



**PROPOSED DEVELOPMENT
AT
20-28 HATTON WALL**

LONDON BOROUGH OF CAMDEN

NGR, 531243,181993

AN ARCHAEOLOGICAL BASELINE APPRAISAL

**PREPARED ON BEHALF OF BOULTBEE BROOKS
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1 INTRODUCTION

a) Introduction

- 1.1 This report provides an Archaeological and Historic Environment Baseline appraisal document for the Proposal Site (henceforth 'the Site') known as 20-28 Hatton Wall (the Site), Holborn, in the London Borough of Camden - site centred NGR, 531243,181993 (Figure 1).
- 1.2 The report has been prepared on behalf of Boulton Brooks (Hatton Wall) Ltd.

b) Scope of Assessment

- 1.3 To compile the baseline assessment, the following actions have been undertaken;
- A search of the Greater London Historic Environment Records (GLHER) database for all heritage assets (including archaeological sites, listed buildings, locally listed buildings, Conservation Areas, etc) recorded within a 300 m "buffer" of the site perimeters (the Search Area). The Search Area was discussed with the GLHER Project Officer;
 - An examination of national and local planning policies in relation to heritage assets;
 - A map regression exercise looking at the cartographic evidence for the Site;
 - An assessment of available historical, archaeological, documentary and cartographic evidence (web based and other sources);
 - A review of the results of archaeological field work undertaken within the vicinity of the Site;
 - A Site visit on 13th June 2014;
 - A visit to the Camden Local Studies and Archives Centre;
 - Consultation with the Archaeological Adviser to the London Borough Camden regarding the scope of this assessment and the archaeological background to the Site; and
 - Review of archaeological Research Agendas and Frameworks for Greater London in relation to archaeological assets within and adjacent to the Search Area.
- 1.4 The Institute for Archaeologist's Standard and Guidance for Desk-Based Assessments (2011) sets a "standard" for desk-based assessment as follows:

"Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area.

In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further

evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact” (IfA, 2011, 3-4)

1.5 The “Definition” of an assessment (IfA, 2011, 4) is given as:

“... a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

c) Limitations

1.6 In any desk-based assessment a degree of uncertainty is attached to the baseline data sources. This includes:

- The HER can be limited because it often depends on “random” opportunities for research, fieldwork and discovery;
- Lack of dating evidence for sites;
- Documentary sources are rare before the medieval period and many historic documents are inherently biased; and
- The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained.

2 LEGAL & POLICY FRAMEWORK

a) National Policy

i. Ancient Monuments and Archaeological Areas Act 1979

- 2.1 Chapter 46 describes the purposes of the Act as to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters.
- 2.2 Monuments deemed to be of such significance that they require this level of statutory protection are placed on the Schedule; i.e. they become designated as Scheduled Monuments. All Scheduled Monuments are of national significance.
- 2.3 The Act identifies a number of activities that are not permitted, predominantly those that would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up the monument. If work is proposed that would have any such effect on a designated monument, written consent is required from the Secretary of State. Class consents enable owners to proceed with certain specified works without an application for consent.
- 2.4 For the purposes of the Act the site of a Scheduled Monument includes not only the land on which it is situated but also any land comprising or adjoining it which appears to the Secretary of State or a local authority ... to be essential for the monument's support and preservation. (61.9)

ii. Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5 Listed buildings and their settings are protected under the provisions of the Town and Country Planning Act 1971, as amended by the Planning (Listed Buildings and Conservation Areas) Act 1990. These empower the Secretary of State to maintain a list of built structures of national historic or of architectural significance. Listed building and their settings need not be preserved unchanged, but development should in all but exceptional cases, aim to preserve the building's historic or architectural interest.
- 2.6 Conservation Areas (and their settings) are also protected under the provisions of the Town and Country Planning Act 1971 and the Planning (Listed Buildings and Conservation Areas) Act 1990. These impose on local authorities the duty to identify and protect areas worthy of preservation or enhancement. Again, development is not precluded, but it is the presumption that all development within the Conservation Area or its setting should aim to preserve or enhance the area's historic character or appearance. Local authorities are required to carry out appraisals of all of their Conservation Areas in order to define the areas' special characteristics/interest, to guide future development.

iii. The National Planning Policy Framework (Conserving and enhancing the historic environment)

- 2.7 The National Planning Policy Framework (NPPF) was published on the 27th of March 2012, and replaces the planning framework which consisted of Planning Policy Guidance and Statements (PPGs and PPS).

2.8 The NPPF (DCLG 2012) reflects previous planning guidance, and promotes sustainable economic development. As such the NPPF states that planning should operate to encourage and not act as an impediment to sustainable growth.

2.9 The NPPF (Section 12: Conserving and enhancing the historic environment) indicates that in determining applications local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
(Paragraph 128)

2.10 In addition to the information that is required to be submitted with a planning application, NPPF indicates that Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise (Paragraph 129).

2.11 In determining planning applications, local planning authorities should take account of:

- **the desirability of sustaining and enhancing the significance of heritage assets;**
- **the positive contribution that conservation of heritage assets can make to sustainable communities; and**
- **the desirability of new development making a positive contribution to local character and distinctiveness."**
(Paragraph 131)

2.12 NPPF also sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, weight should be given to the asset's conservation. The more important the asset, the greater the weighting should be. The NPPF states that the significance of a heritage asset can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and sets out that;

As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional." (Paragraph 132)

2.13 The NPPF (Paragraph 135) also sets out that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced

judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.14 Paragraph 139 sets out that non-designated heritage assets of archaeological interest that are of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

2.15 With regard to setting, the NPPF states (Paragraph 128) that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

2.16 Setting is described as:

... the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral. (DCLG, 2012 Annex 2: Glossary)

2.17 Significance is described as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (DCLG, 2012 Annex 2: Glossary)

iv. Enterprise and Regulatory Reform Act 2013

2.18 The Enterprise and Regulatory Reform Act 2013 (ERRA) has made a number of changes to heritage legislation, including:

Listed Buildings

2.19 The ERRA has included an amendment to the Planning (Listed Buildings and Conservation Areas) Act 1990 that provides two potential ways to be more precise about what is listed.

2.20 The changes allow a definitive statement about whether attached or curtilage structures are protected by the listing definition and/or to exclude from listed building consent objects that are fixed to a listed building. It also allows a definitive statement that a part or feature of a listed building is not of special interest, for the purposes of listed building consent (<http://www.english-heritage.org.uk/caring/listing/listed-buildings/listing-and-the-erra/?adnetwork=af>).

Conservation Areas

2.21 The need to obtain Conservation Area Consent for the demolition of an unlisted building in a Conservation Area in England is removed.

2.22 Instead, such works will require planning permission. The need to obtain the consent of the local planning authority will therefore remain, but it will no longer be necessary to make two applications (one for planning permission and one for Conservation Area Consent) for a scheme

involving the demolition and replacement of a building in a Conservation Area (Planning Portal, 2013). The Site is located within the Hatton Gardens Conservation Area.

b) Regional and Local Planning Policy

v. The London Plan

- 2.23 The London Plan Spatial Development Strategy for Greater London was published in July 2011. Chapter 7 of the Plan addresses 'London's Living Places and Spaces' with Policy 7.8 addressing heritage assets and archaeology.

POLICY 7.8 – HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

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

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

Planning Decisions

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

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

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

**POLICY 7.9
HERITAGE-LED REGENERATION**

Strategic

A – Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning Decisions

B – The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

2.24 Supporting the policy is the following information:

7.29 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. Natural landscapes can help to provide a unique sense of place whilst layers of architectural history provide an environment that is of local, national and world heritage value. It is to London's benefit that some of the best examples of architecture from the past 2000 years sit side by side to provide a rich texture that makes the city a delight to live, visit, study and do business in. Ensuring the identification and sensitive management of London's heritage assets, in tandem with promotion of the highest standards of modern architecture, will be key to maintaining the blend of old and new that gives the capital its unique character. Identification and recording heritage through, for example, character appraisals, conservation plans and local lists, which form the Greater London Historic Environmental Record (GLHER) are essential to this process.

7.30 London's diverse range of designated and non-designated heritage assets contribute to its status as a world class city. Designated assets currently include 4 World Heritage Sites, over 1,000 conservation areas, almost 19,000 listed buildings, over 150 registered parks and gardens, more than 150 scheduled monuments and 1 battlefield (Barnet). Those designated assets at risk include 72 conservation areas, 493 listed buildings, 37 scheduled monuments and 14 registered parks and gardens.

London's heritage assets range from the Georgian squares of Bloomsbury to Kew Gardens (Victorian) and the Royal Parks, and include ancient places of work like the Inns of Court (medieval in origin), distinctive residential areas like Hampstead Garden Suburb (early twentieth century) and vibrant town centres and shopping areas like Brixton and the West End. This diversity is a product of the way London has grown over the 2000 years of its existence, embracing older settlements and creating new ones, often shaped by the age they were developed. This sheer variety is an important element of London's vibrant economic success, world class status and unique character.

7.31 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of listed buildings or conservation areas should be of the highest quality of architecture and design, and respond positively

to local context and character outlined in the policies above. When considering reuse or refurbishment of heritage assets, opportunities should be explored to identify potential modifications to reduce carbon emissions and secure sustainable development. In doing this a balanced approach should be taken, weighing the extent of the mitigation of climate change involved against potential harm to the heritage asset or its setting.

7.32 London's heritage assets and historic environment also make a significant contribution to the city's culture by providing easy access to the history of the city and its places. For example recognition and enhancement of the multicultural nature of much of London's heritage can help to promote community cohesion. In addition to buildings, people can perceive the story of the city through plaques, monuments, museums, artefacts, photography and literature. Every opportunity to bring the story of London to people and ensure the accessibility and good maintenance of London's heritage should be exploited. In particular, where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset."

- 2.25 Revised Early Minor Alterations to the London Plan published 11th October 2013 set out the amendment and splitting paragraph 7.31 supporting Policy 7.8.

vi. Camden Local Development Framework:

- 2.26 The Local Development Framework (LDF) replaced the Unitary Development Plan (UDP) in November 2010. As a collection of planning documents it sets out our strategy for managing growth and development in the borough.
- 2.27 The LDF documents include the Core strategy which sets out the key elements of Camden Borough Council's vision for the borough.
- 2.28 Development policies are set out as detailed planning criteria that we use to determine applications for planning permission in the borough.
- 2.29 The LDF contains the following policy in relation to Heritage including Archaeology:

Policy DP25 - Conserving Camden's heritage

Conservation areas

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

- a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;**
- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;**
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or**

appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;

d) not permit development outside of a conservation area that causes harm to the character and appearance of that conservation area; and

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

Listed buildings

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

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

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

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

Archaeology

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

Other heritage assets

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

3 DEVELOPMENT PROPOSALS

- 3.1 The proposed development is for refurbishment, internal reconfiguration and extension of the existing lower ground to the third floor levels of a 19th Victorian warehouse building at 20-28 Hatton Wall. The Gross Internal Area at basement level is currently circa 568.8m².
- 3.2 Final proposals were not available at the time of writing but the existing site plans and elevation (as shown on Figs 3 to 5) in comparison with preliminary plans showing lower ground floor (basement) and ground level (Figs. 6 & 7) suggests the existing structure will be retained, with the extension of the third floor, addition of a fourth floor and complete remodelling of the interior. The current basement level is at c.18.34m OD, which is approximately 0.84m below Hatton Wall pavement level. This would be further reduced within the area of the proposed lobby, lift, toilets and changing rooms to 17.63m OD (Fig. 6).
- 3.3 Construction methods are under review but it is currently considered that the basement will be excavated with underpinning of the existing loading bearing/perimeter walls and columns.

a) Site Description and Site Visit

- 3.4 A site visit was undertaken on 13th June. The Site is located fronting Hatton Wall and comprises conjoined four storey buildings including basements with a yard area to the east and north. The current basement level is less than a metre lower than Hatton Wall pavement to the south. The yard (car park) area is tarmac surfaced and is accessed via a vehicle opening onto Hatton Wall. There is a third floor level walkway between the former warehouse of the Site and the warehouse to the north. There are external iron staircases on the north elevation. Internally the concrete floored basement level (covered in the meeting room) is sub-divided by small rooms, corridors and a larger meeting room space. There are internal staircases descending between 0.8m and a metre down from street level to basement level. The building is supported by a series of iron columns which are exposed at lower ground (basement) level and are (presumed) brick encased in floors above). At basement level the pillars support exposed horizontal iron girders of the floors above. The frontage is comprised of a combination of red brick and yellow London brick. The elevations show a mix of original Victorian form and 20th century infilling (perhaps following bomb blast damage).

b) Heritage Planning Background

- 3.5 The Site is located within an LPA designated Archaeological Priority Area and a Conservation Area (Hatton Gardens CA). It is not located within or adjacent to any Scheduled Monuments. This document has been produced in support of a planning application. A previous planning application for the Site in 2001 was also supported by DBA (MoLAS 2001).

c) Topographic and Geological Background

- 3.6 The Site is located on the Hackney Gravels terrace of the Anglian to Devensian River Thames, overlaying London Clay (BGS Sheet 256; 1994). These can be capped locally by brickearth (Langley Silt) as has been found during an evaluation at 11-14 Kirby Street to the south-east (Howe 1999; RPS 155 on Fig. 1), although no brickearth or alluvial deposits are shown in the

vicinity of the Site. The major tributary valley of the former River Fleet runs north-south to the east, now in culvert beneath Farringdon Road.

