

APPENDIX	1
JOB NO	S237/528
MADE BY	Terresearch Ltd
DATE MADE	November 1987

# RECORD OF BOREHOLE 14

DAILY PROGRESS	DEPTH TO WATER	DEPTHS OF CASING	SAMPLES			LOG-END	DEPTH	REDUCED LEVEL	DESCRIPTION OF STRATA
			DEPTH		TYPE				
			FROM	TO					
m	m	m	m			m			
8.10.87.	NIL	NIL	0.10		D			GROUND LEVEL 13.24m O.D.	
			0.50	0.95	C(18)			MADE GROUND (Medium dense ash and bricks with grey brown sand and silt with concrete, steel and gravel)	
			0.75		B				
			1.00	1.45	C(20)				
			1.25		D				
	NIL	1.50	1.50	1.95	C(13)				
			1.75		D				
	NIL	2.00	2.00	2.45	C(24)				
			2.25		D				
	NIL	2.50	2.50	2.95	C(31)				
			2.75		D				
	NIL	3.00	3.00	3.45	C(6)		3.00 10.24	MADE GROUND (Loose gravel with much sand and a grey silty clay matrix with brick fragments and traces of ash)	
			3.25		D				
	NIL	3.50	3.50	3.95	C(8)		3.50 9.74	MADE GROUND (Loose to soft black silty sandy clay with ash, shells, bricks, bones, gravel and organic pockets)	
			3.75		D				
8.10.87.	NIL	4.00	4.00	4.45	C(7)		4.50 8.74	MADE GROUND (Soft to firm brown and grey, with black speckles, organic silty clay with much gravel, sand and brick fragments)	
			4.25		D		4.85 8.39		
			4.50	4.95	U(102)	X-X		Soft to firm mottled yellow, greenish grey brown with orange brown silty CLAY with pockets and zones of sand and gravel	
			4.85		D	X-X			
			4.90		D	X-X	5.50 7.74		
	NIL	5.50	5.50	5.95	S(9)	X-X			
			5.50	5.95	D	X-X		Firm brown with blue grey slightly fissured silty CLAY with traces of roots, fine sand and selenite crystals	
			6.00	6.45	U(102)	X-X			
			6.45		D	X-X			
	NIL	6.50	6.50	6.95	S(11)	X-X			
			6.50	6.95	D	X-X	7.00 6.24	Firm to stiff brownish grey fissured silty CLAY with pockets and partings of fine sand and occasional selenite crystals	
			7.00	7.45	U(102)	X-X			
	NIL	7.30	7.50	7.95	S(13)	X-X			
			7.50	7.95	D	X-X			
			8.00	8.45	U(102)	X-X		... near 9.0m becoming stiff	
			8.45		D	X-X			
	NIL	7.30	8.50	8.95	S(15)	X-X			
			8.50	8.95	D	X-X			
			9.00	9.45	U(102)	X-X		As below	
			9.46		D	X-X			
	NIL	7.30	9.50	9.95	S(23)	X-X	9.40 3.84		
			9.50	9.95	D	X-X			

REMARKS

- Water added to assist boring from 16.6 to 18.0m, and 20.1 to 29.0m.
- Seepage struck at 5.4m
- Split spoon penetration test: from 20.1m; 48 blows for 150mm after 2 seating blows  
Cone penetration test: from 21.1m; 8,14,20,36  
21.6m; 10,19,40  
22.1m; 7,9,10,14,39  
22.6m; 10,25,36  
Split spoon penetration test: from 24.1m; 7,10,25,37 for 48mm  
24.6m; 15,29,35 for 50mm  
25.1m; 16,21,39 for 50mm  
25.6m; 50 blows for 124mm after 2 seating blows  
26.6m; 61 blows for 126mm after 2 seating blows  
27.6m; 66 blows for 115mm after 2 seating blows  
28.8m; 60 blows for 105mm after 2 seating blows
- Water level observation tube installed to 6.0m  
Piezometer installed to 10.9m

<b>TYPE OF BORING</b>	Light Cable Percussion 0m to 29.0m
<b>DIAMETER OF BORING</b>	0m to 14.0m - 200mm 14m to 29.0m - 150mm
<b>CASING TUBES</b>	200mm to 7.3m 150mm to 26.5m

