



CHICHESTER HOUSE  
278–282 High Holborn  
London  
WC1

London Borough of Camden

Archaeological desk-based assessment

October 2007



MUSEUM OF LONDON

Archaeology Service

CHICHESTER HOUSE  
278–282 High Holborn  
London  
WC1

London Borough of Camden

Archaeological desk-based assessment

National Grid Reference: 530824 181555

Project Manager	Sophie Jackson
Reviewed by	Jon Chandler
Authors	Raoul Bull
	Helen Dawson
Graphics	Sandra Rowntree

**Museum of London Archaeology Service**

© **Museum of London 2007**

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

tel 020 7410 2200 fax 020 7410 2201

email [molas@molas.org.uk](mailto:molas@molas.org.uk)

## CONTENTS

<b>Summary (non-technical)</b> .....	<b>1</b>
<b>1 Introduction</b> .....	<b>2</b>
1.1 Origin and scope of the report.....	2
1.2 Site status.....	2
1.3 Aims and objectives .....	2
<b>2 Methodology and sources consulted</b> .....	<b>2</b>
<b>3 Legislative and planning framework</b> .....	<b>5</b>
3.1 National planning policy guidance.....	5
3.2 Regional guidance: The London Plan .....	5
3.3 Local Planning Policy.....	6
<b>4 Archaeological and historical background</b> .....	<b>8</b>
4.1 Site location, topography and geology .....	8
4.2 Past archaeological investigations.....	9
4.3 Chronological summary .....	9
<b>5 Archaeological potential</b> .....	<b>14</b>
5.1 Factors affecting archaeological survival.....	14
5.2 Archaeological potential.....	14
<b>6 Impact of proposals</b> .....	<b>16</b>
6.1 Proposals .....	16
6.2 Implications .....	16
<b>7 Conclusions and recommendations</b> .....	<b>17</b>
<b>8 Acknowledgements</b> .....	<b>18</b>
<b>9 Gazetteer of known archaeological sites and finds</b> .....	<b>19</b>
<b>10 Bibliography</b> .....	<b>21</b>
10.1 Published and documentary sources.....	21
10.2 Other Sources .....	22
10.3 Cartographic sources .....	22

## FIGURES

*Cover: Faithorne and Newcourt's map of 1658*

*Fig 1 Site Location*

*Fig 2 Selected archaeological sites and finds within 250m radius of the site*

*Fig 3 The Agas map of 1562*

*Fig 4 Faithorne and Newcourt's map of 1658*

*Fig 5 Hollar's 'panorama' of 1658*

*Fig 6 William Morgan's map of 1682*

*Fig 7 John Strype's map of the Parish of St Giles-in-the-Fields of 1720*

*Fig 8 Rocque's map of 1746*

*Fig 9 Horwood's map of 1813*

*Fig 10 Ordnance Survey 1st edition 25" map of 1873 (not to scale)*

*Fig 11 Ordnance Survey 3rd edition 25" map of 1914 (not to scale)*

*Fig 12 Proposed basement option (adapted from GMW drawing 3829\_TP 03 Rev C)*

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

## Summary (non-technical)

*This report presents the results of an archaeological desk-based assessment carried out by the Museum of London Archaeology Service on the site of Chichester House, 278–282 High Holborn, London WC1. The report was commissioned by GMW Architects on behalf of the client, HEDF II UK Office Sarl & HEDF II UK Residential.*

*The proposed scheme comprises demolition of the present property and construction of a new building of mixed retail, office and residential units. Parts of the proposed basement would be deeper (by 600mm) than the existing basement car park.*

*This desk-based assessment forms an initial stage of archaeological investigation. For the purposes of this report the archaeological and cartographic sources, including results from any archaeological investigations in the close proximity of the site and a 250m-study area around it were examined in order to determine the likely nature, extent, preservation and importance of any archaeological remains that may be present within the site.*

*The conclusions of the report are based on the site's location in relation to the known Roman, medieval, and later settlements, and on existing slab levels at basement and ground floors. On this basis, any potential horizontal deposits are likely to have been truncated by the existing basement, though it is possible that the bases of deep cut features may remain. The site has a low potential for the survival of prehistoric remains; moderate potential for the survival of Roman remains; low potential for early medieval remains; low potential for the survival of later medieval remains; and moderate potential for the survival of features of post-medieval date. There is potential for localised contamination of deposits underlying the basement due to the presence of numerous printers in the site in the 19th century and the presence of an oil tank and boiler room in the southwest of the present basement.*

*The proposed basement would not affect archaeological deposits where the existing slab is retained. However, in areas where the proposed basement is deeper by 600mm, any surviving remains would be removed. The sheet piled wall around the basement would remove any surviving remains from its footprint. There may be an additional impact to any surviving archaeological remains from groundworks and other temporary works, ground clearance and levelling.*

*It is recommended that any geotechnical work for engineering purposes should be monitored by a competent archaeological organisation. This will provide further information on the nature and levels of any archaeological deposits or features surviving on the site. The results of such an exercise will enable an appropriate mitigation strategy to be recommended by the local planning authority.*

# **1 Introduction**

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

- 1.1.1 GMW Architects, on behalf of HEDF II UK Office Sarl & HEDF II UK Residential, has commissioned the Museum of London Archaeology Service (MoLAS) to carry out an archaeological desk-based assessment of the proposed site at Chichester House, 278–282 High Holborn (National Grid Reference 530824 181555: Fig 1). The proposed development comprises a change in building footprint at ground level and construction of 8 storeys with a basement level. The property lies on the south side of High Holborn within the London Borough of Camden.
- 1.1.2 This desk-based assessment forms an initial stage of archaeological investigation of the area of proposed development (hereafter also referred to as the ‘site’) and may be required at a future date in relation to the planning process in order that the local authority can formulate appropriate responses in the light of any identified archaeological resource.
- 1.1.3 The desk-based assessment has been carried out in accordance with the standards specified by the Institute of Field Archaeologists (IFA 2001) and the Association of Local Government Archaeological Officers. Under the ‘Copyright, Designs and Patents Act’ 1988 MoLAS retains the copyright to this document.
- 1.1.1 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 MoLAS, 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 Site status**

- 1.2.1 The site does not contain any Scheduled Monuments or Listed Buildings. It lies within an Archaeology Priority Area as defined by Camden Borough Council (APA2: London Suburbs). The designation arises from its proximity to *Lundenwic*, the known Saxon settlement centred on Covent Garden and The Strand, and to the line of a Roman road along High Holborn to the north.
- 1.2.1 Although the site does not lie within a Registered Park or Garden is near the northwest corner of Lincoln’s Inn Private Open Space (designated as site 217 under policy EN48 of Camden Borough’s UDP). The site also lies immediately outside the edge of the Bloomsbury Conservation Area. Furthermore the passageway, Great Turnstile, which runs along the east side of the site, is part of the Metropolitan Walk as designated by Camden Borough Council and falls within the provisions of policy N3B. Principally the policy does not allow any development that may cause impediment to the Metropolitan Walk route.

## **1.3 Aims and objectives**

- 1.3.1 The aim of the assessment is to:

- Describe the survival and extent of known or potential archaeological features that may be affected by the proposals;
- Assess the likely impacts arising from the proposals;
- Provide recommendations to further quantify the nature of the archaeological resources or mitigation aimed at reducing or removing completely any adverse impacts.

## 2 Methodology and sources consulted

- 2.1.1 For the purposes of this report, documentary and cartographic sources, including results from any archaeological investigations in the close proximity of the area of proposed development and a study area around it, were examined in order to determine the likely nature, extent, preservation and significance of any archaeological remains that may be present within the site.
- 2.1.2 In order to set the site into its full archaeological and historical context, detailed information was collected on the known archaeology within a 250m study area around the proposed development, as held by the primary repositories of archaeological information within Greater London. In addition, consideration was given to sites and/or findspots within the broader surrounding area, if deemed relevant to the context of the site. The primary repositories consulted comprise the Greater London Sites and Monuments Record (GLSMR) and the London Archaeological Archive and Resource Centre (LAARC). The SMR 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.
- 2.1.3 In addition, the following sources were consulted:
- MoLAS – Geographical Information System for Greater London, the MoLAS deposit survival archive, published historic maps and archaeological publications
  - Camden Local Studies and Archives Centre - Goad fire insurance maps; historic maps and published histories
  - British Geological Survey (BGS) - geology map sheet 256
  - The Gordon Tomalin Partnership survey of present basement and ground floor (Dwg no. 8176.01; 8176.02)
  - GMW Architects proposed basement plan and Section A (N-S) supplied to MoLAS as Nos. 3829\_TP 03 [Revision C], and 3829\_TP13 [Revision C] (dated 28/09/2007 and 01/10/2007).
  - Internet - web-published material including Local Plan
- 2.1.4 The assessment included a site visit carried out on 25/05/06 in order to determine the topography of the site and existing land use, and to provide further information on areas of possible past ground disturbance and general archaeological potential. Observations made on the site visit have been incorporated into this report.
- 2.1.5 The degree to which archaeological deposits actually survive on the site will depend on previous land use, so an assessment is made of the destructive effect of the previous and present activity and/or buildings, from the study of available plan information, ground investigation reports, or similar.
- 2.1.6 Fig 2 shows the location of known archaeological sites and finds within the study area. These have been allocated a unique assessment reference number (**DBA 1, 2, etc**), which is listed in a gazetteer at the back of this report (section 9) and is referred to in the text. A full bibliography and list of sources consulted may be found in section 10.



### 3 Legislative and planning framework

#### 3.1 National planning policy guidance

##### *Archaeology*

- 3.1.1 Planning Policy Guidance Note 16: Archaeology and Planning (PPG16) sets out the Secretary of State's policy on archaeological remains, and provides many recommendations subsequently integrated into local development plans. The key points in PPG16 can be summarised as follows:

Archaeological remains should be seen as a finite and non-renewable resource, and in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by a proposed development there should be a presumption in favour of their physical preservation.

The key to informed and reasonable planning decisions is for consideration to be given early, before formal planning applications are made, to the question of whether archaeological remains are known to exist on a site where development is planned and the implications for the development proposal.

When important remains are known to exist, or when archaeologists have good reason to believe that important remains exist, developers will be able to help by preparing sympathetic designs using, for example, foundations which avoid disturbing the remains altogether or minimise damage by raising ground levels under a proposed new structure, or by careful siting of landscaped or open areas.

If physical preservation *in situ* is not feasible, an archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From an archaeological point of view, this should be regarded as a second-best option. Agreements should also provide for the subsequent publication of the results of any excavation programme.