3.7 The natural topography of the Site slopes to the east towards the Fleet Valley and also slightly to the south to the Thames. Leather Lane to the west is at 19.4m OD with Hatton Garden/Clerkenwell junction to the north-east at 17.2m OD. Hatton Wall at the Site falls by c.0.7m west to east (MoLAS 2001). The archaeological evaluation at 11-14 Kirby Street (ibid) found natural deposits a metre below ground level at 12.85m OD, whilst another evaluation at 6-10 Kirby Street and 119-124 Saffron Hill (Harward 2000; MoLAS 2001) found terrace gravel at 12.9m OD above London Clay although the level was truncated by basements.

3.8 The MoLAS desk-based assessment for the Site states that: *'A search of the British Geological Survey borehole database failed to reveal any boreholes in the vicinity of the site which could give information on the natural ground levels. It is possible that the current basement is placed upon the natural ground (c 18m OD)...'*

d) Cartographic Background

3.9 Map evidence obtained from a number of sources provides the following information regarding the Site.

3.10 Table 1: Cartographic Evidence

Map	Information
Braun and Hogenburg's map of 1572	Shows the Site as open pasture within a semi-circular road defined area (the line of Hatton Wall defining the south side). Ely Palace shown to the south with ornamental gardens surrounding. Between the palace and Hatton Wall road line is a rectangular walled park with trees depicted within. The river (Holborn/Fleet) is shown to the east, with the Priory of St John and Nunnery of St Mary de Fonte depicted on the east side of the river to the east.
Agas map of London 1633	Show the Site is open landscape to the north side of the road later known as Hatton Wall. Walled parkland is shown to the south side of the road dispersed with trees.
T. Leake's Map of 1667 (post Great Fire map) (Fig. 8)	Shows the extent of fire damage to the southern area of 'Holbourne'. The Site at the extreme north edge of the map indicates c.14 properties fronting Hatton Wall with yards to the rear. The area of Hatton Gardens to the immediate south is yet to be built out and is shown clear of structures. Two square areas of mansions are shown built by now within the central area of Hatton Gardens whilst part of the former gardens is present in the south-western area of Hatton Gardens.
Ogilby Map of 1676 (Fig. 9)	Shows the Site occupied by several properties fronting Hatton Wall, Leather Lane (to the west) and the road to the east. The majority of the Site's area is open occupied by courtyard's and backyards (none of which are labelled). The map shows the layout of streets that defined the former Hatton Gardens walled garden. The ornamental gardens to the south were bordered by Hatton Wall to at their northern extent (hence the name), Leather Lane to the west and Saffron Hill to the east. A large street of 'Hatton Gardens' ran north-west/south-east through the centre of the former gardens with Kerry Street

Map	Information
	running parallel and Kirby Street perpendicular.
Ogilby and Morgan 1677	No change except for reference to the "Black Bull Inn" to the immediate north-east of the Site
Rocque's map of 1745 (Fig. 10)	Shows no detail of the Site, although the Bull Inn courtyard layout (and its access passages) to the north-east of the Site, fronting Back Hill, is shown. Residential development of Hatton Gardens complete.
Stow's Survey of 1755	Shows the Site as properties fronting Hatton Wall but still largely comprising a yard south-west of the Bull Inn. Shows the Fleet as 'Towne Ditch' with Ely Garden and the associated house to the south side of Charles Street. By now there are residential properties over most of Hatton Gardens.
OS Map 1877-1878. 1:2,500 (Fig. 11)	There are still properties fronting Hatton Wall on either Side of the Site but the area of the Site itself comprises a large structure/s labelled 'Warehouses' suggesting development of the former yards for commercial use. The current structural form dates from this period.
OS Map 1896. 1:2,500	Confirmation of the above as one large structure occupying most of the Site with the areas that are presently open in the north and north-east areas of the Site by now present.
OS Map 1916. 1:2,500 (Fig. 12)	As above, although the area of the current 'Hatton Wall House' is shown subdivided as two properties.
Goad Fire insurance map of 1934 (Fig. 13)	Shows detail of the Site warehouses. The northern area is partly open and part covered by a roofed structure (with skylights on 1 st and 2 nd storeys – according to key) with north-south cross passages (one labelled 'subway'). The Warehouses are labelled 'Lloyds & Sons'. Other properties fronting Hatton Wall are occupied by metalworkers, and 'Electro & Stereotype FAC'. The interior areas of the 4-storey warehouse almost all indicate that there was a basement with concrete floor.
Historical Aerial Photography 1946-49	Appears to show the Site still occupied by large warehouses.
Goad Fire insurance map of 1942	Shows as above. The interior areas of the 4-storey warehouse almost all indicate that there was a basement with concrete floor.
OS Map 1952-53. 1:2,500	The Warehouses are now converted for use as a 'Tobacco Factory' that also includes the site of the current 'Hatton Wall House'. Northern and north-eastern areas appear open as passages. The buildings to the north fronting Clerkenwell Road are also shown as 'Tobacco Factory'.
Goad Fire insurance map of 1954 (Fig. 14)	The Site is labelled 'R Lloyds & Sons (Branch of Cope Bros & CCL Ltd) Tobacco Factory'. The interior of the factory is labelled with functions including canteen, packing materials and drying. The roof was of 'steel truss' construction. The structures within the southern area of the Site fronting Hatton Wall include a 'Kitchen Engineers' shop (also steel truss roofed). A

Map	Information
	store occupies the frontage to the east of the Site.
OS Map 1958-62 1:2,500	No Change
Goad Fire insurance map of 1966	As 1954 Goad map above although the store to the east is now demolished
OS Map 1965- 1981:2,500	The property fronting Hatton Wall to immediate east of the Site has been demolished with its location open leading to passage and yard to east and north areas of the Site area.
Goad Fire insurance map of 1970	The Site is now labelled 'Vacant Bast [basement] & 1 st - Mar 1970 – Instrument Works 2 nd , Photo 3 & 4 th .'
OS Map 1974-1976 1:2,500	No significant changes. Site labelled 'Factory'
OS Map 1991-1995 1:2,500	No significant changes

e) Heritage Asset Background

3.11 The background is provided by recognised archaeological periods, as follows;

Prehistoric

- Palaeolithic 500,000 to 10,000 BC
- Late Glacial/Mesolithic 10,000 to 4,000 BC
- Neolithic/Early Bronze Age 4,000 to 1,600 BC
- Middle to Late Bronze Age 1,600 to 700 BC
- Iron Age/Roman Transition 700 to AD 43

Historic

- Roman AD 43 to 410
- Saxon AD 410 to 1066
- Medieval AD 1066 to mid-C16th
- Post-Medieval circa AD 1550 to present

3.12 The archaeological background, as reflected in the 300m search of the GLHER database (Figure 1) provides evidence of a number of periods although the majority date to the post-medieval period.

Palaeolithic

3.13 The earliest archaeological finds in the region date to the Palaeolithic period but erosion during successive glacial and inter-glacial periods has removed most of the land-surfaces associated

with early hunter-gatherers. Re-deposited artefacts are occasionally found within terrace gravels or within the wind-deposited brickearth, but there are no remains of this date from the brickearth, terrace gravels within the Study Area.

Mesolithic

- 3.14 Mesolithic hunter-foragers were operating within a largely forested inland environment and consequently their camps are usually found in coastal areas, and where within inland areas, by rivers and streams, which were used both for communication and resources. The major communications line of the River Thames and its tributaries, such as the River Fleet, attracted Mesolithic activities for fishing and fowling. However, their camps have often left very little, if any, archaeological traces (other than re-deposited scatters of worked flint). There are no finds of Mesolithic within the Study Area.

Neolithic

- 3.15 The first farmers of the Neolithic created post-glacial forest clearances for the newly domesticated crops and stock. As in all the following periods the gravel terraces of the River Thames proved a focus for settlement. Again there are no recorded sites or finds recorded on the HER for the Study Area. Nevertheless the brickearth and Thames Valley terrace gravels of the wider London area have generally proven to be attractive to Neolithic, Bronze Age and Iron Age farmers, although the features are often shallow and particularly vulnerable to removal via truncation within built up urban areas.

Bronze Age

- 3.16 The Bronze Age provides the first substantial evidence for settlement and farming within the wider area, although again there are no finds, settlement sites, field-system evidence for funerary evidence/monuments known in the vicinity. It is also notable that the emergence of Middle and Late Bronze Age field-systems, representing a further intensification of land clearance for the first permanent farming settlements, is a common phenomenon of the River Thames terraces. These have been most comprehensively investigated at Heathrow (e.g. Lewis *et al* 2006).

Iron Age

- 3.17 Iron Age society seems to have become increasingly territorial, with political power apparently focussed on hillforts. There are no known hillforts within the vicinity of the Site although farmsteads, hamlets and villages of Iron Age date are known across the wider region from most geologies. Although, the light well drained geologies, as found within the Study Area, remained the most heavily exploited, there are no sites of finds of Iron Age date recorded within the proximity of the Site. Late Iron Age pits, indicative of a settlement site have, however, been found east of the Study Area and the River Fleet (c.350m east of the Site) in the precinct of St Mary Clerkenwell (MoLAS 2001). This represents a rare example of a prehistoric settlement found close to or within the City of London (ibid). It has been suggested that an Iron Age route may have run approximately on the line of Clerkenwell Road on the basis that it was the line of a Roman road following the native track (RPS 63). However, both the prehistoric track and the precise alignment of the Roman road remain unproven.