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RECORD OF BOREHOLE

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DAILY PROGRESS	DEPTH TO WATER	DEPTHS OF CASING	SAMPLES			IFG- END	DEPTH	REDUCED LEVEL	DESCRIPTION OF STRATA
			DEPTH		TYPE				
			FROM	TO					
								GROUND LEVEL	
			10.00	10.45	U(102)	X-X			Stiff to very stiff grey brown with occasional green grey slightly fissured silty CLAY
			10.45	10.45	D	X-X			
	NIL	7.30	10.45	10.90	S(25)	X-X			
			10.50	10.90	D	X-X			
			11.00	11.45	U(102)	X-X	11.00	2.24	
						X-X			
			11.45		D	X-X			
	NIL	7.30	11.50	11.95	S(31)	X-X			Very stiff mottled grey brown, red brown with blue and green grey fissured silty CLAY with occasional white calcareous concretions
			11.50	11.95	D	X-X			
						X-X			
						X-X			
			12.50	12.95	U(102)	X-X			
						X-X			
			12.95		D	X-X			
	NIL	7.30	13.00	13.45	S(33)	X-X			
			13.00	13.45	D	X-X			
						X-X			
						X-X			
9.10.87						X-X			
12.10.87			14.00	14.45	U(102)	X-X			... near 14.45m occasional fine sand traces
			14.45		D	X-X			
	NIL	7.30	14.50	14.95	S(36)	X-X			
			14.50	14.95	D	X-X			
						X-X			
						X-X			
	NIL	7.30	15.60	16.05	S(55)	X-X	15.60	-2.36	
			15.60	16.05	D	X-X			
			15.60	16.05	B	X-X			
	3.15	16.10	16.10	16.55	S(77)	X-X			Very dense yellow brown silty fine SAND
			16.10	16.55	D	X-X			
			16.10	16.55	B	X-X	16.55	-3.31	
	1.50	16.60	16.60	17.05	S(51)	X-X			
			16.60	17.05	D	X-X			
			16.60	17.05	B	X-X			
	1.75	17.10	17.10	17.55	S(60)	X-X			Very dense grey fine silty SAND with thin bands of grey silty clay
			17.10	17.55	D	X-X	17.50	-4.26	
			17.10	17.55	B	X-X			
			17.60	18.05	U(102)	X-X	18.00	-4.76	Very stiff dark grey silty to very silty CLAY with some laminations and partings of light grey very sandy silt.
			18.10		D	X-X			
	5.90	18.10	18.10	18.55	S(44)	X-X			
			18.10	18.55	D	X-X			
			18.60	19.05	U(102)	X-X			
			19.10		D	X-X			
	17.00	19.10	19.10	19.55	S(50)	X-X			
			19.10	19.55	D	X-X			
12.10.87						X-X			
13.10.87						X-X			

REMARKS

TYPE OF BORING

DIAMETER OF BORING

CASING TUBES

BOREHOLE 14

SHEET 2 of 3

**RECORD OF BOREHOLE**

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DAILY PROGRESS	DEPTH TO WATER	DEPTHS OF CASING	SAMPLES		LOG- END	DEPTH	REDUCED LEVEL	DESCRIPTION OF STRATA	
			DEPTH						TYPE
			FROM	TO					
								GROUND LEVEL	
								As above	
1.20	20.10	20.10	20.10	20.25	S(96)	20.10	-6.86	Very dense yellow brown silty fine SAND with occasional slightly clayey pockets	
			20.10	20.25	D				
			20.10	20.25	E				
0.65	20.60	20.60	20.60	20.78	S(320)	21.10	-7.86	... near 20.6m zone of fine sandy clayey silt	
			20.60	20.78	D				
			20.60	20.78	E				
1.00	21.10	21.10	21.10	21.40	C(112)			Very dense brown silty very sandy fine to coarse GRAVEL with occasional cobbles	
			21.10	21.40	D				
			21.35		E				
1.15	21.60	21.60	21.60	21.825	C(160)	22.10	-8.86	Very dense brown slightly sandy fine to coarse rounded GRAVEL	
			21.60	21.825	D				
			21.95		E				
1.50	22.10	22.10	22.10	22.475	C(84)			Very dense brown slightly sandy fine to coarse rounded GRAVEL	
			22.10	22.475	D				
			22.45		E	23.00	-9.76		
1.40	22.60	22.60	22.60	22.825	C(144)	23.50	-10.26	Very stiff mottled greenish brown and grey, red brown and blue grey very sandy silty CLAY	
			22.60	22.825	B				
			22.85		D				
			23.10	23.55	U(102)			Very dense medium to coarse GRAVEL with bands of brown and grey silty sandy clay	
			23.10	23.55	B	24.10	-10.86		
			23.50		D				
0.90	23.60	23.60	23.60	24.05	C(76)			Very dense grey silty to very silty fine to medium SAND with local clayey zones	
			23.60	24.05	B				
			23.95		D				
13.10.87	1.20	24.10	24.10	24.375	S(171)				
14.10.87			24.10	24.375	D				
			24.10	24.375	B				
1.15	24.60	24.60	24.60	24.80	S(210)				
			24.60	24.80	D				
			24.60	24.80	B				
1.40	25.10	25.10	25.10	25.30	S(234)				
			25.10	25.30	D				
			25.10	25.30	B				
1.00	25.60	25.60	25.60	25.795	S(121)				
			25.60	25.795	D				
			25.60	25.795	B				
1.15	26.50	26.60	26.60	26.801	S(145)				
			26.60	26.801	D				
			26.60	26.801	B				
1.10	26.50	27.60	27.60	27.715	S(172)				
			27.60	27.715	D				
			27.60	27.715	B				
1.30	26.50	28.80	28.80	28.905	S(171)				
			28.80	28.905	D				
14.10.87			28.80	29.00	B	29.00	-15.76		
9.00	26.50	9.00			W			Bottom of Borehole	

