



**FOX COURT  
14 Gray's Inn Road  
London WC1**

London Borough of Camden

Historic environment assessment on behalf of the Trustees of Rockspring  
Hanover Property Unit Trust

February 2013



**Fox Court  
14 Gray's Inn Road  
London WC1**

An historic environment assessment

**NGR 531158 181698**

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## Executive summary

*The Trustees of Rockspring Hanover Property Unit Trust (hereafter 'Rockspring') have commissioned Museum of London Archaeology to carry out a historic environment assessment (also known as a 'heritage statement') in advance of proposed development at Fox Court, 14 Gray's Inn Road, London, WC1. The scheme comprises the extension and refurbishment of the existing office building to provide additional floorspace. The infill development will occupy the existing courtyard to the rear of the building from ground to third floor level. The existing basement and sub-basement would be retained with additional piling to strengthen the foundations and the ground floor slab would be lowered in two small areas on the western side of the building.*

*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:*

- possible truncated remains of **post-medieval structures and associated features** cut into the natural gravel, dating from the 16th to 20th centuries, likely to be of low significance;*
- possible truncated remains of **later medieval building foundations** and associated cut features on the western side of the site, of low to moderate significance.*

*The site has low potential for remains of the prehistoric, Roman or early medieval periods. It lay outside of the main settlement areas in the Roman and early medieval periods and there is little evidence for prehistoric activity in the vicinity of the site.*

*The construction of the existing double basemented building, and earlier 19th and 20th century construction within the site, is likely to have removed all but deep cut features such as wells and cess pits. The proposed development may involve the removal of such features beneath the area where there is only a single level of basement. Lowering of the ground floor slab would also have a localised impact on remains surviving beneath a currently unbasemented area of the site.*

*In light of the generally low potential of the site to contain significant archaeological assets, and the very low potential for remains in the main area of the proposed development, it is unlikely that the LPA would request further site-specific evaluation of the site prior to the determination of planning consent. The site lies within an Archaeological Priority Area, however, and any grant of planning permission may seek to secure a mitigation strategy, drawn up in consultation with the LPA's archaeological advisor. An archaeological watching brief may be required during any works likely to impact upon archaeological remains, to ensure that any below-ground heritage assets of significance are not removed without record. Such work could be carried out in accordance with a Written Scheme of Investigation under the terms of a standard planning condition.*

# **1 Introduction**

## **1.1 Origin and scope of the report**

- 1.1.1 Rockspring 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 Fox Court, 14 Gray's Inn Road, London, WC1 (National Grid Reference 531158 181698: Fig 1). The scheme comprises the extension and refurbishment of the existing office building to provide additional floorspace. The infill development will occupy the existing courtyard to the rear of the building and will extend over ground to third floors. The existing basement and sub-basement would be retained with additional piling to strengthen the existing foundations. In addition the ground floor slab would be lowered in two small areas on the western side of the building.
- 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 2001), 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 an Archaeological Priority Area.

## **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 200m-radius study area around the area of proposed development, as held by the primary repositories of such information within Greater London. These comprise the Greater London Historic Environment Record (HER) and the London Archaeological Archive and Research Centre (LAARC). The HER is managed by English Heritage and includes information from past investigations, local knowledge, find spots, and documentary and cartographic sources. LAARC includes a public archive of past investigations and is managed by the Museum of London. The study area was considered through professional judgement to be appropriate to characterise the historic environment of the site. Occasionally there may be reference to assets beyond this study area, where appropriate, e.g., where such assets are particularly significant and/or 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
  - National Monuments Record (NMR) – information on statutory designations including scheduled monuments and listed buildings
  - 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
  - Alchemy Asset Management – architectural drawings (GMA, 2013), engineering plans (Sinclair Johnston, 2012), existing site survey (Omega Geomatics, 2011), geotechnical information (GEA, 2013).
  - Internet - web-published material including LPA local plan, and information on conservation areas and locally listed buildings.
- 2.1.4 Fig 2 shows the location of known historic environment features within the study area. These have been allocated a unique historic environment assessment reference number (**HEA 1, 2**, etc), which is listed in a gazetteer at the back of this report and is referred to in the text. Where there are a considerable number of listed buildings in the study area, only those within the vicinity of the site (i.e. within 100m) are included, unless their inclusion is considered relevant to the study. Conservation areas are not shown. Archaeological Priority Zones are shown where appropriate. All distances quoted in the text are approximate (within 5m).
- 2.1.5 Section 10 sets out the criteria used to determine the significance of heritage assets. This is based on four values set out in English Heritage's *Conservation principles, policies and guidance* (2008), and comprise evidential, historical, aesthetic and communal value. The report assesses the likely presence of such assets within (and beyond) the site, factors which may have compromised buried asset survival (i.e. present and previous land use), as well as possible significance.
- 2.1.6 Section 11 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 Fox Court, 14 Gray's Inn Road, London, WC1 (NGR 531158 181698: Fig 1). The site is bounded by Gray's Inn Road on the western side and Brooke Street on the east. There are buildings to the north and the south. The site falls within the historic parish of St Andrew's Holborn, and lay within the county of Middlesex prior to being absorbed into the administration of the London Borough of Camden.
- 3.1.2 The site lies c 380m west of the River Fleet, now culverted underground, which ran along the course of Farringdon Street, and c 905m north of the modern bank of the River Thames.

#### **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 level in the area of the site is c 20.0m above Ordnance Datum (OD), sloping gently towards the Thames to the south.
- 3.2.3 Levelled plans of the site use an arbitrary datum with ground level at c 50.0m. This has been interpreted as being equivalent to c 20.0m OD in comparison to street levels adjacent to the site. The plans show that the site is relatively flat (Omega Geomatics 2011, dwg no. 3/10).

#### **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 of the site comprises river terrace gravels of the Hackney gravel formation.
- 3.3.3 Six geotechnical boreholes were drilled for engineering purposes within the site in January 2013 (GEA, 2013). Three were taken from the sub-basement level (BH1–BH3) and three from the shallower basement (BH4–BH6). The results of these are shown in Table 1.
- 3.3.4 The natural gravel was recorded in all six boreholes. In BH1–BH3 the concrete slab of the sub-basement was found to directly truncate the gravel which was recorded immediately beneath the slab at 13.6 and 13.7m OD, i.e. c 6.3m below ground level (mbgl). Gravel was also recorded at a higher level immediately beneath the basement slab in BH5, at 17.2m OD (c 2.8mbgl). This corresponds with the height of the gravel recorded in two British Geological Survey Borehole logs within the vicinity of the site (their locations are shown on Fig 2). One, c 25m east of the site in Brooke Street, recorded c 1.1m of made ground overlying c 1.7m of 'brown clay and stones' which in turn was overlying the natural gravel (c 2.8mbgl). The other borehole, c 75m south-east of the site on the corner of High Holborn and Gray's Inn Road, recorded 3.7m of made ground and hardcore over ballast (gravel). It is unlikely therefore that any archaeological remains not cut into the gravel itself survive beneath any basemented areas of the site.
- 3.3.5 Beneath the basement, BH4 and BH6 recorded a layer of clayey sand or sandy clay, described as being dark grey (BH4) or reddish brown (BH6) with flint gravel. It is likely given the level of the natural recorded in BH5 that these represent the fills of the bases of deep cut features such as post-medieval wells or earlier quarry pits. The deepest extent of one of these is in BH4 where the base of the deposit was recorded at 16.2m OD (3.8mbgl).

*Table 1: summary of geotechnical data (GEA, 2013)*  
*Levels are in metres above Ordnance Datum (OD)*

<b>BH ref.</b>	<b>Basement floor level (m OD)</b>	<b>Concrete slab</b>	<b>Modern made ground</b>	<b>Top of clayey sand</b>	<b>Top of natural (gravel)</b>
BH1	14.6	14.6–13.7	-	-	13.7
BH2	14.5	14.5-13.6	-	-	13.6
BH3	14.6	14.6-13.7	-	-	13.7
BH4	17.7	17.7-17.2	-	17.2	16.2
BH5	17.7	17.7-17.2	-	-	17.2
BH6	17.7	17.7-17.3	17.3	17.2	16.9

## 4 Archaeological and historical background

### 4.1 Overview of past investigations

- 4.1.1 There have been twelve archaeological investigations within the 200m study area, although these are mostly clustered in the southern part of the area, south of High Holborn. There have been no investigations in the north and east of the study area, and only one in the north-west so in consequence archaeological understanding of the area is varied.
- 4.1.2 An archaeological evaluation took place within the site in 1975 (**HEA 1**). It was carried out by the Inner London Archaeology Unit (ILAU) and comprised a single trial trench along the northern side of Fox Court, which previously ran through the centre of the site (shown on Fig 9). The records of the evaluation deposited in the LAARC (site code FCT75) include only a brief written description of the findings of the investigation and the location of the trench; details such as the dimensions of the trench were not given. The size of this trial trench is not known and it may not have extended across the width of the whole site. The site record sheet (ILAU, 1975) refers to at least part of the trench being adjacent to the corner with Brooke Street (on the eastern edge) of the current site. In the eastern part of the trench deep basements were found to have truncated the natural gravel, removing all archaeological remains except for the bases of deeply cut features. These consisted of the bases of four large pits: three were identified as being of 19th century date but one, which was brick lined, may have been earlier as it contained 17th century pottery. Further west, where the existing basements were not as deep, a layer of brown soil containing 16th century pottery was found to overlay the natural gravel. This was interpreted as being a garden soil, as it was some distance from the street frontage (assumed to mean the Gray's Inn street frontage rather than the Fox Court frontage to which the trench was adjacent).
- 4.1.3 Other investigations in the study area have recorded remains of Roman, medieval and post-medieval date. Roman finds, including an inhumation burial and several cremation urns have been found (**HEA 5** and **6**). Evidence has been found of medieval or earlier gravel extraction in the area (**HEA 9**) and the foundations of the 12th century Templar church (**HEA 5**). Remains of the post-medieval period include gravel extraction pits (**HEA 6**) and the footings of buildings and their associated features (**HEA 7** and **9**).
- 4.1.4 The results of these investigations, along with other known sites and finds within the study area, are discussed by period, below. The date ranges below are approximate.

### 4.2 Chronological summary

#### *Prehistoric period (700,000 BC–AD 43)*

- 4.2.1 The Lower (700,000–250,000 BC) and Middle (250,000–40,000 BC) Palaeolithic saw alternating warm and cold phases and intermittent perhaps seasonal occupation. During the Upper Palaeolithic (40,000–10,000 BC), after the last glacial maximum, and in particular after around 13,000 BC, further climate warming took place and the environment changed from steppe-tundra to birch and pine woodland. It is probably at this time that England saw continuous occupation. Erosion has removed much of the Palaeolithic land surfaces and finds are typically residual. There are no known finds dated to this period within the study area.
- 4.2.2 The Mesolithic hunter-gather communities of the postglacial period (10,000–4000 BC) inhabited a still largely wooded environment. The river valleys and coast would have been favoured in providing a predictable source of food (from hunting and fishing) and water, as well as a means of transport and communication. Evidence of activity is characterised by flint tools rather than structural remains. A worked flint

tool, described as a 'chisel' and thought to have been of Mesolithic or Neolithic date was found c 100m south of the site in 1870 (**HEA 27**).

- 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. No finds of these periods have been recorded in the study area.

