inn Square was built c 1676–88. The gardens were laid out c 1598. They now contain early 19th century buildings. The Inn suffered extensive damage in the Second World War and was rebuilt c 1950–60 in a neo-Georgian style.	201944 202943
12	31 Kingsway Exchange, WC1 Twentieth century air raid shelter.	MLO72350
13	33–36 Bedford Row, WC1 Four terraced houses, built c 1691 by Nicholas Barbon, refronted in the early to mid-18th century.	201569
14	Lamb's Conduit Street, WC1 The findspot in 1911 of a Roman tombstone with a Greek inscription.	080359
15	49 Doughty Street, WC1 Brick cellars with a sandstone wall and mouldings, of possible medieval age. Other cellars under the pavements in the southern half of the street have end walls of masonry construction, suggesting the demolition of a large medieval building (location unknown).	082761
16	Gough Street, WC1 The findspot of a Roman coin of Germanicus or Claudius found in the Fleet Ditch	081773
17	12 Theobald's Road and attached railings, WC1 Grade II listed terraced house from the 19th century. Restored in 1989. Built of multi-coloured stock brick with plain brick bands at the 1st and 2nd floor levels.	1379004
18	Yorkshire Grey Public House, Theobald's Road, WC1 Grade II listed public house from 1877 by J W Brooker. The interior was altered in the late 20th century. Built of pale stock brick with stucco dressings.	1379006
19	14–22 Theobald's Road and attached railings, WC1 Grade II listed terraced houses from c 1750, restored in 1989. Built of multi-coloured stock brick. Stone bands at the 1st and 2nd floor levels, except No.18 with a stone band at the 1st floor.	1379005
20	Lodge at the north-east corner of Verulam Buildings, Gray's Inn, WC1 Grade II listed lodge from the early 19th century. Built with rusticated stucco.	1113095
21	Gray's Inn garden's railings and wall on the north side, WC1 Grade II listed railings (late 20th century) and wall (early 19th century).	1322142
22	2–9 John Street and attached railings Grade II listed row of eight terraced houses from 1754–59. Built by J Blagrove with W Barlow, J Bosworth, S Room and R Meel.	1379155
23	55 Gray's Inn Road, WC1 Grade II listed terraced house with later shop, from c 1714. The shopfront is dated 1882 on fascia brackets. Built of multi-coloured stock brick with red brick dressings	1113098
24	63–69 Gray's Inn Road, WC1 Grade II listed row of four terraced house with later shop, from c 1791. Built of multi-coloured stock brick with some patching and re-facing.	1113099
25	8 Northington Street, WC1 Grade II listed terraced house and shop from the late 18th century. Built of brown brick with multi-coloured stock brick patching	1322076
26	29-36 John Street and attached railings, WC1 Grade II listed row of eight terraced houses from 1754-59. Built by J Blagrove with W Barlow, J Bosworth, S Room and R Meel.	1379158
27	Former Latchford's Timber Yard, 24-28 Warner Street, EC1R AOC undertook an excavation here in 2012, the results are yet to be disseminated.	WAR12

9 Planning framework

9.1 Statutory protection

Planning (Listed Buildings and Conservation Areas) Act 1990

- 9.1.1 The Act 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 Government issued the National Planning Policy Framework (NPPF) in March 2012 (DCLG 2012). One of the 12 core principles that underpin both plan-making and decision-taking within the framework is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (DCLG 2012 para 17). It recognises that heritage assets are an irreplaceable resource (para 126), and requires the significance of heritage assets to be considered in the planning process, whether designated or not. The contribution of setting to asset significance needs to be taken into account (para 128). The NPPF encourages early engagement (i.e. pre-application) as this has significant potential to improve the efficiency and effectiveness of a planning application and can lead to better outcomes for the local community (para 188).
- 9.2.2 NPPF Section 12: Conserving and enhancing the historic environment, is produced in full below:

Para 126. Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

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

Para 127. 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 128. 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 129. 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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 130. 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 131. In determining planning applications, local planning authorities should take account of:

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

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Para 133. 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

Para 134. 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 securing its optimum viable use.

Para 135. 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 affect directly or indirectly 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 136. Local planning authorities should not permit 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 137. 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 or better reveal the significance of the asset should be treated favourably.

Para 138. Not all elements of a World Heritage Site or Conservation Area 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 133 or less than substantial harm under paragraph 134, 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 139. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Para 140. 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.

Para 141. Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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.

- 9.2.3 Conserving cultural heritage within National Parks, the Broads, and Areas of Outstanding Natural Beauty is an important consideration (para 115), along with preserving the setting and special character of historic towns, with particular reference to Green Belt land (para 80). NPPF states that planning permission should be refused for 'development resulting in the loss or deterioration or irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss' (para 118). Adverse impacts on the historic environment are also a consideration in mineral extraction (paras 143; 144).

9.3 Greater London 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 of the Greater London Authority (GLA July 2011). Policy 7.8 relates to Heritage Assets and Archaeology:

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

9.4 Local planning policy

9.4.1 Following the Planning and Compulsory Purchase Act 2004, Planning Authorities have replaced their Unitary Development Plans, Local Plans and Supplementary Planning Guidance with a new system of Local Development Frameworks (LDFs). UDP policies are either 'saved' or 'deleted'. In most cases archaeology policies are likely to be 'saved' because there have been no significant changes in legislation or advice at a national level.

9.4.2 Camden Borough Council's LDF replaced its UDP in November 2010. As part of the LDF the Core Strategy Policy CS14 - Promoting high quality places and conserving, our heritage, relates to the historic environment:

The Council will ensure that Camden's places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing 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;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;
- e) protecting important views of St Paul's Cathedral and the Palace of Westminster from sites inside and outside the borough and protecting important local views.

Policy CS14 is implemented through Development Policy DP25 - Conserving Camden's heritage:

Conservation areas

In order to maintain the character of Camden's conservation areas, the Council will:

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

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

Listed buildings

To preserve or enhance the borough's listed buildings, the Council will:

e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;

f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and

g) not permit development that it considers would cause harm to the setting of a listed building.

Archaeology

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

Other heritage assets

The Council will seek to protect other heritage assets including Parks and Gardens of Special Historic Interest and London Squares.