REMARKS

TYPE OF BORING

DIAMETER OF BORING

CASING TUBES

**BOREHOLE**

14

SHEET 3 of 3

**OVE ARUP & PARTNERS**

ROSEBERY AVENUE, LONDON EC1

APPENDIX	
JOB NO	16977
MADE BY	BG/PH
DATE MADE	19.9.87

**RECORD OF TRIAL PIT 6**

TQ385W / 3532

DAILY PROGRESS	DEPTH TO WATER	SAMPLES OR TESTS			LEG- END	DEPTH	REDUCED LEVEL	DESCRIPTION OF STRATA
		DEPTH		TYPE				
		FROM	TO					
19.9.87	m	m	m		m		Southside car park adjacent Warner Street	
		0	0.2(C)	D	0.05		GROUND LEVEL +13.4mOD	
							Dense/black/sandy gravel matrix comprising ash, cinder, FILL (car park surface)	
							Very loose - loose/light brown/sandy clay matrix containing bricks and brick fragments, building rubble 0.4m max. dimension pipes, plastic, glass bottles, ceramic and pottery fragments, slate, broken toilet bowl, FILL.	
		2.2(C)	D		2.42	10.98		
					2.47		Concrete slab, possibly on timber bearers, possible old floor.	
		2.6	D				As from 0.05m; containing bones, asbestos sheets.	
		2.85+						
					3.05		Soft/black/silty Clay containing bones, root fibres, oyster shell trace fine-medium grained/black/rounded gravel. Trace brick fragments 3mm max. size (Possible FILL).	
		3.9						
10.04h		4.15(C)	D		4.15	9.3	End of pit (limit of excavator reach)	
		4.52						

**REMARKS**

- Pit logged from surface.
- Pit sides collapsing below 0.8m. Shoring not possible.
- Pit monitored for gas.
- Difficult excavation through concrete slab.
- Pocket Penetrometer Test:  
3.5m;  $q_u = 0.4, 1.3, 1.4 \text{ kg/cm}^2$ .
- Pilcon Vane Test (on bulk sample):  
3.9m;  $S_u = 26, 26, 25 \text{ kPa}$
- Mackintosh Tool Penetration Test:  
2.50 - 4.525m
- (C) Denotes sample taken by Chemist on site.
- Trial Pit dry.

**METHOD OF EXCAVATION**

Excavator - Case 580G  
0.9m wide.

**TRIAL PIT 6**



**ARCHAEOLOGICAL DESK BASED  
ASSESSMENT**

**LAND AT  
24-28 WARNER STREET  
LONDON EC1**

**MATTHEW SMITH BSC MIFA**

**FEBRUARY 2011**

# **ARCHAEOLOGICAL DESK BASED ASSESSMENT**

**LAND AT  
24-28 WARNER STREET  
LONDON EC1**

**LOCAL PLANNING AUTHORITY:  
LONDON BOROUGH OF CAMDEN**

**SITE CENTRED AT: TQ 312 821**

**MATTHEW SMITH BSC MIFA**

**FEBRUARY 2011**

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- 5.0 Site Conditions and the Proposed Development (Impacts on the Buried Archaeological Deposits)
- 6.0 Summary and Conclusions

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## **PLATES:**

- Plate 1 Frontage of 24-28 Warner Street
- Plate 2 Office room at the front of the site

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- Plate 7 Structure on the site of the former Red Lion Public House
- Plate 8 The back of the site viewed from Warner Yard



## **EXECUTIVE SUMMARY**

- A site at 24-28 Warner Street London EC1 has been reviewed for its below ground archaeological potential.
- The site is considered to have a potential for the Iron Age, Roman, medieval and post-medieval periods.
- Past post depositional impacts are considered to have been severe at the site as a result of previous development and bomb damage.
- Development proposals include the residential conversion of the site and the excavation of a basement level.
- It is the consideration of this study that an archaeological impact at the site could occur. Any archaeological impacts from the development proposals are however not anticipated to be severe or widespread.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been researched and prepared by Matthew Smith of CgMs Consulting, on behalf of Mr Kevan and Mr Karl Woodhouse and their Management Consultancy Surveyors Thorne Hiley Limited.
- 1.2 The subject of this assessment is a site at 24-28 Warner Street, Clerkenwell, Camden, EC1. The site is located at National Grid Reference of TQ 312 821 (centre) within the jurisdiction of the local planning authority of the Camden Borough Council (Fig. 1).
- 1.3 The site is being considered for development and is located within an Archaeological Priority Zone as defined on the Boroughs Unitary Development Plan Proposals Map. Accordingly Mr Kevan and Mr Karl Woodhouse have commissioned CgMs Consulting to identify any archaeological constraints which may arise from any proposals.
- 1.4 The assessment is undertaken in accordance with national planning policy PPS5 *Planning for the Historic Environment*, to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.5 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, a map regression exercise. Consultations with English Heritage's Greater London Archaeological Advisor to the Borough, Kim Stabler, have been undertaken. These consultations have helped clarify the nature of potential remains at the site.
- 1.6 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## **2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK**