#### *Roman period (AD 43–410)*

- 4.2.4 The site lies c 745m to the north-west of the Roman city of Londinium. High Holborn, which runs c 85m south of the site follows the approximate line of the Roman Silchester Road, which was the main route between London and all of west Britain, entering the city at Newgate (Margary, 1955: 57).
- 4.2.5 Roman law prohibited the burial of the dead within Roman towns and this led to cemeteries being sited alongside the main routes into and out of towns. One of the three main cemetery areas was outside Newgate, c 700m to the south-east of the site. Burials previously found along High Holborn at Barnard's Inn at the south-eastern edge of the study area have been assumed to be part of a spread westwards from the Newgate cemetery. Roman remains have been found on a number of sites in the study area. At Furnivals Inn, between Leather Lane and Brooke Street c 90m south-east of the site (**HEA 3**), three 1st and 2nd century AD cremation vessels containing burnt human bone were discovered by chance in 1896. On the southern side of High Holborn, c 165m south-west of the site at 43–46 Southampton Buildings (**HEA 5**) an east-west inhumation burial was found during an archaeological excavation. The burial, believed to be Roman, was within a ditch and was truncated by later Roman pits. Fragments of burnt bone were also present perhaps indicating disturbed cremation burials. Further evidence of cremation burials in the vicinity of High Holborn comes from antiquarian finds of Roman cinerary urns noted in the GLHER. One was on the southern side of Holborn, one c 165m south-west of the site (**HEA 22**), and another c 95m south-west of the site (**HEA 21**).
- 4.2.6 The outskirts of the Roman town were also used for quarrying and agriculture. Intercutting pits of Roman date found at **HEA 5**, c 165m south-west of the site may be evidence of Roman quarrying in the area. A possible Roman soil horizon was recorded at 311–318 High Holborn (**HEA 6**), c 195m south-west of the site.

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

- 4.2.7 Following the withdrawal of the Roman army from England in the early 5th century AD the whole country fell into an extended period of socio-economic decline. In the 9th and 10th centuries, the Saxon Minster system began to be replaced by local parochial organisation, with formal areas of land centred on nucleated settlements served by a parish church.
- 4.2.8 In London the trading port of *Lundenwic* developed in the area now occupied by Aldwych, the Strand and Covent Garden, c 770m to the south-west of the site (Cowie and Blackmore 2008, xv). With the Danish invasions of the late 9th century, the old walled Roman city to the south-east was reoccupied in AD 886 by King Alfred as a *burh* (fortified place).
- 4.2.9 The parish church of St Andrew (GLHER no. 200726, 041888) beside modern Holborn Circus, c 350m to the south-east of the site, is first mentioned in documentary sources in AD 951 and 959, which refer to the 'old wooden church' with the dedication 'Sancte Andreas' beside the 'wide army street', which both suggests a mid Saxon origin and that the church adjoined a still-used Roman road, at an important crossing of the River Fleet (Schofield 1984, 32; Weinreb and Hibbert 1995, 710).

- 4.2.10 The name Holborn may derive from the Anglo-Saxon *hol*, a hollow, and *burna*, a stream. This was the name given to the upper (non tidal) reaches of the river; *Fleet* was from the Anglo-Saxon word meaning tidal inlet (Weinreb and Hibbert 1995, 292). The GLHER includes the location of the medieval village on the eastern edge of the parish at the junction of modern Farringdon Road and Charterhouse Street, c 400m to the east of the site (GLHER no. 082859).
- 4.2.11 Towards the end of the period, references to manors, large landed estates which often formed the centre of local administration, begin to appear in documentary records. *Holeburne* is recorded in Domesday Book (AD 1086), with rents raised from two cottars (peasant cottagers) (*Domesday*, eds Williams and Martin 1992, 358). Part of Bloomsbury to the west is recorded as having vineyards and woodland for 100 pigs (Weinreb and Hibbert 1995, 76). The area appears to have been a mixture of pasture, cultivated land and woodland, probably supplying produce to the City.
- 4.2.12 Throughout this period, the site probably lay within open fields to the north of High Holborn, not far outside the old Roman walls which defined the urban limits of the City until the post-medieval period.

#### *Later medieval period (AD 1066–1485)*

- 4.2.13 At the end of the 12th century, the writer William FitzStephen recorded that the area north of the medieval City of London provided a place of recreation for its residents, with flowing streams, and springs and mills. The fields were used for pasture, as well as crops (quoted in Stow 1603, 23–24). In addition to Holborn and High Holborn which continued in use it is known that several roads in the area were established by or during this period, including Leather Lane (**HEA 23**), c 150m east of the site, and Portepool Lane (**HEA 24**), c 185m north of the site.
- 4.2.14 In the first half of the 12th century the Knights Templars built their first church, known as the ‘Old Temple’, in High Holborn. Foundations of this building were revealed during excavations at 43–46 Southampton Buildings (**HEA 5**), c 165m south-west of the site. Another significant building in the area is Gray’s Inn (**HEA 25**), located c 100m west of the site. Originally the site of the London residence of Sir Reginald le Gray, Chief Justice of Chester, it is thought to have become in the 14th century a lodging for lawyers and one of the Inns of Court which educated and governed students of law (Weinreb and Hibbert 1995, 330).
- 4.2.15 A conduit is recorded close to the site during the 15th century to supply water to a monastery in the Holborn area (**HEA 28**). The exact location of this conduit is not known but the GLHER shows it on Gray’s Inn Road to the immediate west of the site.
- 4.2.16 During this period the banks of the River Fleet became a focus for often noxious industries such as tanning. During the 14th and 15th centuries the Fleet was used for the disposal of butchery waste and as early as 1307 there were complaints that the river was no longer navigable (Thornbury 1878, 416–426). Despite cleansing, the river was not returned to its original state; it was much reduced in breadth and depth and continued to cause problems for the City, as it repeatedly became choked with waste (Weinreb and Hibbert 1995, 292).
- 4.2.17 Archaeological remains found during investigations in the study area include evidence of probable medieval pits at 34–35 Fumival Street c 200m south-east of the site (**HEA 11**). Evidence of gravel extraction in the study area during this period was found at 311–318 High Holborn c 195m south-west of the site (**HEA 6**) and at 40–41 Fumival Street c 160m south-east of the site (**HEA 9**), where the quarries were post-dated by 13th to 15th century waste pits. It is likely that the site lay in fields at this time.

#### *Post-medieval period (AD 1485–present)*

- 4.2.18 The earliest map of the area consulted is the Agas map of c 1562 (Fig 3). The map

shows High Holborn (labelled 'Houlburne') and Gray's Inn Road (labelled 'Grey's Ynne La.'). Houses lined both streets in the area of the site. Most of the site would have been within the fields shown to the rear of these houses. Gray's Inn Road was widened in the late 19th century so the frontage of the street shown on this map would be underneath the present road, but it is possible that the eastern parts of buildings might have extended into the site. An archaeological evaluation within the site in 1975 (**HEA 1**) found a layer of 16th century garden soil which would appear to confirm that at least part of the site lay within gardens or fields at this time. Braun and Hogenberg's map of 1572 (not reproduced), shows no changes within the site in the decade between the maps' production.

- 4.2.19 Faithorne and Newcourt's map of 1658 (Fig 4) does not show any considerable differences within the site. Buildings are shown lining Holborn and Gray's Inn Road with small fields behind them. These are walled and filled with small trees, probably in use as orchards.
- 4.2.20 Ogilby and Morgan's map of 1676 (Fig 5) shows that the site had begun to be more densely built up: in addition to the houses which lined Gray's Inn Road to the west of the site others were built along an alleys running north-south through the centre of the site. A building in the southern part of the site is possibly the Fox Inn, noted in the map's key as being in the Gray's Inn Lane area. The north-eastern part of the site was less developed. Gardens or yards backed off houses in the centre of the site and the north-eastern part was within a large square which may have been a market or a formal garden.
- 4.2.21 Morgan's map of 1682 (Fig 6) shows little change in the southern and western parts of the site but the north-eastern part had been changed considerably by the construction of Brooke (Brook) Street, which was also lined with houses at this time, including the eastern edge of the site. The open square to the north-east of the site had been replaced by several small streets.
- 4.2.22 Rocque's map of 1746 (Fig 7) does not show the details of individual buildings but shows built up areas as blocks. The site would seem to have been entirely built up by the time of this map with alleys running through it. 'Magpy' Alley ran along the northern boundary of the site before turning north-south and running through the centre of the site. Fox Court ran through the site from east to west linking Brooke Street and Gray's Inn Lane. Another alley possibly called Wharton's Court ran east-west along part of the southern boundary of the site, opening onto Brooke Street.
- 4.2.23 Horwood's map of 1799 (Fig 8) shows the map similarly to Rocque but in greater detail. By this time Wharton's Court no longer opened onto Brooke Street, and the eastern end of Fox Court had been narrowed. Houses are shown lining the streets both to the east and west of the site and within it, with gardens or yards between them. The site is shown in the same way on Greenwood's map of 1824-6 (not reproduced).
- 4.2.24 The Ordnance Survey 1st edition 5ft:mile map of 1875 (Fig 9) shows that most of the land within the site was built on by this time, with only a few small gardens and yards between the rows of houses. Fox Court was entered by a passage way at both ends. Running north-south through the site is 'Feather Court', probably the former Magpy Alley on the 17th century and later maps. A public house is shown on the northern corner of Fox Court and Gray's Inn Road.
- 4.2.25 The Ordnance Survey 2nd edition 5ft:mile map of 1896 (Fig 10) shows some changes within the site. Gray's Inn Road had been significantly widened and had been laid with tramlines by this time. As a result the western side of the site underwent considerable change as the houses fronting Gray's Inn Road were rebuilt within the site. In the south-eastern part of the site little had changed but in the south-western part of the site rebuilding had taken place including a new small court opening south off Fox Court to provide access to the rear of the new houses on the Gray's Inn Road frontage. On the northern side of Fox Court to the west of Feather Court most of the buildings had been replaced or at least partially rebuilt. A school is

shown on the eastern corner of Feather Court and Fox Court.

- 4.2.26 The Ordnance Survey 3rd edition 25":mile map of 1916 (Fig 11) shows that most of the buildings in the north-eastern and central part of the site had been replaced by a single large building which filled the space between Feather Court, Fox Court and Brooke Street. The remainder of the site appears unchanged.
- 4.2.27 The Ordnance Survey 5ft: mile map of 1937 and the 1:1,250 scale map of 1953 (not reproduced) show no change within the site: the 1953 map labels the large building in the north-east of the site as the 'Statistical Office Customs and Excise' and a building in the south-west of the site as 'Cranmer House'.
- 4.2.28 The Ordnance Survey 1:1,250 scale maps of 1975 and 1976 (not reproduced) show the site in varying stages of clearance. The 1975 map shows that much of the north and east of the site had been cleared. Buildings remained on the southern side of Fox Court, and fronting Gray's Inn Road. By the following year only the two buildings fronting Gray's Inn Road on the northern side of Fox Court remained. The current building was built in the 1980s but originally covered the entire site as can be seen on the Ordnance Survey 1:1,250 scale map of 1989 (Fig 12).
- 4.2.29 Part of the current building was demolished in the mid 1990s to create the courtyard in the northern part of the site (Camden planning records, London Borough of Camden website).



## **5 Statement of significance**

### **5.1 Introduction**

- 5.1.1 The following section discusses past impacts on the site: generally from late 19th and 20th century developments which may have compromised archaeological survival, 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 20.0m OD
  - The highest level for the top of the gravel recorded within the site is 17.2m OD (2.8mbgl) but the top of the layer is likely to have been truncated.

#### *Past impacts*

- 5.2.2 The current building has a basement covering much of the site, and a smaller deeper sub-basement in the northern part of the site (Omega Geomatics, dwg nos. 1/10, 2/10, 3/10 and 2/2, dated 04/2011, Fig 13, Fig 14, Fig 15, Fig 16). It is likely that within the area of the sub-basement all archaeological remains will have been removed. The single basement has also truncated the top of the natural gravel and will have removed any archaeological remains above this level. Boreholes taken within the site indicate that the bases of deeply cut archaeological features may survive to a depth of at least 1.5m below floor level. Outside of the footprint of the building, and in the small areas which are not currently basemented archaeological remains could survive but these will also have been affected by earlier building within the site.

#### Basements of the existing building

- 5.2.3 The most recent impact on archaeological survival potential within the site is the construction of the current building in the 1980s. Fig 20 shows the areas covered by the basements and the approximate formation level within these areas, recorded as c 0.9m below floor level for the sub-basement and 0.5m below floor level for the basement (GEA, 2013). The impacts of these basements and the archaeological survival potential is discussed in Table 2.

