

South Yorkshire Pensions Authority

262 High Holborn | Appendix K

Historic Environment Assessment

30th April 2013



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262-267 HIGH HOLBORN London WC1

London Borough of Camden

Historic environment assessment

April 2013



**262–267 High Holborn
London WC1V**

An historic environment assessment

NGR 530740 181550

Sign-off history:

Issue No.	Date:	Prepared by:	Checked by	Approved by:	Reason for Issue:
1	25.04.2013	Coralie Acheson (Archaeology) Juanjo Fuldain (Graphics)	Jon Chandler Lead Consultant	George Dennis Contract Manager	First issue

Y code: AA677

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with company registration number 07751831 and charity registration number 1143574.
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Executive summary

South Yorkshire Pension Authority has commissioned Museum of London Archaeology to carry out a historic environment assessment (also known as a 'heritage statement') in advance of proposed development at 262–267 High Holborn in the Greater London Borough of Camden. The scheme comprises the retention of the existing 1950s building with a new extension in the southern part of the site, replacing the 1980s extension which would be demolished, and the construction of a new stair and lift core. The new extension would be built above the existing lower ground floor and basement levels, which would be retained. New piling, a lift pit below the existing basement slab and boreholes for Ground Source Heat Pumps would be required.

This desk-based study assesses the impact on buried heritage assets (archaeological remains). It does not cover possible built heritage issues (e.g. setting), except where buried parts of historic fabric are likely to be affected. Heritage assets that may be affected by the proposals comprise:

- truncated remains of **post-medieval structures**, potentially including foundations, cellars, wells and pits of low to medium significance.
- truncated remains of **later medieval structures**, likely to be limited to remains of deeply cut features, of low to medium significance.
- possible **Roman remains, such as road surfaces, the roadside ditch, agricultural features, and potentially burials** located along the edge of the Roman road reflected in the line of modern High Holborn. Ditches or road surfaces would be of low to medium significance, but burials would be of high significance. Survival potential for Roman remains is low.

While situated on the gravel terrace which would have been attractive for prehistoric settlement only isolated prehistoric finds have been found in the vicinity of the site, suggesting that evidence for these periods has been removed by later development if ever present. The site lay beyond the outskirts of Anglo-Saxon Ludenwic, and most likely lay within fields at this time and thus the potential for early medieval remains is probably low.

Centuries of development within the site will have successively removed or truncated earlier remains. The construction of the basements of the current building in particular will have removed all but features cut deeply into the natural gravel within its footprint.

The proposed piling, lift pit and boreholes would have a small (in area) and highly localised impact on any archaeological remains surviving beneath the existing building, as the footprint of the proposed extension is no larger than the existing lower ground and basement levels, although larger at ground floor and above. The removal of any archaeological remains would reduce their significance to negligible or nil.

In light of the likely extent of past truncation of archaeological remains within the site, and the small-scale nature of the proposed ground disturbance, it is unlikely that the LPA would request site-specific evaluation of the site either pre- or post determination of planning consent. It is recommended that archaeological monitoring of any geotechnical boreholes and trial pits is carried out in order to confirm the level of natural deposits on the site, along with the presence, nature and depth of any archaeological assets. Given the limited potential impact of the development on buried archaeological remains it is possible that no further work would be required. Should boreholes indicate greater potential survival it is likely that any further site-specific archaeological investigation required would be limited to a watching brief targeted on affected areas of the site, in order to ensure that archaeological remains are not removed without recording and advancing understanding of asset significance. It is possible that no further work would be necessary. Any archaeological work would be required to be carried out in accordance with a Written Scheme of Investigation (WSI) under the terms of a standard archaeological planning condition.

1 Introduction

1.1 Origin and scope of the report

- 1.1.1 South Yorkshire Pension Authority has 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 262–267 High Holborn in the London Borough of Camden, WC1V (National Grid Reference 530740, 181550: Fig 1). The scheme comprises the retention of the existing 1950s building with a new extension in the southern part of the site, replacing the 1980s extension which would be demolished, and the construction of a new core. The new extension would be built above the existing lower ground floor and basement levels, which would be retained. New piling, a lift pit below the existing basement slab and boreholes for Ground Source Heat Pumps would be required.
- 1.1.2 This desk-based study assesses the impact of the scheme on buried heritage assets (archaeological remains). 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. This report deals solely with the archaeological implications of the development proposals and does not cover possible built heritage issues (e.g. setting), except where buried parts of historic fabric are likely to be affected.
- 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 Oct 2012/Nov 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. The site lies within the Lincoln's Inn Field/Inns of Court sub-area of the Bloomsbury Conservation Area and it is within an Archaeological Priority Area which focuses on the lines of the Roman roads in the area and is an area with potential for medieval and early post-medieval archaeology.
- 1.2.2 The office block to the immediate west of the site is the Grade II Listed Pearl Assurance Company Building, built between 1912 and 1960, in several phases (Fig 2; HEA 12).

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 and 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 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 Resource 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 where they contribute to current 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
 - English Heritage – information on statutory designations including scheduled monuments and listed buildings
 - The London Society Library – published histories and journals
 - Camden Archives – historic maps and published histories
 - Landmark – historic Ordnance Survey maps from the first edition (1860–70s) to the present day;
 - British Geological Survey (BGS) – solid and drift geology digital map; online BGS geological borehole record data
 - RealPM – architectural drawings (Sheppard Robson, 2013), existing site survey (Plowman Craven, 2013).
 - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 The assessment included a site visit carried out on the 16th of April 2013 in order to determine the topography of the site and 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.
- 2.1.5 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. Conservation areas are not shown. The Archaeological Priority Areas is not shown as it covers the entire area around the site. All distances quoted in the text are approximate (within 5m).

- 2.1.6 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.
- 2.1.7 Section 12 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 262–267 High Holborn (NGR 530740, 181550: Fig 1). The site is bounded by High Holborn to the north and Holborn Place to the west. To the south and east the site is bounded by buildings that form part of 268–270 High Holborn. The site falls within the historic parish of St Giles in the Fields, 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 site lies c 840m north of the modern banks of the River Thames. The River Fleet, one of London's lost rivers, ran c 820m east of the site, and is now culverted underground.

3.2 Topography

- 3.2.1 Topography can provide an indication of suitability for settlement, and ground levels can indicate whether the ground has been built up or truncated, which can have implications for archaeological survival (see section 5.2).
- 3.2.2 The ground in the area of the site is flat with a slight fall away to the east and the south towards the Fleet and the Thames. Ground level on High Holborn adjacent to the site is c 24.0 meters above Ordnance Survey (OD).

3.3 Geology

- 3.3.1 Geology can provide an indication of suitability for early settlement, and potential depth of remains.
- 3.3.2 The geology comprises gravels of the Lynch Hill gravel formation. London occupies part of the Thames Basin, a broad syncline of chalk filled in the centre with Tertiary sands and clays. In most of London, this Tertiary series of bedrock consists of London Clay. Above the bedrock lie the Pleistocene (Quaternary) fluvial deposits of the River Thames arranged in flights of gravel terraces. These terraces represent the remains of former floodplains of the river, the highest being the oldest, with each terrace becoming progressively younger down the valley side.
- 3.3.3 The gravels of the Lynch Hill terrace, when not truncated or eroded are normally overlain by brickearth (Langley Silt Complex; a mixed clay-silt loess) deposited by wind and water action after the last, most recent glaciation, around 17,000 BC.
- 3.3.4 The untruncated level of the top of the natural gravel in the area is not known as post-medieval and modern constructions have been found to truncate the gravel in nearby archaeological investigations, such as at 278–282 High Holborn (**HEA 1**), c 85m east of the site where the natural gravels were found directly beneath the basement slab at c 18.0–19.0m OD (c 5.2m below ground level/bgl).
- 3.3.5 In 1955, four geology boreholes were drilled at 262–267 High Holborn, although whether they were drilled from the road to the north of the site or within the site itself is unclear. The borehole logs (held by the British Geological Survey) show that made ground, consisting of clay, stones and ash, overlaid the natural gravel, the top of which was recorded between 1 and 6ft (c 0.3m and c 1.8m) below the top of the borehole (although it is unknown whether the boreholes were drilled from ground level or basement level). A borehole drilled from the basement of the building to the immediate east of the site, c 10m from the site, recorded made ground overlying gravel at c 20.4m OD (c 4.3mbgl).