- 2.1 In March 2010 the Department for Communities and Local Government (DCLG) published Planning Policy Statement PPS5 *Planning for the Historic Environment*.
- 2.2 PPS5 sets out Government's national planning policies on the conservation of the historic environment. The policies in the PPS are a material consideration which must be taken into account in development management decisions, where relevant. The policies set out in PPS5 also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 Annex 2 of PPS5 defines as a "Heritage Asset", *'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions'*; heritage assets are also defined as *'valued components of the historic environment'*.
- 2.4 In short, government guidance provides a framework which:
- requires applicants to provide proportionate information on heritage assets affected by the proposals and an assessment of the impact of the proposed development on the significance of the heritage asset;
  - has a presumption in favour of the conservation of designated Heritage Assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);
  - protects the settings of such designated heritage assets;
  - takes into account the desirability of sustaining and enhancing the significance of heritage assets;
  - where the loss of whole or part of a heritage asset's significance is justified, provides for the recording of assets and for publication of the resulting evidence.
- 2.5 In considering any planning application for development, the local planning authority is bound by the policy framework set by government guidance, in this instance PPS5, by current Development Plan Policy and by other material considerations.

2.6 The relevant Strategic Development Plan framework is provided by 'The London Plan, Spatial Development Strategy for Greater London Consolidated with Alterations since 2004' (Feb 2008). It includes the following policy relating to archaeology within central London:

**POLICY 4B.12 HERITAGE CONSERVATION BOROUGHSHOULD SHOULD:**

- **ENSURE THAT THE PROTECTION AND ENHANCEMENT OF HISTORIC ASSETS IN LONDON ARE BASED ON AN UNDERSTANDING OF THEIR SPECIAL CHARACTER, AND FORM PART OF THE WIDER DESIGN AND URBAN IMPROVEMENT AGENDA, INCLUDING THEIR RELATIONSHIP TO ADJOINING AREAS, AND THAT POLICIES RECOGNISE THE MULTI-CULTURAL NATURE OF HERITAGE ISSUES**
- **IDENTIFY AREAS, SPACES, HISTORIC PARKS AND GARDENS, AND BUILDINGS OF SPECIAL QUALITY OR CHARACTER AND ADOPT POLICIES FOR THEIR PROTECTION AND THE IDENTIFICATION OF OPPORTUNITIES FOR THEIR ENHANCEMENT, TAKING INTO ACCOUNT THE STRATEGIC LONDON CONTEXT**
- **ENCOURAGE AND FACILITATE INCLUSIVE SOLUTIONS TO PROVIDING ACCESS FOR ALL, TO AND WITHIN THE HISTORIC ENVIRONMENT AND THE TIDAL FORESHORE.**

**POLICY 4B.15 ARCHAEOLOGY**

**THE MAYOR, IN PARTNERSHIP WITH ENGLISH HERITAGE, THE MUSEUM OF LONDON AND BOROUGHSHOULD, WILL SUPPORT THE IDENTIFICATION, PROTECTION, INTERPRETATION AND PRESENTATION OF LONDON'S ARCHAEOLOGICAL RESOURCES. BOROUGHSHOULD IN CONSULTATION WITH ENGLISH HERITAGE AND OTHER RELEVANT STATUTORY ORGANISATIONS SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR DPDS FOR PROTECTING SCHEDULED ANCIENT MONUMENTS AND ARCHAEOLOGICAL ASSETS WITHIN THEIR AREA.**

2.7 The Camden Unitary Development Plan (UDP) 2006 has been replaced by the Core Strategy and Development Policies LDF documents as of 8 November 2010. The following Development Policy relates to Archaeology:

**DP25 Conserving Camden's Heritage**

**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.**

2.8 Map 4 (Archaeological Priority Areas) of the Camden Development Policies shows the site as being located within a Priority Area for London Suburbs.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### 3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin.

3.1.2 According to the British Geological Survey (England and Wales sheet 256 North London 1994) the underlying geology of the site is Alluvial Deposits formed from the valley of the River Fleet.

3.1.3 No site-specific geotechnical information is currently available.

#### 3.2 Topography

3.2.1 Much of the natural topography of London has been lost or masked by generations of development. The site itself sits on a gradual east facing slope, at approximately 15m AOD.