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.
- 10.1.2 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.
- 10.1.3 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 English Heritage Grade I and II* registered parks and gardens Protected Wrecks Heritage assets of national importance	Very high (International / national)
English Heritage 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 (ie 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, the significance of heritage assets which comprise below ground archaeological remains 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 14.4, 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 (eg 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 (eg 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 English Heritage. Level 1 (basic visual record); Level 2 (descriptive record), Level 3 (analytical record), and Level 4 (comprehensive analytical record)
<i>Built heritage</i>	Upstanding structure of historic interest.
<i>Colluvium</i>	A natural deposit accumulated through the action of rainwash or gravity at the base of a slope.
<i>Conservation area</i>	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Designation by the local authority often includes controls over the demolition of buildings; strengthened controls over minor development; and special provision for the protection of trees.
<i>Cropmarks</i>	Marks visible from the air in growing crops, caused by moisture variation due to subsurface features of possible archaeological origin (i.e. ditches or buried walls).
<i>Cut-and-cover [trench]</i>	Method of construction in which a trench is excavated down from existing ground level and which is subsequently covered over and/or backfilled.
<i>Cut feature</i>	Archaeological feature such as a pit, ditch or well, which has been cut into the then-existing ground surface.
<i>Devensian</i>	The most recent cold stage (glacial) of the Pleistocene. Spanning the period from c 70,000 years ago until the start of the Holocene (10,000 years ago). Climate fluctuated within the Devensian, as it did in other glacials and interglacials. It is associated with the demise of the Neanderthals and the expansion of modern humans.
<i>Early medieval</i>	AD 410 – 1066. Also referred to as the Saxon period.
<i>Evaluation (archaeological)</i>	A limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area.
<i>Excavation (archaeological)</i>	A programme of controlled, intrusive fieldwork with defined research objectives which examines, records and interprets archaeological remains, retrieves artefacts, ecofacts and other remains within a specified area. The records made and objects gathered are studied and the results published in detail appropriate to the project design.
<i>Findspot</i>	Chance find/antiquarian discovery of artefact. The artefact has no known context, is either residual or indicates an area of archaeological activity.
<i>Geotechnical</i>	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
<i>Head</i>	Weathered/soliflucted periglacial deposit (ie moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.

<i>Iron Age</i>	600 BC – AD 43
<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National Monuments Record (NMR)</i>	National database of archaeological sites, finds and events as maintained by English Heritage in Swindon. Generally not as comprehensive as the country SMR/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 English Heritage.
<i>Residual</i>	When used to describe archaeological artefacts, this means not <i>in situ</i> , ie 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, eg 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>	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'

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13.2 Other Sources

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British Geological Survey online geology borehole data

Greater London Historic Environment Record

Camden Council website:

<http://gis.camden.gov.uk/geoserver/LDF.html?area=28%20king's%20mews&uprn=5165032&easting=530939&northing=182006>

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MOLA Deposit Survival Archive

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Ordnance Survey maps

- Ordnance Survey 1st edition 5':mile map (1872)
- Ordnance Survey 2nd edition 5':mile map(1894–96)
- Ordnance Survey 3rd edition 25":mile map (1914)
- Ordnance Survey 1:2500 scale map (1952) (1985)
- Ordnance Survey 1:1250 map (1992–5)

Geology map

British Geological 1:50000 Survey map sheet 256 (2006)

Engineering/Architects drawings

- Existing plan of 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_01 Feb 2011)
- Existing section of 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_06 May 2011)
- Proposed plan of Option 1: Single family house at 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_20; 25 Feb 2013)
- Proposed plan Option 2: Warehouse (B1/B8) unit and 2-bed maisonette at 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_30; 25 Feb 2013)
- Proposed section of Option 1 (FT Architects Ltd Dwg. No. 200_03_22; 25 Feb 2013)
- Proposed section of Option 2 (FT Architects Ltd Dwg. No. 200_03_32; 25 Feb 2013)