4 Archaeological and historical background

4.1 Overview of past investigations

- 4.1.1 There have been six archaeological investigations carried out within the study area, none of which were carried out within the site or its immediate vicinity. Most of these investigations have been watching briefs (**HEA 1, 3–6**), with one evaluation (**HEA 2**). Archaeological remains found in the area have predominantly dated to the post-medieval period, relating to the development of the area from the early 17th century onwards. The earliest remains were sherds of redeposited medieval pottery found in a layer of redeposited brickearth related to a late 17th century demolition layer (**HEA 4**), 150m to the south-east of the site. 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. The Lynch Hill gravels on which the site is probably partly located has produced flint artefacts from the Lower and Middle Palaeolithic period in the past, many of which are *in situ* within sandy fine-grained lenses within the gravels, or have not travelled far from their original location. A small number of chance finds of isolated Palaeolithic artefacts have been made within the study area in the form of stone tools found 110m to the north (**HEA 28**) and 235m to the west of the site (**HEA 27**). The presence of *in situ* artefacts in the gravels is impossible to predict, but such remains are rare and important if associated with palaeoenvironmental information. Undated prehistoric chance finds made during building work 240m to the south-west (**HEA 25**) and 250m to the north-west of the site (**HEA 26**), in the late 19th and early 20th century, may be of Palaeolithic (or later) date. It is unknown whether they came from *in situ* deposits or were residual (outside the context in which they were originally deposited) within the gravel terrace.
- 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 of the Thames and Fleet 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 recorded later prehistoric finds within the study area.
- 4.2.4 Evidence for *in situ* prehistoric land use is closely allied to the survival of brickearth deposits. Generally Mesolithic and later prehistoric finds would normally lie within this and the overlying natural soils. Finds of prehistoric date have been found outside of the study area, c 275m to the south-west at Kingsway (site code: KSY05) where the brickearth survives over the younger and lower Hackney gravel terrace.

Roman period (AD 43–410)

- 4.2.5 The site is located 1.1km to the west of the Roman city of *Londinium* (now occupied by the present City of London) within the presumed rural hinterland on the fringes of the city. A Roman road was located along the line of High Holborn/Oxford Street (from Newgate to Silchester), to the immediate north of the site (**HEA 17**).
- 4.2.6 A secondary Roman road running between Colchester and Silchester (**HEA 18**) is suspected to run under Theobalds Road, 215m north of the site. The road is conjectured to join the Silchester Road in the vicinity of New Oxford Street.
- 4.2.7 Roman law required the dead to be buried outside the city perimeter; cemeteries are known to have been established alongside roads in the 1st century and many continued to be used throughout the Roman period. Several finds associated with roadside burial have been recorded just outside the study area. They included a Roman cremation urn found in 1909 during the construction of Holborn Station, c 183m to the west of the site (**HEA 22**); a cremation in High Holborn, opposite Gray's Inn Road, c 395m to the east; and another cremation was recovered in 1905 during work at Southampton Buildings, c 330m to the east. More recent excavation at Southampton Buildings in 2000 recorded a Roman inhumation that had been truncated by later medieval foundations (site code: SNB00).
- 4.2.8 Although these finds reflect Roman burials, there is no clear evidence for an extensive cemetery alongside the section of the road that crosses the study area. This may be a consequence of the destruction of burials without record during successive periods of development along High Holborn, 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.
- 4.2.9 Evidence of Roman occupation of the area local to the site is rather sparse, reflecting the scale of Roman settlement outside the Roman city walls. However a number of Roman artefacts have been found, reflecting the fact that the area, while probably lying within fields on the outskirts of the city, was in use during the Roman period. The foot of a life size Bronze statue was found c 235m south-west of the site on Kingsway (**HEA 20**), and a little further north, also c 235m to the south-west, a Roman brooch was also found (**HEA 21**). A hoard of third century AD coins was recovered from Lincoln's Inn Fields just 100m south of the site in the 18th century (**HEA 29**). Archaeological investigations at 311–318 High Holborn (site code: HHY04), just outside the study area, c 270m east of the site, revealed two probable gravel pits cutting the terrace deposits, which contained sherds of Roman pottery. A possible Roman plough soil horizon was observed, suggesting that the area investigated lay in rural area beyond the built up area.

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

- 4.2.10 Following the withdrawal of the Roman army from England in the early 5th century AD, the whole country fell into an extended period of socio-economic decline and *Londinium* was abandoned (MoLAS, 2000, 182).
- 4.2.11 The main Saxon settlement of *Lundenwic* was a busy trading port which developed and flourished for c 200 years (7th–9th centuries) in the area around Aldwych, the Strand, and Covent Garden, 780m to the southwest of the site. Its full extent is not yet clear. The eastern boundary is somewhere beyond Kingsway and to the west the settlement probably extended at least to what is now Charing Cross Road and Trafalgar Square. North to south, it probably extended from the High Holborn/Oxford Street Roman road to the Thames (MoLAS, 2000, 182–3). St Giles-in-the-fields lay on the northern boundary of the Saxon settlement. The site would have been located on the outskirts of the settlement.
- 4.2.12 *Lundenwic* began to decline in the 9th century and was probably abandoned following Viking attacks c 850–70. In AD 886, London was occupied by King Alfred, and by 889 it had been relocated within the walled city (Vince 1990, 46), 1.4km to

the east of the site. This formed the basis of the later medieval city of *Lundenburh*.

- 4.2.13 By the 10th century, the whole area of *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), although it is unlikely to have been maintained.
- 4.2.14 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 (reproduced in Sullivan 1994, Map M and p166) 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, which became its garden. The name Co[n]vent Garden reflects this original monastic use.
- 4.2.15 Throughout this period, the site was located some distance to the north and east of the main settlements. A sherd of late 7th to early 8th century pottery was found 145m west of the site (**HEA 19**) but there have been no other finds of this period found within the study area supporting the idea that the site lay within open fields on the outskirts of the *Lundenwic* settlement.

Later medieval period (AD 1066–1485)

- 4.2.16 There is no mention of St Giles-in-the-fields in Domesday Book (AD 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.
- 4.2.17 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 500m to the west of the site (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).
- 4.2.18 The site is some distance from the main centre of settlement within the parish but close to settlement to the east and south. The earliest documented medieval establishment in the site vicinity appears to be the founding of a Knight's Templar church, known as the 'Old Temple', under what is now Southampton Buildings, 315m east of the site. The church was founded AD 1128–1144 and a fragment of the circular nave was recorded during excavations in 2000 at 43–47 Southampton Buildings (site code: SNB00), outside the study area to the east of the site.
- 4.2.19 By the 13th century the medieval settlement of the area between The Strand and Holborn was well established. The east end of High Holborn was first mentioned as Holeburnstreete in 1249 and at that time was a principal highway for goods going into the city.
- 4.2.20 Development of the area moved away from an ecclesiastical character to a legal one. The guild of lawyers in particular invested much in building up a series of Inns of Court and Chancery either within or just beyond the City ward of Farringdon.
- 4.2.21 The site lies between two of the four medieval Inns of Court. Lincoln's Inn (HEA 30) was originally established in the mid-1300s in the vicinity of the later Inns of Chancery at Thavies Inn and Furnival's Inn (not illustrated). It was subsequently moved over the course of the next century to the south of Holborn Road and west of Chancery Lane c 165m to the southeast of the site. Gray's Inn (HEA 24) c 230m to the north-east of the site, came into the possession of Sir Reginald de Grey in 1307 and remained in his family until 1506.
- 4.2.22 By 1376 the land to the south of High Holborn, including the site, westwards from Chancery Lane to the area of modern day Holborn Place, which forms the western

boundary of the site, was an open pasture named Cup Field. Along with adjacent Purse and Fickett's Fields these open areas were used by the citizens of London for outdoor pursuits, including jousting (Survey of London, 1912; Woodford 2000 77). The site is likely to have occupied open ground at this time, but the possibility of roadside settlement within the site also cannot be ruled out. Excavations have shown medieval quarrying of natural gravels at 311–318 High Holborn c 270m to the east of the site, just outside the study area (site code:HHY04).

Post-medieval period (AD 1485–present)