## **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

### 4.1 Timescales used in this report.

#### **Prehistoric**

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

#### **Historic**

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1539
Post Medieval	AD	1540	-	1799
Modern	AD	1800	-	present

4.1.1 What follows is a consideration of archaeological finds and events from a study area defined by a 500m radius of the study site, as held on the Greater London Historic Environment Record (hereafter GLHER). Appendix 2 contains a map showing the location of the records discussed in the text below along with a gazetteer of the records.

4.1.2 The archaeological record suggests very little activity within the study area until the medieval period. The cartographic evidence appears to indicate that the site has been developed since c. 1775 and for the majority of that time has served as residences and a Public House prior to becoming a timber merchant after the Second World War.

## **4.2 Prehistoric - Palaeolithic and Mesolithic**

4.2.1 The Hackney Gravels, which surround but do not underlie the study site, are part of the Lynch Hill Gravels sequence, traditionally a major source of Lower Palaeolithic material in London (MoLAS/English Heritage 2000: 31, 34-6).

4.2.2 The presence of Hackney Gravels in the surrounding area may explain the presence of a small number of Palaeolithic artefacts recorded on the GLHER. These finds comprise

three hand axes found in Clerkenwell (MLO1822, MLO11076, MLO23431) and a stag horn hoe or antler pick found near St John's Square (MLO11079).

4.2.3 Similarly little Mesolithic material has been found within the wider study area of the site. The only find held for the study area on the GLHER comprises a Mesolithic hand axe found near Grays Inn Road (MLO17696).

4.2.4 The presence of early prehistoric material is notoriously hard to predict. In view of the lack of finds within the study area however, a low potential can be identified for these periods within the study site itself.

### **4.3 Neolithic and Bronze Age**

4.3.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.3.2 A single hand axe found in the area of Grays Inn Road (MLO17697) is the only Neolithic artefact recorded on the HER for the study area.

4.3.3 By the 1<sup>st</sup> millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.3.4 No finds or features of Bronze Age date have been identified within the study area.

4.3.5 It is thought that during these periods the study site lay within unsettled woodland or wetland on the flood plain of the River Fleet. Consequently a low potential has been identified for the Neolithic and Bronze Age within the study site itself.

### **4.4 Iron Age and Roman**

4.4.1 A heavily truncated ditch with finds of Iron Age pottery was found during excavation work at Clerkenwell Close to the east of study site (MLO316).

- 4.4.2 The GLHER records Clerkenwell Road as possibly being an Iron Age trackway before becoming a Roman road (MLO329). The route is thought to link what is now Oxford Street to the routes north and east at Old Ford and Kingsland Road (Margary, 1955). The HER records Theobald's Road (which leads eastward on to Clerkenwell Road) as a Roman road (MLO17782). This is recorded also as forming part of the Silchester/Colchester route.
- 4.4.3 Roman findspots from the study area include two Roman urned cremations, known from Greys Inn Road (MLO71747), two coins found to the northeast of the study site on Farringdon Road (MLO71745, MLO71746) and a coin from Gough Road to the northwest (MLO17777).
- 4.4.4 The Roman road to the south of the site is essentially the northern Roman bypass for *Londinium*. Based on the current evidence it is likely that the area in which the site is located was at this time farm land. The sites location in the floodplain of the River Fleet is less likely to make it a preferred location of Roman settlement. Accordingly a low to moderate archaeological potential is considered for the Iron Age and Roman periods at the application site.

## **4.5 Saxon and Medieval**

- 4.5.1 The sole find of Saxon date identified within a 500m radius of the study site comprises a chevron cane bead identified at Clerkenwell to the southwest of the study site (MLO359). In view of the paucity of material, a low potential can be identified for the Anglo-Saxon period at the study site itself.
- 4.5.2 In the medieval period Clerkenwell grew up as a hamlet serving the 12th century monastic foundations of St Mary's Nunnery and the Priory of St John of Jerusalem (Weinreb, Hibbert & Keay 2008). The area was described as fertile meadowland watered by abundant springs and the Fleet River.
- 4.5.3 The former location of the St Mary's Nunnery is now a Scheduled Ancient Monument (DLO13243) located c. 300m to the east of the study site. The nunnery was established in 1145 and continued through to the dissolution in 1539 (MLO17296). The site of the Grand Priory of the Order of St. John of Jerusalem was located to the southwest of the nunnery approximately 500m from the site. Both monastic houses have undergone many archaeological investigations culminating in a wealth of



knowledge regarding the Orders. A map showing the known archaeological extent of the Houses and the location of the archaeological investigation is contained within Appendix 1 of this report.

4.5.4 Findspots for the surrounding area comprise re-used medieval stonework (MLO22993), domestic implements found in the River Fleet (MLO1665), ceramic jugs found in Hatton Garden (MLO71755) and an iron crossbow bolthead (MLO5829).

4.5.5 The distribution of known archaeological evidence for the medieval period places the location of the site to the west of the main areas of activity for the period. Although the site is not within the immediate boundaries of the monastic houses it is located within their sphere of influence and based on additional information it was most likely used for peripheral activity such as farming. A low to moderate archaeological potential is therefore considered for the medieval period at the site. If present remains are likely to be agricultural in nature.