Decisions by planning authorities on whether to preserve archaeological remains *in situ*, in the face of proposed development, have to be taken on merit, taking account of development plan policies and all other material considerations – including the importance of the remains – and weighing these against the need for development.

Planning authorities, when they propose to allow development which is damaging to archaeological remains, must ensure that the developer has satisfactorily provided for excavation and recording, either through voluntary agreement with the archaeologists or, in the absence of agreement, by imposing an appropriate condition on the planning permission.

#### 3.2 Regional guidance: The London Plan

- 3.2.1 The over-arching strategies and policies for the whole of the Greater London area are contained within the GLA's London Plan (Feb 2004) also include statements relating to archaeology:

Policy 4B.14 Archaeology The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London's archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area."

### 3.3 Local Planning Policy

- 3.3.1 The London Borough of Camden's Unitary Development Plan was adopted in June 2006. This is the adopted text of the Replacement UDP and replaces the UDP adopted in 2000 and Alterations No. 1 and 2 to that Plan. It recognises the importance of the buried archaeological heritage, reflecting the national policies outlined above. The council seeks to ensure the preservation of the archaeological heritage and to promote its interpretation and presentation to the public. The relevant policies and sections in the adopted plan are as follows:

B8 – Archaeological sites and monumets

*A - Sites and monuments of national archaeological importance*

When considering development close to sites and monuments of national archaeological importance, including scheduled ancient monuments, the Council will seek the physical preservation of the archaeological features and their settings.

*B - Sites and monuments of archaeological importance*

The Council will only grant consent for development where acceptable measures are undertaken to preserve remains of archaeological importance and their settings. Developers should adopt measures that allow such remains to be permanently preserved in situ. Where this cannot be achieved, no development shall take place until satisfactory excavation and recording of the remains has been carried out.

- 3.3.2 The revised UDP takes account of the changing circumstances in the area and changes such as the Mayor for London's planning powers, amendments to national planning legislation, Camden's community strategy and the changing property market.

**Para 3.76** There is considerable likelihood that archaeological remains will be found in certain parts of the Borough, and these are listed in Appendix 4 - Archaeological Priority Areas and shown on the Proposals Map as archaeological priority areas. However, there have already been many individual finds in other parts of the Borough, and no location can be ruled out. The Council will consult with, and be guided by, English Heritage on the archaeological implications of development proposals, especially within the archaeological priority areas and for sites of archaeological potential. These are recorded in the Greater London Sites and Monuments Record, maintained by English Heritage.

**Para 3.77** When researching the development potential of a site, developers should, in all cases, assess whether the site is known or likely to contain archaeological remains. Where there is good reason to believe that there are remains of archaeological importance on a site, the Council will consider directing applicants to supply further details of proposed developments, including the results of archaeological desk-based assessment and field evaluation, under the provisions of Article 3(2) of the Town and Country Planning (General Development Procedure) Order 1995.

**Par 3.78** Within archaeological priority areas and for sites of archaeological potential, the Council may require an archaeological field evaluation to be carried out before a planning application is determined. If important archaeological remains are found, developers should adopt measures that allow the remains to be permanently preserved in situ. Where the preservation of such remains in situ cannot be achieved, the Council will require that no development shall take place until satisfactory excavation and recording of the remains

have been carried out on site by an archaeological organisation approved by the Council. In appropriate cases, the Council may grant planning permission subject to conditions, or seek voluntary agreements to cover such matters, including making provision for access, interpretation and display for public benefit during excavation and publication of the recorded results. Recorded results should also be provided by the developer for inclusion in the Greater London Sites and Monuments Record. Where developers do not propose due provision for accommodating important archaeological remains, planning permission may be refused.

**Par 3.79** It is important to note that sites and monuments of archaeological importance can also include standing buildings and structures (whether listed buildings or not), and that this policy applies to these standing buildings and structures in the same way it relates to other sites and monuments of archaeological importance.

#### *Scheduled Ancient Monuments*

**Par 3.74** The desirability of preserving sites and monuments of national archaeological importance is a material consideration in determining planning applications. Scheduled ancient monuments make a significant contribution to our national heritage and are the most important archaeological sites. They are scheduled under the Ancient Monuments and Archaeological Areas Act 1979 and are included in the Greater London Sites and Monuments Record maintained by English Heritage (Greater London Archaeology Advisory Service). There is currently one scheduled ancient monument in the Borough: Boadicea's Grave, a mound on Hampstead Heath at grid reference TQ 273864. However, not all sites and monuments of national importance meriting preservation are necessarily scheduled.

**Par 3.75** Scheduled monument consent must be obtained from the Department for Culture, Media and Sport before any alterations are made to scheduled ancient monuments. However, local planning authorities must also seek to preserve sites and monuments of national archaeological importance and their setting, including scheduled ancient monuments, and there will be a presumption in favour of the physical preservation of nationally important archaeological remains, whether scheduled or not.

- 3.3.3 The Council has designated a number of Archaeological Priority Areas (APAs) in the borough. The Council has designated a number of Archaeological Priority Areas (APAs) in the borough. The site lies within one of these Zones, APA2: London Suburbs.

## 4 Archaeological and historical background

### 4.1 Site location, topography and geology

- 4.1.1 The site is situated within the London Borough of Camden on the south side of High Holborn. The site covers an area approximately 1,320m<sup>2</sup>, bounded by Great Turnstile to the east, Whetstone Park and the north end of Newman's Road to the south, Princeton House (271–277 High Holborn) to the west and High Holborn to the north (NGR 530824 181555: Fig 1). Prior to being absorbed into the current London Borough, the site was formerly administered by the London County Council district of Holborn, located in the parish of St Giles in the Fields in the County of Middlesex.
- 4.1.2 London occupies part of the Thames Basin, a broad syncline of chalk filled in the centre with Tertiary sands and clays. In most of London, this Tertiary series of bed-rock consists of London Clay. Above the bed-rock lie the Pleistocene (Quaternary) fluvial deposits of the River Thames arranged in flights or gravel terraces. These terraces represent the remains of former floodplains of the river, the highest being the oldest with each terrace becoming progressively younger down the valley side.
- 4.1.3 The gravels beneath the vicinity of the site belong to the Lynch Hill Terrace, and the site is located approximately 80m north of the boundary with later Hackney Gravel deposits. When not truncated or eroded, these gravels are normally overlain by brickearth (mixed clay-silt loess) deposited by wind and water action after the last, most recent glaciation, *c* 10,000 years ago.
- 4.1.1 At Lincoln's Inn Fields (**DBA 1**), *c* 150m south of the site, natural terrace gravels were recorded at 19.2m OD, within 1.2m of current ground level. Note, however, that **DBA 1** is located on the later and noticeably lower Hackney Gravel Terrace. Further east, along High Holborn natural gravels were truncated by basements to *c* 18.6m OD at 311-318 (**DBA 2**) *c* 150m west of the site, and to *c* 17.3m OD at 43-47 Southampton Buildings, outside the study area east of the site. Truncated brickearth was recorded at 18.4m OD below the basement at Old Square, *c* 200m south-east of the site (**DBA 4**).
- 4.1.2 Based on the current basement survey (Drawing 8176.01, not reproduced), it is estimated that natural gravel within the site lies between *c* 21.5m and *c* 20.0m OD. Modern street level adjacent to the site is *c* 23.7m OD at High Holborn and *c* 23.5m OD at Whetstone Park.
- 4.1.3 Both gravel and brickearth were eroded by a number of small streams and rivers flowing south to join the Thames. Amongst the more substantial of these was the Fleet River, *c* 600m to the east of the site. The Fleet River rises in Kenwood and Hampstead Ponds and flows to the Thames through Camden Town, Kings Cross and below Farringdon Street. Surrounding topography slopes noticeably downwards to the Fleet valley along High Holborn, from *c* 24.0m OD at the junction with Red Lion Street to the west, to *c* 21.6m OD at the junction with Chancery Lane to the east. A southward decline to the Thames is observed where adjacent ground level in High Holborn and Great Turnstile lies at *c* 23.7m OD, sloping to *c* 19.8m OD on the south side of Lincolns Inn Fields to the south

## 4.2 Past archaeological investigations

- 4.2.1 There have been no previous archaeological investigations on the site. Numerous archaeological investigations have been undertaken in the vicinity, giving some indication of the character of potential archaeological deposits on the site. Morgan's map of 1682 shows the Sword and Buckler Inn (**DBA 16**) within the south part of the site. The most relevant sites in the vicinity are Lincoln's Inn Fields (**DBA 1**), c 200m to the south, where 17th-century quarry pits truncated the surface of natural gravels; 311-318 High Holborn (**DBA 2**), 150m to the east, where Roman and Medieval quarry pits survived beneath the modern basements. At 27-28 Lincoln's Inn Fields (**DBA 6**), just 15m to the south of the site, 17th-century and later features, including garden soils and a well, were recorded.

## 4.3 Chronological summary

### *Prehistoric period (c 500,000 – AD43)*

- 4.3.1 There are no known prehistoric sites or finds within the area of the proposed site. Occasional finds of flint tools in the vicinity indicate a prehistoric presence from the Palaeolithic onwards. The edge of the Lynch Hill gravel terrace was probably an attractive area for early prehistoric activity. This is indicated by the fact that flint tools are found in a band across the southern end of Camden Borough. Antiquarian observations note that Palaeolithic finds were regularly recovered from the terrace gravel deposits. Within the site vicinity, these finds have included a handaxe from Eagle Street (**DBA 7**), c 140m north-west of the site; a handaxe (**DBA 8**) at Lincoln's Inn, 150m to the east. Similar axes have been found on the outskirts of the study area in High Holborn 300m to the west, along Kingsway c 300m to the south-west, and on Chancery Lane c 290m to the south-east.
- 4.3.1 Evidence for *in situ* prehistoric land use is closely allied to the survival of brickearth deposits. Generally Mesolithic and later prehistoric finds would normally lie within this and the overlying natural soils. Finds of this date have been found outside the study area, 300m to the south-west at Kingsway, where the brickearth survives over the younger and lower Hackney gravel terrace.
- 4.3.2 Later prehistoric finds in the area are limited to an Iron Age figurine, recovered from Lincoln's Inn Gardens (**DBA 9**).