- 4.2.23 During the Tudor period, national economic factors led to the population of London quadrupling in size, though the medieval layout of the City did not change significantly. Whilst the City remained the commercial and Westminster the political centres of London, areas between them and beyond the City walls began to be swallowed up in suburbs. In particular, the wealthy moved into the area of the Strand and the Inns of Court, whilst the poor began occupying suburbs around Clerkenwell, Shoreditch, Aldgate and Southwark.
- 4.2.24 The Agas map of c 1562 shows that the area had become somewhat built up (Fig 3), with the site lying within properties fronting onto Houlburne (Holborn) with the rear of the properties backing onto open area, which was known as the Cup Fields.
- 4.2.25 There are two maps of the site dating to 1658. Fairthorne and Newcourt's map of 1658 (not reproduced) shows building density has increased, especially along Holborn and Gray's Inn Lane, with the site occupied by town houses. The buildings on Fairthorne and Newcourt's map are indicative rather than accurate, but Hollar's panoramic view of the same date (Fig 4) shows the buildings on the site in greater detail. The site is shown with four storey buildings fronting High Holborn, which is shown as a busy thoroughfare. To the rear of the buildings were gardens and other smaller buildings and an orchard. The line of Whetstone Park road to the south of the site can be seen although it only had houses on the eastern and western ends of its southern side at this date. Beyond these, to the south, the Lincoln Inn Fields are shown as a large area of open ground.
- 4.2.26 Morgan's map of 1682 (Fig 5) is less detailed, but shows relatively little change in the layout of the site properties. The site is shown to be just to the east of Vine Court (labelled 351).
- 4.2.27 Archaeological sites the study area that are similar in history and character to the site have recorded pits, walls and demolition deposits dating to the 17th century date (**HEA 3, 4, 5 and 6**).
- 4.2.28 Strype's parish map of 1720 (Fig 6) shows little change in the layout of the site itself, which was still built up along the High Holborn frontage, with buildings extending south back towards 'Whetston Park' road with gardens or yards on the western side of the site. The open yard, labelled as Vine Court on Morgan's map is still shown but to the east a large courtyard labelled Red Lyon Yard had been opened up from the High Holborn frontage. It is possible that the buildings on the site were part of this establishment, and the buildings in the south of the site may have been stables.
- 4.2.29 Rocque's map of 1746 (Fig 7) shows the entire site developed, although it does not show detail such as individual buildings or internal courtyards. The site is shown between two alleys, one labelled Feathers Court to the west and another labelled for the George Inn which would have been located there. The Red Lyon Court is shown further west. It is unclear whether the Red Lyon had moved premises or if the discrepancy is caused by inaccuracy in the maps.
- 4.2.30 Horwood's map of 1799 (Fig 8) shows a terrace of six houses on the site's High Holborn frontage with open gardens or yards to the south. Muse or industrial buildings are shown on the eastern side of the site fronting the courtyard of the George and Blue Boar Inn.
- 4.2.31 The Ordnance Survey 1st edition 5ft:1 mile map of 1875 (Fig 9) shows that the site had become entirely built up by the late 19th century, with extensions to the rear of

the buildings shown on earlier maps, or entirely new buildings within the same six property plots. Feather's Lane still ran along the western side of the site and there was a narrow alley leading off it in the south-western part of the site. Another alley ran into the site in the south-eastern corner. The building in the north-western corner of the site, number 262, is marked as a public house. The Goad map of 1888 (not reproduced) shows that 263 High Holborn was a 'wood letter factory' while 264 was the northern part of the receiving offices of the Great Northern Railway. There were shops occupying 265 and 267, while number 266 was a restaurant.

- 4.2.32 The Ordnance Survey 2nd edition 5ft:mile map of 1896 (Fig 10) shows the layout of the buildings within the site as mostly unchanged. Feather's Court had been replaced, however, by Holborn Place, which was narrower than it is currently.
- 4.2.33 The site remained unchanged in layout in the first part of the 20th century, and no changes can be seen on the Ordnance Survey 3rd edition 25":mile map of 1916 (not reproduced) or the 5ft:mile map of 1937 (not reproduced).
- 4.2.34 The site sustained serious damage during aerial bombardment in World War 2. The LCC Bomb Damage maps (not reproduced) mark the site entirely as beyond repair or likely to be beyond repair. The Ordnance Survey 1:1,250 scale map of 1952 (Fig 11) shows that only around a third of the site had buildings standing, with the western part of the site marked as being in ruins while the eastern part of the site had been cleared to become an open courtyard dividing the buildings in the centre of the site and the telephone exchange to the east.
- 4.2.35 The current building was built in 1956 by T.P.Bennet and Son (Cherry and Pevsner, 1998: 305). The site is shown in its current layout from this date, although an extension was added to the south of the site in the 1980s (Fig 13). The extension is not shown as Ordnance Survey do not show extensions unless greater than 0.1ha (1000 square metres) in size.

5 Statement of significance: buried heritage assets

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, e.g., 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 24.0m OD
 - The level of the top of untruncated gravel in the area is not known, as it has been truncated by construction where recorded. The depth of truncation will depend on past development of the site.
- 5.2.2 Between the top of the natural and the current ground level undated made ground may survive where not truncated by the existing buildings. Boreholes drilled in the 1950s prior to the construction of the existing buildings recorded a layer of made ground between one and six feet thick (c 0.3m to 1.8m). This layer is surviving may contain archaeological remains, likely to predominantly date from the 17th century and later.

Past impacts

- 5.2.3 Development of the area throughout the post-medieval period is likely to have removed earlier remains but remains of 17th century and later date may survive within the site. The construction of the current building in the 1950s will have had considerable impact on archaeological survival within the site, and the highest potential for archaeological remains is likely to be in the southern part of the site which is currently not basemented.
- 5.2.4 The current building has a basement level which covers most approximately two thirds of the site. The floor level of the basement is c 18.4m OD, c 5.6mbgl (Plowman Craven, dwg no. 27996F-01, Rev A, 13.12.2012, Fig 16). While the depth of the foundations is not known it can be estimated to be c 0.5m thick which would give the basement an approximate formation level of c 17.9m OD. All archaeological remains within the footprint of the basement will have been removed to this depth, and below slab foundations such as piles or ground beams will have further removed any remains within their footprint. The top of the natural gravel within the site is not known but it is likely that the basement slab will have truncated the top of this layer, perhaps by several meters. The bases of deep cut features such as wells or quarry pits may survive but all other archaeological remains will have been removed.
- 5.2.5 The current building also has a lower ground floor, or first basement level, which has a footprint which extends beyond that of the basement below into the south-western part of the site. The floor level of the lower ground floor is varied. Across much of the site it is c 21.2m OD, although much of this area is within the footprint of the basement. A deeper area in the south-western corner of the site, outside of the footprint of the basement below, has a floor level of c 20.3m OD (Plowman Craven,

dwg no. 27996F-02, Rev B, 24.01.2013, Fig 15). With an estimated slab thickness of 0.5m this would mean the lower ground floor has a formation level of c 19.8m OD (c 4.2mbgl) in the deeper area, and c 20.7 (c 3.3mbgl) in the remainder of the floor outside of the basement footprint.

- 5.2.6 Prior to the construction of the current building the site was occupied by buildings throughout the 20th century (Fig 10 and Fig 11). Drainage plans held by Camden Local Studies and Archive Centre show that numbers 263–264 and 266–267 had basements in the first half of the 20th century (Camden Archives). While plans were not available for the numbers 262 and 265 it is very likely that they would also have had basements. While the current basements are likely to be deeper than earlier 20th century ones, there is likely to be truncation of any archaeological remains in the southern part of the site by earlier basements and foundations of the buildings located there.
- 5.2.7 Evidence for post-medieval quarrying has been recorded on archaeological sites in the vicinity of the site (**HEA 5**, c 200m to the south and HHY04, c 265m east of the site, just outside of the study area) and it is possible that quarrying might have taken place within the site. Quarry pits would have removed all earlier remains within the pit itself, but the backfill would be of archaeological interest.

Likely depth/thickness of archaeological remains

- 5.2.8 As the levels of the natural deposits within the site are not currently known the thickness of possible archaeological remains can only be approximated. Post-medieval, and earlier remains, may be found within made ground above the level of the natural, or cut into its surface. In basemented areas of the site the top of the natural is likely to have already been truncated and all remains above this level removed, but archaeological remains could survive from ground level in the south of the site, although this is likely to be predominantly later post-medieval as the later buildings will have removed earlier remains.

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's location on the well-drained Lynch Hill gravel terrace close to predictable resources of the River Thames and River Fleet would have made the area attractive for settlement. Despite this, there is no evidence for prehistoric activity within the study area, other than stone tools found by chance during building work in the first half of the 20th century. Isolated remains such as these would be of **low** significance as their evidential and historical value would be limited. The Lynch Hill gravels have potential for otherwise extremely rare *in situ* Palaeolithic material, however the presence of such is impossible to predict.
- 5.3.3 *The site has moderate potential to contain archaeological remains dated to the Roman period.* The site lies adjacent to a major Roman route and evidence of the roadway or ditches associated with it may be present. Although there is little evidence of settlement around the site, Roman burials and other chance finds have been recorded in the site vicinity. There is thus a general background potential in this area for Roman funerary evidence or other artefacts. Burials, as deeper cut features, have a greater chance of survival. 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. Remains of agricultural features or road ditches and surfaces would be of **low to medium** significance, depending on survival and extent, while burials would be of **high** significance based on their evidential and historical value.
- 5.3.4 *The site has low potential to contain archaeological remains dated to the Saxon*

period. Although the site lies to the north-east of the area normally associated with Lundenwic and is likely to be in marginal land outside the town, archaeological remains from the Saxon period, other than an isolated pottery sherd (**HEA 19**), have not been recorded in the immediate vicinity of the site and are unlikely to be found on the site. Isolated remains would be of **low** significance.