#### **4.6 Post Medieval (including map regression exercise)**

4.6.1 The rural nature of the area at the beginning of this period is illustrated on Agas' map of 1560 which shows the area of the site to the north of Hockley in the Hole and to the west of Farringdon Road as part of wider open fields (Fig. 2). The area of the site is still shown within open land on mapping from 1682 (Fig. 3) where the site was situated on the cusp of development to the north of the Fleet River.

4.6.2 Great Warner Street is present on mapping from 1762 (Fig. 4). By 1799 (Fig. 5) residential properties are shown lining the southern side of the street. Each of the properties within the site is shown to have a small yard area/garden at the rear backing on to Red Lion Yard.

4.6.3 Ordnance Survey mapping of 1871 (Fig. 6) shows the site as comprising three separate properties. No 24, at the west of the site, is shown as a Public House (The Red Lion) comprising a main building at the street frontage with two outbuildings extending back to the Red Lion Yard. 26 and 28 Warner Street are thought to be residential properties again with the main structures located on the street frontage and outhouse, likely toilets, in the backyards.

4.6.4 The overpass (Rosebery Avenue) which crosses Warner Street to the west of the site is shown on mapping from 1897 (Fig. 7). The construction of the route saw the

demolition of part of Warner Street including the Red Lion Yard, formerly to the back and west of the site. The western property of the site (26 Warner Street) appears to have been on the edge of the demolition work as an alleyway is now present to west of the site leading to a smaller yard, where housing had previously stood. No obvious change is visible at the site from mapping dated between 1916 (Fig. 8) and 1938 (Fig. 9)

- 4.6.5 The LCC Bomb Damage Maps of 1939-45 show the site as having undergone extensive bomb damage during WWII and possibly a direct hit (Fig. 10). The central building of the site (26 Warner Street) is shown as coloured Black (Total Destruction) and the adjacent areas of the site (24 and 28 Warner Street) are shown as Purple (Damaged Beyond Repair).
- 4.6.6 The post-war site shown in 1953 (Fig. 11) has a very different layout to the pre-war site as clearance and reconstruction have taken place. The Red Lion Pub is no longer shown present and the area is shown as an open plot adjacent to Warner Yard. Numbers 26 and 28 Warner Street are depicted as long thin buildings extending to the back of the site and separated by an open area. Two small buildings are shown at either end of the open area, the one at the rear of which is a bathroom.
- 4.6.7 No change is shown to the study site by 1962 (Fig. 12). Mapping from 1992 (Fig. 13) shows a warehouse incorporating the majority of the area of the former Red Lion Pub. No change is shown on the site from mapping of 1994 (Fig. 14).
- 4.6.8 The other GLHER listings mainly record houses, drains, kilns and other features associated with the surrounding area, which is to be expected in an area which was largely built up by the 17th and 18th century.
- 4.6.9 The site has undergone built development since at least 1762. However, extensive phases of redevelopment, including clearing and reconstruction after extensive bomb damage and the likely construction of a basement, are thought to have removed much of any remaining material from the earlier structures. The site is therefore considered to have a low to moderate archaeological potential for remains of the post-medieval period.

## **4.7 Negative Evidence**

- 4.7.1 A number of nearby archaeological investigations to the site have produced negative evidence. Near the junction of Warner Street and Back Hill (ELO957) (40m west of the site) and close by at Saffron Hill (ELO9578) a watching brief revealed the channel edge silts of the River Fleet found overlain by deposits of 17th/18th century Made Ground.
- 4.7.2 To the north of the site (200m) post-medieval deposits were found truncating directly on alluvial silts from the River Fleet (ELO4061).

## **5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT IMPACT ON THE BURIED ARCHAEOLOGICAL DEPOSITS**

### **5.1 Site Conditions**

- 5.1.1 The site layout is currently homogenised in to a single property and used as a timber merchants (Fig. 14, Plate 1). The main structure comprises formerly 26 and 28 Warner Street and has a small office area located at the front of the building (Plate 2) and a small bathroom block situated toward the rear (Plate 3). The structure is single storey with a mezzanine floor situated around the edges of the structure (Plate 4). A temporary roof covers the former open space between the two once separate properties and brick pillars indicate the position of the former wall (Plate 5 and 6).
- 5.1.2 28 Warner Street (Plate 7) although attached to the main structure is separated by an internal partition wall. The structure extends back in to Warner yard before reaching an enclosed area of the site which could not be accessed (Plate 8).
- 5.1.3 The entire site is covered in hardstanding reinforced concrete and no observations could be made with regard to ground conditions or a basement being formerly present associated with the Red Lion Public House.
- 5.1.4 Archaeological impacts at the site are likely to be severe and primarily derived from construction, demolition and clearance. The site was originally two residential properties and a Public House, of which the Public House is likely to have contained a cellar. The site suffered extensive bomb damage during WWII and the nature in which the devastated site would have been cleared in order to redevelop is considered as a potential impact.