Table 2: Existing basements and archaeological survival potential

Description	Approximate formation level (metres below ground level)	Impact	Archaeological survival potential
No basement	0–1.3	No impact from basement construction, although archaeological potential will have been affected by the construction of foundations and buried services and by earlier buildings (see sections 5.2.4 – <b>Error! Reference source not found.</b> )	Moderate
Ramp into basement	Unknown (unlikely to be deeper than 3.1)	Depending on the method of construction undisturbed ground may survive at the eastern (higher) end of the ramp. At a formation level of 16.9m OD the gravel is likely to have been truncated.	Low – moderate: the bases of deep cut features may survive
Single basement	2.7–3.5	The top of the natural gravel is likely to have been removed	Low – moderate: the bases of deep cut features (e.g. wells, soakaways, pits) may survive
Deeper basement (within single basement area)	4.0	The top of the natural gravel is likely to have been removed	Low: the bases of very deep cut features might survive
Sub-basement	6.2–6.4	It is likely that any archaeological remains will have been removed	Very low

#### Other Impacts (existing buildings)

- 5.2.4 While the construction of the basements of the existing building will have been a major impact within the site, there are several small areas around the perimeter of the site which are either outside of the footprint of the building or unbasemented (see Fig 20). In these areas and also beneath the formation level of the single basemented where there is still potential for some archaeological remains to survive, the construction of the existing building may have had further impacts, specifically foundation construction and the laying of any buried services.
- 5.2.5 The building is likely to have piled foundations. Piles will have removed any archaeological remains within the footprint of the pile as it was driven downwards. Additionally if a particularly dense piling layout was used any surviving archaeological remains may be inaccessible or incomprehensible.
- 5.2.6 Other foundations will have removed any archaeological remains within their footprint, typically to a depth of no more than 1.5m below formation level.
- 5.2.7 Service construction may have had an impact on any archaeological remains close to the surface. This is likely to be the most significant in areas outside the footprint of the current building, where other impacts associated with its construction will have been low.

#### Earlier impacts

- 5.2.8 It is also known that gravel extraction took place in the vicinity of the site in the

medieval and post-medieval periods (**HEA 6** and **9**), and possibly earlier. This, if carried out within the site, would have removed any earlier remains within the area of the quarry pits. Depending on its date, the quarry backfill might contain features or finds of archaeological interest.

#### *Likely depth/thickness of archaeological remains*

- 5.2.9 The highest level for the top of the natural gravel recorded within the site is 17.2m OD (2.8mbgl). In areas of the site which are currently unbasemented there could be approximately 3.0m in thickness of archaeological remains above the gravel, although these are likely to be dominated by remains of previous 19th and 20th century buildings within the site. Cut features might survive to a greater depth. Elsewhere (beneath the basements) the bases of features cut into the gravel may survive: the possible fill of a cut feature has been noted during geotechnical investigations to a depth of c 1.0m beneath the basement formation level. There is a very low potential for survival within the footprint of the existing sub-basement.

### **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 for archaeological remains dating to the prehistoric period.* While a stone tool of Mesolithic or Neolithic date was discovered in the study area in 1870 (**HEA 27**), no other evidence of prehistoric activity has been found in the area. It is likely that later activity in the area, in particular in the later medieval and post-medieval periods would have removed any remains which might have been present within the site.
- 5.3.3 *The site has a low to moderate potential for Roman remains.* The site lies to the north-west of the Roman city of Londinium and c 50m north of the Roman road which was the predecessor to High Holborn. A number of Roman cremation and inhumation burials have been found close to the road, representing a westward spread of the Roman cemetery which is known to have been situated close to Newgate, c 700m south-east of the site. The site lies further north of the road than any of the known finds of cremation vessels (e.g. **HEA 3**) and is perhaps more likely to have lain within agricultural fields during the Roman period, and may have been used for quarrying. While there is the potential for agricultural features such as ditches the level of truncation within unbasemented areas of the site, both by the existing and earlier buildings, would make survival of such features unlikely. No Roman remains were found during the 1975 evaluation of the site. Remains of agricultural features or quarry pits would be of **low to medium** significance depending on their survival and extent, derived from their potential evidential value. Burials would be of **high** significance.
- 5.3.4 *The site has a low potential for early medieval remains.* The site is outside of the areas of Saxon settlement and no Saxon remains have been found within the study area. The site most likely lay within open fields at this time.
- 5.3.5 *The site has a moderate potential for later medieval remains.* Most of the site probably lay within fields or gardens to the rear of the buildings which lined Gray's Inn Road during the medieval period. As the street itself has been widened it is unlikely that remains of buildings would survive within the site, but associated features such as wells and cess pits, or garden soils might possibly survive in the unbasemented southern edge of the site. The bases of deep cut features could possibly survive below the single basement level. Such remains would be of **low to medium** significance based on their potential evidential and historical value. Significance would depend on preservation and extent.
- 5.3.6 *The site has a high potential for post-medieval remains.* The site became entirely built up during the post-medieval period and archaeological evaluation in 1975

found that remains of 19th century pits, a brick lined 17th century pit and a 16th century garden soil had survived beneath the late 19th and early 20th century basements of the previous buildings within the site. In areas which are not currently basemented there is a high potential for such remains, and the bases of deep cut features could survive below the single basement. Such remains would be of **low** significance.

## **6 Impact of proposals**

### **6.1 Proposals**

- 6.1.1 The proposed development comprises the extension and refurbishment of the existing office building to provide additional floorspace. The infill development will occupy the existing courtyard to the rear of the building and will extend over ground to third floors (GMA Architecture, dwg nos. P200–P219, dated January 2013; Fig 17).
- 6.1.2 The existing basement and sub-basement would be retained with additional piling to strengthen the existing foundations (Sinclair Johnston, dwg nos. 7405/08–7405/09, Rev B, dated 13.09.2012; Fig 18–Fig 19)
- 6.1.3 The ground floor slab would be lowered in two small localised areas in the western part of the site (Sinclair Johnston, dwg no. 7405/10, Rev B, dated 13.09.2012; Fig 17. The northern area is above part of the existing basement, but the southern area is partially over part of the site which is not currently basemented (Fig 20). Lowering the slab in these locations would bring the entrances to the building in line with street level on Gray's Inn Road, c 20.0m OD. Estimating a slab thickness of 0.5m OD this would reduce the formation level to c 19.5m OD a reduction of 0.8m.

### **6.2 Implications**

- 6.2.1 The proposed extension would be entirely built over existing basements (Fig 17 and Fig 20). There is a low to moderate potential for archaeological survival in the basemented areas of the site. The bases of very deeply cut features such as wells, of low significance, may survive below the single basement but no archaeological remains are anticipated beneath the sub-basement level. In areas of the site not currently basemented there is greater archaeological survival potential but this is likely to be largely made up of the truncated remains of post-medieval buildings of low significance.
- 6.2.2 The construction of new piles and pile caps within the single basement area would remove any archaeological remains locally within the footprint of the works, reducing heritage asset significance to negligible or nil. Construction of new foundations from the sub-basement area would have no archaeological impact as the existing building will have removed any archaeological remains.
- 6.2.3 Two areas of localised lowering of the ground floor slab are proposed in the western part of the site. In the northern of the two areas there would be no archaeological implications as the area is above part of the existing basement. The southern area is located over part of the site not currently basemented which has higher archaeological potential, particularly for low significance remains of truncated 19th century buildings. The localised lowering of the ground floor slab in the western part of the site would remove any archaeological remains within the ground removed reducing their heritage asset significance to negligible or nil.

## 7 Conclusion and recommendations

- 7.1.1 The site lies in an area with moderate potential for later medieval remains and a high potential for post medieval remains. The existing building has a single level basement across most of the site's area and a smaller sub-basement in the north and centre of the site: these will have truncated or removed the majority of any archaeological remains present. The proposed development comprises the extension of the existing building from ground floor level and above into the current terrace area. Two areas of localised slab lowering at ground floor level are proposed, the southernmost of which is located over an area not currently basemented and which would involve the removal of any archaeological remains within the ground removed. The new extension would be built entirely over a part of the site which is basemented. Foundation strengthening under the proposed extension would have a localised impact on the bases of any deep cut features which may survive beneath the single basemented area. There are no archaeological impacts anticipated for works beneath the sub-basement.
- 7.1.2 Table 3 summarises the known or likely buried assets within the site, their significance, and the impact of the proposed scheme on asset significance.

*Table 3: Impact upon heritage assets (prior to mitigation)*

Asset	Asset Significance	Impact of proposed scheme
Truncated remains of post-medieval features dating from the 16th century onwards, particularly deep cut features such as wells and cess pits. <i>High Potential</i>	<b>Low</b>	Foundation strengthening below single basement and ground floor slab reduction in the western part of the site.  <b>Significance of asset reduced to negligible</b>
Possible truncated remains of later medieval features on the southern and western side of the site close to Gray's Inn Road, particularly deep cut features. <i>Low to moderate potential</i>	<b>Low – medium</b>	Ground floor slab reduction in the western part of the site. Remains unlikely to survive in area of proposed extension.  <b>Significance of asset reduced to negligible if affected</b>
Possible remains of earlier features, such as Roman agricultural systems or burials, in unbasemented parts of the site. <i>Low to moderate potential</i>	<b>Low – high</b>	Ground floor slab reduction in the western part of the site. Remains unlikely to survive in area of proposed extension.  <b>Significance of asset reduced to negligible if affected</b>

- 7.1.3 In light of the generally low potential of the site to contain significant archaeological assets, and the very low potential for remains in the area of the proposed development, it is unlikely that the LPA would request further site-specific evaluation of the site prior to the determination of planning consent. The site lies within an Archaeological Priority Area, however, and any grant of planning permission may seek to secure a mitigation strategy, drawn up in consultation with the LPA's archaeological advisor. An archaeological watching brief may be required during any works likely to impact upon archaeological remains, to ensure that any below-ground heritage assets of significance are not removed without record. Such work could be carried out in accordance with a Written Scheme of Investigation under the terms of a standard planning condition.

## 8 Gazetteer of known historic environment assets

8.1.1 The table below represents a gazetteer of known historic environment sites and finds within the 200m-radius study area around the site. The gazetteer should be read in conjunction with Fig 2.

### Abbreviations

DGLA - Department of Greater London Archaeology

DUA – Department of Urban Archaeology

HER – Historic Environment Record

ILAU – Inner London Archaeology Unit

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

PCA – Pre-Construct Archaeology

HEA No.	Description	Site code/ HER No.
1	<b>Fox Court</b> Archaeological evaluation by ILAU in 1975. A brick-lined pit containing pottery of the first half of the 17th century was found. The basement had wholly removed the stratigraphy.	FCT75 ELO3276
2	<b>Holborn 143–150, Brooke Street 30–40, Gray’s Inn Road 2–12</b> Watching brief carried out by ILAU in 1980. Two pits of probable 16th century date were recorded in the centre of the site. Redeposited Roman pottery was also recovered.	BRK80 ELO2878
3	<b>Prudential Assurance Company, Furnivals Inn</b> Three vessels, found on the site in 1896, were presented to the Museum in 1933. No details of their discovery are known, but each vessel still contained some earth and fragments of burnt human bone. Two vessels (one of which was thin buff ware) were of late 1st or early 2nd century and the third (of fine grey ware) was mid to late 1st century.	GM409 ELO5676 040257/00/00
4	<b>North Porch, The Hall, Gray’s Inn Road</b> Watching brief carried out by PCA in 2006. Possible natural gravels were recorded beneath the concrete slab in a trench for a lift. Only 1950’s brickwork was observed during the building survey on the west side of the entrance in the south wall.	GYN06 ELO6959
5	<b>43–46 Southampton Buildings</b> Watching brief and excavation carried out by MoLAS in 2000. Excavations in the light well in the north-east of the site revealed natural gravels cut by a possible ditch which contained an east-west inhumation burial. The burial had been truncated by one of a series of inter-cutting Roman features. These features were succeeded by a substantial, curved chalk foundation which may be identified as the remains of the first church of the Knights Templars, dated to the 12th century. In a watching brief in the area of the basement, further Roman deposits were recorded.	SNB00 ELO10054
6	<b>311–318 High Holborn, 2 Southampton Buildings, 67–72 Chancery Lane.</b> Evaluation carried out by MoLAS in 2004. Two probable gravel extraction pits were found cut into the natural gravels. One of these produced two sherds Roman pottery dated to mid-1st to mid-2nd century, the other, two fragments of medieval peg tile, although mid-16th to 18th century objects found by contractors may have also come from this feature. These comprised a potsherd dated to mid-16th to 18th century, the bases of two glass bottles and a clay pipe stem. The evaluation was followed by monitoring of ground reduction of the site. Several features were observed, including a Roman pit and posthole, and a possible Roman ploughed soil horizon, a post-medieval gravel extraction pit and a 19th century soakaway. Natural gravels lay beneath the basement slab.	HHY04 ELO6017 ELO7649