- 5.3.5 *The site has a moderate potential to contain archaeological remains dated to the medieval period.* While few medieval remains have been found in the vicinity of the site archaeological investigations have been restricted to heavily truncated sites on High Holborn (**HEA 1** and **2**) and sites which would probably have lain within the Cup Field area which was mostly undeveloped until the 17th century (**HEA 3, 4** and **5**). The site was probably at least partially developed in the later medieval period and deeply cut features such as wells or refuse pits might survive beneath later remains. Such remains would be of **medium** to **low** significance depending on survival and extent.
- 5.3.6 *The site has a high potential to contain archaeological remains dated to the post-medieval period.* Archaeological remains from at least the 16th century onwards, including possibly part of an early 18th century inn, buildings, cellars and foundations, pits and drains, might survive within the site, although survival potential is likely to be the highest in the smaller unbasemented area in the south of the site. There is a higher potential for remains of later 19th and 20th century buildings as the construction of these will have removed most of the evidence for earlier occupation. Truncated later post-medieval remains would be of **low** significance, although earlier (i.e. 15th to 17th century) remains could be of **medium** significance based on their evidential and historical value, depending on survival and extent.

6 Impact of proposals

6.1 Proposals

- 6.1.1 The proposed development comprises the retention of the existing 1950s building with the construction of an extension to the rear and upper levels. The existing 1980s extension at the rear would be demolished. A new core would also be added serving all levels (Sheppard Robson, dwg nos. 4728-20-198 to 4728-20-200, Rev B, 30.04.2013 and 4728-20-230, 30.04.2013; Fig 17–Fig 20).
- 6.1.2 The proposed extension to the rear would have a larger footprint than the 1980s extension it would replace but would still retain part of the area currently under hard standing as a car parking area. The existing lower ground floor and basement levels would be retained as ‘basement level 1’ and ‘basement level 2’.
- 6.1.3 The new core, which would include lifts, risers, stairs and WCs, would be located in the north-western part of the site, within the footprint of the existing building. Only one of the lifts would serve the second basement level, which would have a lift pit to an approximate depth of c 1.5m below the slab (c 17.4m OD, or c 6.6mbgl).
- 6.1.4 The proposed new extension and core would be supported by piling. Boreholes for Ground Source Heat Pumps are also proposed (email comm. D.Cruddace, Sheppard Robson, 18.04.2013). The engineering design details are not currently known.

6.2 Implications

- 6.2.1 Archaeological survival potential is likely to be highly variable within the site, with high potential for remains in the southernmost part of the site outside of the footprint of the existing lower ground floor and basement, which will have removed most, if not all remains other than those cut deeply into the natural. The potential impacts of the proposed development on buried remains are discussed below.
- 6.2.2 *Demolition of current 1980s extension.* The 1980s extension which would be removed is sited above the existing lower ground floor so its removal would have no impact on buried archaeological remains.
- 6.2.3 *Construction of rear extension.* While having a larger footprint at ground level and above, the proposed extension in the south of the site would not extend beyond the extent of the current lower ground floor and basement levels. Archaeological remains may survive below the existing slab, although this is likely to be limited to features cut deeply into the natural. Piled foundations to support the extension would involve the removal of any archaeological remains within the footprint of the pile reducing their significance to **negligible** or **nil**.
- 6.2.4 *Construction of new core.* There would be one lift pit below the slab of the basement level. Excavation of the pit would involve the removal of any archaeological remains within its footprint. Piling beneath the new core would also involve the removal of any remains within the footprint of the pile, and a particularly dense pile layout could make otherwise undamaged remains inaccessible for future archaeological investigation. The new core is located in an area of the site with only low survival potential for archaeological remains. However any remains present, such as the bases of deep cut features would be affected and their removal would reduce their significance to **negligible** or **nil**.
- 6.2.5 *Additional works.* There may be an additional impact to any surviving archaeological remains from groundworks for drains, lighting and other services, other temporary works, ground clearance and levelling. These works would partially or completely remove any surviving archaeological remains reducing significance to **negligible** or **nil**.

7 Conclusion and recommendations

- 7.1.1 The site is located in an area which has been built up since at least the 16th century and has potential for remains of later medieval and post-medieval date, although later constructions will most likely have removed most of the evidence for earlier occupation. The site is located directly to the south of a major Roman road and as a result there is the potential for remains of the road, roadside ditches, agricultural features or burials, although the lack of Roman remains found during archaeological investigations in the area suggest that the later development of the area has removed most if not all of any remains which might have been present. The current building on the site was built in the 1950s and has a double level basement across much of the site. As a result high archaeological survival potential is limited to the area in the south of the site outside of the footprint of the current basements, while there is only low survival potential within the footprint of the existing basements. In these areas it is likely that only the bases of features cut deeply into the natural gravel such as wells and refuse pits might survive.
- 7.1.2 The proposed development comprises the retention of the existing 1950s building, with a new extension to the rear replacing the existing 1980s extension. A new core with lifts, stairs, risers and WCs would be constructed within the main part of the building. The new extension, while larger at ground level and above, lies within the footprint of the existing basement and lower ground floor level so impacts would be limited to those related to additional piling, the excavation of a lift pit below the basement slab, and from additional groundworks, ground clearance and levelling, particularly in areas outside of the footprint of the current building.
- 7.1.3 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
Roman remains such as road surfaces, ditches, and burials <i>Moderate potential outside of footprint of existing building</i>	High (for burials). Medium or low for ditches, road surface etc.	Any additional works in the southern part of the site. Significance of asset reduced to negligible
Truncated foundations and cellars of post-medieval buildings, and associated structures such as wells, cess pits, and refuse pits <i>High potential outside of footprint of existing building, low potential within it.</i>	Medium to low (depending on age, survival and extent)	Any additional works in the south of the site; piling and excavation of lift pit within footprint of existing building. Significance of asset reduced to negligible
Deeply cut remains of later medieval features likely to have been truncated by post-medieval construction <i>Moderate potential outside of footprint of existing building, low potential within it.</i>	Medium to low (depending on survival and extent)	Any additional works in the south of the site; piling and excavation of lift pit within footprint of existing building. Significance of asset reduced to negligible
Previously unrecorded remains of other periods <i>Low potential</i>	Uncertain (low for isolated artefacts)	Piling, excavation of lift pit and any additional works. Significance of asset reduced to negligible

- 7.1.4 In light of the likely extent of past truncation of archaeological remains within the site, and the small-scale nature of the proposed ground disturbance, it is unlikely that the LPA would request site-specific evaluation of the site either pre- or post determination of planning consent. It is recommended that archaeological monitoring of any geotechnical boreholes and trial pits is carried out in order to confirm the level of natural deposits on the site, along with the presence, nature and depth of any archaeological assets. Given the limited potential impact of the development on buried archaeological remains it is possible that no further work would be required. Should boreholes indicate greater potential survival it is likely that any further site-specific archaeological investigation required would be limited to a watching brief targeted on affected areas of the site, in order to ensure that archaeological remains are not removed without recording and advancing understanding of asset significance. It is possible that no further work would be necessary. Any archaeological work would be required to be carried out in accordance with a Written Scheme of Investigation (WSI) under the terms of a standard archaeological 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 250m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.
- 8.1.2 The GLHER data contained within this gazetteer was obtained on 15/04/2013 and is the copyright of English Heritage 2013.

Abbreviations

DGLA - Department of Greater London Archaeology

HER – Historic Environment Record

LS – London Square listed under the London Squares Preservation Act

MoLAS – Museum of London Archaeology Service (now named MOLA)

OAU – Oxford Archaeological Unit

PCA – Pre-Construct Archaeology

RPG – Register of Historic Parks and Gardens

WA – Wessex Archaeology

HEA No.	Description	Site code/ HER No.
1	278–282 High Holborn Watching brief carried out by MOLA in 2008. One trench in the southeast past of the site was monitored. Natural gravel was cut by a 19th century pit containing burnt wood, dumped building material and cessy deposits. This was sealed by modern concrete across the site.	HHV08 ELO11349 MLA103542
2	88–93 High Holborn Evaluation carried out by WA in 1998. Natural gravels were sealed by modern disturbance.	HBN98 ELO3542
3	27–28 Lincoln's Inn Fields Watching brief carried out by OAU in 1997. Three trenches revealed archaeological deposits with good dating evidence, appearing to post-date 1700, when the north side of Lincoln's Inn Fields was redeveloped. Two other trenches were below modern ground level in the 19th and 20th century basements; no significant deposits were encountered.	LIF97 ELO3888 ELO9126
4	Lincoln's Inn (north gardens) Watching brief carried out by the DGLA in 1986. Observation of a trench across an embankment at the north boundary wall recorded beneath the garden soil building rubble overlying brick footings; three clay pipe bowls suggest that the demolition occurred in the late 17th century. Beneath the modern debris in a second trench was found redeposited brickearth from which sherds of medieval pottery were recovered.	LIN86 ELO3891
5	Lincoln's Inn Fields (timber framed building) Watching brief carried out by MOLA in 2005. A large refuse-filled pit - possibly originally for gravel extraction - was observed. It is dated to the early to mid-17th century, when this area was developed.	LCF05 MLO79392 ELO6452
6	60 Parker Street Watching brief carried out by PCA in 2001. A section of a 17th century brick wall, a contemporary brick-lined well and a large pit, possibly of the same date, were revealed above the natural gravels. Walls relating to the 18th and 19th century redevelopment of the site were also recorded.	PKC01 ELO231
7	Lincoln's Inn Fields An evaluation was carried out at Lincoln's Inn and Lincoln's Inn Fields by Time Team, WA and the MoLAS in 2008. Some structural remains of buildings which could be medieval in date were found and a World War II bunker was excavated in Lincoln's Inn Fields. Finds included late prehistoric and Romano-British pottery and two silver medieval coins, one of which dated to the reign of Elizabeth I.	ELO10284
8	Number 19 and attached railings, 19 Lincolns Inn Field Grade II Listed Building	1379330