13.4 Available site survey information checklist

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



Fig 1 Site location

531000

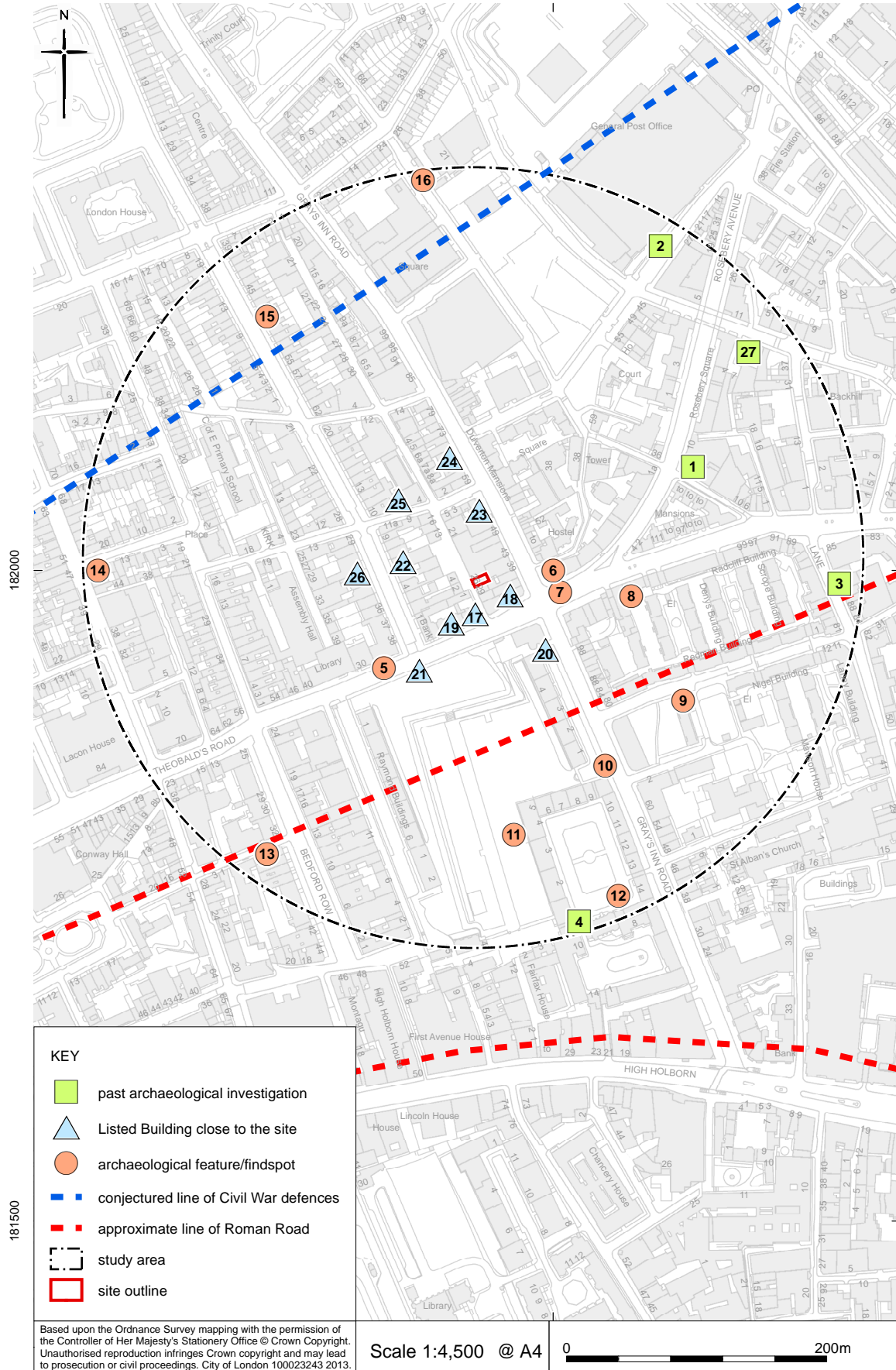


Fig 2 Historic environment features map

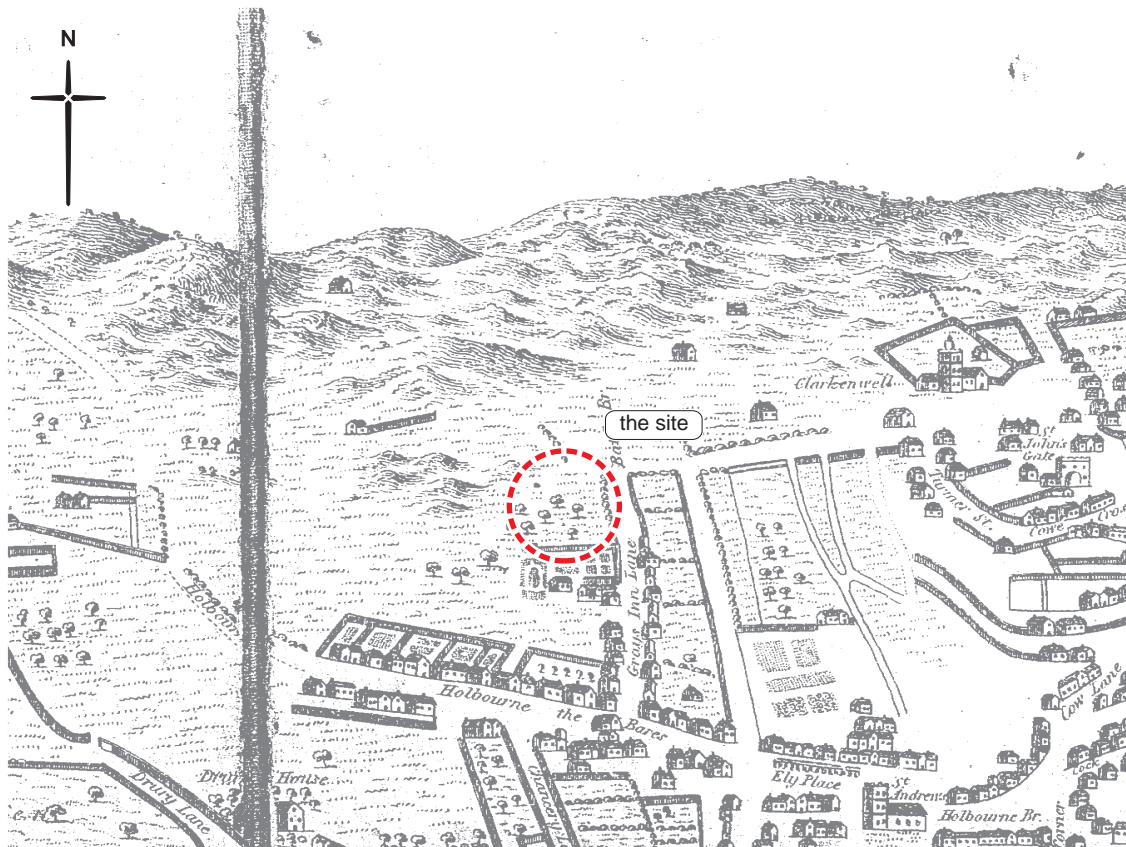


Fig 3 Agas's Map of London, Westminster, and South Bank of 1563