### *Roman period (AD43-410)*

- 4.3.3 The site is located some distance outside of the Roman city of *Londinium* (now occupied by the present City of London) within the presumed rural hinterland on the fringes of the city. Roman roads were located along the line of High Holborn/Oxford Street (from Newgate to Silchester), to the immediate north of the site (**DBA 10**), and along the Strand c 500m to the south.
- 4.3.4 A secondary Roman road running between Colchester and Silchester (**DBA 11**) is suspected to run under Theobalds Road, c 250m north of the site. The road is conjectured to join the Silchester Road in the vicinity of New Oxford Street.
- 4.3.5 Roman law required the dead to be buried outside the city perimeter; cemeteries are known to have been established alongside roads in the 1st century and many

continued to be used throughout the Roman period. Several finds associated with roadside burial have been recorded just outside the study area. They included a Roman cremation urn found during the construction of Holborn Station in 1909 to the west of the site; a cremation in High Holborn, opposite Gray's Inn Road c 250m to the east; a cremation was recovered in 1905 during work at Southampton Buildings to the east. More recent excavation at Southampton Buildings in 2000 recorded a Roman inhumation that had been truncated by later medieval foundations.

- 4.3.6 Although these finds reflect Roman burials, there is no clear evidence for an extensive cemetery alongside the section of the road that crosses the study area. This may be a consequence of the destruction of burials without record during successive periods of development along High Holborn, but it is possible that the burials may have been more scattered, either focused on the road frontages, or set within a number of smaller cemetery enclosures.
- 4.3.7 Evidence of Roman occupation of the area local to the site is rather sparse, reflecting the scale of Roman settlement outside the Roman city walls. The remains of a statue were discovered at the junction of Wild Court and Kingsway c 300m south-west of the site. A Roman Brooch was found a slightly further north along Kingsway. A chance find of a Roman vase and possible dice at Lincoln's Inn is reported c 200m south-east of the site (**DBA 8**). A hoard of third century AD coins was recovered from Lincoln's Inn Fields just 100m south of the site (**DBA 5**). Archaeological investigations at 311–318 High Holborn, c 150m west of the site, revealed two probable gravel pits cutting the terrace deposits. One produced two sherds of Baetican Dressel 20 amphora, and five sherds of Alice Holt Farnham ware dated to AD 50–160. A possible Roman plough soil horizon was observed, suggesting that the site lay in rural area beyond the built up area.

#### *Early medieval period (AD410–1066)*

- 4.3.8 The area to the south-west of the site contains the majority of Middle Saxon (7th–9th-century) evidence for settlement in the London area. This is where the settlement of *Lundenwic* developed, north of the Strand, between approximately the line of Kingsway and Trafalgar Square. *Lundenwic* took over as the main centre of population after the city of *Londinium* was abandoned in the 5th century and remained so until the Viking attacks of the late 9th century forced a retreat behind the city walls.
- 4.3.9 A series of excavations have suggested that the settlement was at least 60 hectares in size, extending south to the shoreline of the Thames, north to Seven Dials, west to Trafalgar Square and east to Aldwych (MoLAS 2000, 182). The boundaries are uncertain, the evidence deriving only from the positions of the excavations. *Lundenwic* was primarily a trading centre, with a waterfront embankment for sea-going ships (ibid.). The northern edge of *Lundenwic* is uncertain, but lies south of the present site.
- 4.3.10 The former Roman road (**DBA 10**) seems to have continued in use throughout the Saxon period and is referred to in the 11th-century as the 'broad military way' in medieval documents. By the 10th century a settlement (not illustrated) had developed in Holborn around the bridge where the main street crossed the Fleet probably around St Andrews church approximately 650m east of site.

- 4.3.11 St Andrews itself also has mid to Late Saxon origins. The parish is first mentioned in AD 971 by a charter given to the church by King Edgar (king from AD 959 to 975). The Holborn Bridge settlement continued to grow throughout the Saxo-Norman period and is mentioned in Domesday Book of 1086. Archaeological observations in the vicinity are restricted to a single sherd of Ipswich type ware recorded at the Junction of Gate Street and Kingsway south of High Holborn (**DBA 12**).

*Later medieval period (AD1066–1485)*

- 4.3.12 The site is located within the ancient parish of St. Giles in the fields, a settlement that became established after the foundation of a leper hospital by Queen Maud, wife of Henry I in the early 12th century (Le-Faye 1971). Holborn district takes its name from the Holebourne, an upstream section of the Fleet (from the Saxon for *the river that flows through the hollows*) (Harben 1918; Lehmann 1970, 15). The foundation by Edward the Confessor of the palace and abbey of Westminster in the mid-11th century and the establishment of Westminster as a centre of government under the Norman kings had a great effect on the area around the Strand. On its outskirts, the settlement near Holborn Bridge continued to grow throughout the Saxo-Norman period.
- 4.3.13 The Fleet Street/Strand road became a link between the commercial centre in the City of London and the administrative centre in Westminster. Anecdotal accounts of the surrounding area suggest that the vicinity was a good resource for wheat and water, supplying the north-western area of the City. William Fitzstephen writing his *Description of London* c 1174 states that the area contained “fields of luxurious crops...[and]..contains excellent springs of sweet water.. and that the area was also used by young men in sports of leaping, archery, wrestling, stone and javelin throwing ..’ (Stow, 22–29; Lehmann 1970, 17).
- 4.3.14 The earliest documented medieval establishment in the site vicinity appears to be the founding of a Knight’s Templar church, known as the ‘Old Temple’, under what is now Southampton Buildings, 200m east of the site. The church was founded c 1128–1144 and a fragment of the circular nave was recorded during excavations in 2000 at 43–47 Southampton Buildings, just outside the study area to the east of the site.
- 4.3.15 By the 13th century the medieval settlement of the area between The Strand and Holborn was well established. The east end of High Holborn was first mentioned as *Holeburnstreete* in 1249 (**DBA 10**) and at that time was a principal highway for goods going into the city.
- 4.3.16 Chancery Lane, 150m to the east is also a medieval route (**DBA 24**) thought to have derived its name in 1377 when Edward III took over the House for Converted Jews for use of the Keeper of the Rolls of the Chancery, though it was probably established by the Knights Templar as New Street in the late 12th century.
- 4.3.17 Development of the area moved away from an ecclesiastical character to a legal one. The guild of lawyers in particular invested much in building up a series of Inns of Court and Chancery either within or just beyond the City ward of Farringdon.
- 4.3.18 The site lies between two of the four medieval Inns of Court. Lincoln’s Inn (**DBA 13**) was originally established in the mid-1300s in the vicinity of the later Inns of Chancery at Thavies Inn and Furnival’s Inn (not illustrated). It was subsequently moved over the course of the next century to the south of Holborn Road and west of

Chancery Lane *c* 100m to the southeast of the site. Gray's Inn (**DBA 14**), *c* 200m to the north-east of the site, came into the possession of Sir Reginald de Grey in 1307 and remained in his family until 1506.

- 4.3.19 By 1376 the land to the south of High Holborn, including the site, westwards from Chancery Lane to the area of modern day Holborn Place was an open pasture named Cup Field. Along with adjacent Purse and Fickett's Fields these open areas were used by the citizens of London for outdoor pursuits, including jousting (Woodford 2000 77; LCC 1912). The site is likely to have occupied open ground at this time, but the possibility of roadside settlement within the site also cannot be ruled out. Excavations have shown medieval quarrying of natural gravels at 311–318 High Holborn *c* 150m to the east of the site (**DBA 2**).

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

- 4.3.20 During the Tudor period, national economic factors led to the population of London quadrupling in size, though the medieval layout of the City did not change significantly. Whilst the City remained the commercial and Westminster the political centres of London, areas between them and beyond the City walls began to be swallowed up in suburbs. In particular, the wealthy moved into the area of the Strand and the Inns of Court, whilst the poor began occupying suburbs around Clerkenwell, Shoreditch, Aldgate and Southwark.
- 4.3.21 The Survey of London (LCC 1914) records that ten houses had been built along High Holborn, between Great Turnstile and certain properties belonging to the Hospital of St Giles-in-the-fields, corresponding to the boundaries of Cup and Purse Fields. The site would have occupied the westernmost of the ten houses adjacent to Great Turnstile. The houses belonged to the Priory of St John of Jerusalem under the reign of Henry VIII. Some of the buildings further west along High Holborn may date to the reign of Edward II (*ibid*, 4).
- 4.3.22 The Agas map of *c* 1562 shows that the area had become somewhat built up (Fig 3), with the site lying within properties fronting onto *Houleburne* (Holborn) with the rear of the properties backing onto open area (Cup Field), probably representing the ten properties mentioned above. Great Turnstile is mentioned as early as 1522 as *Turngat lane* (BM. M.S. Claudius E.VI, 218b), although no houses are recorded along the lane until the 1630s (LCC 1914).
- 4.3.23 Fairthorne and Newcourt's map of 1658 (Fig 4) shows building density has increased, especially along Holborn and Gray's Inn Lane, with the site occupied by town houses. Cup and Purse Fields were gradually converted to Lincoln's Inn Fields, surrounded on all sides with new streets and buildings.
- 4.3.24 Hollar's view of the same date (Fig 5) shows these buildings in greater detail, where the site contains properties with yards and gardens visible to the rear of Holborn, Great Turnstile and the east end of Whetstone Park. Whetstone Park, a street forming the southern boundary of the site, is labelled at this time, taking its name from William Whetstone, a vestryman (Trustee) of St Giles-in-the-Fields who built up the lane in defiance of restrictions placed on construction outside the City. Despite a demolition order, the buildings remained and the street rapidly gained notoriety as a place of vice, gambling and crime (Denford and Hellings, 1999, 19).
- 4.3.25 Morgan's map of 1682 (Fig 6) is less detailed, but shows relatively little change in the layout of the site properties. The map names Great Turnstile along the east of the