HEA No.	Description	Site code/ HER No.
	Terraced house. 1868. By Philip Webb	
9	Number 18 and attached wall, railings and gate piers Grade II Listed Building 2 houses, now one. 1871–2. By Alfred Waterhouse; refurbished c 1990.	1379329
10	15 and 16 Lincolns Inn Fields Grade II Listed Building Two terraced houses. No.15, c 1742, No.16. 1742–1750.	1379328
11	Sir John Soane Museum and attached railings Grade I Listed Building Three terraced houses, formerly the home, studio and private museum of Sir John Soane, now a museum. Progressively rebuilt by Soane to form a symmetrical facade. No.12 built c 1792–94 for himself; No.13, c 1812–13; No.14, c 1824 was built and sold off by Soane but the back half was retained and incorporated into the principal residence at No.13. Soane also built a museum, connected to No.13, on the site of the stables at the rear of the houses.	1379327
12	Pearl Assurance Company Limited Grade II Listed Building Office block. Central block, 1912–19 by C Newman; east block, 1929–30 by P Moncton; south-east extension, 1954–6 by Bates & Sinning; west block, 1959–60 by Bates & Sinning.	1378890
13	Numbers 24, 25, 26 and 28 and attached railings and piers with lamp holders Grade II Listed Building Formerly 4 terraced houses (Nos 24–27) and legal chambers (No.28), Nos 27 and 28 now linked internally and known as No.28. No.24 dates to the early 19th century. No.25: early 18th century, restored mid 19th century & later. No.26: early to mid 18th century, restored mid to late 20th century. Former No.27: mid 18th century. No.28: 1863 by George Vulliamy. The single building built as No.28 is an addition to the list.	1379331
14	Lincoln's Inn Fields Grade II on the Register of Historic Parks and Gardens and a Listed Square under the London Squares Preservation Act 17th century public square, developed in the 18th and 19th century.	RPG: 1000819 LS: DLO35379
15	Gray's Inn Grade II* on the Register of Historic Parks and Gardens 16th century walks and gardens, laid out under the direction of Francis Bacon, altered 18th century onwards.	1000351
16	Red Lion Square Listed Square under the London Squares Preservation Act Laid out in 1698. Freehold handed over to the London County Council by the Trustees of the Square in 1894. Rectangular enclosure laid out as a public pleasure ground.	DLO35381
17	The Silchester Roman Road The main Roman road to all the west of Britain, entering the city at Newgate to the east of the site.	
18	Secondary line of the Silchester Roman Road Roman road conjectured to lie under Theobald's Road, joining the main line of the road in the vicinity of New Oxford Street.	
19	Findspot Sherd of late 7th or 8th century Saxon pottery. Ipswich ware with impressed decoration.	ELO5054 MLO22221
20	Findspot Foot of a life size Roman Bronze statue.	ELO5696 MLO6175
21	Findspot Roman brooch	ELO5698 MLO11190
22	Findspot Roman cremation urn found during construction of Holborn Station in 1909. A 15th century sword was also found.	ELO5694 MLO69168 MLO69171

HEA No.	Description	Site code/ HER No.
23	Findspot Late 17th century glass bottle found during building work in 1982	MLO100162
24	Gray's Inn The Society of Grays Inn settled on the site in the 14th century with the medieval buildings grouped around what is now South Square.	201944/00/00
25	Findspot At least five hand axes were found between 1908–1917 by builders (Wymer). According to Roe there were three handaxes at the corner of Queen Street and two at Kingsway.	MLO16891
26	Findspot Prehistoric flint tools: two handaxes and a few flakes	081706/00/00
27	Findspot Palaeolithic lithic tools including flakes and handaxes found 1898–2899	MLO17693
28	Findspot Palaeolithic handaxe found in 1906	MLO17694
29	Findspot Several hundred Roman coins found in a carved stone urn in c 1750	081770/00/00
30	Lincoln's Inn and Findspot The Society of Lincolns Inn moved to this site in 1422 occupying the town house of the Bishops of Chichester who had lived there since 1227. Etruscan Bronze statuette of a dancer, six inches high, found in 1904. 6–7th century BC, but most likely brought to the UK by an antiquarian in the post-medieval period.	082348/00/00 202308/00/00
31	Findspot Double edged medieval dagger with tip missing	084212/00/00

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.

9.3 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:

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.

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.

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.

London Borough of Camden

- 9.4.2 Camden's Local Development Framework (LDF) replaced its Unitary Development Plan (UDP) in November 2010. At the centre of the LDF is the Core Strategy (Greater London Borough of Camden, 2010a) which sets out the key elements of the Council's planning vision and strategy for the borough.

- 9.4.3 Policy CS14 *Promoting high quality places and conserving our heritage* adheres broadly to the principles of the NPPF (see above).

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 (Greater London Borough of Camden, 2010a, 89–90).

- 9.4.4 Development Policy 25, *Conserving Camden's heritage*, states:

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 (Greater London Borough of Camden, 2010b, 117).

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 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 (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

10.1.3 Unless the nature and exact extent of buried archaeological remains within any given area has been determined through prior investigation, significance of 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 (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 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 (i.e. moved downslope through natural processes).
<i>Heritage asset</i>	A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets and assets identified by the local planning authority (including local listing).
<i>Historic environment assessment</i>	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
<i>Historic Environment Record (HER)</i>	Archaeological and built heritage database held and maintained by the County authority. Previously known as the Sites and Monuments Record
<i>Holocene</i>	The most recent epoch (part) of the Quaternary, covering the past 10,000 years during which time a warm interglacial climate has existed. Also referred to as the 'Postglacial' and (in Britain) as the 'Flandrian'.

<i>Iron Age</i>	600 BC – AD 43
<i>Later medieval</i>	AD 1066 – 1500
<i>Last Glacial Maximum</i>	Characterised by the expansion of the last ice sheet to affect the British Isles (around 18,000 years ago), which at its maximum extent covered over two-thirds of the present land area of the country.
<i>Locally listed building</i>	A structure of local architectural and/or historical interest. These are structures that are not included in the Secretary of State's Listing but are considered by the local authority to have architectural and/or historical merit
<i>Listed building</i>	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
<i>Made Ground</i>	Artificial deposit. An archaeologist would differentiate between modern made ground, containing identifiably modern inclusion such as concrete (but not brick or tile), and undated made ground, which may potentially contain deposits of archaeological interest.
<i>Mesolithic</i>	12,000 – 4,000 BC
<i>National 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, 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>	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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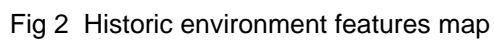
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13.4 Available site survey information checklist

Information from client	Available	Format	Obtained
Plan of existing site services (overhead/buried)	not known	NA	N
Levelled site survey as existing (ground and buildings)	Y	CAD	Y
Contamination survey data ground and buildings (inc. asbestos)	not known	NA	N
Geotechnical report	not known	NA	N
Envirocheck report	not known	NA	N
Information obtained from non-client source	Carried out	Internal inspection of buildings	
Site inspection	Y	Y	