Romano-British

- 3.18 With the Roman period came a re-organisation of the settlement system with the establishment of an efficient road network. The further rise of non-agriculturally based professions such as traders and administrators was indicative of a boom in the rural economy. As a result of an increase of wealth, stability and rising population Romano-British sites are common in the area and across the south-east of England in general. Although no Roman period settlements are known within the Study Area, the general area was undoubtedly settled and farmed. The usual settlement density for Roman farms is between 500m and 1km apart, whilst close proximity to the market at *Londinium* (whose walls lay several hundred metres to the south-east) will have been a particular stimulus to the rural economy.
- 3.19 Theobald's Road/Clerkenwell Road (to the north of the Site; RPS 61/63) has been suggested to follow the former course of a Roman Road from linking Silchester to Colchester bypassing to the north of *Londinium*. Given the road was not in existence until the 1860's and no agger road surface or flanking ditches on the line are known it has been suggested that *'there is little archaeological evidence to support this theory'* (MoLAS 2001). However, Margary (1955; 1973, 50 - RR 20) suggested that a route approximately on the line of Portpool Lane and Hatton Wall to link the line of Old Street further to the north-east. This approximate line of the alternative southern route is included more recent in regional summaries (MOLAS 2000).
- 3.20 Despite the potential suggested by a Roman road crossing through close to the Site there are few findings of Roman date within the area. The closest is Roman pottery finds are from Farringdon Road (RPS 48, 77 & 78), a 1st century AD cremation (dated by associated pottery) and other artefacts have been found at Grays Inn Road to the west of the Site (RPS 49 & 79).

Anglo-Saxon

- 3.21 The Saxon period is marked by the evacuation of the Roman army and administration under Honorius in AD410. The towns were abandoned and early Saxon settlement was initially concentrated at Lundenwic Aldwych and The Strand (MOLA 2011, 6). Saxons, Jutes and Angles arrived in a gradual response to the power vacuum left by the departure of the Romans and population pressures in their homelands. Whether the earlier Anglo-Saxon pagan burial grounds, and the less commonly found settlements, of the wider area represent newcomers, the adoption of Anglo-Saxon culture or a mixture of both is not clear although the latter seems likely. There are no Anglo-Saxon sites or finds within the Study Area although the HER records the possibility that the route of Saffron Hill (formerly known as Golde Lane) to the east of the Site may have origins in the period (MoLAS 2001).

Medieval

- 3.22 Holborn is recorded in the Domesday Book of 1086 and was probably named after the river Holeburne as 'the stream running in the hollow' (Stirling taylor 1911) or 'burn in the hollow' (Williams 1927). The Holburn was the name for the River Fleet upstream where it was too narrow to be navigable (ibid).
- 3.23 The Site was almost certainly located within open farmland in the medieval period but close to the north-west extent of the enclosure of Ely Palace, residence of the Bishop of Ely (MoLAS 2001). Sir John de Kyrkeby founded Ely palace in 1282. He became Bishop of Ely in 1286 and by 1290 occupied the 'Palace' which included a great hall, chapel, stables and 58 acres of pastureland

(Williams 1927; Barron 1979; MoLAS 2001). The area between Leather Lane and the Holeburn River was confirmed to the See of Ely in 1304.

- 3.24 Several roads are listed as of likely medieval origin based on documentary records. These comprise Saffron Hill (formerly Golde Lane) to the east, which is mentioned in a 13th century documents (RPS 52 on Fig. 1), Leather Lane (formerly La Vrunelane) to the immediate west, first mentioned in 1241 (RPS 53) and Portpool Lane (formerly as Portepool Lane) which aligns with Hatton Wall running west, mentioned in 1237 (RPS 54 & 55). The latter suggests Hatton Wall was of medieval date, as is also implied by its later use as the northern extent of the Hatton Gardens estate (should that in turn reflect the northern extent of the Ely Palace enclosure).
- 3.25 Medieval entries on the HER refer to documentary records for 'Bowling Green Lane' west of Farringdon Road reflecting the location of AD 1485 and later Bowling Green (RPS 41). A cultivation soil of medieval date has been identified at 21 Bowling Green Lane (RPS 85) whilst a furthers medieval 'deposits' are recorded at Farringdon Road (RPS 92 & 104), Bloomsbury Way also dates from the late medieval period (RPS 68) contemporary with houses at 18-21 Clerkenwell Road (RPS 64). A number of medieval Inn locations are also known from the Study Area including Gary's Inn an Inns of Court (RPS 59) and Furnivals Inn (Inns of Chancery extant between in the medieval period and the 19th century) was located to the south-west (RPS 50; 142). A medieval boundary marker is known at Grays Inn Road (RPS 60) and a conduit of medieval date is recorded at Pentoville (RPS 57).
- 3.26 Although archaeological finds of medieval date are scarce within the Study Area, the location of a medieval weir and watermill is known at Ray Street, to the north-east of the Site (RPS 40) Physical remains of the mill were found in 1855 (MoLAS 2001). A tile kiln of medieval date was found in the south-eastern area of the Study Area at Farringdon Road (RPS 45) whilst further artefacts of the period recovered to the north at Farringdon Road (RPS 46).
- 3.27 Religious establishments included a church and refectory to the north of Chancery Lane (RPS 66 & 67) but the major establishments were founded east of Farringdon Road. The former perimeter walls of 'the Priory of the Hospital of St John of Jerusalem' are defined by Aylesbury Street to Cowcross Street and Turnmill Street to St John Street at the eastern edge of the Study Area (RPS 112). The Priory was founded in 1144 AD by Jordan de Bricet and his wife Muriel de Munteni and remained active until 1540 during the dissolution of the monasteries (1536 and 1541) by Henry VIII. Investigations within the precinct have identified a wall (RPS 65), A series of A nunnery (Augustinian Canonesses) was founded by Jordan de Briset on 14 acres of land adjacent to the Clerk's Well, shortly after in 1154, to the immediate north-west of the Priory (RPS 113). The nunnery dissolution (suppression) was applied here in 1539. The precinct of the 'Nunnery of St Mary de Fonte' is defined by the modern routes of Bowling Green, Farringdon Lane, Clerkenwell Green and St James' Walk. A medieval and later house was located east of Clerkenwell Close within the precinct.
- 3.28 Associated artefacts with the medieval institutions include 12th century pottery along with 15th century knives and spoons recovered from the adjacent Fleet River course (beneath Farringdon Road; RPS 47). The wall line at St James Walk has been identified at least two locations (RPS 70 and 71) with a revetment and wall also known at 14-16 Farringdon Road (RPS 72).

Post-medieval

- 3.29 The Site remained pastureland in the 16th and part of the 17th century. The main residence within this area continued to be Ely Palace to the south which remained in the ownership of the Bishop of Ely until 1575 when the current Bishop (Richard Cox) leased the garden and orchard to Sir Christopher Hatton. Hatton was one of Queen Elizabeth's 'favourites' who became Lord Chancellor and lends his name to the 17th century 'Hatton Gardens' estate and Hatton Wall (MoLAS 2001). The later 16th and 17th century mapping (e.g. Braun and Hogenberg's map of 1572) shows a wall built to enclose the ornamental gardens of Ely Palace fronting Holborne High Road (Williams 1927). In 1654 the courts ruled that Lord Christopher Hatton III, rather than the Bishops of Ely, who were forced to abandon their claims, should inherit the mansion and the former gardens and house was sub-let to Robert Johnson. Johnson demolished Ely House by 1661 and turned the former gardens into a building site for Hatton Gardens estate by 1665 (ibid).
- 3.30 Leake's Map of 1667 (post Great Fire map - Fig. 8) shows the Site at the extreme north edge of the map and indicates c.14 properties and/or workshops fronting Hatton Wall with yards to the rear, although a further building may have occupied the north-west area of the Site. This general arrangement presently comprising its altered Victorian incarnation has changed very little. The name Hatton Wall derives from the northern wall reflecting the former garden and the northern extent of the 17th century residential development of the former gardens known as 'Hatton Gardens'. The full area of Hatton Gardens to the immediate south was yet to be built out in 1667 and is shown clear of structures. Two square areas of mansions are shown built by now within the central area of Hatton Gardens whilst part of the former gardens is present in the south-western area of Hatton Gardens. The road layout of the 17th-18th century development is reflected by the modern street pattern to the south of the Site including the Hatton Wall, Leather Lane and Hatton Gardens (Figs. 9 & 10).
- 3.31 According to Hunting (1985, 91) social differentiation was evident between the lower status of dwellings and their associated alleyway accessed brewhouses at Hatton Wall and Leather Lane and larger, higher status dwellings for the aristocracy within Hatton Gardens itself. The former location of the 'Black Bull Inn' (later Bull Inn by 1880) to the immediate north-east of the Site is shown on the 17th to 19th century mapping but is first mentioned by name in 1810 (Harben 1918). Its former site now covered by Gamage's shops.
- 3.32 The map regression in Table 1 above indicates the progression of development at the Site but it is notable that the general layout of yard in the east and built areas over the remainder of the Site is little changed – with the open 'Bull Yard' (after the former Inn) occupying can be seen on the eastern side of the site. The street frontage includes workshops with large warehouses to the rear occupied by 1873 and replacing houses shown previously. The Goad fire insurance maps (historic map regression above) show that the steel truss roofed warehouses were basemented from at least 1934. The Warehouses were occupied by 'Lloyds & Sons' with other properties fronting Hatton Wall occupied by metalworkers, and 'Electro & Stereotype FAC' (Fig 13). The interior areas of the 4-storey warehouse almost all indicate that there was a basement with concrete floor. There was short subway leading from basements within the Site to the warehouses premises to the north. By the 1950's the Site was occupied by a Tobacco Factory. Notably the courtyard area to the east side of the warehouses (occupying the north-east area of the Site) has remained open since the 17th century.

- 3.33 A review of the existing buildings occupying the southern and western areas of the Site suggests that elements of the Victorian phase of build survive, in particular the building frame whilst later brickwork and windows indicate some mid 20th century infilling. 28 Hatton Wall comprises structures of Victorian date with its basement between 18.10m and 18.34m OD (rising to the south) basement with a floor level in the north at 18.10m OD rising up to the south to 18.34m OD at the Hatton Wall frontage. Previous assessment by MoLAS (2001) suggested that *'the basement of the buildings would be at between 16.65m OD at no. 28 Hatton wall up to 18m OD at no. 20 Hatton Wall'*.
- 3.34 The HER records a number of post medieval archaeological and modern features and finds. These include 16th century and later dump layer, pit, and foundations at layers at No. 66, Turnmill Street (RPS 38), a post-medieval dump layer at Farringdon Road (RPS 42).
- 3.35 Other elements of the historic environment on the HER comprise an 18th-19th century culvert at Saffron Hill (RPS 35), Gray's Inn Garden (RPS 36), 18th century Clerkenwell Green house and school (RPS 37) and a workhouse at 2-4 Herbal Hill (RPS 43 & 44). The area of 'Gray's Inn Gardens or Walks', first enclosed in 1590 (with wall completed in 1598 by Frances Bacon) remains extant in its 18th century form (RPS 73). Other entries include a 19th century building and tank at 6-10 Kirby Street/ 119-124 Saffron Hill (RPS 102) and the site of 19th century cellars at 36-41 Kirby Street (RPS 114). MoLAS (2001) also reported that post-medieval remains associated with brickworks have been identified to the south of Hatton Wall.
- 3.36 The HER records a World War I zeppelin bomb site at No. 61 Farringdon Road (RPS 39). The World War II bomb damage maps for London show that buildings east of Leather Lane to the south side of Hatton Wall were 'damaged beyond repair' whilst 20-28 Hatton Wall suffered 'general blast damage – not structural' (Saunders 2005, Map 62).
- 3.37 The Site is located within the Hatton Garden's Conservation Area which comprises a post-medieval layout. There is a single Grade II* Registered Park and Garden 'Gray's Inn' to the west of Gray's Inn Road, a Grade I Listed Building east of Farringdon Road at the original 'Clerk's Well and Chamber/Enclosure in Basement' (RPS 2), and five Grade II* Listed Buildings within the 300m radius Study Area the closest of which is the Presbytery to the Roman catholic Church of St Peter and Roman Catholic Italian Church of St Peter to the north-east, north of Clerkenwell Road (RPS 3). The others are some distance from the Site but just within the Study Area (Appendix 2 and located on Figure 1). The Grade II* historic assets comprise:

RPS 1 – 'Gray's Inn' Grade II* Registered Park and Garden;

RPS 2 – 'Clerk's Well and Chamber/Enclosure in Basement' (Grade I)

RPS 3 – 'Presbytery to the Roman catholic Church of St Peter and Roman Catholic Italian Church of St Peter' (Grade II*)

RPS 4 – 'Clerkenwell Conference Centre' (Grade II*);

RPS 5 – 'Church of St Alban the Martyr' (Grade II*);

RPS 6 – 'Gray's Inn Square Nos 12, 13 and 14 and attached railings' (Grade II*) and

RPS 7 – 'Gray's Inn Square Nos 6, 7 & 8 and attached railings' (Grade II*).