HEA No.	Description	Site code/ HER No.
7	<b>Southampton Buildings Dropshaft</b> Watching brief carried out by MOLA in 2011. Work on six new drain headings was monitored. Archaeological deposits were recorded in two of the six interventions. In one post-medieval dumped deposits of not earlier than 18th century deposition were recorded in section, whilst in another remains of an 18th or 19th century brick soakaway and associated construction backfill were recorded.	SOH11
8	<b>Staple Inn 1-3, Staple Inn Hall</b> Watching brief carried out by MoLAS in 1996. Modern make-up overlay the natural gravels.	STI96 ELO4633
9	<b>40-41 Furnival Street</b> Excavation carried out by the DUA in 1987. The earliest activity, of medieval or earlier date, was the quarrying of natural gravels. The quarry pits had been backfilled with brickearth. A series of 13th-15th century rubbish pits and chalk-lined cesspit postdated these quarries. The remains of the basement, ground floor and three upper storeys of a late 17th century L-shaped building were identified on the southern half of the site. In the basement three brick vaults survived with fragments of brick flooring. One fireplace was recorded on the first floor, and two on the second floor. The original height of this building is unknown. North of the building was a contemporary brick-lined well and the remains of a brick-lined cesspit.	FUR87 ELO3325
10	<b>10 Furnival Street</b> Watching brief carried out by MoLAS in 2001. Natural gravel was revealed directly below the floor slab.	FUT01 ELO1274
11	<b>34-35 Furnival Street</b> Watching brief carried out by the DUA in 1990. Four testpits found mostly sand and gravel; there were some pits, probably medieval.	FUS90
12	<b>142 Holborn</b> Evaluation carried out by the DUA in 1988. Mainly backfilling of demolition debris and redeposited post-medieval material recorded.	HOL88 ELO3638
13	<b>Prudential Assurance Building</b> Grade II* listed Office block. 1885-1901 in several phases, by Alfred Waterhouse assisted by his son Paul and with additions of 1930-32 by EM Joseph not entirely replaced by rebuilding of 1989-93 and which include 1878-9 fragments.	1379064
14	<b>St Albans clergy house and attached railings with lamp holder</b> Grade II listed Clergy house. 1860. By William Butterfield.	1272352
15	<b>Church of St Alban the Martyr</b> Grade II* listed Church. Designed 1859, built 1861-62, architect William Butterfield. Chapel 1891 by CHM Mileham. Burnt out 1941 and restored 1959-61 by Adrian Gilbert Scott.	1272353
16	<b>Statue of Francis Bacon in South Square</b> Grade II listed Statue of Francis Bacon. 1908. By Frederick W Pomeroy to mark the tercentenary of Bacon's election as Treasurer.	1322156
17	<b>Obelisk marking City boundary on north side of roadway</b> Grade II listed Mid 19th century. Granite. Formerly surmounted by lantern, now replaced by gilded griffin. Forms a pair with an identical obelisk on the south side of the road which is within the City of London.	1378895
18	<b>Royal Fusiliers War Memorial</b> Grade II listed Post 1918. High, Portland stone pedestal with standing bronze figure by Albert Toft. Originally commemorating the 1st World War - now also World War II.	1064638



<b>HEA No.</b>	<b>Description</b>	<b>Site code/ HER No.</b>
<b>19</b>	<b>Barnard's Inn Hall, (Mercer's School)</b> Scheduled Ancient Monument One of the medieval Inns of the Chancery	1002064
<b>20</b>	<b>Gray's Inn</b> Grade II* (Register of Historic Parks and Gardens) 16th century walks and gardens, laid out under the direction of Francis Bacon, altered 18th century onwards.	1000351
<b>21</b>	<b>Findspot</b> Roman cinerary urn found prior to 1933.	081791/00/00
<b>22</b>	<b>Findspot</b> Roman cinerary urn containing burnt bone and a bowl. Found in 1905.	081783/01/00 081783/00/00
<b>23</b>	<b>Medieval Road</b> GLHER identifies Leather Lane as formerly Le Vrunelane, known to have been in existence in 1241.	082083/00/00
<b>24</b>	<b>Medieval Road</b> GLHER identifies Portepool Lane as having been present in 1237.	082084/00/00
<b>25</b>	<b>Gray's Inn</b> The society of Gray's Inn settled on the site in the 14th century, with the medieval buildings grouped around what is now South Square.	201944/00/00
<b>26</b>	<b>Staple Inn</b> The hall was built in 1581.	202768/00/00
<b>27</b>	<b>Findspot</b> A 'chisel' of yellow flint was found in 1870 dating to the early Mesolithic to late Neolithic. Also found was a 13th century unglazed jug.	081763/00/00 082054/00/00
<b>28</b>	<b>Medieval Conduit</b> GLHER identifies this as the location of a conduit, built by at least 1432.	082017/00/00
<b>29</b>	<b>Findspot</b> Excavation by HJM Green in 1968 recorded 17th–18th century pottery associated with Gray's Inn.	201944/23/00
<b>30</b>	<b>Findspot</b> Two medieval jugs found	084208/00/00
<b>31</b>	<b>Air Raid Shelter</b>	084331/00/00
<b>32</b>	<b>Air Raid Shelter</b>	084333/00/00

## 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 4 gives examples of the significance of designated and non-designated heritage assets.

*Table 4: 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> , i.e. Found outside the context in which it was originally deposited.
<i>Roman</i>	AD 43 – 410
<i>Scheduled Monument</i>	An ancient monument or archaeological deposits designated by the Secretary of State as a 'Scheduled Ancient Monument' and protected under the Ancient Monuments Act.
<i>Site</i>	The area of proposed development
<i>Site codes</i>	Unique identifying codes allocated to archaeological fieldwork sites, e.g. evaluation, excavation, or watching brief sites.
<i>Study area</i>	Defined area surrounding the proposed development in which archaeological data is collected and analysed in order to set the site into its archaeological and historical context.
<i>Solifluction, Soliflucted</i>	Creeping of soil down a slope during periods of freeze and thaw in periglacial environments. Such material can seal and protect earlier landsurfaces and archaeological deposits which might otherwise not survive later erosion.
<i>Stratigraphy</i>	A term used to define a sequence of visually distinct horizontal layers (strata), one above another, which form the material remains of past cultures.
<i>Truncate</i>	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
<i>Watching brief (archaeological)</i>	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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Internet – web-published sources  
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Ordnance Survey 3rd edition 25":mile map (1916).

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#### *Geology map*

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Sinclair Johnston, Preliminary Office Refurbishment Floor Plans, dwg nos. 7405/08–7405/10, Rev B, dated 13.09.2012. Received from client 22.01.2012.