- site. The Sword and Buckler Inn is also labelled within the south of the site (**DBA 16**).
- 4.3.26 Archaeological sites the study area that are similar in history and character to the site have recorded pits and garden soils of 17th century date, notably around Lincoln's Inn Fields 30–100m to the south of the site (**DBA 1, 3, 4 and 6**) and on High Holborn 150m east of the site (**DBA 2**). The remains of a 17th century well were also recorded at 27 Lincoln's Inn Fields (**DBA 6**), 30m south of the site.
  - 4.3.27 Strype's parish map of 1720 (Fig 7) shows no change in the layout of the site. Rocque's map of 1746 (Fig 8) shows the entire site developed, although it does not show detail such as individual buildings or internal courtyards. The small alley and courtyard along the west of the site is named as Stitch Bone Court, later named Tichborne Court.
  - 4.3.28 Horwood's map of 1813 (Fig 9) shows rows of individual houses on the site's High Holborn frontage and smaller properties within the site fronting onto Great Turnstile and Whetstone Park. The centre of the site appears to be open gardens or yards
  - 4.3.29 The Ordnance Survey 1st edition 25" map of 1873 (Fig 10) shows the site in considerable detail. Any open spaces remaining from previous gardens and yards are almost entirely filled up. Several public houses are noted within the site, one on the south side, one on the north and one on the west.
  - 4.3.30 The Ordnance Survey 25" map of 1914 (Fig 11) shows relatively little change. The west side of the site-properties fronting onto Tichborne Court appear to comprise just several properties with the earlier public house having disappeared.
  - 4.3.31 The Goad Fire Insurance map, updated to 1924 (not reproduced), shows a variety of businesses occupying the various properties on the site, a printers, a shirt manufacturers, a restaurant on High Holborn, Hope Brothers outfitters and numerous small shops along Great Turnstile. Two unnamed pubs clearly remain in their earlier locations.
  - 4.3.32 The north side of the site was totally destroyed by bomb damage during World War 2, with properties along the west and south, around former Tichborne Court, (previously shown as a printer's premises) damaged beyond repair (London Topographical Society 2005, Map 62).
  - 4.3.33 The entire block was cleared after the war. The present building was constructed in the early 1950s, to the curtain-walled design by Morrison, Rose and Partners architects, although Pevsner was disparaging of the block, declaring it 'deadening' (Cherry and Pevsner 1998, 305). The block was named Chichester House c 1960 and comprised a mixture of retail at ground floor level and offices above.
  - 4.3.34 No. 278 High Holborn was formerly the Russian Shop, opened in 1961 during the Cold War to showcase the arts and crafts of the Soviet Union. The collapse of Communism in the late 1980s inevitably led to the closure of the store in 1990 (Densford and Hellings 1999, 22).

## **5 Archaeological potential**

### **5.1 Factors affecting archaeological survival**

#### *Natural geology*

- 5.1.1 The natural geology of the site is likely to consist of Lynch Hill gravels. Natural gravels are likely to be found beneath the site at *c* 21.2m to *c* 20.5m OD (approximately 2.5m below ground level). By contrast modern street level adjacent to the site is at *c* 23.7m OD in High Holborn to the north and *c* 23.5m OD in Whetstone Park to the south, approximately 3.2m above the level of the existing basement floor level.

#### *Past impacts*

- 5.1.2 The site currently has a *c* 3.0m deep basement, covering the entire footprint of the property, accessed by a ramp from Whetstone Park in the south-western corner of the site. The floor level of the basement is at *c* 20.5m OD (Gordon Tomalin survey drawing 8176.01, Goad).
- 5.1.3 The present site lies over a number of older properties, as indicated by cartographic evidence. On the Goad fire Insurance map dated 1888 (not reproduced), several basements are indicated, in the printer's premises and public house facing Whetstone Park along the south edge of the site. However, other basements may have existed. The Goad map updated in 1924 (not reproduced) does not indicate any additional basements. The depth of any earlier basements is unknown, but if a standard 3m depth is assumed, it is unlikely that they will have caused any additional truncation beyond that of the existing basement.
- 5.1.4 A number of previous properties within the site were printers. The industrial processes at these premises may have led to potential localised chemical and mineral contamination of underlying deposits.
- 5.1.5 The present basement appears to have been used as a basement garage and car park. An oil tank and boiler room are also present in the southwest of the basement. Some localised contamination of deposits beneath these features may be expected.

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

- 5.1.6 Construction of the present basement is likely to have removed all original ground surfaces and any archaeological remains present, possibly with the exception of the bases of deep cut features (ie pits, wells, ditches and footings for buildings). Palaeolithic artefacts might survive intact within the underlying gravel.

### **5.2 Archaeological potential**

- 5.2.1 The nature of possible archaeological survival in the area of the proposed development is summarised here, taking into account the levels of natural geology (see section 4.1) and the level and nature of later disturbance and truncation discussed above.

- 5.2.1 *The site has an uncertain, but possibly low potential to contain archaeological remains dated to the prehistoric period.* The site's location on the well-drained Lynch Hill gravel terrace close to predictable resources of the River Thames and River Fleet would have made the area attractive for settlement. Despite this, there is no evidence for prehistoric activity within the study area, other than Palaeolithic axes, Mesolithic flint tools and an isolated Iron Age find. It is not known whether these were in situ.
- 5.2.2 *The site has an uncertain, but possibly moderate potential to contain archaeological remains dated to the Roman period.* The site lies adjacent to a major Roman route and evidence of the roadway or ditches associated with it may be present. Although there is little evidence of settlement around the site, Roman burials and other chance finds have been recorded in the site vicinity. There is thus a general background potential in this area for Roman funerary evidence or other artefacts. Burials, as deeper cut features, have a greater chance of survival. Roman relict agricultural features (such as field ditches) could be present beside the roadways as could quarry pits into the gravel, to provide for the frequent repair/re-metalling of the nearby roads.
- 5.2.3 *The site has an uncertain, but possibly low potential to contain archaeological remains dated to the Saxon period.* Although the site lies to the north-east of the area normally associated with *Lundenwic* and is likely to be in marginal land outside the town, archaeological remains from the Saxon period have not been recorded in the immediate vicinity of the site and are unlikely to be found on the site.
- 5.2.4 *The site has an uncertain, but possibly low potential to contain archaeological remains dated to the medieval period.* Archaeological remains from the medieval period have been recorded in the immediate vicinity of site and might be expected on site. The site occupied the north-west of Cup Field, and is likely to have occupied common open ground in the medieval period. Early post-medieval documents indicate limited roadside development along High Holborn from and including the site westwards to St Giles Church.
- 5.2.5 *The site has a moderate potential to contain archaeological remains dated to the post-medieval period.* Archaeological remains from at least the 16th century onwards, including a 17th-century inn, buildings, cellars and foundations, pits and drains, have been recorded in the immediate vicinity and might be expected on site.

## **6 Impact of proposals**

### **6.1 Proposals**

- 6.1.1 The proposed scheme comprises demolition of the present property and construction of a new building of mixed retail, office and residential units, with a single basement with two different floor levels. Information on proposed foundations was derived from email communication with Stephen Heath of GMW Architects (dated 02/10/07).
- 6.1.1 The proposed basement (Fig 12) would comprise a single basement with two floor levels, extending beyond the proposed building's footprint. It would reach a depth of *c* 2.5m below ground level and would retain the existing slab (20.5m OD) in the north and a small area to the south of the Site (*c* two-thirds of the site), while the central area would be excavated by a further 600mm. Allowing 500mm for the depth of the slab, this would result in a formation level of *c* 19.4m OD.

### **6.2 Implications**

#### *Basement*

- 6.2.1 There would be no impact from the proposed basement where the existing slab is retained. However, any archaeological remains where the proposed basement is deeper would be removed.

#### *Piling*

- 6.2.2 Archaeological remains would be removed from the footprint of the proposed sheet piled wall around the basement. If piled foundations are used in the main body of the site, the severity of the impact would depend on the pile size and pile density. Where the piling layout is particularly dense, it is likely to make the surviving archaeological resource (potentially preserved between each pile) effectively inaccessible in terms of any archaeological investigation of the resource in the future.

#### *Additional works*

- 6.2.3 There may be an additional impact to any surviving archaeological remains from groundworks for drains, lighting and other services, other temporary works, ground clearance and levelling. These works would partially or completely remove any surviving archaeological remains.

## 7 Conclusions and recommendations

- 7.1.1 The site contains no Scheduled Monuments or Listed Buildings. However, due to its proximity to the site of Saxon *Lundenwic* and the line of a Roman road to the north, the site falls within an Archaeological Priority Zone as defined by the London borough of Camden. It is also located on the north-eastern limit of the Seven Dials Conservation Area.
- 7.1.2 The assessment has shown that, based on current information relating to the level of the existing basement within the entire footprint of the site, most archaeological remains will already have been removed by the basement construction, possibly with the exception of very deeply cut features.
- 7.1.3 *The site has a low potential for the survival of prehistoric remains*; evidence for in situ prehistoric land use is closely allied to the survival of brickearth deposits which if they existed, are likely to have been severely if not entirely truncated on this site. *The site has a moderate potential for the survival of Roman remains*. The site was within the presumed rural hinterland of the Roman City to the immediate south of the Roman road to Silchester. Any potential horizontal deposits are likely to have been truncated by the existing basement, although it is possible that the bases of deep cut features such as burials, quarry or rubbish pits remain. *The site has a low potential for surviving Saxon remains*. The site lies beyond the known limits of Lundenwic. If Saxon remains survive, they would be in the form of the bases of deep cut features such as pits and wells. *The site has a low potential for the survival of later medieval remains*. Throughout this period the site was probably an open field. The existing basement truncation is likely to have removed archaeological remains other than exceptionally deep cut features. *The site has a moderate potential for the survival of features of post-medieval date*. It is likely that previous ground reduction will have removed any horizontal stratification (e.g. floor levels, road surfaces). However, isolated deep features such as cellars, wall foundations, pits and wells could survive below this truncation level.
- 7.1.1 The proposed scheme comprises demolition of the present property and construction of a new building of mixed retail, office and residential units, with a single basement with two different floor levels. The basement would not affect archaeological deposits where it retains the existing slab. However, any archaeological remains where the proposed basement is deeper by 600mm would be removed. Archaeological remains would be removed from the footprint of the proposed sheet piled wall around the basement. There may be an additional impact to any surviving archaeological remains from groundworks for drains, lighting and other services, other temporary works, ground clearance and levelling. These works would partially or completely remove any surviving archaeological remains.
- 7.1.2 It is recommended that geotechnical work for engineering purposes should be monitored by a competent archaeological organisation. This will give further information on the nature and levels of any deposits or features surviving on the site. The results will enable an appropriate mitigation strategy to be recommended by the local planning authority. In light of the degree of past truncation on site, it is unlikely that remains of national significance survive, warranting preservation *in situ*, and thus mitigation is likely to entail preservation by record, i.e. archaeological excavation or watching brief for remains of lower significance.

## **8 Acknowledgements**

- 8.1.1 MoLAS is grateful to the staff of Camden Local History and Archives Centre for their assistance in the production of this report.

## 9 Gazetteer of known archaeological sites and finds

9.1.1 The table below represents a gazetteer of known archaeological sites and finds within the 250m study area around the site. The gazetteer should be read in conjunction with Fig 2.