Fig 4 Morgan's London map of 1682

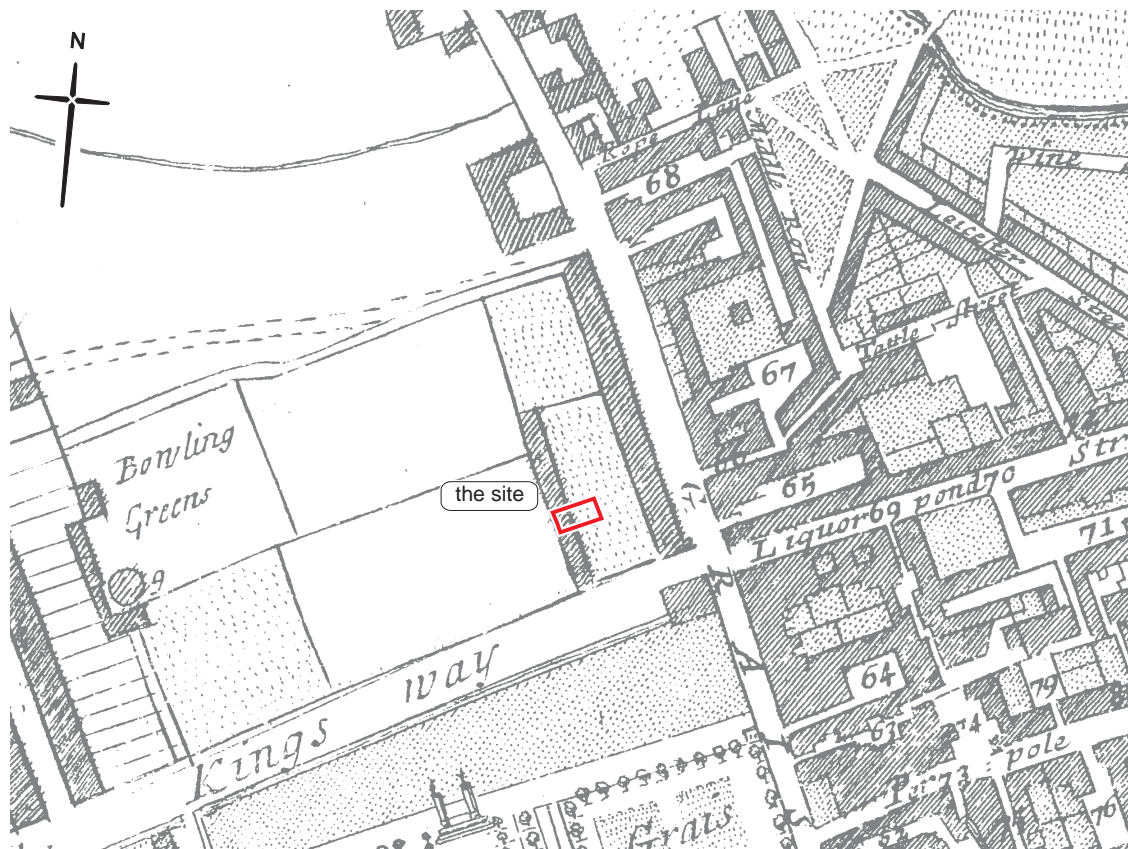


Fig 5 Strype's map of St Andrew's Holborn Parish of 1720

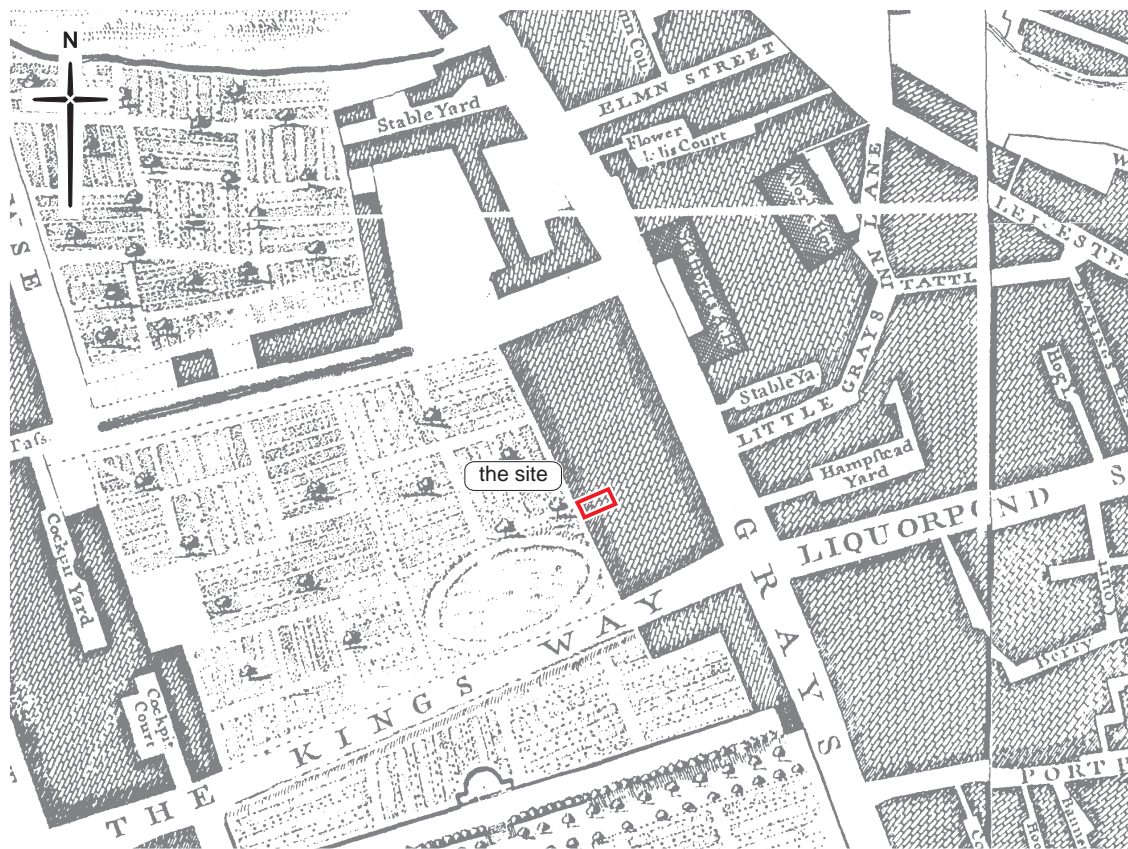


Fig 6 Rocque's map of London of 1746

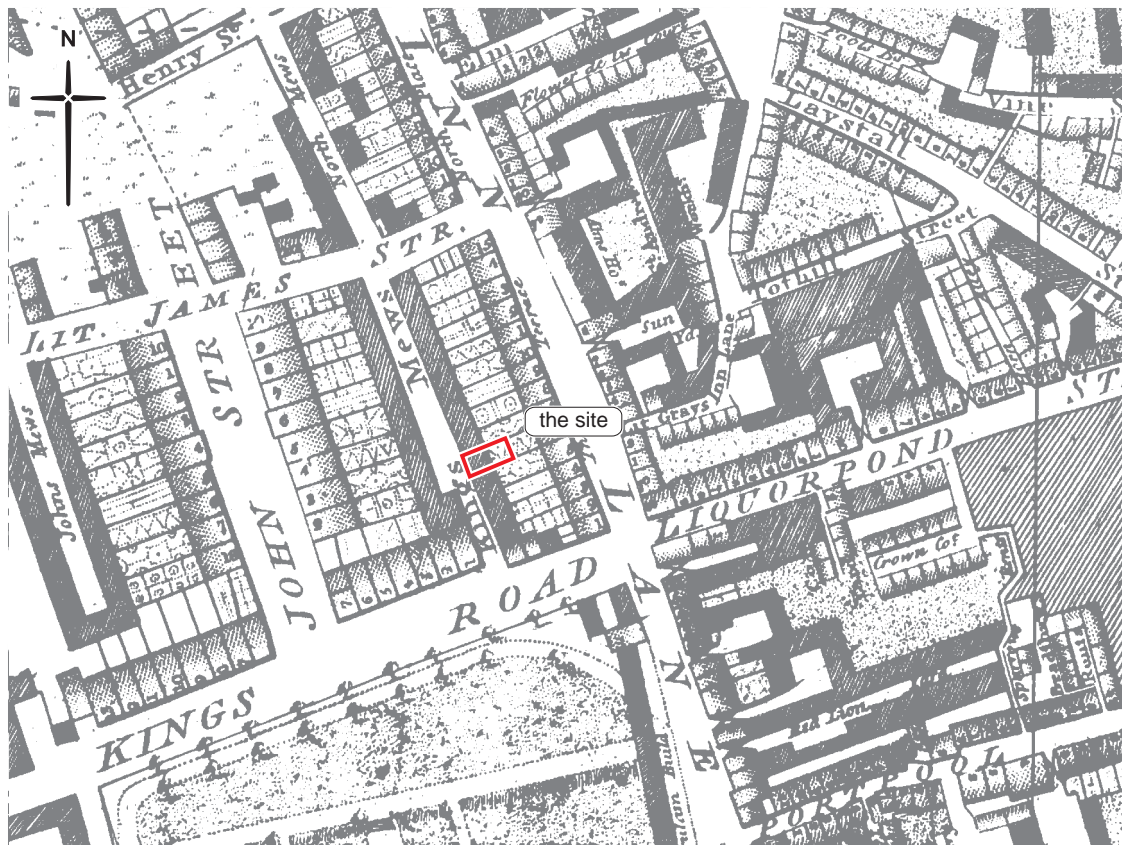


Fig 7 Horwood's map of 1813