### **5.2 Development Proposals**

- 5.2.1 The site is being considered for residential development. Current proposals are for four above ground floors with a basement level (Figs. 15 and 16). Development proposals would see the removal of the current structure and hardstanding at the site and the excavation of below ground deposits for the proposed basement and the new foundations/piling arrangement.
- 5.2.2 Although much of the archaeological potential has likely been removed at the site the condition and nature of below ground deposits is still uncertain. It is therefore

considered that the development proposals could have an archaeological impact although this is unlikely to be extensive or widespread.

## **6.0 SUMMARY**

- 6.1 A site at 24-28 Warner Street, London, EC1, is being proposed for development.
- 6.2 In accordance with Local Authority policy and Government policy, as set out in PPS5 *Planning for the Historic Environment*, a desk-based assessment has been undertaken to clarify the archaeological potential of the site and assess the level of impact development proposals may have on any archaeology present.
- 6.3 The site has been shown to have a generally Low to Moderate archaeological potential for remains of the Iron Age/Roman period through to the post-medieval period.
- 6.4 Past archaeological impacts at the site include the cutting of a possible basement/cellar and bomb damage and clearance all of which are likely to have removed much of the archaeological potential of the site.
- 6.5 However, as the current below ground conditions cannot be confirmed and the impacts of the development proposals possibly severe, there is still a consideration that an archaeological impact may occur. Any archaeological impacts from the development proposals are however not anticipated to be severe or widespread.

## **SOURCES CONSULTED**

### 1. **General**

Greater London Historic Environment Record  
Camden Local Studies Library  
London & Metropolitan Archives

### 2. **Bibliographic**

British Geological Survey *London and the Thames Valley* 4<sup>th</sup> Edition 1996

Cherry & Pevsner *Buildings of England London 4: North* 1999

Domesday Book *Middlesex* 1975 Phillimore Edition

London County Council *Names of Streets and Places in the Administrative County of London* 1955