### Abbreviations

DGLA: Department of Greater London Archaeology

MoLAS: Museum of London Archaeology Service

OAU: Oxford Archaeology Unit

WA: Wessex Archaeology

DBA No.	Description	Site code/ SMR No.
1	A watching brief was carried out by MoLAS at Lincoln's Inn Fields in 2005. At least one large refuse-filled pit, dating to the early to mid 17th century, was identified; it may originally have been quarried for gravel. The dumping of refuse in the pit broadly coincides with the development of the surrounding square. Natural sands and gravel was encountered at 19.20m OD, and the highest survival of archaeological deposits occurred at 19.60m OD.	LCF05
2	311–318 High Holborn, London WC2 A MoLAS evaluation revealed truncated river terrace sand and gravel between 16.80m OD and 18.68m OD. Two probable gravel pits cut the terrace deposits. One produced two sherds of Baetican Dressel 20 amphora and five sherds of Alice Holt Farnham ware dated to AD 50–160. The other yielded two fragments of peg tile dated to 1180–1480, although later objects found by contractors may have also come from this feature; these comprised a potsherd dated to 1550–1700, the bases of two glass bottles and a clay pipe stem. A subsequent watching brief was carried out in 2006, during which a possible Roman plough soil horizon was observed; a pit and a posthole, a post-medieval quarrying pit and a 19th-century soakaway. Natural deposits were observed at 17.90 m OD.	HHY04 HHY05
3	Lincoln's Inn Chapel, Lincoln's Inn, Old Sq, MOLAS. A watching brief took place to the N and S of The Chapel, following earlier work in the Chapel undercroft in 1991. One large pit or trench of 16th/17th century date cut the natural brickearth. This and a buried soil were sealed by extensive levelling deposits of similar date. The levelling was probably in preparation for the construction in the 16th and 17th c of the earlier buildings currently occupying the site, in particular, the Old Hall, the Old Buildings and the Chapel itself.	LNI93 082381 082624
4	Watching brief carried out by MoLAS in 2004 at Old Square, Lincolns Inn. Natural deposits of mid orange–brown brickearth were observed at 18.40m OD, c 0.20m below the floor slab. No deposits of sand and gravel were observed. A truncated firepit was recorded within the northwest of the basement. The feature was associated with two truncated waste pits and a later structural cut. Dating material was not recovered from the archaeological deposits. Finds dating to the 17th century were recovered as residual finds from a later context, suggesting that the activity within this area derives broadly from the same period.	OSQ04
5	A watching brief was carried out by DGLA at Lincoln's Inn Fields North Garden in 1988. Garden soil and demolition rubble sealed brick footings in the trench at the North boundary wall. Clay pipe bowls suggest that demolition occurred in the late 17th century. In a second trench redeposited brickearth containing medieval pottery sherds was sealed by modern debris. Third century AD Roman Coin Hoard	LIN86  081770
6	27–28 Lincoln's Inn Fields, Holborn, WC2. OAU, watching brief. Three trenches revealed archaeological deposits with good dating evidence, appearing to post date 1700, when the north side of Lincoln's Inn Fields was redeveloped.	LIF97
7	Eagle Street, Holborn Palaeolithic Handaxe	081708

<b>DBA No.</b>	<b>Description</b>	<b>Site code/ SMR No.</b>
<b>8</b>	Palaeolithic Axe, Lincoln's Inn Roman finds now in the BM-vase and two possible dice	081716 081771
<b>9</b>	Lincolns Inn Garden, Iron Age Figurine discovered in 1904 at a depth of 16 and a half feet (c 5m) beneath the northwest corner of the Stone Building. Thought to date to 7th-6th century BC.	082348
<b>10</b>	New Oxford Street Roman Road: suspected line of road from Newgate to Silchester Holborn. Medieval Road referred to as Holbourne, the road was paved in 1417.	081766 082021
<b>11</b>	Theobalds Road Roman Road: conjectured line of road from Silchester to Colchester	081765
<b>12</b>	A sherd of Ipswich-type ware with impressed decoration, wrongly described in accessions list as 17 <sup>th</sup> century vase fragment was found on Kingsway	082188
<b>13</b>	Lincoln's Inn Medieval Inns of Court	202308
<b>14</b>	Grays Inn Medieval Inns of Court	201944
<b>15</b>	A 15 <sup>th</sup> century dagger was found in the northwest of Lincoln's Inn Fields	084212
<b>16</b>	Site of the 17th century Sword and Buckler Inn	Morgans Map HBN98
<b>17</b>	An evaluation carried out by WA at 'The Aurora' 88–93 High Holborn, WC1 in 1998 The results of the evaluation are limited: modern disturbance sealed and truncated natural gravel. No further detail is available	
<b>18</b>	Lincoln's Inn Field Gardens (17th century)	202944
<b>19</b>	Roman cremation jar and bowl – Southampton Buildings (Source GLSMR 2001)	081783, 08178301
<b>20</b>	Medieval (12th century) monastery, church, and refectory on northern end of Chancery Lane (Source GLSMR 2001)	082007, 08200701, 08200702
<b>21</b>	Post-medieval (16th century) gatehouse fronting onto High Holborn (Source GLSMR 2001)	20194401
<b>22</b>	78–87 Chancery Lane, 8–14 Bishop's Court, 1–17, 2–12 Chichester Rents, WC2 DGLA (N) watching brief in 1988 on 13 testpits and others excavated by developers revealed evidence of cut features, probably post-medieval refuse pits, some of them cutting into a soil layer of uncertain character. A brick floor and layer of debris were also noted. There was extensive modern truncation.	CHC88
<b>23</b>	The Great (New) Hall, Lincoln's Inn, Chancery Lane. Standing building recording (MoLAS 2003): The Great (or New) Hall and the Library of Lincoln's Inn, listed Grade II*, were built in 1842–5 to a design by P Hardwick, and the Library was extended in 1871–3 by G G Scott. Alterations to the ground-floor kitchens and mezzanine service rooms, directly under the hall, as well as to the screen at the south end of the hall, were monitored and the original fabric of the building was recorded where newly exposed. An original service staircase at the north side of the kitchens was uncovered and recorded, together with details of other staircases in the southwest tower.	NHL03
<b>24</b>	Chancery Lane Medieval Road. Built by the Knights Templar c 1160 southward from their priory precinct below modern-day Southampton Buildings. Originally referred to as New Street, the road was paved in 1542 and again in 1547	082024



## 10 Bibliography

### 10.1 Published and documentary sources

- Barker, F, and Jackson, P, 1990 *A history of London in maps*, London
- Cherry, B, and Pevsner, N, 1998 *London 4: North*, The Buildings of England ser, London
- CHCE, 2000 Cultural Heritage Committee of the Council of Europe, *Code of good practice on archaeological heritage in urban development policies; adopted at the 15th plenary session in Strasbourg on 8–10 March 2000*, CC-PAT [99] 18 rev 3, Strasbourg
- Densford, S and Hellings, D 1999 *Streets of Old Holborn* Camden History Society
- DoE, 1990 Department of the Environment, *Archaeology and planning: a consultative document*, Planning Policy Guidance Note 16, London
- English Heritage Greater London Archaeology Advisory Service, 1998 *Archaeological guidance papers 1–5*, London
- English Heritage Greater London Archaeology Advisory Service, 1999 *Archaeological guidance papers 6*, London
- Gibbard, P L, 1994 *The Pleistocene history of the lower Thames valley*, Cambridge
- Gray, R, 1978 *A history of London*, London
- Greater London Authority, Feb 2004 *The London Plan: Spatial Development Strategy for Greater London*
- Harben, H A, 1918 *A dictionary of London*, London
- IFA, 2001 Institute of Field Archaeologists, *By-laws, standards and policy statements of the Institute of Field Archaeologists, standard and guidance: desk-based assessment*, rev, Reading
- LeFaye, D, 1971 *Medieval Camden*. Camden History Society
- Lehmann, J, 1970 *Holborn*. Macmillan
- London County Council (LCC), 1912 *Survey of London Volume III: Parish of St Giles-in-the-Fields, 1. Lincoln's Inn Fields*.
- London County Council (LCC), 1914 *Survey of London Volume V: Parish of St Giles-in-the-Fields, 2*.
- Lobel, M, 1989 *The City of London from prehistoric times to c 1520*, Historic Towns Atlas 3, Oxford
- Merrifield, R, 1965 *The Roman city of London*, London
- Museum of London, 2000 *The Archaeology of Greater London*, London
- Museum of London, 2003 *A research framework for London archaeology 2002*, London
- Schofield, J, with Maloney, C (eds), 1998 *Archaeology in the City of London, 1907–91: a guide to records of excavations by the Museum of London and its predecessors*, MoL Archaeol Gazetteer Ser 1, London
- Stow, J, 1603 *A survey of London* (ed C L Kingsford), 2 vols, 1908 repr 1971, Oxford
- Strype, J, 1720 *A survey of the Cities of London and Westminster... corrected .. and brought down from... 1633... to the present*, London
- Weinreb, B, and Hibbert, C (eds), 1995 *The London encyclopaedia*. Macmillan. London
- Wheatley, H B, and Cunningham, P, 1891 *London past and present: its history, associations, and traditions*, 3 vols, London
- Woodford, F, P, (ed) 2000 *Streets of St Giles. A survey of streets, buildings and former residents in a part of Camden*. Camden History Society.

## 10.2 Other Sources

Greater London Sites and Monuments Record  
Camden Local Studies and Archive Centre  
Internet – web-published sources

## 10.3 Cartographic sources

Agas, R, c 1562 'Civitas Londinum', reproduced in Margary, H, 1981 *A collection of early maps of London*, Margary in assoc Guildhall Library, Kent  
Faithorne, W, and Newcourt, R, 1658 'An Exact Delineation of the Cities of London and Westminster and the suburbs thereof together with the Borough of Southwark',  
Goad, C E, 1886 *Insurance plan of London*  
Goad, C E, 1924 *Insurance plan of London*  
Goad, C E 1960 *Insurance plan of London*  
Hollar, W, c 1658 'A map of West Central London, c 1658', reproduced in Margary, H, 1981 *A collection of early maps of London*, Margary in assoc Guildhall Library, Kent  
London Topographical Society, 2005, The London County Council Bomb Damage Maps, 1939–45, London  
Margary, H, 1985 *The A–Z of Regency London*, Margary in assoc Guildhall Library, Kent  
Morgan, W, 1682 'London &c Actually Surveyed', reproduced in Margary, H, 1977 '*London &c Actually Surveyed*' by William Morgan, 1682, Margary in assoc Guildhall Library, Kent  
Rocque, J, 1746 'A Plan of the Cities of London Westminster and Southwark with contiguous buildings from an actual survey' by John Rocque, reproduced in Margary, H, 1971 '*A Plan of the Cities of London Westminster and Southwark*' by John Rocque, 1746, Margary in assoc Guildhall Library, Kent

### *Ordnance Survey maps*

Ordnance Survey 1st edition 25" map (1873)  
Ordnance Survey 25" map (1914)

### *Geology map*

British Geological Survey map sheet 256

### *Engineering/Architects drawings*

The Gordon Tomalin Partnership Dwg no. 8176.01; 8176.02 (present building basement and ground floor survey)

GMW Architects proposed basement plan and Section A supplied to MoLAS on 1/10/07 as Dwg. Nos. 3829\_TP 03 [Revision C] and 3829\_TP 13 [Revision C] (dated 28/09/2007 and 01/10/2007).