- 3.38 The closest Grade II Listed Buildings are ‘The Clock Public House’ on the opposite side of Hatton Wall (RPS 24 on Fig. 1) and 83-89 Leather Lane (RPS 25) on the west side of Leather Lane. The Clock House is of mid 19th century date, whilst the four terraced houses of 83-89 Leather Lane of early 18th century date reflecting the initial phase of construction north of Ely Palace. The remainder of the Grade II Listed Buildings (RPS 2, 8-34) are plotted on Fig. 1 and catalogued in Appendix 1.

Events

- 3.39 There have been a number of archaeological desk-based reports and fieldwork events within the Study Area, the most relevant of which are discussed here. An archaeological desk-based assessment was conducted for 18-28 Hatton Wall by MoLAS in 2001 (RPS 167; ELO7892) with a further report by CgMS produced subsequently for 20-28 (RPS 170; ELO9155). These are updated by the present report for the present proposals. In summary MoLAS concluded that there was high potential for the Roman road from Silchester to Colchester to be located close to the Site potential for associated roadside ditches and other features. Beyond this the identified potential was mainly for post-medieval (17th -18th) century remains associated Bull Yard and houses. It was concluded that much of the archaeology may have been lost in currently built areas but that the car park/yard may offer better survival.
- 3.40 A desk-based assessment was also conducted for no.95 Leather Lane (RPS 171; ELO9157) and for the Furnivals Inn area (RPS 142; ELO13238 – although the accessed HER data did not include details).
- 3.41 A largely negative watching brief was conducted at Back Hill road (RPS 125; ELO12509); with similar monitored roadworks at Leather Lane to the west of the Site (RPS 129 & 134; ELO12509). Archaeological watching brief fieldwork was conducted in 2004 close to the Site (to the north-west) on the east side of Leather (RPS 110/158; ELO5017). The work comprised of two hand dug test pits (excavated to a significant depth of 6.7m and 3.6m) and a borehole (to a depth of 25m). A particularly thick deposit (2.6m deep) of modern made ground was recorded. No archaeological finds or features were observed although this was attributed to late 19th to 20th century construction truncation associated with existing and previous phases of buildings (CgMS 2004).
- 3.42 An archaeological evaluation at 3-7 Herbal Hill (RPS 151; ELO266) identified silts of the River Fleet overlaid by 19th and 20th century construction. Test pits at 79 Clerkenwell Road to the east of the Site (RPS 145; ELO232) identified 1.5m to 2.7m depth deposits of Victorian rubble, possibly associated with World War II bombing of the area.
- 3.43 An evaluation by MoLAS in 2000 and subsequent watching brief were undertaken at 6-10 Kirby Street and 199-124 Saffron Hill (RPS 146, 147 165 & 166; ELO0233). The work identified a waterlogged dumped deposits associated with a pond or stream, whilst 17th century brick foundations supported on driven timber piles were found in addition to a few disarticulated human bones within 18th to 19th century cellar backfills. Another evaluation was undertaken at Thameslink 2000, Farringdon Station (RPS 164; ELO7554) (Farringdon Road).
- 3.44 An evaluation at 11-14 Kirby Street (RPS 155; ELO3768) followed by a watching brief during clearance of an existing basement found that site to have been severely truncated by basements and post-WWII concrete foundations. The evaluations identified a 17th century infill of a stream that included Bellarmine jugs and dog skeletons with 18th century foundations above (MoLAS

2001). The work also indentified a pond infilled in the 18th century. Subsequent watching brief identified alluvium within further ponds or quarries and further disarticulated human bones. Displaced during 19th century building works.

- 3.45 A watching brief at Clerkenwell Close (RPS 175; ELO9753) also identified post-medieval remains. Investigations in 1924 and 1982 at 14-16 Farringdon Road (TQ 31445 82125 ILAU excavation 1982 CLW82) included findings associated with the Priory cited above (including the precinct wall) (MoLAS 2001).

Table 2: Key GLHER Evidence

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RPS No	HER Ref	Status	Information
Key GLHER- Archaeology			
24	DLO16398	Grade II LB	The Clock House public house (19 th century)
25	DLC16399	Grade II LB	83-89 Leather Lane (18 th century houses)
50/142	MLO17840	-	Furnivals Inn – Inns of Chancery AD 1066-1900
53	MLO17851	-	Medieval date of Leather Lane
54	MLO17852	-	Medieval date of Portpool Lane
61	MLO24965	-	Theobalds Road (& Clerkenwell Road) – (likely) Roman Road line
110	MLO77982	-	Negative evidence from Leather lane
112	MLO99170	-	Precinct of Priory of the Hospital of St John of Jerusalem (AD 1144-1540)
113	MLO99172	-	Precinct of Nunnery of St Mary de Fonte (AD 1154- 1539)
134	ELO12509	-	Watching brief conducted at Mount Pleasant/Farrindon Road/ Clerkenwell Road, Islington/Camden (relates to Leather Lane section)
158	ELO5017	-	Archaeological watching brief at Leather Lane. Made ground to 2.6m – no archaeology encountered
167	ELO7892	-	Hatton Wall 18-28 Desk Based Assessment by MoLAS 1999.
170	ELO9155	-	Hatton Wall 20-28 Desk Based Assessment by CgMs
171	ELO9517	-	Leather Lane Desk Based Assessment

f) Consultation

- 3.46 The scope of this assessment was provided to the GLAAAS Archaeological Advisor. The scope of any further works that may be required has not yet been discussed. However, a previous application for demolition of 20-24 and refurbishment and extension of 26-28 Hatton Wall in 2008 (application 2008/1886/P and 2008/1888/C) was considered by GLAAS in a letter to Camden Borough Council of 4th June 2008 to have low potential to impact significant archaeological remains. Consequently GLAAS did not consider pre-determination evaluation or post-determination evaluation following demolition would be required.

g) Below ground truncation

- 3.47 The Site was located within fields on the north side of the medieval road until the mid 17th century. The 17th to 19th century mapping shows houses, shops and, by the Victorian period, basemented warehouses with an open yard to the north and east. Whilst the built over areas may have resulted in several phases of truncation via footings and former/unknown basements, present build the yard area is likely to be less severely truncated. The depth of the current basement of c.1m may not have completely removed archaeological deposits and features. It is noted that made ground was found to be 2.6m during watching brief on test pits east of Leather lane to the immediate north-west of the Site (RPS110/158 on Fig. 1; CgMS 2004). This indicates that at least some locations to the north of Hatton Wall have been deeply truncated by previous and current development.

4 ASSESSMENT CRITERIA

a) Significance

4.1 Significance is described in NPPF (Annex 2) as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

4.2 There are no national government guidelines for evaluating the significance of all types of heritage asset. For archaeological remains, DCMS has adopted a series of recommended (i.e. non-statutory) criteria for use in the determination of national importance when scheduling ancient monuments. These are expressed in DCMS (2010).

4.3 The criteria include period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity and potential, and can be used as a basis for the assessment of the importance of historic remains and archaeological sites. However the document also states that these criteria ‘should not be regarded as definitive; but as indicators which contribute to a wider judgment based on the individual circumstances of a case.’

4.4 These criteria can be used as a basis for the assessment of the importance of archaeological remains/heritage assets of national importance. However the categories of regional and district / local importance are less clearly established than that of national importance, and implicitly relate to local, district and regional priorities which themselves will be varied within and between regions.

4.5 Clearly a degree of professional judgement is necessary, guided by acknowledged standards, designations and priorities. It is also important to understand that buried archaeological remains may not be well-understood at the time of assessment, and can therefore be of uncertain importance.

4.6 For historic buildings assessment of importance is usually based on the designations used in the Listed Building process. However, where historic buildings are not listed or where the listing grade may be in need of updating, professional judgement will be required.

4.7 The following table assists in assessing the importance/significance of heritage assets.

Significance/ Importance	Type of Asset
Very High	<ul style="list-style-type: none"> World Heritage Sites Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives
High	<ul style="list-style-type: none"> Scheduled Monuments Grade I and II* Listed buildings Undesignated assets of schedulable quality and importance Assets that can contribute significantly to acknowledged national

Significance/ Importance	Type of Asset
	research objectives
Medium	<ul style="list-style-type: none"> ▪ Designated or undesignated assets that contribute to regional research objectives ▪ Grade II Listed Buildings ▪ Conservation Areas
Low	<ul style="list-style-type: none"> ▪ Undesignated assets of local importance ▪ Assets compromised by poor preservation and/or poor survival of contextual associations ▪ Assets of limited importance, but with potential to contribute to local research objectives ▪ 'Locally listed' buildings
Negligible	<ul style="list-style-type: none"> ▪ Assets with very little or no surviving archaeological interest ▪ Buildings of no architectural or historic note; buildings of an intrusive character
Unknown	<ul style="list-style-type: none"> ▪ The importance of the asset cannot be ascertained ▪ Buildings with some hidden (i.e. inaccessible) potential for historic significance

b) Impact

4.8 Impact scales to all heritage assets are defined as follows:

- **Major:** Change to most or all key elements, such that the asset is totally altered and much of its significance is lost. Substantial change within the setting leading to alteration of significance of the asset.
- **Moderate:** Changes to many key elements, such that the asset is clearly modified and there is some loss of significance. Change within the setting leading to some loss of significance of the asset.
- **Minor:** Changes to key elements, such that the asset is slightly altered and there is a slight loss of significance. Slight change within the setting leading to a slight loss of significance of the asset.
- **Negligible:** Very minor changes to key elements or within the setting that hardly affect the significance.
- **No change:** No change to key elements or within the setting.

c) Significance of Effects

4.9 The significance of effects is calculated through a matrix approach which combines the importance of the heritage asset with the magnitude of impact on that asset to provide an overall assessment of effect. Effects can be adverse or beneficial.

4.10 Beneficial effects are those that mitigate existing impacts and help to restore or enhance the significance of heritage assets, therefore allowing for greater understanding and appreciation. The following matrix approach has been used.

SIGNIFICANCE / IMPORTANCE	Effect	Effect	Effect	Effect	Effect
Very High	Neutral	Minor	Moderate / Major	Major / Substantial	Substantial
High	Neutral	Minor	Moderate / Minor	Moderate / Major	Major / Substantial
Medium	Neutral	Neutral / Minor	Minor	Moderate	Moderate / Major
Low	Neutral	Neutral / Minor	Neutral / Minor	Minor	Minor / Moderate
Negligible	Neutral	Neutral	Neutral / Minor	Neutral / Minor	Minor
	No Change	Negligible	Minor	Moderate	Major
	MAGNITUDE OF IMPACT				

d) Setting

4.11 The issues surrounding the identification of the 'settings' of heritage assets, and the nature and magnitude of impacts and consequently effects on such 'settings', have been subject to much recent debate within the historic environment profession.