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

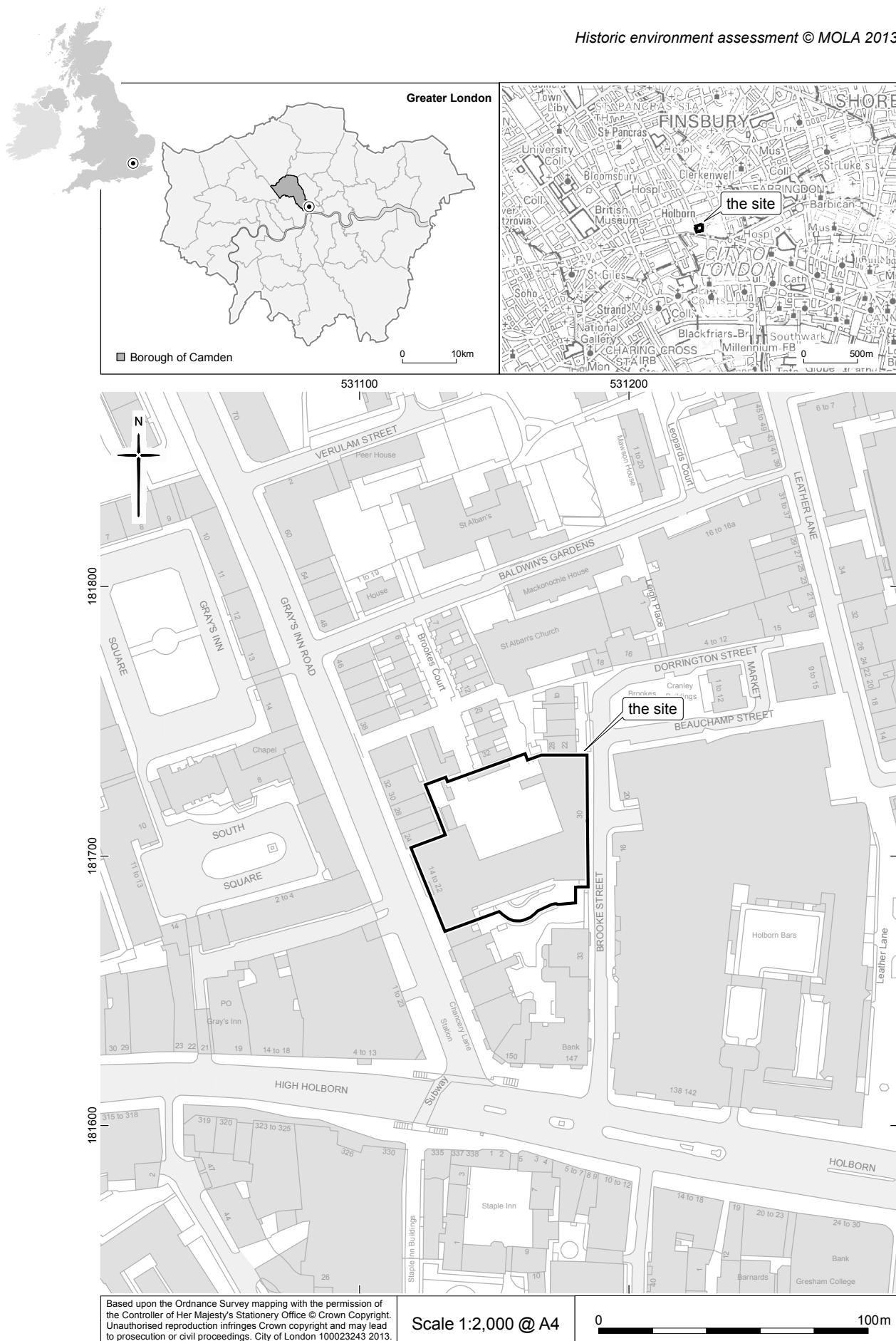


Fig 1 Site location

531000

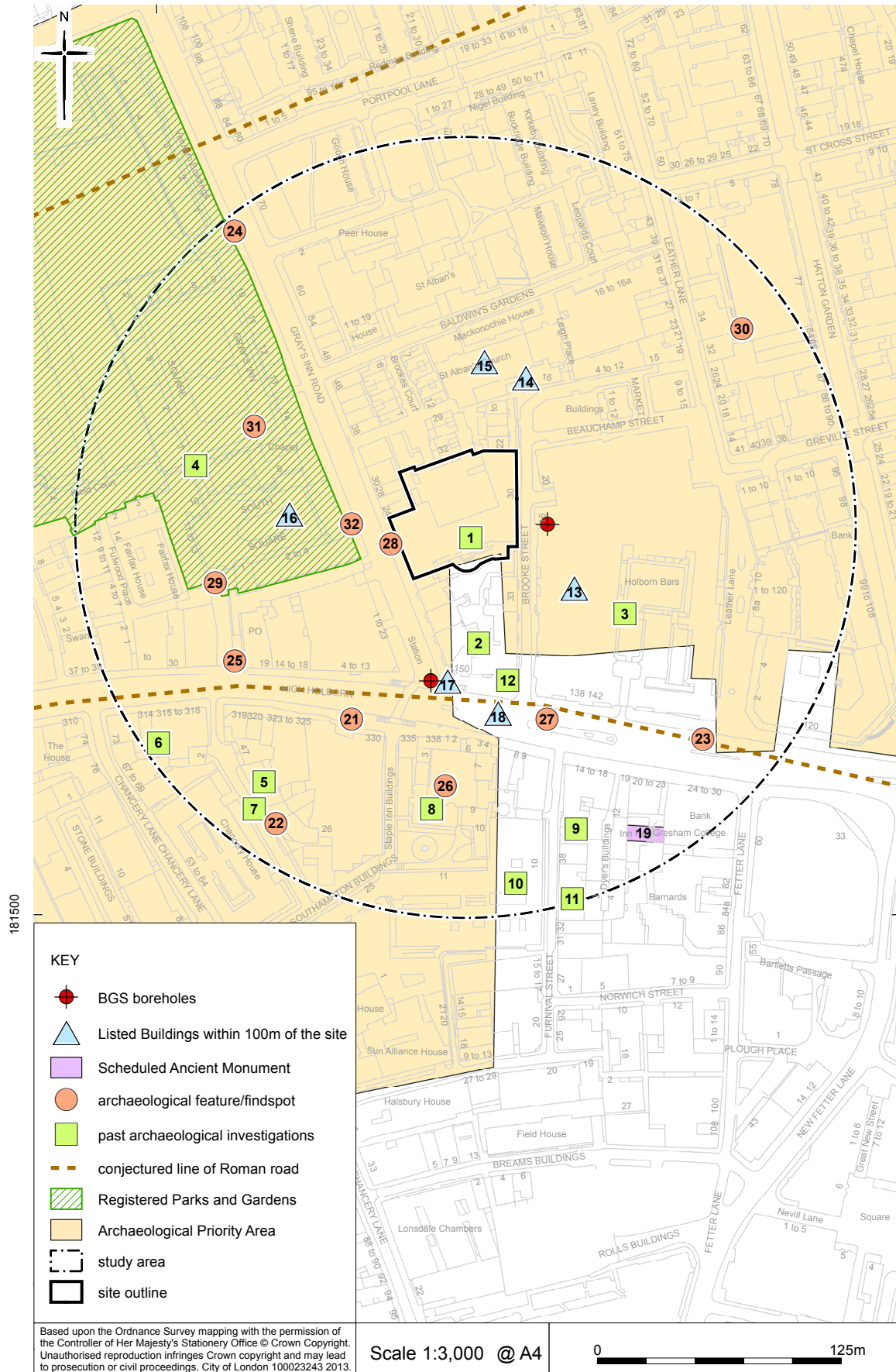


Fig 2 Historic environment features map



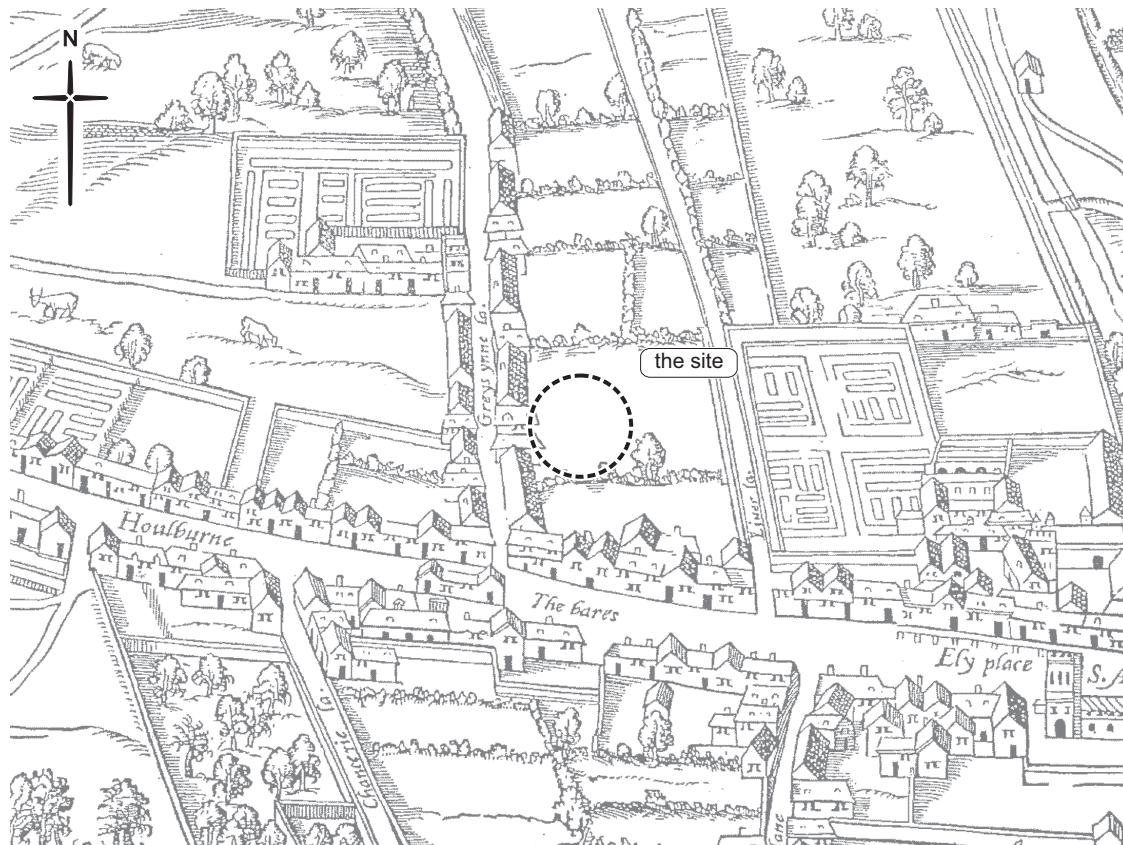


Fig 3 The Agas map of 1562



Fig 4 Faithorne and Newcourt's map of 1658

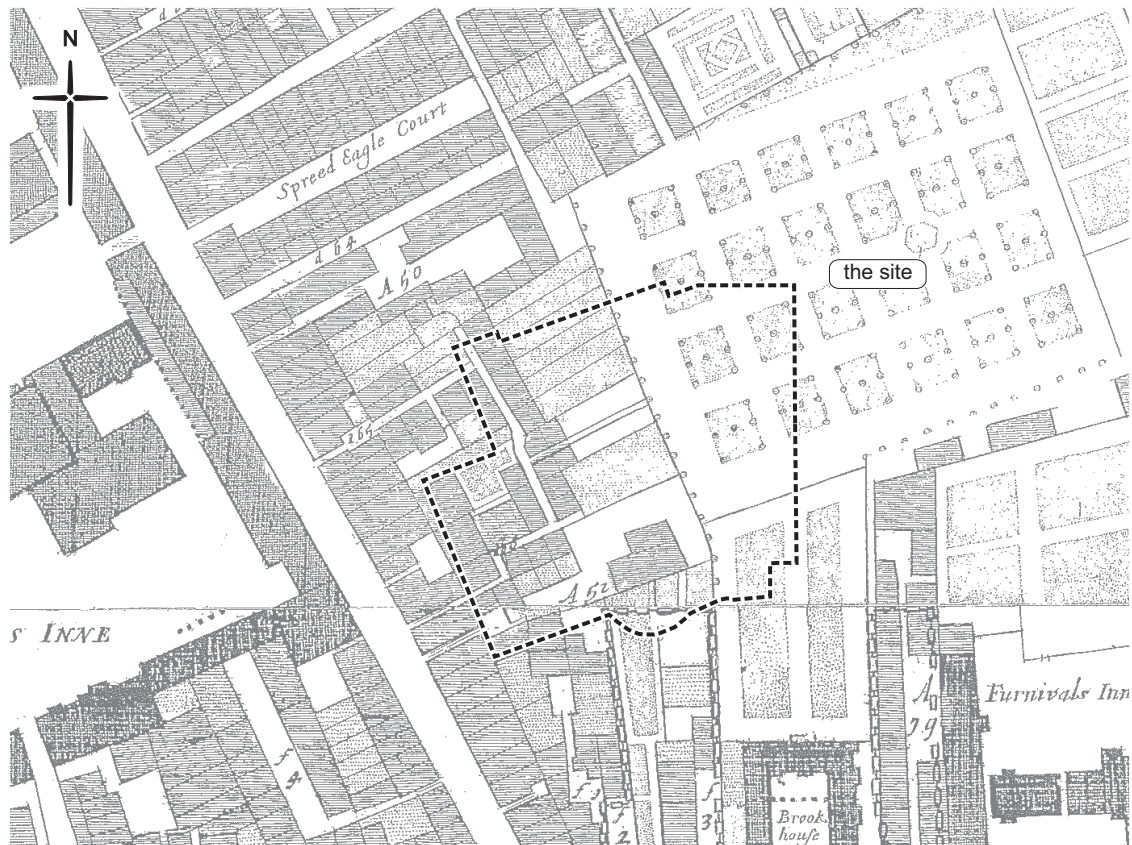


Fig 5 Ogilby and Morgan's map of 1676