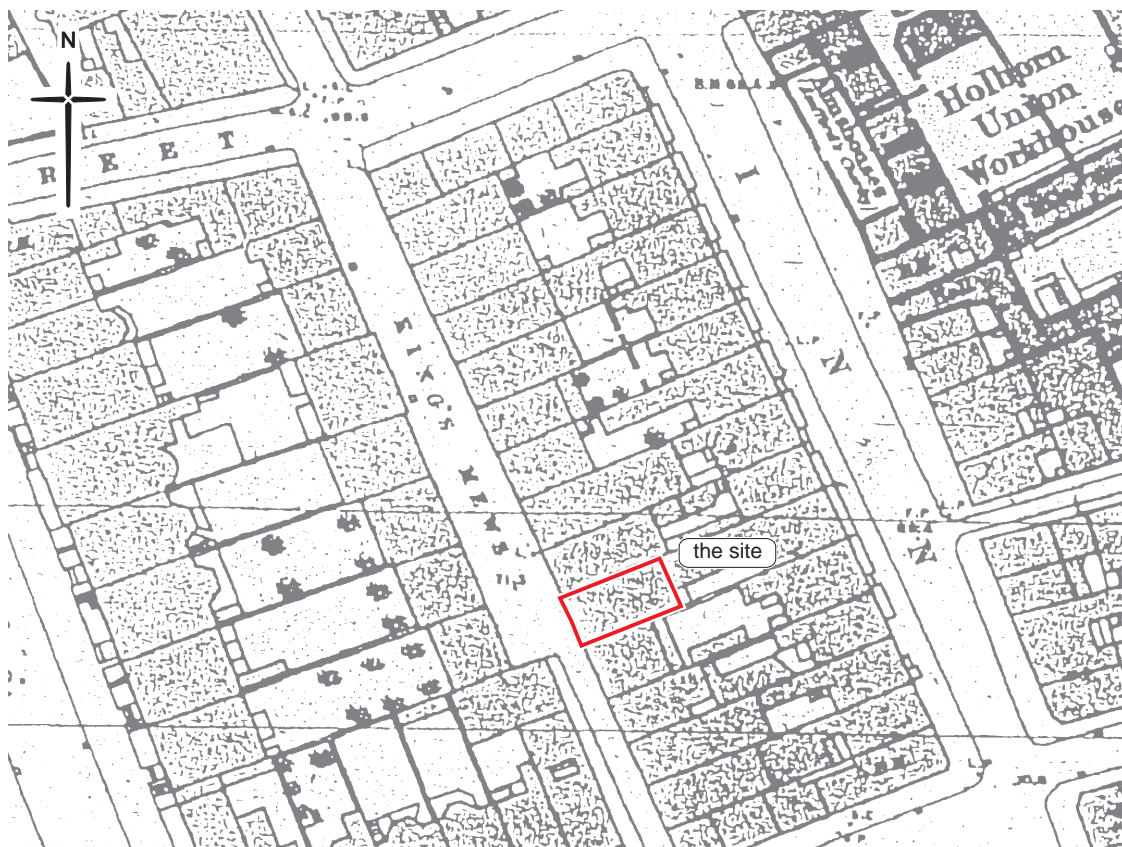


Fig 8 Ordnance Survey 1st edition map 5ft:mile of 1872 (not to scale)

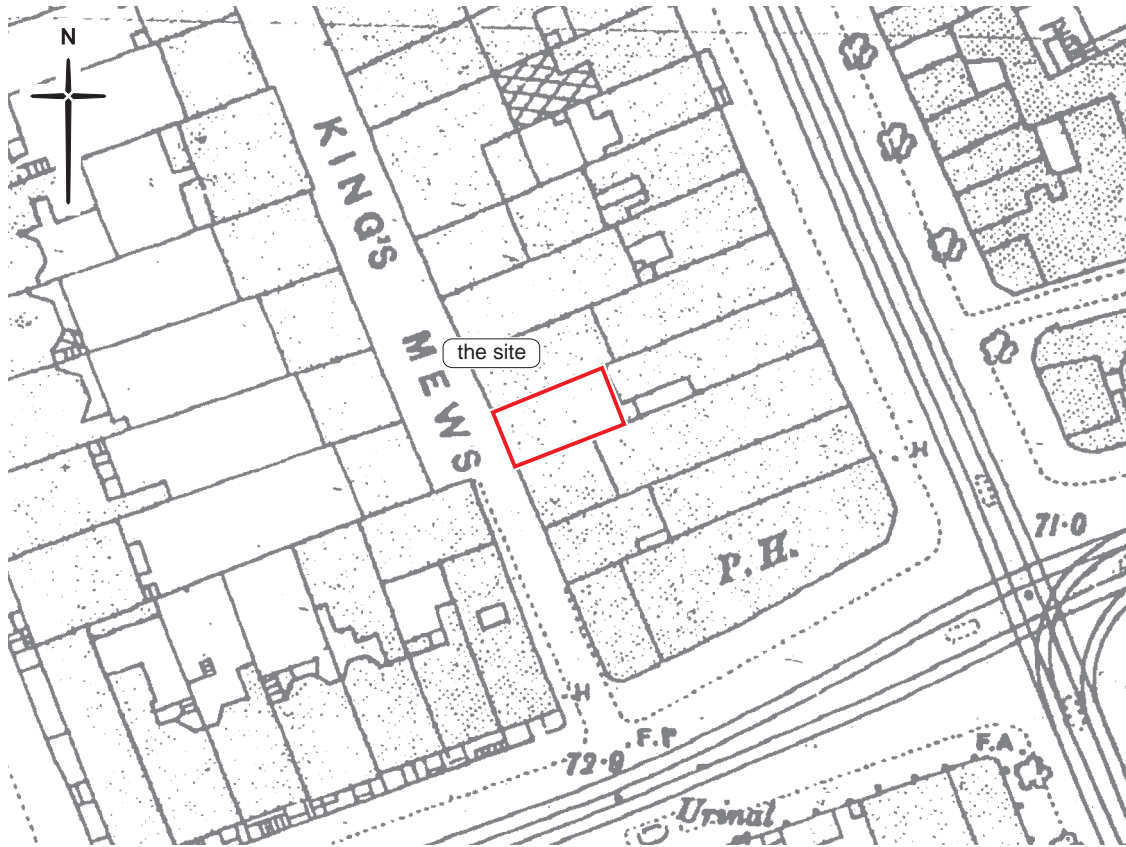


Fig 9 Ordnance Survey 2nd edition map 5ft:mile of 1894-96 (not to scale)

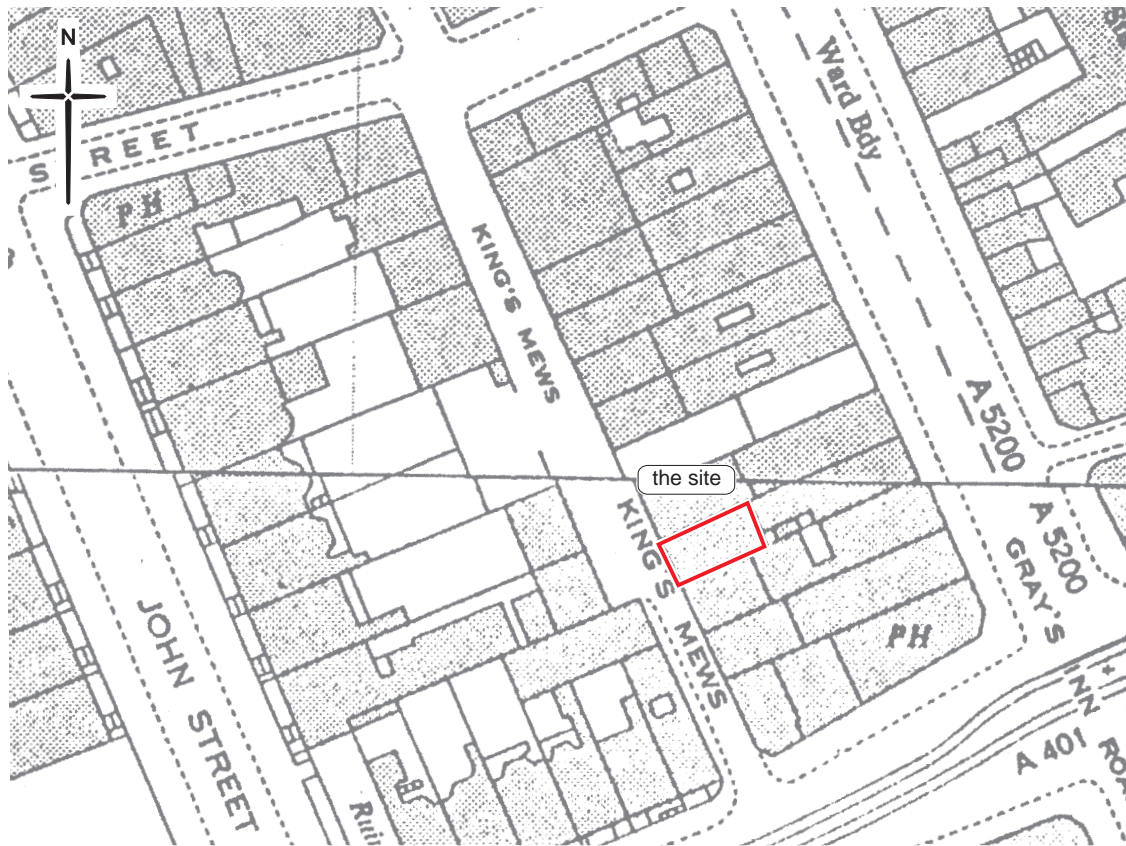


Fig 10 Ordnance Survey 1:2500 scale map of 1952 (not to scale)