4.12 With regard to setting, the NPPF states:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.” (Paragraph 138)

4.13 Setting is described as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.” (DCLG, 2012, Annex 2: Glossary)

- 4.14 The English Heritage guidance on The Setting of Heritage Assets (English Heritage, 2011a)
- “sets out English Heritage guidance on managing change within the settings of heritage assets”** (2011, 2)
- 4.15 and states (2011, 4) that setting is separate from the concepts of curtilage, character and context.
- 4.16 In Section 4 (Setting and Development Management) the guidance includes the recommendation that any conservation decisions regarding heritage assets are based on the assets significance;
- “and are investigated to a proportionate degree”** (2011, 15)
- 4.17 The guidance also sets out five steps to provide a broad approach to assessment, as follows:
- Step 1: identify which heritage assets and their settings are affected;
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 - Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 - Step 4: explore the way [of?] maximising enhancement and avoiding or minimising harm; and
 - Step 5: make and document the decision and monitor outcomes.
- 4.18 English Heritage guidance on setting also indicates that setting can make a contribution to the significance of a heritage asset through:
- Evidential value;
 - Historical value;
 - Aesthetic value; and
 - Communal value.
- 4.19 These values are set out in English Heritage Conservation Principles (English Heritage 2008) as follows:
- **Evidential value** is described as the potential of a place to yield evidence about past human activity;
 - **Historical value** is described as the way in which ‘past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative’;
 - **Aesthetic value** ‘derives from the ways in which people draw sensory and intellectual stimulation from a place’; and
 - **Communal value** derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’. (English Heritage, 2008, Para. 35, 39, 46 and 54).

5 SIGNIFICANCE AND EFFECT ASSESSMENT

a) Significance

- 5.1 The Proposed Development Site is not located within an LPA Archaeological Priority Area,
- 5.2 Based on the assessment criteria set out above the significance/value of the heritage assets that have been identified through the baseline assessment, both on and within the vicinity of the Proposed Development Site are considered to be as follows:

i. Identified Listed Buildings and Conservation Area

- 5.3 Assessment of Listed Buildings and Conservation Areas assessment is not within the remit of this report although the locations of Listed buildings have been identified on Fig. 1 with brief descriptions above. Grade II* Listed Buildings are of High significance. It is also noted that the Site is located within the Hatton Gardens Conservation Area which is considered to be of **Medium** significance.

ii. Non-designated heritage assets including unknown archaeology

- 5.4 Identified Archaeological Remains can vary from Unknown to High significance. There are no sites or finds currently recorded on the HER on the proposed development site itself. Although it is possible that prehistoric, Roman, early medieval or medieval archaeological remains might be present at the Site, none have been found to date within the adjacent areas of archaeological investigation.
- 5.5 National Planning Policy Framework sets out (Paragraph 135) that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 5.6 Based on the above there is low to medium potential for currently unknown archaeology of the following periods:

Prehistoric

- 5.7 There is a single prehistoric site in the vicinity comprising the Iron Age settlement at St Mary Clerkenwell and although it is possible the line of Hatton Wall follows a prehistoric track leading in that direction, this is unproven. In theory features of prehistoric date associated with activity on well-drained gravels of the Fleet Valley might exist but there is Low potential that such finds would coincide with the Site given the paucity of local evidence.

Roman

- 5.8 There is a medium potential for archaeological features and artefacts relating to the Roman period on the site. The Roman road from Silchester to Colchester may have passed close and it is therefore possible, subject to truncation, that associated remains (e.g. flanking ditches) are

located at or close to the Site. At least one Roman cremation with other finds and has been found in the Study Area to the west (RPS 49 & 79).

Saxon and medieval

- 5.9 Hatton Wall is likely to follow a medieval road line leading to the medieval Priory of St John and Nunnery of St Mary at Clerkenwell, but given that the field was open land beyond Ely Palace in the medieval period and there are no known Saxon finds in the vicinity, potential in these periods is considered to be Low.

Post-medieval

- 5.10 The potential remains low in the early post-medieval period until the Site was built on in the mid 17th century. There is medium to high potential for survival of footings and/or cellars associated with buildings from then until the construction of the present buildings of the Victorian period. Remains of Bull Yard (such as former surfaces) may also survive in the eastern and northern areas of the Site. Such remains may be of low-medium significance.

b) Effect

- 5.11 As set out above the significance of effects is a combination of the importance of the heritage asset and the magnitude of impact on that asset. Effects can be adverse or beneficial. Beneficial effects are those that mitigate existing impacts and help to restore or enhance the significance of heritage assets, therefore allowing for greater understanding and appreciation.
- 5.12 The following English Heritage “tests” for the setting of heritage assets are also considered as part the overall assessment of effect:
- Will the proposed development form part of the surroundings of the heritage asset?
 - If so, will it make a positive or negative (or neutral) contribution to the significance of that heritage asset, or the ability to appreciate that significance?
 - In the case of the contribution being positive or negative, what level of impact on the significance of the heritage asset is likely to occur, i.e. high, medium, low or negligible?
- 5.13 In relation the identified heritage assets and the magnitude of impact it is considered that the Proposed Development will the following effects on archaeology:
- 5.14 The proposed development is likely to include a reduction of the existing basement with modification of the existing structures above. There may be other sources of potential impact such as resurfacing of the yard and servicing to be confirmed following detailed design. The impact of the basement level reduction on any currently unknown archaeological remains (most likely to be of Roman and/or post-medieval date) would be medium to high as, if remains are present, they would be likely to be partially or completely removed. However, any such remains are unlikely to be greater than Medium significance and if present are likely to be localised in extent (due to their sporadic original extent and due to later truncation from former and existing buildings) and although the proposed basement reduction would remove any archaeological remains within the site, reducing the significance of any such remains to **negligible or minor** the overall effect on archaeology is unlikely to exceed **Minor**.

6 CONCLUSION

- 6.1 The Proposed Development Site is situated within a Camden Borough designated Archaeological Priority Area. There are no Scheduled Monuments within the area.
- 6.2 The archaeological potential derives from several strands. The location is situated on well drained terrace gravels to the west side of the Fleet Valley (now a culverted tributary of the Thames beneath Farringdon Road) and as such is likely to have proved attractive to both hunter-gatherers and prehistoric farmers. Despite this potential there are few records of prehistoric sites or finds within the 300m search area (Study Area), although Late Iron Age pits associated with settlement have been recorded east of Farringdon Road. The paucity, when compared with the intensive prehistoric sites, monuments and landscapes of the Thames terraces in West London probably reflects the urban nature of the environment which is likely to have destroyed or rendered inaccessible associated remains. The Roman road line from Silchester to Colchester, bypassing Londinium (to the south-east of the Site) is considered to have passed close to the Site, possibly on the line of Hatton Wall or Clerkenwell Road, although there is no confirmation of its presence within the Study Area. Roman roads stimulated rural settlement although no farmsteads are known or suspected based on archaeological finds in the vicinity. It is considered that there is a Low to Medium potential for Prehistoric Roman archaeology.
- 6.3 The Site was almost certainly located within open farmland in the medieval period but close to the north-west extent of the enclosure of Ely Palace, residence of the Bishop of Ely (MoLAS 2001). John de Kyrkeby became Bishop of Ely in 1286 and by 1290 occupied the 'Palace' which included a great hall, chapel, stables and 58 acres of pastureland (Barron 1979; MoLAS 2001). Portpool Lane linking Hatton Wall from the west was a medieval road, along with the perpendicular Saffron Hill to the east of the Site. Clerkenwell Priory was located on the east side of the River Fleet further to the east of the Site. The medieval layout of Ely Palace and its grounds were reflected in the layout of post-medieval gardens following transfer of ownership to Lord in 1575. Hatton Wall reflects the garden wall around the ornamental gardens of grand residence, which was in turn fossilised in the creation of the Hatton Gardens estate in the 18th century. Before the mid 18th century is area of the Site appears to have been situated within farmland, north of and flanking the postulated route.
- 6.4 Archaeology of prehistoric, Roman or medieval date, if present, would be likely to have been truncated to a degree by a combination of foundations and cellars from the 18th century onwards. The current basement slab of 20-28 Hatton Wall is at 18.34mOD with Hatton Wall street level at c.19.2mOD. Allowing for a notional 0.3m of additional construction depth for the construction of the basement it is likely that the 20th century basement construction was approximately 1.16m in depth. Post-medieval demolition deposits up to 2.6m deep have been identified by a watching brief to the immediate north-west although this may indicate a former cellar location. But elsewhere it is possible that earlier archaeology, if present, might survive beneath post-medieval levels. Map regression indicates the sequence of build since the mid 18th century and suggests that the current yard area occupying the north-east area of the Site has been used as open yard since then suggesting that truncation there is likely to have been less severe than elsewhere.
- 6.5 This report was produced to assess the archaeological potential of the Site but the data assessed confirms that it is located within the Hatton Gardens Conservation Area, whilst Grade II Listed

Buildings are located close by to the west (mid 18th century houses at 83-89 Leather Lane) and opposite on the south side of Hatton Wall (the 19th century Clock House Public House). The wider Study Area also includes a further 25 Grade II Listed Buildings, five Grade II* Listed Buildings, a Grade I Listed Building and a Grade II* Registered Park and Garden.

- 6.6 A previous application for demolition of 20-24 and refurbishment and extension of 26-28 Hatton Wall in 2008 (application 2008/1886/P and 2008/1888/C) was considered to have low potential to impact significant archaeological remains by GLAAS, who consequently did not consider pre-determination evaluation or post-determination evaluation following demolition would be required. Although the current proposals differ a similar response may be anticipated from GLAAS.