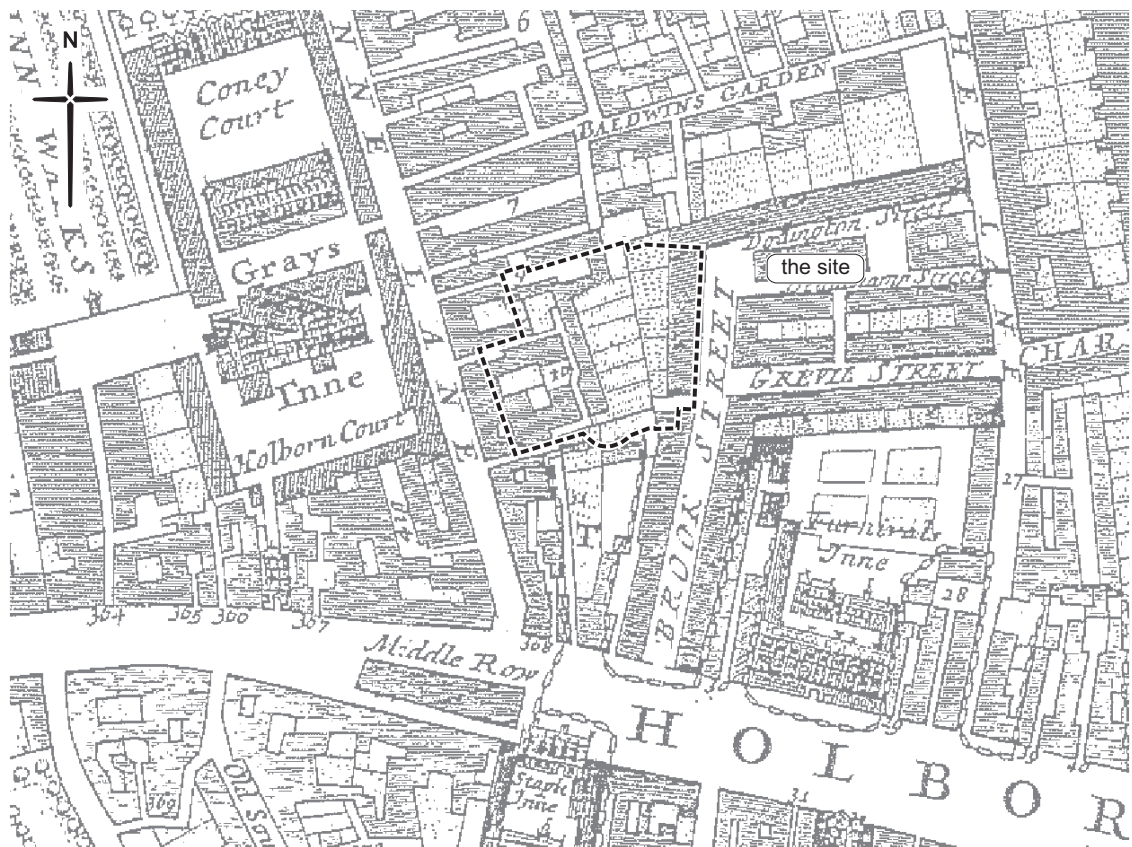


Fig 6 Morgan's map of 1682



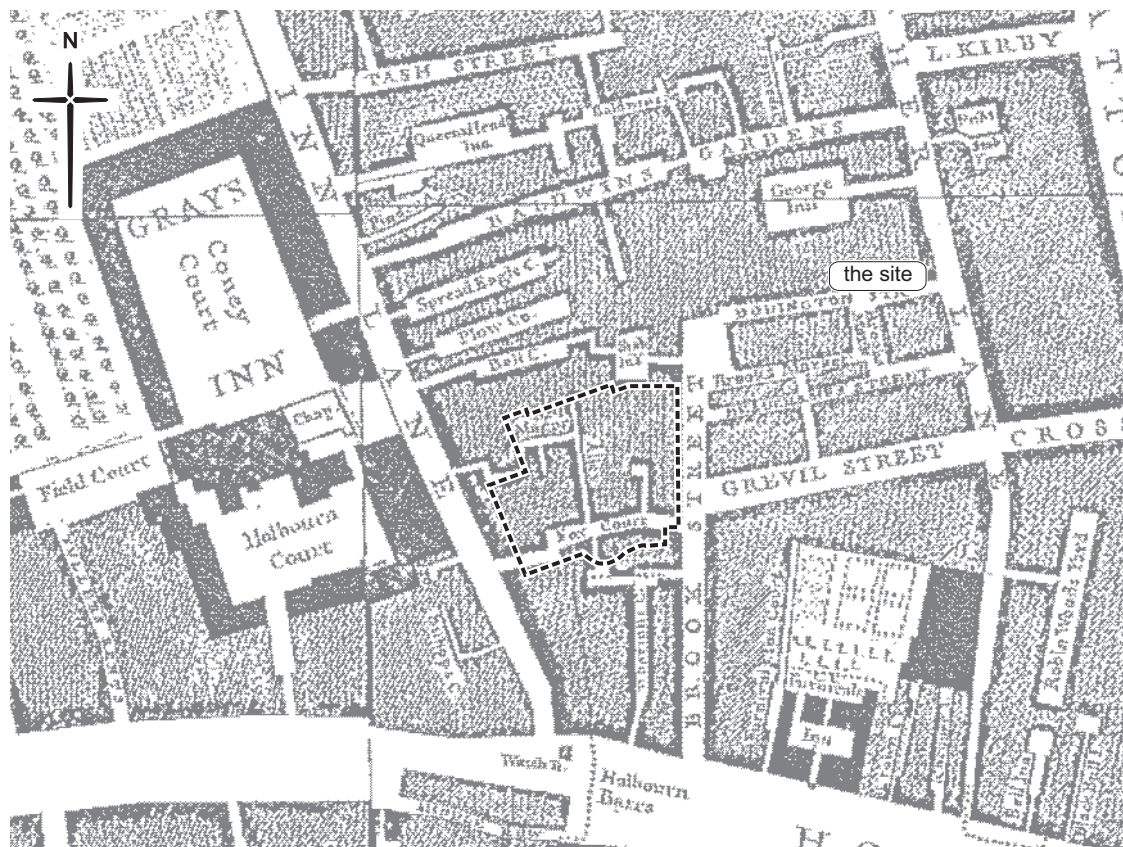


Fig 7 Rocque's map of 1746

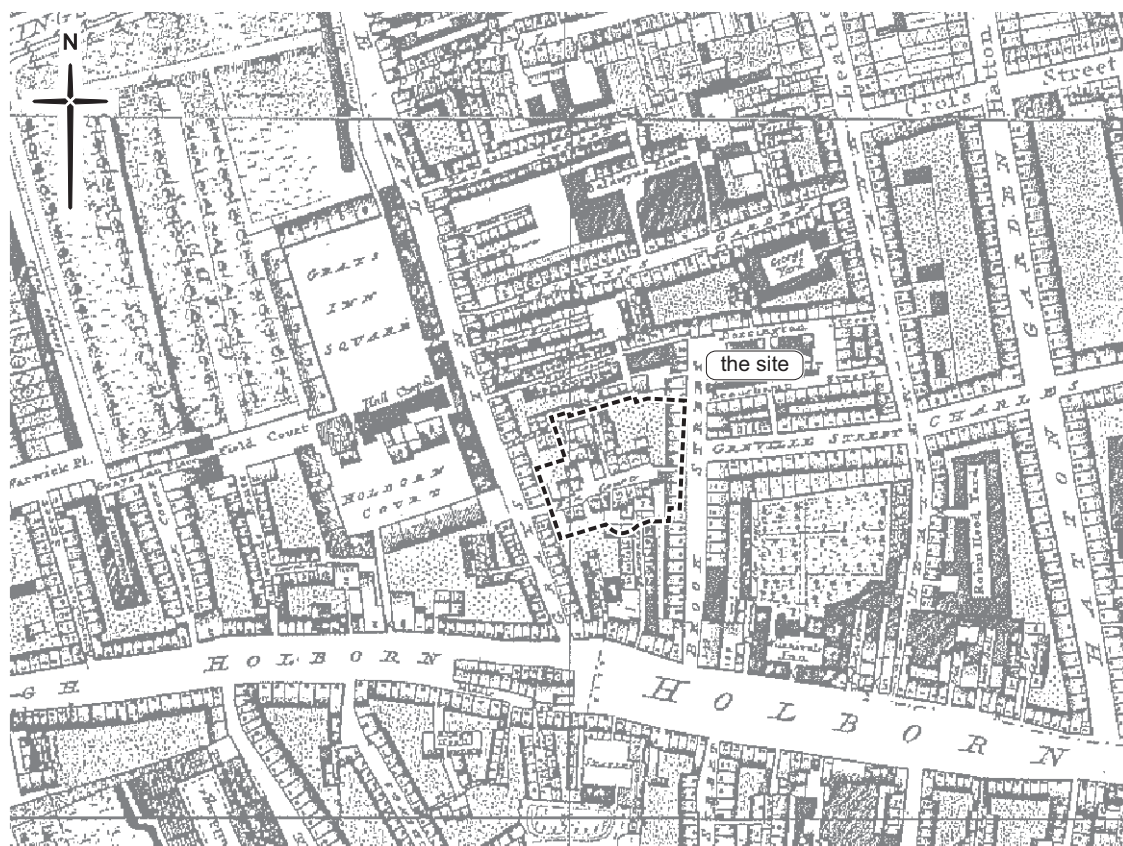


Fig 8 Horwood's map of 1799

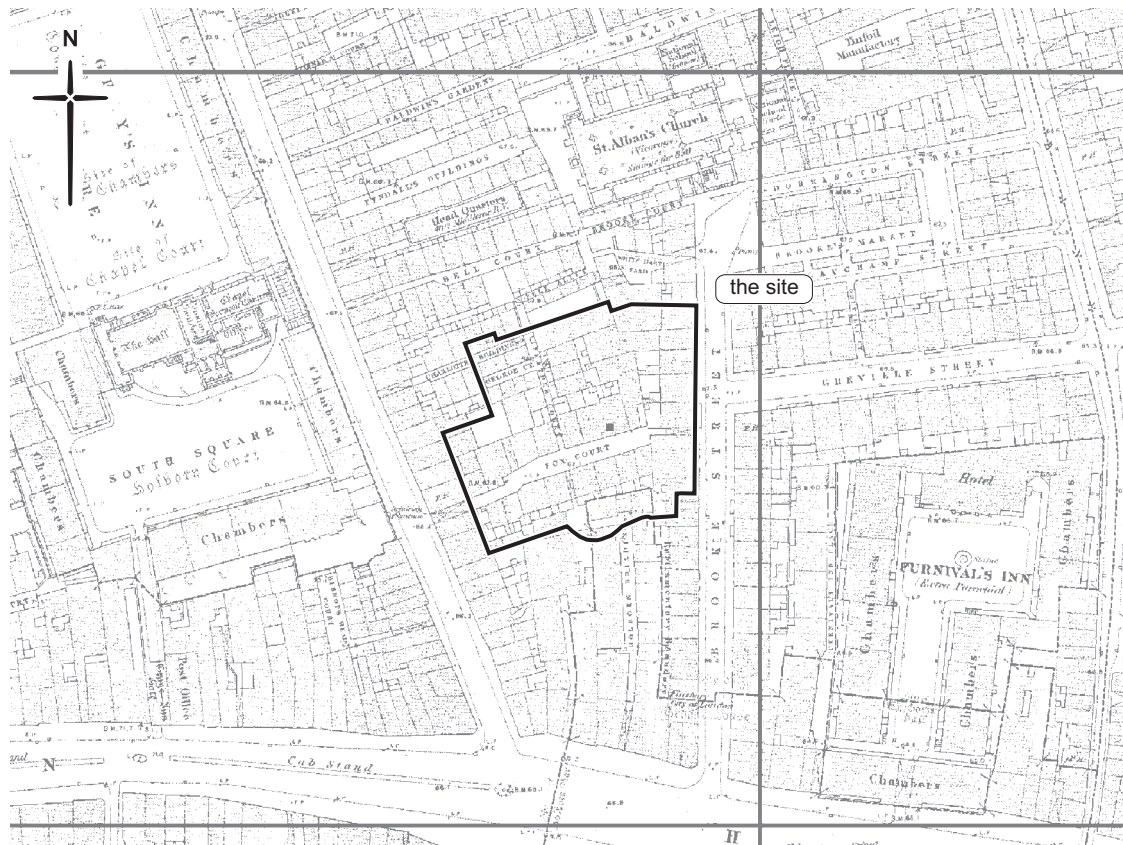


Fig 9 Ordnance Survey 1st edition 5ft:mile map of 1875 (not to scale)

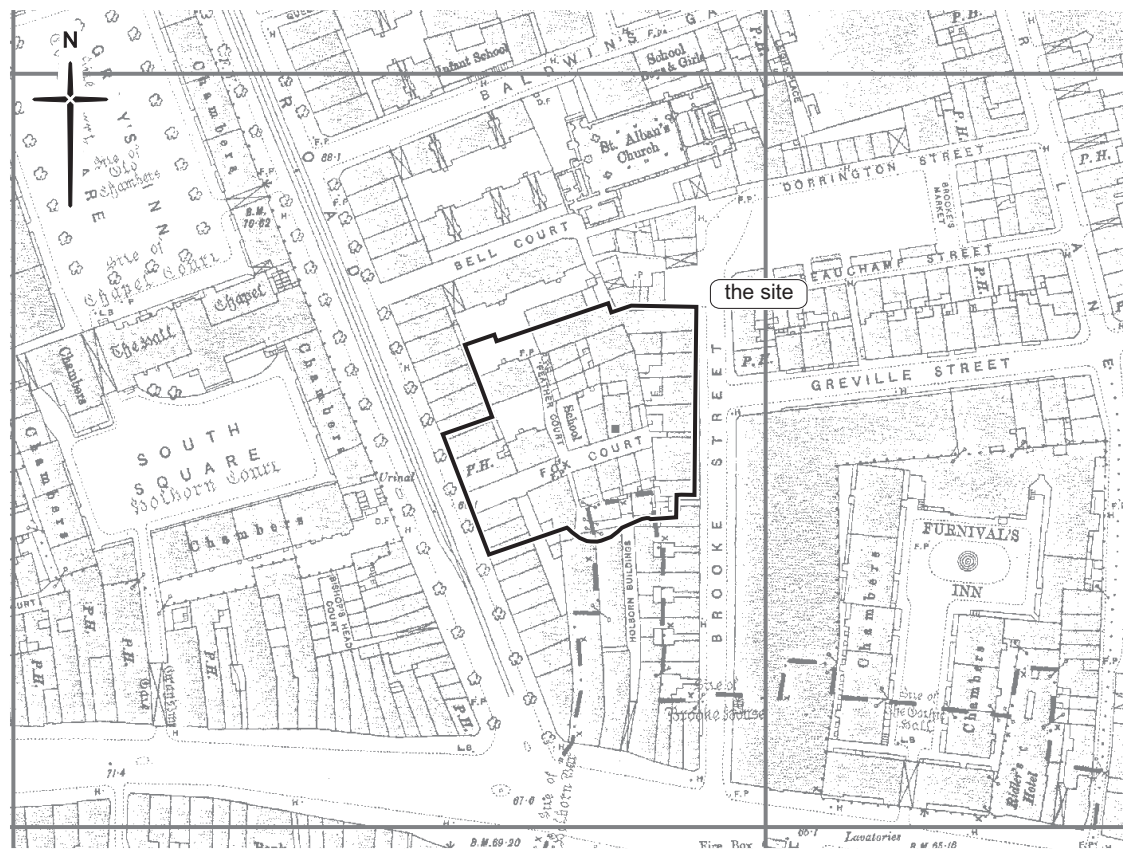


Fig 10 Ordnance Survey 2nd edition 5ft:mile map of 1896 (not to scale)