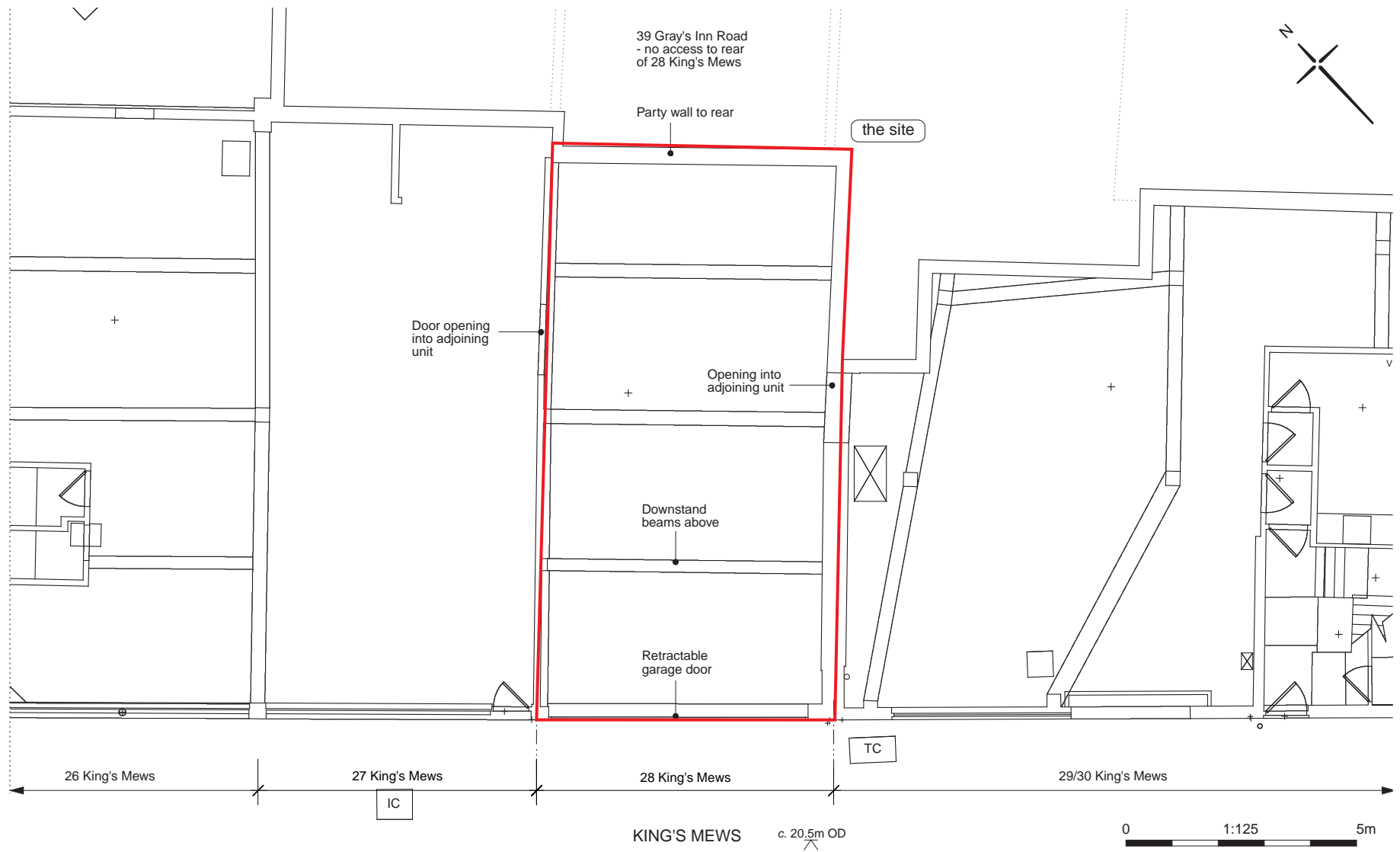
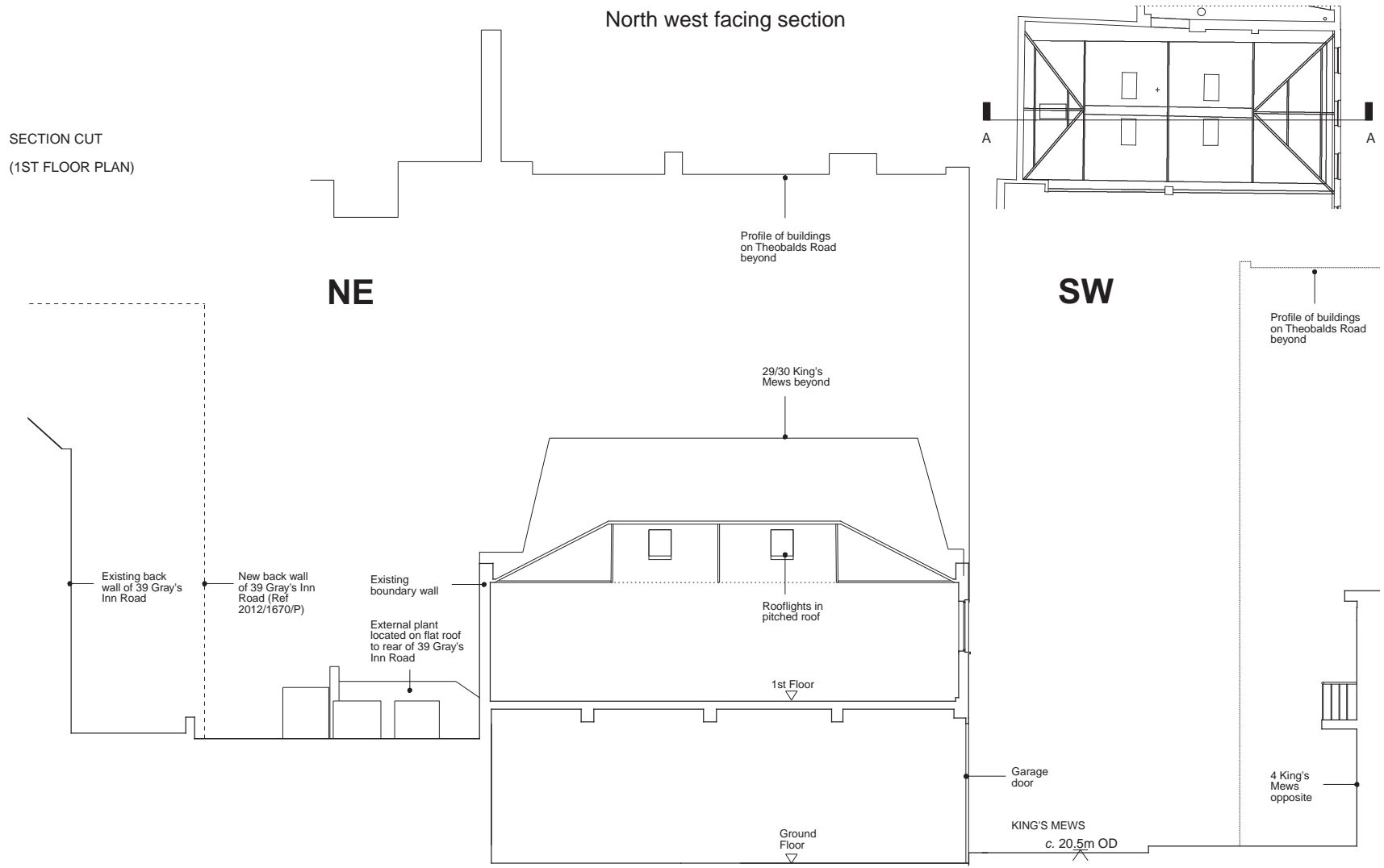