London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945*, 2005

MoLAS/English Heritage *The Archaeology of Greater London* 2000

Survey of London Volume 47 *North Clerkenwell & Pentonville* 2008

Ward *London's New River* 2003

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 vols. 1999

### 3. **Cartographic**

1560 Agas map

1682 Morgan map

1762 Rocque map

1799 - 1819 Horwood map

1871 Ordnance Survey 1st Edition

1897 - 96 Ordnance Survey 2nd Edition

1916 Ordnance Survey 3rd Edition

1939-45 London City Council Bomb Damage Map

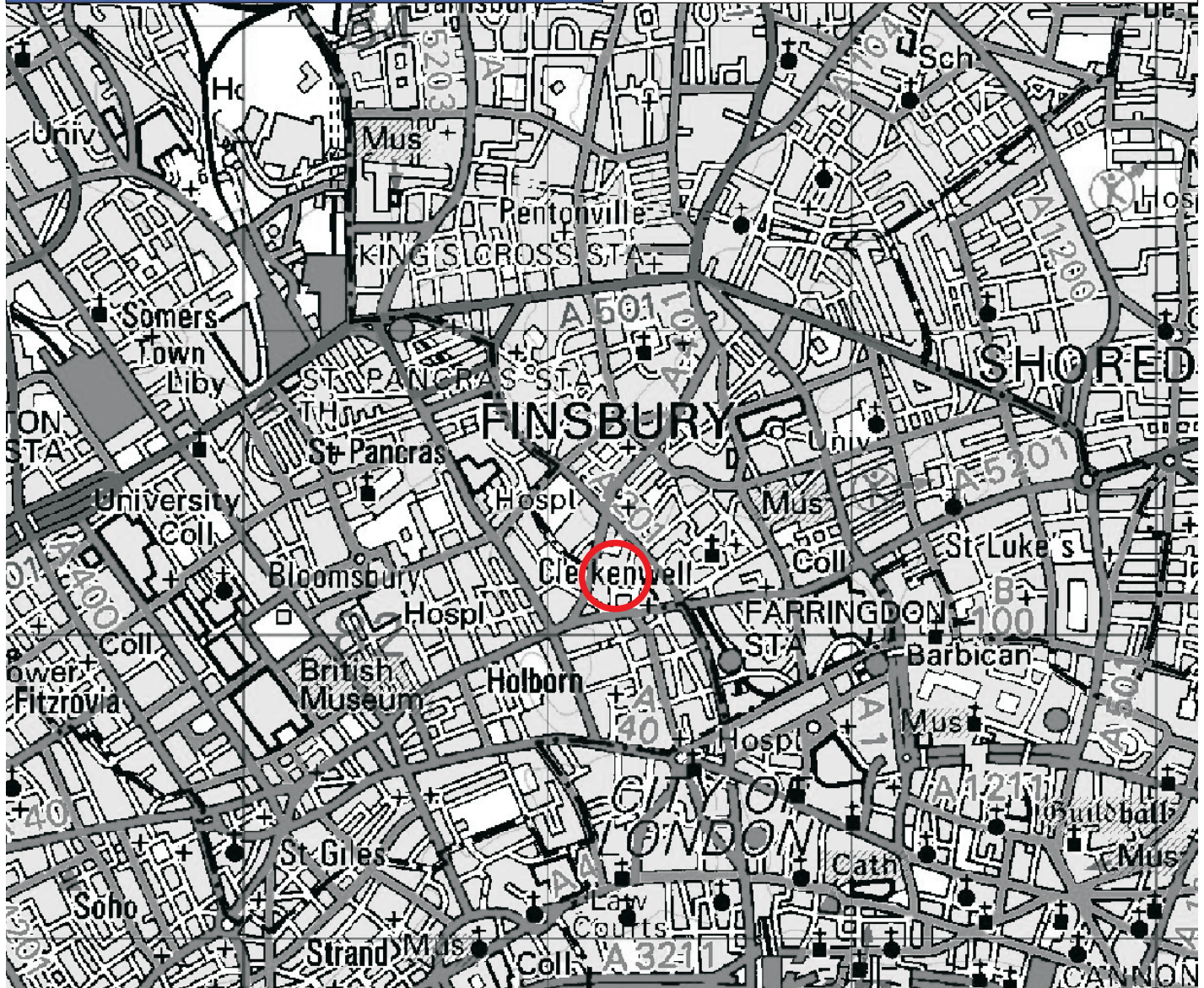
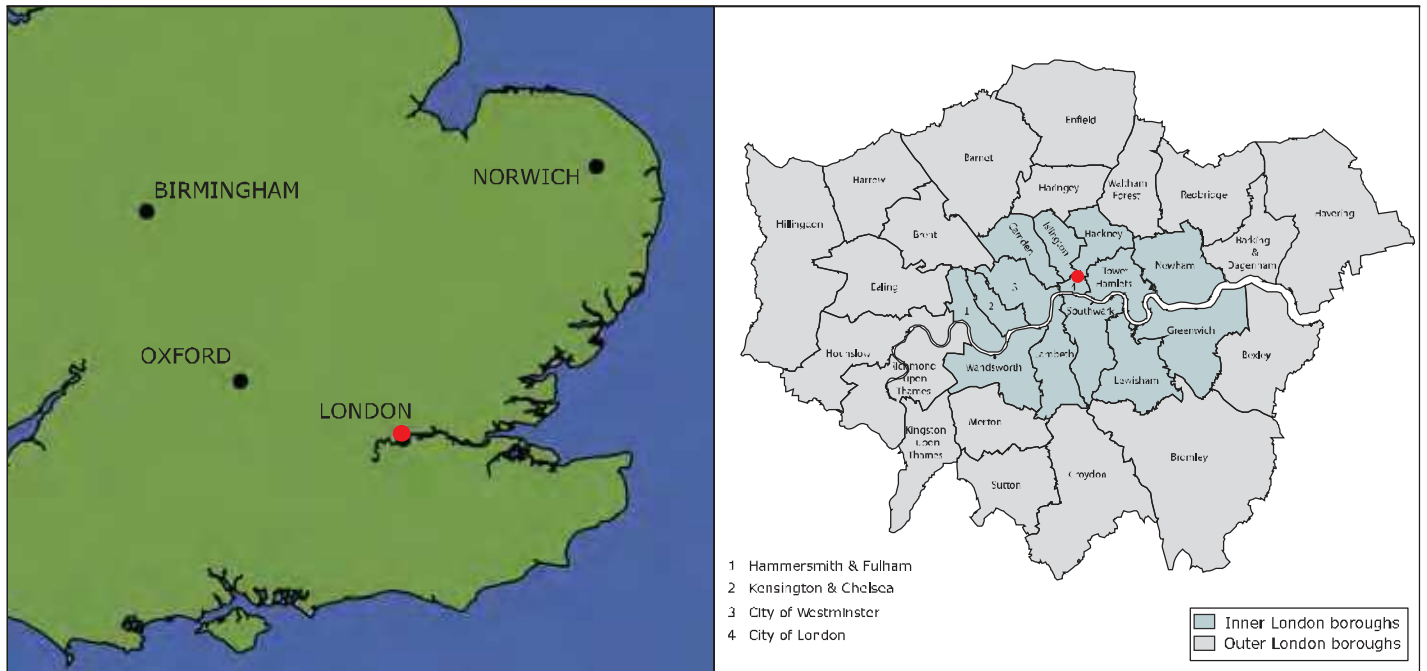
1953 Ordnance Survey

1962 Ordnance Survey

1992 Ordnance Survey

1994 Ordnance Survey





Site Location	London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	Project title: 24-28 Warner Street, London, EC1
		Not to Scale: Illustrative Only Date printed: 07.02.11 Drawn by: LW Checked by: MS

Figure 1: Site Location