Fig 1 Site location



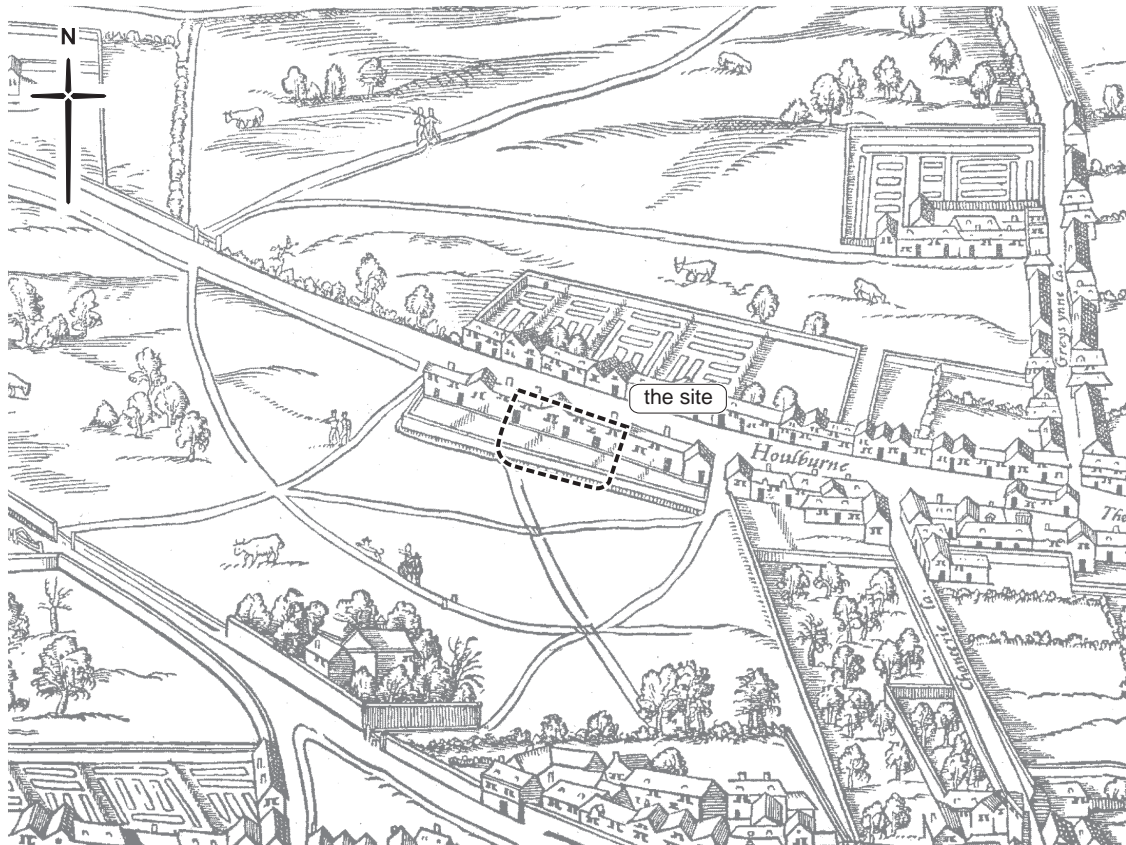


Fig 3 The Agas map of 1562



Fig 4 Hollar's "panoramic" view of 1658



Fig 5 Morgan's map of 1682

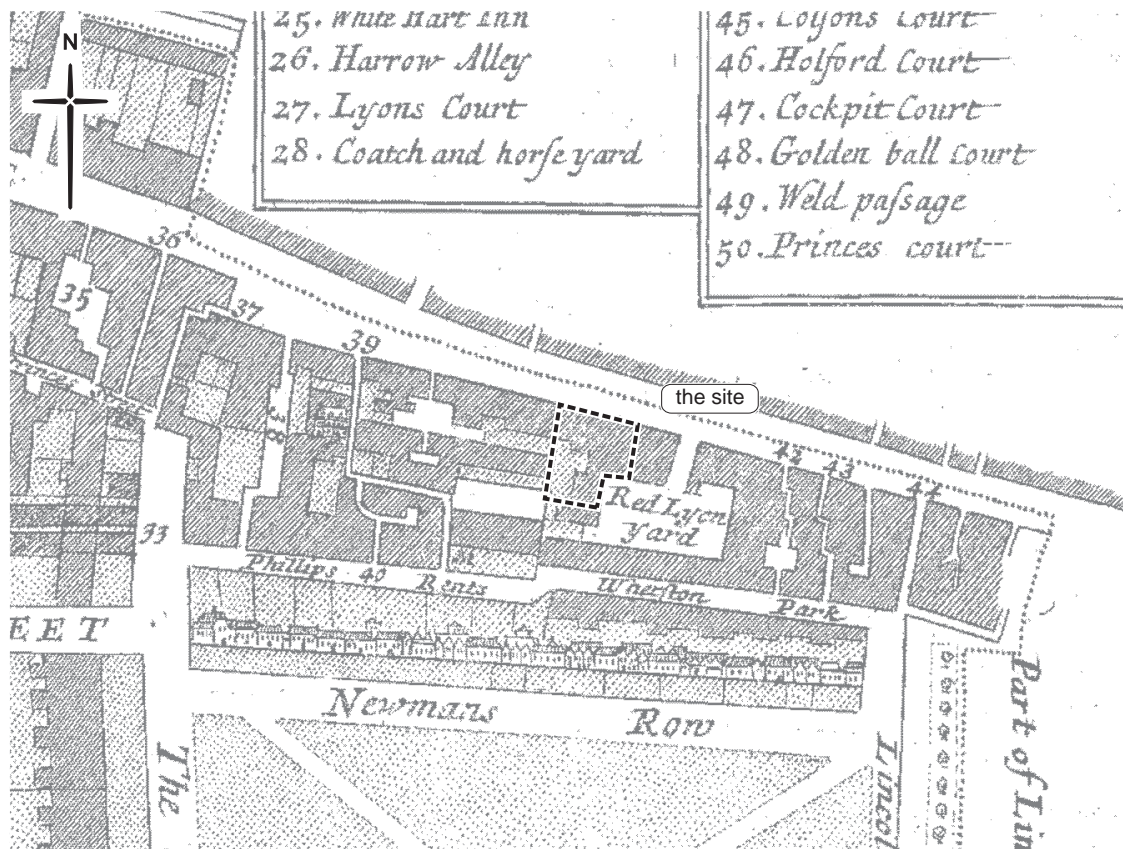


Fig 6 John Strype's map of the Parish of St Giles in the Fields, 1720

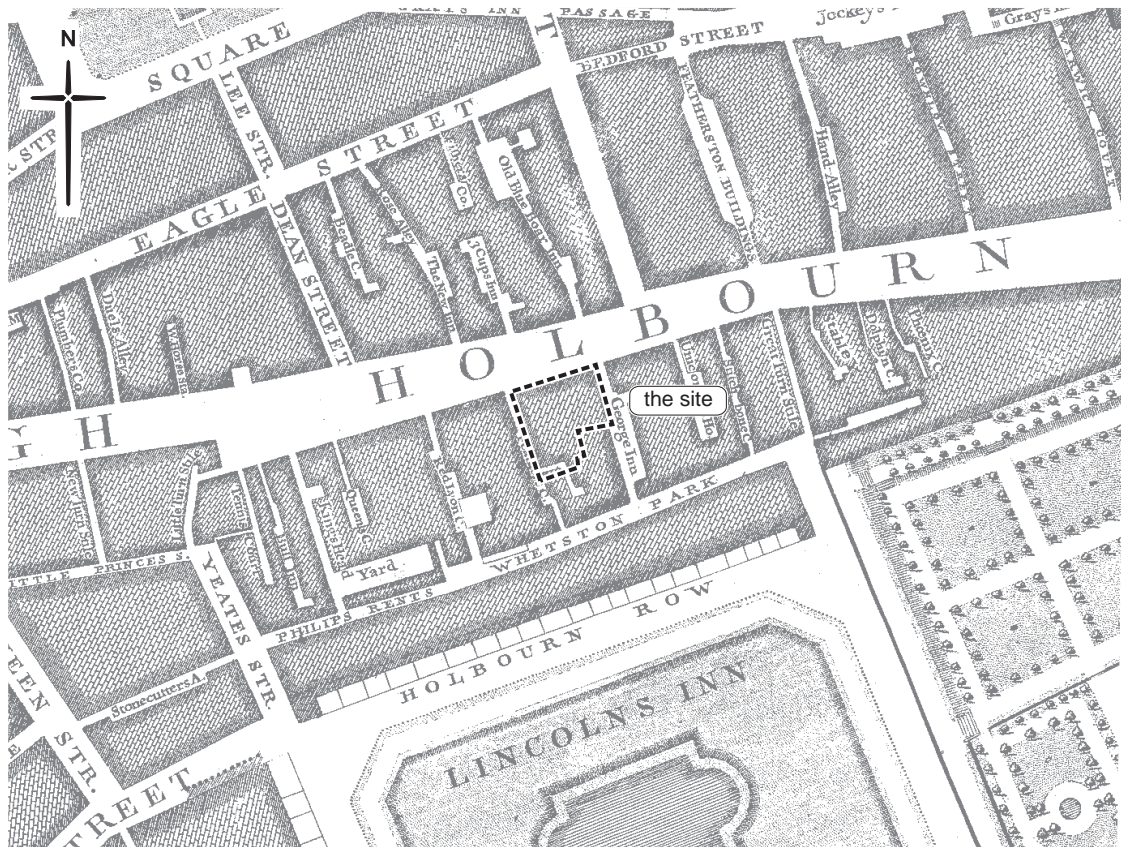


Fig 7 Rocque's map of 1746



Fig 8 Horwood's map of 1799

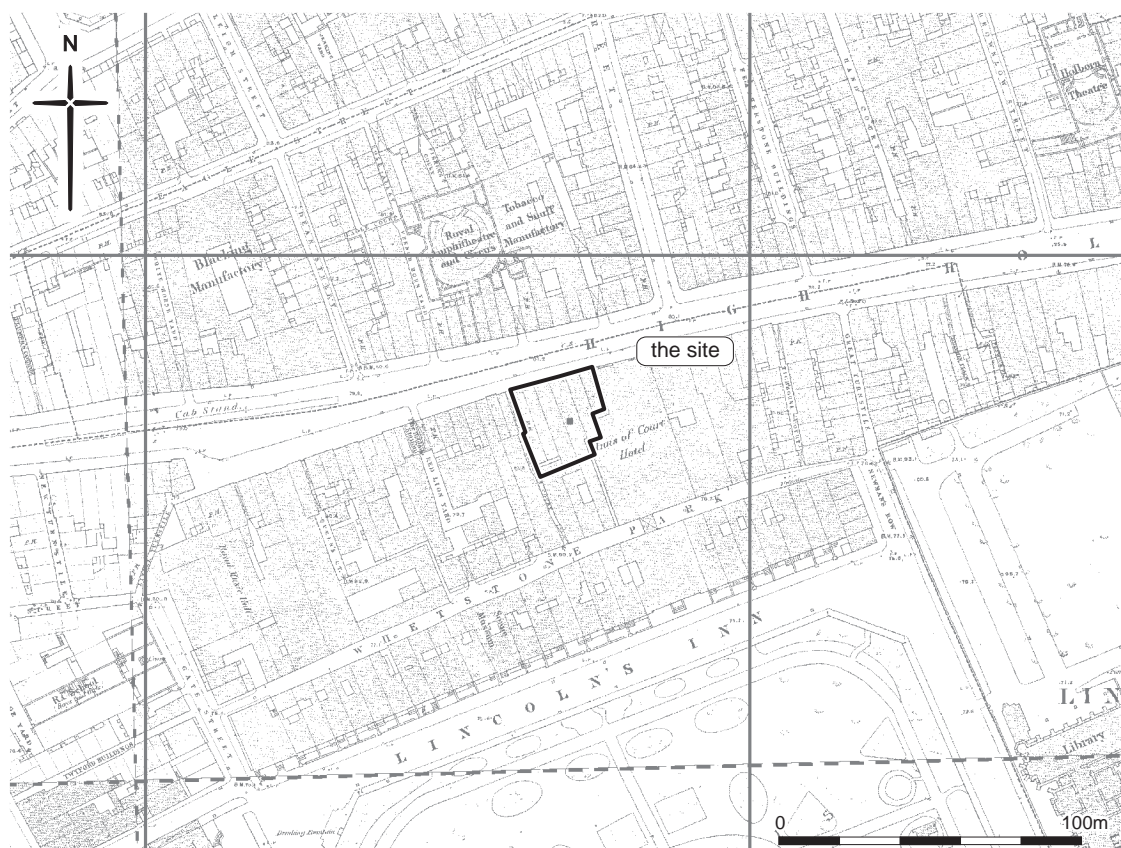


Fig 9 Ordnance Survey 1st edition 5ft:mile map of 1875 (1:2500 scale)



Fig 10 Ordnance Survey 2nd edition 5ft:mile map of 1896 (1:1250)