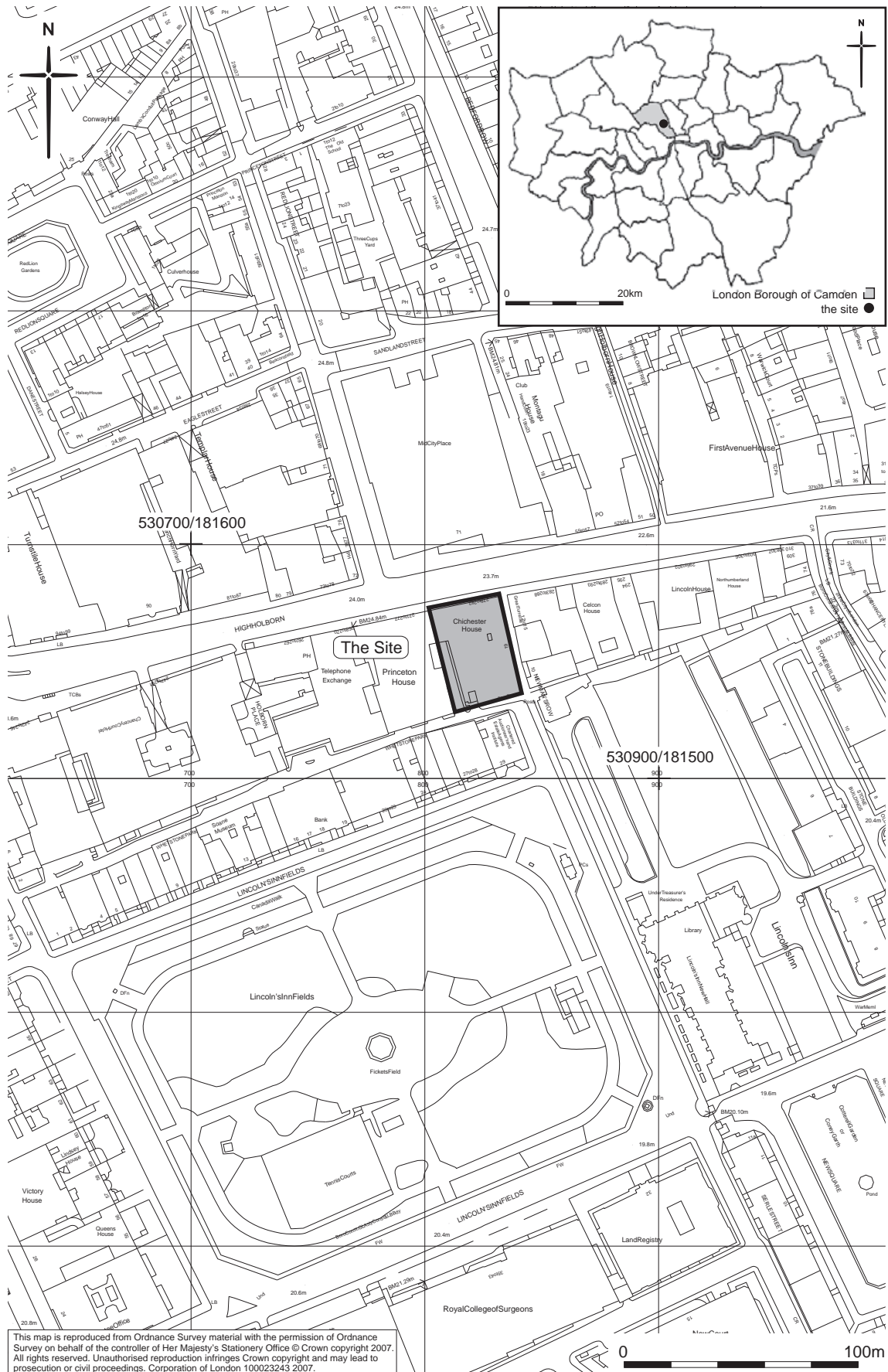


Fig 1 Site location



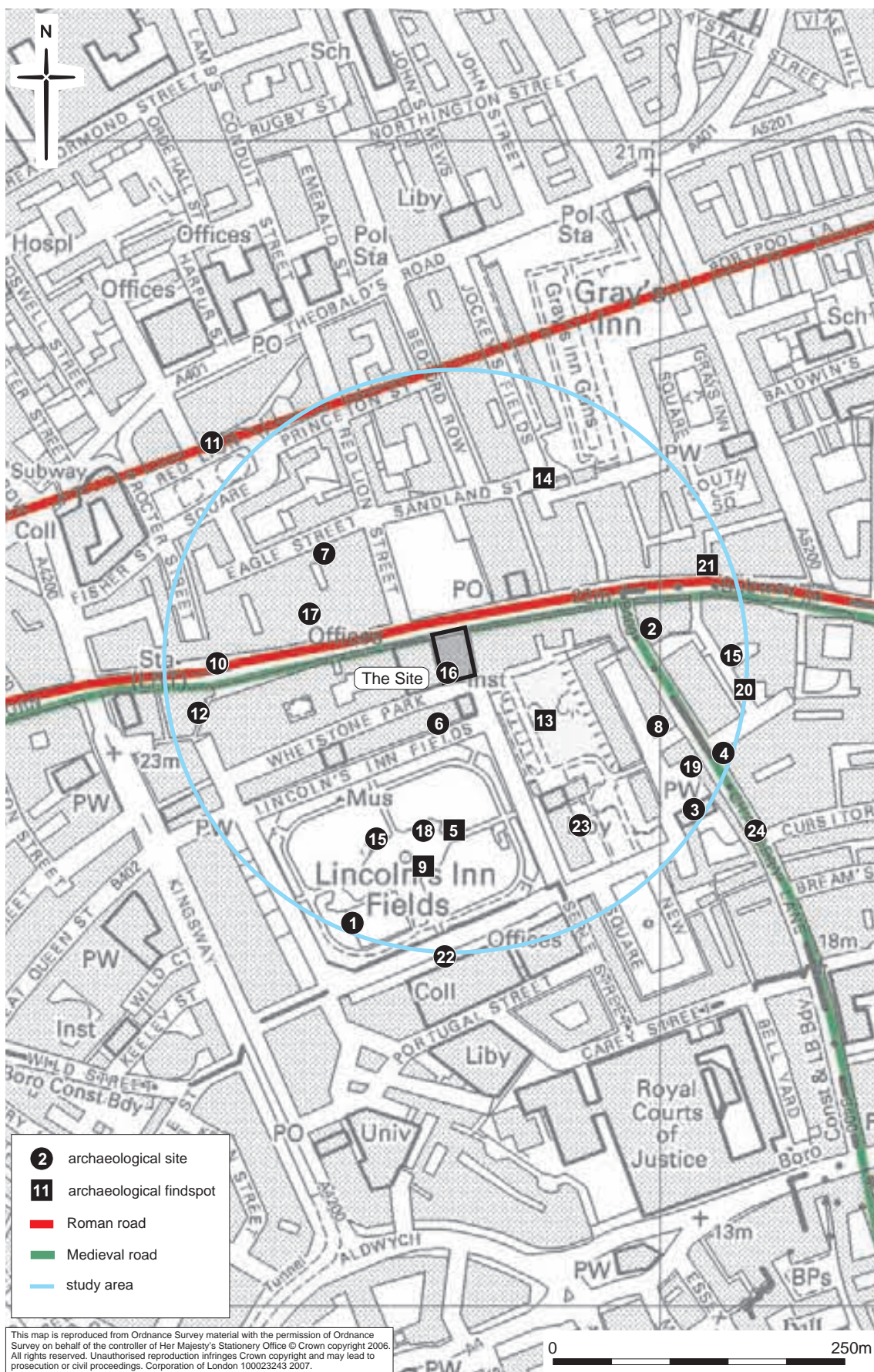


Fig 2 Selected archaeological sites and finds within a 250m radius of the site



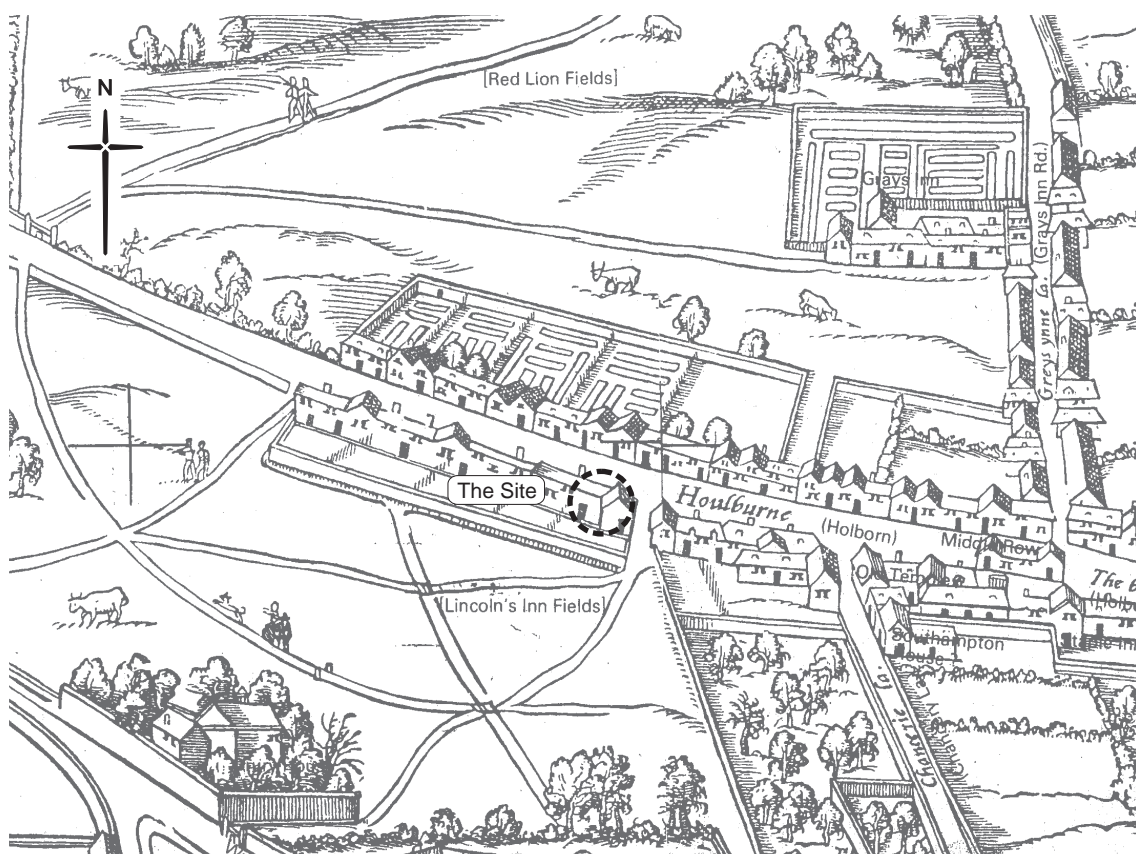


Fig 3 Agas map of 1562

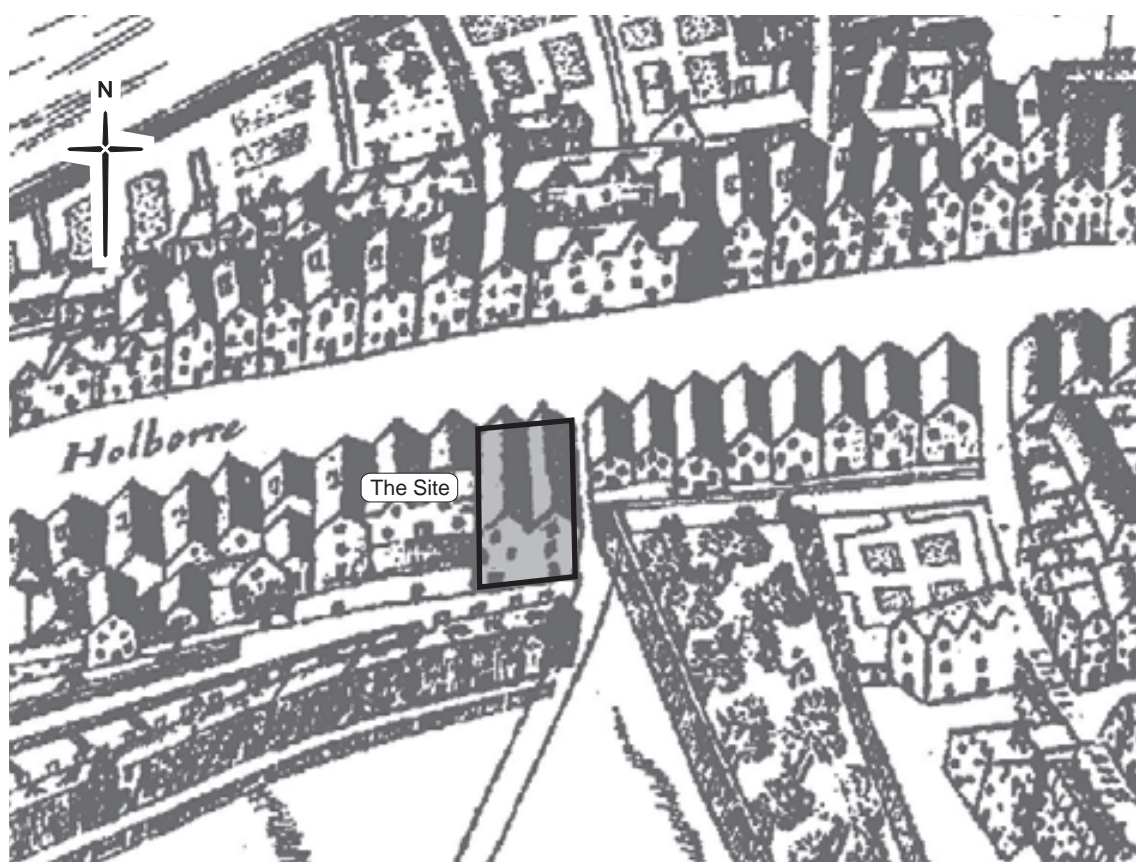


Fig 4 Faithorne and Newcourt's map of 1658