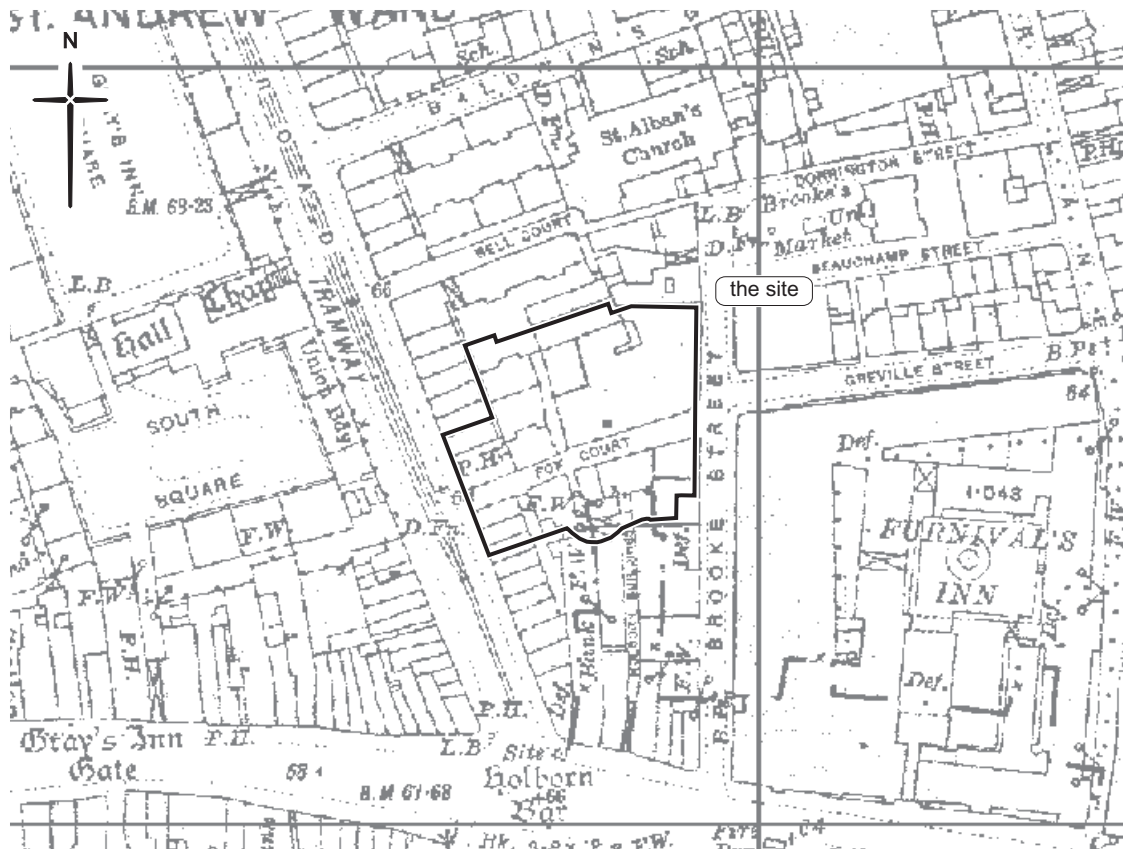


Fig 11 Ordnance Survey 3rd edition 25":mile map of 1916 (not to scale)

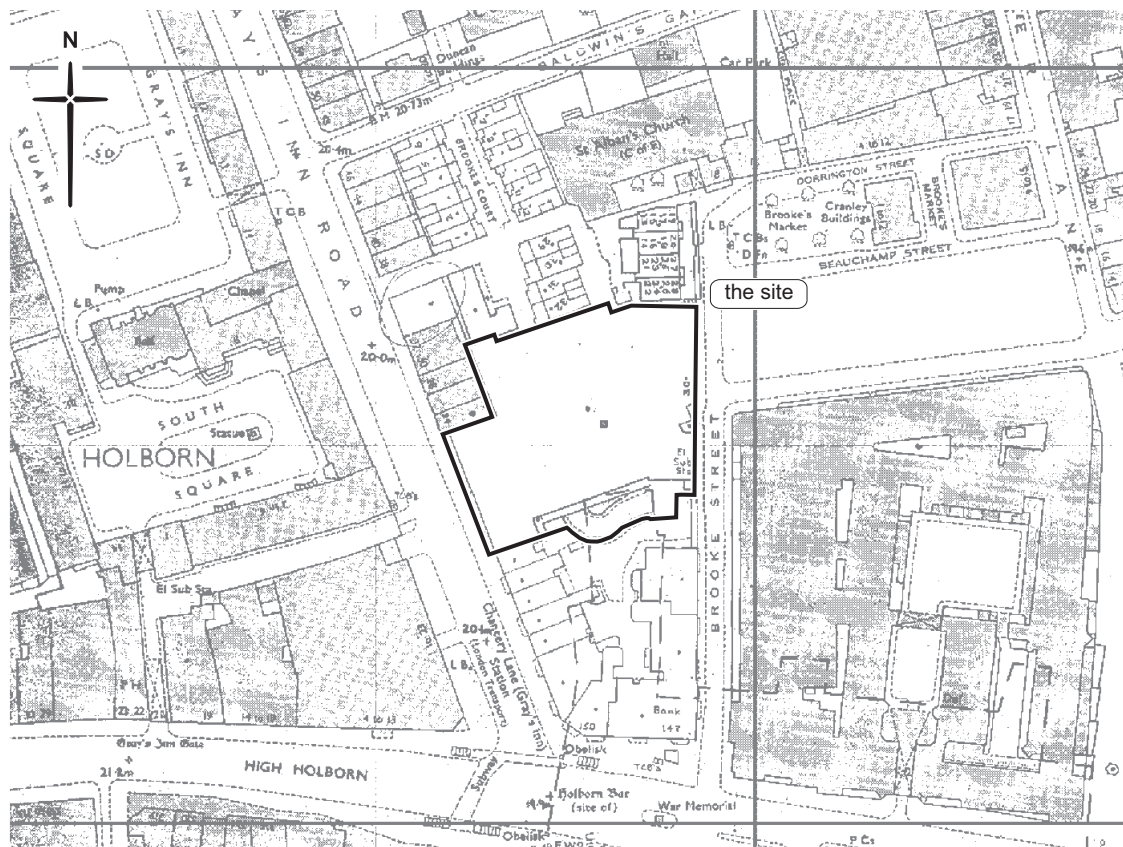


Fig 12 Ordnance Survey 1:1,250 scale map of 1989 (not to scale)

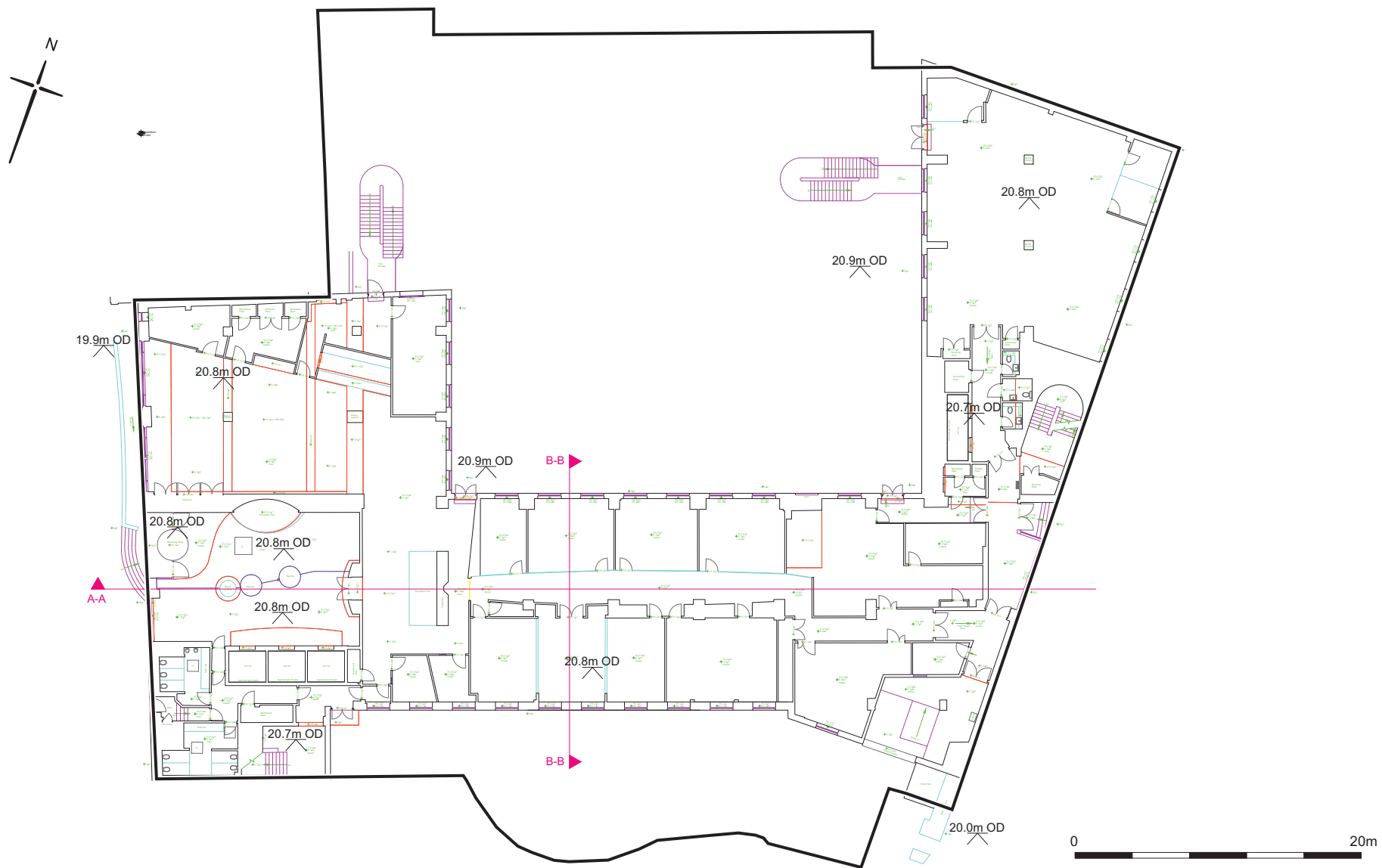


Fig 13 Plan of existing ground floor (Omega Geomatics, dwg no. 3/10, April 2011)