Fig 11 Ordnance Survey 1:1,250 scale map of 1952 (1:2500 scale)

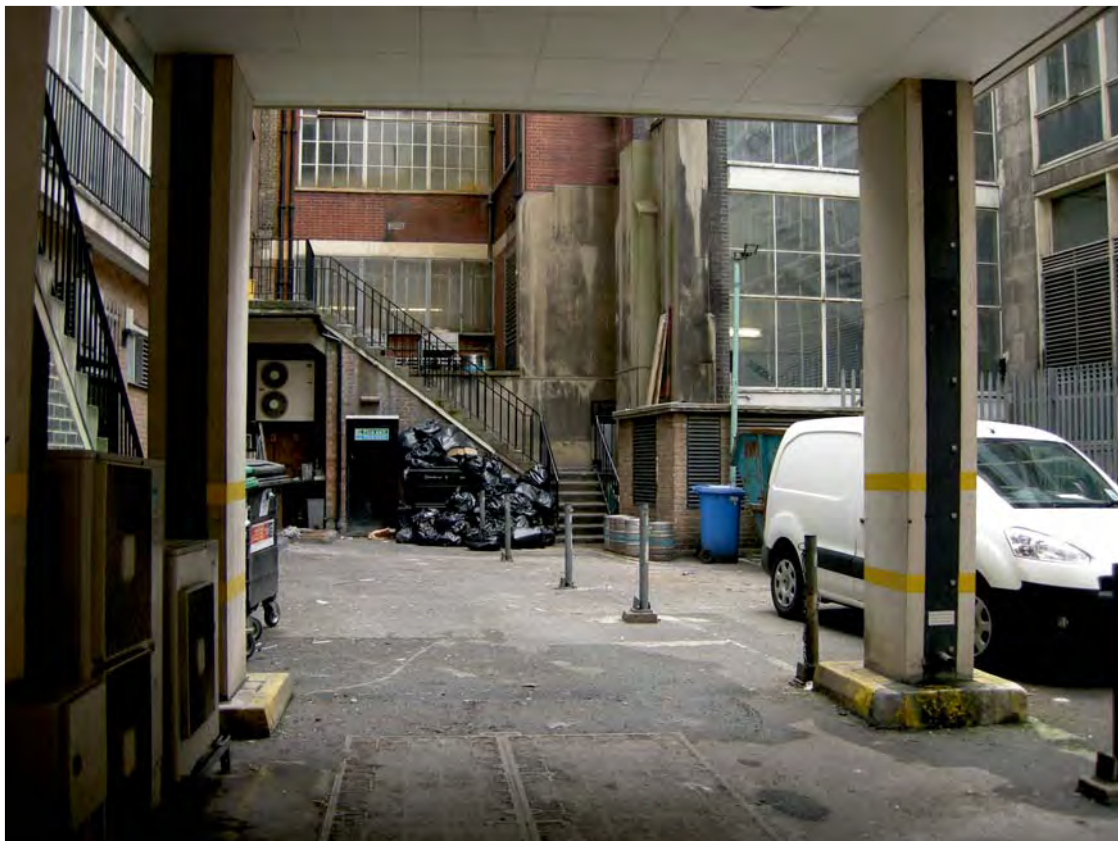


Fig 12 West facing view of the car park in the southern part of the site



Fig 13 North facing view of the south face of 262–267 High Holborn, showing 1980s extension



Fig 14 Existing ground floor plan (Plowman Craven, dwg no. 27996F-03, Rev B, 24.01.2013)

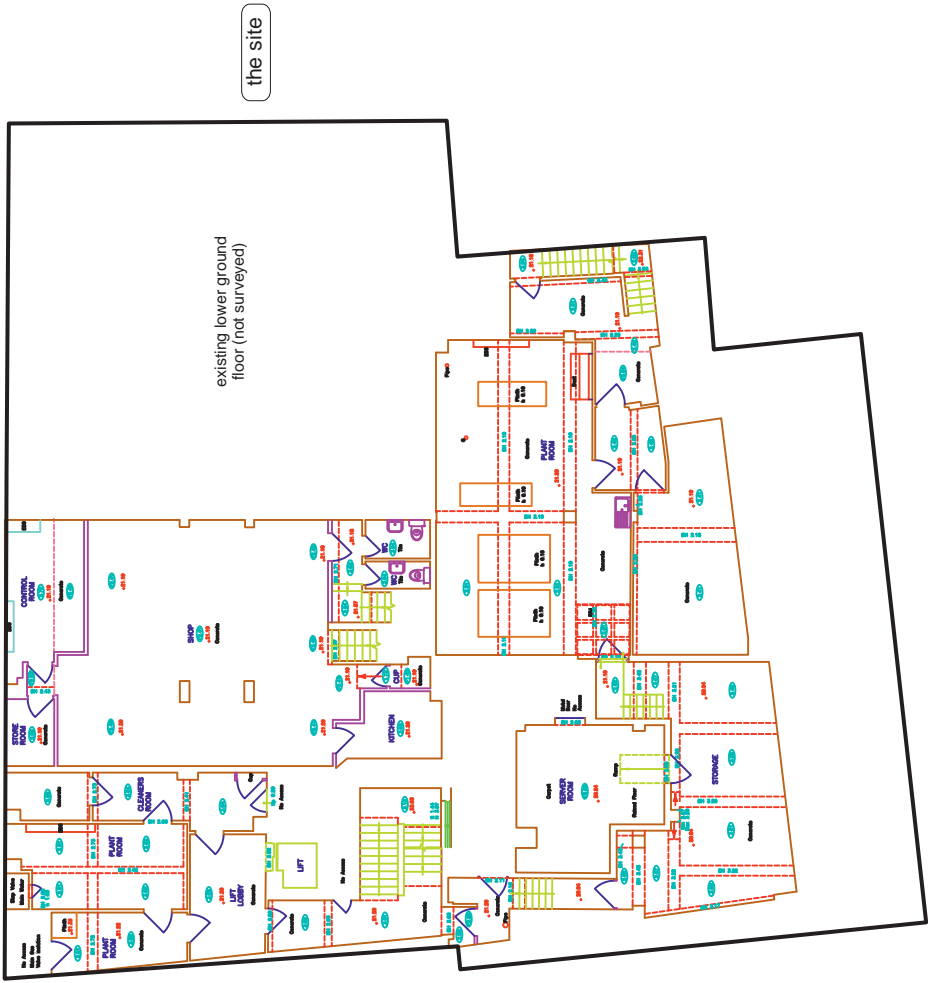


Fig 15 Existing lower ground floor plan (Plowman Craven, dwg no. 27996F-02, Rev B, 24.01.2013)