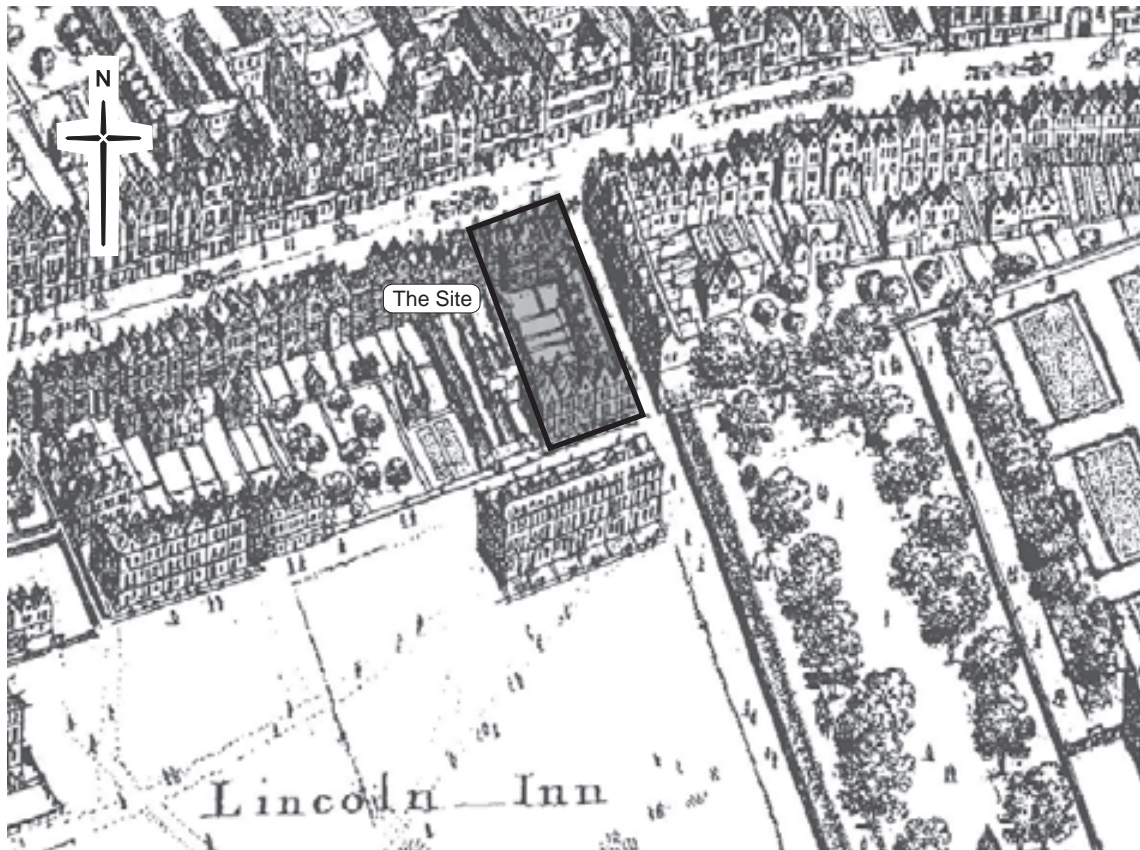


Fig 5 Hollar's 'panorama' of 1658



Fig 6 William Morgan's map of 1682



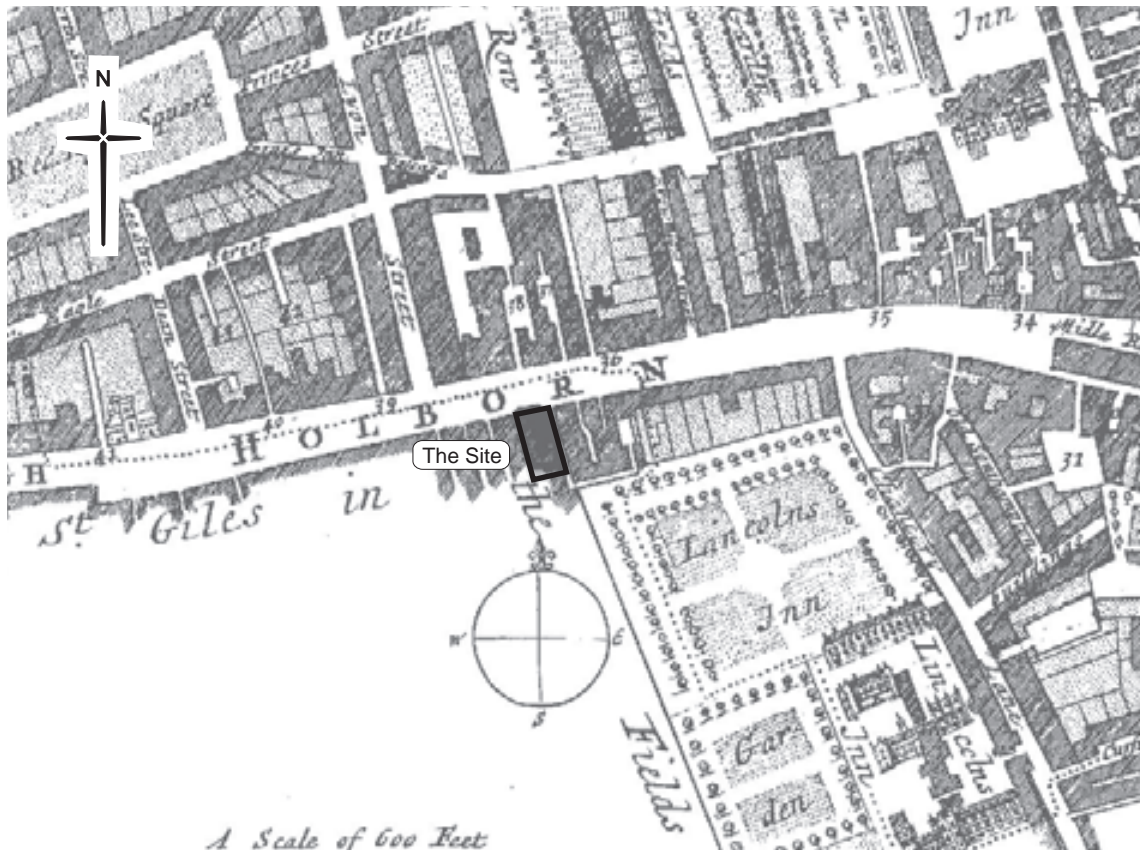


Fig 7 John Strype's map of the parish of St Giles-in-the-fields of 1720

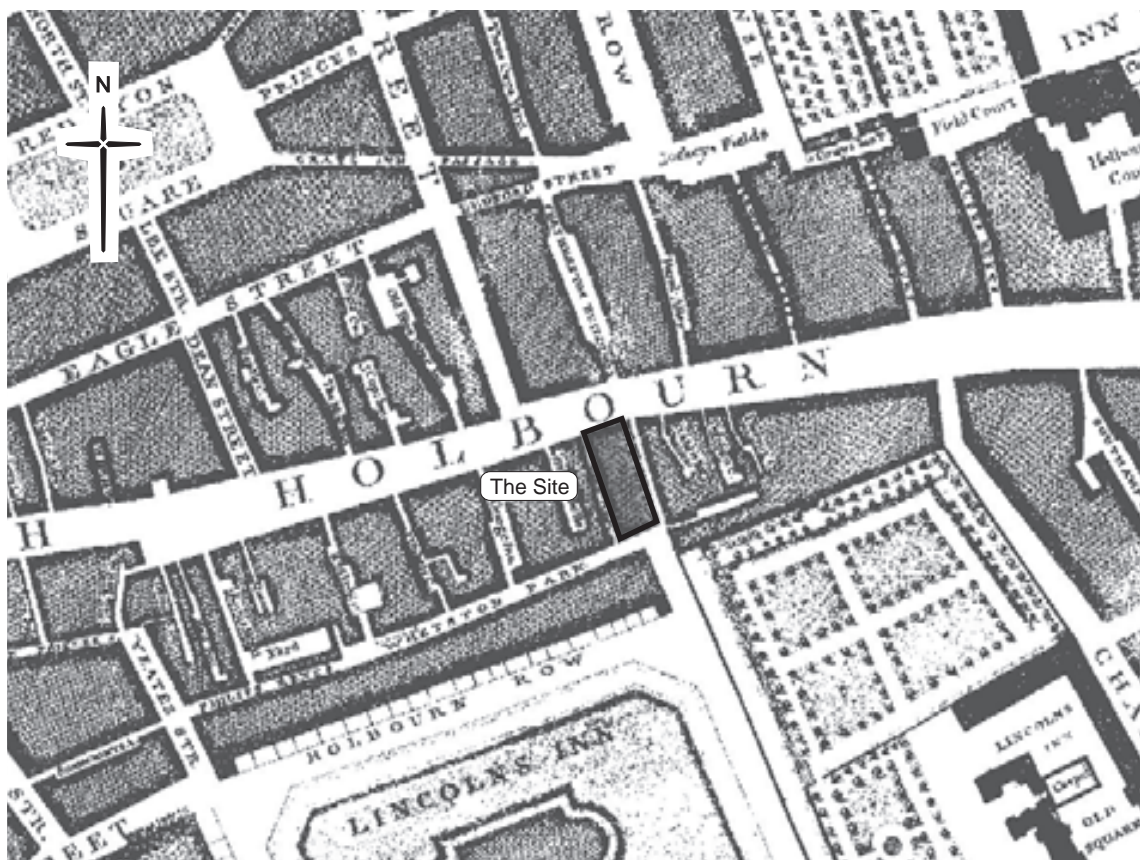


Fig 8 Rocque's map of 1746



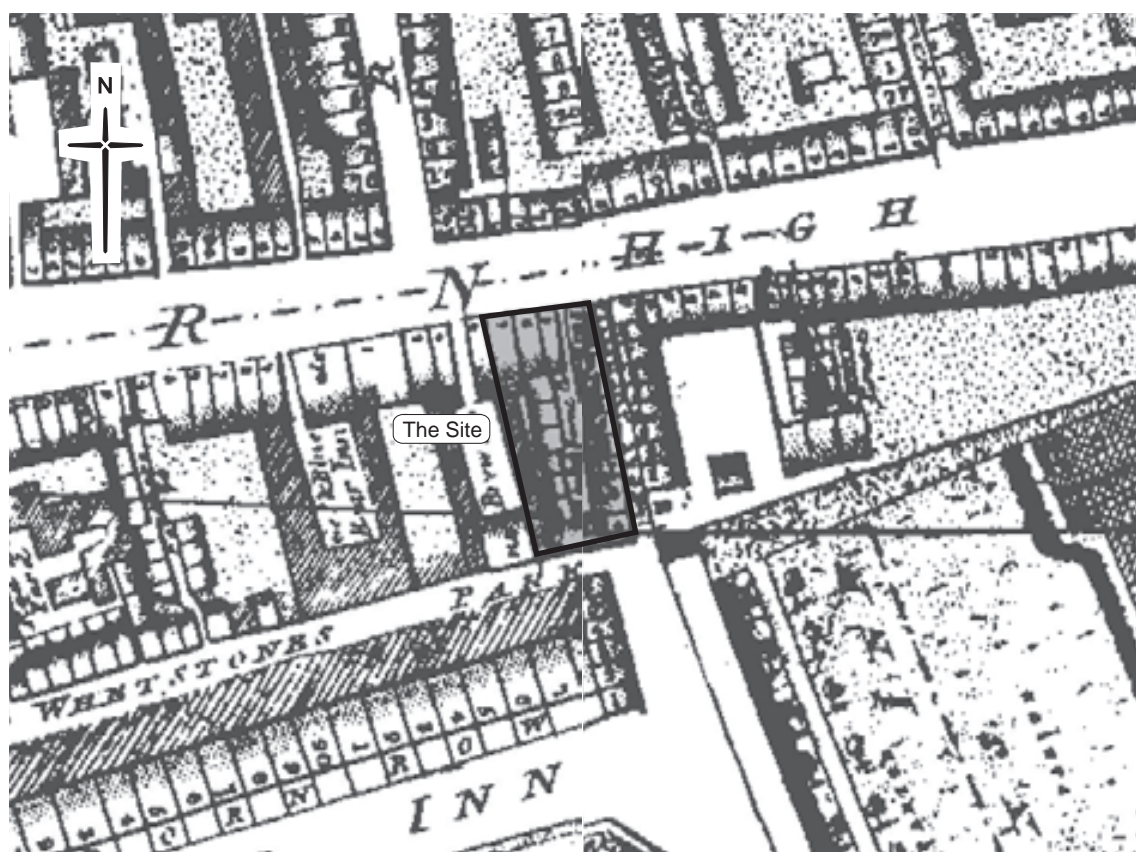