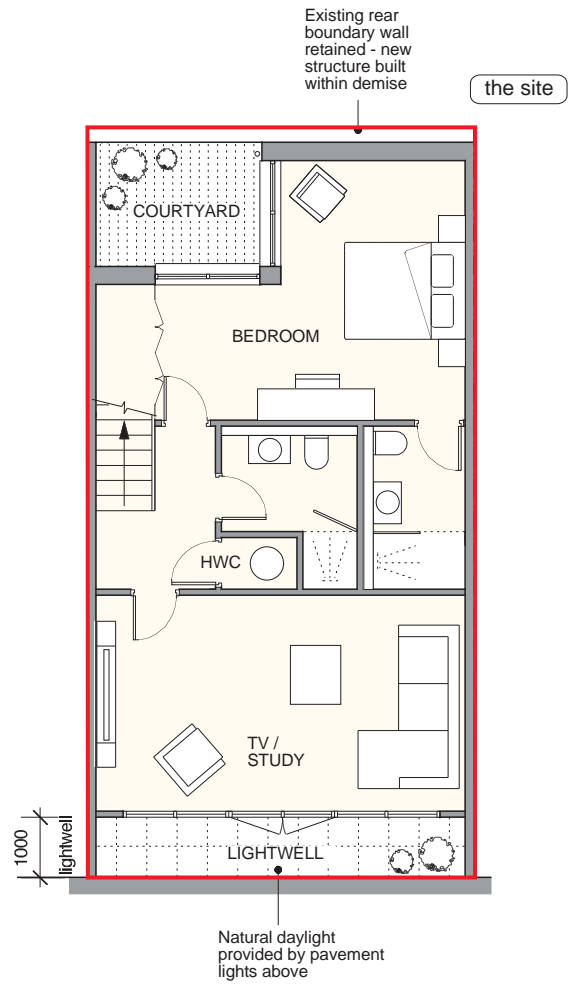
Fig 11 Existing plan of 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_01 Feb 2011)



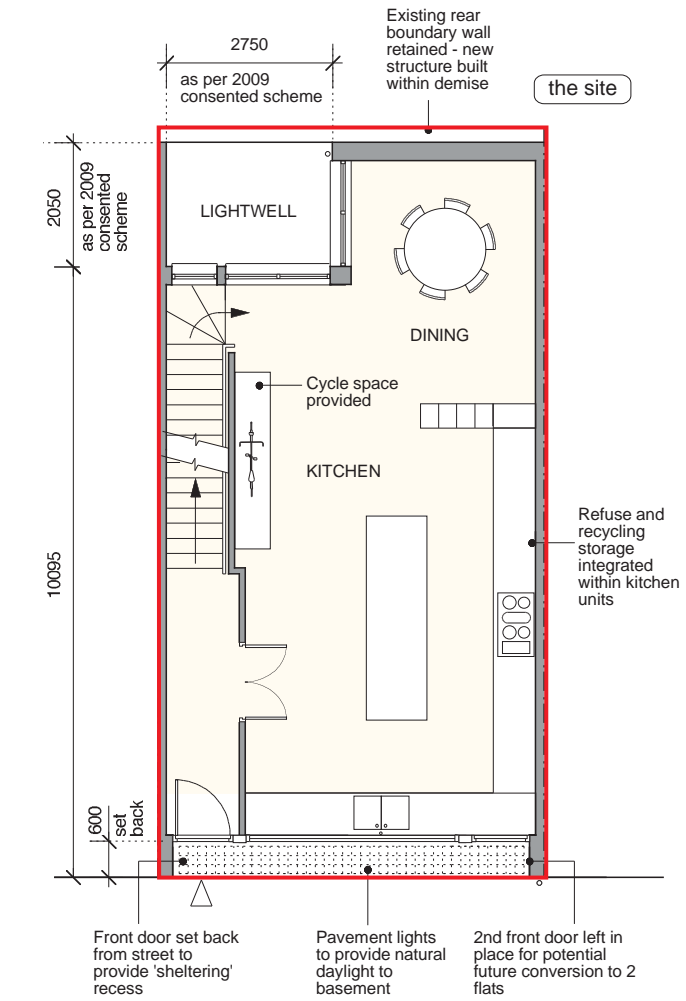
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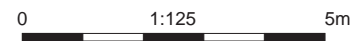
Fig 12 Existing section of 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_06 May 2011)