Fig 16 Existing basement plan (Plowman Craven, dwg no. 27996F-01, Rev A, 13.12.2012)

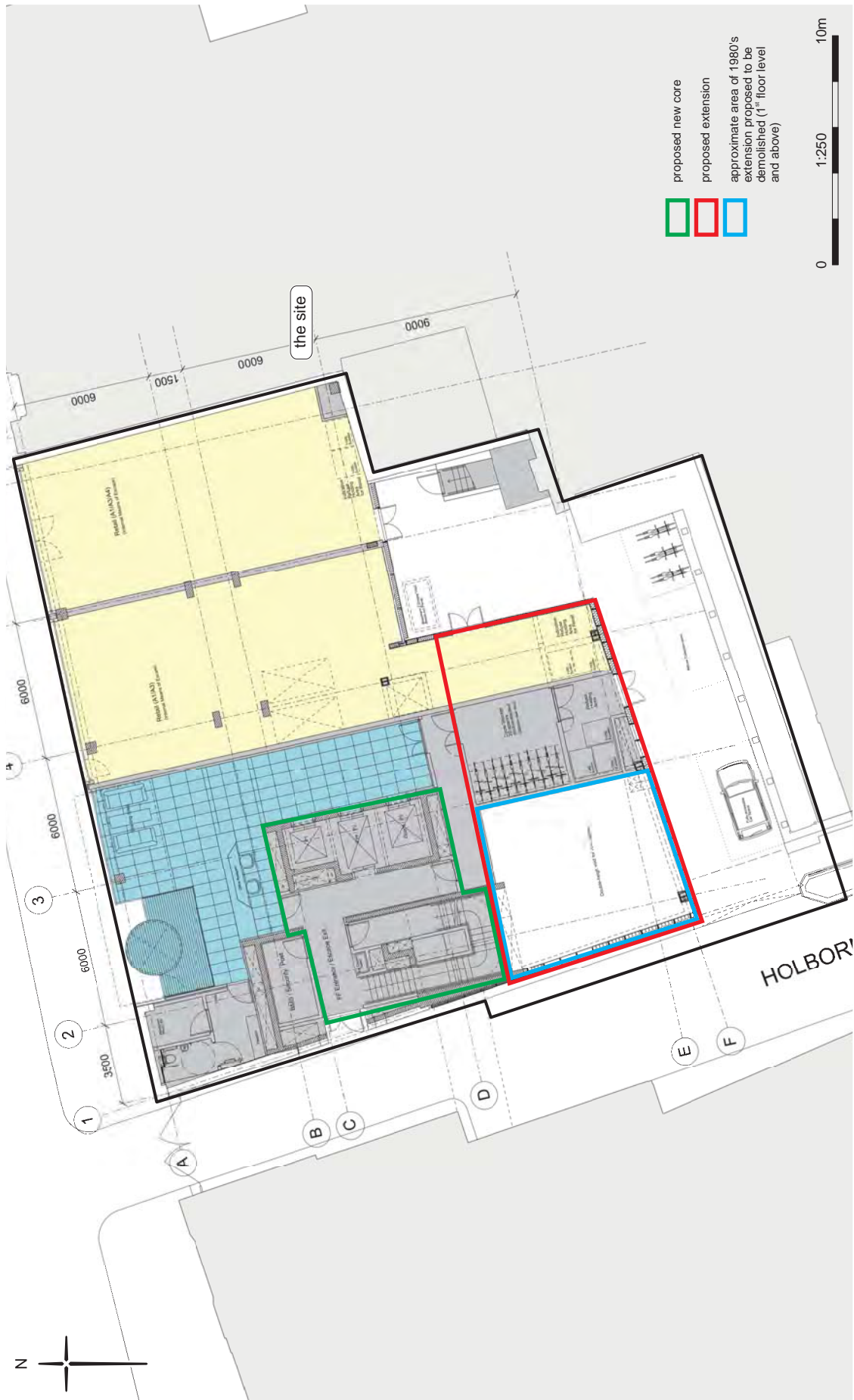


Fig 17 Proposed ground floor plan (Sheppard Robson, dwg no. 4728-20-200, Rev B, 30.04.2013)





Fig 19 Proposed basement level 2 plan (Sheppard Robson, dwg no. 4728-20-198, Rev B, 30.04.2013)

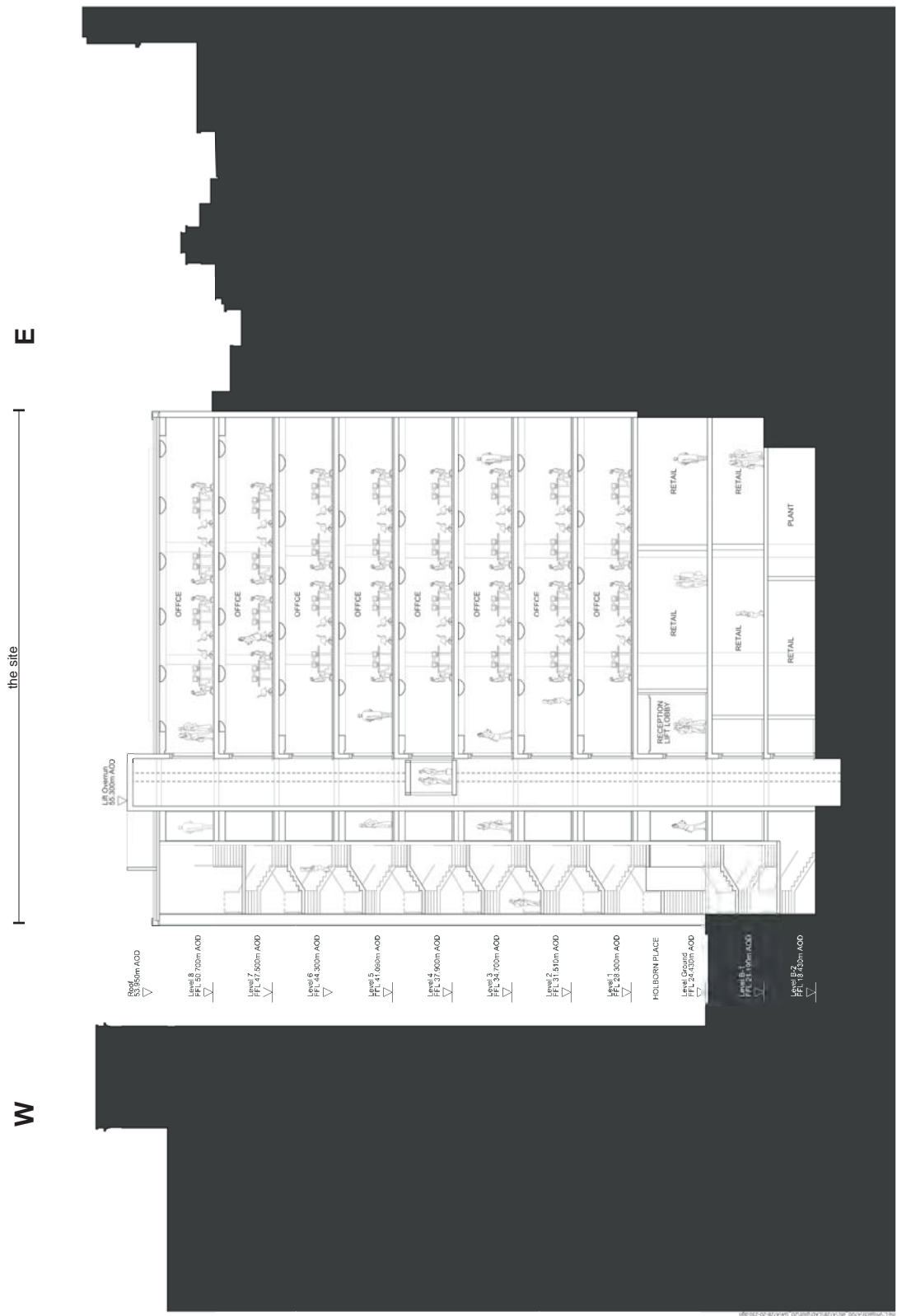


Fig 20 Proposed south facing section through the site (Sheppard Robson, dwg no. 4728-20-230, 30.04.2013)