Fig 9 Horwood's map of 1813



Fig 10 Ordnance Survey 1st edition 25" map of 1873 (not to scale)





Fig 11 Ordnance Survey 3rd edition 25" map of 1914 (not to scale)

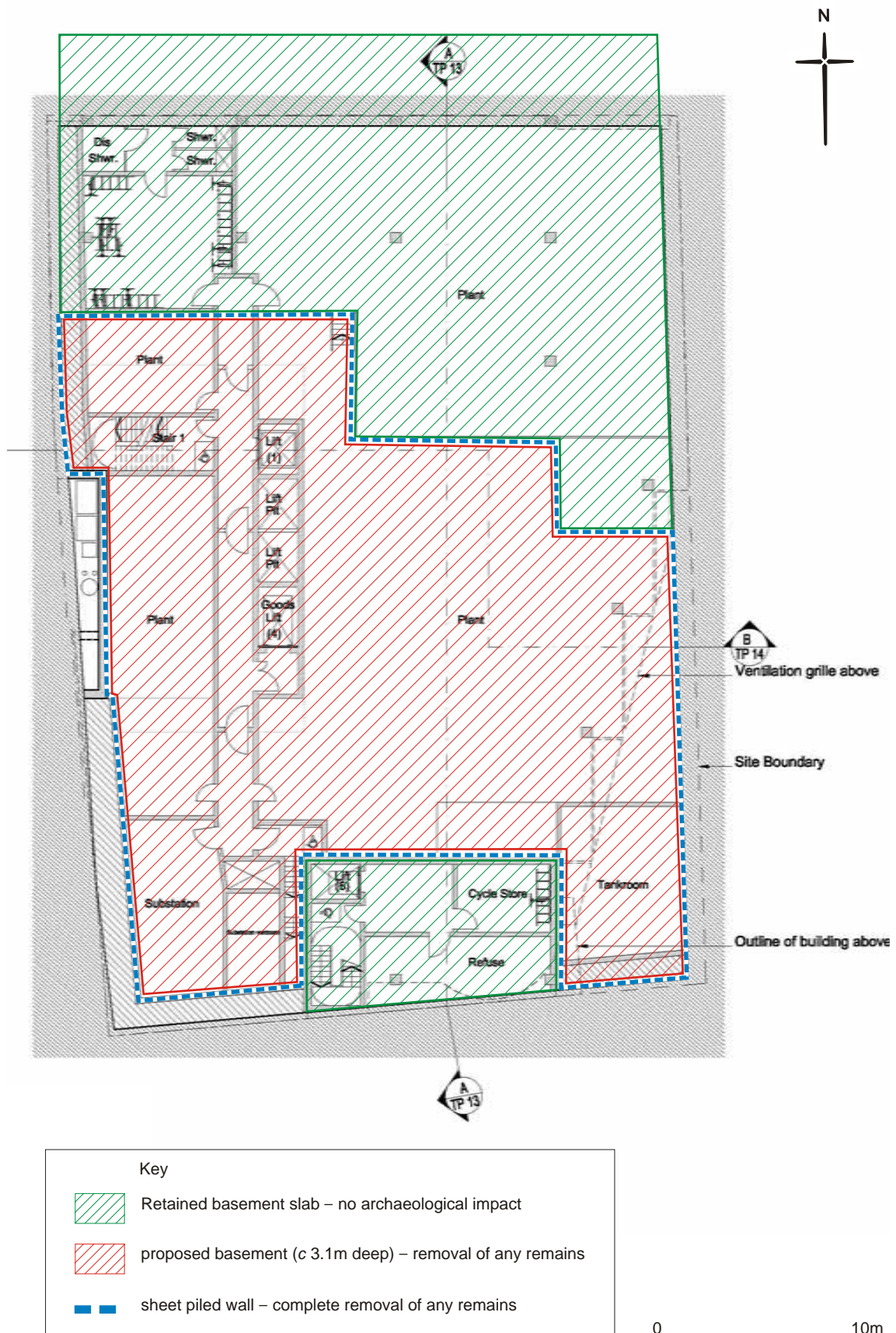


Fig 12 Proposed basement option showing archaeological impacts (adapted from GMW drawing 3829-TP 03 Rev C)