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APPENDIX 1

HER Records

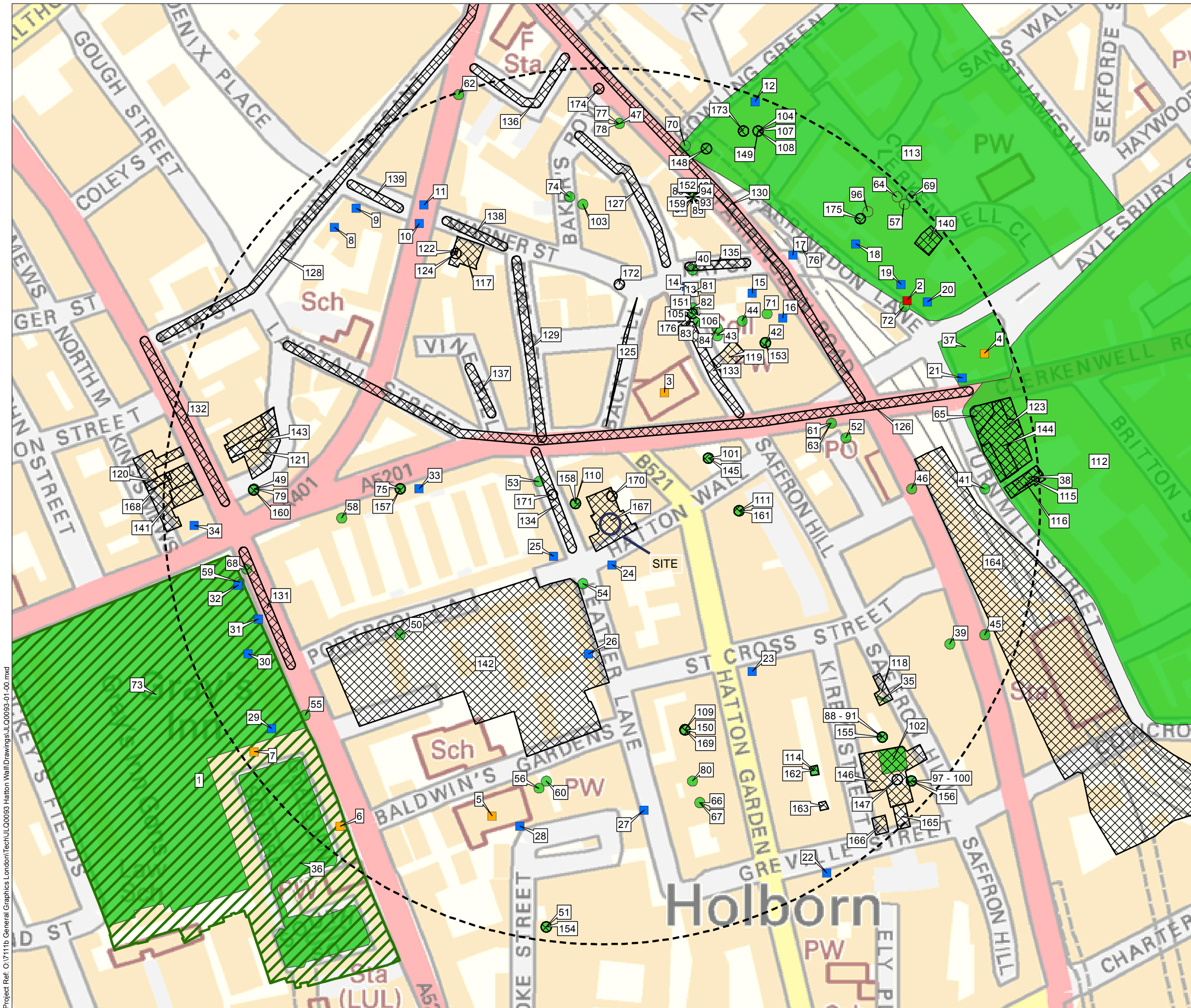
RPS No	DesigUID	PrefRef	Record Type / Grade	Name	MonType	Date Range	Period Range	Summary
1	DLO32916	1299	RPGII*	GRAY'S INN				
2	DLO21702	368888	LBI	CLERK'S WELL AND CHAMBER/ENCLOSURE IN BASEMENT OF NUMBER 15				
3	DLO15748	476992	LBI*	PRESBYTRY TO ROMAN CATHOLIC ITALIAN CHURCH OF ST PETER AND ROMAN CATHOLIC ITALIAN CHURCH OF ST PETER				
4	DLO21721	368774	LBI*	CLERKENWELL CONFERENCE CENTRE				
5	DLO15458	476759	LBI*	CHURCH OF ST ALBAN THE MARTYR				
6	DLO15618	477458	LBI*	GRAYS INN SQUARE NUMBERS 12, 13 AND 14, GATEHOUSE AND ATTACHED RAILINGS				
7	DLO15617	477457	LBI*	GRAYS INN SQUARE NUMBERS 6, 7 AND 8 AND ATTACHED RAILINGS				
8	DLO14952	477551	LBI	NUMBERS 47-57 AND ATTACHED RAILINGS				
9	DLO14951	477550	LBI	APPLE TREE PUBLIC HOUSE				
10	DLO16232	478475	LBI	ROSEBERRY AVENUE VIADUCT, THAT PART IN THE LONDON BOROUGH OF CAMDEN				
11	DLO21606	369424	LBI	ROSEBERRY AVENUE BRIDGE VIADUCT (THAT PART IN ISLINGTON)				
12	DLO21589	368581	LBI	FORMER NOTTING WAREHOUSE/ENTERPRISE PRINTING MACHINE WORKS				
13	DLO21676	368960	LBI	BOLLARD ADJACENT TO NUMBER 1				
14		368959	LBI	11 Ray Street				
15	DLO21008	368894	LBI	NUMBERS 113-117 (ODD) AND ATTACHED RAILINGS				
16	DLO21490	368893	LBI	109 and 111, Farringdon Road				
17	DLO21463	436243	LBI	CATTLE TROUGH				
18	DLO21007	368890	LBI	34 Farringdon Lane				
19	DLO21491	368889	LBI	18 and 20 Farringdon Lane				
20	DLO21308	368771	LBI	29 Clerkenwell Green				
21	DLO21489	368891	LBI	K2 TELEPHONE KIOSK AT SOUTH WEST CORNER OF NUMBER 120A AND 122 CLERKENWELL GREEN				
22	DLO15364	477911	LBI	DISCOUNT JEWELS				
23	DLO15894	478073	LBI	St Andrews Parochial Schools, Wren House and attached railings				
24	DLO16398	478649	LBI	THE CLOCK HOUSE PUBLIC HOUSE				
25	DLO16399	478650	LBI	83-89 Leather Lane				
26	DLO16401	478652	LBI	Bourne Estate (Southern part)				
27	DLO16400	478651	LBI	BOLLARD WITH SPUR STONE AT JUNCTION WITH DOORINGTON STREET				
28	DLO15457	476758	LBI	ST ALBANS CLERGY HOUSE AND ATTACHED RAILINGS WITH LAMP HOLDER				
29	DLO14898	477474	LBI	RAILINGS AND GATES SOUTH OF VERULAM BUILDINGS				
30	DLO14893	477468	LBI	VERULAM BUILDINGS NUMBERS 1 TO 5 AND ATTACHED RAILINGS				
31	DLO14894	477469	LBI	BOUNDARY WALL AND GATEWAY WITH SPUR STONES EAST OF VERULAM BUILDINGS				
32	DLO14897	477473	LBI	LODGE AT NORTH EAST CORNER OF VERULAM BUILDINGS				
33	DLO15290	472578	LBI	Bourne Estate (Northern part)				
34	DLO16129	478370	LBI	YORKSHIRE GREY PUBLIC HOUSE				
35	MLO103543	MLO103543	MON	Saffron Hill (Nos 106-109), Holborn, Camden (Post Medieval culvert)	CULVERT	1701 AD to 1900 AD	18th Century to 19th Century	An 18th-19th century culvert was identified during a watching brief at 106-9 Saffron Hill by Pre-Construct Archaeology in 2011.
36	MLO103787	MLO103787	PK	Gray's Inn, [Gray's Inn Square and South Square], Camden, WCL, [20th Century Gardens]	GARDEN	1931 AD to 2050 AD	Modern	Gray's Inn Square was laid out 1930-31. South Square has a statue of Francis Bacon by Frederick W Pomeroy dating to 1912.
37	MLO104352	MLO104352	PK	Clerkenwell Green (Clerkenwell Green), Islington, EC1 (public open land)	HOUSE, SCHOOL, OFFICE, LIBRARY	1738 AD to 2050 AD	18th Century to Modern	Clerkenwell Green was open space between St John's Priory and St Mary's Nunnery and was once the centre of the village.
38	MLO104892	MLO104892	MON	Turnmill Street (No 66), Clerkenwell, Islington, EC1 (post medieval pit, foundations and deposit)	DUMP LAYER, PIT, FOUNDATION	1540 AD to 1900 AD	Post Medieval	A post medieval dump deposit, pit and brick foundations were observed during a watching brief at 66 Turnmill Street in 2010.
39	MLO105267	MLO105267	MON	Farringdon Road, (No 61), Clerkenwell, Islington (World War One zeppelin bomb site)	BOMB SITE	1915 AD	World War One	61 Farringdon Road was the location where a zeppelin bomb dropped in 1915.
40	MLO11091	080458/00/00	MON	RAY STREET	WEIR, WATERMILL	1066 AD to 1539 AD	Medieval	This is the site of the precinct of the former priory of the Hospital of StJohn of Jerusalem, Clerkenwell. It was founded in 1144 by Jordan de Bricet and his wife Muriel de Muntenl. It was dissolved in 1540.
41	MLO11094	080476/00/00	MON	BOWLING GREEN LANE	BOWLING GREEN, BOWLING GREEN	1485 AD to 1900 AD	15th Century to 19th Century	This is the site of the precinct of St Mary de Fonte, a nunnery of Augustinian Canonesses. It was founded by Jordan de Bristet on 34 acres of land adjacent to the Clerk's Well in 1154. It was suppressed in 1539.
42	MLO11095	080493/00/00	MON	FARRINGDON ROAD	DUMP	1540 AD to 1900 AD	Post Medieval	19th century cellars were recorded during an evaluat ion 2007. These had truncated the ground to the natural strata.
43	MLO13128	212802/00/00	MON	2 & 4 HERBAL PLACE	WORKHOUSE	1540 AD to 1900 AD	Post Medieval	19th century basements overlying associated possible fuel tanks were found during a watching brief at 6-10 Kirby Street and 119-124 Saffron Hill by Museum of London Archaeology Service in 2001.
44	MLO13128	212802/00/00	MON	2 & 4 HERBAL PLACE	WORKHOUSE	1540 AD to 1900 AD	Post Medieval	In 1590 the gardens were first enclosed. The wall was completed in 1598 by Frances Bacon. The current garden remains from alterations made in the 18th Century.
45	MLO16254	080390/00/00	MON	FARRINGDON RD	TILE KILN	1066 AD to 1539 AD	Medieval	
46	MLO1665	080434/00/00	FS	FARRINGDON RD	FINDSPOT, FINDSPOT	1066 AD to 1600 AD	Medieval to 16th Century	
47	MLO1666	080553/00/00	FS	FLEET RIVER	FINDSPOT	1485 AD to 1600 AD	15th Century to 16th Century	
48	MLO1682	080369/00/00	FS	FARRINGDON RD	FINDSPOT	43 AD to 409 AD	Roman	
49	MLO17782	081781/00/00	MON	GRAYS INN RD POSSIBLY HOLBORN END	CREMATION	100 AD to 150 AD	Roman	
50	MLO17840	082058/00/00	MON	FURNIVALS INN	INNS OF CHANCERY, INNS OF CHANCERY	1066 AD to 1900 AD	Medieval to 19th Century	
51	MLO17848	082077/00/00	NA	FOX CT	NEGATIVE EVIDENCE			
52	MLO17850	082082/00/00	MON	SAFFRON HILL	ROAD	1066 AD to 1539 AD	Medieval	
53	MLO17851	082083/00/00	MON	LEATHER LA	ROAD	1066 AD to 1539 AD	Medieval	
54	MLO17852	082084/00/00	MON	PORTPOOL LA	ROAD	1066 AD to 1539 AD	Medieval	
55	MLO17852	082084/00/00	MON	PORTPOOL LA	ROAD	1066 AD to 1539 AD	Medieval	
56	MLO18007	082059/00/00	MON	FARRINGDON ST	SETTLEMENT	410 AD to 1539 AD	Early Medieval/Dark Age to Medieval	
57	MLO18036	080404/00/00	MON	PENTONVILLE	CONDUIT	1066 AD to 1539 AD	Medieval	
58	MLO19227	080473/00/00	MON	CLERKENWELL RD	BREWERY	1540 AD to 1900 AD	Post Medieval	
59	MLO21218	201944/00/00	MON	GRAYS INN	INNS OF COURT, INNS OF COURT	1066 AD to 1900 AD	Medieval to 19th Century	
60	MLO23437	082060/00/00	MON	GRAYS INN RD	BOUNDARY MARKER	1066 AD to 1539 AD	Medieval	
61	MLO24965	081765/00/00	MON	THEOBALDS RD	ROAD	43 AD to 409 AD	Roman	
62	MLO25711	082251/00/00	MON	COLDBATH SQ	WELL, BATH HOUSE	1540 AD to 1900 AD	Post Medieval	
63	MLO329	080376/00/00	MON	CLERKENWELL RD	ROAD, ROAD, TRACKWAY, TRACKWAY	700 BC to 409 AD	Early Iron Age to Roman	
64	MLO381	080464/00/00	MON	18-21 CLERKENWELL CLO	HOUSE	1485 AD to 1600 AD	15th Century to 16th Century	
65	MLO43571	080436/01/00	MON	ST JOHNS ST	WALL, WALL	1066 AD to 1600 AD	Medieval to 16th Century	
66	MLO46416	082007/01/00	MON	CHANCERY LA (NORTH END OF)	CHURCH, CHURCH	1066 AD to 1600 AD	Medieval to 16th Century	
67	MLO46417	082007/02/00	MON	CHANCERY LA (NORTH END OF)	REFECTORY	1066 AD to 1539 AD	Medieval	
68	MLO5713	082022/00/00	MON	BLOOMSBURY WAY	ROAD	1485 AD to 1600 AD	15th Century to 16th Century	
69	MLO57327	080437/10/00	MON	CLERKENWELL CLO (EAST OF)	HOUSE, HOUSE	1066 AD to 1900 AD	Medieval to 19th Century	
70	MLO57335	080437/02/00	MON	ST JAMES WALK	WALL, WALL	1066 AD to 1600 AD	Medieval to 16th Century	
71	MLO57335	080437/02/00	MON	ST JAMES WALK	WALL, WALL	1066 AD to 1600 AD	Medieval to 16th Century	
72	MLO57356	080437/02/001	MON	14-16 FARRINGDON RD	REVTMENT, WALL	1066 AD to 1539 AD	Medieval	
73	MLO59307	MLO59307	PK	Gray's Inn Road/Theobald's Road/Fulwood Place, [Gray's Inn Gardens or Walks], WCL&R SET, [18th Century Garden]	GARDEN	1501 AD to 2050 AD	16th Century to Modern	
74	MLO62885	082887/00/00	NA	TOPHAM ST	NEGATIVE EVIDENCE	1144 AD to 1540 AD	Medieval to 16th Century	
75	MLO63101	082919/00/00	MON	LAYSTALL ST, EC1	GARDEN			
76	MLO66023	216069/00/00	MON	RAY ST BRIDGE	TROUGH	1540 AD to 1900 AD	Post Medieval	
77	MLO71745	084201/00/00	FS	FARRINGDON RD	FINDSPOT	43 AD to 409 AD	Roman	
78	MLO71746	084202/00/00	FS	FARRINGDON RD	FINDSPOT	43 AD to 409 AD	Roman	
79	MLO71747	084203/00/00	FS	GRAYS INN RD	FINDSPOT	43 AD to 409 AD	Roman	
80	MLO71755	084208/00/00	FS	HATTON GONS	FINDSPOT	1066 AD to 1539 AD	Medieval	
81	MLO7194	212799/00/00	MON	1 HERBAL HILL	HOUSE	1540 AD to 1900 AD	Post Medieval	
82	MLO7195	212800/00/00	MON	3-5 HERBAL HILL	TERRACED HOUSE	1540 AD to 1900 AD	Post Medieval	
83	MLO7195	212800/00/00	MON	3-5 HERBAL HILL	TERRACED HOUSE	1540 AD to 1900 AD	Post Medieval	
84	MLO7196	212801/00/00	MON	6 HERBAL HILL	HOUSE	1540 AD to 1900 AD	Post Medieval	
85	MLO73601	084631/00/00	MON	21 BOWLING GREEN LA N1	CULTIVATION SOIL	1066 AD to 1539 AD	Medieval	
86	MLO73602	084632/00/00	MON	21 BOWLING GREEN LA N1	DUMP	1540 AD to 1900 AD	Post Medieval	
87	MLO73603	084633/00/00	MON	21 BOWLING GREEN LA N1	SURIFACE	1540 AD to 1900 AD	Post Medieval	
88	MLO73631	084640/00/00	MON	11-14 KIRBY ST EC1	STREAM	1540 AD to 1900 AD	Post Medieval	
89	MLO73632	084641/00/00	MON	11-14 KIRBY ST EC1	POND	1540 AD to 1900 AD	Post Medieval	
90	MLO73633	084642/00/00	MON	11-14 KIRBY ST EC1	BUILDING, WALL	1540 AD to 1900 AD	Post Medieval	
91	MLO73634	084643/00/00	MON	11-14 KIRBY ST EC1	HUMAN REMAINS	1066 AD to 1539 AD	Medieval	
92	MLO73788	084675/00/000	MON	62-66 FARRINGDON RD N1	DEPOSIT UNCLASSIFIED			
93	MLO73789	084676/00/000	MON	62-66 FARRINGDON RD N1	CULTIVATION SOIL	1540 AD to 1900 AD	Post Medieval	
94	MLO73790	084677/00/000	MON	62-66 FARRINGDON RD N1	DUMP	1540 AD to 1900 AD	Post Medieval	
95	MLO73791	084678/00/000	MON	62-66 FARRINGDON RD N1	WALL, WALL	1540 AD to 1900 AD	Post Medieval	