BASEMENT FLOOR PLAN



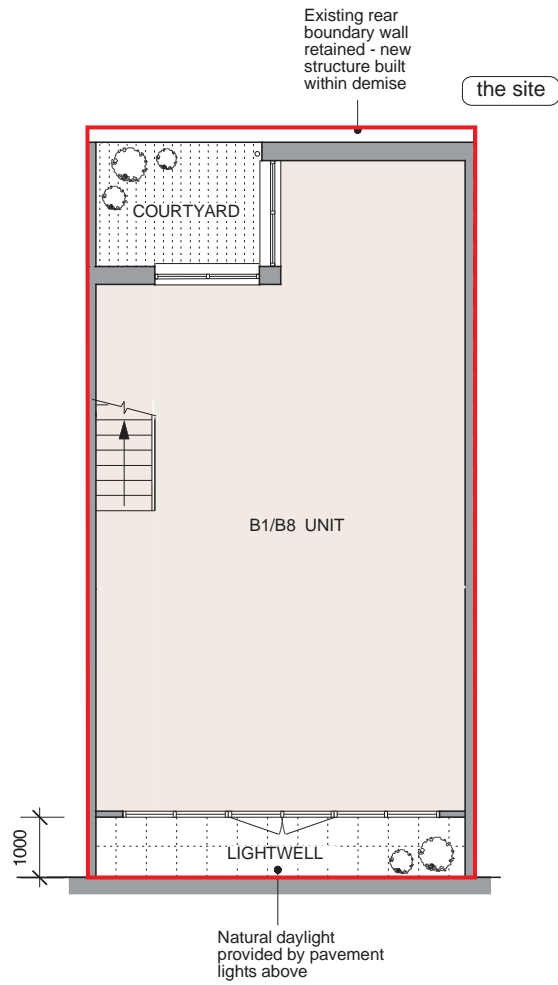
GROUND FLOOR PLAN



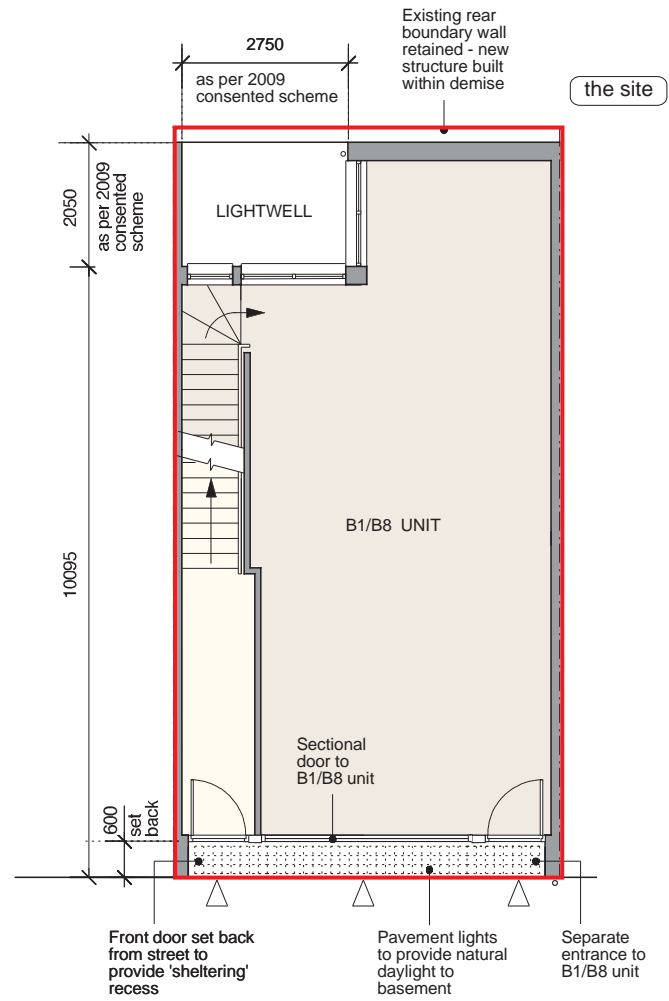
CAM/D1219/HEA13#13

Historic environment assessment MOLA 2013

Fig 13 Proposed plan of Option 1: Single family house at 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_20; 25 Feb 2013)



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



CAM/D1219/HEA13#14

Historic environment assessment MOLA 2013

Fig 14 Proposed plan Option 2: Warehouse (B1/B8) unit and 2-bed maisonette at 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_30; 25 Feb 2013)

CAMD1219HEA13#15

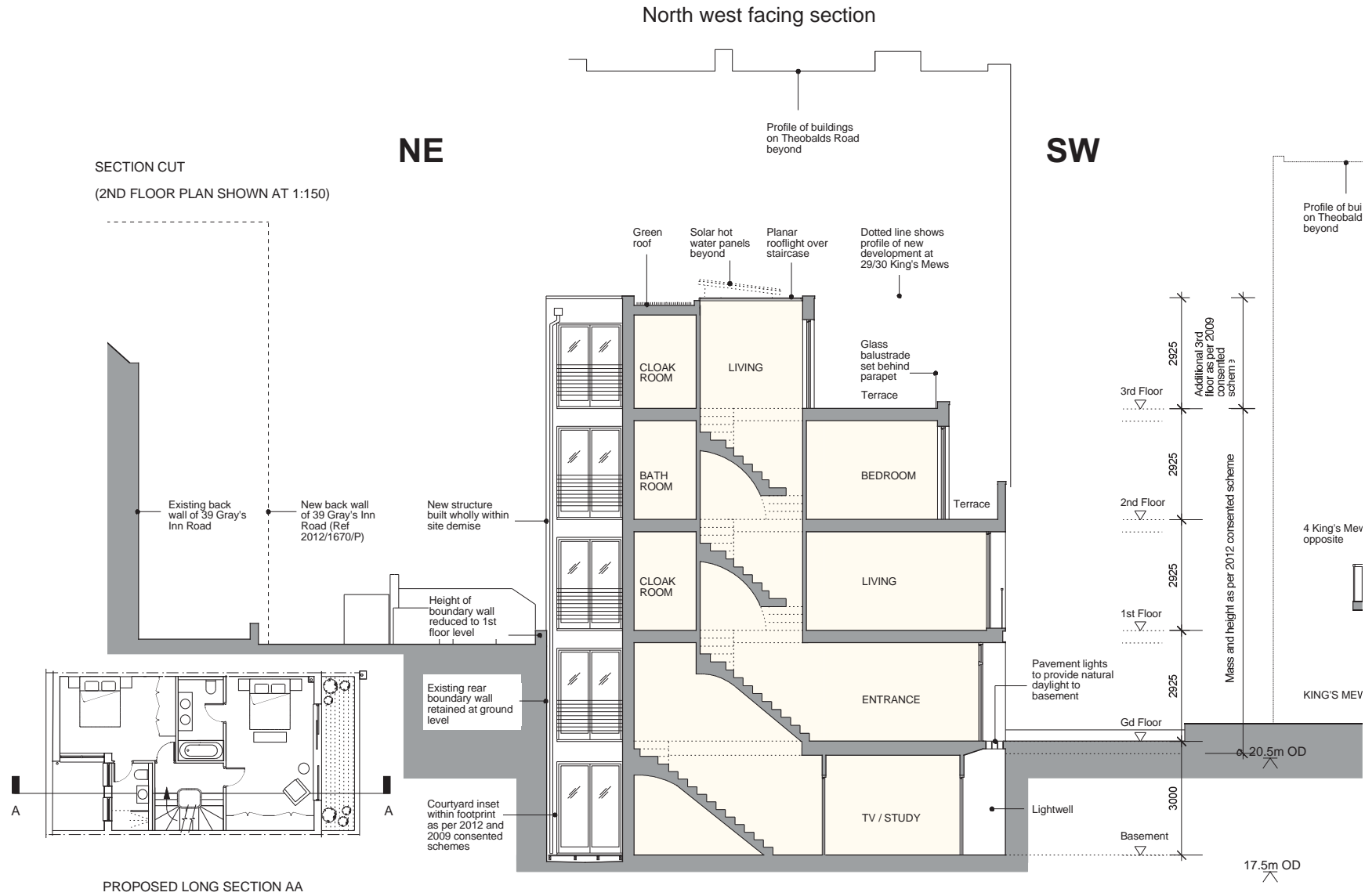


Fig 15 Proposed section of Option 1, basement has same dimensions as Option 2 of 28 Kings Mews (FT Architects Ltd Dwg. No. 200_03_22; 25 Feb 2013)