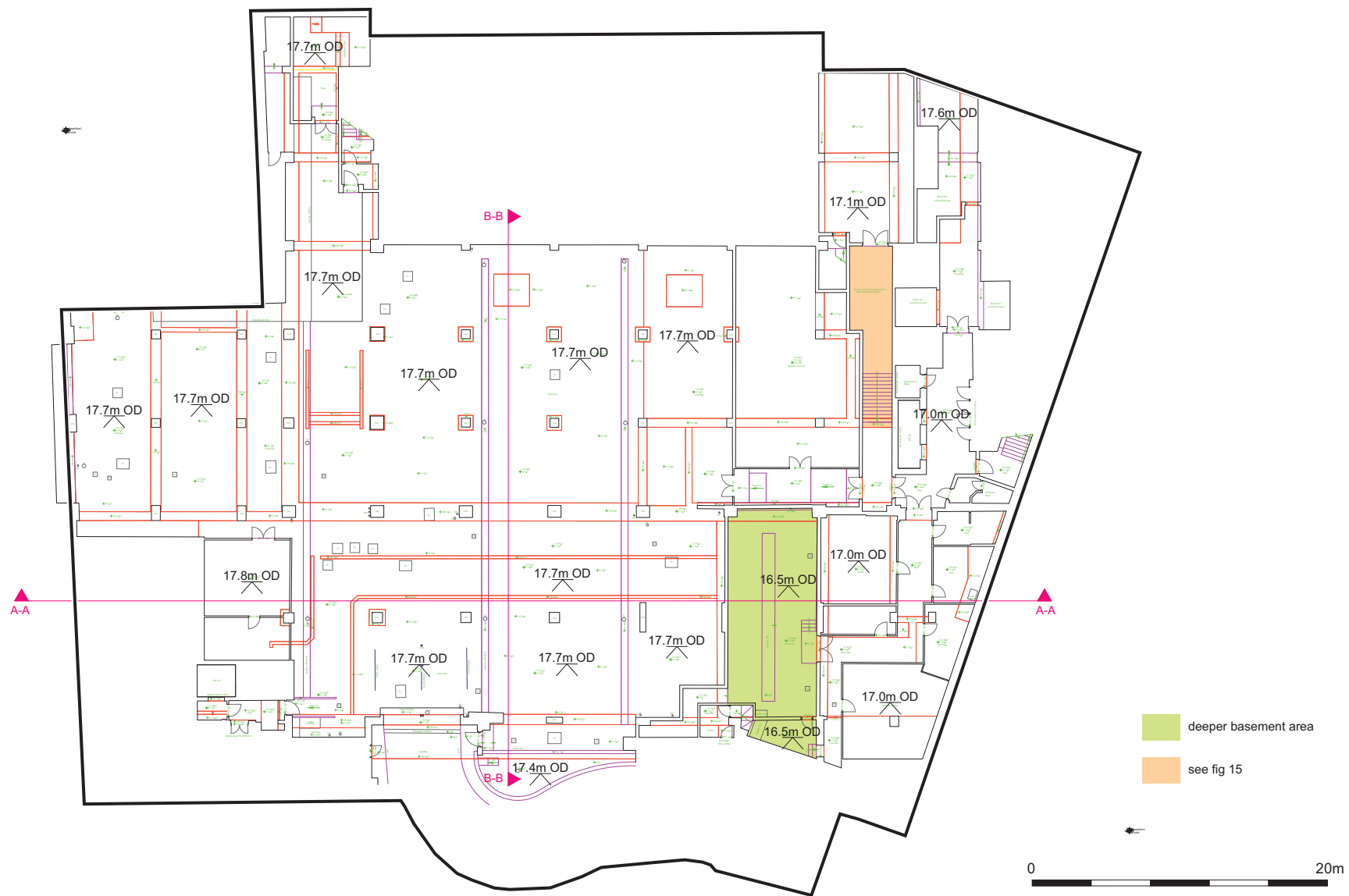


Fig 14 Plan of existing basement (Omega Geomatics, dwg no. 2/10, April 2011)

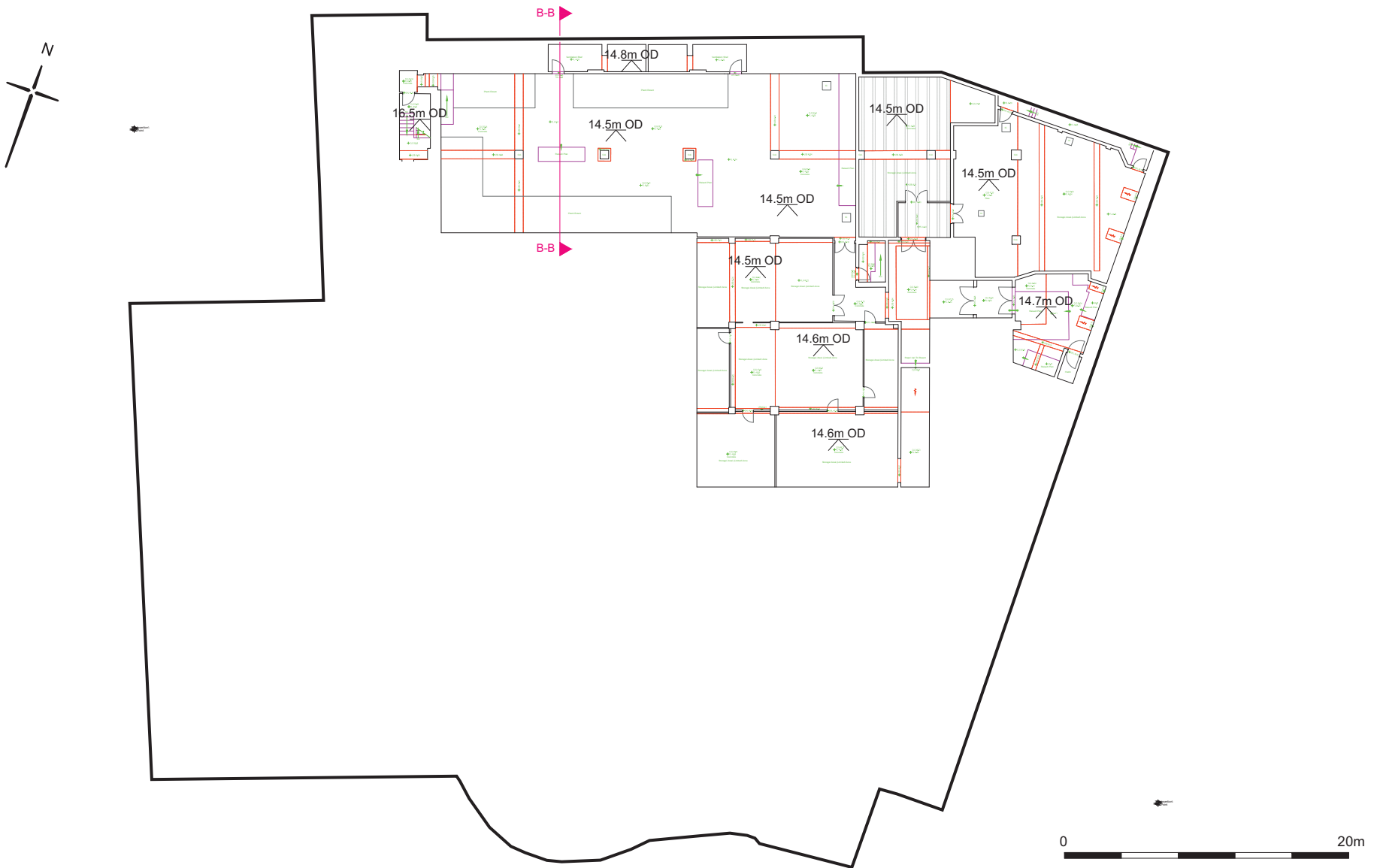


Fig 15 Plan of existing sub-basement (Omega Geomatics, dwg no. 1/10, April 2011)

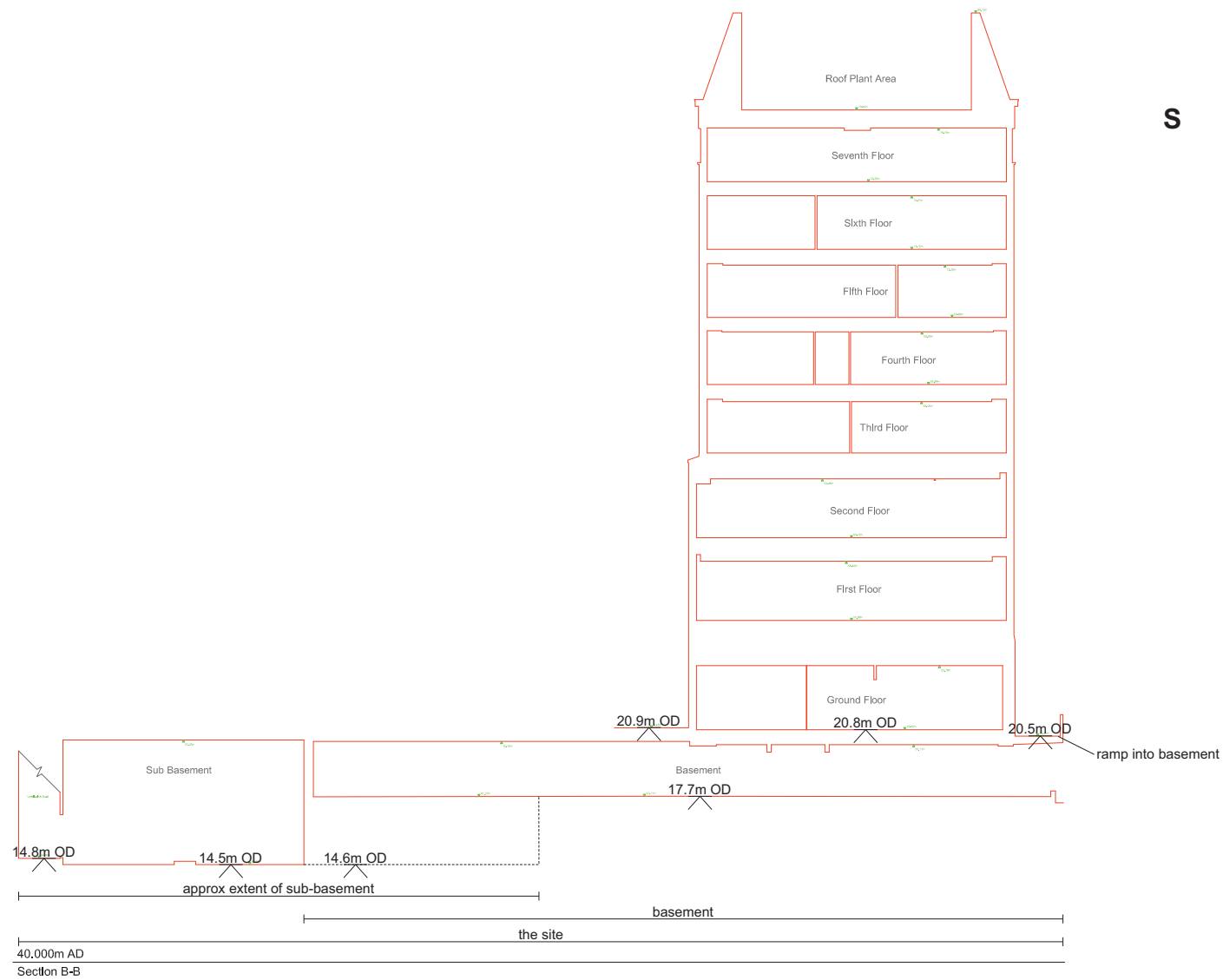


Fig 16 West facing section through existing building (Omega Geomatics, dwg no. 2/2, April 2011)



Fig 17 Proposed ground floor plan (GMA Architecture, dwg no. P202, January 2013; location of structural works after Sinclair Johnston, dwg no. 7405/10, Rev B, September 2012)





Fig 18 Proposed basement plan (GMA Architecture, dwg no. P201, January 2013; location of structural works after Sinclair Johnston, dwg no. 7405/09, Rev B, September 2012)