96	MLO74167	084781/00/000	NA	23 CLERKENWELL CLOSE CLERKENWELL LONDON E1	NEGATIVE EVIDENCE			
97	MLO75186	084972/00/000	MON	6-10 KIRBY ST EC1	DUMP	1540 AD to 1900 AD	Post Medieval	
98	MLO75187	084973/00/000	MON	6-10 KIRBY ST EC1	PILING, Foundation	1540 AD to 1900 AD	Post Medieval	
99	MLO75188	084974/00/000	MON	6-10 KIRBY ST EC1	CELLAR	1540 AD to 1900 AD	Post Medieval	
100	MLO75189	084975/00/000	MON	6-10 KIRBY ST EC1	HUMAN REMAINS, BUILDING RUBBLE	1540 AD to 1900 AD	Post Medieval	
101	MLO75732	MLO75732	MON	79 Clerkenwell Road		1940 AD to 2050 AD	World War Two to Modern	
102	MLO75733	MLO75733	MON	Kirby Street (Nos 6-10)/Saffron Hill (Nos 119-124), EC1 (19th century fuel tanks/basements)	BUILDING, TANK	1540 AD to 1900 AD	Post Medieval	
103	MLO75736	MLO75736	MON	21 Bowling Green Lane	SURFACE, SURFACE DEPOSIT	1540 AD to 1900 AD	Post Medieval	
104	MLO75737	MLO75737	MON	Farringdon Road	UNCLASSIFIED ALLUVIUM	1066 AD to 1539 AD	Medieval	
105	MLO75769	MLO75769	MON	3-7 Herbal Hill			Unknown to 16th Century	
106	MLO77014	MLO77014	MON	3-7 Herbal Hill	MADE GROUND, BASEMENT	1600 AD to 2000 AD	16th Century to Modern	
107	MLO77026	MLO77026	MON	Farringdon Road	CONSTRUCTION LAYER, DEPOSIT, DUMP LAYER	1540 AD to 1900 AD	Post Medieval	
108	MLO77027	MLO77027	MON	Farringdon Road	WALL	1800 AD to 1900 AD	18th Century to 19th Century	
109	MLO77903	MLO77903	MON	NEW GARDEN HOUSE, 71-80 HATTON GARDEN, EC1	WALL	1601 AD to 1800 AD	17th Century to 18th Century	
110	MLO77982	MLO77982	NA	LEATHER LANE, CLERKENWELL, EC1	NEGATIVE EVIDENCE			
111	MLO97982	MLO97982	MON	Hatton Place (No 13), Hatton Garden	BASEMENT	1540 AD to 1900 AD	Post Medieval	This record contains details of the post-medieval (18th-19th century) cellar intruding into the site. Created by R Cummings (15th June 2006)
112	MLO99170	MLO99170	MON	Aylesbury Street to Cowcross Street, Tummill Street to St John Street, (precinct of the Priory of the Hospital St John of Jerusalem)	PRECINCT	1154 AD to 1539 AD	Medieval to 16th Century	
113	MLO99172	MLO99172	MON	Area Between Bowling Green Lane, Farringdon Lane, Clerkenwell Green, St James' Walk (precinct of Nunnery of St Mary de Fonte)	PRECINCT	1850 AD to 1900 AD	19th Century	
114	MLO99237	MLO99237	MON	Kirby Street (Nos 36-41), Camden, [site of 19th century cellars]	CELLAR	1801 AD to 1900 AD	19th Century	
115	ELO11457		EVT	Tummill Street (No. 66), Clerkenwell, Islington, EC1: Watching Brief				
116	ELO11469		EVP	Tummill Street (No. 66), Clerkenwell, Islington, EC1: Desk Based Assessment				
117	ELO11719		EVP	Warner Street (Nos 24-28), Camden, EC1: Desk Based Assessment				
118	ELO11847		EVT	Saffron Hill (Nos 106-109), Holborn, Camden: Watching Brief				
119	ELO12019	30799	BL	Herbal Hill (No. 8), Farringdon, Islington. An Archaeological Watching Brief.				
120	ELO12155		EVP	King's Mews (No. 25), Holborn, Camden, WC1N: Historic Environment Assessment				
121	ELO12193	MS/K8/13376	EVP	Mount Pleasant (Nos 52-54) [Mount Pleasant Hostel], Camden, WC1: An Archaeological Desk Based Assessment.				
122	ELO12228		BL	Warner Street (Nos 24-28), Camden: Archaeological Evaluation				
123	ELO12336		BL	Clerkenwell Road (No 63), Islington, EC1: Watching Brief				
124	ELO12455		BL	Warner Street (Nos 24-28), Camden: Borehole Survey				
125	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
126	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
127	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
128	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
129	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
130	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
131	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
132	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
133	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
134	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
135	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
136	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
137	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
138	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
139	ELO12509		BL	Mount Pleasant/Farringdon Road/Clerkenwell Road, Islington/Camden: Watching Brief				
140	ELO12977		BL	Clerkenwell Close (No 15), Clerkenwell, Islington, EC1R: Desk Based Assessment				
141	ELO13227		BL	Gray's Inn Road (Nos 39-45), Holborn, Camden: Archaeological Assessment				
142	ELO13238		BL					
143	ELO13606		BL	Mount Pleasant (Nos 52-54), Holborn, Camden, WC1X: Watching Brief				
144	ELO13610		BL	Clerkenwell Road (No 63), Clerkenwell, Islington, EC1: Watching Brief				
145	ELO232		EVT	79 Clerkenwell Road				
146	ELO233		EVT	Kirbey Street Nos.6-10 and Saffron Hill (Nos.199-124), EC1: Watching brief				
147	ELO233		EVT	Kirbey Street Nos.6-10 and Saffron Hill (Nos.199-124), EC1: Watching brief				
148	ELO236		EVT	21 Bowling Green Lane				
149	ELO237		EVT	Farringdon Road				
150	ELO2442		EVT	NEW GARDEN HOUSE, 71-80 HATTON GARDEN, EC1				
151	ELO266		EVT	3-7 Herbal Hill				
152	ELO2792		EVT	21 BOWLING GREEN LA N1				
153	ELO3268		EVT	FARRINGDON RD				
154	ELO3276		EVT	Fox Court				
155	ELO3768		EVT	11-14 KIRBY ST EC1				
156	ELO3788		EVT	6-10 KIRBY ST EC1				
157	ELO3945		EVT	LAYSTALL ST, EC1				
158	ELO5017		EVT	LEATHER LANE, CLERKENWELL, EC1				
159	ELO5681		EVT	FARRINGDON RD				
160	ELO5684		EVT	GRAYS INN RD				
161	ELO6570	15/6/06	EVT	Hatton Place (No 13), Hatton Garden				
162	ELO7221	molas1-23336	EVT	Archaeological Evaluation at 36-43 Kirby Street, Camden, EC1				
163	ELO7221	molas1-23336	EVT	Archaeological Evaluation at 36-43 Kirby Street, Camden, EC1				
164	ELO7554		EVT	Evaluation at Thameslink 2000, Farringdon Station, Islington, London				
165	ELO7738	molas1-18846	EVT	Archaeological Watching Brief at 1-2 Kirby Street & 29-31 Greville Street, London				
166	ELO7738	molas1-18846	EVT	Archaeological Watching Brief at 1-2 Kirby Street & 29-31 Greville Street, London				
167	ELO7892		EVP	Hatton Wall, [No 18-28], Camden, Desk Based Assessment				
168	ELO8038		EVP	Desk Based Assessment of 43-45 and 49 Gray's Inn Road and 22-30 King's Mews, Camden				
169	ELO9140		EVT	NEW GARDEN HOUSE, 71-80 HATTON GARDEN, EC1				
170	ELO9155		EVT	Hatton Wall (No 20-28), Clerkenwell, Camden, EC1, Desk Based Assessment				
171	ELO9157		BL	Leather Lane (No 95), Camden, EC1, Desk Based Assessment				
172	ELO957		EVT	the Tunnel Access Shaft at Backhill, Borough of Camden, London EC1				
173	ELO9689		BL	Bowling Green Lane (No 21) and Farringdon Road (62-66), Islington, Desk Based Assessment				
174	ELO9747		BL	Roseberry Avenue, Warner Street, Topham Street, Bakers Road and Colindale Square, Watching Brief				
175	ELO9753		BL	Clerkenwell Close (No 23), Islington, EC1, Watching Brief				
176	ELO9758		BL	Herbal Hill (Nos 3-7), Islington, EC1, Desk Based Assessment				



FIGURE 1

Heritage Assets



Legend

- Study Area
- Listed Building Grade I
- Listed Building Grade II*
- Listed Building Grade II
- Registered Park / Garden
- GLHER Monument Features
- GLHER Events

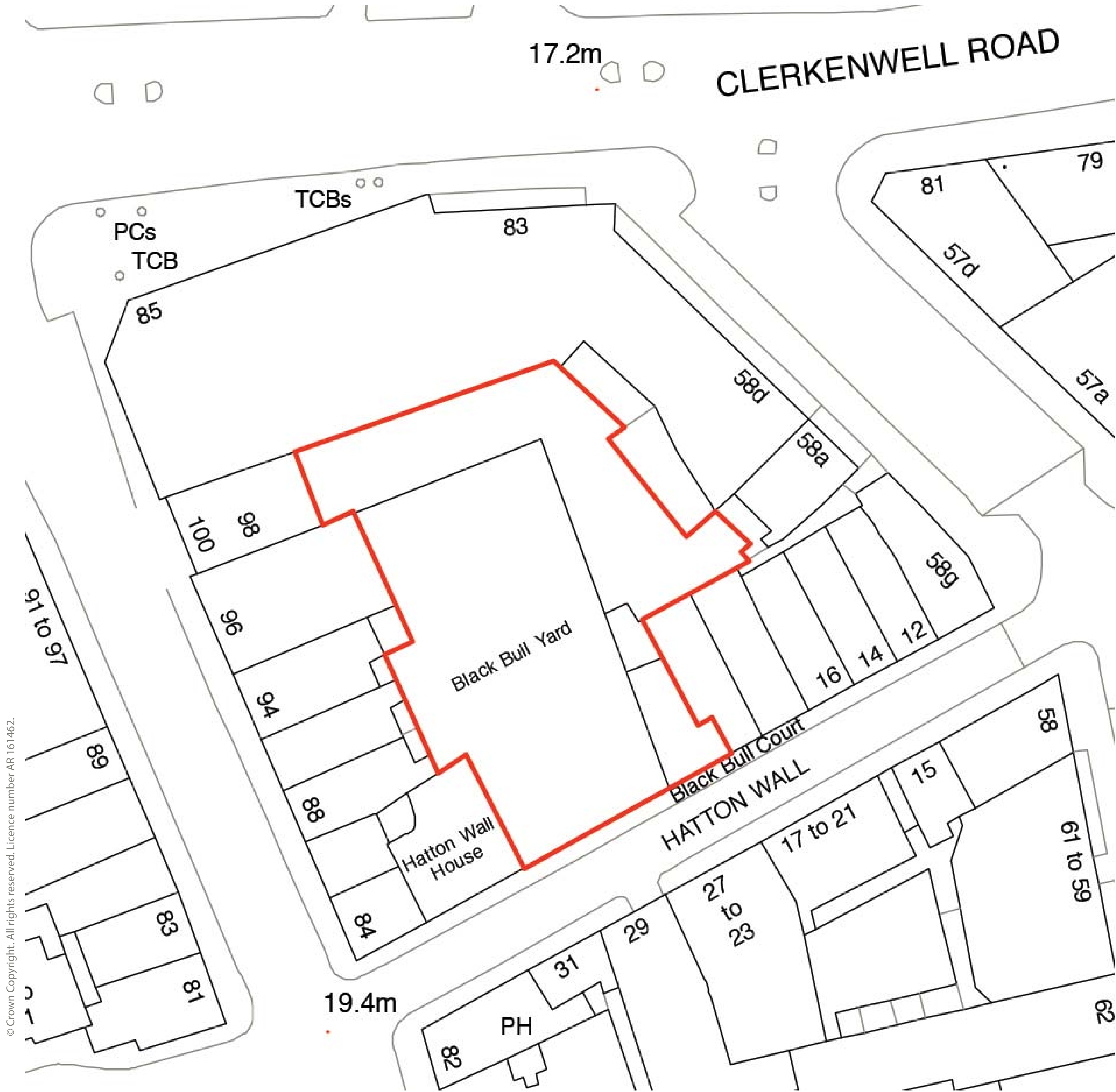
Rev:	Date:	Amendment:	Name:	Checked:
■ Data Source: GLHER 2014				
Status: DRAFT				
20 Milton Park Abingdon Oxon OX14 4SH T 01235 821888 F 01235 820351 E rps@rpsgroup.com W rpsgroup.com				
■ Client: -				
Project: 20-28 Hatton Wall, Camden				
Title: Heritage Assets				
Scale: 1:2,500 @A3 0 25 50m				
Date: Jun 2014 Datum: OSGB36 Projection: BNG				
Drawn: MP Checked: SB Job Ref: JLQ0093				
■ Figure No: 1				
Revision: .				



FIGURE 2

Proposal Site Boundary

- Notes
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Project 20-28 Hatton Wall
Title Proposal Site Boundary
Client Boulton Brooks

Drawing Number
Figure 2
REV
00

Status
FINAL
Job Ref
JLQ0093

Drawn By
JP
Scale @ A4
NTS

PM/Checked by
RM
Date Created
17/06/2014

Approved
Approved



FIGURE 3

Existing Lower Ground Floor (LGF)

Notes

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Title	Existing Lower Ground Floor (LGF)	REV	01	Job Ref	JLQ0093	Scale @ A4	NTS	Date Created	15/09/2014	<div><div>RPS</div><div>14 Cornhill, London, EC3V 3ND, United Kingdom T: 020 7280 3200 F: 020 72839248 W: www.rpsgroup.com</div></div>	
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FIGURE 4

Existing Ground Floor Level (G)

Notes

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Project 20-28 Hatton Wall

Title Existing Ground Floor Level (G)

Client Boulton Brooks

Drawing Number
Figure 4REV
01Status
FINALJob Ref
JLQ0093Drawn By
JPScale @ A4
NTSPM/Checked by
RMDate Created
15/09/2014Approved
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FIGURE 5

Existing Section

Notes

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Project 20-28 Hatton Wall
Title Existing Section
Client Boulton Brooks

Drawing Number
Figure 5
REV
01

Status
FINAL
Job Ref
JLQ0093

Drawn By
JP
Scale @ A4
NTS

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RM
Date Created
15/09/2014

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FIGURE 6

Proposed LG

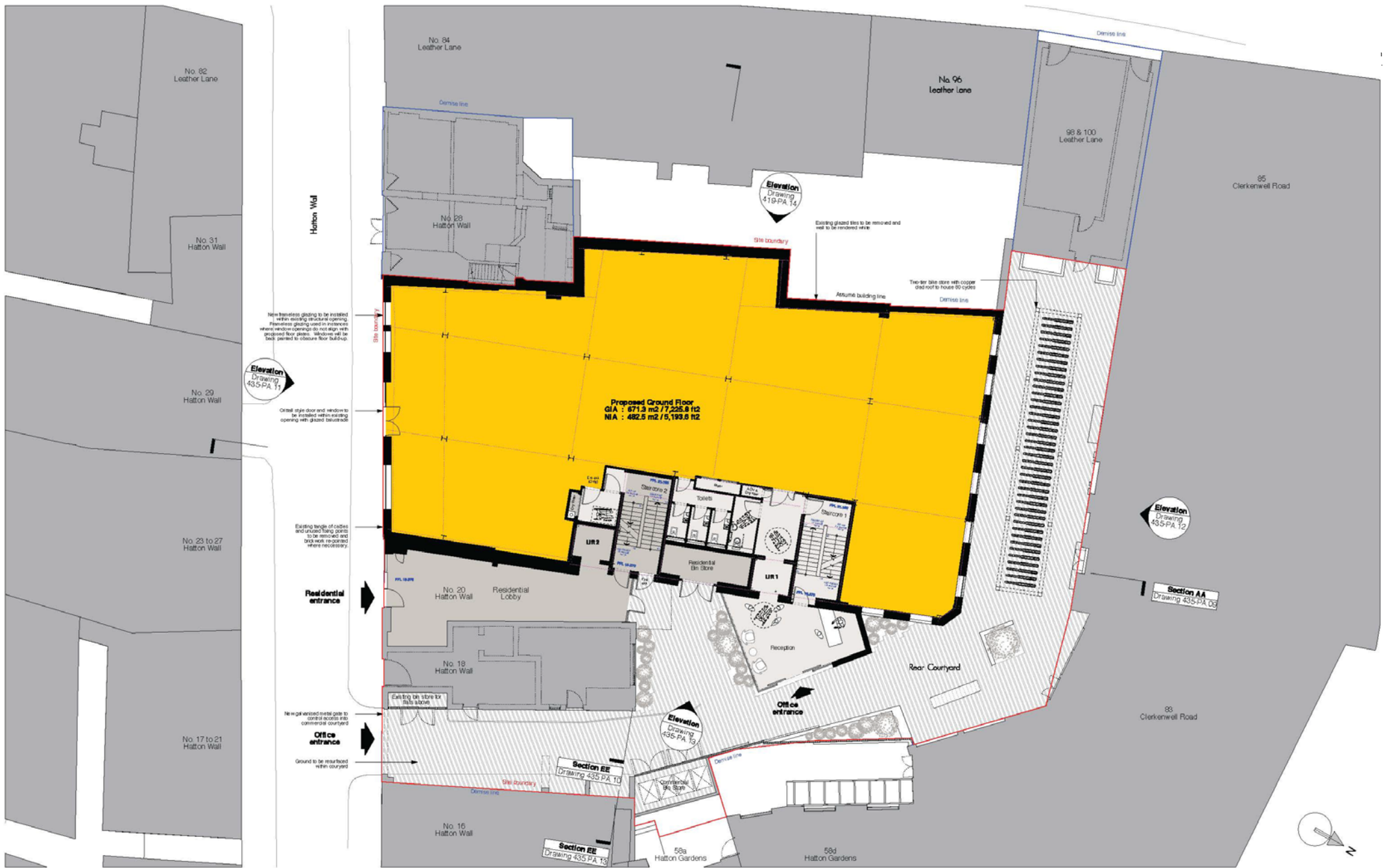


Project	20-28 Hatton Wall	Drawing Number	Figure 6	Status	FINAL	Drawn By	JP	PM/Checked by	RM	Approved	Approved
Title	Proposed LG	REV	01	Job Ref	JLQ0093	Scale @	A4 NTS	Date Created	15/09/2014	<div>RPS</div> <div>14 Cornhill, London, EC3V 3ND, United Kingdom T: 020 7280 3200 F: 020 72839248 W: www.rpsgroup.com</div>	
Client	Boulton Brooks										



FIGURE 7

Proposed G Level



Project 20-28 Hatton Wall
 Title Proposed G
 Client Boulton Brooks

Drawing Number
 Figure 6
 REV
 01

Status
 FINAL
 Job Ref
 JLQ0093

Drawn By
 JP
 Scale @ A4
 NTS

PM/Checked by
 RM
 Date Created
 15/09/2014

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